CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Joe Pearson II, Planning and Environmental Services Manager

DATE: November 3, 2022

SUBJECT: **Project Name: Etting Road Easement Acquisition General Plan Conformity Determination;** Planning and Zoning Permit No. PZ 22-625-04 (General Plan Conformity Determination) - Request for 2030 General Plan Conformity Determination for Acquisition of an Easement for bicycle and pedestrian facilities Located at 4300 Olds Road; (APN: 232-0-010-100, -020).

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 proposed acquisition of the easements located at 4300 Olds Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the acquisition.

2) **Project Description and Applicant:** The City of Oxnard ("City") is considering the acquisition of easements located at 4300 Olds Road. The easement to be acquired is a 3,004 square foot permanent easement located on the north frontage of the Ocean View School District property along Etting Road. Temporary construction easements will also be acquired for the purpose of assisting with the construction of public roadway and sidewalk improvements to occur within public right of way and when necessary reconstructing and modifying the driveway approach to match the grade of the adjacent public road. The acquisitions will allow for a Capital Improvement project that will connect the City's bicycle and pedestrian facilities from neighborhoods in southeast Oxnard to the Mar Vista Elementary School, Ocean View Junior High School, and Ocean View School District offices. For purposes of this Staff Report, the foregoing project description shall be referred to as the "Project". The project site is located at 4300 Olds Road (Assessor's Parcel Number 232-0-010-100,-020). Requested by Debbie O'Leary, Transportation Planner, on behalf of the City of Oxnard, 214 South C Street, Oxnard, CA 93030.

3) **Existing & Surrounding Land Uses:** The subject site currently consists of school parcels totalling approximately 21-acres. The Zoning and General Plan land use designations, and existing land uses are as follows (see Attachment A):

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
Project Site	Community Reserve	School	School
North	Multiple-Family Residential	Commercial Regional	Residential
East	County of Ventura	Agricultural	Farming
South	County of Ventura	Agricultural	Farming
West	Single Family Residential	Residential Low	Single Family

4) **Background Information:** The Etting Road Bicycle and Pedestrian Facilities Installation Project (Project) is a Capital Improvement Project that will connect the City's bicycle and pedestrian facilities from neighborhoods in southeast Oxnard to the Mar Vista Elementary School, Ocean View Junior High School, and Ocean View School District offices. The project will install sidewalk, curb, gutter, ADA access ramps, flashing beacons, high visibility crosswalks, bike lanes, striping, signage, and street lights. In order to make room for the improvements, the project requires a 3,004 square foot permanent easement located on the north frontage of the Ocean View School District property along Etting Road.

   On April 6, 2021, the Council executed a Professional Services Agreement with Huitt-Zollars, Inc., and their subconsultants, for final plans, specifications, estimates and right of way acquisition for the Project. After conducting an appraisal, on June 22, 2022, Hamner, Jewell & Associates, the real estate subconsultant, provided the Ocean View School District with an offer to purchase a permanent easement and temporary construction easement on property owned by the Ocean View School District.

   On August 9, 2022, the Ocean View School District adopted Resolution No. 22-03 declaring its intention to convey the easements to the City, and further called a public hearing. On October 11, 2022, the Ocean View School District adopted Resolution No. 22-09 authorizing the dedication of the permanent and temporary easements to the City.

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 acquisition of any real property in conformance with the 2030 General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA, if required.

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 4300 Olds Road is School (SCH) and the zoning designation is Community Reserve (CR). This designation is for campuses of the elementary and secondary public school districts that serve Oxnard. The project will allow for the installation of sidewalk, curb, gutter, ADA access ramps, flashing beacons, high visibility crosswalks, bike lanes, striping, signage, and street lights. In order to make room for the improvements, the 3,004 square foot permanent easement located on the north frontage of the Ocean View School District property along Etting Road is required.

As such, the proposed acquisition of this easement would conform to the City's 2030 General Plan land use designation because it would allow for the development of the bicycle and pedestrian facilities, which implements many of the 2030 General Plan policies as identified in the table below.

POLICY	POLICY OR TITLE	EXPLANATION
ICS - 8.3	Completing Bicycle and Sidewalk Network	The project will allow for the connection of the City's bicycle and pedestrian facilities from neighborhoods in southeast Oxnard to the Mar Vista Elementary School, Ocean View Junior High School, and Ocean View School District offices. .
ICS-8.5	Public Sidewalks and Pedestrian Orientation	The project will allow for the enhancement of pedestrian facilities including a public sidewalk.
ICS-8.8	Educational Facilities	The project includes coordination with public school districts and other educational facilities to design pedestrian and bicycle access as the preferred access to schools.
ICS - 8.9	Street Crossings	The acquisition will allow for the provision of

		improved street crossings for cyclists and pedestrians.

7) Summary and Conclusion:

The acquisition of the easement located at 4300 Olds Road and to allow for the development of the Etting Road Bicycle and Pedestrian Facilities Installation Project Capital Improvement Project is consistent with the City 2030 General Plan. Therefore, after review of the proposed acquisition of permanent easement and temporary construction easements, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission's determination that the proposed acquisition conforms with the 2030 General Plan.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Notice of Exemption
C. Draft Planning Commission Resolution
   Exhibit 1. Map of Permanent Easements
   Exhibit 2. Map of Temporary Construction Easements
D. Presentation

ATTACHMENT
A

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

Vicinity Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 18, 2022

PZ 22-625-04
Location:2382 Etting Rd, 4300 Olds Rd
APN: 232001000, 2320010020
Etting Road Easement Acquisition

Vicinity Map

Miles
0 0.5 1 1.5 2

N

1:70,000

2030 General Plan Land Use Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 18, 2022

PZ 22-625-04
Location:2382 Etting Rd, 4300 Olds Rd
APN: 232001000, 2320010020
Etting Road Easement Acquisition

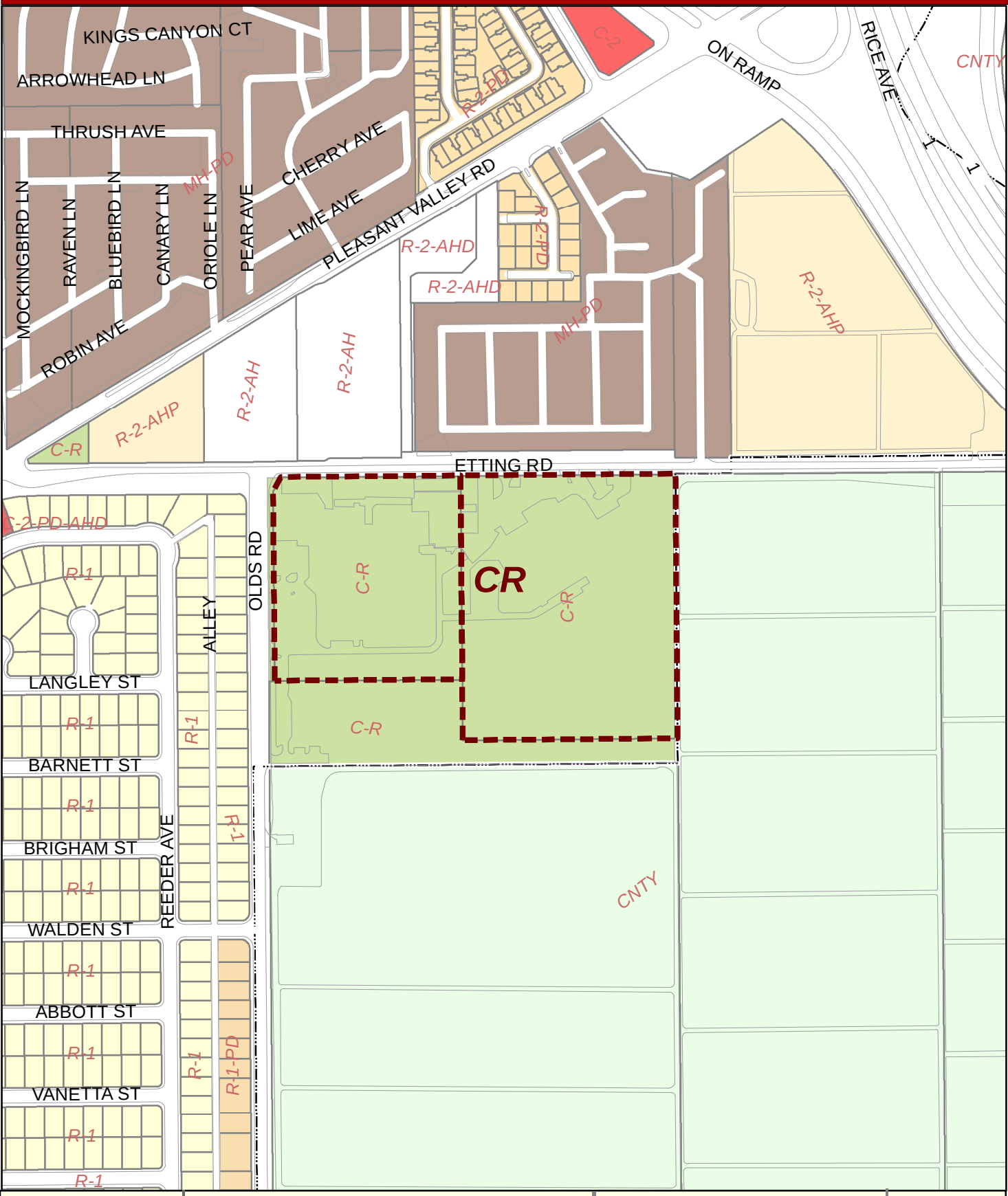
Feet
0 225 450 900

2030 General Plan Land Use Map

N W E S

1:5,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 19, 2022

PZ 22-625-04
Location:2382 Etting Rd, 4300 Olds Rd
APN: 232001000, 2320010020
Etting Road Easement Acquisition

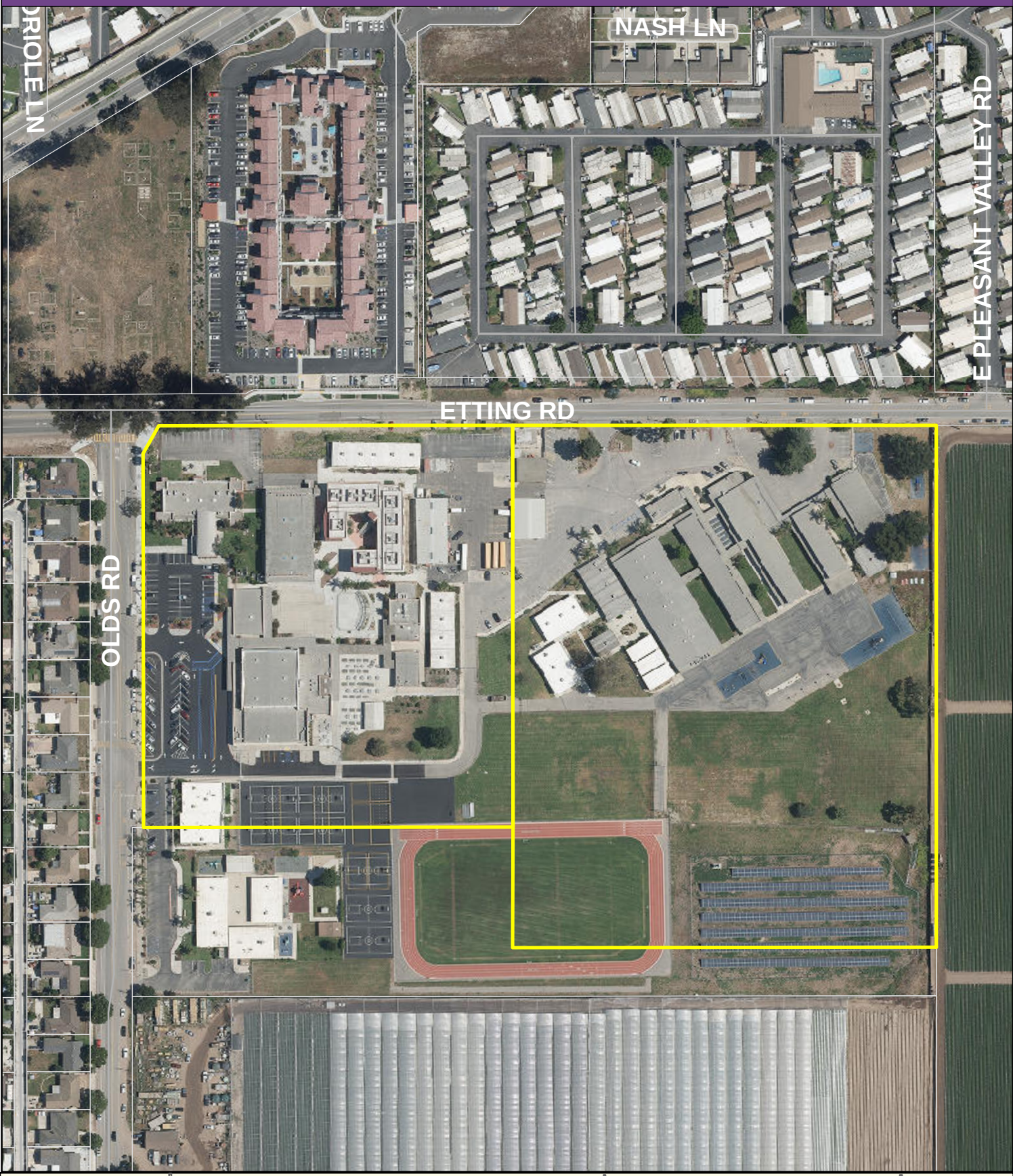
0 112.5225 450 675 900 Feet

Zoning/Specific Plan Map

N W E S

1:5,000

Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 18, 2022

PZ 22-625-04
Location:2382 Etting Rd, 4300 Olds Rd
APN: 232001000, 2320010020
Etting Road Easement Acquisition

0 62.5 125 250 375 500 Feet

Aerial Map

N W E S

ATTACHMENT B

NOTICE OF EXEMPTION

COMMUNITY DEVELOPMENT DEPARTMENT
OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Description: **Etting Road Easement Acquisition General Plan Conformity Determination**; PZ No. 22-625-04 (General Plan Conformity Determination): The project request is General Plan Conformity Determination in accordance with Government Code Section 65402 associated with the acquisition of real property located at 4300 Olds Road. The easement to be acquired is a 3,004 square foot permanent easement located on the north frontage of the Ocean View School District property along Etting Road. Temporary construction easements will also be acquired for the purpose of assisting with the construction of public roadway and sidewalk improvements to occur within public right of way and when necessary reconstructing and modifying the driveway approach to match the grade of the adjacent public road. The acquisitions will allow for a Capital Improvement project that will connect the City's bicycle and pedestrian facilities from neighborhoods in southeast Oxnard to the Mar Vista Elementary School, Ocean View Junior High School, and Ocean View School District offices. The project site is located at 4300 Olds Road (Assessor's Parcel Number 232-0-010-100,-020) within the School (SCH) land use designation and the zoning designation is General Community Reserve (C-R). Filed by Debbie O'Leary, Transportation Planner, on behalf of the City of Oxnard, 214 South C Street, Oxnard, CA 93030.

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 acquisition of any real property in conformance with the General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA. Therefore, the Planning Commission and City Council have determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

_____ _____
(Date) Joe Pearson II
Planning and Environmental Services
Manager

ATTACHMENT
C

DRAFT
PLANNING COMMISSION RESOLUTION

PZ 22-625-04
(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 ACQUISITION OF EASEMENTS LOCATED AT 4300 OLDS ROAD IS IN CONFORMANCE WITH THE OXNARD 2030 GENERAL PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. FILED BY DEBBIE O'LEARY, TRANSPORTATION PLANNER, ON BEHALF OF THE CITY OF OXNARD, 214 SOUTH C STREET, OXNARD, CA 93030.

WHEREAS, The City of Oxnard (**"Applicant"**) is proposing to acquire real property located at 4300 Olds Road (APNs: 232-0-010-100, -020), as shown in Exhibits 1 and 2; and

WHEREAS, The Ocean View School District is the owner of record of these parcels; 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 School (SCH) by the City's 2030 General Plan and is zoned Community Reserve (C-R); and

WHEREAS, The proposed acquisition of these easements would conform to the City's 2030 General Plan land use designation because they would allow for the construction of pedestrian and bicycle facilities consistent with the City Capital Improvement Plan; and

WHEREAS, The acquisition of these easements, as documented in the staff report, would be consistent General Plan policies regarding the use of the sites and would implement General Plan policies related to the provision of pedestrian and bicycle facilities; and

WHEREAS, The acquisition of these easements and the ultimate use of the easement for pedestrian and bicycle facilities is consistent with the 2030 on the subject site. Future use of the parcel will be required to comply with all City codes and regulations; and

WHEREAS, on November 3, 2022, the Planning Commission considered the proposed acquisition of real property located at 4300 Olds Road 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 City's

proposed vacation of these easements 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 acquisition of the subject easements 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 3rd day of November, 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 3rd day of November, 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
C
EXHIBIT 1
MAP OF PERMANENT EASEMENTS

HUITT-ZOLLARS
HUITT-ZOLLARS, INC. • 2603 Main Street • Suite 400 • Irvine, CA 92614-4250 • 949.988.5815 phone • 949.988.5820 fax • huitt-zollars.com

R313455.01
5-12-2022

EXHIBIT "A"

LEGAL DESCRIPTION
RIGHT OF WAY EASEMENT

That portion of Parcel D of Subdivision 72, on the map entitled "Map No. 2 of Lands in Subdivisions Numbers 44, 69, 70, 71, 72, 73, 74, 75, 76, 81, 83 & 84 of Rancho El Rio De Santa Clara O' La Colonia", in the City of Oxnard, County of Ventura, State of California, as shown on the map filed in Book 3, Page 14, of Miscellaneous Records (Maps), in the office of the County Recorder of said County, described as follows:

Beginning at the Northerly terminus of that certain course in the Easterly line of the right of way line granted in that certain Right to Way Easement Deed, recorded September 3, 2019, as Document No. 20190903-00102907-0, of Official Records, in said office of the County Recorder, described as having a bearing and distance of "North 29°30'00" East 50.95 feet" in said Easement Deed, said beginning also being a point on the Southerly line of Etting Road as shown on that certain Record of Survey filed in Book 37, Page 74, of Records of Survey, in said office of the County Recorder; thence along said Southerly line South 89°59'00" East 385.40 feet; thence leaving said Southerly line South 00°01'00" West 7.75 feet to a line parallel with and 7.75 feet Southerly of said Southerly line; thence along said parallel line North 89°59'00" West 389.79 feet to the Easterly right of way line of said Right of Way Easement Deed; thence along said Easterly right of way line North 29°30'00" East 8.90 feet to the Point of Beginning.

Containing an area of 3,004 square feet, more or less.

Subject to covenants, conditions, reservations, restrictions, rights-of-way and easements, if any, of record.

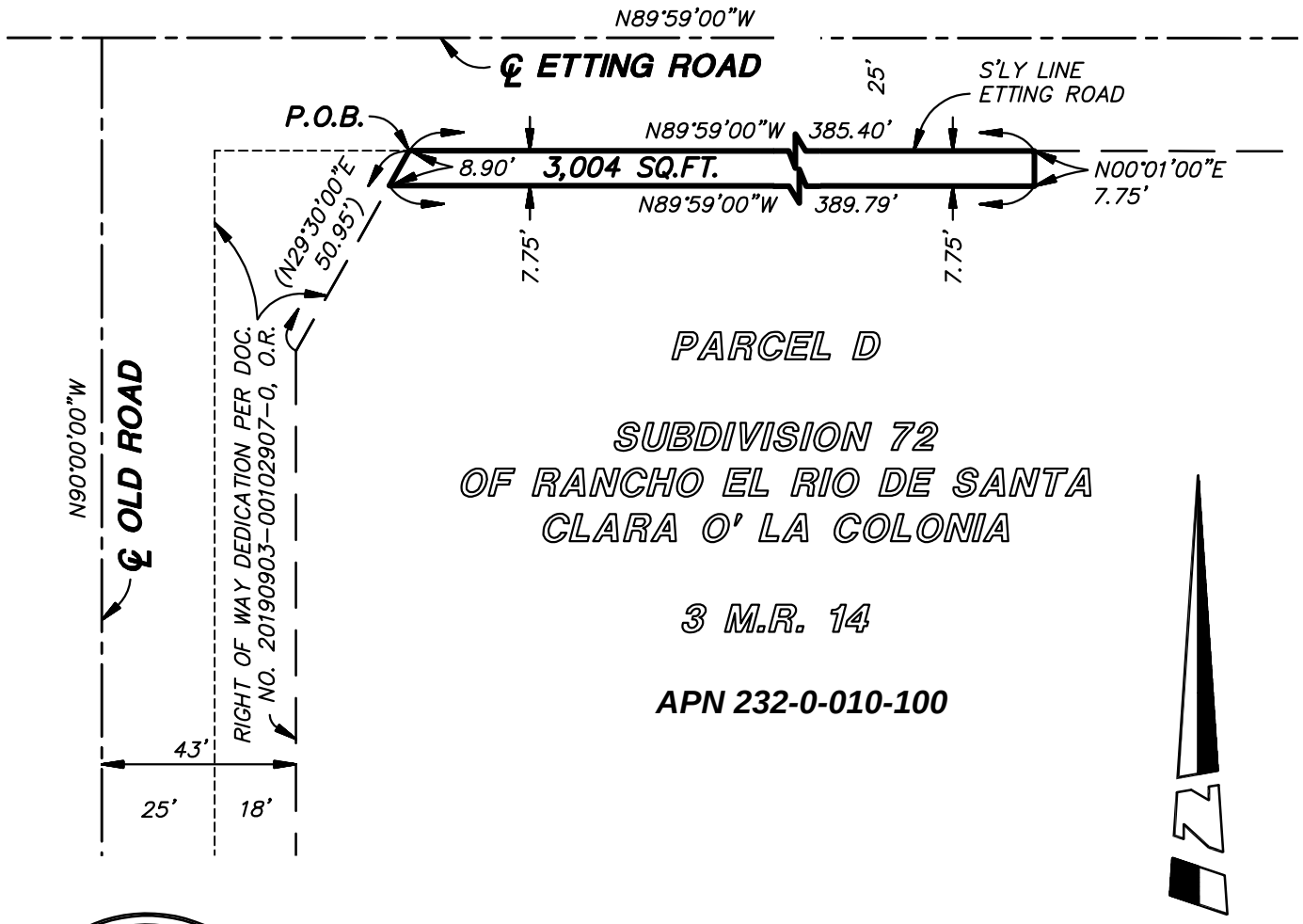
All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Assessor Parcel No.: 232-0-010-100

David W. Mackey

DAVID W. MACKEY, PLS 8912

EXHIBIT "B"



PROFESSIONAL LAND SURVEYOR
DAVID W. MACKEY
NO. 8912
STATE OF CALIFORNIA

(XXX) INDICATES RECORD DATA PER
DOCUMENT NO. 20190903-00102907-0, O.R

HUITT~ZOLLARS
Huitt-Zollars, Inc. Irvine
2603 Main Street, Suite 400, Irvine, CA 92614
Phone (949) 988-5815 Fax (949) 988-5820

APPROVED BY
David W. Mackey 5/13/2022

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

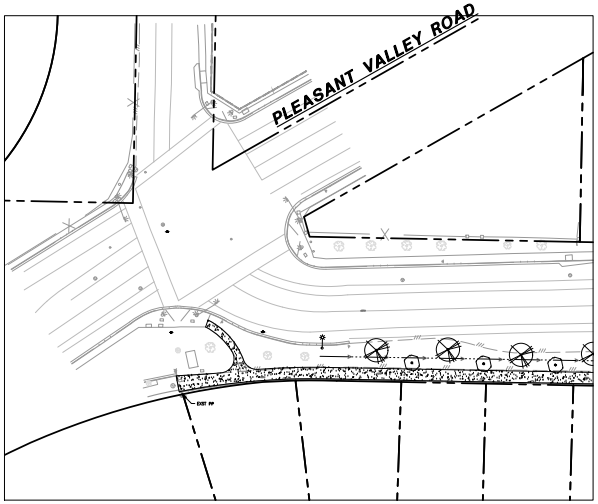
RIGHT OF WAY
EASEMENT

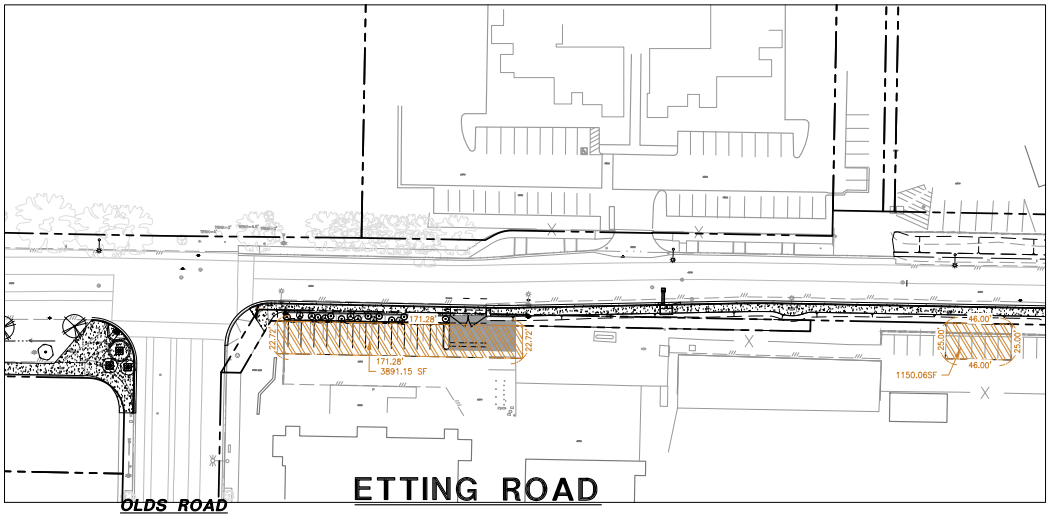
SCALE	1"=40'
DRAWN BY	MB
CHECKED BY	DWM
DATE	5/12/2022
JOB NO.	R313455.01

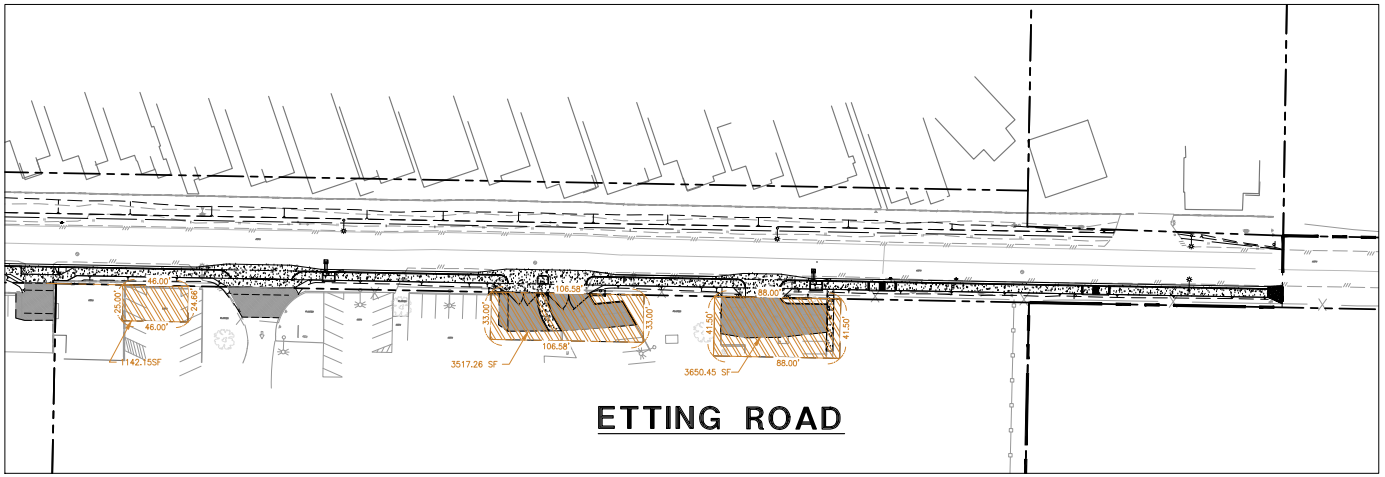
R:\R313455.01\CADD&BIM\MAPPING\DWG\EX\31345501JEX01.dwg

ATTACHMENT
C
EXHIBIT 2
MAP OF TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASMENT ACQUISITION EXHIBIT
ETTING ROAD PED/BICYCLE IMPROVEMENTS PROJECT







PROPOSED TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT "A"

R:\E13343.01 - ETTING RD BICYCLE-PEDESTRIAN FACILITY\13 CADD & BIM\B-13 CIVIL\EXHIBITS\13343B1RWACC_REV1.DWG

ATTACHMENT D

PRESENTATION

Etting Road Easement Acquisition General Plan Conformity Determination

Planning & Zoning Permit No. 22-625-04
(General Plan Conformity)

Joe Pearson II, Planning Manager

Planning Commission
November 3, 2022

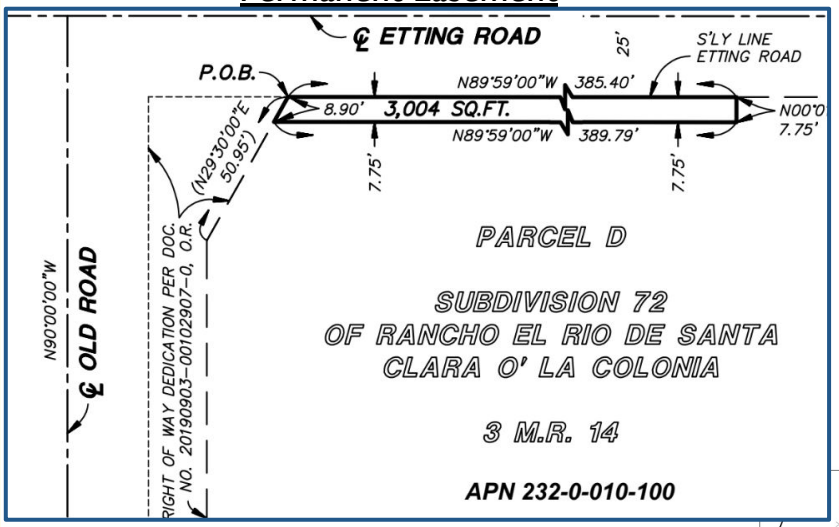
CITY OF OXNARD CALIFORNIA

PROJECT DESCRIPTION

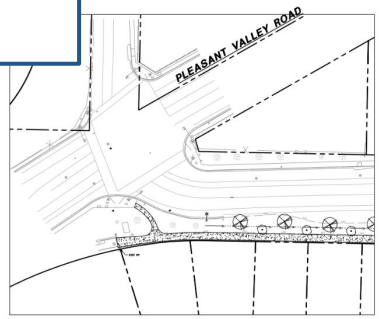
- 2030 General Plan Conformity Determination for Acquisition of Real Property located at 4300 Olds Road.
- The purpose of the disposition is to support the development of bicycle and pedestrian facilities per the City's CIP.
- Permanent and Temporary Construction Easements.

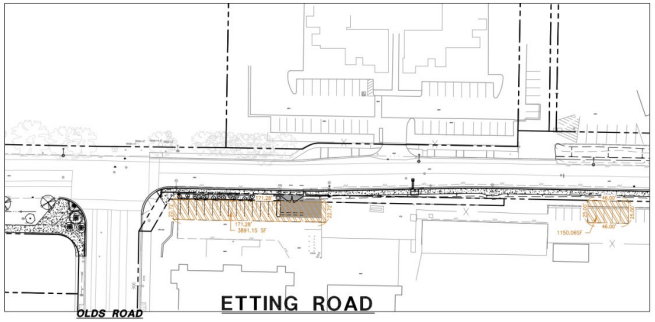
PROJECT DESCRIPTION (Continued)

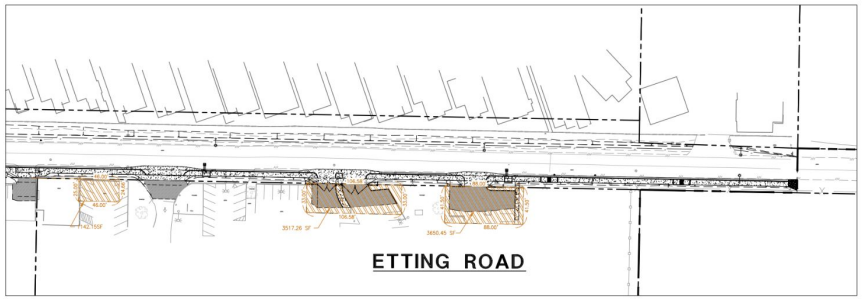
Permanent Easement



TEMPORARY CONSTRUCTION EASMENT ACQUISITION EXHIBIT
ETTING ROAD PED/BICYCLE IMPROVEMENTS PROJECT





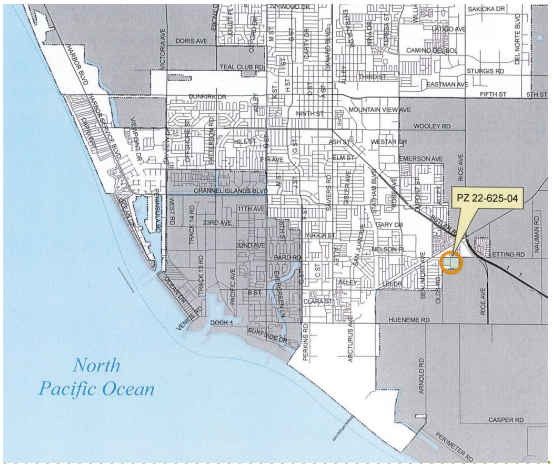


PROPOSED TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT "A"

PROJECT LOCATION

Subject Site: 4300 Olds Road



EXISTING SITE

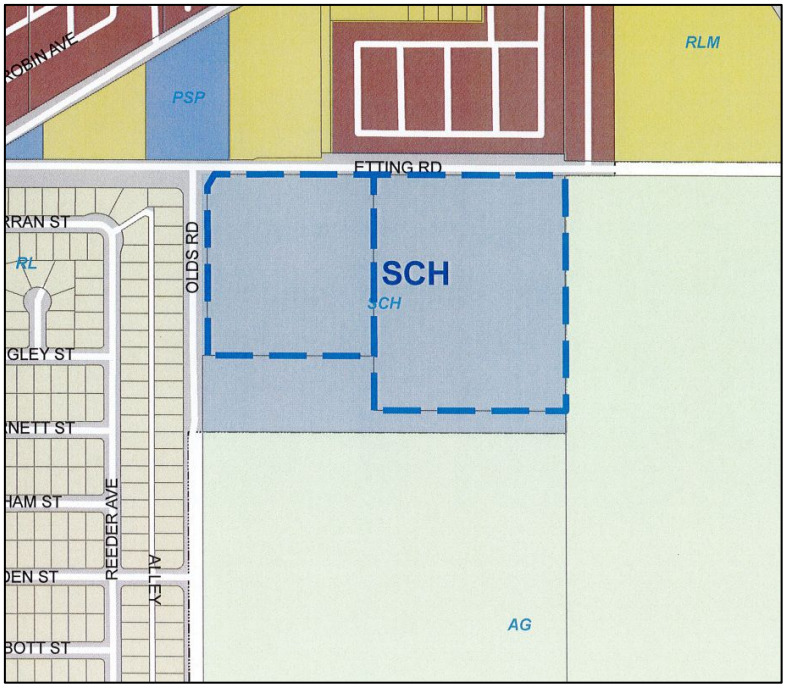
Subject Site: 4300 Olds Road

Surrounding Uses:

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
Project Site	Community Reserve	School	School
North	Multiple-Family Residential	Residential Low Medium	Residential
East	County of Ventura	Agricultural	Farming
South	County of Ventura	Agricultural	Farming
West	Single Family Residential	Residential Low	Single Family

GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



School (SCH)

Zoning Designation

Community Reserve (CR)

BACKGROUND

- The Etting Road Bicycle and Pedestrian Facilities Installation Project (Project) is a Capital Improvement Project that will connect the City's bicycle and pedestrian facilities from neighborhoods in southeast Oxnard to the Mar Vista Elementary School, Ocean View Junior High School, and Ocean View School District offices.
- On August 9, 2022, the Ocean View School District adopted Resolution No. 22-03 declaring its intention to convey the easements to the City, and further called a public hearing. On October 11, 2022, the Ocean View School District adopted Resolution No. 22-09 authorizing the dedication of the permanent and temporary easements to the City.

PLANNING COMMISSION 65402 DETERMINATION

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

The Planning Commission review and verification is documented through a resolution finding the acquisition of these easements is in conformity with the 2030 General Plan.

GENERAL PLAN CONSISTENCY

- The purpose of this acquisition is to allow for the installation of sidewalk, curb, gutter, ADA access ramps, flashing beacons, high visibility crosswalks, bike lanes, striping, signage, and street lights which furthers many of the policies in the City's 2030 General Plan, such as:
  - ICS - 8.3 - Completing Bicycle and Sidewalk Network
  - ICS - 8.5 - Public Sidewalks and Pedestrian Orientation
  - ICS - 8.8 - Educational Facilities
  - ICS - 8.9 - Street Crossings

ENVIRONMENTAL DETERMINATION & STAFF RECOMMENDATION

Environmental Determination

As required by the California Environmental Quality Act (CEQA), any subsequent improvement to the property will be separately examined in accordance with CEQA. Any required environmental documents will be prepared pursuant to CEQA as part of project permit processing or at any other point in time as required by CEQA. This General Plan conformity determination report is not a "project" under CEQA.

Staff Recommendation

Staff recommends that the Planning Commission adopt the Resolution finding that the proposed acquisition of the easements located at 4300 Olds Road 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 acquisition of the property.

CITY OF

OXNARD

CALIFORNIA

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Joe Pearson, Planning Manager

DATE: November 3, 2022

SUBJECT: **Project Name: 911 Dunes Duplex**; Planning and Zoning Permit No. 21-400-03 (Coastal Development Permit) to authorize the construction of a residential duplex totaling 5,154 square-feet, located at 911 Dunes Street (APN: 196-0-021-085)

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

a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
b) Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-400-03 (Coastal Development Permit), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a two-story 5,154 square-foot residential duplex building consisting of two, attached three-bedroom dwelling units which are each 2,577 square feet with an attached 468 square-foot two-car garage, and will also include a 120 square-foot covered patio, a 44 square foot porch, and a 298 square-foot deck on a 6,480 square-foot vacant lot.

The Project is located at 911 Dunes Street within the Coastal Multiple-Family (R-2-C) zone within the Oxnard Dunes Neighborhood (Attachment A). For the purposes of this Staff Report, the foregoing project description shall be referred to as the **"Project."** Filed by Rick Moraga, on behalf of property owner Morris Dunes, LLC, 115 N. Lucia Avenue, Unit B, Redondo Beach, California, 90277 (the **"Applicant"**).

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

3) Existing & Surrounding Land Uses: The project site is presently vacant with an Assessor's Parcel Number of 196-0-021-085 and legal description of Lot 44, Tract 1567-1 as recorded in book 21, page 85 of Miscellaneous Records. The 6,480 square-foot (0.14 acre) lot is located in the Oxnard Dunes Neighborhood.

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

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Vacant
North	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Residential Duplexes
South	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Residential Duplexes
East	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Dunes St, vacant site
West	Residential Existing (REX)	Single Family Beach (R-B-1)	Harbor Blvd, Single Family Residence

4) Background Information:

a) In 1964, the subject lot was created by Tract No. 1567-1; this map created 99 lots, drive lanes, and streets within the Dunes Neighborhood. Over the past 50+ years, the lots have been independently developed with mostly single and duplex dwelling units; some duplex developments have been subdivided for condominium purposes to accommodate home ownership opportunities. Additionally, when the tract map was approved in 1964, the City Council passed Resolution No. 3349 approving varying front yard setbacks for the entire tract from 25 feet to not less than 15 feet.

b) On January 12, 1982, the City Council adopted Resolution No. 8289, establishing design and development standards for duplex residential structures within the Dunes Neighborhood.

c) The subject property is vacant and has no permit history.

5) Environmental Determination: In accordance with Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving "construction of small structures such as a duplex" may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 3 Categorical Exemption because it consists of a duplex totaling two units, which is less than the allowable limit of six units in urbanized areas. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. . Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission direct the Planning & Environmental Services Manager to file the Notice of Exemption (Attachment C) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

6) Analysis:

a) General Discussion: The proposed residential duplex project will result in the construction of two residential units which will be constructed side-by-side on a single parcel. Both units will be 3,240 square-feet four (4) bedrooms and four (4) bathrooms homes. Each unit also has a 120 square-foot covered patio, a 44 square foot porch, a 298 square-foot deck, and attached 468 square-foot two-car garage facing Dunes Street. No Affordable

residential units are included in the Project as Oxnard's Affordable Housing Program does not apply to projects with fewer than 10 residential units.

b) General Plan and Local Coastal Program (LCP) Consistency: The project site has a 2030 General Plan land use designation of Residential Existing (REX) which allows residential uses. The proposed use of the site is for a residential duplex on an existing lot of record consistent with the density indicated by the land use designation, and consistent with surrounding development; therefore, the project is consistent with the City's 2030 General Plan and complies with all applicable Coastal Land Use Plan Policies (see below consistency tables).

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

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	**I**	**Housing Variety** Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	The Project is proposed on a vacant 6,480 square-foot parcel. Site improvements and new homes will add to the housing stock in the immediate area and create uses on an underutilized property.
CD-8.1	**I**	**Limiting Development** Continue to limit development to these areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project will be served by existing utilities already serving the Dunes Neighborhood that can adequately serve the proposed Project.
CD-9.1	**I**	**Neighborhood Identity**	Project is within an

		Recognize, preserve, and improve the visual character of existing neighborhoods.	existing neighborhood subject to design and development standards. The project is consistent with City Council Resolution No. 8289 (see below table).
ICS-1.2	**I**	**Development Impacts to Existing Infrastructure** Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which has the capacity to provide service to the proposed residential units. The project includes standards and special development project conditions by City Department representatives.
ER-9.2	**I**	**Enhance Neighborhood Diversity** Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed projects.	The proposed development will maintain existing neighborhood characteristics (see below table).
ICS-8.5	**I**	**Public Sidewalks and Pedestrian Orientation** Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works projects, especially for public sidewalks.	The project includes improvements to the existing public sidewalk and parkway along the front of the site that will contribute to the streetscape of the community.

CD-3.4 **CD-14.1** **CD-14.2** **CD-14.3** **ICS-11.10** **ER-9.4** **ER-10.1**	**II**	**Neighborhood Quality of Life** **Design Review Process** **Development Advisory Committee Functions** **Quality of Design** **Water Supply Findings for Smaller Projects** **Human Scale Development,** **Promote Use of Native and Water Wise Plants.**	The project is subject to conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

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

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

POLICY NO.	POLICY	EXPLANATION
CAP 30250	New development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it.	The project is within the Dunes area (an approved residential area designated for in-fill development) of the Local Coastal Plan. The surrounding development is mostly duplexes located on similarly sized lots.
CAP 30251 **LCP 37**	Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural landforms, and to be visually compatible with the character of the surrounding areas. All new development in the coastal zone shall be designed to minimize	The Project site is not immediately adjacent to the ocean, but is within a designated scenic coastal area. The project has been designed in accordance with the Oxnard Duplex Resolution (No. 8289). Therefore, the project is consistent with these policies.

	impacts on the visual resources in the area.	

The proposed Project complies with the above CAP and LCP policies and, as shown below, the Project is fully consistent with the development standards of the Coastal Multiple-Family (R-2-C) zone which implements the above LCP policies.

c) ***Conformance with Zoning Development Standards:*** The proposed duplex is subject to the policies and development standards of the Coastal Multiple-Family (R-2-C) zone. Pursuant to Section 17-13(C) (Coastal Multiple-Family Zone) of the Coastal Zoning Code, a duplex or multiple-family dwelling unit either in separate buildings or combined in one or more main buildings is permitted and subject to the Planning Commission's approval of a Coastal Development Permit. The proposed development has been reviewed for consistency with the development standards of the Coastal Zoning Code as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height 17-13(D)(1)	2 stories, 25 feet max.	24 feet and 4 inches	YES
Minimum Lot Area 17-13(D)(2)	3,500 square feet per dwelling unit.	6,480 square feet existing	YES
Lot Width 17-13(D)(3)	50 feet	54 feet existing	YES
Interior Yard Space 17-13(D)(4)	1,975 square feet (25% of lot area); minimum dimension of 15 feet X 15 feet	1,620 sf (25%), 30 feet x 54 feet	YES
Front Yard Setback 17-13(D)(5)	20 feet	20 feet and 1 inch	YES
Rear Yard Setback 17-13(D)(6)	25 feet	30 feet	YES
Side Yard Setback 17-13(D)(7)	5 feet	5 feet and 2 inches	YES
Building Lot Coverage	Not to exceed 60%	50%	YES

Off Street Parking 16-622(F)	2 garage spaces per unit 1 visitor space per unit	2 garage spaces and 1 visitor spaces per unit	YES

In 1982, the City adopted design and development standards for duplex developments within the Oxnard Dunes Neighborhood (Attachment D).

The proposed residential development has been reviewed for consistency with the adopted development and design standards referenced in City Council Resolution No. 8289 applicable to the subject site as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Building Lot Coverage	Not to exceed 60 percent	50 percent	YES
Design & Architecture	1. Wood and natural materials 2. Fire resistant roofing 3. Duplex to appear as one unit from street 4. Decorative wood garage door	1. A mix of finishes to include a khaki brown horizontal siding, el dorado cast stone, smooth white window frames, and wood accents. 2. Class A hip roof with gray shingles. 3. The elevations share common design treatments with front entrances along the sides. 4. Carriage style garage doors with decorative wood.	YES
Driveway & Curb Cut	1. Maximum 32 feet wide curb cut 2. Textured surface driveway required 3. Dual driveways separated by 3 feet wide planter	1. Two 16 foot wide curb cuts 2. Driveways with county cobble pattern pavers	YES

		3. Dual driveways separated by 3 feet wide planter	
Landscape	1. Landscape plans required 2. One 24 inch box tree in front of each unit	1. Landscape plans submitted 2. One 24 inch box tree in front of each unit	YES
Recommended Architectural Standards (Resolution No. 8289)	1. Minimize garage door exposure 2. Comparable scale & bulk 3. Appropriate roof for community 4. Appropriate color & materials 5. Varied entry orientations Single-family character	1. Garages are recessed to break linear appearance from the street. 2. The units are identical to each other and as a whole are comparable in size and bulk to the nearby buildings. 3. Class A hip roof with shingles which is similar to other neighboring roofs 4. Contrasting colors lend depth and dimension to design 5. Entry to each unit is from the side	YES

As conditioned, the project is consistent with the Coastal Zoning Ordinance and Resolution No. 8289.

d) Site Design: The site design is similar to other existing duplex type developments within the Oxnard Dunes neighborhood. Pedestrian and vehicular entry will be provided from Dunes Street. The side-by-side design of the homes are designed to face and front onto Dunes Street with direct vehicular access from Dunes Street. Each unit's front entry door will be on

opposite sides from one another. The floor plan design of the two homes are the mirror images of each other (except for the porch entry) with the first floor of each dwelling unit consisting of a living room, kitchen, dining area, guest room, full bathroom, powder room, and the garage. The second floor will have three bedrooms, two full bathrooms, laundry room, and deck.

f) Circulation and Parking: Vehicular access to the two dwelling units is via 16-foot wide curb cuts and driveway approaches from Dunes Street. The driveway aprons along the street are consistent with the City's design and construction standards.

g) Building Design: The two-story building will have three primary finish materials. The predominant finish will be khaki brown siding with wood accents at the roof line and El Dorado cast stone. The trim around the windows, roof lines and railings will be white. The roof will be a Class A hip roof with country gray shingles. The contrasting colors provide depth to the facades and the vertical siding gives the illusion of height. The natural wood and stone finishes provide an element of natural color.

7) Community Workshop and Public Input: The project site is located within the Dunes Neighborhood. On July 18, 2022, the project was presented to the public during a Community Workshop meeting. A notice of this meeting was posted on the Project site with a brief description and contact information. During the meeting, staff did not receive any comments regarding the project.

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

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

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Development Project Plans
C. Notice of Exemption
D. City Council Resolution No. 8289
E. Resolution (Coastal Development Permit)
F. Staff Presentation

Vicinity Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

August 4, 2022

PZ 21-400-03
Location: 911 Dunes St
APN: 1960021085
911 Duens Duplex

Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

August 4, 2022

PZ 21-400-03
Location: 911 Dunes St
APN: 1960021085
911 Duens Duplex

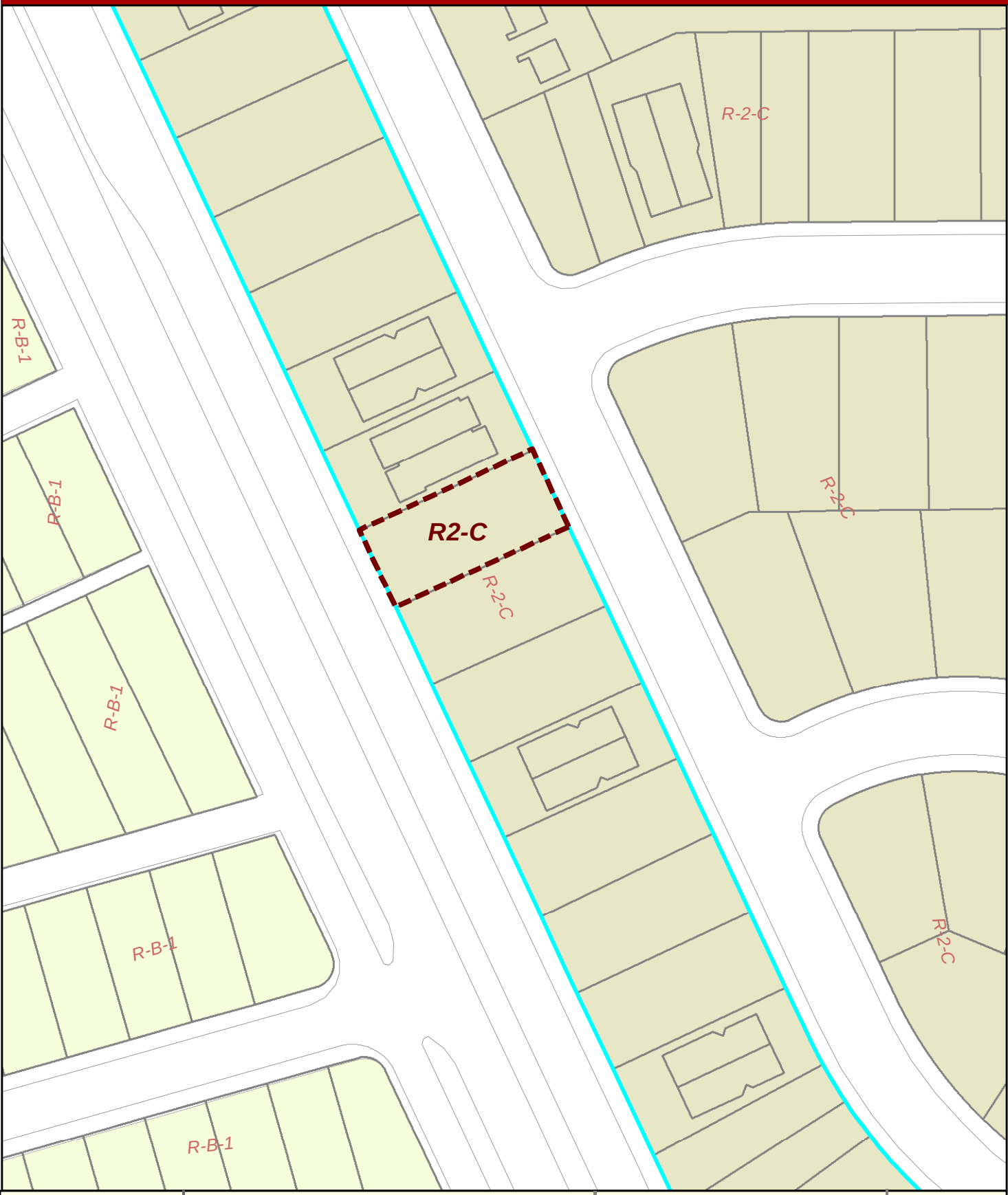
0 50 100 200 Feet

2030 General Plan Land Use Map

N W E S

1:1,270

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

August 4, 2022

PZ 21-400-03
Location: 911 Dunes St
APN: 1960021085
911 Duens Duplex

0 15 30 60 90 120 Feet

Zoning/Specific Plan Map

N W E S

1:1,000

Aerial Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

September 7, 2022

PZ 21-400-03
Location: 911 Dunes St
APN: 1960021085

0 12.5 25 50 75 100 Feet

Aerial Map

N W E S

ITEM	DATE	REVISIONS
1		PLANCHECK CORRECTIONS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

A PROPOSED DUPLEX FOR:

MR. MORRIS CANAL, LLC.

911 DUNES STREET,

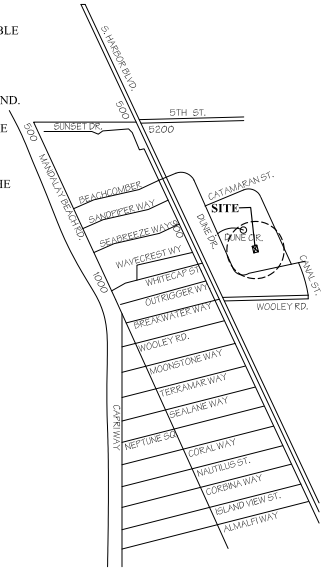
OXNARD, CA 93035

ADDRESS

ADDRESS:

A. THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
B. THE ADDRESS NUMBERS SHALL BE OF MINIMUM OF FOUR INCHES (4") IN HT..
C. THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. (ADDRESS NUMBERS ON CURBS ARE NO NOT ACCEPTABLE).
D. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

VICINITY MAP



CITY REQS.

ZONING: R-3-C
GENERAL PLAN: REX (RESIDENTIAL EXISTING) NEIGHBORHOOD: OXNARD SHORES

OCCUPANCY: R-2 (PRIMARY RESIDENTIAL DUPLEX)/U, 35'-0" BLDG. HT. NOTE: THE ROOF DECK IS **NOT** AN "A" OCCUPANCY, SINCE IT IS NOT ACCESSIBLE TO THE PUBLIC. IT IS PART OF THE RESIDENCE.

CONST. TYPE: V-B (SPRINKLERED)

FIRE DIST.: "A FIRE SPRINKLER SYSTEM IS REQUIRED TO BE INSTALLED IN THE RESIDENCE AND GARAGE. SEPARATE FIRE SPRINKLER PLANS ARE TO BE SUBMITTED AND PERMIT OBTAINED FROM BUILDING AND SAFETY LOCATED AT CITY OF OXNARD, 214 S. C ST., OXNARD, (805) 385-7925

GRADING REQUIRED: YES
GUTTERS AND DOWNSPOUTS: YES
STRUCTURAL OBSERV. REQ'D.: YES

ALL WORK SHALL CONFORM WITH THE 2019 CALIFORNIA FIRE CODE, NFPA 13 SPRINKLER SYSTEMS, 2019 EDITION, NFPA 72 FIRE ALARM CODE, 2019 EDITION, 2019 CBC, 2019 CRC, 2019 CPC, 2019 CMC, 2019 CEC, 2019 CA ENERGY CODE, 2019 CA GREEN CODE AND CITY ORDINANCES.
NOTE: THE CALCULATED SIZE OF THE WATER METER MUST BE INCREASED IN SIZE (NEXT SIZE UP) FOR THE ADDITION OF FIRE SPRINKLERS.

REQUIRED DEFERRED SUBMITTALS:

NOTE: "A FIRE ALARM SYSTEM IS REQUIRED, UNDER SEPARATE SUBMITTAL AND PERMIT."

NOTE: "A NFPA 13R FIRE SPRINKLER SYSTEM IS REQUIRED UNDER A SEPARATE SUBMITTAL AND PERMIT."

NOTE: "ADDITIONAL SEPARATE PERMITS MAY BE REQUIRED FOR ELEVATOR, TRASH ENCLOSURE (SEE ITEM 10 SHT. G2)"

PROJECT DATA

SCOPE: NEW 2-STORY DUPLEX WITH ATTACHED GARAGE(S), PORCHES, PATIOS, AND ROOF DECKS. EACH UNIT HAS 4-BEDROOMS, 3.5 BATHS AND A 2-CAR GARAGE.

LEGAL DESC.: LOT 44 OF TRACT 1567-01, APN NO. 196-0-021-085

LEGAL OWNER: MORRIS CANAL, LLC., 115 N. LUCIA AVENUE, UNIT B, REDONDO BEACH, CA 90277.

JOB ADDRESS.: 911 DUNES STREET, OXNARD, CA 93035

CONSTRUCTION AREA ANALYSIS:

AREA ANALYSIS:

UNIT "A" RESIDENCE (4-BEDROOMS)

1ST FLOOR LIVING AREA..... 880 S.F.
2ND FLOOR LIVING AREA..... 1,229 S.F.
LIVING AREA..... 2,109 S.F.

GARAGE AREA..... 468 S.F.

TOTAL BUILDING AREA..... 2,577 S.F.

COVERED PATIO..... 120 S.F.
PORCH..... 44 S.F.
DECK(S)..... 298 S.F.

UNIT "B" RESIDENCE (4-BEDROOMS)

1ST FLOOR LIVING AREA..... 880 S.F.
2ND FLOOR LIVING AREA..... 1,229 S.F.
LIVING AREA..... 2,109 S.F.

GARAGE AREA..... 468 S.F.

TOTAL BUILDING **AREA..... 2,577 S.F.**

COVERED PATIO..... 120 S.F.
PORCH..... 44 S.F.
DECK(S)..... 298 S.F.

GARAGE AREAS: 936 S.F.
CIRCULATION AREAS: 291 S.F.
TOTAL BUILDING AREA: 6090 S.F.

LOT AREA..... .14 ACRES (6,480 S.F.)
HOUSE..... 3,240 SQ. FT. [50%]
HARDSCAPE..... 788 SQ. FT. [12. 16 %]
PERVIOUS LANDSCAPE... 2,452 SQ. FT. [37.84 %]

INTERIOR YARD SPACE CALCULATION:
LOT AREA: 6,480 S.F. X 25% = 1,620 S.F.
OPEN REAR YARD PROPOSED: 1,620 S.F. (30' X 54')

SHEET INDEX

1.	COVER SHEET
TS1.	TOPO_SURVEY
2.	SITE PLAN
3.	1ST FLOOR PLAN
4.	2ND FLOOR PLAN
7	ROOF PLAN
8.	BUILDING ELEVATIONS
9.	BUILDING ELEVATIONS
L-1.	LANDSCAPE PLAN
L-2.	LANDSCAPE PLAN
L-3.	LANDSCAPE PLAN
L-4.	LANDSCAPE PLAN

OWNER:
MORRIS CANAL, LLC.
115 N. LUCIA AVENUE, UNIT B
REDONDO BEACH, CA 90277
CONTACT:
MIKE PFINGSTEN (AGENT FOR OWNER)
EMAIL: MORPFIN1@GMAIL.COM
TEL.: (424) 388-4787
CHUCK MORRIS
TEL.: (805) 551-4500

ARCHITECT:
RICKY G. MORAGA, LIC. No. C26008
350 N. LANTANA STREET, STE 222
CAMARILLO, CALIF. 93010
(805) 482-1836
LIC. NO. C26008

CIVIL ENGINEER:
CIVIL FORMATIONS, INC.
155 GRANADA STREET
SUITE J
CAMARILLO, CA 93010
(805) 484-4880
KATH MCCUNNEY, RCE No. RPE 43604

PHILIP S. MILLER & ASSOCIATES
LANDSCAPE ARCHITECTURE
6203 CALLE BODEGA, CAMARILLO, CA 93012. (805) 383-7591
PHILIP S. MILLER, LIC. NO. 3559

STRUCTURAL ENGINEERING:
LOBANA ENGINEERING, INC.
MANINDER PAUL S. LOBANA
PROFESSIONAL ENGINEER
LICENSE NO.: C050989
885 PATRIOT DRIVE, NO. G
MOORPARK, CA 93021
(805) 203-2527

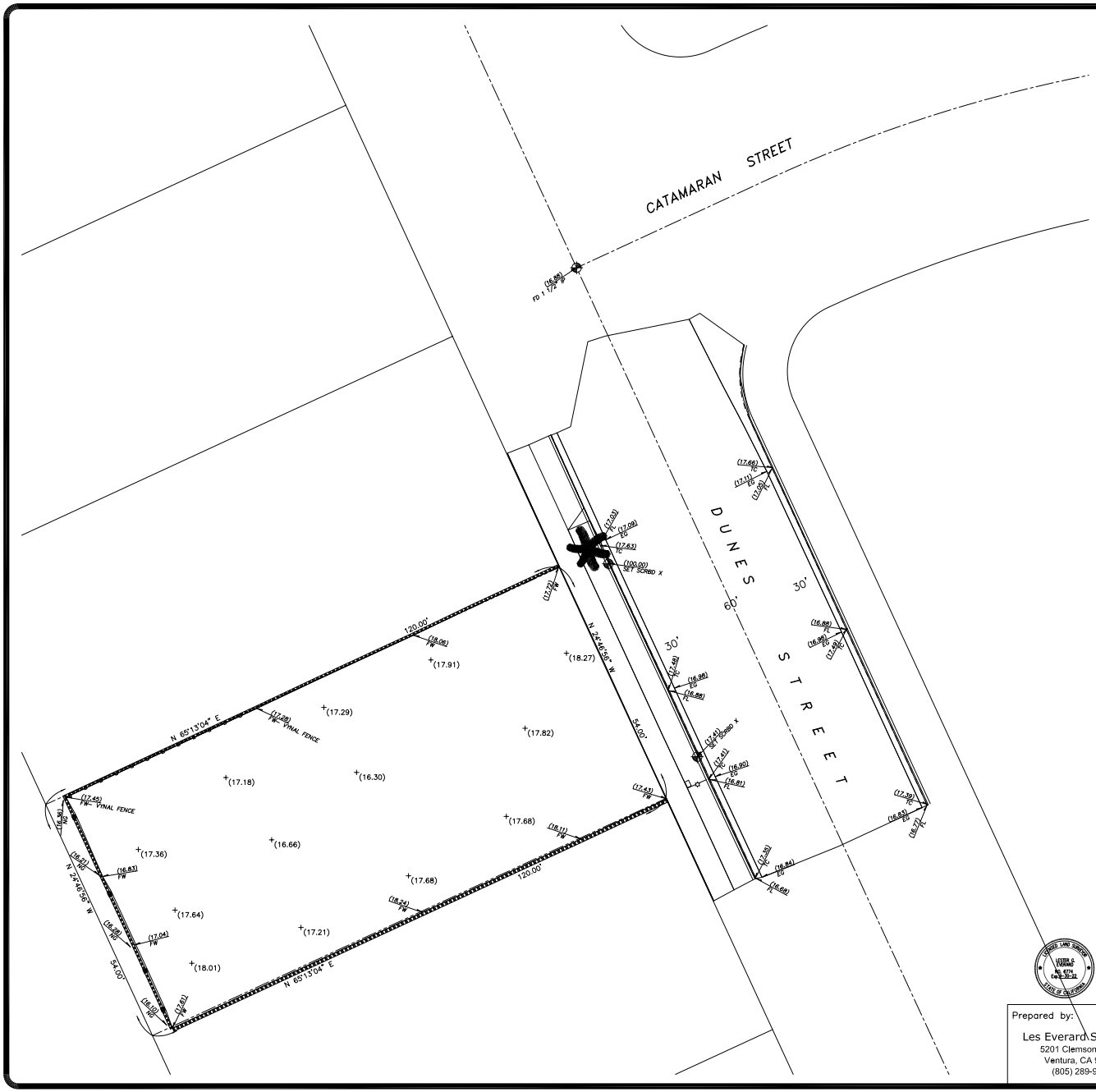
LICENSED ARCHITECT
RICKY G. MORAGA
C-26008
REN. 08-31-21
STATE OF CALIFORNIA

DATE | REVISION
DRAWN BY | CHECKED BY | APPROVED

R. G. M. RICKY G. MORAGA
ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-482-1836

PROPOSED 2-STORY DUPLEX FOR:
MORRIS CANAL, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

Sheet
1



SURVEYOR'S STATEMENT

This map correctly represents a topographic survey made by me or under my direction in conformance with locally accepted standards and practices at the request of Charles Morris in December, 2021.

LEGAL DESCRIPTION

LOT 44 OF TRACT NO. 1567–1, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGES 83 THROUGH 85 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

VCPID: 425
DESIGNATION: 100–9 TBM 1
Datum: NAVD 88
Character: Lead & Tack
Date: 1992
Elevation; 14.22 Feet

Description:

AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF HARBOR BOULEVARD AND WOOLEY ROAD, 89.4 FEET WESTERLY FROM THE CENTER OF HARBOR BOULEVARD, 32.0 FEET NORTHERLY FROM THE CENTER OF WOOLEY RD.

NOTES

1. No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency.
2. Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; zoning or other land use regulations, and any other land use regulations; and any other facts that an accurate and current title search may disclose.

GRAPHIC SCALE
SCALE : 1"=10'

LICENSED LAND SURVEYOR
LESTER E. EVERARD
No. 6701
Exp. 12-31-22
STATE OF CALIFORNIA

LICENSED ARCHITECT
RICKY G. MORAGA
C-26006
Exp. 08-31-21
STATE OF CALIFORNIA

Prepared by:
Les Everard Surveyor
5201 Clemson Street
Ventura, CA 93003
(805) 289-9407

Topographic Survey
911 Dunes Street
Oxnard, CA
Survey Date: December, 2021

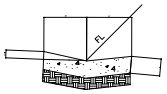
DATE	REVISION

DRAWN BY
CHECKED BY
APPROVED

R. G. M. RICKY G. MORAGA
ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-482-1836

PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

Sheet
TS1



24" CONC. GUTTER DETAIL (1)

SCALE: N.T.S.

"NO GRADING REQUIRED, EARTH MOVING QUANTITY LESS THAN 50 CUBIC YARDS, HEIGHT OF FILL LESS THAN 3', HEIGHT OF CUT SLOPE LESS THAN 5' AND SLOPE LESS STEEPER THAN 1-1/2- HORIZONTAL TO 1 VERTICAL" CBC APPENDIX 3306.

GRADING PERMIT NO. _____

LOT NO.: 44, TRACT NO. 1567-01

LOT AREA: 6,480 SQ. FT. (0.14 ACRES)

ZONING: R-2-C

A.P. N. NO.: 196-0-021-085

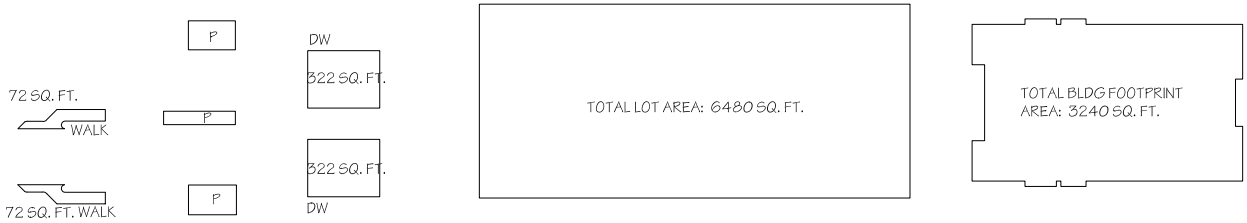
PROPOSED 3-STORY RESIDENCE

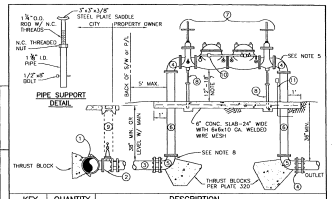
NOTE: "GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET."

NOTE: PROPOSED CONSTRUCTION WILL DISTURB LESS THAN 1 ACRE OR SOIL AND IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT THEREFORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

NOTE: PROPOSED DEVELOPMENT SHALL MANAGE ALL SURFACE FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.

1 NOTE: "PROVIDE AN APPROVED EXTERIOR STROBE FOR BUILDING, VISIBLE FROM THE STREET OR APPROACH ROADWAY."





KEY	QUANTITY	DESCRIPTION
1	1	ROMAC STAINLESS STEEL TAPPING SLEEVE OR EQUAL (4" MIN.)
2	1	TAPPING VALVE (RESILIENT SEAT) WITH FLANGE & MECHANICAL JOINT
3		C 900 P.V.C. PIPE CLASS 200 OR DUCTILE IRON (4" MIN.)
4	2	90° ELBOW-FLANGED BY FLANGED
5	2	90° ELBOW-FLANGED BY MECHANICAL JOINT
6	2	THREADED FLANGED SPOOL (DUCTILE IRON)
7	1	DOUBLE DETECTOR CHECK ASSEMBLY WITH O.S. & Y. VALVES (U.S.C. APPROVED)
8	2	PIPE SUPPORT (SEE DETAIL)
9	1	CHRISTY G3 VALVE BOX
10	1	3/4" BYMAS METER-SENSUS SR II
11	1	CONDUIT AND BOX FOR FUTURE ALARM SYSTEM

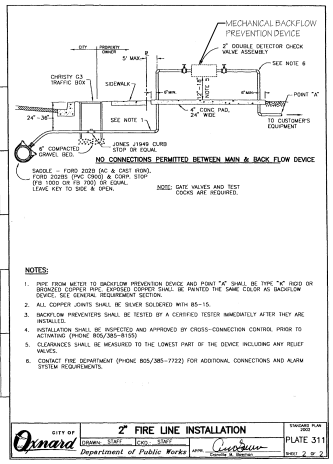
NOTES:

1. INSTALLATION AND FITTINGS SHALL HAVE A MIN. OF 12" SIDE CLEARANCE.
2. ALL FITTINGS SHALL BE THERMO EPOXY OR MORTAR LINED, NO-OX-ID COATED AND P.E. WRAPPED.
3. THE COMPLETE ASSEMBLY ABOVE GROUND SHALL BE PAINTED BY CONTRACTOR (SEE GENERAL REQUIREMENTS SECTION).
4. INSTALLATION WILL BE INSPECTED AND APPROVED BY CROSS-CONNECTION CONTROL PRIOR TO ACTIVATING. (PHONE 805/385-8155)
5. CONTACT FIRE DEPARTMENT (PHONE 805/385-7722) FOR ADDITIONAL CONNECTIONS AND ALARM SYSTEM REQUIREMENTS.
6. BACKFLOW PREVENTER SHALL BE TESTED BY A CERTIFIED TESTER IMMEDIATELY AFTER THEY ARE INSTALLED.
7. CLEARANCES SHALL BE MEASURED TO THE LOWEST PART OF THE DEVICE INCLUDING RELIEF VALVES.
8. A 2½" OR 3" BACKFLOW DEVICE MUST BE INSTALLED WITH A 4" SQUARE & REDUCING ELBOW AS SHOWN.
9. RESTRAINED JOINTS MAY BE SUBSTITUTED IN LIEU OF THRUST BLOCKS. RESTRAINED JOINTS SHALL BE MANUFACTURED BY ROMAC INDUSTRIES, OR APPROVED EQUAL.
10. PVC INSTALLATIONS SHALL INCLUDE A 12 GAUGE LOCATING WIRE.

CITY OF Oxnard — Department of Public Works — DRAWN: STAFF — CKD.: STAFF — APPR.: Director, Public Works

2½" & LARGER FIRE LINE INSTALLATION

STANDARD PLAN 2400 — PLATE 311 — SHEET 1 OF 2



NO CONNECTIONS PERMITTED BETWEEN MAIN & BACK FLOW DEVICE

SADDLE -- FORD 202B (AC & CAST IRON).
FORD 202BS (PVC C900) & CORP. STOP
(FB 1500 OR FB 700) OR EQUAL.
LEAVE KEY TO SIDE & OPEN.

NOTE: GATE VALVES AND TEST COCKS ARE REQUIRED.

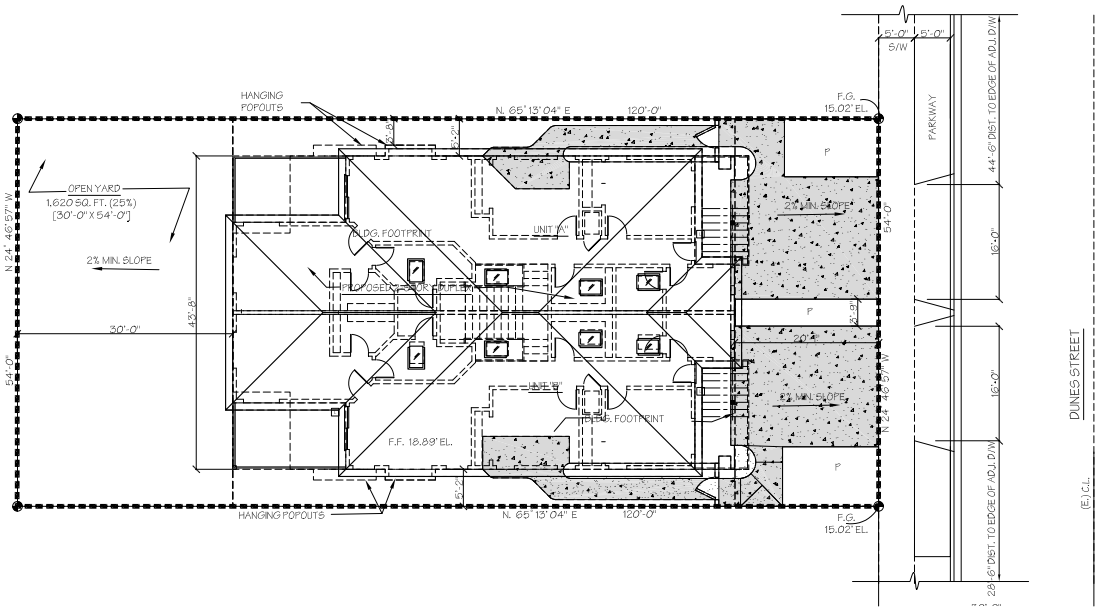
NOTES:

1. PIPE FROM METER TO BACKFLOW PREVENTION DEVICE AND POINT "A" SHALL BE TYPE "K" RIGID OR BRONZED COPPER PIPE. EXPOSED COPPER SHALL BE PAINTED THE SAME COLOR AS BACKFLOW DEVICE. SEE GENERAL REQUIREMENT SECTION.
2. ALL COPPER JOINTS SHALL BE SILVER SOLDERED WITH 85-15.
3. BACKFLOW PREVENTERS SHALL BE TESTED BY A CERTIFIED TESTER IMMEDIATELY AFTER THEY ARE INSTALLED.
4. INSTALLATION SHALL BE INSPECTED AND APPROVED BY CROSS-CONNECTION CONTROL PRIOR TO ACTIVATING (PHONE 805/385-8155)
5. CLEARANCES SHALL BE MEASURED TO THE LOWEST PART OF THE DEVICE INCLUDING ANY RELIEF VALVES.
6. CONTACT FIRE DEPARTMENT (PHONE 805/385-7722) FOR ADDITIONAL CONNECTIONS AND ALARM SYSTEM REQUIREMENTS.

CITY OF Oxnard — Department of Public Works — DRAWN: STAFF — CKD.: STAFF — APPR.: Director, Public Works

2" FIRE LINE INSTALLATION

STANDARD PLAN 2400 — PLATE 311 — SHEET 2 OF 2



SITE PLAN

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

NORTH

0 1 2 4 8 12

LICENSED ARCHITECT — RICKY G. MORAGA — C-26005 — 08-31-21 — STATE OF CALIFORNIA

DATE	REVISION

DRAWN BY — CHECKED BY — APPROVED

R. G. M. RICKY G. MORAGA ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA. 93010 805-482-1836

PROPOSED 2-STORY DUPLEX FOR:

MORRIS CANAL, LLC.

911 DUNES STREET, OXNARD, CA 93035

LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

Sheet 2

INT. DOOR SCHEDULE

(D) ALL INTERIOR DOORS SHALL BE: 1-3/4" THK. SOLID CORE, 6-PANEL DOORS, VERIFY STYLE AND MFR. WITH OWNER. (U.N.O.)

WINDOW NOTES

B RETAIN MFR. GLAZING STICKERS INTACT THROUGHOUT CONSTRUCTION. ALL WINDOWS SHALL BE AS NOTED BELOW U.N.O.

SYMBOL
(#)

WINDOW SCHEDULE

SYM	SIZE	TYPE	GLAZING	FRAME	U-FACTOR	SHGC
1	2'0" X 4'0"	CASE	DUAL GLAZED	FIBERGLASS	0.32	0.24
2	6'0" X 5'0"	SLIDING	DUAL GLAZED	FIBERGLASS	0.32	0.24
3	3'0" X 5'0"	FIXED	DUAL GLAZED	FIBERGLASS	0.32	0.24
4	5'0" X 4'0"	SLIDING	DUAL GLAZED	FIBERGLASS	0.32	0.24
5	2'0" X 2'0"	CASE	DUAL GLAZED	FIBERGLASS	0.32	0.24
6	2'6" X 3'6"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
7	2'6" X 5'0"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
8	2'0" X 2'0"	SLIDING	DUAL GLAZED	FIBERGLASS	0.32	0.24
9	3'0" X 4'6"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
10	2'6" X 5'0"	CASE	DUAL GLAZED	FIBERGLASS	0.32	0.24
11	4'0" X 4'0"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
12	5'0" X 6'6"	FIXED	DUAL GLAZED	FIBERGLASS	0.32	0.24
13	3'0" X 5'6"	FIXED	DUAL GLAZED	FIBERGLASS	0.32	0.24
14	3'0" X 6'0"	FIXED	DUAL GLAZED	FIBERGLASS	0.32	0.24
15	3'0" X 2'6"	SLIDING	DUAL GLAZED	FIBERGLASS	0.32	0.24
16	2'0" X 2'6"	CASE	DUAL GLAZED	FIBERGLASS	0.32	0.24
17	3'0" X 6'0"	CASE	DUAL GLAZED	FIBERGLASS	0.32	0.24
18	1'0" X 2'3"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
19	3'0" X 4'3"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
20	2'6" X 4'3"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
21	0'0" X 0'3"		DUAL GLAZED	FIBERGLASS	0.32	0.24
22	0'0" X 0'3"		DUAL GLAZED	FIBERGLASS	0.32	0.24
23	0'0" X 0'3"		DUAL GLAZED	FIBERGLASS	0.32	0.24
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29	0'0" X 0'3"		DUAL GLAZED	FIBERGLASS	0.32	0.24
30	0'0" X 0'3"		DUAL GLAZED	FIBERGLASS	0.32	0.24
31	0'0" X 0'3"		DUAL GLAZED	FIBERGLASS	0.32	0.24
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40	0'0" X 0'3"		DUAL GLAZED	FIBERGLASS	0.32	0.24

- ALL NEWLY INSTALLED SHOWER DOORS TO BE TEMPERED.
- ALL WINDOWS LOCATED WITHIN 18" OF STRIKE-EDGE OF ANY DOOR TO BE TEMPERED. TEMPERED WINDOWS SHALL BE INDICATED BY THE LETTER "T".
- U.N.O. THE HEAD HT. OF WINDOWS SHALL MATCH THE HEAD HT. OF THE INT. DOORS OF THAT ROOM. THE HEAD HT. OF ARCHED WINDOWS SHALL BE MEASURED AT THE SHOULDER OF THE ARCH U.N.O.
- PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL NOT BE LESS THAN 5.7 SQ. FT.(EXCEPT AT GRADE FLOOR OPENING SHALL BE MINIMUM 5.0 SQ. FT.). MIN. NET WINDOW OPENING: HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR." CBC R310.1
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS MUST REMAIN ON EACH ONE OF THE UNITS UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

SYMBOL
(#)

PLAN NOTES

(1) NOTE: "PROVIDE ONE HOUR RATED CONSTRUCTION AT STORAGE SPACE UNDER THE STAIRS, PROVIDE 1-LAYER 5/8" THK., TYPE "X" DRYWALL AT WALLS AND 2 LAYERS AT THE UNDERSIDE OF THE STAIRS.

(2) NOTE: "PROVIDE 5/8" THK. GREENBOARD OR 5/8" FULL MUDSET OVER PAPER BACKED LATH UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 72" (MIN.) ABOVE THE DRAIN INLET (TYP.).

(3) NOTE: "WOOD AND COMBUSTIBLE MATERIALS SHALL NOT BE PLACED LESS THAN 6" FROM THE FIREPLACE OPENING."

(4) NOTE: "EXCEPT FOR FIREPLACES THAT OPEN TO THE EXTERIOR OF THE BUILDING, THE HEARTH SLAB SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING OR ADJACENT FLOOR."

(5) FACTORY-BUILT FMI FIREPLACE (L.C.B.O. ESR-2401) AND/OR EQUAL. FIREPLACE SHALL HAVE: MASON-LITE INDOOR FIRE PLACE
MODEL NO._____ MODEL: BURNTECH TF 544.

A). TIGHT-FITTING, CLOSEABLE METAL OR GLASS DOORS.
B). OUTSIDE AIR INTAKE W/DAMPER & CONTROL.
C). FLUE DAMPER & CONTROL.
D). APPROVED SPARK ARRESTER IS TO BE PROVIDED.
E). GALV. SHT. METAL SHROUD OVER CHIMNEY, MAKE AND MANUFACT. TO BE DETER. BY OWNER.

(6) ONE-HOUR RATED FIRE RATED SEPERATION:
PROVIDE 1-LAYER OF 5/8" TYPE "X" GYPSUM BOARD TO THE CEILING FOR OCCUPANCY SEPARATION BETWEEN DWELLING AND THE GARAGE.

(7) PROVIDE 1/2" THICK GYPSUM BETWEEN GARAGE AND DWELLING IN GARAGE ON ALL WALLS.

(8) PREFAB. CAN FIREPLACE BY NAPOLEON. MODEL NO. BGD34-INT. NOTE: THIS APPLIANCE IS APPROVED FOR BATHROOM, BEDROOM, AND BED-SITTING ROOM INSTALLATIONS AND IS SUITABLE FOR MOBILE HOME INSTALLATION AND DOES NOT REQUIRE A HEARTH EXTENSION AS PER MANUFACTURER'S RECOMMENDATIONS.

WALL LEGEND

(NEW) 2 X 6 WOOD STUDS @ 16" O.C. (EXTERIOR WALLS INSULATED R-19)

FL BROAN ZB110 HL1 ENERGY STAR QUALIFIED, HU (5 AIR CHANGES PER HOUR) 110 CFM, 0.3 SONES, 6" Ø W/HUMIDISTAT W/ HI EFF. LUMINAIRE.

SD SMOKE DETECTOR
"SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP". "SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE."

CO CARBON MONOXIDE DETECTOR
"CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP" NOTE: ALL CARBON MONOXIDE ALARMS MUST RECEIVE POWER FROM THE ELECTRICAL WIRING SYSTEM WITH BATTERY BACKUP. R315

NOTE: ALL FINISHES AND MATERIALS SHALL COMPLY WITH CALIFORNIA MANDATORY GREEN CODE REQUIREMENTS AS SPECIFIED ON SHTS. GRN 1 THRU GRN 3.

NOTE: "PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE A MINIMUM OF 5.0 SQ. FT.). MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR." CBC 1026.2, 1026.3.

NOTE: "ALL HANDRAILS SHALL HAVE HEIGHT BETWEEN 34" TO 38" MEASURED FROM THE TREAD NOSING. HANDRAILS WITH CIRCULAR CROSS-SECTION SHALL HAVE OUTSIDE DIAMETER BETWEEN 1.25" TO 2". HANDRAILS WITH NON-CIRCULAR CROSS-SECTION SHALL HAVE PERIMETER DIMENSION BETWEEN 4" AND 6-1/4" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". OPENING BETWEEN THE GUARDS (BALUSTERS OR ORNAMENTAL PATTERNS) SHALL NOT ALLOW A SPHERE OF 4-3/8" PASS THROUGH THE OPENING. HANDRAIL SHALL BE CAPABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200# APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP." CRC R311.7.7.2, R311.7.7.3.

NOTE:

"SEE ATTACHED FORM CF-1R SPECIFYING THE REQUIRED ENERGY FEATURES FOR WALL/CEILING INSULATION, WINDOW AREAS AND TYPES, HVAC SYSTEMS, ALL LIGHTING AND SWITCHING, WATER HEATER TYPE AND INSULATION AND HERS RATER VERIFICATION (FORM CF-6R REQUIRED".

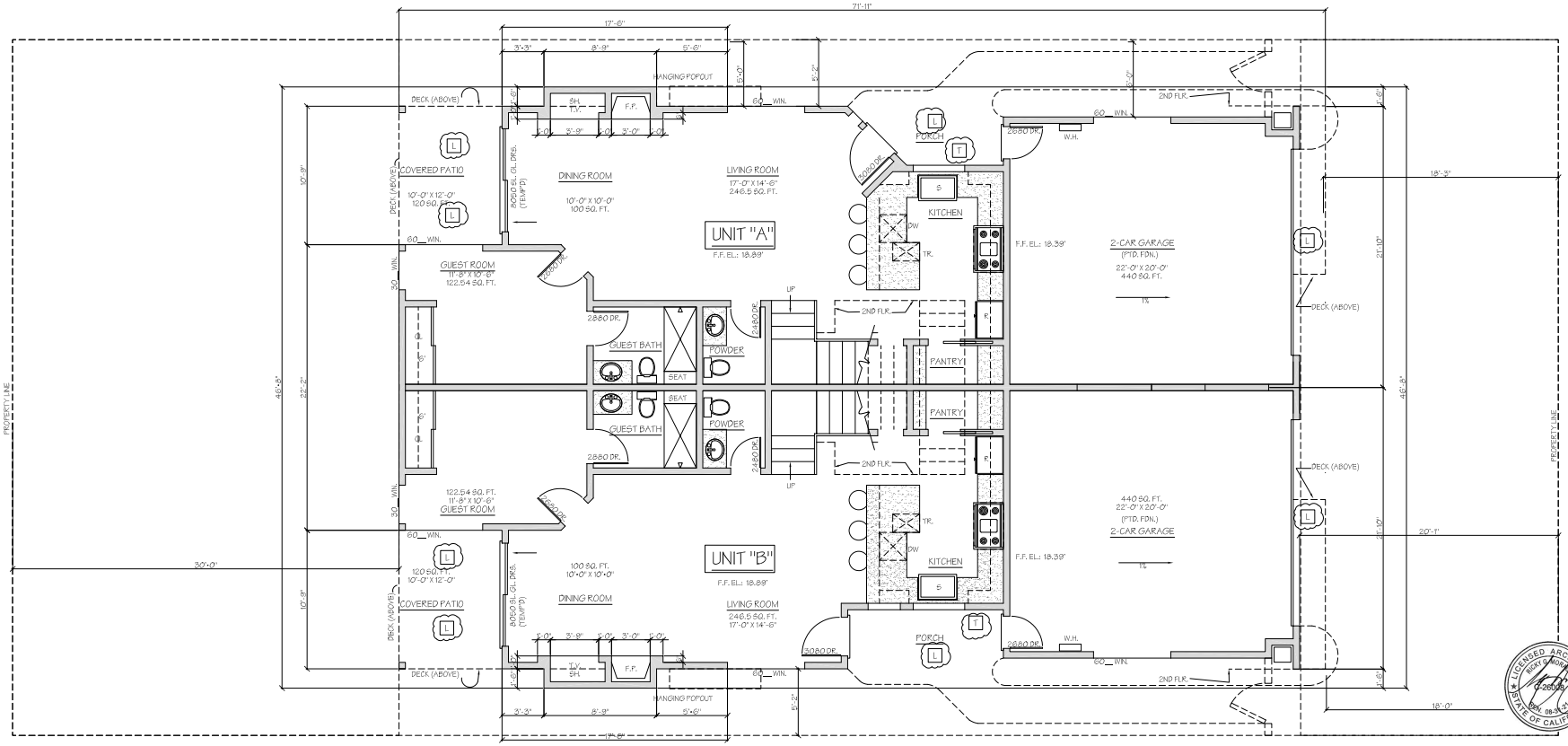
NOTE:

1-1/2" THK. LT. WT. CONC. @ 2ND & 3RD FLOOR, RESILIENT CHANNEL @ ALL LIVING AREA CEILINGS.

WINDOWS: MILGARD FIBERGLASS FRAME.

(T) TRASH AREA

(L) DENOTES FLUSH HI-EFFICACY LED CAN LTG @ CEILING, SOFFITS, & EAVES



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

0 1 2 4 8 12

DATE	REVISION

DRAWN BY | CHECKED BY | APPROVED

R. G. M. RICKY G. MORAGA
ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-482-1836

PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

Sheet
3

INT. DOOR SCHEDULE

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WINDOW NOTES

B RETAIN MFR. GLAZING STICKERS INTACT THROUGHOUT CONSTRUCTION. ALL WINDOWS SHALL BE AS NOTED BELOW U.N.O.

SYMBOL #

WINDOW SCHEDULE

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5	2' 0" X 2' 0"	CASE	DUAL GLAZED	FIBERGLASS	0.32	0.24
6	2' 6" X 3' 6"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
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SYMBOL #

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2 NOTE: "PROVIDE 5/8" THK. GREENBOARD OR 5/8" FULL MUDSET OVER PAPER BACKED LATH UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 72" (MIN.) ABOVE THE DRAIN INLET (TYP.).

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A). TIGHT-FITTING, CLOSEABLE METAL OR GLASS DOORS.
B). OUTSIDE AIR INTAKE W/DAMPER & CONTROL.
C). FLUE DAMPER & CONTROL.
D). APPROVED SPARK ARRESTER IS TO BE PROVIDED.
E). GALV. SHT. METAL SHROUD OVER CHIMNEY, MAKE AND MANUFACT. TO BE DETER. BY OWNER.

6 ONE-HOUR RATED FIRE RATED SEPERATION:
PROVIDE 1-LAYER OF 5/8" TYPE "X" GYPSUM BOARD TO THE CEILING FOR OCCUPANCY SEPARATION BETWEEN DWELLING AND THE GARAGE.

7 PROVIDE 1/2" THICK GYPSUM BETWEEN GARAGE AND DWELLING IN GARAGE ON ALL WALLS.

8 PREFAB. CAN FIREPLACE BY NAPOLEON. MODEL NO. BGD34-INT. NOTE: THIS APPLIANCE IS APPROVED FOR BATHROOM, BEDROOM, AND RED-SITTING ROOM INSTALLATIONS AND IS SUITABLE FOR MOBILE HOME INSTALLATION AND DOES NOT REQUIRE A HEARTH EXTENSION AS PER MANUFACTURER'S RECOMMENDATIONS.

WALL LEGEND

(NEW) 2 X 6 WOOD STUDS @ 16" O.C. (EXTERIOR WALLS INSULATED R-19)

FL BROAN ZB110 HI.I ENERGY STAR QUALIFIED, HI (5 AIR CHANGES PER HOUR) 110 CFM, (SONES, 6" Ø W/HUMIDISTAT W/ HI EFF. LUMINAIRE.

SD SMOKE DETECTOR
"SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP" "SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE."

CO CARBON MONOXIDE DETECTOR
"CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP" NOTE: ALL CARBON MONOXIDE ALARMS MUST RECEIVE POWER FROM THE ELECTRICAL WIRING SYSTEM WITH BATTERY BACKUP. R315

NOTE: ALL FINISHES AND MATERIALS SHALL COMPLY WITH CALIFORNIA MANDATORY GREEN CODE REQUIREMENTS AS SPECIFIED ON SHTS. GRN1 THRU GRN.3

NOTE: "PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE A MINIMUM OF 5.0 SQ. FT.). MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR." CBC 1026.2, 1026.5.

NOTE: "ALL HANDRAILS SHALL HAVE HEIGHT BETWEEN 34" TO 38" MEASURED FROM THE TREAD NOSING. HANDRAILS WITH CIRCULAR CROSS-SECTION SHALL HAVE OUTSIDE DIAMETER BETWEEN 1.25" TO 2". HANDRAILS WITH NON-CIRCULAR CROSS-SECTION SHALL HAVE PERIMETER DIMENSION BETWEEN 4" AND 6-1/4" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". OPENING BETWEEN THE GUARDS (BALUSTERS OR ORNAMENTAL PATTERNS) SHALL NOT ALLOW A SPHERE OF 4-3/8" PASS THROUGH THE OPENING. HANDRAIL SHALL BE CAPABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200# APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP." CRC R311.7.7.2, R311.7.7.3.

NOTE:

"SEE ATTACHED FORM CF-1R SPECIFYING THE REQUIRED ENERGY FEATURES FOR WALL/CEILING INSULATION, WINDOW AREAS AND TYPES, HVAC SYSTEMS, ALL LIGHTING AND SWITCHING, WATER HEATER TYPE AND INSULATION AND HERS RATER VERIFICATION (FORM CF-6R REQUIRED".

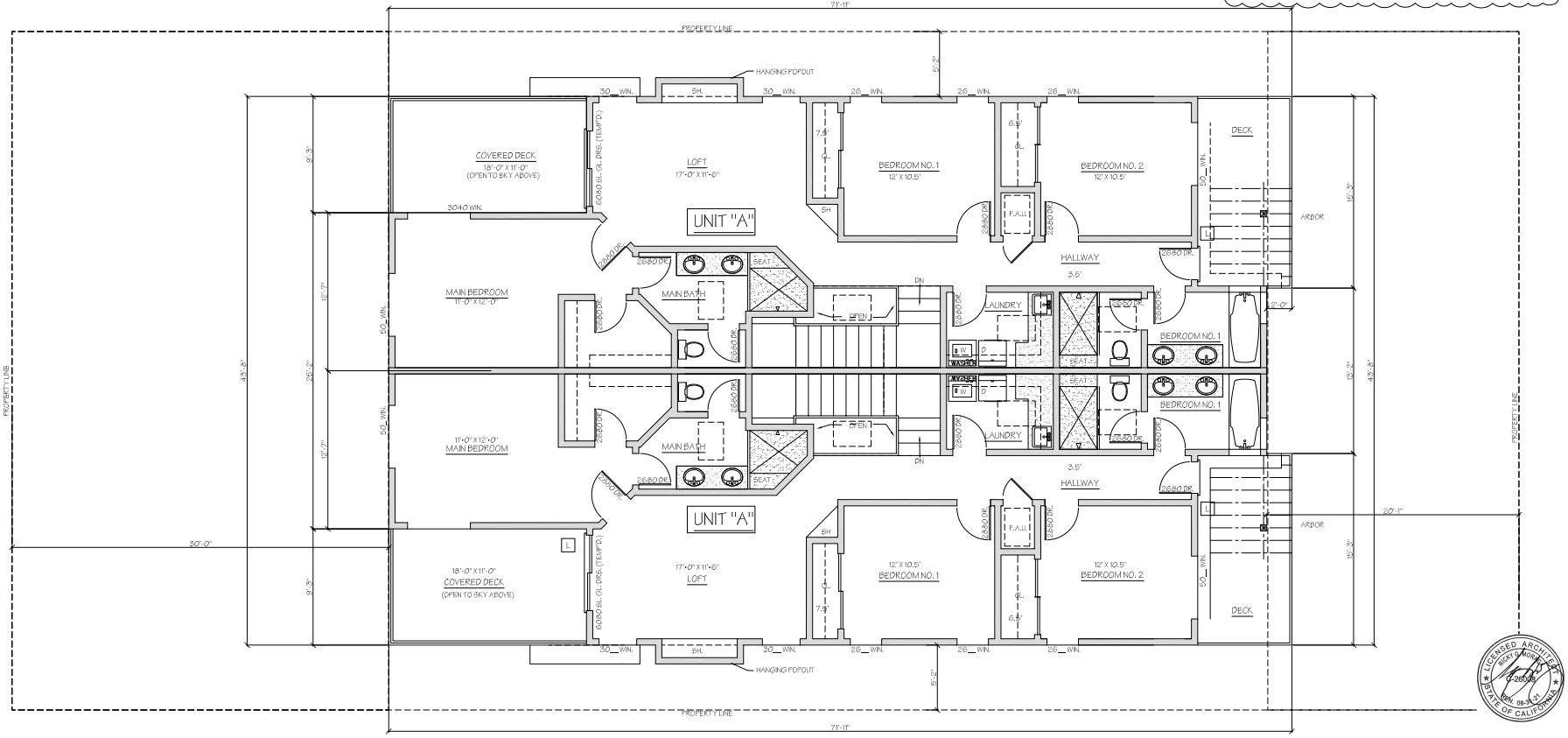
NOTE:

1-1/2" THK. LT. WT. CONC. @ 2ND & 3RD FLOOR, RESILIENT CHANNEL @ ALL LIVING AREA CEILINGS.

WINDOWS: MILGARD FIBERGLASS FRAME.

T TRASH AREA

L DENOTES FLUSH HI-EFFICACY LED CAN LTG @ CEILING, SOFFITS, & EAVES



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

0 1 2 4 8 12

LICENSED ARCHITECT RICKY G. MORAGA C-26005 REN. 08-31-21 STATE OF CALIFORNIA

DATE	REVISION

DRAWN BY | CHECKED BY | APPROVED

R. G. M. RICKY G. MORAGA ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-482-1836

PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

Sheet 4

ROOF PLAN NOTES

1 CLASS "A" ROOFING BY BORAL ROOFING LLC, SAXONY 900 SLATE, COLOR: BROWN BLEND. INSTALL PER MANUFACTURER'S CALCULATIONS AND SPECIFICATIONS. PROVIDE ROOF VENTS EQUAL IN AREA TO 1 SQ. FT. / 150 SQ. FT. OF ATTIC FLOOR AREA WITH 50% OF VENTS WITHIN 3'-0" VERTICALLY FROM FLOOR OF ATTIC.

2 "ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY".
50. BUILT-UP ROOFING CONSTRUCTION, AS IT APPLIES TO THE PROPOSED EXTERIOR DECK AREA SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS AS STATED ON SHT. 9.2, ICC-ES REPORT NO. _____, DEX-O-TEX, AND DRAINAGE SHALL CONFORM TO THIS SHEET AS TO THE 2% MIN. FLOW TO PLAN SHOWN ON THIS SHEET. (§ 107.2 CBC]
51. REFER TO SHEET G2 FOR DISCHARGE DRAINAGE FOR PROPOSED SCUPPER AND OVERFLOW ROOF DRAINAGE.
52. SPECIFY ICC, UL OR OTHER RECOGNIZED LISTING APPROVAL NUMBER FOR ROOF MATERIALS NOT COVERED IN CBC, E.G., TILE, ETC. [§107.2 CBC]
53. PLEASE NOTE THE PROPOSED ROOF DECK COVERING ON SHEET 9.2 IS NOT APPROVED FOR USE IN THE REQUIRED WIND EXPOSURE FOR THIS SITE. PLEASE PROVIDE PROPOSED INFORMATION UPON THE PLAN TO VERIFY COMPLIANCE AND INCLUDE THE ICC OR SIMILAR TESTING AGENCY APPROVAL FOR THE PROPOSED ROOF DECK MATERIAL. (§107.3.4 & 1603 CBC)
54. PROVIDE SKYLIGHT DETAILS TO SHOW COMPLIANCE WITH SECTION 2610 AND SECTION 2405 OR PROVIDE ICC OR OTHER RECOGNIZED APPROVAL LISTINGS. PLEASE PROVIDE ADDITIONAL INFORMATION FOR THE PROPOSED SLIDING ACCESS ROOFLIGHT SHOWN ON SHEET 9 AND 9.1. ADDITIONAL DETAILS ARE REQUIRED SUPPORTING THE STRUCTURAL ASSEMBLY PROPOSED.
55. SHOW ATTIC OR ENCLOSED RAFTER SPACE VENTILATION. MINIMUM VENT AREA IS 1/150 OF ATTIC AREA, NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE, LOCATED AT MOST 3 FEET BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE WITH THE REMAINING VENT AREA PROVIDED BY EAVE OR CORNICE VENT. (§1202.2 CBC)

LEGEND

H - HIP

V - VALLEY

R - RIDGE

C - CRICKET

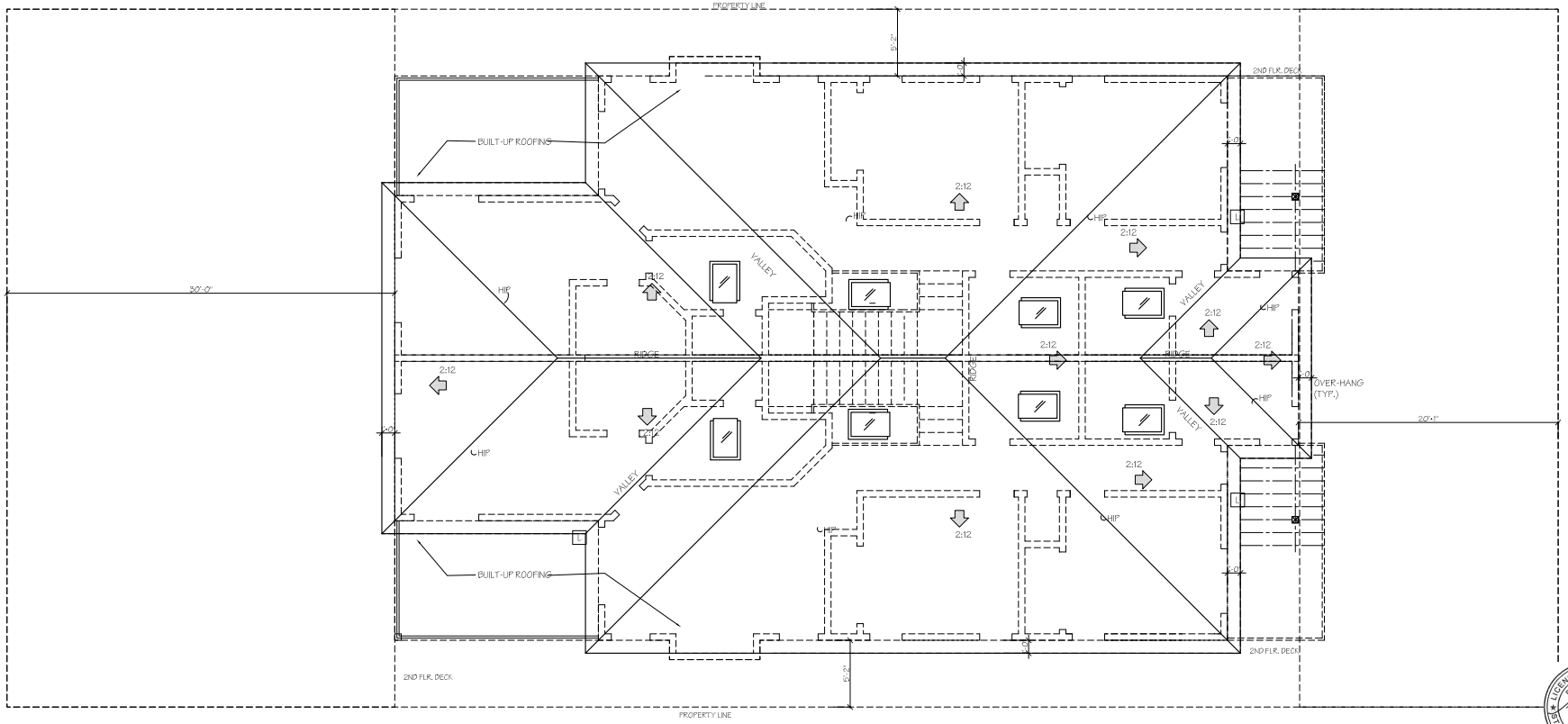
D&S - ROOF DRAIN AND SCUPPER

SLOPE 2:12 — 2ND FLOOR ROOF

SLOPE 2:12 — 1ST FLOOR ROOF

O'HAGIN VENTS HIGH

O'HAGIN VENTS LOW



ROOF PLAN

SCALE: 1/4" = 1'-0"

NORTH

0 1 2 4 8 12

DATE	REVISION

DRAWN BY | CHECKED BY | APPROVED

R. G. M. ARCHITECTURE & PLANNING
RICKY G. MORAGA
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-482-1836

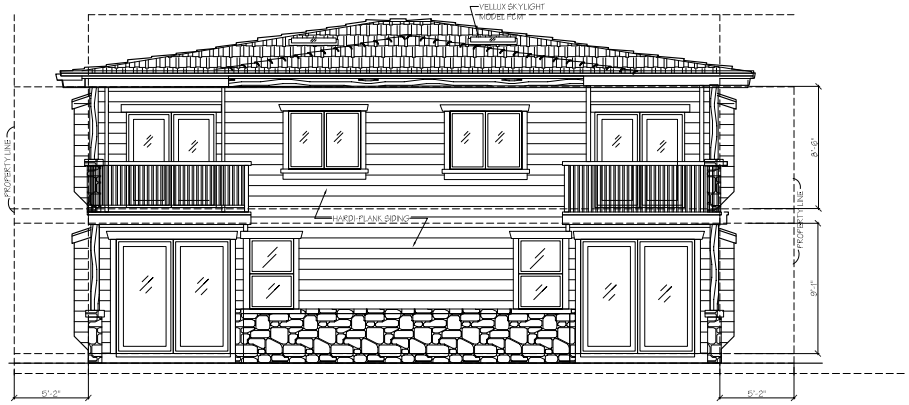
PROPOSED 2-STORY DUPLEX FOR:
MORRIS CANAL, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

LICENSED ARCHITECT RICKY G. MORAGA C-26006 EXP. 08-31-21 STATE OF CALIFORNIA

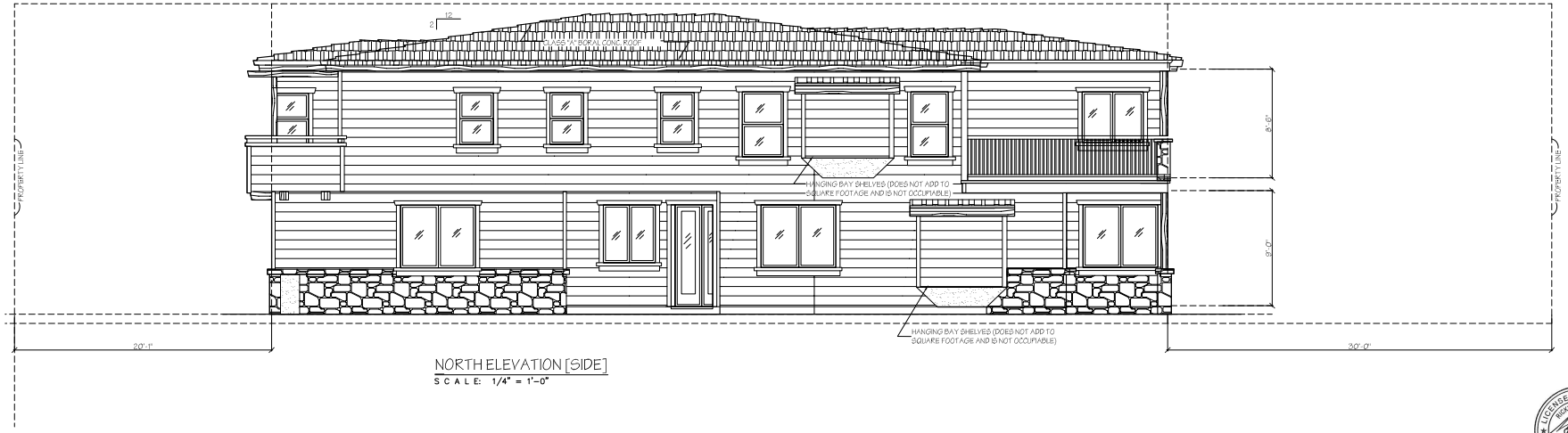
Sheet 7

ELEVATION NOTES:

1. CLASS "A" ROOFING BY BORAL ROOFING LLC. CONCRETE ROOF TILES, SAXONY 900 SLATE, BROWN BLEND COLOR, INSTALL PER MANUFACTURER'S CALCULATIONS AND SPECIFICATIONS.
2. LAP SIDING BY: JAMES HARDIE
   STYLE: SELECT CEDARMILL
   COLOR: KHAKI BROWN
3. VINYL WINDOWS & FRAMES BY: "MILGARD" COLOR: WHITE
4. PRECAST STONE BY: CORONADO STONE, STYLE: ASHLAR & RUBBLE SERIES, COLOR: OSAGE-FOSSIL BAY.
5. PAVERS BY: OLSEN PAVINGSTONE, PATTERN: COUNTRY COBBLE, COLOR: SAND / B-5 MIX.



WEST ELEVATION [REAR]
SCALE: 1/4" = 1'-0"



NORTH ELEVATION [SIDE]
SCALE: 1/4" = 1'-0"

DATE	REVISION

DRAWN BY | CHECKED BY | APPROVED

R. G. M. RICKY G. MORAGA
ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-482-1836

PROPOSED 2-STORY DUPLEX FOR:
MORRIS CANAL, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

Sheet
8

ELEVATION NOTES:

1. CLASS "A" ROOFING BY BORAL ROOFING LLC. CONCRETE ROOF TILES, SAXONY 900 SLATE. BROWN BLEND COLOR. INSTALL PER MANUFACTURER'S CALCULATIONS AND SPECIFICATIONS.
2. LAP SIDING BY: JAMES HARDIE
   STYLE: SELECT CEDARMILL
   COLOR: KHAKI BROWN
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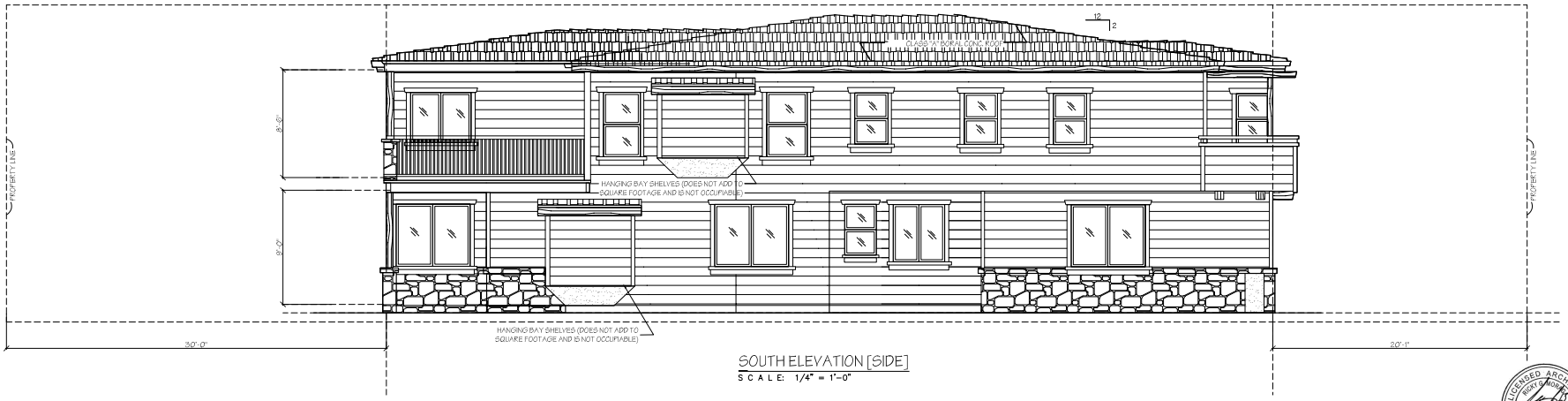
5. PAVERS BY: OLSEN PAVINGSTONE, PATTERN: COUNTRY COBBLE, COLOR: SAND / B-5 MIX.

EAST FRONT ELEVATION [VIEW FROM DUNES STREET]

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION [SIDE]

SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
RICKY G. MORAGA
C-26006
08-31-21
STATE OF CALIFORNIA

DATE	REVISION

DRAWN BY
CHECKED BY
APPROVED

R. G. M.
RICKY G. MORAGA
ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA. 93010 805-482-1836

PROPOSED 2-STORY DUPLEX FOR:
MORRIS CANAL, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

Sheet
9

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HARDSCAPE LEGEND

1. Pavers by Olsen Pavingstone, Country cobble pattern, B-5 mix color.
2. Existing Blockwall on propertyline with neighbors on both sides. If additional wall is needed, finish neighbor's side of wall to match his existing wall.
3. Blockwall return.
4. Self-closing, locking gate.

PLANTING NOTES

1. The work to be performed under this contract shall include furnishing all labor, material, tools, machinery and equipment necessary to completely install plants, turf, mowstrips, etc. as shown on the plans.

2. Landscape contractor and all of his subcontractors shall comply with all state and local codes, ordinances and regulations.

3. All plant material shall be well established, vigorous, of normal growth habit and free of disease and insect infestation. Plants shall have normal healthy root systems filling their container but not rootbound. Plants not fulfilling these conditions shall be removed from the site at no cost to the owner.

4. Each separate plant species to have a minimum of 70% of the total number of plants tagged with the complete botanical name.

5. In case of discrepancy, plants actually shown on the plan shall take precedent over the plant count shown in the legend. Landscape Contractor is responsible for supplying all plants shown on plan.

6. TRUNK GUARDS are required on all trees in turf areas.

7. Topdress all shrub areas receiving groundcover with 1" of Agromin.com's ES-2 mulch. Topdress all shrub areas without groundcover with 3" of Agromin.com's ES-2 mulch.

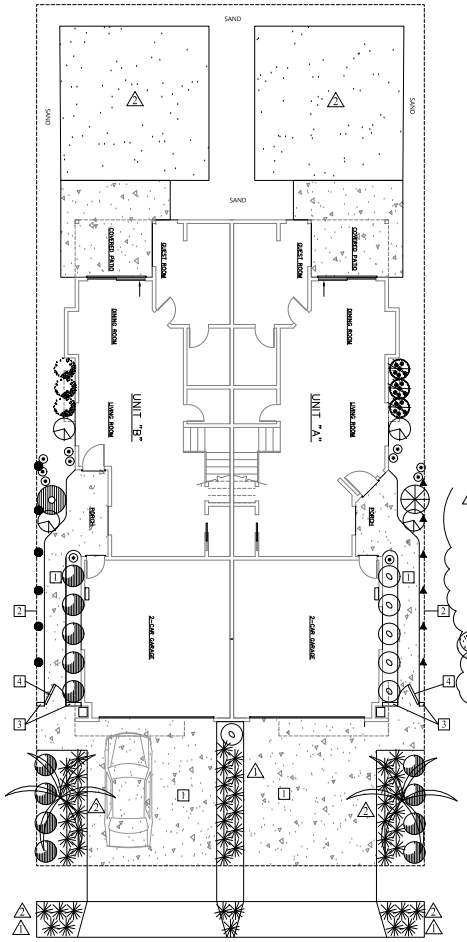
8. Thirty days after installation, fertilize all landscape areas with BEST 16-6-8 slow release granular or similar.

9. If required, Landscape Contractor shall contact the city's landscape inspector for inspection of all trees prior to planting. Allow 48 hours notice.

10. SOIL AMENDMENT-A nitrolyzed organic soil amendment shall be rototilled into the top 6 inches of soil after the finish grade has been established. For turf and shrub areas with less than 2:1 slope, rototill at the following rates per 1000 square feet:

3 cy Agromend by Agromin.com and 150 lbs. balanced slow release fertilizer.
(For slopes of 2:1 or greater amend soil at plant hole only.)

BACKFILL MIXTURE for plant holes:
4 parts Agromend, 6 parts native soil, balanced slow release fertilizer



DUNE STREET

PLANTING LEGEND

Symbol	Qty	Botanical name	Common name	Code	WUCOLS Rating
Shrubs and Groundcovers					
	5 gal	Agave attenuata 'Kara's Stripes'	Var. Foxtail Agave	L	
	5 gal	Correa 'Ivory Bells'	Australian Fuchsia	L	
	5 gal	Hedera helix	Needlepoint ivy	L	
	5 gal	Hedera helix 'Variegata'	Variegated Needlepoint ivy	L	
	5 gal	Perovskia 'Blue Spire'	Russian Sage	L	
	5 gal	Rhaphiolepis umb. 'Minor	Indian Hawthorn	L	
	5 gal	Rosmarinus 'Lckwd de Forst'	Rosemary	L	
	5 gal	Salvia leucantha	Mexican Sage (maintain at 3' tall)	L	
	5 gal	Stipa tenuissima	Mexican Feathergrass	L	
	5 gal	Westringia 'Bluegem'	Coast Rosemary	L	
	5 gal	Yarrow millefolium	Native Yarrow	L	
	24"box	Arecastrum romanz.	Queen Palm	M	
	Sod		Tall fescue Grass	H	

TOTAL PERVIOUS AREA = 2452 SF

TOTAL LANDSCAPED AREA = 1680 SF

395 = Planted part of the yard for half of the site.
445 = sod
840 = half of the site
x 2
1680 = total ls area

PSW 5/10/2022 1:00 PM L-1 Morris HS,PL 210429.dwg

REVISIONS:	DATE:	BY:
1 Changes per city review	1/28/22	
2 Changes per city review	5/10/22	

Philip S. Miller & Associates
site planning landscape architecture
6203 calle bodega, camarillo, ca 93012 805.383.7591 #3559
philcamille@verizon.net

SHEET: Hardscape & Planting Plan

PROJECT: PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

PROJECT NAME: 911 Dune

DATE: April 29, 2021

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

SHEET NUMBER: L-1

OF 4

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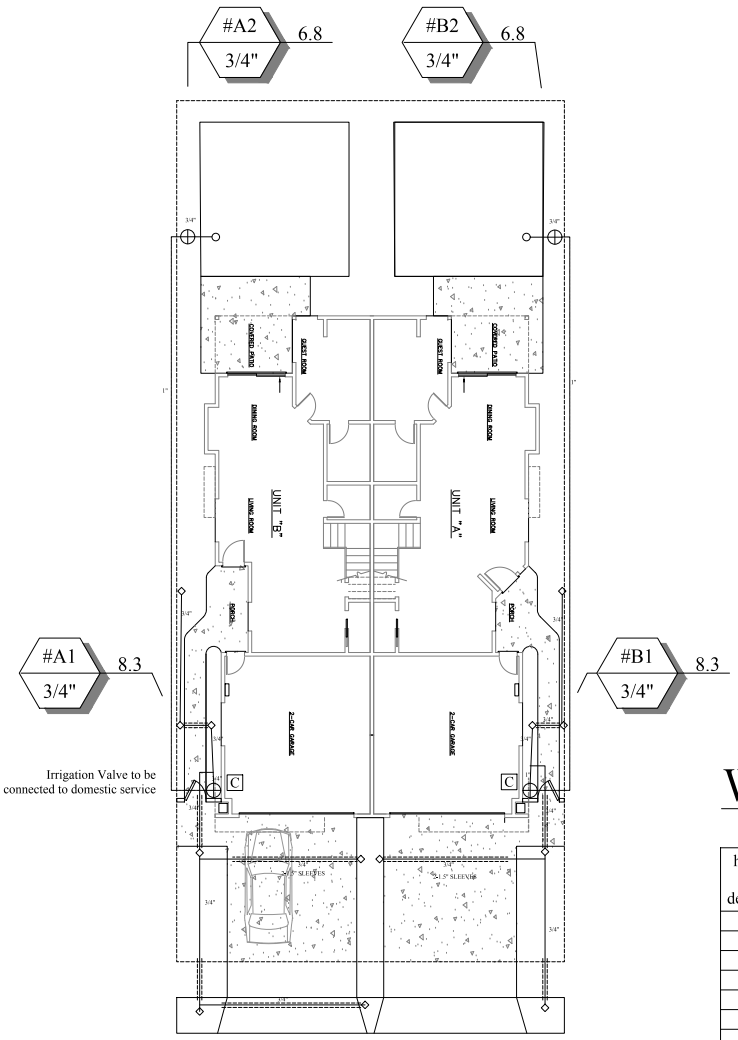

IRRIGATION LEGEND

SYMBOL	MANF	MODEL	DESCRIPTION	REMARKS
	RAINBIRD	XACZ-075-PRF	REMOTE CONTROL VALVE	
	RAINBIRD	XACZ-075-PRF	REMOTE CONTROL VALVE	
C	RAINBIRD	ESP-SMTe	4 STATION SMART MODULAR CONTROL SYSTEM	SEE PLAN FOR LOCATION
	NIBCO	T113	GATE VALVE - LINE SIZE	
	NETAFIM	PVC CONNECTION FROM VALVE TO SUPPLY HEADER IN 24" O.C. EMITTER SPACING ZONES		SEE DETAIL/PLAN
	NETAFIM	PVC CONNECTION FROM VALVE TO SUPPLY HEADER IN 12" O.C. EMITTER SPACING ZONES		SEE DETAIL/PLAN
	This dashed line separates the 2 drip zones originating at their header connections. Other drip zones are separated by the entry walk and the stepping stones.			
		SCH 40 PVC	MAINLINE - 18" OF COVER	SIZE PER PLAN
3/4"		SCH 40 PVC	LATERAL LINE - 12" OF COVER	SEE DETAIL
		SCH 40 PVC	SLEEVES -24" OF COVER	2X LINE SIZE

DRIP IRRIGATION NOTES

The intent of the drip system is to provide 100% coverage of the entire planting area.

1. Prior to installing the Netafim irrigation, the irrigation contractor shall meet with the landscape architect and the Netafim representative to review the installation. Netafim rep: Bill Millward, 951.287.4630. Allow two week lead time.
2. Dripline to be TECHLINE CV set 18" with emitters at 18" o.c. All emitters to be 0.92 GPH.
3. Insert staples at 3 ft. on center.
4. In shrub and groundcover areas, set dripline on finish grade and cover with 3" layer of mulch or decomposed granite.
5. Each separate drip zone to have two (2) manual flush valves (model TLSOV) located at exhaust headers per detail. One valve often has more than one zone.
6. For planters with a 4' level change, each PVC riser to have a 1" Guardian Air Relief Vent installed at the highest point of that zone.

GENERAL IRRIGATION NOTES

1. Contractor shall contact DigAlert at 1 (800) 422-4133 one week prior to digging.
2. Equipment shown in paving or offsite areas is for graphic clarity only and shall be installed within planters within 24" of front edge of planter whenever possible.
3. Contractor shall be responsible for conditions as they exist onsite and shall visit site prior to bidding.
4. A guarantee of one full year shall be granted by the contractor on the irrigation system, excluding obvious acts of vandalism or changes by others. Contractor shall be responsible for maintenance and repairs during that time.
5. Provide Rainbird RSD Series Rain Sensor.
6. POINT OF CONNECTION-Installer of domestic waterline to provide stub up for irrigation 1" mainline. Install gate valve between stub up and irrig. mainline.

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 32.9

hydrozone# plantg description	plant factor (PF)	irrig method	Irrig Efficiency (IE)	ETAF (PF/IE)	(A) (LA-landscape area in sq. ft.)	(B) ETAF x LA	ETWU (annual gallons req'd)
shrubs	.2	drip	.81	.25	2180	545	11,118
grass	.7	drip	.81	.86	890	765	15,606
Average ETAF (B/A) = .43				totals	(A) 3070	(B) 1310	
						ETWU total	26,724
				MAWA (annual gallons allowed)			28,183
Plant Factor: very low 0-.1, low .1-.3, medium .4-.6, high .7-1.0				20.4	ETWU = (32.9)(0.62)(ETAF x LA) MAWA = (32.9)(0.62)(.45 x LA)		

REVISIONS:	DATE:	BY:
1 Changes per city review	1/28/22	
2 Changes per city review	5/10/22	

Philip S. Miller & Associates
site planning landscape architecture
6203 calle bodega, camarillo, ca 93012 805.383.7591
philcamille@verizon.net
#3559

SHEET: Irrigation Plan

PROJECT: PROPOSED 2-STORY DUPLEX FOR: MORRIS DUNES, LLC. 911 DUNES STREET, OXNARD, CA 93035 LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

PROJECT NAME: 911 Dune

DATE: April 29, 2021

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

SHEET NUMBER: L-2

OF 4

PSM 5/10/2022 1:00 PM L-2 Morris IR 210429.dwg

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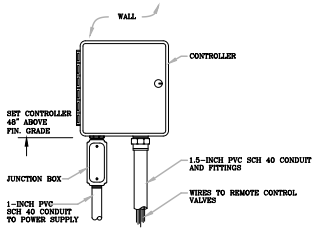
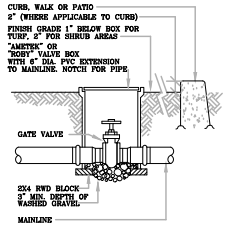


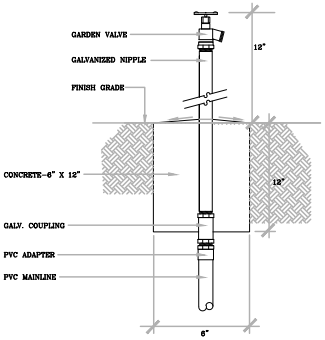
A CONTROLLER

NOT TO SCALE



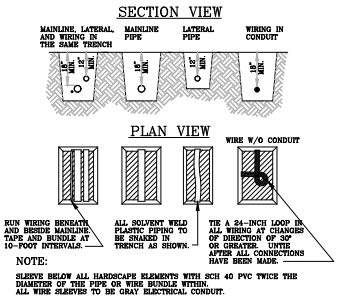
B GATE VALVE

NOT TO SCALE



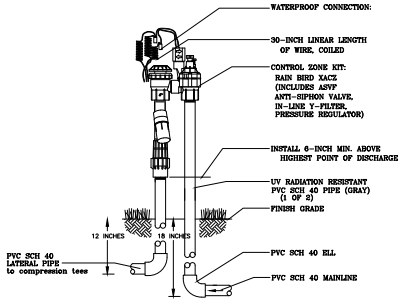
C GARDEN VALVE

NOT TO SCALE



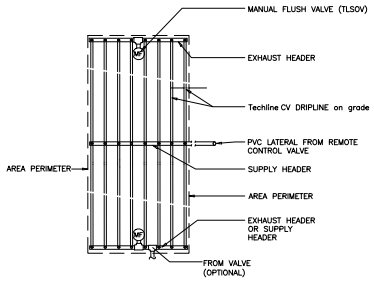
D PIPE & WIRE TRENCHING

NOT TO SCALE



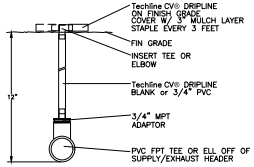
E DRIP VALVE MANIFOLD

NOT TO SCALE



F Techline® CV CENTER FEED LAYOUT

NOT TO SCALE DETAIL – C102



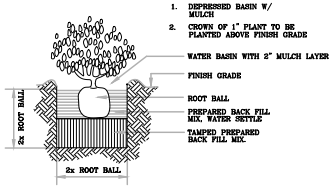
FOR ZONES LESS THAN 5 GPM BLANK TECHLINE CV ON GRADE MAY BE USED AS SUPPLY/EXHAUST HEADER.

G HEADER TO DRIPLINE CONNECTION

NOT TO SCALE

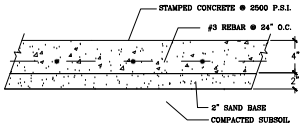
NOTES:

1. DEPRESSED BASIN W/ MULCH
2. CROWN OF 1" PLANT TO BE PLANTED ABOVE FINISH GRADE



H SHRUB PLANTING DETAIL

NOT TO SCALE



I CONCRETE SECTION

NOT TO SCALE

REVISIONS:	DATE:	BY:

Philip S. Miller & Associates
site planning landscape architecture
6203 calle bodega, camarillo, ca 93012 805.383.7591 #3559
philcamille@verizon.net

SHEET: Details

PROJECT: PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

PROJECT NAME: 911 Dune

DATE: April 29, 2021

SCALE: no scale

SHEET NUMBER: L-3

OF 4

PSM 4/29/2021 4:36 PM L-3 Morris Details 210429.dwg

These drawings are the property of Philip S. Miller and Associates. All rights are reserved and shall not be used on any other project except by written agreement with Philip S. Miller and Associates. Written dimensions to take precedent over scaled dimensions and shall be verified on the job site. Any discrepancies shall be brought to the attention of Philip S. Miller and Associates prior to the commencement of any work.

GENERAL

1. SCOPE
Contractor shall furnish materials, perform labor and provide supervision required to execute this work as indicated on the drawings and these specifications as necessary to complete the contract, including but not limited to the following:

Irrigation
Planting

2. PERMITS
Contractor shall apply and pay for all necessary permits pursuant to this work as may be required by government ordinances and codes.

3. CLEANING
Contractor is responsible for removal and disposal of waste of debris created during the performance portion of the contract.

4. MAINTENANCE
Contractor shall provide care necessary to maintain improvements until work is finished and accepted. (Refer to maintenance under each division.)

5. PROVIDED BY OWNER
Owner shall provide clean soil, surface free of debris and refuse and within 2" of finished grade. Owner will provide necessary utilities for the execution of work' water, power, etc. without charge to the Contractor. In addition, Owner shall locate existing utilities for the Contractor. Owner shall permit the Contractor access to portions of site for piping.

6. PROTECTION
Contractor shall protect all existing trees, buildings, and improvements from damage and shall be responsible for all necessary repairs or replacements at no additional cost to Owner should such damage occur.

7. DUST CONTROL
Contractor shall avoid the creation of excessive dust during construction by watering construction area periodically.

8. VERIFICATION AND ACCEPTANCE
Contractor shall check and verify existing site, dimensions, and finish grades (when applicable), in comparison with drawings, and notify Landscape Architect of variations. It will be assumed that the Contractor has viewed the site and conditions prior to entering into agreements.

9. CONTRACTUAL RELATIONSHIP
In the performance of this contract, the Contractor agrees that s/he shall assume sole responsibility for job site conditions during the course of construction of this project including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The Contractor shall defend, indemnify and hold the Owner and the Landscape Architect harmless from all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or the Landscape Architect.

10. CONDUCT OF WORK
Contractor shall continuously maintain a competent superintendent or foreman, satisfactory to the Owner, to supervise the work while it is in progress. The superintendent shall have the authority to act for the Contractor in all matters pertaining to the work. Work shall be coordinated with other trades so as to provide a complete functional system.

11. INSPECTION BY OWNER
The following are subject to inspection by the Owner's agents or Landscape Architect, but visits to and inspections of site are not necessarily limited to these phases:
Piping
Finish Grading
Soil Preparation
Irrigation Coverage Test
Plant Material
Spotting of Plants
Completion

Contractor shall give one week's notice prior to the that time an inspection is desired. If the Contractor calls for an inspection and is not prepared when the Landscape Architect arrives, creating the need for an additional inspection, the Contractor shall pay the Owner for the Landscape Architect's time and travel expenses on a portal to portal basis at the Landscape Architect's rate of $125.00 per hour.

12. INSPECTION BY LOCAL REGULATING AUTHORITY
Contractor shall notify the Owner and the local regulating authority when ready for these or any other inspections the Agency may require:
Installation
Soil Preparation
Main Line Pressure Test
Irrigation Coverage Test
Final Installation Certificate of Inspection

13. LOCAL ORDINANCES AND REGULATIONS
All state, municipal and local laws, codes, rules and regulations governing any part of this work shall become a part of the specifications; and when a portion of these specifications becomes incompatible, the source describing the better workmanship, higher quality material or larger size shall supersede.

14. SAFEGUARDS
Contractor shall provide and maintain adequate safeguards, such as temporary walks, covers, railings, warning signs, etc, against hazards which will expose persons to injuries, hurt or damage and shall be responsible if same does occur. Periods between excavation, installation of piping and footings, and backfilling shall be kept to a reasonable minimum. Open excavations adjacent to roads, walks, and driveways shall be provided with appropriate temporary covers and warning signs.

15. BIDS
The Owner or his representative may choose to accept or reject any or all bids or portions thereof. The bidders shall use materials specified herein by name to prepare the bid price. No substitutions shall be allowed.

16. SUBSTITUTIONS
Contractor shall not make substitutions for materials specified. Adjustments shall be considered based upon current list prices.

IRRIGATION

1. GENERAL

A. Scope
Contractor shall furnish materials, perform labor and provide supervision required to execute this work as indicated on the landscape drawings and as specified and necessary to complete the contract including, but not limited to the following:
Trenching Head and Coverage Inspection
Piping Adjust Sections
Clean-up Valves and Valve Boxes
Low Voltage Mainline Pressure Test
Backfilling Controllers

B. Provided by Owner or other trades
1. Existing lines or utilities broken by workers in other trades shall be repaired by others.
2. 110V source in vicinity of controller.
3. Any additional information pertaining to underground utilities.

C. Safeguards
The Contractor shall protect all existing utilities and repair any damage to them with matching new materials at no additional cost to Owner.

D. The Contractor shall view conditions prior to beginning work. The Contractor shall examine conditions on site (hardscape/grades) for variations from drawings. In the event discrepancies have been noted, the Landscape Architect shall be notified immediately. The Contractor shall not proceed with installation in these areas until discrepancies have been fully resolved.

E. Existing Systems
The existing systems shall be reconditioned including cleaning, minor repairs, adjustments.

2. MATERIALS

A. Plastic Pipes
All subsurface piping shall be 100% virgin polyvinyl chloride (PVC) and free from brittleness, blisters, wrinkles, dents, cracks, and holes.

B. PVC Pipes
The schedule or class of pipe shall coincide with the following use:

1. Main lines shall be class 315 type 1, grade 11, 1220.
2. Lateral lines shall be class 200 type 1, grade 11, 1220.
3. Fittings
   a. Main line fittings shall be SCH 80 PVC threaded type 11.
   b. Lateral line fittings shall be SCH 40 PVC type 11. Use fittings only for pipe laterals. No saddles.
4. Sleeves shall be SCH 40 PVC type 11.

C. Risers and Swing Risers
All risers for spray heads shall be flexible according to details and shall be flush with finish grade.

D. Automatic Controller
Controller shall be as indicated in drawings.

E. Remote Control Valves
Valves are to be as indicated in drawings.

F. Low Voltage Control Wire
Control wire shall be direct burial cable.

G. Valve Boxes
Provide plastic valve boxes with locking cover or equal.

H. Backflow Preventor
Backflow preventor shall be as shown or indicated on the drawings.

I. Sprinkler Heads
Sprinkler heads shall be as shown or indicated on the drawings.

J. Check Valves
Provide check valves as indicated on the drawings or as necessary whenever there is a low head drainage condition.

K. Gate Valves/ Ball Valves
Gate valves shall be brass and installed in valve boxes unless otherwise indicated.

L. Quick Coupler Valves
As shown or as indicated.

M. Wire Connectors
Wire Connectors shall be Rainbird "Snap-tite" or equal.

3. INSTALLATION

A. Excavation
Sides of trenches shall be vertical and free of any sharp edges. When two pipes (not main lines) are placed in a trench, they shall be separated by a minimum six-inch space. Pipe depth shall correspond to the following:

12" of cover over lateral lines
18" of cover over main lines
24" of cover over main lines under all streets/driveways

B. Piping
Contractor shall not install one pipe directly over another.

C. Welding
Primer may be used in PVC welding compound only when welding pressure main lines. Permit welds time to dry before submitting to rough handling. No water shall enter pipes until a 24-hour period has elapsed for curing.

D. Low Voltage Control Wire
Wire shall be placed in trench alongside pressure main line.

E. Valve Boxes
Install valve box lid flush with finish grade.

F. Anti-Siphon Devices
Anti-siphon devices shall be installed in a plumb and upright position.

G. Valves
Control valves, gate valves, ball valves and hose bibs, shall be installed according to drawings.

H. Automatic Controller
Mount controller on wall or in pedestal in conjunction with 110V electrical supply as shown on drawings.

I. Backfilling
Backfilling shall take place after inspection and testing and upon approval by Landscape Architect.
1. Backfill shall be free of rocks and sharp objects.
2. All backfill that will be under pavement shall be tamped and them inundated by water with the resulting slumps filled.

4. TESTING

A. Adjusting Valves
Adjust control valve to ensure that the last head on each line receives rated pressure. Also adjust flow control and individual heads to achieve coverage indicated on drawings.

B. Pressure Test
All pressure lines shall be observed at street pressure with gate valve/ball valve fully open. Pressure will be maintained for a period of three hours without leaking.

C. Coverage Test
When the system is complete, Contractor shall run each section demonstrating full and complete coverage of planting areas. This test will be conducted in the presence of the Landscape Architect.

5. GUARANTEE

The irrigation system shall perform satisfactorily including materials and workmanship, for a period of one full year from the end of the 90-day maintenance period.

6. RECORD DRAWINGS

A. As-Built Drawings
A scaled drawing shall be kept of the actual "As-Built" irrigation system. This record shall be presented to the Landscape Architect before acceptance and approval of the irrigation system.

B. Manufacturer's Information
Supply Owner with copies of all manufacturers' information that is provided with equipment.

C. Color-Coded Plan
Attach a reduced plastic sealed, color-coded "as-built" irrigation plan inside each controller door, stating the areas covered by each remote control valve.

7. CLEAN-UP

A. Cleaning
Contractor shall be responsible for waste or debris created within this work.

B. Finish Grade
Contractor shall return soil surfaces to uniform and level grades, free of depressions.

PLANTING

1. GENERAL

A. Scope
Contractor shall furnish materials, perform labor, and provide supervision required to execute this work, indicated on the drawings, and these specifications, as necessary to complete the contract, including but not limited to the following:
Soil Preparation and Fertilizers
Plant Placement and Planting
Inspection
Maintenance
Warranty

B. Order of Work
No planting shall be done until irrigation system has been completed, finish grades established, and planting areas prepared with soil amendments.

C. Plant Replacement
The same variety of plant and size will be replaced for a dead, sick, or undersized plant upon notice from Owner, Owner's agent, or Landscape Architect.

D. Substitutions
Any plant substitutions shall be approved in advance by the Landscape Architect. Substituted plant materials shall conform in every way to the requirements within this document package.

2. MATERIALS

A. Agronomic Soils Test
If stated in notes,
Contractor to provide and pay for an agronomic soils test. Test shall be performed after rough grading and before planting. A licensed company that is acceptable to the Owner and the Landscape Architect shall perform this test. The recommendations for soil amendments and fertilizer from this test shall be used in conjunction with the recommendations from these specifications.

B. Amendments - For Bidding Purposes

SEE PLANTING NOTES

C. Fertilizer - For Bidding Purposes

SEE PLANTING NOTES

D. Plant Material - As noted on drawings

E. Water
Hose connections and water will be provided by Owner or other trades.

F. Stakes
Tree stakes shall be 2"x2"x8', foundation grade heart redwood with pointed end or lodge pole pine, 2" diameter x 10' impregnated with coppernapthanate. Provide rubber ties as noted on drawings to secure trees to stakes.

G. Guy Wire
REFER TO DETAIL FOR GUYING.

3. INSTALLATION

A. Soil Preparation - For Bidding Purposes

SEE PLANTING NOTES

B. Inspection of Plant Material
Contractor shall notify Landscape Architect one week prior to arrival of plant material. Upon inspection by Landscape Architect, any unhealthy, misshapen, root bound, girdled, oversized or undersized plant material shall be rejected. It shall be replaced with plant material that is acceptable to the Landscape Architect at no additional cost to the Owner.

C. Spotting of Plants
Prior to planting, place plants in their containers into position for each area according to drawings.

1. The Landscape Architect shall be notified when plants have been spotted.
2. The Landscape Architect will view positions for approval.

D. Plant Pits
The holes for the plants shall be dug with rough sides and bottoms.

E. Removal from Containers
Can cutters shall be used to remove plants from cans or boxes when necessary. Immediately set plant in pit taking care to orient the plant as it was previously spotted.

F. Rootball
If rootball is badly cracked or broken or if it has circling, bound roots, replace with one of the same genus, specie, and variety that is healthy and vigorous but does not have circling or bound roots.

G. Pit Backfill
Before setting plant into pit, backfill and compact lightly 50% nitrolized shavings and 50% native soils. Complete backfilling of soil mix around plants by adding slow release fertilizer. Crown of rootball shall be 1" above surrounding finish grade. Agriform tablets to be added at the following rates:
1 gal plant 1 tablet
5 gal plant 3 tablets
15 gal plant 5 tablets
24" box tree 10 tablets
36" box tree 15 tablets
48" box tree 20 tablets
Firm backfill mix as it is being placed and make sure plant is upright.

H. Plant Basin
Construct a 3" to 4" raised rim of soil around the edge of the plant pit. Immediately fill the basin with water. Do not create rim if plants are planted in lawn areas.

I. Staking of Trees
After planting, drive in stake or stakes and secure tree as shown in details.

J. Guying
Large or dense trees shall be guyed when possible.

K. Planting Ground Covers
Moisten the soil to receive ground cover plant.

L. Soil Surface
The soil surface after planting shall be even, free of irregularities, depressions, etc., conforming to finished grade.

4. INSPECTION

A. Plant Material Inspection

1. Notify Landscape Architect one week prior to arrival of plants for inspection.
2. Notify Landscape Architect one week prior to spotting of accepted plants for approval of locations.

5. CLEAN-UP

A. Cleaning
Contractor shall maintain the work site in a neat and orderly condition while the work proceeds.

B. Final Clean-up
Contractor shall remove all tools and materials not installed, and all debris created within the course of work. Ruts, depressions, and scars left on site and in vicinity, caused by the Contractors' work shall be repaired before the

6. MAINTENANCE

A. Maintenance Period
All elements of the landscape shall be maintained in a responsible manner including:

1. Plant Care
Watering; resetting fallen, tilted, or sunken plants; watching for symptoms of diseases or pests; re-staking; re-guying, fertilizing; and pruning. There shall be no shearing unless called out om planting plan.

2. Weeding
All areas are to be kept weed free.

3. Watering Schedule
Provide Owner with an ESTIMATED watering schedule approved by Landscape Architect. This schedule shall provide run times and number of days in each cycle for each station and shall show seasonal changes in watering times for a one year period.

4. Cleaning
All walks and paved areas are to be neat and free of weeds and rubbish.

B. Maintenance Schedule
Supply Owner with a maintenance schedule approved by Landscape Architect including fertilizing times and amounts,

7. WARRANTY

All plant material shall be in good condition and evidence new growth for a period of 90 days beyond the end of the end of the maintenance period. Dead or dying material shall be replaced immediately with material as specified and/or shown of the drawings. Trees shall be guaranteed for a period of one year beyond the end of the maintenance period.

8. MAINTENANCE

Contractor shall assume responsibility for maintaining the site for a period of 90 days. This period shall not begin until final approval of the installation has been given by the Landscape Architect. During this period, the Contractor shall water, weed, fertilize, and prune as necessary to keep plants in a healthy, thriving condition. Plant material shall not be sheared, chopped, or headed back.

9. PROVIDE TO OWNER

A. As-Built Drawings
A clean, full-sized drawing shall be kept showing the actual "as-built" Irrigation system and Planting layout. This record shall be presented to the Landscape Architect before acceptance and approval of the irrigation system.

B. Color-Coded Plan
Attach a reduced plastic sealed, color-coded "as-built" irrigation plan inside each controller door, showing the areas covered by each remote control valve.

C. Manufacturer's Information
Supply Owner with copies of manufacturers' product information for backflow preventor, all valve types, all sprayhead types, all pipe types and controller.

D. Quick-coupler Keys
Contractor to provide Owner with (1) quick coupler key.

E. Controller Cabinet Keys
Contractor to provide Owner with all keys for the controller cabinet and controller enclosure.

F. Miscellaneous Equipment tools
Contractor to provide Owner with at least two adjustment tools specifically designed for that piece of equipment, including hex wrenches, etc.

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REVISIONS:	DATE:	BY:
△		

LANDSCAPE ARCHITECT
PHILIP S. MILLER NO. 3559
PSMiller
Signature
29April21
Date
STATE OF CALIFORNIA
LICENCED

Philip S. Miller & Associates
site planning
landscape architecture
6203 calle bodega camarillo, ca 93012 805.383.7591
philipmiller@verizon.net
#3559

SHEET: Specifications

PROJECT: PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
911 DUNES STREET, OXNARD, CA 93035
LOT 44 TRACT 1567-01, A.P.N. 196-0-021-085

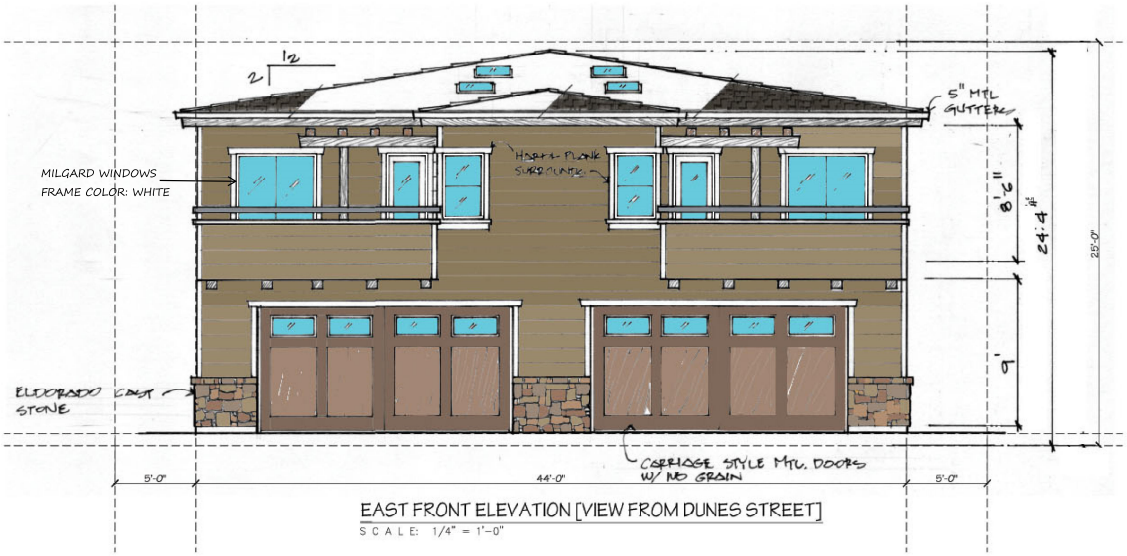
PROJECT NAME
911 Dune

DATE
April 29, 2021

SCALE

SHEET NUMBER
L-4

OF
4



EAST FRONT ELEVATION [VIEW FROM DUNES STREET]

SCALE: 1/4" = 1'-0"

PROPOSED DUPLEX FOR:

MORRIS DUNES LLC

911 DUNES STREET – OXNARD

EXTERIOR MATERIAL SAMPLES

ROOF SHINGLES: CERTAINTEED
STYLE: PRESIDENTIAL SHAKE
COLOR: COINTRY GRAY

LAP SIDING BY: JAMES HARDIE
STYLE: SELECT CEDARMILL
COLOR: KHAKI BROWN

DECK & CABLE RAILING: FIBERON
DECK COLOR: CASTLE GRAY

TRIM & POST PAINT BY: DUNN EDWARDS
COLOR: WHITE

VINYL WINDOWS & FRAMES BY:
"MILGARD" COLOR: WHITE

PRECAST STONE Y: CORONADO STONE
STYLE: ASHLAR & RUBBLE SERIES
COLOR: OSAGE- FOSSIL BAY

PAVERS BY: OLSEN PAVINGSTONE
PATTERN: COUNTRY COBBLE
COLOR: SAND/ B-5 MIX

ARCHITECT: RICKY G. MORAGA–LIC C26008 – 350 N. LANTANA ST, STE 222, CAMARILLO 93010 – 805-482-1836

ROPOSED DUPLEX FOR:

MORRIS DUNES LLC

911 DUNES STREET ~ OXNARD

EXTERIOR MATERIAL SAMPLES

ROOF SHINGLES: BORAL
STYLE: SAXONY 900SLATE
COLOR: BROWN BLEND

LAP SIDING BY: JAMES HARDIE
STYLE: SELECT CEDARMILL
COLOR: KHAKI BROWN

DECK & CABLE RAILING: FIBERON
DECK COLOR: CASTLE GRAY

VINYL WINDOWS & FRAMES BY:
"MILGARD" COLOR: WHITE

PRECAST STONE Y: CORONADO STONE
STYLE: ASHLAR & RUBBLE SERIES
COLOR: OSAGE- FOSSIL BAY

PAVERS BY: OLSEN PAVINGSTONE
PATTERN: COUNTRY COBBLE
COLOR: SAND/ B-5 MIX

ARCHITECT: RICKY G. MORAGA~LIC C26008 ~ 350 N. LANTANA ST, STE 222, CAMARILLO 93010 ~ 805-482-1836

COMMUNITY DEVELOPMENT DEPARTMENT
OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

CITY OF OXNARD CALIFORNIA

NOTICE OF EXEMPTION

Project Description: PZ No. 21-400-03 (Coastal Development Permit): A request to construct a two-story 5,154 square-foot residential duplex building consisting of two, attached three-bedroom dwelling units which are each 2,577 square feet with an attached 468 square-foot two-car garage, and will also include a 120 square-foot covered patio, a 44 square foot porch, and a 298 square-foot deck on a 6,480 square-foot vacant lot.Filed by Rick Moraga, on behalf of property owner Morris Dunes, LLC, 115 N. Lucia Avenue, Unit B, Redondo Beach, California, 90277

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

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

Supporting Reasons: In accordance with CEQA Guidelines, §15303 (Class 3, New Construction or Conversion of Small Structures), projects involving "construction of small structures such as a duplex" may be found to be exempt from the requirements of CEQA. This Project meets the requirements of a Class 3 Categorical Exemption because it consists of a duplex totaling two units, which is less than the allowable limit of six units in an urbanized area.This project qualifies for this exemption because the proposed use is allowed by zoning, the residential structure will provide two dwelling units, the project complies with all the development standards of the underlying zoning district, and the applicant has also submitted evidence from a biologist that demonstrates it is unlikely that any special status species would occur on the site due to the prior grading, the size of the property, the property's decades-long isolation from the dune system, and surrounding development and human activity. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)	Joe Pearson II, Planning Manager City of Oxnard

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 8289

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD ESTABLISHING DESIGN AND DEVELOPMENT STANDARDS FOR DUPLEX RESIDENTIAL STRUCTURES ON THE R-2-PD ZONED LOTS ON TRACT 1567 IN THE OXNARD DUNES NEIGHBORHOOD.

WHEREAS, the City Council and Planning Commission of the City of Oxnard have been concerned with the quality of residential development proposed for the Oxnard Dunes area; and

WHEREAS, the Planning Commission has considered several development alternatives for the Dunes area and has directed that a development standard be formulated for the Dunes area; and

WHEREAS, the City Council has found the development and design standards to be appropriate.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby adopts the attached Design and Development Standards for duplex residential structures on the R-2-PD lots of Tract 1567 in the Oxnard Dunes area.

Passed and adopted this 12th day of January, 1982, by the following vote:

AYES: Council members Maron, Maxwell, Takasugi, Kato, and Lopez

NOES: None

ABSENT: None

Tsujio Kato

Dr. Tsujio Kato, Mayor

ATTEST: Mabi Covarrubias

Mabi Covarrubias, City Clerk

RESOLUTION NO. 8289

DEVELOPMENT AND DESIGN STANDARDS FOR DUPLEX RESIDENTIAL STRUCTURES IN TRACT 1567 OXNARD DUNES NEIGHBORHOOD

MANDATORY STANDARDS

The following group of development standards are considered mandatory for application in all projects where physically possible.

1. Building Setbacks

   A. Rear and sideyard setbacks shall be governed by the R-2 (Multiple Family) zone of the Oxnard City Code.

   B. A fifteen foot frontyard setback is permitted for one story structures and the first story of any two story building, except that where a "head-in" driveway is used, there shall be a twenty (20) foot setback from the garage door to the front property line.

2. Interior Yard Space and Lot Coverage

   A. Twenty-five percent (25%) of the building lot area shall be devoted to interior yard space (I.Y.S.) in accordance with provisions of the R-2 zone. Minimum dimension of any area to be included for I.Y.S. shall be fifteen (15) feet. Interior yard space area shall be clear from ground to sky except that raised open ground decks and patios are permitted.

   B. Building Siting

      Total lot coverage for the area covered by structures shall not exceed 60%.

   C. All plans submitted for Planning permit processing and plan check review shall contain a summary of square footage and percentage of the following:

      1. Interior Yard Space

      2. Building Coverage

      3. Paving Coverage

      4. Total Lot Coverage (2 + 3)

      5. Landscaping Coverage

3. Residential Structure Design and Architecture

   A. Architectural styles shall be sensitive to the surrounding beach environment. Dwellings should stress the use of wood elements in an honest structural and architectural representation. Finish grade wood facades are encouraged. Wood elements shall be

treated to minimize weathering.

B. Roofing material shall be of a fire retardant or resistant material such as concrete or clay tile or slate. Heavily textured composition shingles may be used depending on architectural style and design review by the Design Review Committee and Planning Commission. Wood shakes or shingles are not acceptable due to fire hazard. However, final approval of roof materials shall be by the Fire Department.

C. Side-by-side units of a duplex residential structure shall be integrated by the use of common structural elements and continuous building facade treatments. The appearance from the street should be of a single family residence rather than two separate dwellings.

D. Maximum building height shall be 25 feet from the average adjacent curb height.

E. All garage doors shall use finish exterior grade wood in a decorative manner which is consistent with other major exterior structural elements.

F. The garage floor shall not be more than 18" above the adjacent alleyway or street from which access is taken.

4. Driveway and Curb Cut Design and Location

A. The total combined width of curb cuts on a duplex lot shall not exceed 32 feet.

B. To the maximum extent possible, there shall be at least 18 feet between curb cuts on adjacent lots. In any event, curb cut placement shall allow at least one on-street parking space. Plans submitted for Planning permit approval shall dimension the distance between curb cuts on adjacent lots.

C. Where dual head-in driveways are provided to separate garages, the dual driveways shall be separated by a landscape planter having a minimum dimension of three (3) feet.

D. All driveways and entry walks shall use textured surfaces such as stamped concrete, bominite, grasscrete, lawnblock or brick; or concrete driveways with inlaid brick or stamped concrete and brushed or rock salt concrete cement surfaces.

E. All garage doors shall be equipped with automatic openers.

F. For those lots abutting a public alley, all off-street parking and garage access shall be off the alley.

5. Landscaping

A. Preliminary landscape plans shall be included with plans submitted for Planning permit approval. Said plans shall show

location of trees, shrubs, and ground covers and shall indicate sizes of same.

B. All landscaping shall comply with the City's adopted Residential and Street Tree Landscape Guidelines.

C. In addition to the landscape requirements above, one 24 inch box tree shall be provided in the front yard of each unit.

D. Plant and tree species shall be types which flourish and thrive in sandy soils found in beach areas.

6. Combining of Two or More Lots

A. The combining of two or more lots (reversion to acreage) is permitted, however, the structures shall adhere to the setbacks from the original property lines unless the developer can demonstrate a better design concept and still maintain a low profile, single family character development.

B. The number of dwelling units shall not be increased over what could be built on the original individual lots.

7. Miscellaneous Standards

A. Garage and off-street parking requirements shall be in accordance with Section 34-5 of the Oxnard City Code.

B. Mezzanines, lofts, attics, or other third level areas shall not be permitted.

C. Identical appearing structures shall not be located next to each other, an no more than two identical structures shall be permitted within the Dunes area.

D. No off-street parking areas shall be located in required sideyards or front yards, except for permitted tandem driveway spaces.

8. Land Divisions

No land divisions or lot splits for townhouse or other purposes which would create a lot having an area of less than 6,000 square feet shall be permitted.

RECOMMENDED STANDARDS

The following design criteria, particularly the architectural standards, are strongly encouraged for application in appropriate projects. Failure to recognize or implement a majority of these criteria may result in a negative recommendation to the Planning Commission or City Council.

1. Residential Structure Design and Architecture

A. Building layouts which minimize exposure of garage doors to the street are encouraged (e.g., combination of swing driveways or garages facing away from the street).

B. The height and bulk of a proposed structure should relate to adjacent buildings. A combination of one and two story volumes and levels within the structure is encouraged to avoid a massive or bulky building appearance.

C. Roof styles and types should be appropriate for a beach community. Flat roofs are permitted only if used in an appropriate architectural context.

D. Colors and materials used on dwelling exteriors should take into account the existing fabric of the surrounding neighborhood. Colors should generally be limited to a basic range of earth tones. In general, no more than three different materials or colors should be used on the exterior of a duplex structure.

E. Individual units of a duplex should express some variations in details such as varied entry orientations.

F. The purpose of these requirements is to maintain a low profile single family character of residential structure.

2. Driveway Design and Curb Cut Location

A. Combining curb cuts to provide more vertical street curbs is encouraged.

B. The use of a combination head-in/swing driveway is encouraged to reduce paving area and garage door exposure to the street.

MGW:mp

dunesdesignstd

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-400-03 (COASTAL DEVELOPMENT PERMIT) TO AUTHORIZE CONSTRUCTION OF A TWO-STORY, 5,154 SQUARE-FOOT RESIDENTIAL DUPLEX BUILDING ON A 6,480 SQUARE-FOOT VACANT LOT LOCATED AT 911 DUNES STREET (APN: 196-0-021-085). IN THE COASTAL MULTIPLE-FAMILY (R-2-C) ZONE AND IS LOCATED WITHIN THE DUNES NEIGHBORHOOD, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY RICK MORAGA, ON BEHALF OF PROPERTY OWNER MORRIS DUNES, LLC, 115 N. LUCIA AVENUE, UNIT B, REDONDO BEACH CALIFORNIA 90277.

WHEREAS, on August 10, 2021, Rick Moraga, on behalf of property owner Morris Dunes, LLC (the **"Applicant"** and/or **"Permittee"**), submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to allow the construction of a two-story 5,154 square-foot residential duplex building consisting of two, attached four-bedroom dwelling units which are each 2,109 square feet with an attached 468 square-foot two-car garage, and will also include an 44 square-foot porch and a 298 square-foot deck on a 6,480 square foot vacant lot, located at 911 Dunes Street; and

WHEREAS, on November 3, 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. 21-400-03 (Coastal Development Permit) to allow the construction of a two-story residential duplex development and associated amenities and infrastructure on a 6,480 square foot vacant lot, located at 911 Dunes Street; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303(b)). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site has a 2030 General Plan/Local Coastal Plan land use designation of Residential Existing (REX) and a Coastal Zoning designation of Coastal Multiple Family (R-2-C). The Project site is surrounded by residential developments. 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 Coastal Development Permit request for construction of a 5,154 square-foot two-story residential duplex building and associated amenities and infrastructure on a 6,480 square-foot undeveloped lot is consistent with the 2030 General Plan, Local Coastal Plan and the Oxnard City Code and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General, Local Coastal Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The proposed Coastal Development Permit request for construction of a 5,154 square-foot two-story residential duplex building and associated amenities and infrastructure on a 6,480 square-foot undeveloped lot 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 residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by 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 as confirmed by staff on June 22, 2022.

(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 is undeveloped and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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

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

(1) **The proposed use is conditionally permitted within the subject (R-2-C) subzone and conforms with all of the applicable provisions of this chapter.**

As specified in Section 17-13 (C) (1) of the Oxnard City Code (OCC), a multi-family residential use is a conditionally permitted use in the R-2-C subzone with a Coastal Development Permit. The project site has a General Plan and Local Coastal Plan land use designation of Residential Existing (REX). As discussed in the staff report, the proposed Project complies with all the development standards of the R-2-C subzone, applicable provisions of Chapter 17 of the Oxnard City Code, and the Oxnard Dunes Neighborhood design and development standards adopted by City Council Resolution No. 8289.

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

The Project design and use complies with the development standards of the R-2-C sub-zone related to setbacks, building height, interior yard space, and parking. The Project also complies with the design provisions of Section 17-46 (B) of the Oxnard City Code related to architectural design, building mass, lighting, color, and privacy. The Project also complies with the Oxnard Dunes Neighborhood design and development standards adopted by City Council Resolution No. 8289. Similar multi-family development exists in the neighborhood. As proposed and conditioned, the Project is not expected to negatively affect the integrity or character of the R-2-C sub-zone or immediate neighborhood.

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

The Project site is surrounded by existing urban development, mainly multi-family residential uses. The Local Coastal Program planned for this lot to be developed with multi-family uses. The lot is not adjacent to a beach public access way nor is it a beachfront lot. The lot is undeveloped and devoid of any coastal resources.

As discussed in the staff report, the proposed Project and use are consistent with uses considered and permitted by the Coastal Multiple-Family (R-2-C) zone, including the design standards. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building and Fire Codes. The proposed use is compatible with existing surrounding uses and future development of the area. Therefore, the location and proposed intensity of the Project is suitable for the site and implementation would not affect coastal resources.

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

The Project site is undeveloped and the lot was previously created for multi-family, condos, townhouses and other residential land uses. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-2-C zone requirements. Therefore, the proposed duplex would be compatible with the land use presently on, and anticipated for, the subject property.

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

The proposed duplex is allowed in the R-2-C subzone. The surrounding lots are developed with residential development, and future uses on the adjacent R-2-C parcels include residential development.

As proposed and conditioned, the Project will meet the development standards of the Coastal Multiple-Family (R-2-C). The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-2-C zone requirements.

Therefore, the proposed duplex will be compatible with the surrounding residential development and future land uses within the subzone and general area in which the proposed project would be located.

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

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

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

Implementation of the proposed Project will not affect existing public access to the beach as the subject site is not a beach-front lot nor is it located adjacent to a

beach public access way. Therefore, present public access to the beach would remain unchanged by this Project.

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

The proposed Project would provide the City additional housing in the Coastal Zone. As indicated in Map 3 of the Oxnard Local Coastal Plan (LCP), the subject site is in the Oxnard Dunes Neighborhood, which is one of the Coastal Zone areas planned for residential development. The Project site is identified in both the LCP and the General Plan with a designation of Residential Existing. Continued construction of residential developments on undeveloped coastal lots indicates a market demand and active interest from individuals who desire to live near the beach. Therefore, the proposed use is appropriate in light of established need, based upon the goals and objectives in the LCP.

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

The project site is an undeveloped lot surrounded by existing residential development. The proposed Project would provide the City additional housing in the Coastal Zone without endangering any natural habitats or resources. The Project would not impact public access to the beach. As discussed in the staff report, the Project complies with the zoning development standards and adheres to both General Plan and certified LCP policies for residential land uses.

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 15303(b) (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The Project consists of construction of a multi-family residential structure with fewer than six dwellings in an urbanized area with similar development, on a lot that is devoid of any natural resource value. There is no substantial evidence that the Project will have a significant effect on the environment, and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 21-400-03 (Coastal Development Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal

of the action is filed in accordance with the provisions of Section 17-58 of the Oxnard City Code.

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

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 November 3, 2022, ("the plans") on file with the Planning Division.

3. This permit shall automatically become null and void 24 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. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the Project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and

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

6. Developer agrees, as a condition of adoption of this Resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the Resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such Resolution that were part of the approval process. (CA, G-6).

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, *G-12*)

12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

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

15. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City

Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the Project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, *G-16*)

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

LANDSCAPE STANDARD CONDITIONS

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 Parks and Facilities Superintendent. (PK, *PK-3*)

19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure 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 the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices. (PK, *PK-5*)

21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

23. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, *PK-9*)

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 Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

25. At the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each occupant concerning the irrigation controller operation and the watering schedule. (PK, *PK-12*)

26. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

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

28. 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)

29. 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)

30. Prior to issuance of the third certificate of occupancy, Developer shall submit the final "as planted" Landscape Plan to the Planning Manager that includes: 1) WOCALS values for all trees and shrubs selected for the Project, 2) total landscape square footage, and 3) water compliance calculations and a statement 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)

31. If a trash enclosure is utilized on site, the enclosure walls must be screened by evergreen shrubs and/or a vine. All irrigation controllers, backflow devices, electrical vents, equipment enclosures must be screened by shrubs of a minimum size 5 gallons.

FIRE DEPARTMENT STANDARD CONDITIONS

32. 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*)

33. 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*)

34. The Project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

35. 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*)

36. 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

37. Fire sprinkler coverage is required for:
    a. Patios, overhangs or any other projections that are 48" or more from the structure.
    b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

38. 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.

POLICE DEPARTMENT STANDARD CONDITIONS

39. All outdoor lighting shall comply with the Outdoor Lighting Code & Guidelines:
    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 on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

40. 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.

41. Exterior lighting illuminating the driveways and walkways to front doors shall be operated with motion sensors from dusk to dawn to provide safe pedestrian paths during hours of darkness. Areas where the second-floor overhang provides the opportunity, canned ceiling lighting shall be utilized to meet 1 to 7-foot candle requirements.

42. Lighting instruments that are LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature) 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.

43. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

44. Landscape elements shall provide for clear sightlines from the public sidewalk to the front door alcove of each unit. Trees and shrubs shall be installed and maintained to provide sightlines from 24-inches to 78-inches above grade.

PLANNING DIVISION STANDARD CONDITIONS

45. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

46. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the Project. (PL, *PL-3*)

47. 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*)

48. During construction, Developer shall control dust by the following activates:

    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 subsections 23114(b)(2)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

    b. All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatments 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)*

49. Developer shall provide for dust control at all times during Project property preparation and construction activities. (B/DS, *PL-13*)

50. 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*)

51. 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*)

52. 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*).

53. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building

colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

54. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

55. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

56. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

57. 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*)

58. Developer shall provide a rear patio concrete slab of at least 100 square feet for each dwelling unit. (PL/B, *PL-26*)

59. Additions and patio covers shall conform to the requirements of the Coastal Multiple-Family (R-2-C) zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)

60. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)

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

PLANNING DIVISION SPECIAL CONDITION

62. Developer shall not obstruct pedestrian or vehicular traffic on Catamaran Street or the associated sidewalk during construction and maintenance activities. (PL)

63. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

64. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g., landscaping or other building elements) from public right of ways, to the maximum extent feasible.

65. 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)

66. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)

67. If pile driving will be utilized as a method of construction, Developer acknowledges and agrees to complete the following steps to mitigate the impacts associated with pile driving:

    a. Developer shall distribute a written notice to all property owners within a 300-foot radius of the subject property informing them of the upcoming pile driving and providing the name and contact information for the Foreman and/or Developer. This notice shall be distributed no less than 60 days prior to pile driving. The City shall furnish an updated mailing list with a 300-foot radius in an electronic format to the Developer within two weeks of the Developer requesting the mailing list. The City will not charge additional fees for the updated electronic mailing list. The Developer will be responsible for the costs associated with mailing the notifications. The Developer shall furnish a copy of the pile driving notification and a signed statement confirming mailed notices were sent to all property owners who were on the City furnished updated mailing list to the City at the preconstruction meeting referenced below. Developer shall also provide Planning Manager and Deputy Building Official with a written notification confirming that the notice has been completed prior to issuance of a building permit;

    b. Prior to issuance of a building permit, Developer shall coordinate and attend a preconstruction meeting with the Building and Engineering Division to verify and review all pile driving requirements. Attendees shall include the pile driving/drilling Foreman, Developer, Deputy Inspector, Deputy Building Official and Case Planner. The request for this meeting shall be made to the Building and Engineering Division by the Developer or their designee and include a minimum 72 hours notice in advance of the meeting;

    c. Developer shall prepare and submit a pre-drilling and noise mitigation plan for approval during the plan review process. This plan shall consist of: 1) an identification of methods used to reduce the driving duration, force, and resulting vibration impacts to surrounding properties during pile driving; and 2) an identification of methods used to reduce the noise impacts to surrounding properties during pile driving, including detailed description of any noise reduction techniques or equipment proposed, as verified by an acoustical report, technical report, or other objective data;

d. Developer shall limit pile driving activities to the hours of 9:00 a.m. through 4:30 p.m., Monday through Friday; and

e. Developer acknowledges that the approval of the Building Official is conditional and may be revoked immediately if the aforementioned requirements are not completed and strictly adhered to during construction. (PL/B)

68. Developer shall remove any and all graffiti from the project premises 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)

69. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)

70. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 62.7). (MND, C-8)

71. During construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)

72. Plans submitted by Developer with building permit applications shall include mailbox design with details that incorporate architectural design features that complement the building, subject to approval by the Planning Manager. (PL)

ENVIRONMENTAL RESOURCES DIVISION

73. Any covenants, conditions and restrictions (CCR) or development and design review (DDR) special conditions developed for the project necessitate that the homeowner's association or property management make provisions to 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.

74. A Construction and Demolition Waste Management Plan (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit establishing a goal that at least 65% of the waste generated on the project will be diverted from the landfill.

75. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be submitted that

demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

76. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

77. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

78. 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)

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

80. 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)

81. 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)

82. 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)

83. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)

84. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until the City accepts the improvements. (DS-23)

85. 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)

86. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)

87. 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)

88. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

89. Developer shall repair and/or replace any existing broken, missing, damaged sidewalk, curb, gutter or asphalt paving adjacent to the property as directed by the Construction Services Inspector. (DS)

90. Developer shall construct driveways in compliance with the City Standard Plate 115 with an Americans with Disabilities Act (ADA) compliant pedestrian path along the public sidewalk. The sidewalk behind the driveway approaches shall be reconstructed to the required depth of 6-inches for vehicular crossing per the standard plate. (DS)

91. Separate water meters shall be provided for each unit and installed in the parkway between the curb and sidewalk. Each water meter shall be adequately sized to serve each unit in accordance with City standards in effect at the time of building permit issuance. (DS)

92. Developer shall submit a Letter of Drainage Assessment describing the disposition of surface runoff and any onsite best management practices implemented on the site. The project engineer shall certify that the structures will be protected from inundation during a 100-year event. (DS)

93. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare and submit an erosion control plan to the City for review and approval.(DS)

94. Developer shall coordinate with the Community Development Department and provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, and lot numbers. The City will assign all addresses for the two units.(DS)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of November 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 3rd day of November 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, AICP, Secretary

911 Dunes Duplex

Planning & Zoning Permit No. 21-400-03
(Coastal Development Permit)

Joe Pearson II, Planning Manager

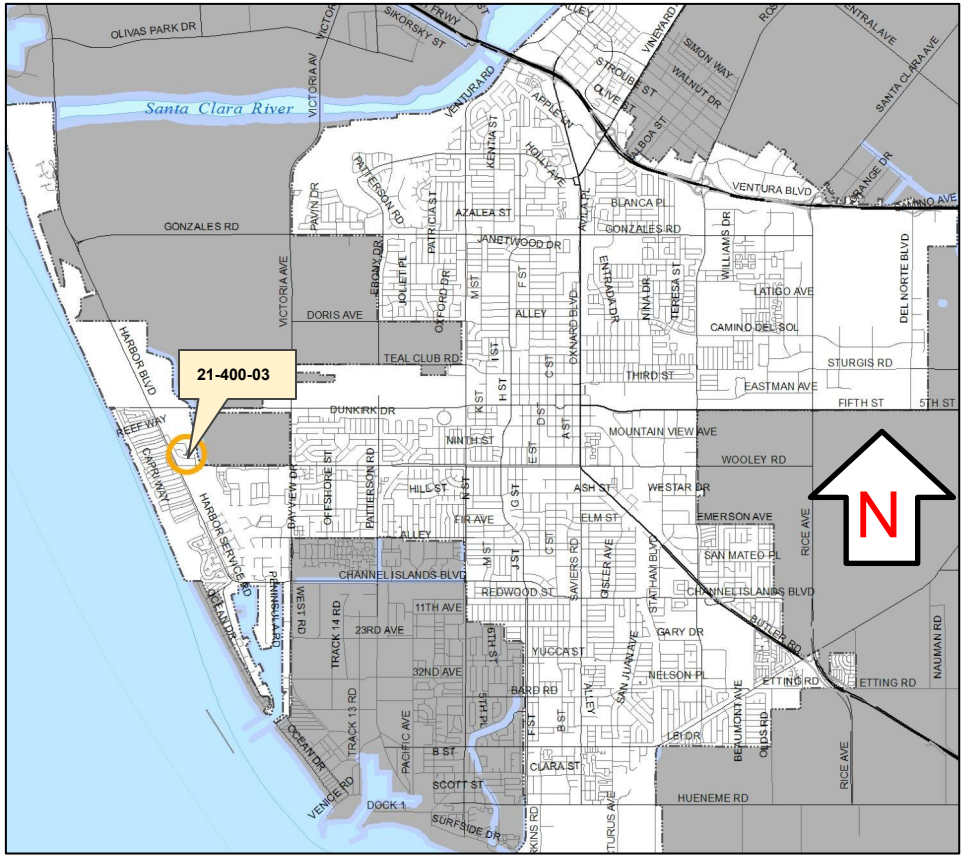
Planning Commission
November 3, 2022

CITY OF OXNARD CALIFORNIA

Project Request

- Request to approve a Coastal Development Permit (CDP):
  - Construct an 5,154 square-foot residential duplex
    - 2,109 square feet units
    - Two-Car garage for each unit
    - 120 square-foot covered patio, 44 square-foot porch and 298 square-foot deck for each unit
  - Undeveloped 6,480 square-foot lot

Location Map



Local Coastal Program / 2030 General Plan & Zoning

Local Coastal Program /
General Plan: Residential Existing

Zoning: Coastal Multi-Family

Street View

View from Dunes Street looking west

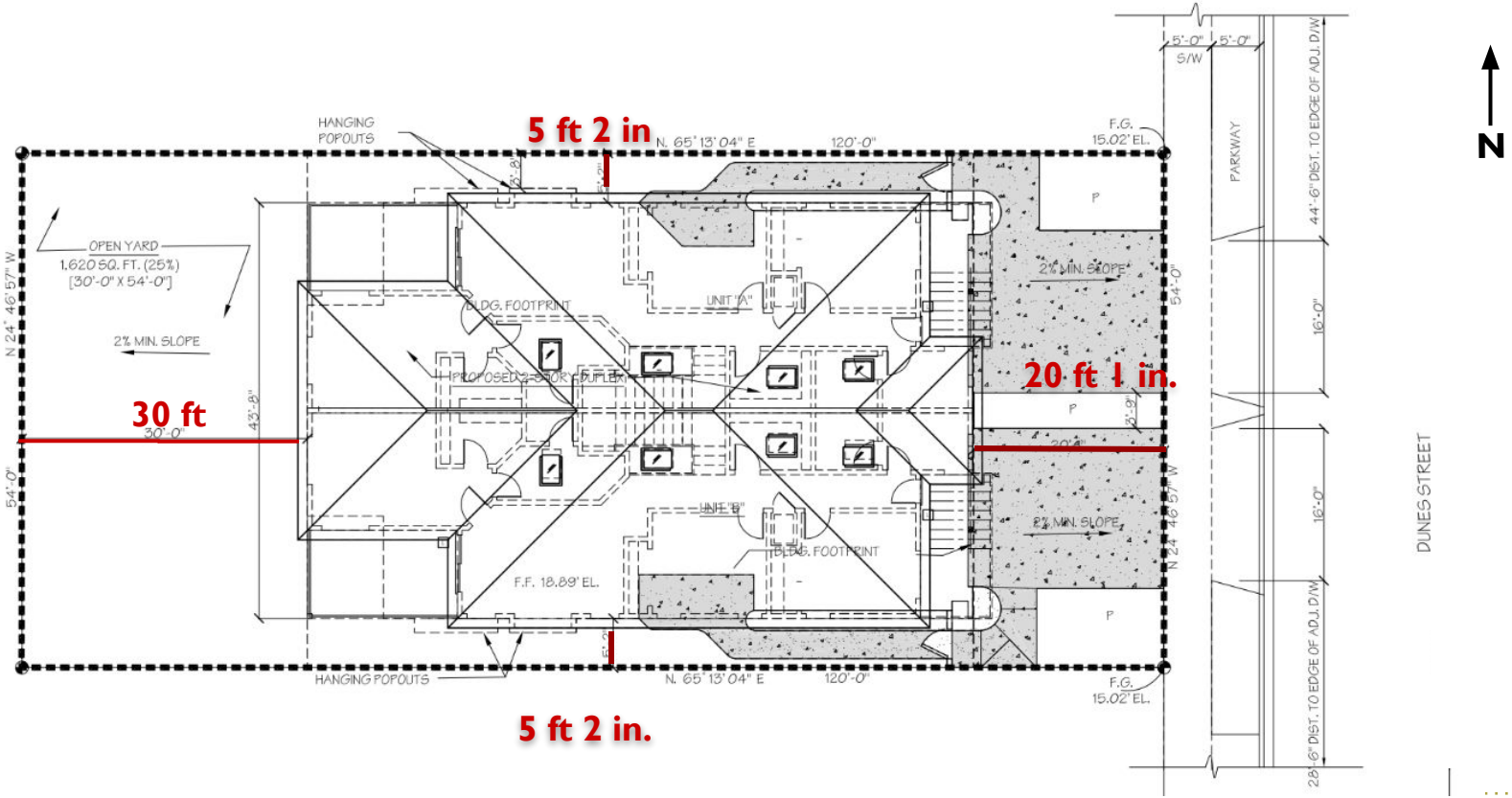
Surrounding Uses

- **North:** Residential Duplex
- **East:** Dunes Street, Vacant
- **South:** Residential Duplex
- **West:** Harbor Blvd, Single Family Residential

Background

- Project site was created by a map recorded on in 1964.
- Design and development standards for duplex residential structures within the Dunes Neighborhood adopted in 1982.
- Project site is undeveloped today.

Site Plan


5 ft 2 in
HANGING POPOUTS
N. 65° 13' 04" E
120'-0"
F.G. 15.02' EL.
5'-0"
5'-0"
S/W
PARKWAY
44'-6" DIST. TO EDGE OF ADJ. D/W
16'-0"
16'-0"
28'-6" DIST. TO EDGE OF ADJ. D/W
DUNES STREET
N
OPEN YARD
1,620 SQ. FT. (25%)
[30'-0" X 54'-0"]
2% MIN. SLOPE
N 24° 46' 57" W
54'-0"
30 ft
30'-0"
43'-8"
BLDG. FOOTPRINT
UNIT "A"
PROPOSED 2-STORY DUPLEX
UNIT "B"
BLDG. FOOTPRINT
F.F. 18.89' EL.
2% MIN. SLOPE
20 ft 1 in.
20'-1"
54'-0"
N 24° 46' 57" W
2% MIN. SLOPE
P
P
P
HANGING POPOUTS
N. 65° 13' 04" E
120'-0"
F.G. 15.02' EL.
5 ft 2 in.

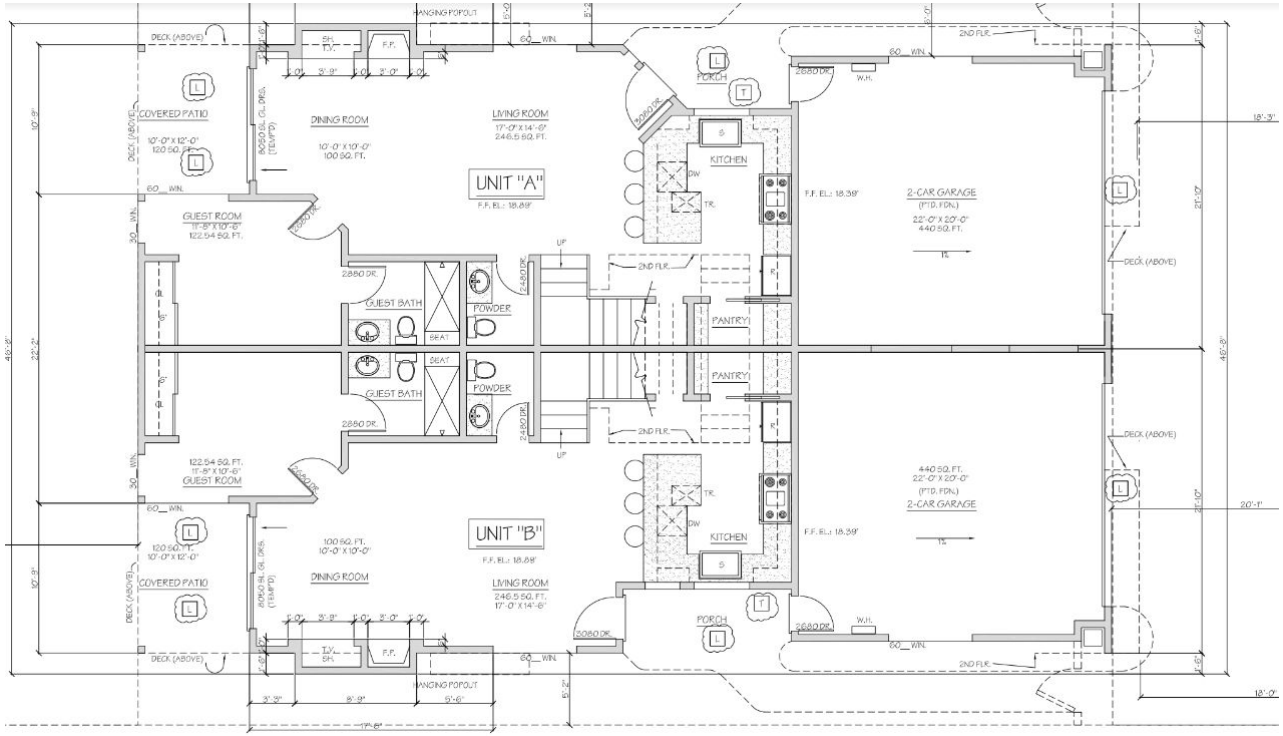
First Floor Plan

880 sq.ft. Living Space

468 sq.ft. Garage

120 sq. ft. Covered Patio

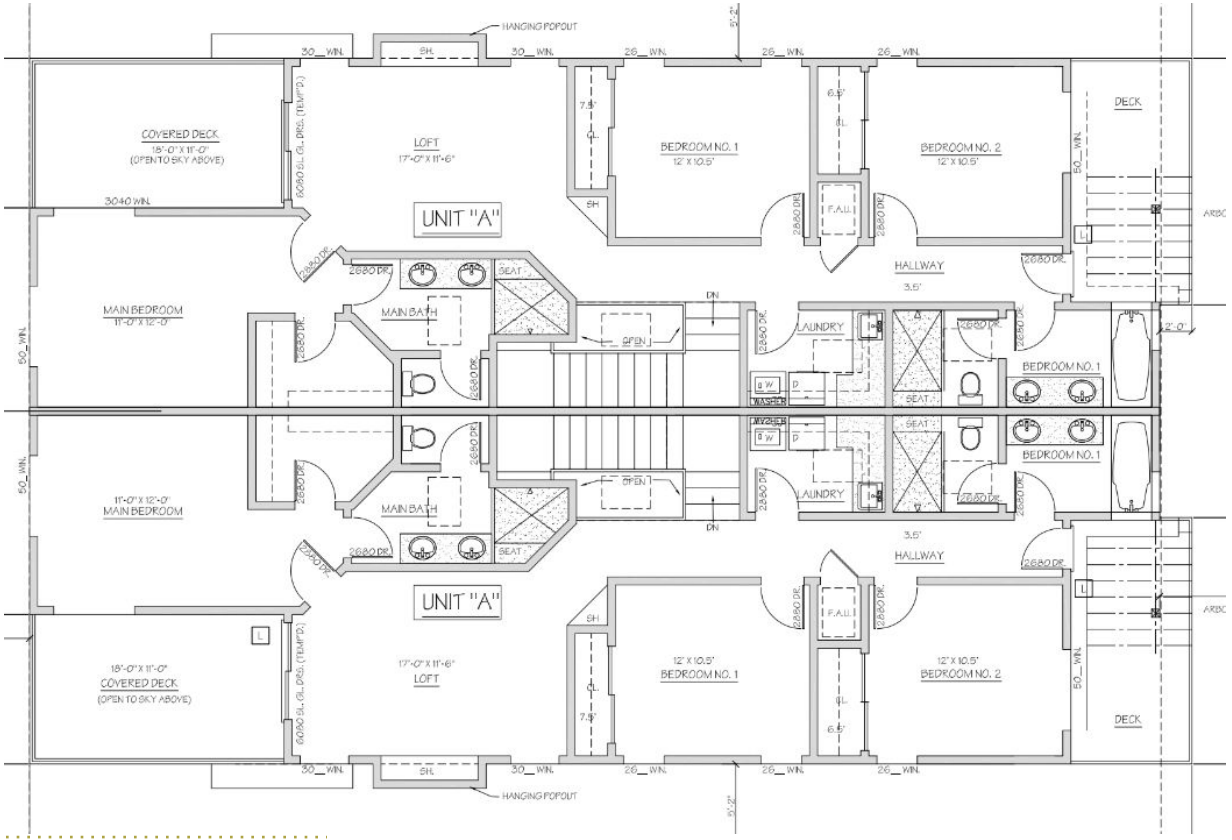
44 sq. ft. Porch



Second Floor Plan

1,229 sq.ft.
Living Space

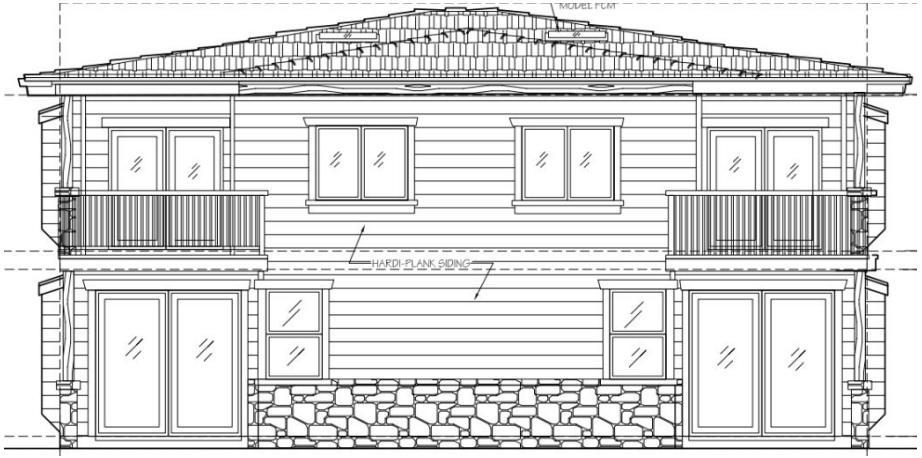
298 sq.ft. Deck



Dunes Street

Elevations

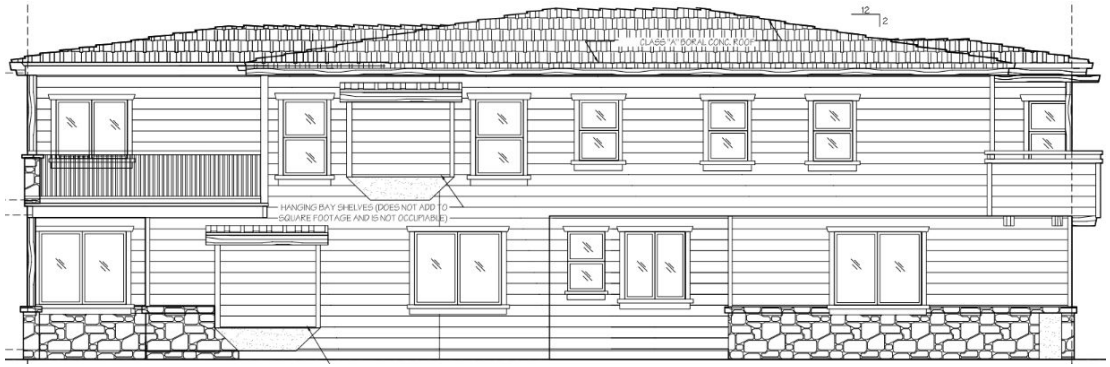
Front



Rear

Elevations

South



North

Materials

EAST FRONT ELEVATION [VIEW FROM DUNES STREET]

SCALE: 1/4" = 1'-0"

PROPOSED DUPLEX FOR:

MORRIS DUNES LLC

911 DUNES STREET – OXNARD

EXTERIOR MATERIAL SAMPLES

ROOF SHINGLES: CERTAINTEED
STYLE: PRESIDENTIAL SHAKE
COLOR: COINTRY GRAY

LAP SIDING BY: JAMES HARDIE
STYLE: SELECT CEDARMILL
COLOR: KHAKI BROWN

DECK & CABLE RAILING: FIBERON
DECK COLOR: CASTLE GRAY

TRIM & POST PAINT BY: DUNN EDWARDS
COLOR: WHITE

VINYL WINDOWS & FRAMES BY:
"MILGARD" COLOR: WHITE

PRECAST STONE Y: CORONADO STONE
STYLE: ASHLAR & RUBBLE SERIES
COLOR: OSAGE- FOSSIL BAY

PAVERS BY: OLSEN PAVINGSTONE
PATTERN: COUNTRY COBBLE
COLOR: SAND/ B-5 MIX

Consistency with Standards

- The project is consistent with all applicable standards:
  - General Plan
  - Local Coastal Program
  - Coastal Multiple Family (R-2-C) zone
  - Design and development standards for duplex residential structures within the Dunes Neighborhood

Community Input

- July 18, 2022, Community Workshop was conducted.
  - Oxnard Dunes Neighborhood Noticed
    - Staff did not receive any comments regarding this project

Conditions of Approval

- Condition No. 3:

  Up to 24-months to start construction if CDP is approved.

- Condition No. 61:

  Construction Days & Time: Construction activities to occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday.

- Condition No. 67:

  Pile driving notification

  300-foot radius of the property

  60-days prior to the start of construction

Environmental Review

Exempt for California Environmental Quality Act (CEQA):

1. Section 15303 (b), “New Construction or Conversion of Small Structures”;
2. Project consists of less than 6 units;
3. As proposed Project will not have significant environmental impacts;
4. No Exceptions to the Exemption apply.

Recommendation

That the Planning Commission:

a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303(New Construction or Conversion of Small Structures); and

b) Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-400-03 (Coastal Development Permit), subject to certain findings and conditions.

CITY OF

OXNARD

CALIFORNIA

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Kathleen Mallory, Planning and Sustainability Manager
Jasmin Kim, Principal Planner

DATE: November 3, 2022

SUBJECT: Planning & Zoning (PZ) Permit No. 22-620-01, General Plan Amendment to the 2030 Safety & Hazards Element

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

   a) Receive a presentation on the amendment to the Safety & Hazards Chapter (Chapter 6) and Implementation Chapter (Chapter 9) of the City's 2030 General Plan;
   b) Open the public hearing and receive public testimony; and
   c) Adopt a Resolution 2022-XX recommending City Council approval of an amendment to the City's Safety & Hazards Element (Chapters 6 & 9) of the 2030 General Plan.

2) **Project Description and Applicant:** The Safety & Hazards Element, which was adopted by the City Council in September 2011, is a State-mandated General Plan Element that is required to be reviewed and updated as necessary to address the risks of natural and human-made hazards like drought, earthquakes, floods, sea level rise, tsunamis, and wildfires. The proposed update to the Safety & Hazards Element incorporates information from the Multi-Jurisdictional Hazard Mitigation Plan, which was approved and adopted by the City Council on September 20, 2022; this is herein referred to as our Local Hazard Mitigation Plan (LHMP). The proposed amendment includes minor technical updates to the Safety & Hazards Element of the 2030 General Plan to address the new statutory requirements in accordance with provisions of California Assembly Bill 2140, California Government Code §65302.6, and the Disaster Mitigation Act of 2000 (DMA 2000). Filed by the City of Oxnard, Community Development Department, Long Range Planning & Sustainability Division, 214 South C Street, Oxnard, CA 93030.

3) **Background Information:** In May 2021, the County of Ventura and a coalition of Ventura County cities, districts, and agencies ("planning partnership") embarked on a planning process to prepare for and lessen the impacts of specified natural hazards. The result of this effort was the production of a Federal Emergency Management Agency (FEMA) and the California Governor's Office of Emergency Services (Cal OES) approved Multi-Jurisdictional Hazard Mitigation Plan ("Plan"). The City is required to prepare and update the Plan every five-years per the Disaster Mitigation Act of 2000 and the Code of Federal Regulations (44 CFR § 201.6). The Plan was approved by the City Council on

September 20, 2022 (Resolution No. 15633 - Attachment A). More information regarding this Plan is accessible via webpage at: https://www.readyventuracounty.org/county-plans/.

To prepare the Plan, a planning partnership was formed to pool resources and create a uniform hazard mitigation strategy that can be consistently applied to Ventura County ("planning area") and used to ensure eligibility for specified grant funding sources.

The 25 member planning partnership that completed this Plan update process included:

- Ventura County (Unincorporated Areas)
- City of Camarillo
- City of Fillmore
- City of Moorpark
- City of Ojai
- City of Oxnard
- City of Port Hueneme
- City of Santa Paula
- City of Simi Valley
- City of Thousand Oaks
- City of Ventura
- California State University, Channel Islands
- Calleguas Municipal Water District
- Casitas Municipal Water District
- Channel Islands Beach Community Services District
- Conejo Recreation and Park District
- Ojai Valley Sanitary District
- Pleasant Valley Recreation and Park District
- Saticoy Sanitary District
- Triunfo Water and Sanitation District
- United Water Conservation District
- Ventura County Fire Protection District
- Ventura County Office of Education
- Ventura County Public Works Agency-Watershed Protection
- Ventura Regional Sanitation District

The Plan included hazard mitigation strategies. Mitigation is defined in this context as any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. Mitigation planning is the systematic process of learning about the hazards that can affect the community, setting clear goals, identifying appropriate actions, and following through with an effective mitigation strategy. Mitigation encourages long-term reduction of hazard vulnerability and can reduce the enormous cost of disasters to property owners and all levels of government. Mitigation can also protect critical community facilities, reduce exposure to liability, and minimize post-disaster community disruption.

The hazard identification and profiling in the Plan addresses the following natural hazards considered to be of significant importance within the Ventura County planning area:

- Dam Failure Inundation
- Drought
- Earthquake
- Flooding (includes Levee Failures)
- Landslide & Mass Movements
- Sea Level Rise/Coastal Erosion (SLR)
- Severe Storms
- Severe Weather Events (Heat/Freeze Events)
- Tsunami
- Wildfire

Ventura County Office of Emergency Services (VCOES) secured funding for developing the Plan and was the lead coordinating agency for this multi-jurisdictional effort. All participating local jurisdictions have been responsible for assisting in the development of the hazard and vulnerability assessments and the mitigation action strategies for their respective jurisdictions and organizations. The Plan presents the accumulated information in a unified framework to ensure a comprehensive and coordinated Plan covering all planning partners within the Planning Area. Each jurisdiction has been responsible for the review and approval of their individual sections of the Plan. The Plan was prepared in accordance with the Cal OES Local Hazard Mitigation Plan and FEMA preparation guidelines**.**

4) Environmental Determination:

The proposed Safety & Hazards Element amendment is a minor technical update to the City's 2030 General Plan to ensure consistency with all requirements of the State of California Government Code in order to ensure that the City is eligible for various grant funding sources provided by FEMA. This amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) (General Rule) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that this amendment will have a significant effect on the environment.

5.) Analysis:

In order to take advantage of potential FEMA funding, the City's Safety & Hazards Chapter of the General Plan must make reference to the City's adopted LHMP. Given that the General Plan is typically a 20-30 year document and the LHMP document is updated every five (5) years, reference to a specific LHMP year is not necessary. Adoption of a resolution amending the Safety & Hazards Chapter will include language specific to adopting the LHMP (see Attachment B). Examples of type of FEMA funding enabled due to City adoption of the LHMP and the Safety & Hazards Chapter update include:

- FEMA - Hazard Mitigation Grants including Post Disaster Mitigation Grants
- FEMA - Building Resilient Infrastructure and Communities (BRIC) Grants

Grant funds are made available and can be used to implement the various hazard mitigation measures specified in the LHMP. Page 6-6 of the Safety & Hazards (SH) Chapter of the 2030 General Plan is recommended to be amended by adding the italicized language (SH-4.9). This language has been pre-approved by FEMA and needs to be adopted without any change as follows:

> *"SH-4.9 Local Hazard Mitigation Plan (LHMP)*
>
> *Implement mitigation actions identified in the Local Hazard Mitigation Plan (LHMP), which include both short and long-term strategies, involving planning, policy changes, programs, projects, and other activities.*
>
> *The Local Hazard Mitigation Plan (LHMP) for the County of Ventura/ City of Oxnard planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The LHMP is a multijurisdictional plan and is available on the Ready Ventura County Plans webpage at: https://www.readyventuracounty.org/county-plans/ "*

The amendment to the 2030 General Plan, Implementation Chapter (Chapter 9) page 9-26, would replicate the new policy language (SH-4.9 - See Attachment A, Exhibits A and B). Following the format of Chapter 9, the timeframe for implementation would be "ongoing" and not year specific. The City's Fire Department (FD) would be the responsible City entity for this action.

Relationship to the City's Upcoming General Plan and Local Coastal Plan (LCP) Update

The Safety & Hazards Chapter of the General Plan and LCP updates are a multi-year work effort and will look at many community-wide and environmental issues, including environmental justice, sea level rise, and many of the hazards identified within the LHMP as summarized above. The General Plan/LCP updates will balance community needs and approaches with upcoming revisions to the 2027 LHMP (given that the document is updated every five (5) years).

Next Steps

Once the Plan has been approved by Cal OES and FEMA and adopted by all of the jurisdictional partners, the partnership will collectively and individually become eligible to apply for hazard mitigation project funding from the suite of grant programs under FEMA's Hazard Mitigation Assistance (HMA) program. In order to take advantage of potential funding, specific language in the City's Safety & Hazards Chapter of the General Plan must be adopted. This is the purpose of

this staff report and requested Commission recommendation.

Attachments:

A. Resolution of Approval No. 15,633
B. Resolution Recommending Approval of an Update to the City's Safety & Hazards Element of the 2030 General Plan
    - Exhibit A - Safety & Hazards Chapter of the 2030 General Plan Page 6-6
    - Exhibit B - Implementation Chapter of the 2030 General Plan Page 9-26

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 15,633
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD AUTHORIZING THE ADOPTION OF THE VENTURA COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS, Ventura County is subject to a variety of natural hazards that increase the risk to life, property, environment, and the County's economy; and

WHEREAS, the City of Oxnard anticipates climate change will exacerbate the severity, frequency, and impacts of natural hazards; and

WHEREAS, pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, the City of Oxnard is committed to increasing the adaptive capacity and resiliency of the infrastructure, health, housing, economy, government services, education, environment, and land use systems in the City; and

WHEREAS, The federal Disaster Mitigation Act of 2000 (Public Law 106-390) requires all cities, counties, and special districts to have adopted a Hazard Mitigation Plan to be eligible for funding under multiple Federal Emergency Management Agency (FEMA) pre-and post-disaster grant programs; and

WHEREAS, in accordance with FEMA requirements at 44 C.F.R. §201.6, the County of Ventura formed a partnership with local governments and special districts to prepare the updated Ventura County Multi-Jurisdictional Hazard Mitigation Plan (HMP), which analyzes the risk of natural hazards affecting the County and specifies potential mitigation measures to address or reduce risk; and

WHEREAS, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating, and revising this strategy; and

WHEREAS, the HMP partnership includes:

- County of Ventura
- City of Camarillo
- City of Fillmore
- City of Moorpark
- City of Ojai
- City of Oxnard
- City of Port Hueneme

- City of Santa Paula
- City of Simi Valley
- City of Thousand Oaks
- City of Ventura
- California State University, Channel Islands
- Calleguas Municipal Water District
- Casitas Municipal Water District
- Channel Islands Beach Community Services District
- Conejo Recreation and Park District
- Ojai Valley Sanitary District
- Pleasant Valley Recreation and Park District
- Saticoy Sanitary District
- Triunfo Water and Sanitation District
- United Water Conservation District
- Ventura County Fire Protection District
- Ventura County Office of Education
- Ventura County Public Works Agency-Watershed Protection
- Ventura Regional Sanitation District

WHEREAS, the HMP partnership completed a coordinated, FEMA-prescribed planning process that engaged the public, assessed the risk and vulnerability to the impacts of natural hazards, developed a mitigation strategy consistent with a set of uniform goals and objectives, and created a plan for implementing, evaluating, and revising the strategy over the plan's 5-year cycle; and

WHEREAS, the HMP partnership invited public comment, and conducted steering committee meetings and other public meetings throughout the process to inform the public and obtain countywide input on the HMP and actions in the plan; and

WHEREAS, the HMP is comprised of two volumes: Volume 1 (Area-Wide Information), and Volume 2 (Jurisdictional Annexes); and

WHEREAS, the City of Oxnard has reviewed the HMP and affirms that its actions will reduce the potential for harm to people and property from future hazard occurrences within our community; and

WHEREAS, the HMP has been reviewed by the California Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA), and has been determined to be eligible for final approval pending its adoption by the Ventura County Board of Supervisors and all of its jurisdictional partners; and

WHEREAS, the City of Oxnard, as a fully participating jurisdiction of the HMP partnership, is an eligible sub-applicant to the State of California under FEMA's hazard mitigation grant program guidance; and

WHEREAS, adoption by the City Council demonstrates the jurisdiction's commitment to fulfilling the mitigation goals and objectives outlined in the HMP as funding allows.

NOW, THEREFORE, BE IT RESOLVED that the City of Oxnard hereby adopts the Ventura County Multi-Jurisdictional Hazard Mitigation Plan, consisting of Volume 1 in its entirety; and the following parts of the Volume 2: Jurisdictional Annexes: (1) the Introduction; (2) Section 6 - the City of Oxnard annex; and (3) Appendices A and B.

BE IT FURTHER RESOLVED that the City Council directs City staff to:

1. Use the HMP to guide pre-and post-disaster hazard mitigation efforts;
2. Pursue implementation of the identified mitigation actions subject to the limitations of available funding and staff;
3. Coordinate the strategies in the HMP with other planning programs and mechanisms under its jurisdictional authority;
4. Continue support of ongoing countywide hazard mitigation efforts; and
5. Continue to participate in the regional planning partnership as described by the HMP.

PASSED AND ADOPTED on this 20 day of September, 2022, by the following vote:
AYES: Councilmembers Lopez, MacDonald, Madrigal, Perello, Teran and Zaragoza
NOES: None.
ABSENT: Councilmember Basua
ABSTAIN: None.

John C. Zaragoza, Mayor

ATTEST:

R. Chaparro 9/20/22
Rose Chaparro, City Clerk

APPROVED AS TO FROM:

9/12/2022
Stephen Fischer, City Attorney

RESOLUTION NO. 2022 – [PZ 22-620-01]

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL AMEND THE 2030 GENERAL PLAN GOALS AND POLICIES DOCUMENT BY ADOPTING THE AMENDED 2030 SAFETY & HAZARDS ELEMENT. FILED BY CITY OF OXNARD, COMMUNITY DEVELOPMENT DEPARTMENT, 214 SOUTH C STREET, OXNARD, CA, 93030.

WHEREAS, Government Code Section 65300 requires that each planning agency prepare and each legislative body adopt a comprehensive, long-term General Plan for the physical development of the city and any land outside its boundaries which in the planning agency's judgment bears relation to its planning;

WHEREAS, federal law has identified the need to establish hazard mitigation priorities and an appropriate hazard mitigation plan for technical and financial assistance of disaster relief from the federal government in the Disaster Mitigation Act of 2000 (Public Law 106-390); and

WHEREAS, state law requires the City's General Plan to include a Safety & Hazards Element to address the protection of the community from any unreasonable risks associated with disasters, such as earthquakes, floods, fires, and landslides; and

WHEREAS, Government Code Section 65302.6 allows the City to adopt its Safety & Hazards Element pursuant to subdivision (g) of Government Code Section 65302 a local hazard mitigation plan (LHMP) specified in the Federal Disaster Mitigation Act of 2000; and

WHEREAS, the Hazard Mitigation Planning Division of the California Governor's Office of Emergency Services (Cal OES) supports the development and state approval of Local Hazard Mitigation Plans (LHMP) to identify local risks to hazards, mitigation capabilities, and mitigation strategies; and

WHEREAS, the proposed General Plan Amendment to the 2030 Safety & Hazards Element consists of minor technical updates to the Safety & Hazards Element to ensure consistency with all requirements of the California Government Code; and

WHEREAS, the Amended 2030 Safety & Hazards Element will help the City prepare to address the impacts associated with natural hazards, create a uniform hazard mitigation strategy, lessen the impacts of natural hazards, and encourage the long-term reduction of hazard vulnerability; and

WHEREAS, the Amended 2030 Safety & Hazards Element is necessary to ensure eligibility for various grant funding sources provided by the Federal Emergency Management Agency (FEMA); and

WHEREAS, FEMA's Building Resilient Infrastructure and Communities (BRIC) Grant Program will support local communities that undertake hazard mitigation projects, reducing the risks they face from disasters and natural hazards; and

WHEREAS, the Amended 2030 Safety & Hazards Element can help reduce the enormous cost of disasters to property owners and all levels of government; and

WHEREAS, the Amended 2030 Safety & Hazards Element can help protect critical community

facilities, reduce exposure to liability, and minimize post-disaster community disruption; and

WHEREAS, the Amended 2030 Safety & Hazards Element was prepared in accordance with the Cal OES Local Hazard Mitigation Plan and FEMA preparation guidelines; and

WHEREAS, on September 20, 2022, the City Council adopted Resolution No. 15,633, adopting the 2022 update to the Ventura County Multi-Jurisdictional Hazard Mitigation Plan known as the Local Hazard Mitigation Plan (LHMP) with no comments or public concerns; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the 2030 General Plan is located in the Planning Division, and the custodian of the record is the Planning & Sustainability Manager; and

WHEREAS, the Amended 2030 Safety & Hazards Element is consistent with the City of Oxnard 2030 General Plan and the certified Coastal Land Use Program; and

WHEREAS, the Amended 2030 Safety & Hazards Element meets the requirements of the state law (Government Code Section 65302 *et seq.*) and associated regulations relating to Safety & Hazards Element; and

WHEREAS, the City has met all legal requirements for public outreach and obtaining public input relating to the proposed Amended 2030 Safety & Hazards Element; and

WHEREAS, before making its recommendation regarding the Amended 2030 Safety & Hazards Element, the Planning Commission held a duly noticed public hearing on November 3, 2022, in which all those who wished to speak were given the opportunity to do so; and

WHEREAS, the proposed Planning and Zoning (PZ) Permit No. 22-620-01, General Plan Amendment, replaces in its entirety the current Chapters 6 and 9 with the Amended 2030 Safety & Hazards Element; and

WHEREAS, in addition, before making its recommendation regarding the Amended 2030 Safety & Hazards Element, the Planning Commission considered all evidence in the record, including written comments and public comments.

NOW, THEREFORE, the Planning Commission of the City of Oxnard hereby resolves as follows:

Section 1. The foregoing recitals are true and correct and are hereby incorporated into the operative provisions of this Resolution.

Section 2. The Planning Commission recommends that the City Council amend the 2030 General Plan to incorporate the Amended 2030 Safety & Hazards Element in its entirety as Chapters 6 and 9.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of November 2022, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

_____
Daniel Chavez Jr., Chair

ATTEST: _____
Joe Pearson, Secretary

EXHIBIT A
Safety & Hazards Chapter of the 2030 General Plan Page 6-6

SH-4.2 Continued Evaluation of Emergency Response Plans

Continue to evaluate, develop, and practice emergency response plans in light of changing natural and man made risks and hazards, and in coordination with County, State, and Federal emergency planning.

SH-4.3 Volunteer Citizen Groups

Solicit, provide training for, and work with volunteer citizen disaster groups for emergency response assistance.

SH-4.4 Location of Private Emergency Response Facilities

Monitor and encourage private sector emergency response facilities such as hospitals, emergency power generators, and cell-phone utilities in areas of low risk.

SH-4.5 Update Emergency Operation Plan

Support and periodically update the City's Emergency Operations Plan, to meet current federal, state, and local emergency requirements.

SH-4.6 Access and Evacuation Corridors

Ensure that access and evacuation corridors are identified in the event of various types of minor and major emergencies.

SH-4.7 Infrastructure Homeland Security Programs

Develop, implement, evaluate, and revise security programs for key infrastructure such as the water and wastewater.

SH-4.8 Hazard Awareness and Preparedness Education

Continue to promote natural hazards awareness preparation education and emergency procedures among residents, animal custodians, businesses, schools, and generally within areas identified by specific types of hazards such as the tsunami inundation zone.

SH-4.9 Local Hazard Mitigation Plan (LHMP)

Implement mitigation actions identified in the Local Hazard Mitigation Plan (LHMP), which include both short and long-term strategies, involving planning, policy changes, programs, projects, and other activities.

The Local Hazard Mitigation Plan (LHMP) for the County of Ventura/City of Oxnard planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The LHMP is a multijurisdictional plan and is available on the Ready Ventura County Plans webpage at: https://www.readyventuracounty.org/county-plans/

EXHIBIT B
Implementation Chapter of the 2030 General Plan Page 9-26

Chapter 6	Safety & Hazards	2010 – 2012	2012 – 2015	2012 – 2030	Ongoing
	Facilities				
SH-4.5	Update Emergency Operation Plan				FD
SH-4.6	Access and Evacuation Corridors				FD
SH-4.7	Infrastructure Homeland Security Programs				FD
SH-4.8	Hazard Awareness and Preparedness Education				FD
SH-4.9	**Local Hazard Mitigation Plan (LHMP)**				**FD**
GOAL SH-5	***A quiet and safe residential and working environment in terms of exposure to and/or generation of noise.***				
SH-5.1	Noise Abatement Programs				DS
SH-5.2	State Noise Insulation Standards				DS
SH-5.3	Sound Attenuation Measures				DS
SH-5.4	Older Neighborhood Noise Mitigation		DS		
SH-5.5	Noise Reduced City Equipment			PW	
SH-5.6	Compatibility with Oxnard Airport	DS			
SH-5.7	Monitor Vehicular Exhaust Noise				PD
GOAL SH-6	***Consideration of noise levels and impacts in the land use planning and development process.***				
SH-6.1	Construction Noise Control		DS		
SH-6.2	Limiting Construction Activities				DS
SH-6.3	Buffering of Sensitive Receptors				DS
SH-6.4	New Development Noise Compatibility				DS
SH-6.5	Land Use Compatibility with Noise				DS
SH-6.6	Locating Education Institutions to Avoid Noise Disruption				DS
SH-6.7	Peak Noise Evaluation Along Truck Routes				DS
SH-6.8	Noise Contour Maps		DS		
SH-6.9	Minimize Noise Exposure to Sensitive Receptors				DS
SH-6.10	Point Mugu NAS Noise Awareness	DS			
SH-6.11	Exceptions to Noise Standards				DS

Amendment to the Safety & Hazards Element of the City's 2030 General Plan

Kathleen Mallory, Planning and Sustainability Manager
Jasmin Kim, Principal Planner
Community Development Department

Planning Commission
November 3, 2022

CITY OF OXNARD CALIFORNIA

Project Description

- Safety & Hazards Element (S&HE) is an Element of the City's 2030 General Plan, adopted by the City Council on September 2011;
- Assembly Bill 2140 requires amendment to S&HE;
- On September 20, 2022, the City Council adopted our local plan, known as Local Hazard Mitigation Plan (LHMP); as part of the Ventura County Multi-Jurisdictional Hazard Mitigation "Plan";
- S&HE amendment will incorporate information from the overall Plan;
- Per the Federal Regulations (44 CFR § 201.6), the City is required to approve the LHMP every five-years to address the risks of natural and human-made hazards.

Background

- On May 2021, a coalition of Ventura County and its cities, districts, and agencies (“planning partnership”) started process to develop plan to address the impacts of specified natural hazards;
- Objective - to prepare a Federal Emergency Management Agency (FEMA) and the California Governor’s Office of Emergency Services (Cal OES) compliant Plan document;
- Each jurisdiction is responsible for review and approval of their individual sections of the LHMP;
- S&HE reference to our LHMP without reference to a specific year means the City will not have to amend the S&HE due to Plan updates.

Background

Plan addresses the following natural hazards:

- Dam Failure Inundation
- Drought
- Earthquake
- Flooding (includes Levee Failures)
- Landslide & Mass Movements
- Sea Level Rise/Coastal Erosion (SLR)
- Severe Storms
- Severe Weather Events (Heat/Freeze Events)
- Tsunami
- Wildfire

Environmental Determination

- Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) (General Rule) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that this amendment will have a significant effect on the environment.

Why Amendment Necessary?

- To take advantage of FEMA funding, S&HE must make reference to the City's adopted LHMP;
- Examples of possible FEMA funding include:
  - FEMA - Hazard Mitigation Grants including Post Disaster Mitigation Grants
  - FEMA - Building Resilient Infrastructure and Communities (BRIC) Grants.

Discussion - Amendment Language

Page 6-6 of the Safety & Hazards (SH) Chapter of the 2030 General Plan is recommended to be amended by adding the italicized language (SH-4.9).

> *"SH-4.9 Local Hazard Mitigation Plan (LHMP)*
>
> *Implement mitigation actions identified in the Local Hazard Mitigation Plan (LHMP), which include both short and long-term strategies, involving planning, policy changes, programs, projects, and other activities.*
>
> *The Local Hazard Mitigation Plan (LHMP) for the County of Ventura/ City of Oxnard planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The LHMP is a multijurisdictional plan and is available on the Ready Ventura County Plans webpage at: https://www.readyventuracounty.org/county-plans/ "*

Next Steps

- After the Plan is approved by Cal OES, FEMA, and all partners - the partnership will collectively and individually all become eligible to apply for hazard mitigation project funding from various grant sources.

Recommendation

That the Planning Commission:

- Receive a presentation on the amendment to the S&HE Chapter (Chapter 6) and Implementation Chapter (Chapter 9) of the City's 2030 General Plan;
- Open the public hearing and receive public testimony; and
- Adopt a Resolution 2022-XX recommending City Council approval of an amendment to the City's S&HE (Chapters 6 & 9) of the 2030 General Plan.

CITY OF OXNARD CALIFORNIA

QUESTIONS?