



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Susan Hernandez, Contract Planner

DATE: April 20, 2023

SUBJECT: **Project Name: Catamaran Duplex;** Planning and Zoning Permit No. 22-400-04 (Coastal Development Permit) to authorize the construction of a residential duplex totaling 5,154 square-feet, located at 920 Catamaran (APN: 196-0-032-015)

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 2023-XX approving Planning and Zoning Permit No. 22-400-04 (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 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 920 Catamaran 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 196-0-032-015 and legal description of Lot 81, 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)	Vacant
West	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Catamaran Street, Single Family Residence

4) Background Information:

- 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.
- On January 12, 1982, the City Council adopted Resolution No. 8289, establishing design and development standards for duplex residential structures within the Dunes Neighborhood.
- 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. 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. 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 2,577 square-foot 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 Catamaran 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	The proposed Project will be served by existing utilities already serving the

		existing or planned utilities, transportation, and service systems.	Dunes Neighborhood that can adequately serve the proposed Project.
CD-9.1	I	Neighborhood Identity Recognize, preserve, and improve the visual character of existing neighborhoods.	Project is within an 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	The project includes improvements to the existing public sidewalk and parkway

		enhancement of the pedestrian environment as part of private development and public works projects, especially for public sidewalks.	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	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	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

LCP 37	compatible with the character of the surrounding areas. All new development in the coastal zone shall be designed to minimize impacts on the visual resources in the area.	with the Oxnard Duplex Resolution (No. 8289). Therefore, the project is consistent with these policies.
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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	1. Two 16 foot wide curb cuts 2. Driveways with county cobble pattern pavers	YES

	3. Dual driveways separated by 3 feet wide planter	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 Catamaran Street. The side-by-side design of the homes are designed to face and front onto Catamaran Street with direct vehicular access from Catamaran 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 Catamaran 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 February 13, 2023, 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.

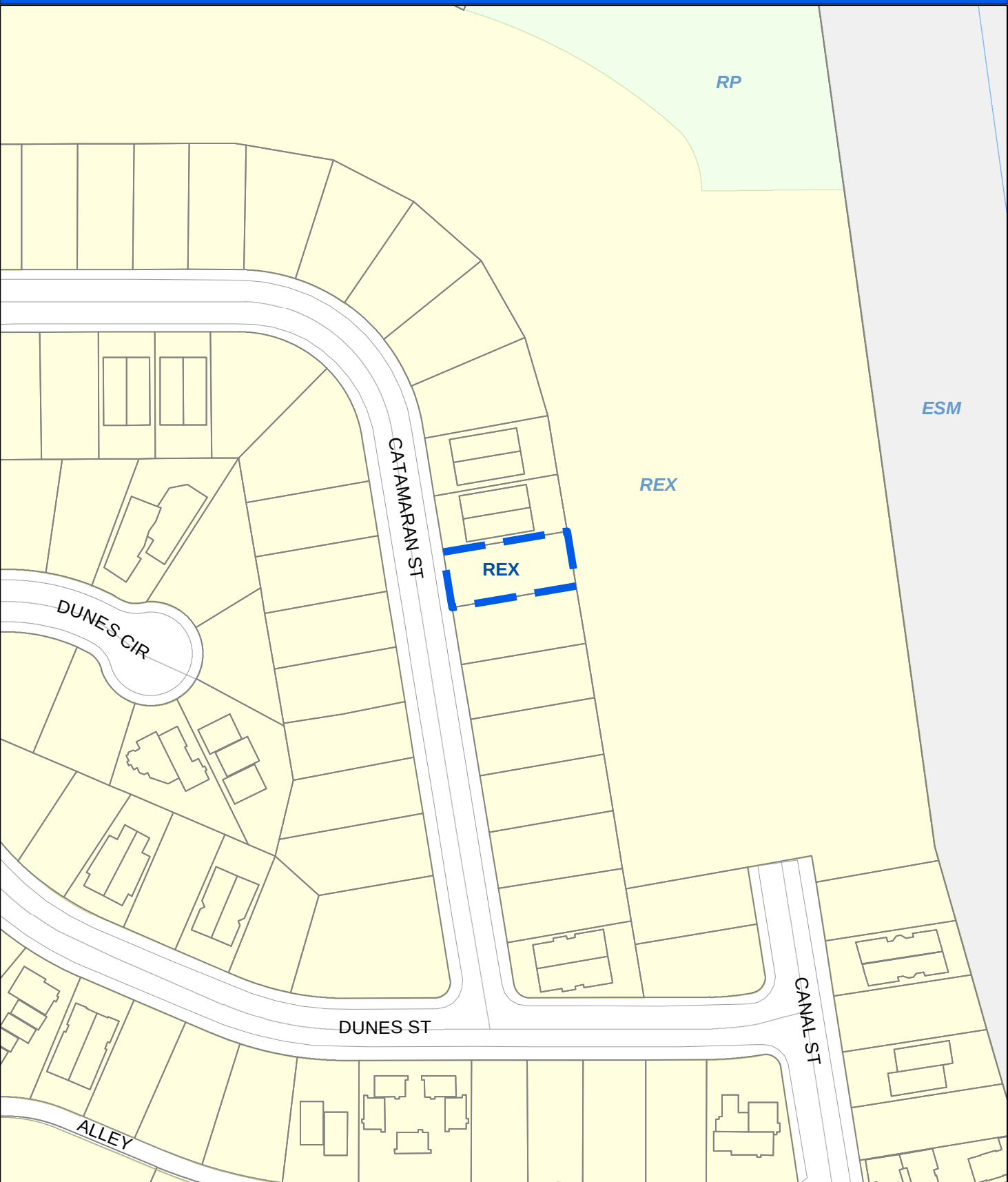
8) Appeal Procedure: In accordance with Section 17-58(J) of the City Code, the Planning Commission's action may be appealed to the City Council within 10 working days after the decision is made. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the 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:

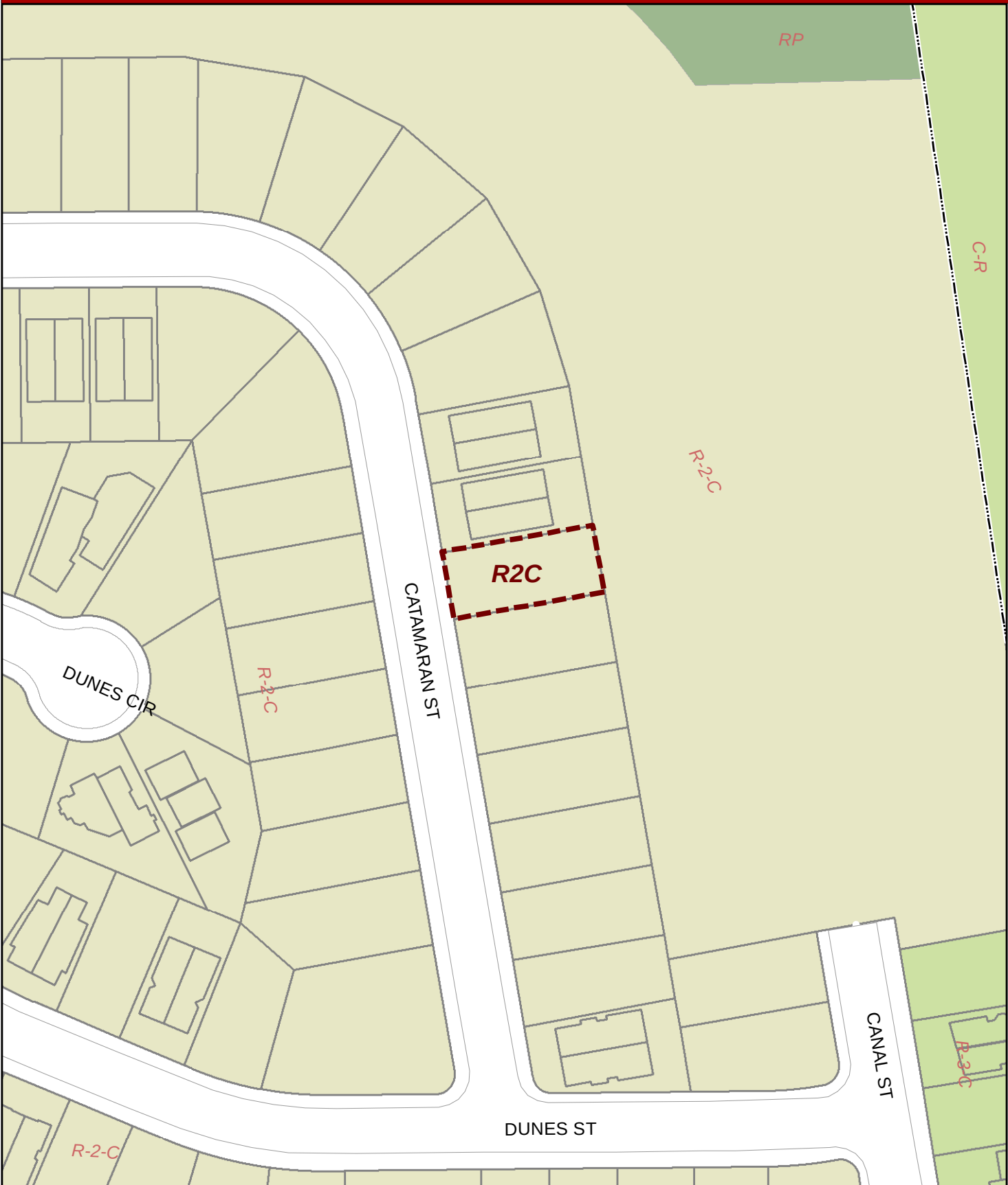
- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Development Project Plans
- C. Notice of Exemption
- D. City Council Resolution No. 8289
- E. Resolution (Coastal Development Permit)
- F. Staff Presentation

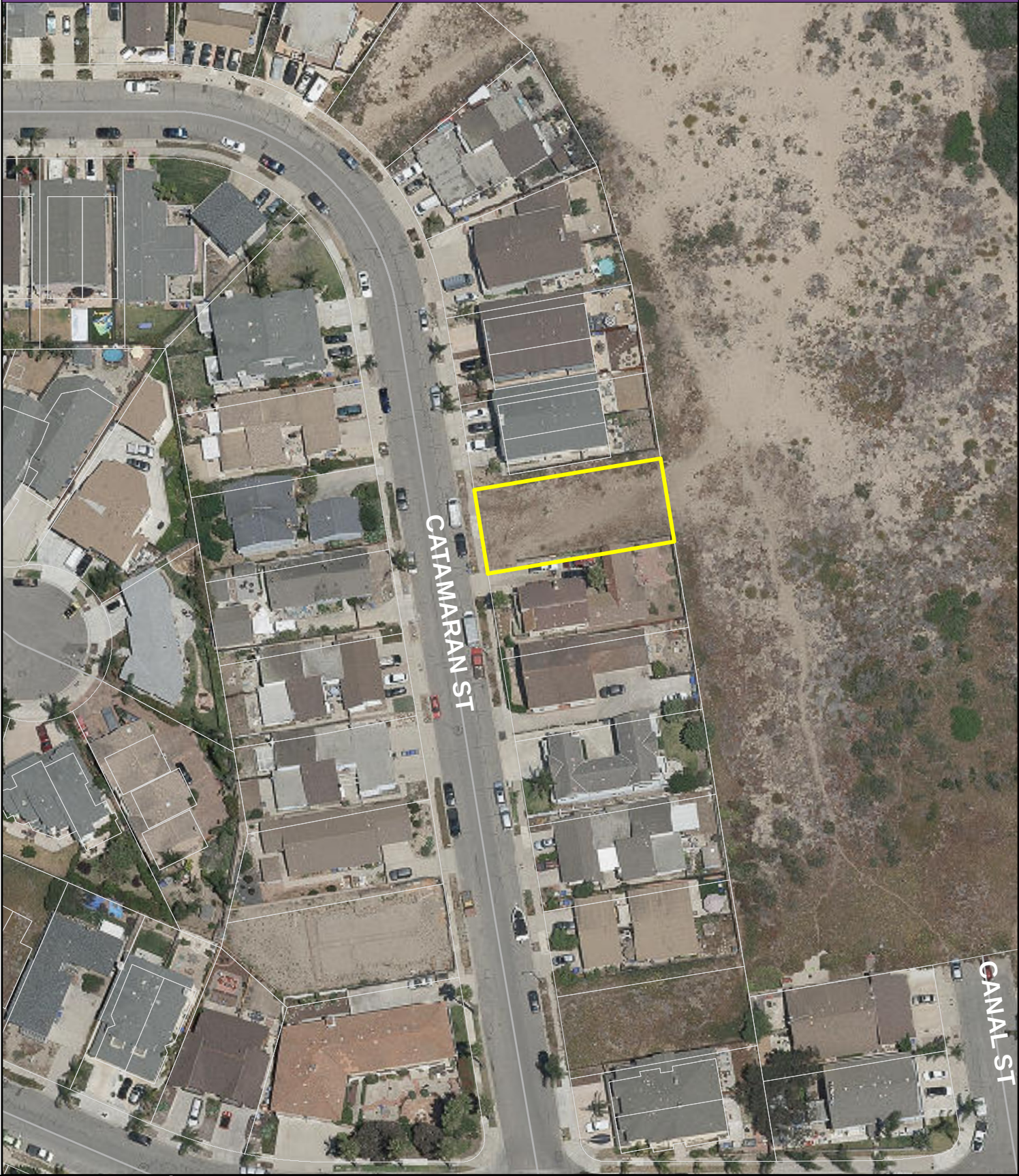
Vicinity Map





Zoning/Specific Plan Map





CATAMARAN ST

CANAL ST



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

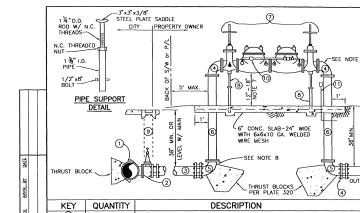
 PROPOSED 3-STORY RESIDENCE

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

NOTE: PROPOSED CONSTRUCTION WILL DISTURB LESS THAN 1 ACRE OF 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.

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

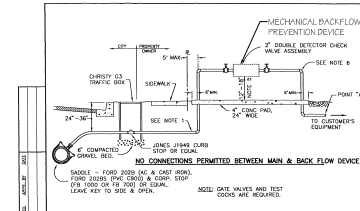


KEY	QUANTITY	DESCRIPTION
(1)	1	ROUND STAINLESS STEEL TAPPING SLEEVE OR EQUAL (C.M.N.)
(2)	1	TAPPING WAVE (RESISTENT SEAT) WITH FLANGE & MEDICAL JOINT
(3)	1	C 300 P.V.C. PIPE CLASS 200 OR DUCTILE IRON (C.M.N.)
(4)	2	90° ELBOW-FLANGED BY FLANGED
(5)	2	90° FLANGE-FLANGED BY MEDICAL JOINT
(6)	2	THREADED FLANGED SPKS. (DUCTILE IRON)
(7)	1	DOUBLE DETECTOR CHECK ASSEMBLY WITH O.S. & Y. VALUES (U.S.C. APPROV.)
(8)	2	PIPE SUPPORT (SEE DETAIL)
(9)	1	DH571 G3 VALVE BOX
(10)	1	3/4" SPINNAE WATER-SENSUS SR II
(11)	1	WATER-AND BOX FOR DRAINAGE FROM SYSTEM

NOTES:

1. INSTALLATION AND FITNESS SHALL HAVE A MIN. OF 12" SOFT CLEARANCE.
2. ALL FITNESS SHALL BE THRUPOD OR WORKED LENGTH 100-120" IN CIRCUMFERENCE AND P.E. MEASUREMENTS SHALL BE TAKEN AT THE CLOSEST ASSEMBLY ABOVE GROUND SHALL BE PRINTED BY CONTRACTOR (SEE COMPANY REQUIREMENTS SECTION).
3. ALL FITNESS SHALL BE SECURED AND APPENDED BY BRASS--CONNECTION COUPLER, FIBER TO ACTIVATE (PHONE FIBER 380/385-8150)
4. CONTACT FIRE DEPARTMENT (PHONE 803/385-7722) FOR ADDITIONAL CONNECTIONS AND ALARMS SYSTEM REQUIREMENTS.
5. BACKFLOW PREVENTER SHALL BE TESTED BY A CERTIFIED TESTER IMMEDIATELY AFTER THEY ARE INSTALLED.
6. CLEARANCES SHALL BE MEASURED TO THE LOWEST PART OF THE DEVICE INCLUDING RELIEF VALVES.
7. 2" OR 2" F" BACKFLOW PREVENTER MUST BE INSTALLED WITH A 4" SERVICE & REDUCING ELBOW AS SHOWN IN THE DRAWING. THE ELBOW SHALL BE 180 DEGREE, RESTRICTION JOINTS SHALL BE MANUFACTURED BY IRONIC INDUSTRIES, OR APPROVATE EQUIV.

CITY OF Oxnard	2½" & LARGER FIRE LINE INSTALLATION		STANDARD PL. 2002
	DRAWN: <u>STAY</u>	CHKD.: <u>STAY</u>	PLATE 3
Department of Public Works		APPR. <u>Chapman</u>	SHEET 1 OF 1



NOTES:

1. FIRE FROM TOWER TO BACKFLOW PREVENTION DEVICE AND POINT "A" SHALL BE TYPE "A" 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 SEWER SOLDERED WITH BS-15.
3. BACKFLOW PREVENTERS SHALL BE TESTED BY A CERTIFIED TESTER IMMEDIATELY AFTER INSTALLATION.
4. INSTALLATION SHALL BE INSPECTED AND APPROVED BY CROSS-CONNECTION CONTROL PRIOR TO ACTING. (PHONE 805/385-8155)
5. CLEARANCES SHALL BE MAINTAINED TO THE LOWEST PART OF THE DEVICE INCLUDING ANY RELIEF VALVES.
6. CONTACT FIRE DEPARTMENT (PHONE 805/385-7722) FOR ADDITIONAL CONNECTIONS AND ALARM REQUIREMENTS.

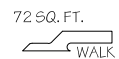
	CITY OF		2" FIRE LINE INSTALLATION		STANDARD PLATE 3
	DRAWING START DEPARTMENT OF PUBLIC WORKS	DATE START APPROVED: <i>[Signature]</i>			9-41 2

REMARKS:



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.
920 CATAMARAN STREET, OXNARD, CA 93035
LOT 82 TRACT 1567-01, A.P.N. 196-0-032-015

Sheet
2

72 SQ. FT. WALK

P

DW

322 SQ. FT.

P

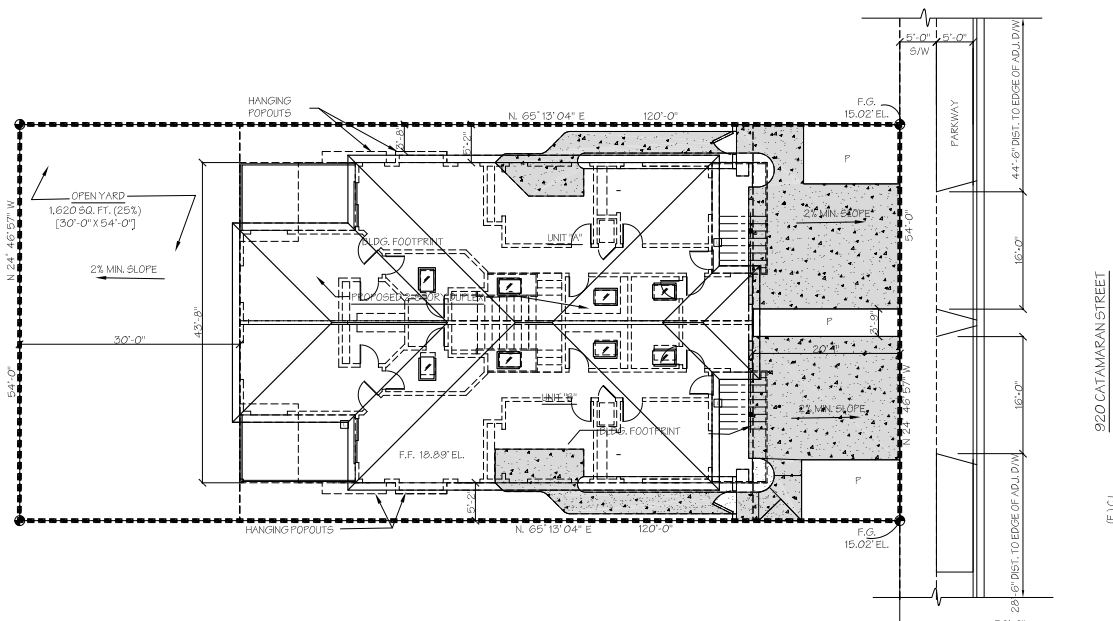
P

DW

322 SQ. FT.

TOTAL LOT AREA: 6480 SQ. FT.

TOTAL BLDG FOOTPRINT
AREA: 3240 SQ. FT.



920 CATAMARAN STREET

SITE PLAN

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



2

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

WINDOW NOTES

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

SYMBOL

S/N	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"	SUING	DUAL GLAZED	FIBERGLASS	0.32	0.24
3	3' 0" x 6' 0"	FIXED	DUAL GLAZED	FIBERGLASS	0.32	0.24
4	3' 0" x 6' 0"	SUING	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 6' 0"	S.H	DUAL GLAZED	FIBERGLASS	0.32	0.24
8	2' 6" x 6' 0"	SUING	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	3' 0" x 6' 0"	FIXED	DUAL GLAZED	FIBERGLASS	0.32	0.24
13	3' 0" x 6' 0"	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"	SUING	DUAL GLAZED	FIBERGLASS	0.32	0.24
16	3' 0" x 6' 0"	CASE	DUAL GLAZED	FIBERGLASS	0.32	0.24
17	2' 0" x 6' 0"	CASE	DUAL GLAZED	FIBERGLASS	0.32	0.24

18	1° 0'	X 2°	SH	DUAL GLAZED	FIBERGLASS	0.32	0.24
19	3° 0'	X 4°	SH	DUAL GLAZED	FIBERGLASS	0.32	0.24
20	2° 0'	X 4°		DUAL GLAZED	FIBERGLASS	0.32	0.24
21	3° 0'	X 4°		DUAL GLAZED	FIBERGLASS	0.32	0.24
22	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
23	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
24	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
25	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
26	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
27	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
28	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
29	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
30	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
31	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
32	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
33	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
34	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
35	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
36	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
37	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
38	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
39	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24
40	0° 0'	X 0°		DUAL GLAZED	FIBERGLASS	0.32	0.24

- ALL NEWLY INSTALLED SHOWER DOORS TO BE TEMPERED.
- ALL WINDOWS LOCATED WITHIN 16' OF STRIKE-EDGE OF ANY DOOR TO BE TEMPERED. TEMPERED WINDOWS SHALL BE INDICATED BY THE LETTER "T".
- UNDO, THE HEAD/H/ OF WINDOWS SHALL MATCH THE HEAD/H/ OF THE INT. DOORS OF THAT ROOM. THE HEAD/H/ OF OPENING AREAS SHALL BE MEASURED AT THE 55.0' FLOOR OF THE ARCH/LUNG.
- PROVIDE EGRESS/ EXIT DOOR OR WINDOW FROM BASEMENT AND/ OR SLEEPING (ROOMS). NET CLEAR MINIMUM OPENING AREA SHALL NOT BE LESS THAN 5.7 SQ. FT. (2' CLEAR 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 MIN. MINIMUM SLIGHT MAX. 48" CLEAR/ FLOOR. "CBC R310."
- THE TEMPORARY SCAFFOLDING ON WINDOWS AND SKYLIGHTS MUST REMAIN ON EACH ONE OF THE UNITS UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

SYMBIO

- 1 NOTE: PROVIDE ONE HOUR RATED CONSTRUCTION AT STORAGE SPACE UNDER THE STAIRS, PROVIDE 1/2" (5/8") TYPE "X" DRYWALL AT WALLS AND 2 LAYERS AT THE CEILING OF THE STAIRS.
- 2 NOTE: PROVIDE 5/8" (1") GREENBOARD OR 5/8" (1") FIBER CEMENT OVER PAPER BACKED LATH UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 72" (MIN) ABOVE THE DRAIN NUT (TYP.).
- 3 NOTE: WOOD AND COMBUSTIBLE MATERIALS SHALL NOT BE PLACED LESS THAN 2" FROM THE FIREPLACE OPENING.
- 4 NOTE: EXCEPT FOR FIREPLACES THAT OPEN TO THE EXTERIOR OF THE BUILDING, THE HEARTH SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING OR ADJACENT FLOOR.

- FACTORY-BUILT FIREPLACE (C.B.O.D. NSF: 2401) AND/OR EQUIVALENT SHALL HAVE: MASONRY-LIKE INTERIOR FIRE PLACE MODEL NUMBER: BURNETT 2401**
- A). TIGHT FITTING, GLASS/CLAY/PIER OR GLASS DOORS.
B). OUTSIDE AIR INTAKE/VENTILATION & CONTROL.
C). FLUE DAMPER & CONTROL.
D). APPROVED SPARK ARRESTER TO BE PROVIDED.
E). GASKETED, GALV. SM. METAL SKEIN OVER CHIMNEY, MAKE AND MODEL TO BE DETERM. BY DIVISION.
- ONE-HOUR RATED FIRE RATED DEFECTION
PROVIDE LAYER OF 5/8" TYPE "X" GYPSUM BOARD TO THE CEILING FOR SCOUR AND CRACK PROTECTION AND TO THE GARAGE.
PROVIDE 1/2" THICK GYPSUM BOARD BETWEEN GARAGE AND DWELLING IN GARAGE ON ALL WALLS.
- REFRIG. COMPRESSOR AND VAPORLINE, MODEL NO. BQ504-S11. NOTE: THIS APPLIANCE IS APPROVED FOR BATHROOM, BEDROOM, AND BED-SITTING ROOM, NOT ALL OCCUPANCIES AND IS SUITABLE FOR HOME INSTALLATION AND DOES NOT REQUIRE A VENTING THROUGH THE ROOF.

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

FL FROST 2010 H1.0 ENERGY STAR QUALIFIED H1.0 (5 AIR CHANGES PER HOUR) 110 BONES, 6" O. WHIMDSTAT W/ H EFF. LUMINARE.

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."

NOTE: ALL FINISHES AND MATERIALS SHALL COMPLY WITH CALIFORNIA MANDATORY GREEN CODE REQUIREMENTS AS SPECIFIED ON SHTS. GRN1 THRU GRN3

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' 50. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE A MINIMUM OF 5.0' 50. 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 NOSE. 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 §317.7.2, §317.7.3

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).

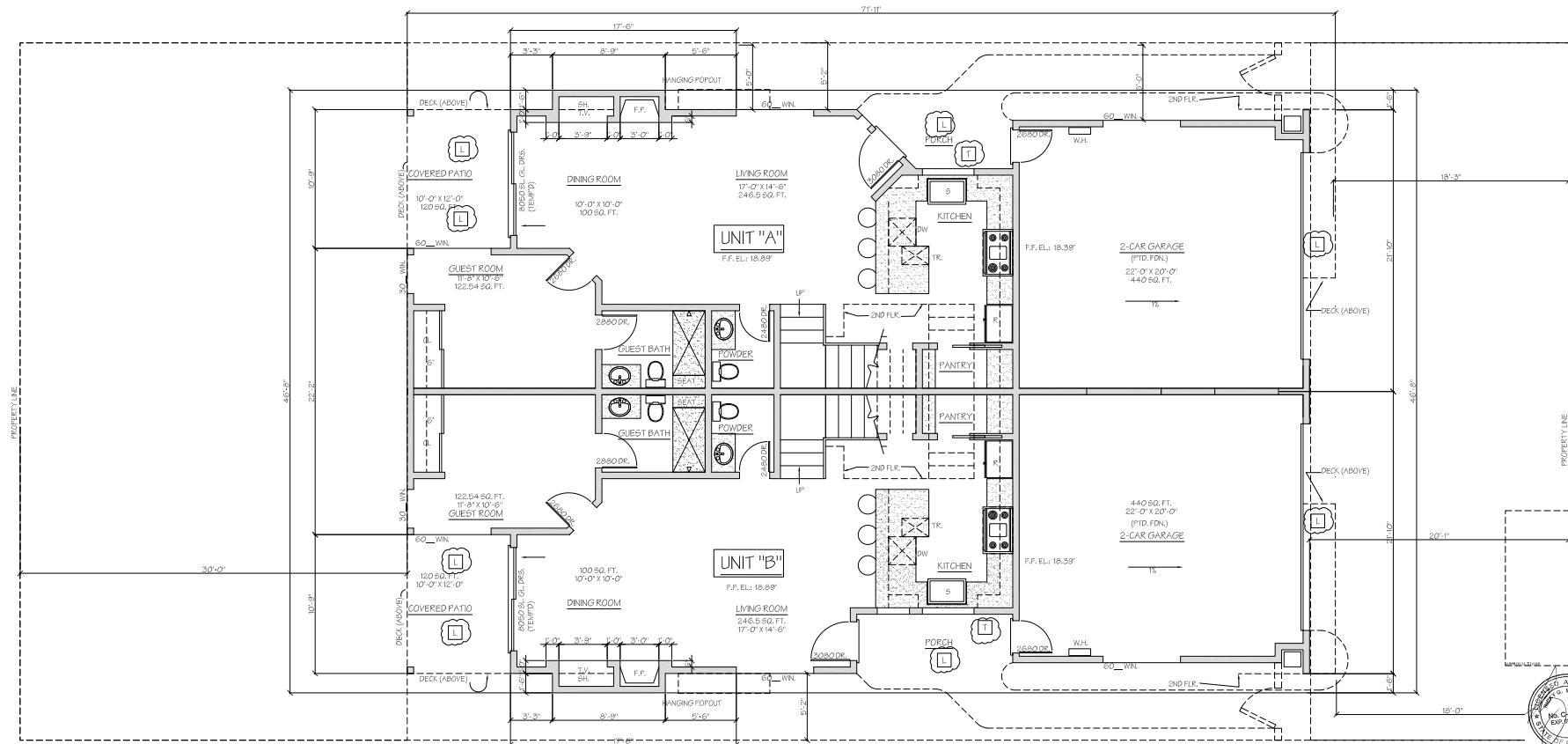
0.3 NOTE

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

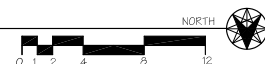
WINDOWS: MILGARD FIBERGLASS FRAME.

T TRASH AREA

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



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



PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
2920 CATAMARAN STREET, OXNARD, CA 93035
LOT 82 TRACT 1567-01, A.P.N. 196-0432-015

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

DATE	REVISION
DRAWN BY	CHECKED BY
	APPROVED

INT. DOOR SCHEDULE

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

WINDOW NOTES

RETAIN MFR. GLAZING STICKERS INTACT THROUGHOUT CONSTRUCTION. ALL WINDOWS SHALL BE AS NOTED BELOW (UNLO).

SYMBOL

2

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 6'-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'-0"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
19	3'-0" X 4'-0"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
20	2'-6" X 4'-0"	S.H.	DUAL GLAZED	FIBERGLASS	0.32	0.24
21	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
22	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
23	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
24	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
25	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
26	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
27	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
28	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
29	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
30	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
31	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
32	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
33	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
34	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
35	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
36	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
37	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
38	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
39	0'-0" X 0'-0"		DUAL GLAZED	FIBERGLASS	0.32	0.24
40	0'-0" X 0'-0"		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".
- UNLO: THE HEAD HT. OF WINDOWS SHALL MATCH THE HEAD HT. OF THE NT. DOORS OF THAT ROOM. THE HEAD HT. OF ARCHED WINDOWS SHALL BE MEASURED AT THE SHOULDERS OF THE ARCH/LUNG.
- 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 OPENINGS 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. - CRC 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.

PLAN NOTES

- NOTE: "PROVIDE ONE HOUR RATED CONSTRUCTION AT STORAGE SPACE UNDER THE STAIRS. PROVIDE 1/2" X 6" TYPE "X" DRYWALL AT WALLS AND 2 LAYERS AT THE UNDERSIDE OF THE STAIRS.
- NOTE: "PROVIDE 5/8" THK. GREENBOARD OR 5/8" FULL MUDSET OVER PAPER BACKED GYPSUM BOARD IN BATH AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 72" (MIN.) ABOVE THE DRAIN INLET (TYP.).
- NOTE: "WOOD AND COMBUSTIBLE MATERIALS SHALL NOT BE PLACED LESS THAN 6" FROM THE FIREPLACE OPENING."
- 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."

- FACTORY-BUILT FMI FIREPLACE (L.C.B.O. ESR-2401) AND/OR EQUAL. FIREPLACE SHALL HAVE MASON-LITE AND/OR FIRE-PLACE MODEL NO. MODEL: BLUNTECH TFS-44.
- A) TIGHT-FITTING, CLOSABLE METAL OR GLASS DOORS.
- B) OUTSIDE AIR INTAKE W/DAMPEN & 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.
- ONE HOUR RATED FIRE RATED SEPARATION: PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD TO THE CEILING FOR PERIMETER SEPARATION BETWEEN DWELLING AND THE GARAGE. OCCUPANT SEPARATION BETWEEN GARAGE AND DWELLING: GARAGE ON ALL WALLS.
- PREFAB. CAN FIREPLACE BY NAPOLION, MODEL NO. 80034-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)
- BROGAN Z810 H-1 ENERGY STAR QUALIFIED, HU (5 AIR CHANGES PER HOUR) 110 CFM, L 5000S, 6' 0" W/IN MUDSET AT W/H EFF. LUMINAIRE.
- SMOKE DETECTOR
- "SMOKE ALARMS SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP" "SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREA 48" OF THE DWELLING UNIT WHICH THEY SERVE."
- CARBON MONOXIDE DETECTOR
- "CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP" NOTE: ALL CARBON MONOXIDE ALARMS MUST RECEIVE POWER FROM THE ELECTRICAL WIRING SYSTEM WITH BATTERY BACKUP. R319

NOTE: ALL FINISHES AND MATERIALS SHALL COMPLY WITH CALIFORNIA MANDATORY GREEN CODE REQUIREMENTS AS SPECIFIED ON SHTS. GRN1 THRU GRN3

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." - CRC 105.6.3, 105.6.5

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 1/2" TO 2". HANDRAILS WITH NON-CIRCULAR CROSS-SECTION SHALL HAVE PERIMETER DIMENSION BETWEEN 4" AND 5-1/4" 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 OF-R 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 OF-R REQUIRED)".

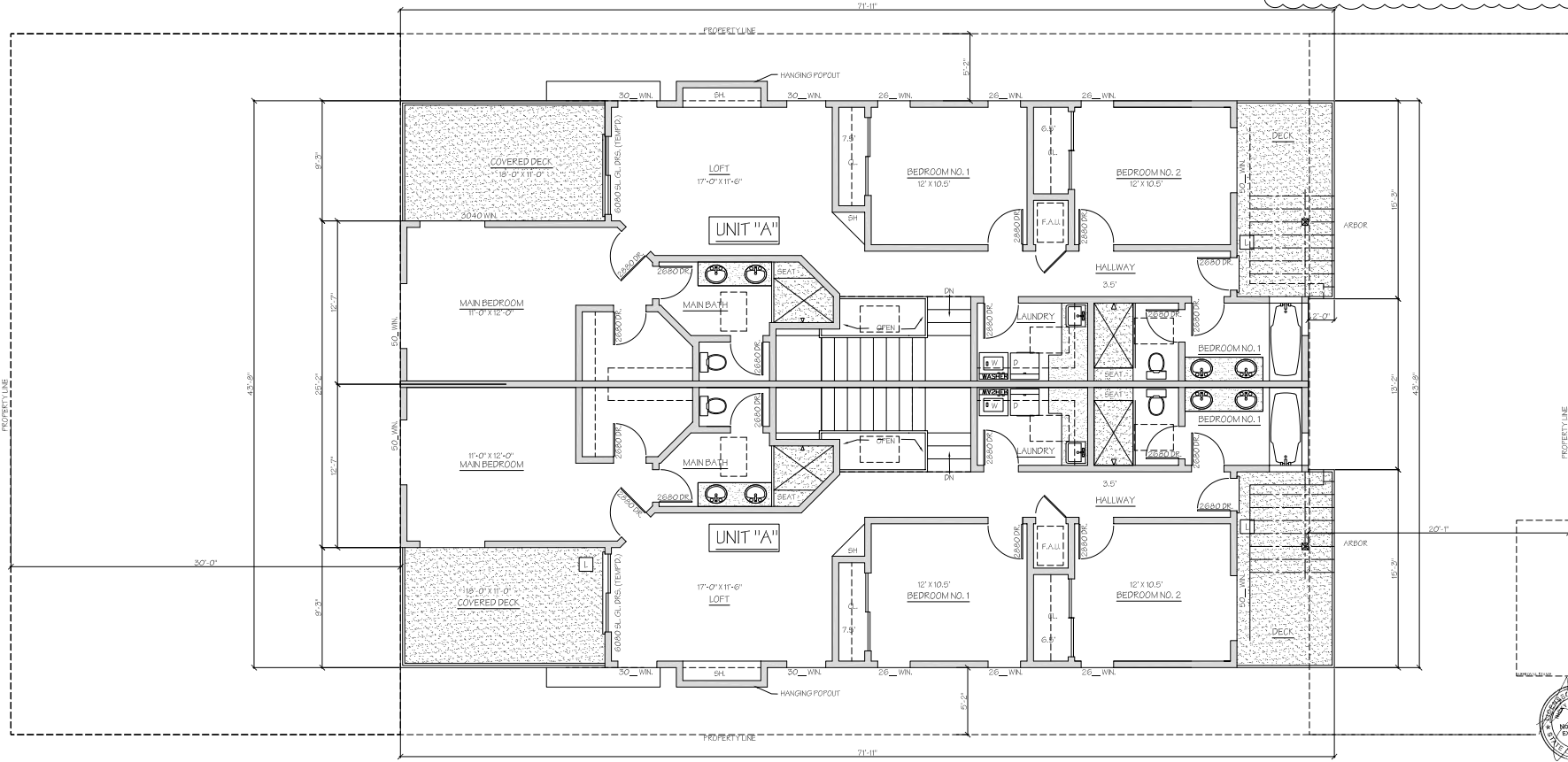
NOTE:

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

WINDOWS: MILKGLD FIBERGLASS FRAME.

1 TRASH AREA

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



2ND FLOOR PLAN

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



PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
 920 CATAMARAN STREET, OXNARD, CA 93035
 LOT 18 TRACT 1567-01, A.P.N. 196-041-032-015

R. G. M. RICKY G. MORAGA
 ARCHITECTURE & PLANNING
 350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-462-1536

CLASS "A" ROOFING BY BOPAL ROOFING LLC, SAXONY 900 SLATE, COLOR: BROWN BLEND. INSTALL PER MANUFACTURER'S CALCULATIONS AND SPECIFICATIONS. PROVIDE ROOF VENTS EQUAL IN AREA TO 1/60 FT.² OF ICE, E.G. TYP. AT 1/150 OF AREA. PROVIDE 40% OF THE REQUIRED VENTING AREA TO BE LOCATED WITHIN 12" OF THE EAVE.

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 SHIT, 92, ICC-ES REPORT NO. _____, DECK-O-TEK, AND DRAINAGE SHIT 92-1. REFER TO THIS SHEET AS TO THE 23" MIN. FLOOR TO PLAN SHOWN ON THIS SHEET (707.2 CBC).

51. REFER TO SHEET G2 FOR DISCHARGE DRAINAGE FOR PROPOSED SUPPER AND OVERFLOW ROOF DRAINAGE.

52. SPECIFY ICC, ETC., TYPE OF ROOF RECOGNIZED LISTING APPROVAL NUMBER FOR ROOF MATERIALS NOT COVERED IN CBC, E.G., T.I.E., ETC. (8107.2 CBC)

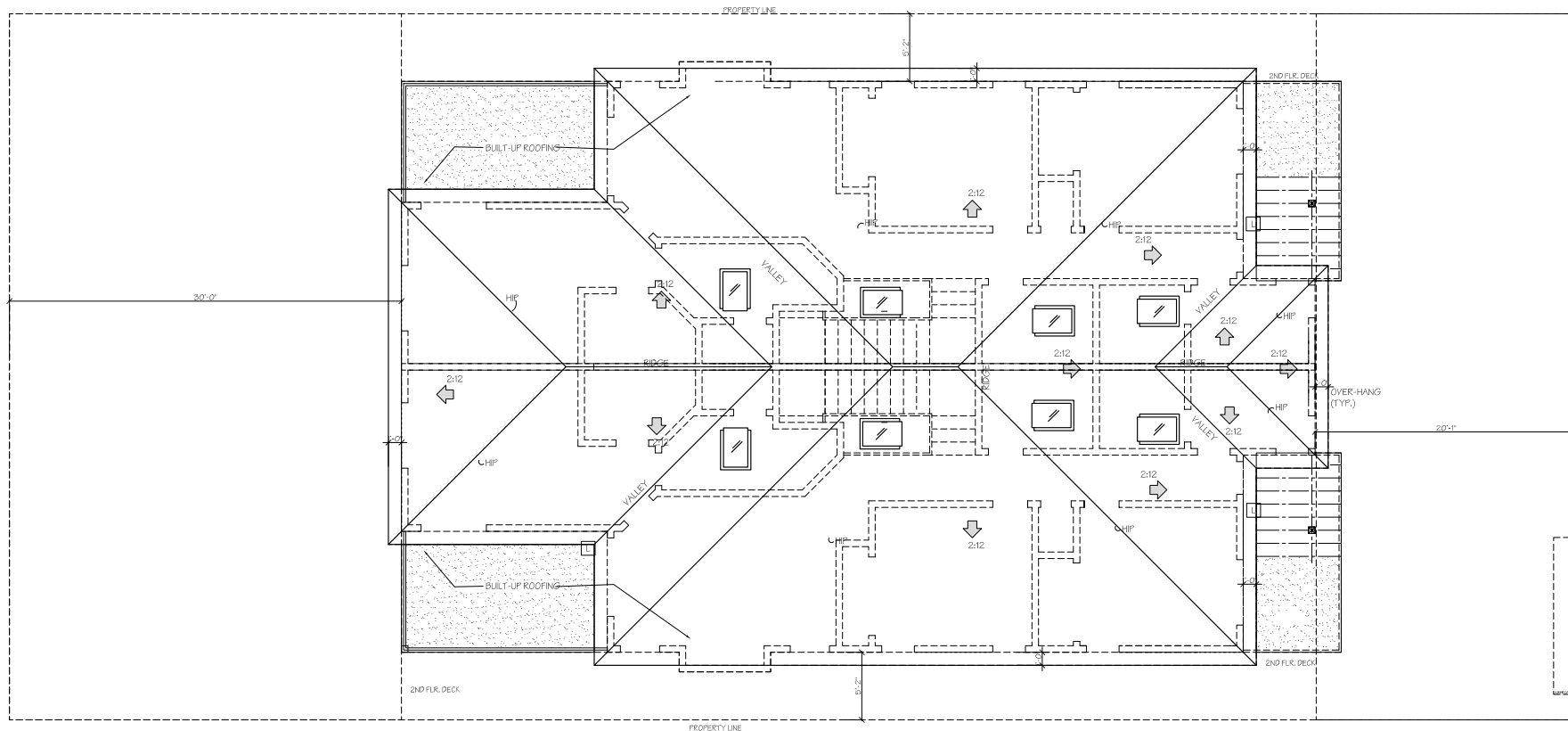
53. PLEASE NOTE THE PROPOSED ROOF DECK COVERING ON SHEET 9.2 IS NOT APPROVED FOR USE IN THE REQUIRED WIND EXPOSURE FOR THIS SITE. PLEASE PROVIDE AN ALTERNATE APPROVAL FOR THE PROPOSED ROOF DECK COVERING OR THE SIMILAR TESTING AGENCY APPROVAL FOR THE PROPOSED ROOF DECK MATERIAL (8107.3.4 & 1.6025 CBC)

54. PROVIDE ALL MATERIAL DETAILS TO SHOW COMPLIANCE WITH SECTION 2610 AND SECTION 2405 OF PROVIDE ICC OR OTHER RECOGNIZED APPROVAL LISTINGS. PLEASE PROVIDE ADDITIONAL INFORMATION FOR THE PROPOSED SLIDING ASIDE ROOFLIGHT SHOWN ON SHEET 9 AND 91. ADDITIONAL DETAILS ARE REQUIRED SUPPORTING THE PROPOSED ROOF ASSEMBLY.

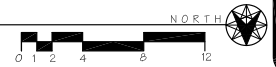
55. SHOW ATTIC OR ENCLOSED RAFTER SPACE VENTILATION, MINIMUM VENTING AREA IS 1/150 OF ATTIC AREA, NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA

H - HIP	SLOPE 2:12		2ND FLOOR ROOF
V - VALLEY			
R - RIDGE	SLOPE 2:12		1ST FLOOR ROOF
C - CRICKET			0" HGIN VENTS HIGH
D&S - ROOF DRAIN AND SCUPPER			0" HGIN VENTS LOW

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)



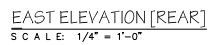
ROOF PLAN
SCALE: 1/4" = 1'-0"



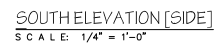
PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
920 CATAMARAN STREET, OXNARD, CA 93035
LOT 82 TRACT 1567-01, A.P.N. 196-0-032-015

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

DATE	REVISION
DRAWN BY	CHECKED BY APPROVED



- 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 LAFSING BY: JAMES WHIDE
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: OBSCURE FOSSIL BAY.
- 5 PAVERS BY: OLSEN PAVINGSTONE, PATTERN: COUNTRY COBBLE, COLOR: SAND / B-S MIX.



HARDSCAPE LEGEND

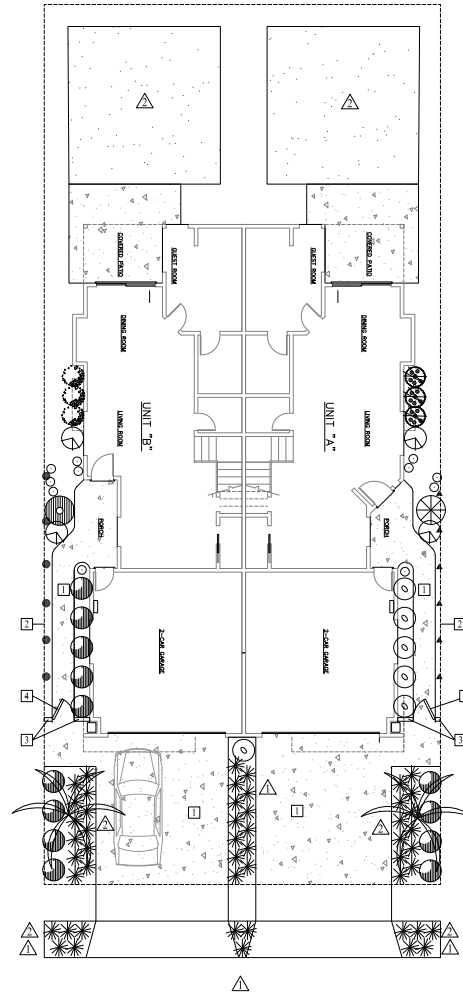
1. Pavers by Olsen Pavingstone, Country cobble pattern, B-5 mix color.
2. Existing Blockwall on propertyline with neighbors on both sides. If additional wall is needed, finish neighbor's side of wall to match his existing wall.
3. Blockwall return.
4. Self-closing, locking gate.

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 nitrified organic soil amendment shall be rottolled 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, rottolll 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



920 CATAMARAN STREET

PLANTING LEGEND

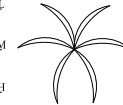
WUCOLS

Shrubs and Groundcovers

- 5 gal Agave attenuata 'Kara's Stripes'
- 5 gal Var. Foxtail Agave
- 5 gal Correa 'Ivory Bells'
- 5 gal Australian Fuchsia
- 5 gal Hedera helix
- 5 gal Needlepoint ivy
- 5 gal Hedera helix 'Variegata'
- 5 gal Variegated Needlepoint ivy
- 5 gal Perovskia 'Blue Spire'
- 5 gal Russian Sage
- 5 gal Rhipsalis umb. 'Minor'
- 5 gal Indian Hawthorn
- 5 gal Rosmarinus 'Lekwd de Forst'
- 5 gal Rosemary
- 5 gal Salvia leucantha
- 5 gal Mexican Sage (maintain at 3' tall)
- 5 gal Stipa tenuissima
- 5 gal Mexican Feathergrass
- 5 gal Westringia 'Bluegem'
- 5 gal Coast Rosemary
- 5 gal Yarrow millefolium
- 5 gal Native Yarrow

- 24" box 1' Arecastrum romanz.
- 1' Queen Palm
- 1' Tall fescue Grass
- Sod

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





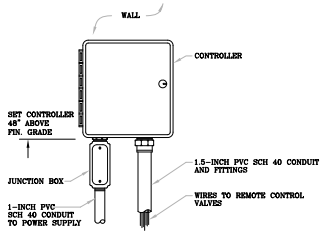
Philip S. Miller & Associates
site planning
landscape architecture
4203 collie bodiega camarillo, ca 93012 805.383.7591
philipmiller@verizon.net #3559

Irrigation Plan

PROPOSED 2-STORY DUPLEX FOR:
Morris Dunes LLC
Catamaran Street Oxnard, CA 93035
LOT 82 TRACT 1567-001, A.P.N. 196-04-032-0015

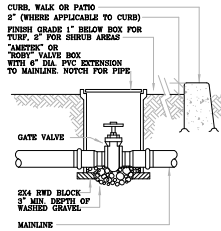
SHEET:	920
PROJECT NAME 920 Catamaran	
DATE 8/15/22	
SCALE 1/8"=1'-0"	
SHEET NUMBER L-2	
OF 4	

PSM 8/15/2022 11:15 AM [-1 Morris CATAMARAN HS.PL. IR 210429.dwg



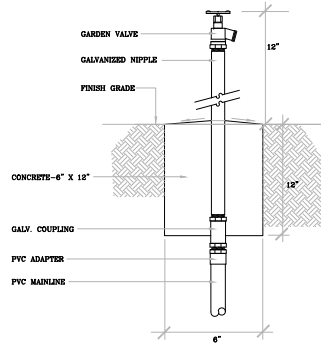
A CONTROLLER

NOT TO SCALE



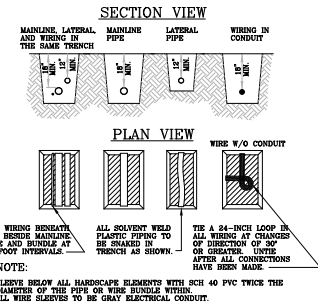
B GATE VALVE

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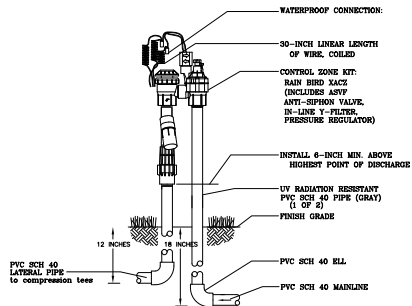
C GARDEN VALVE

NOT TO SCALE



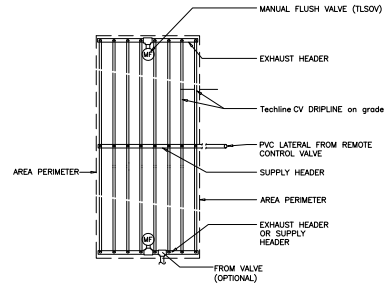
D PIPE & WIRE TRENCHING

NOT TO SCALE



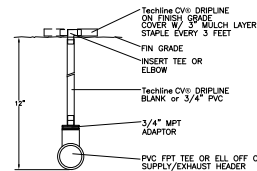
E DRIP VALVE MANIFOLD

NOT TO SCALE



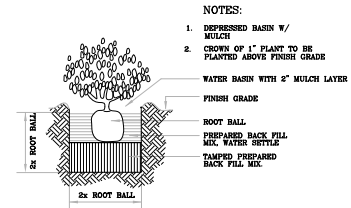
F Techline® CV CENTER FEED LAYOUT

NOT TO SCALE DETAIL - C102



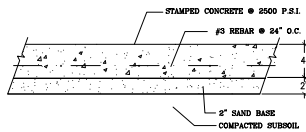
G HEADER TO DRIPLINE CONNECTION

NOT TO SCALE



H SHRUB PLANTING DETAIL

NOT TO SCALE



I CONCRETE SECTION

NOT TO SCALE



DATE:	
BY:	
REVISIONS:	



Philip S. Miller & Associates
site planning
landscape architecture
4209 Calle Bodega, Capitola, CA 93012 831.383.7591
phil@psmiller.com phil@psmiller.com

Details
PROPOSED 2-STORY DUPLEX FOR:
Morris Dunes LLC
920 Catamaran Street Oxnard, CA 93035
LOT 82 TRACT 1567-01, A.P.N. 196-0-012-015

SHEET:	PROJECT NAME
	920 Catamaran
DATE	August 12, 2022
SCALE	1/8"=1'-0"
SHEET NUMBER	L-3
OF	4

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 areas periodically.
8. **VERIFICATION AND ACCEPTANCE**
Contractor shall check and verify existing site, dimensions, and finish grades (where 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 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 agent or Landscape Architect, but visits 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 time an inspection is desired. If the Contractor calls for an inspection and it 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 walls, covers, railings, warning signs, etc., against hazards which will expose persons to injuries, hurt or damage and shall be responsible to take care 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.
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 drawings and these specifications as necessary to complete the contract including, but not limited to the following:
Trenching
Head and Coverage Inspection
Piping
Adjust Sections
Clean-out
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.
 - C. **Rivers 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 Preventer**
Backflow preventer 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 damage 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 "Stup-it" 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**
Contractor 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 then 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. **Agonomic Soils Test**
If stated in notes, Contractor to provide and pay for an agonomic 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 copper preservative. 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 unsuitably, misshape, 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, species, 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% sifted sharps 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 or 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**
Contract 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 trees 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 Contractor's 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: watering, fertilizing, tilted, or sunken plants; watching for symptoms of disease or pests; re-staking; re-guying, fertilizing, and pruning. There shall be no shoring unless called out on 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 preventer, all valve types, all spray head 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.



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



NOTICE OF EXEMPTION

Project Description: PZ No. 22-400-04 (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. The project address is 920 Catamaran Street (APN: 196-0-032-015). 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.

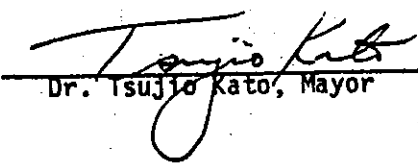
NOW, THEREFORE, BE IT RESOLVED that the City Council of the
City of Oxnard hereby adopts the attached Design and Development
Standards for duplex residential structures on the R-2-PD lots of Tract
1567 in the Oxnard Dunes area.

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


Dr. Tsujio Kato, Mayor

ATTEST: 
Mabi Covarrubias, City Clerk

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 Sethacks

- 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, and 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. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 22-400-04 (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 920 CATAMARAN STREET (APN: 196-0-032-015). 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 16, 2022, 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 920 Catamaran Street; and

WHEREAS, on April 20, 2023, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 22-400-04 (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 920 Catamaran 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 Catamaran 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. 22-400-04 (Coastal Development Permit), subject to the attached conditions of approval.

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

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

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

CONDITIONS OF APPROVAL

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 April 20, 2023, (“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, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs 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 one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
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 activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code Section 23114, with special attention to 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. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a “City of Oxnard C&D Environmental Resources Management & Recycling Plan” (“Plan”) to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.
74. Developer shall follow the approved “City of Oxnard C&D Environmental Resources Management & Recycling Plan” and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results

during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the “City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed” (“Work Completed Report”) and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility’s letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.

75. 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.
76. 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

77. 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)
78. Developer shall protect building pads from inundation during a 1% chance (100 year) storm. (DS-5)
79. 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)
80. 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)
81. 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)
82. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)

83. 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)
84. 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)
85. 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)
86. 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)
87. 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

88. 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)
89. 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)
90. 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)
91. 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)
92. 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)
93. 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 20th day of April 2023.

Ronald Arruejo., 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 20th day of April 2023, 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

“Catamaran Duplex”

Planning & Zoning Permit No. 22-400-04
(Coastal Development Permit)

920 Catamaran Street

Rick Moraga, on behalf of Morris Dunes, LLC, Applicant

Planning Commission
April 20, 2023

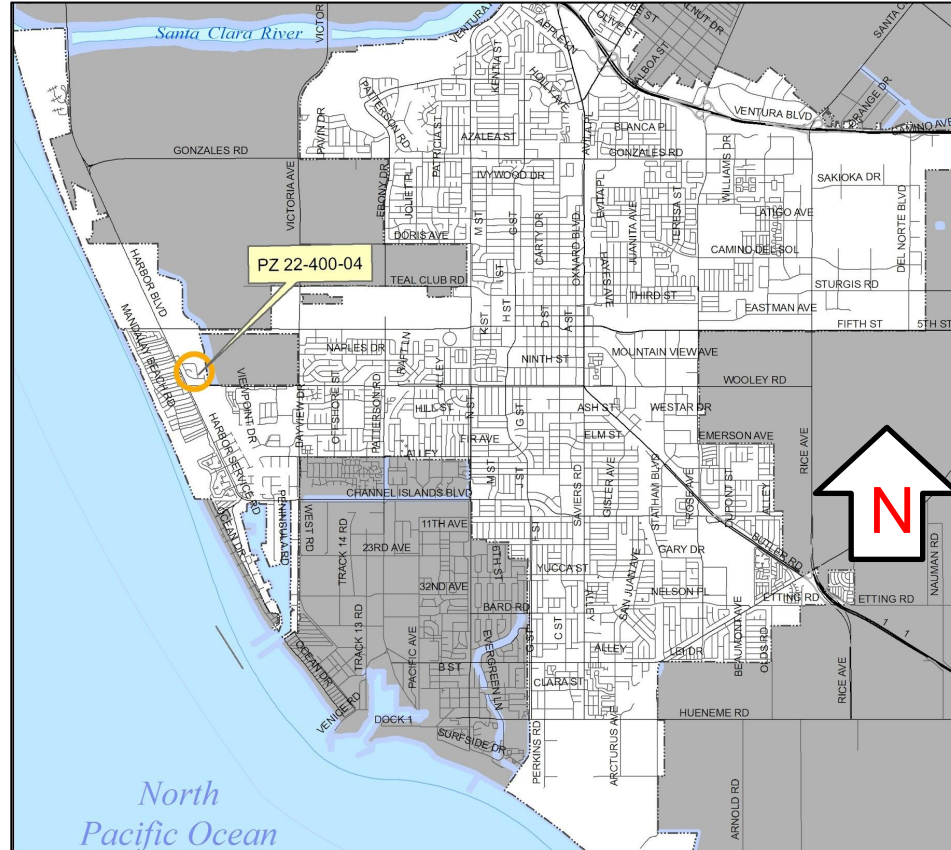
Project Request

- Request to approve a Coastal Development Permit (CDP):
 - Construct a 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
- Oxnard Dunes Neighborhood

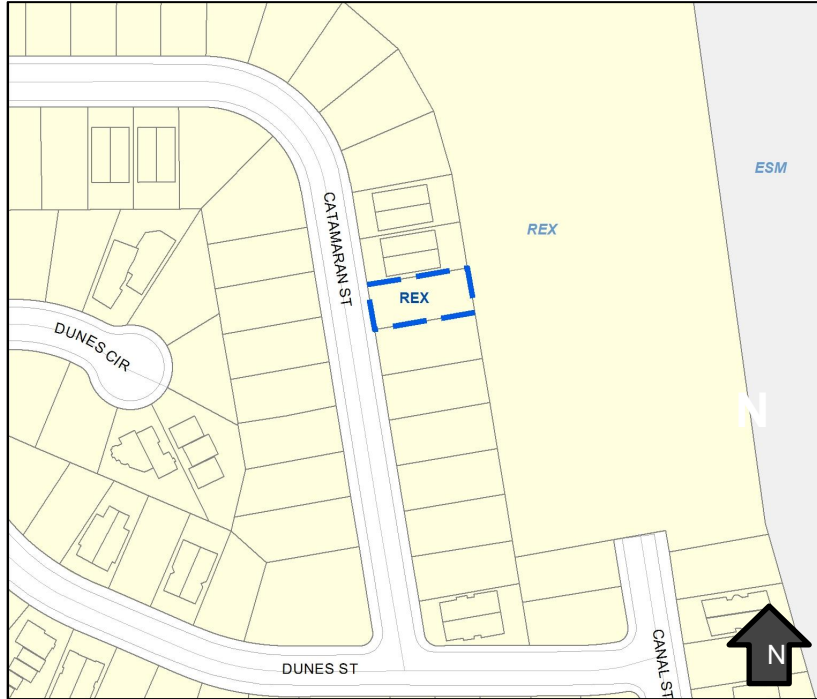
Background

- Project site was created by a map recorded on in 1964.
 - Tract Map 1567
- Design and development standards for duplex residential structures within the Dunes Neighborhood adopted in 1982.
- Project site is undeveloped today.
- Plans were presented at a Community Workshop on February 13, 2023.

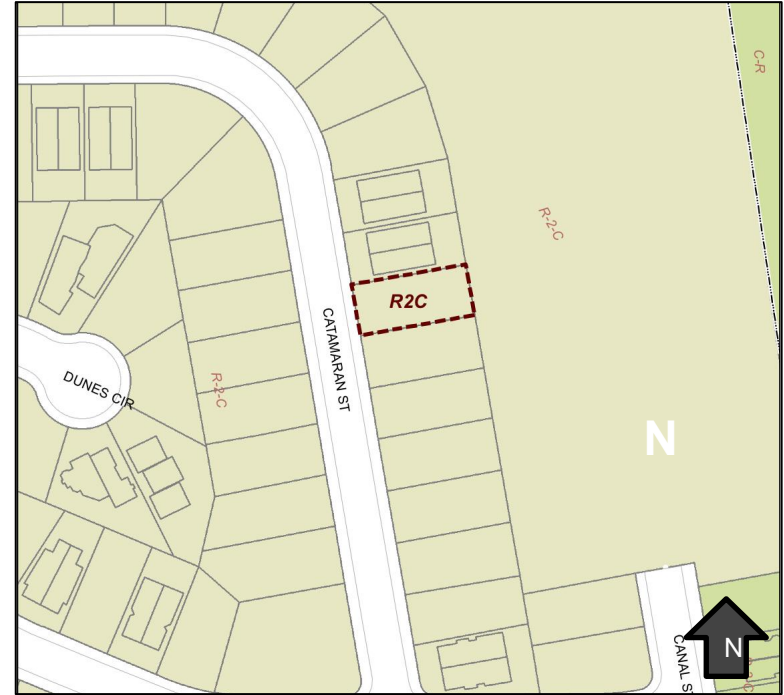
Location Map



Local Coastal Program / 2030 General Plan & Zoning

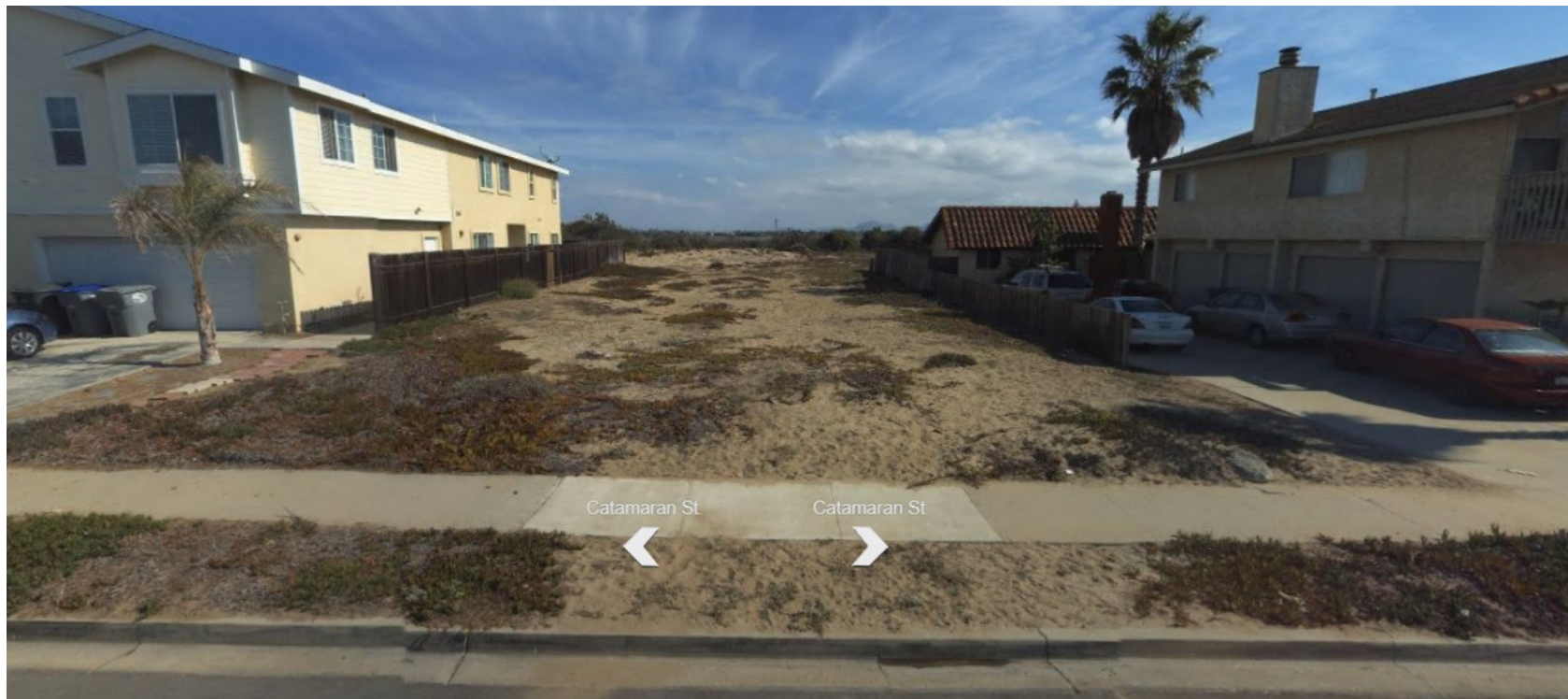


Local Coastal Program /
General Plan: Residential Existing



Zoning: Coastal Multi-Family

Street View



View from Catamaran Street looking east

Surrounding Uses

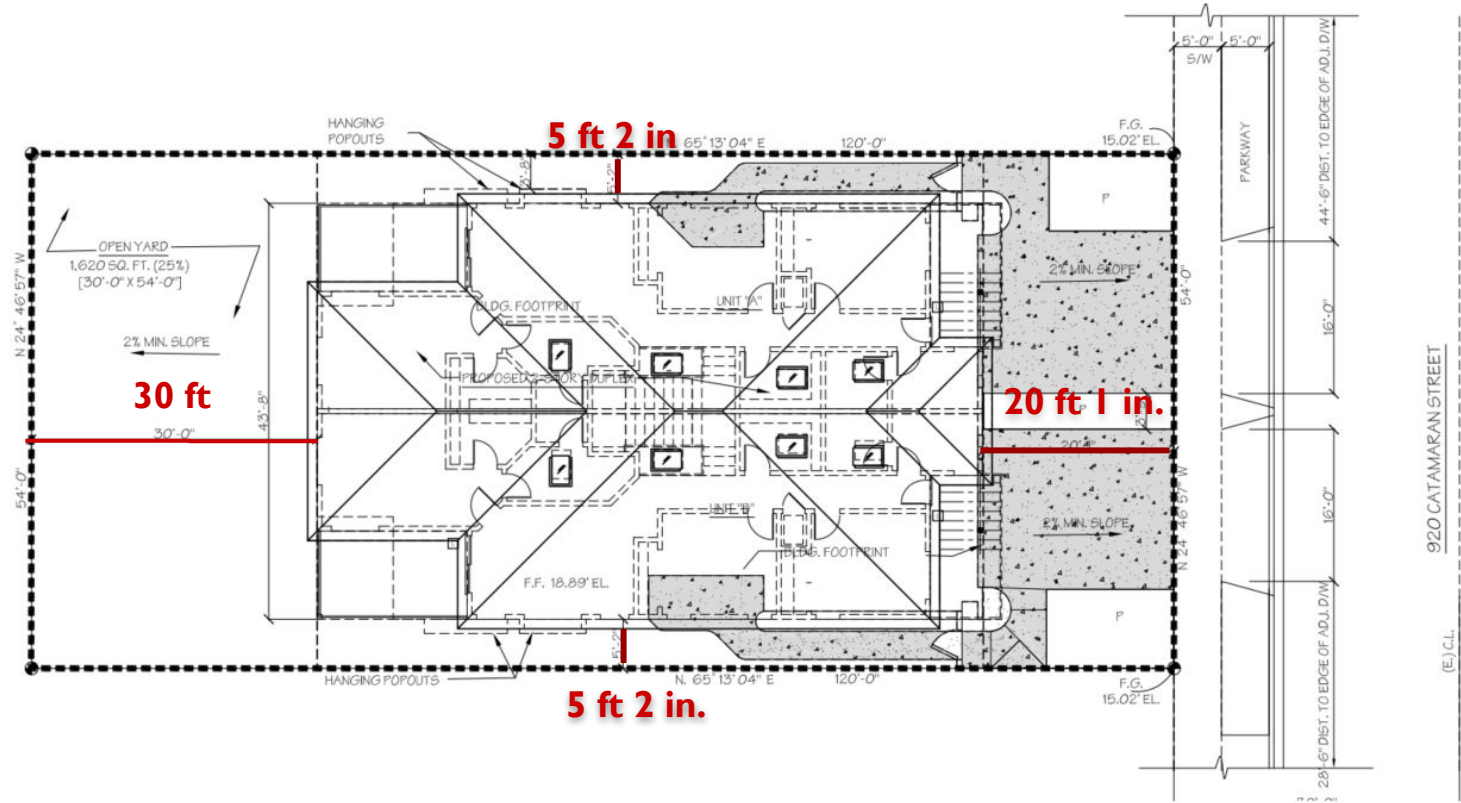
- **North:** Residential Duplex
- **East:** Vacant
- **South:** Residential Duplex
- **West:** Catamaran Street, Single Family Residential



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

Site Plan



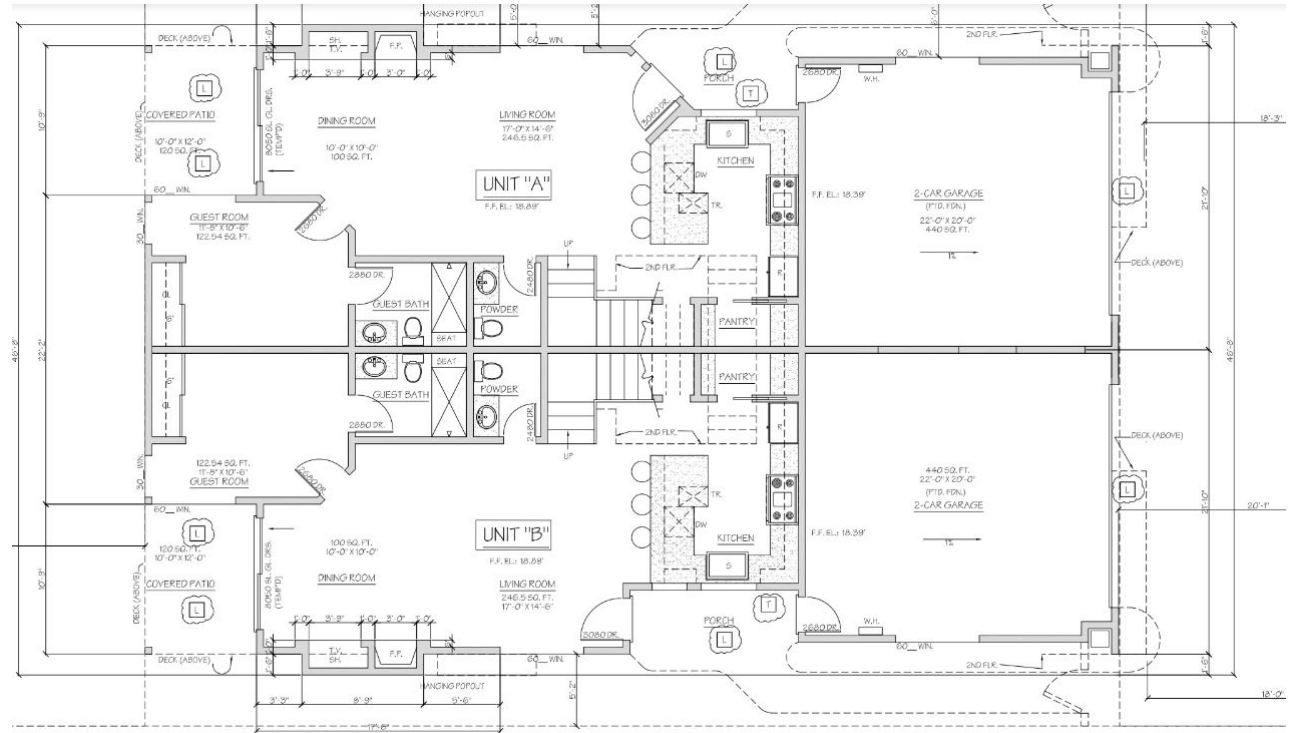
First Floor Plan

880 sq.ft. Living Space

468 sq.ft. Garage

120 sq. ft. Covered Patio

44 sq. ft. Porch

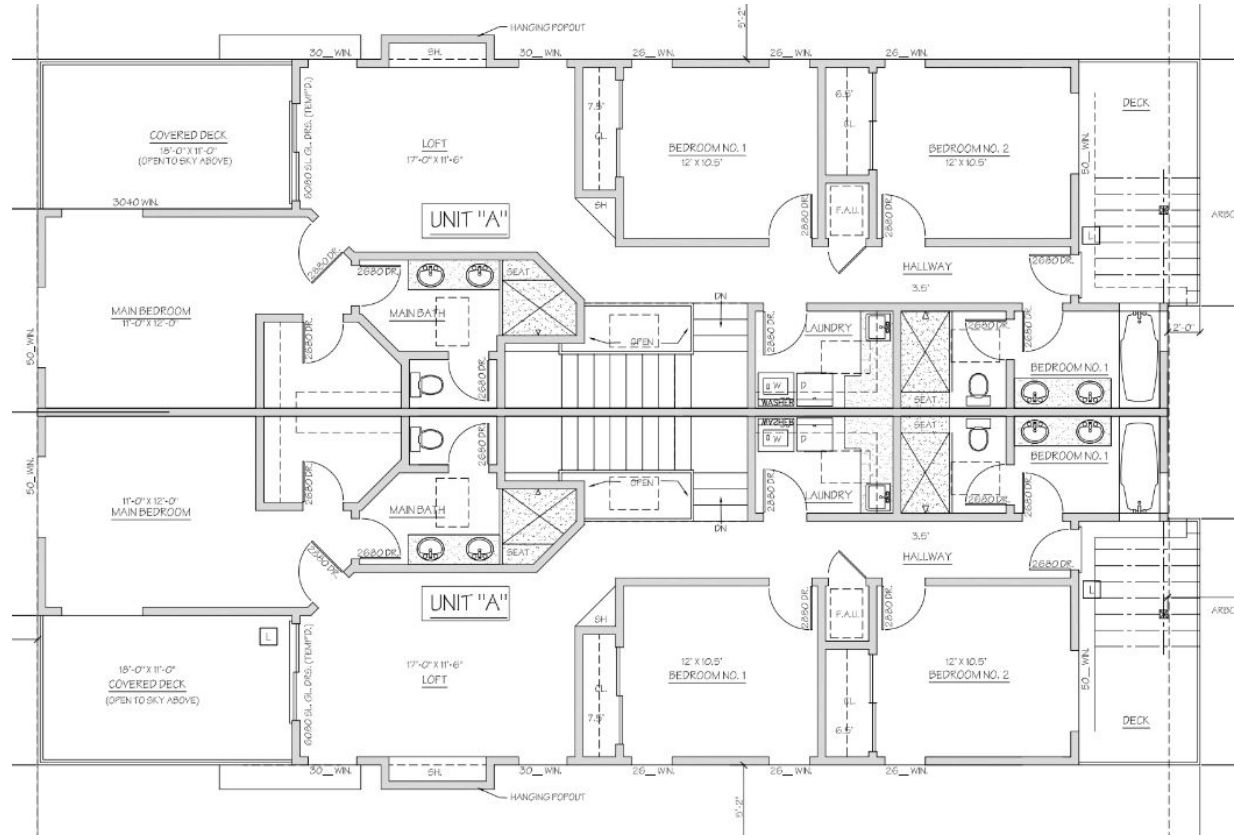


← Z Catamaran Street

Second Floor Plan

1,229 sq.ft.
Living Space

298 sq.ft. Deck



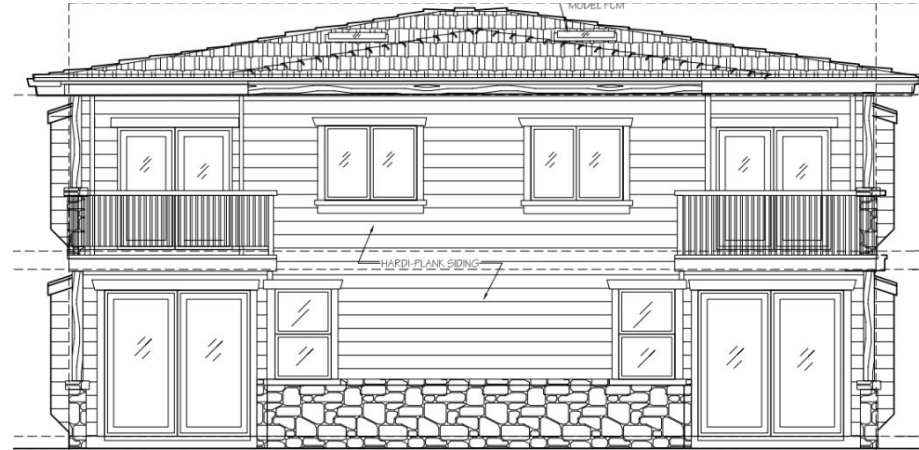
Catamaran Street



Elevations



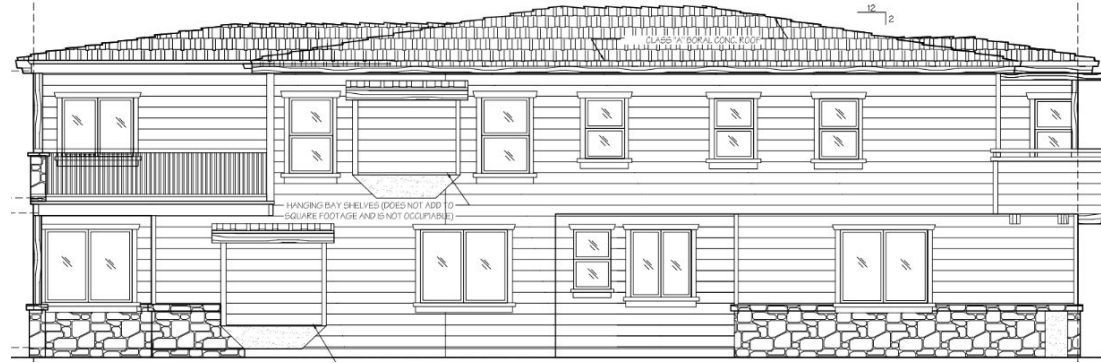
Front



Rear

Elevations

South



North



Materials



PROPOSED DUPLEX FOR: **MORRIS DUNES LLC** 911 DUNES STREET - OXNARD **EXTERIOR MATERIAL SAMPLES**

ROOF SHINGLES: CERTAINTEED
STYLE: PRESIDENTIAL SHAKE
COLOR: COUNTRY 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 V: CORONADO STONE
STYLE: ASHLAR & RUBBLE SERIES
COLOR: OSAGE-FOSSIL BAY



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

Conditions of Approval

- Condition No. 3:

Up to 36-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

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. Evidence from biologist submitted that demonstrates that it is unlikely that any special status species would occur on the site;
4. As proposed Project will not have significant environmental impacts;
5. No Exceptions to the Exemption apply.

Community Input

- February 13, 2023, Community Workshop was conducted.
 - Oxnard Dunes Neighborhood Noticed
 - Staff did not receive any comments regarding this project
- Public notices sent for the Planning Commission hearing.
 - To date, staff has not received any comments or inquiry from the public

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 2023-XX approving Planning and Zoning Permit No. 22-400-04 (Coastal Development Permit), subject to certain findings and conditions.



Thank you!



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: April 20, 2023

SUBJECT: **Project Name: General Plan Conformity for Waterline Easement Vacation;** Planning and Zoning Permit No. 23-625-01 (General Plan Conformity Determination) - 2030 General Plan/Coastal Land Use Plan Conformity Determination for a partial vacation of the waterline easement at 4201 and 4211 West Hemlock Street (APNs: 188-0-120-100, 188-0-120-110, 188-0-120-095).

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
 - b) Adopt Resolution 2023-XX affirming that the City of Oxnard’s proposed partial vacation of the waterline easement at 4201 and 4211 West Hemlock Street is in conformance with the City of Oxnard 2030 General Plan/Coastal Land Use Plan, and recommending that the City Council order the vacation.
- 2) **Project Description and Applicant:** The property owners, Marc E. Hermann & Chi P. Hermann (“**Applicant**”) of 4201 and 4211 West Hemlock Street are requesting that the City of Oxnard (“**City**”) vacate the portion of an existing waterline easement that runs through the two properties, APNs: 188-0-120-100, 188-0-120-110, & 188-0-120-095 (“**Property**”). On the Property, the waterline easement is 47’ wide except at its termination on the front property line where it widens. The easement on the Property is approximately 8121 square feet. The easement runs through the subject property from the rear property line through the middle of the property to the front property line, which prevents the approximately 0.31 acre (total) property from being residentially developed. Currently, the Property is vacant and the applicant wishes to develop it into a single family dwelling, for which a building permit has already been submitted.
- 3) **Existing & Surrounding Land Uses:** The applicant’s project site is 4201 and 4211 West Hemlock Street. A waterline easement currently exists and it stretches from the rear property line of 4201 West Hemlock through the center of the property to the front property line where it also crosses over 4211 West Hemlock Street. The waterline easement continues off property from the rear property line headed North/Northeast. As it leaves the property it

crosses the canal and eventually extends West (among other extensions) into the center of a peninsula of Harbour Island condominium north of the subject property. (Attachment C). The Zoning and General Plan land use designations and existing land uses for the project and the areas immediately adjacent are as follows:

LOCATION	Oxnard LCP Land Use Designation (General Plan)	ZONING	EXISTING LAND USE
Project Site (4201 and 4211 W. Hemlock St.)	Residential Existing (REX)	Single Family Water Oriented (R-W-1)	Vacant
North	Planned Unit Development Residential (PUD) & Easement (ESM)	Coastal Planned Unit Community (CPC) & Community Reserve (C-R)	Residential & Canal
South	Residential Existing (REX) & Easement (ESM)	Single Family Water Oriented (R-W-1)	Residential, Hemlock St./Greencastle Way, & Canal
East	Residential Existing (REX)	Coastal Planned Unit Community (CPC)	Residential & Hemlock St.
West	Residential Existing (REX) & Easement (ESM)	Townhouse Water Oriented (R-W-2) & Community Reserve (C-R)	Residential & Canal

- 4) **Background:** A waterline easement was initially dedicated to the City of Oxnard as part of Tract No. 4132-1 recorded on November 8, 1986 for the Harbour Island condominium development at Harbour Island Lane, Pearl Way, and Emerald Isle Way in the Mandalay Bay.

In 2006, through the subsequent approval of public improvements for Tract No. 5266, the waterline and roadway between Harbour Island Lane and West Hemlock Street were removed to make way for the construction of the canal. As a result, a replacement public water main was constructed on Harbour Island Lane to South Victoria Street. Therefore, the waterline easement over 4201 and 4211 West Hemlock Street is no longer needed.

- 5) **Analysis:** Before the City Council may vacate the portion of the existing waterline easement over 4201 and 4211 West Hemlock Street, the Planning Commission must first consider and determine whether the vacation of the easement conforms to the General Plan and forward that determination to the City Council.
- 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 the partial vacation of the waterline easement is in conformance with the 2030 General Plan.
- b) **General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be Residential Existing through the Coastal Land Use Plan. The proposed partial easement vacation is intended to eliminate an unused portion of the waterline easement that has been determined to be excess by the Community Development and Public Works Departments. The requested partial vacation will be consistent with the 2030 General Plan and Coastal Land Use Plan as the property is zoned in both for residential use, which is the current proposed use for when the easement is vacated.

Additionally, the Coastal Land Use Plan specifically indicates in Chapter II Section 2.3 that the subject property is in the Oxnard Shores zone where it outlines that this area is suitable for new residential development as well as that existing neighborhoods are designated for infill development.

- 6) **Environmental Determination:** Pursuant to the 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”), it can be seen with certainty that there is no possibility that the proposed partial vacation of a waterline easement, located at 4201 and 4211 West Hemlock Street would have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3), and staff recommends that the Planning Commission accept a Notice of Exemption attached to the staff report. The proposed determination simply fulfills the City’s obligation under Government Code Section 65402 to find the disposal of any real property in conformance with the City’s General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA.
- 7) **Summary and Conclusion:** The partial vacation of the waterline easement is consistent with the City’s 2030 General Plan and Coastal Land Use Plan because the proposed partial easement vacation will allow development permitted by the zoning. Therefore, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission’s determination that the proposed partial vacation conforms to the 2030 General Plan and is exempt from undergoing CEQA review.

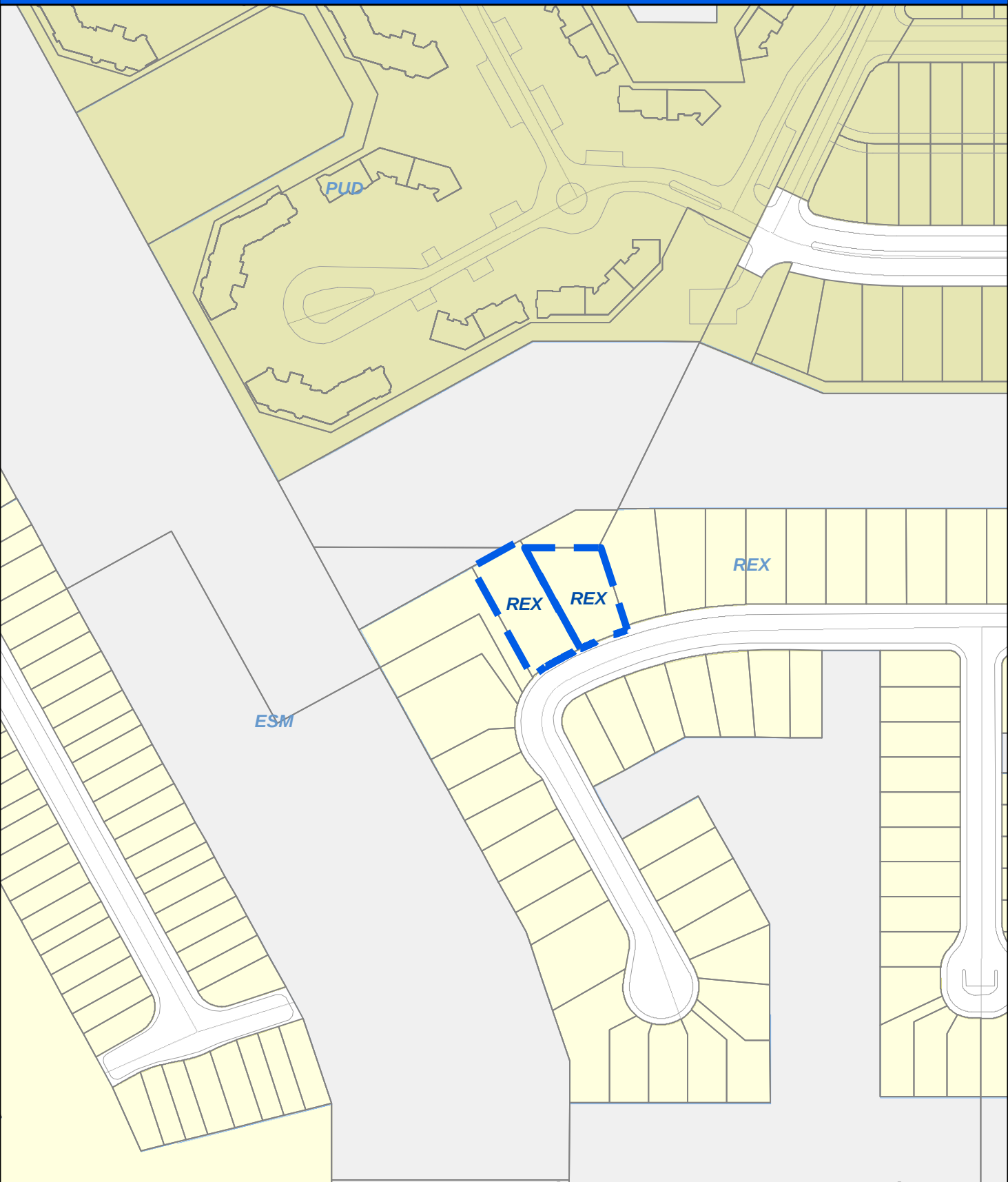
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Tract Map 4132-1 (acceptance of easement instrument)
- C. Notice of Exemption
- D. Planning Commission Resolution
- E. Staff Presentation

Vicinity Map

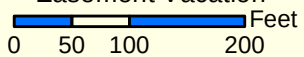


2030 General Plan Land Use Map



Oxnard Planning
March 10, 2023

PZ 23-625-01
Location: 4211, 4201 Hemlock St
APN: 1880120100, 1880120095
Easement Vacation

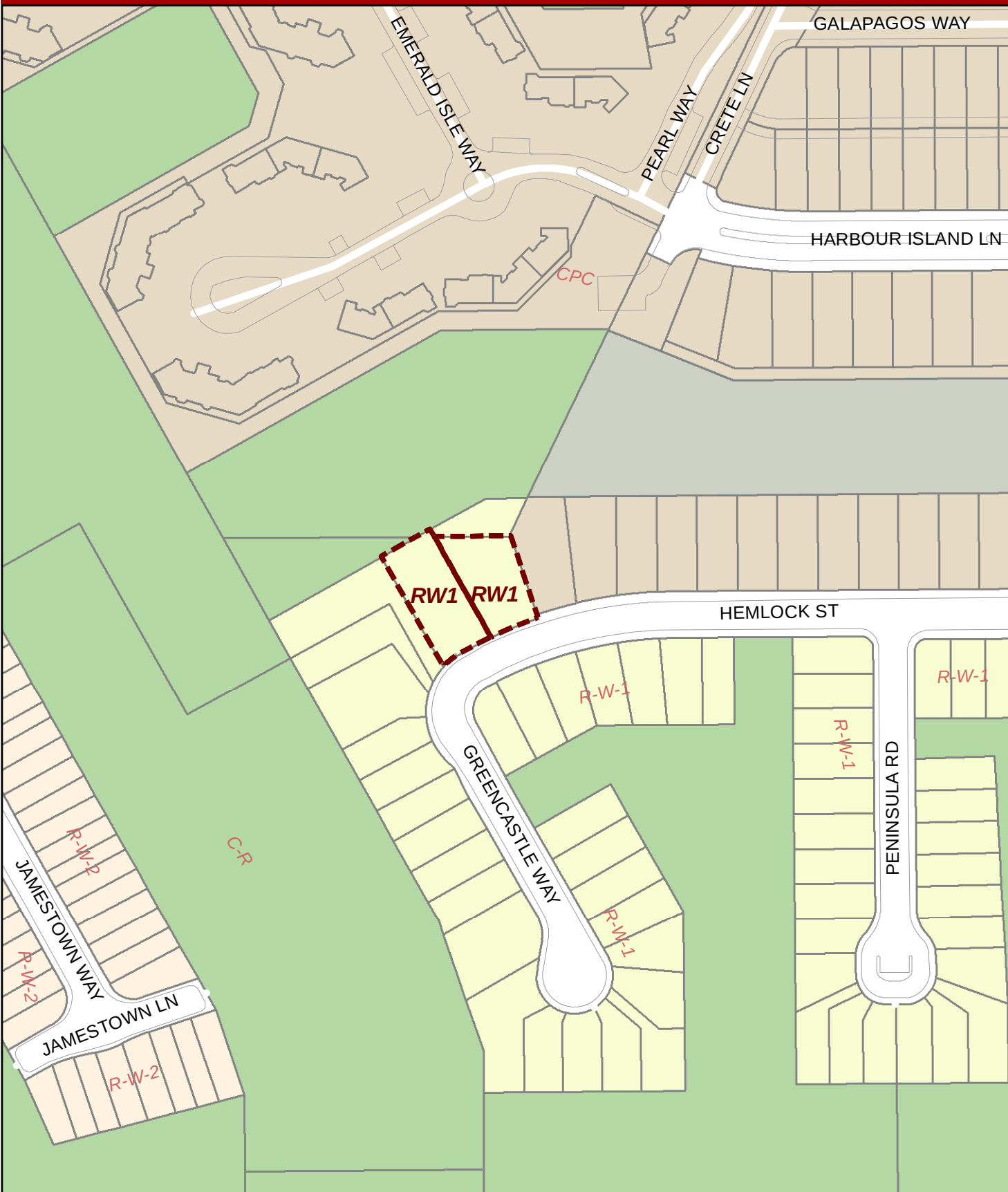


2030 General Plan Land Use Map



1:2,000

Zoning/Specific Plan Map





OWNERS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT No. 4132-1, SHOWN ON THIS MAP, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, THAT THEY CONSENT TO THE MAKING AND RECORDECTION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE, AND THAT THEY DO HEREBY OFFER TO DEDICATE PARCELS A, B, C AND D IN FEE SIMPLE TO THE CITY OF OXNARD, EXCEPTING AND RESERVING FROM PARCELS A, B, AND C AN APPURTENANT EASEMENT OVER THOSE AREAS DESIGNATED AS EASEMENTS FOR BOAT DOCK FOR THE PURPOSES OF STORING, KEEPING AND BOARDING BOATS, YACHTS, WATERCRAFT AND FOR ALL OTHER PURPOSES INCIDENTAL THERETO. WE ALSO HEREBY OFFER TO DEDICATE TO THE CITY OF OXNARD ALL WATER RIGHTS AND THE RIGHTS TO DEVELOP ALL WATER FOUND, LOCATED OR TAKEN FROM OR UNDER SAID LAND WITHOUT THE RIGHT TO SURFACE ENTRY AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF OXNARD THE EASEMENTS FOR STORM DRAINAGE, AND WATER LINES.

OWNER:
VOSS CONSTRUCTION COMPANY, INC.

BY: [Signature] PRESIDENT
BY: Audrey J. Voss SECRETARY

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.

ON THIS 15th DAY OF August IN THE YEAR 1986 BEFORE ME, KAREN BANGS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DANIEL J. VOSS AND AUDREY J. VOSS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS SECRETARY AND SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

Karen Bangs
NOTARY PUBLIC



OWNER:
CITY OF OXNARD, A MUNICIPAL CORPORATION

BY: Mac Takasugi
MAYOR OF THE CITY OF OXNARD

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.

ON THIS 28th DAY OF OCTOBER IN THE YEAR 1986 BEFORE ME, KIM MARIE SMITH, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MAC TAKASUGI PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS MAYOR OF THE CITY OF OXNARD ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT.

Kim Marie Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES
DEC. 26, 1987



I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THE STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: KAREN Bangs
PLACE OF EXECUTION OF THIS
DECLARATION: VENTURA
DATE: October 13, 1987
SIGNATURE BY: James R. Hoffmann

JEAN P. DUFAU FAMILY TRUST BENEFICIARY
UNDER DEED OF TRUST RECORDED DEC. 30, 1985 AS DOC. No. 148887,
OFFICIAL RECORDS.

JEAN P. DUFAU, CO-TRUSTEE AND HELENE J. DUFAU, CO-TRUSTEE OF THE
JEAN P. DUFAU FAMILY TRUST DATED APRIL 6, 1977.

BY: Jan P. Dufau
JEAN P. DUFAU
BY: Helene J. Dufau
HELENE J. DUFAU

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.

ON THIS 25th DAY OF August IN THE YEAR 1986 BEFORE ME, KAREN BANGS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEAN P. DUFAU AND HELENE J. DUFAU PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED IT AS BENEFICIARY.

Karen Bangs
NOTARY PUBLIC



DANIEL J. VOSS AND AUDREY J. VOSS,
BENEFICIARY UNDER DEED OF TRUST RECORDED DEC. 30, 1985 AS DOC. No. 148887, OFFICIAL RECORDS.

BY: [Signature]
DANIEL J. VOSS
BY: Audrey J. Voss
AUDREY J. VOSS

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.

ON THIS 15th DAY OF August IN THE YEAR 1986 BEFORE ME, KAREN BANGS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DANIEL J. VOSS AND AUDREY J. VOSS, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED IT AS BENEFICIARY.

Karen Bangs
NOTARY PUBLIC



HUJI BROS., A PARTNERSHIP, BENEFICIARY
UNDER DEED OF TRUST RECORDED DEC. 30, 1985 AS DOC. No. 148887,
OFFICIAL RECORDS.

BY: Frank S. Huji
TSUGIO HUJI - PARTNER
BY: Frank S. Huji
FRANK S. HUJI - PARTNER

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.

ON THIS 14th DAY OF August IN THE YEAR 1986 BEFORE ME, L. K. TANJI, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TSUGIO HUJI, FRANK S. HUJI AND ROBERT A. HUJI PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS THAT EXECUTED THIS INSTRUMENT ON BEHALF OF THE PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT AS BENEFICIARY.

L. K. Tanji
NOTARY PUBLIC



SWIFTWOOD CORPORATION, A CALIFORNIA
CORPORATION BENEFICIARY UNDER DEED OF TRUST RECORDED DEC 30, 1985 AS DOC No. 148887 OFFICIAL RECORDS.

BY: Raymond E. Smith
PRESIDENT
BY: Constance M. Nolen
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.

ON THIS 20th DAY OF August IN THE YEAR 1986 BEFORE ME, KAREN BANGS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RAYMONDE SWIFT AND AGNESS M. NOLEN PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND THE SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT AS BENEFICIARY.

Karen Bangs
NOTARY PUBLIC



BANK OF A. LEVY.
BENEFICIARY BY ASSIGNMENT RECORDED JANUARY 10, 1986 AS DOCUMENT No. 88-008404 UNDER A DEED OF TRUST RECORDED DECEMBER 30, 1985 AS DOCUMENT No. 148887, BOTH OF OFFICIAL RECORDS.

BY: Sherry L. Nissen
VICE PRESIDENT
BY: Robert J. Nissen
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.

ON THIS 19th DAY OF August IN THE YEAR 1986 BEFORE ME, SHERRY L. NISSEN, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SHERRY L. NISSEN AND ROBERT J. NISSEN PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND SECRETARY ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED IT AS BENEFICIARY.

Sherry L. Nissen
NOTARY PUBLIC



JACKSON FAMILY TRUST BENEFICIARY
UNDER DEED OF TRUST RECORDED DEC. 30, 1985 AS DOC. No. 148887,
OFFICIAL RECORDS.

WILLIAM G. JACKSON, TRUSTEE AND PATRICIA JANE JACKSON, TRUSTEE
TRUSTEES OF THE JACKSON FAMILY TRUST DATED JULY 27 1977.

BY: William G. Jackson
WILLIAM G. JACKSON
BY: Patricia Jane Jackson
PATRICIA JANE JACKSON

STATE OF CALIFORNIA)
COUNTY OF Orange) SS.

ON THIS 21st DAY OF August IN THE YEAR 1986 BEFORE ME, DANA L. PERISI, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM G. JACKSON AND PATRICIA JANE JACKSON PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED IT AS BENEFICIARY.

Dana L. Perisi
NOTARY PUBLIC



TRACT NO. 4132-1

LOTS 1,2 and 3 FOR SINGLE FAMILY RESIDENCES
AND LOT 4 FOR CONDOMINIUM PURPOSES
BEING A PORTION OF

PARCEL B

(35 PM 23)

CITY OF OXNARD

VENTURA COUNTY, CALIFORNIA

FEB, 1986

Prepared by:
DIAL SERVICES
300 MONTGOMERY AVE.
OXNARD, CA. 93030

SURVEYORS CERTIFICATE

I, DENNIS J. DANIEL, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN FEBRUARY 1986, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER RECORDATION OF THIS TRACT MAP), AND THAT THEY ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SHEETS TO ALL CENTERLINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

8-31-86
DATE

Dennis J. Daniel
R.C.E. 21017

SIGNATURE OMISSIONS

THE SIGNATURE OF OXNARD DRAINAGE DISTRICT, PRESENT OWNER OF AN EASEMENT FOR DRAINAGE PURPOSES, BLANKET IN NATURE AS DISCLOSED BY DEED RECORDED IN BOOK 164, PAGE 408 OF DEEDS OF VENTURA COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(c)(1) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY. THE SIGNATURES OF THOMAS FRANCIS MCGRATH, JR., ET AL, OWNERS OF ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERAL AND FISSIONABLE SUBSTANCES, BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND OR TO A DEPTH OF 500 FEET FROM THE SURFACE THEREOF FOR THE PURPOSE OF EXPLORING FOR DRILLING, BORING, MARKETING OR REMOVING SAID SUBSTANCES, BUT WITH THE RIGHT TO PRODUCE AND TAKE SAID SUBSTANCES BY MEANS OF WELLS LOCATED ON OTHER LAND DIRECTIONALLY DRILLED INTO SAID PROPERTY BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND HAS BEEN OMITTED UNDER SECTION 66436(c)(3) OF THE SUBDIVISION MAP ACT.

SOILS REPORT

THE FOLLOWING SOILS REPORT RELATING TO TRACT No. 4132-1 HAS BEEN PREPARED:

DATE OF REPORT: JUNE 17, 1986

TITLE OF REPORT: EXPLORATION OF SOILS UNDERLYING SITE OF PROPOSED TRACT No. 4132-1, CITY OF OXNARD, CALIFORNIA

FIRM NAME: D.J. SERVICES

ENGINEER: GLENN E. COOK

REGISTRATION No.: RCE 29088

LOCATION WHERE ON CITY ENGINEERS OFFICE
FILE FOR PUBLIC CITY OF OXNARD
INSPECTION:

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED TRACT No. 4132-1, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

10-28-86
DATE

Benjamin Y. Wong
BENJAMIN Y. WONG
ASSISTANT PUBLIC WORKS DIRECTOR
R.C.E. 19356 EXP 9/30/89

CITY TREASURER'S CERTIFICATE

I, ROBERT DEACRUZ, CITY TREASURER OF THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST TRACT No. 4132-1 OR ANY PART THEREOF, FOR UNPAID MUNICIPAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS MUNICIPAL TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY OF OXNARD THIS 28TH DAY OF OCT, 1986

Robert Deacruz
ROBERT DEACRUZ
CITY TREASURER,
CITY OF OXNARD

COUNTY TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

CATHERINE E. JOHNSTON
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: *Cathy Carson*
DEPUTY TAX COLLECTOR
DATE: *October 29, 1986*

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT No. 4132-1, CONSISTING OF 5 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF OXNARD OF VENTURA COUNTY, CALIFORNIA, AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 26TH DAY OF AUGUST, 1986, FOR APPROVAL.

SAID COUNCIL HEREBY APPROVES SAID MAP, AND DOES HEREBY ACCEPT ALL WATER RIGHTS AS OFFERED HEREON, AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR STORM DRAINAGE AND WATER LINES AND ALSO ACCEPTS PARCELS A, B, C AND D IN FEE SIMPLE.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE MAYOR AND ATTESTED TO BY THE CITY CLERK OF SAID CITY AND THE CORPORATE SEAL OF SAID CITY OF OXNARD TO BE AFFIXED THIS 26TH DAY OF OCTOBER, 1986.

ATTEST:
Mable Riecky
CITY CLERK OF THE CITY OF OXNARD

Mac Takasugi
MAYOR OF THE CITY OF OXNARD

#86-157695

COUNTY RECORDER'S CERTIFICATE

RECORDED AT THE REQUEST OF THE OWNER, THE CITY OF OXNARD ON AUGUST 3, 1986 AT 1:47 P.M. IN BOOK 208 OF MISCELLANEOUS RECORDS (MAPS) AT PAGES 27-31, RECORDS OF VENTURA COUNTY

RICHARD D. DEAN
COUNTY RECORDER
COUNTY OF VENTURA

BY: *SS Dunham*
PROPERTY COUNTY RECORDER
R117

TRACT NO. 4132-1

LOTS 1, 2 AND 3 FOR SINGLE FAMILY RESIDENCES
AND LOT 4 FOR CONDOMINIUM PURPOSES
BEING A PORTION OF

PARCEL B

(35 PM 23)

CITY OF OXNARD

VENTURA COUNTY, CALIFORNIA

FEB, 1986

LOTS 1,2 AND 3 FOR SINGLE FAMILY RESIDENCES
AND LOT 4 FOR CONDOMINIUM PURPOSES
BEING A PORTION OF

PARCEL B

(35 PM 23)

CITY OF OXNARD

VENTURA COUNTY, CALIFORNIA

FEB. 1986

BOUNDARY SURVEY

Prepared by:
D.I.a.L.SERVICES
300 MONTGOMERY AVE.
OXNARD, CA. 93030

BASIS OF BEARINGS

THE GRID BEARING OF S 0° 52' 31" E ON THE LINE BETWEEN "ED-1" (PER V.C.F.B. 236-1612, PG. 4-L) AND "WW-1" (PER V.C.F.B. 236-1612, PG. 1-L) AS BASED UPON THE COUNTY OF VENTURA SURVEYOR'S OFFICE COORDINATES WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

R3 = 35 PM 23
R1 = 55 MR 79
R2 = 23 RS 27
P = 4383 OR 520
C.F. = CALCULATE FROM
V.C.F.B. = VENTURA CO. FIELD BOOK
M = MEASURE
Fd = FOUND
NR = NO RECORD
RAD = RADIAL

MONUMENT LEGEND

- MONUMENT AS NOTED
- ◎ SET 1 1/2" I.P. TAGGED "R.C.E. 21017"
- SET 1/2" KEINF. ROD W/PLASTIC CAP
TAGGED "R.C.E. 21017"

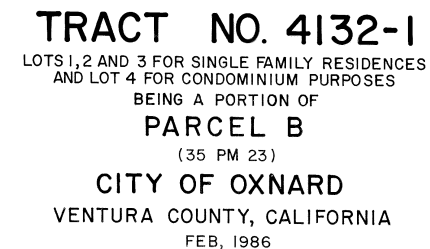
73 LOT NUMBER, PATTERSON
RANCH PER SMR (TYPICAL)

CURVE & COURSE DATA

MEASURE			REFERENCE		
①	S 17°05'45"E	111.44'	(S 17°05'35"E	111.45'	R ₃
②	Δ=10°41'27" L=101.52'	R=544.07' T=50.91'	Δ=10°43'24" L=101.83'	R=544.07'	
③	S 62°12'49"W	5.63'	S 62°13°01"W	5.63'	R ₃
④	Δ=34°06'19" L=50.00'	R=84.00' T=25.77'	Δ=34°06'19" L=50.00'	R=84.00'R ₃	
⑤	N 27°47'11"W	114.45'	N 27°46'59"W	114.45'	R ₃
⑥	S 62°12'49"W	139.92'	S 62°13°01"W	139.92'	R ₃
⑦	Δ=13°00'23" L=167.64'	R=738.50' T=84.18	Δ=12°58'20" L=167.21'	R=738.50' T=85.96'	
⑧	Δ=18°18'49"S L=173.90'	R=544.07' T=87.70'	Δ=18°16'51" L=173.54'	R=544.07'	R ₃
⑨	Δ=29°00'15" L=275.42'	R=544.07' T=140.73'	Δ=29°00'15" L=275.42'	R=544.07'	R ₁
⑩	Δ=29°00'15" L=262.26'	R=518.07'	Δ=29°00'15" L=262.26'	R=518.07'	R ₁

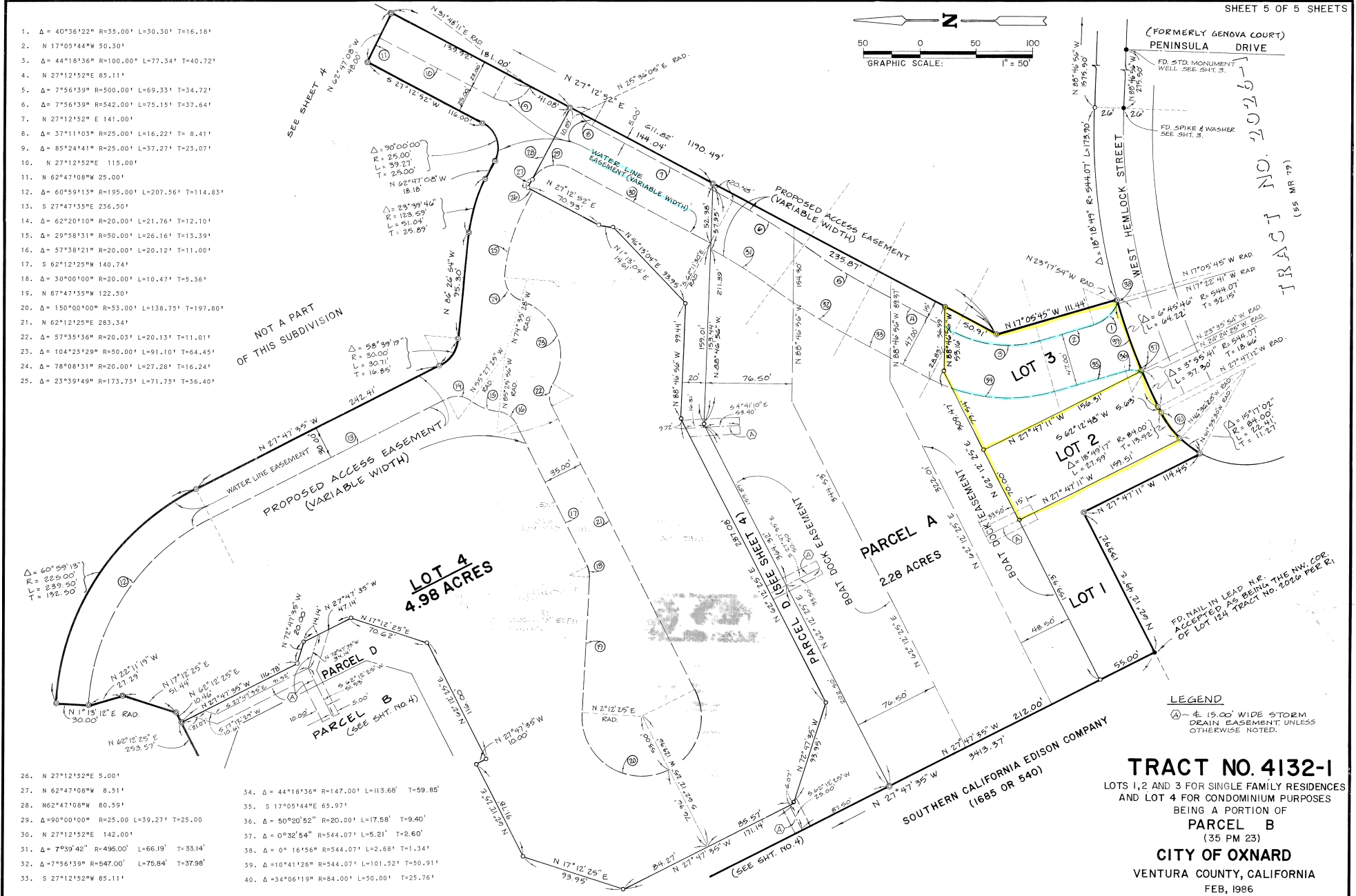
(MANDALAY CANAL)
SOUTHERN CALIFORNIA EDISON COMPANY
(1685 OR 540)

245-12-3) (2)



CURVE & COURSE DATA

1	N 62°12'25"E	76.50'
2	N 88°46'148"W	100.00'
3	N 62°47'108"W	48.00'
4	N 27°12'152"E	116.00'
5	Δ=90°00'100", R=25.00', L=39.27', T=25.00'	
6	N 62°47'108"W	10.18'
7	Δ=23°39'146", R=123.59', L=51.04', T=25.89'	
8	N 86°26'54"W	95.30'
9	Δ=58°39'119", R=30.00', L=30.71', T=16.85'	
10	N 27°47'35"W	242.41'
11	Δ=60°59'13", R=225.00', L=239.50', T=132.50'	
12	N 1°13'112"E RAD.	30.00'
13	N 22°11'19"W	27.29'
14	N 17°12'125"E	51.44'
15	N 62°12'25"E	10.46'
16	N 62°12'25"E	280.00'
17	N 72°47'35"W	42.43'
18	N 27°47'35"W	116.78'
19	N 27°47'35"W	127.99'
20	N 72°47'35"W	20.00'
21	N 27°47'35"W	47.14'
22	N 17°12'25"E	42.43'
23	N 17°12'25"E	70.62'
24	N 62°12'25"E	116.00'
25	N 27°47'35"W	10.00'
26	N 62°12'25"E	280.00'
27	N 62°12'25"E	91.78'
28	N 17°12'25"E	93.95'
29	N 46°13'104"E	93.95'
30	N 1°13'104"E	14.61'
31	N 27°12'52"E	70.93'
32	N 62°47'108"W	80.59'



NOTICE OF EXEMPTION

Project Description: PZ No. 23-625-01 (General Plan Conformity - Waterline Easement Vacation)
The project request is General Plan Conformity Determination in accordance with Government Code Section 65402 associated with the vacation of real property located at 4201 & 4211 Hemlock Street. The properties for the easement to be vacated consists of a 47' wide waterline easement that widens as it terminates at the front property line. The easement runs through the subject property from the rear property line through the middle of the property to the front property line, which prevents the approximately 0.31 acre vacant property (4201 West Hemlock Street) from being residentially developed. The subject site is located at 4201 & 4211 Hemlock Street (Assessor's Parcel Numbers 188-0-120-095, 188-0-120-100, and 188-0-120-110) within the Residential Existing (REX) and the zoning designation is Single Family Water Oriented (RW1). Filed by Marc & Chi Hermann, the property owners.

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

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

Supporting Reasons: In accordance with the State CEQA Guidelines and Section Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the "CEQA Guidelines"), the proposed General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5).). The proposed determination simply fulfills the City's obligation under Government Code Section 65402 to find disposal of any real property in conformance with the General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA. Therefore, the Planning Commission has 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

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DETERMINING THAT THE CITY OF OXNARD'S PROPOSED VACATION OF A WATERLINE EASEMENT LOCATED AT 4201 AND 4211 HEMLOCK STREET IS IN CONFORMANCE WITH THE CITY'S COASTAL LAND USE PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. FILED BY MARC AND CHI HERMANN, 4201 HEMLOCK STREET, OXNARD, CA 93035.

WHEREAS, Marc and Chi Hermann (**"Applicant"**) submitted a request for the vacation of a waterline easement located at 4201 and 4211 Hemlock Street (the **"Property"**), as shown in Exhibit 1 of this resolution, and incorporated by reference; and

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

WHEREAS, the Coastal Land Use Plan is the coastal equivalent of the City's General Plan; and

WHEREAS, The Coastal Use Plan in a comprehensive, long term plan that guides land use and physical development of land within the City of Oxnard coastal zone 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/Coastal Land Use Plan; and

WHEREAS, The subject property is designated Residential Existing (REX) by the City's 2030 General Plan/Coastal Land Use Plan and is zoned Single Family Water Oriented (R-W-1); and

WHEREAS, The proposed vacation of this easement would conform to the City's 2030 General Plan land use designation because it is a residentially zoned lot that will be used for a single family home, its intended use. The applicant is proposing to add a single family residence to the vacant property; and

WHEREAS, The vacation of this easement, as documented in the staff report, would be consistent with General Plan/Coastal Land Use Plan policies regarding the use of the sites and would not adversely impact General Plan/Coastal Land Use Plan policies related to the provision of adequate drainage; and

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

WHEREAS, on April 20, 2023, the Planning Commission considered a proposed vacation of real property located at 4201 and 4211 Hemlock Street in light of the Oxnard 2030 General Plan/Coastal Land Use 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/Coastal Land Use 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 vacation of the subject easements is in conformity with the Oxnard 2030 General Plan/Coastal Land Use 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 20th day of April, 2023.

Ronald Arruejo, 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 20th day of April, 2023, 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

EXHIBIT 1
Partial Quitclaim Vacation Map

EXHIBIT "A"

LEGAL DESCRIPTION

WATER LINE EASEMENT VACATION

THOSE PORTIONS OF LOTS 2 AND 3 OF TRACT NO. 4132-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 108, PAGES 37 THROUGH 41 INCLUSIVE OF MISCELLANEOUS RECORD (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE "WATER LINE EASEMENT (VARIABLE WIDTH)" LYING SOUTHERLY OF THE NORTH LINE OF LOT 3 OF SAID TRACT, AND NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF WEST HEMLOCK SREET AS SHOWN ON SAID MAP.

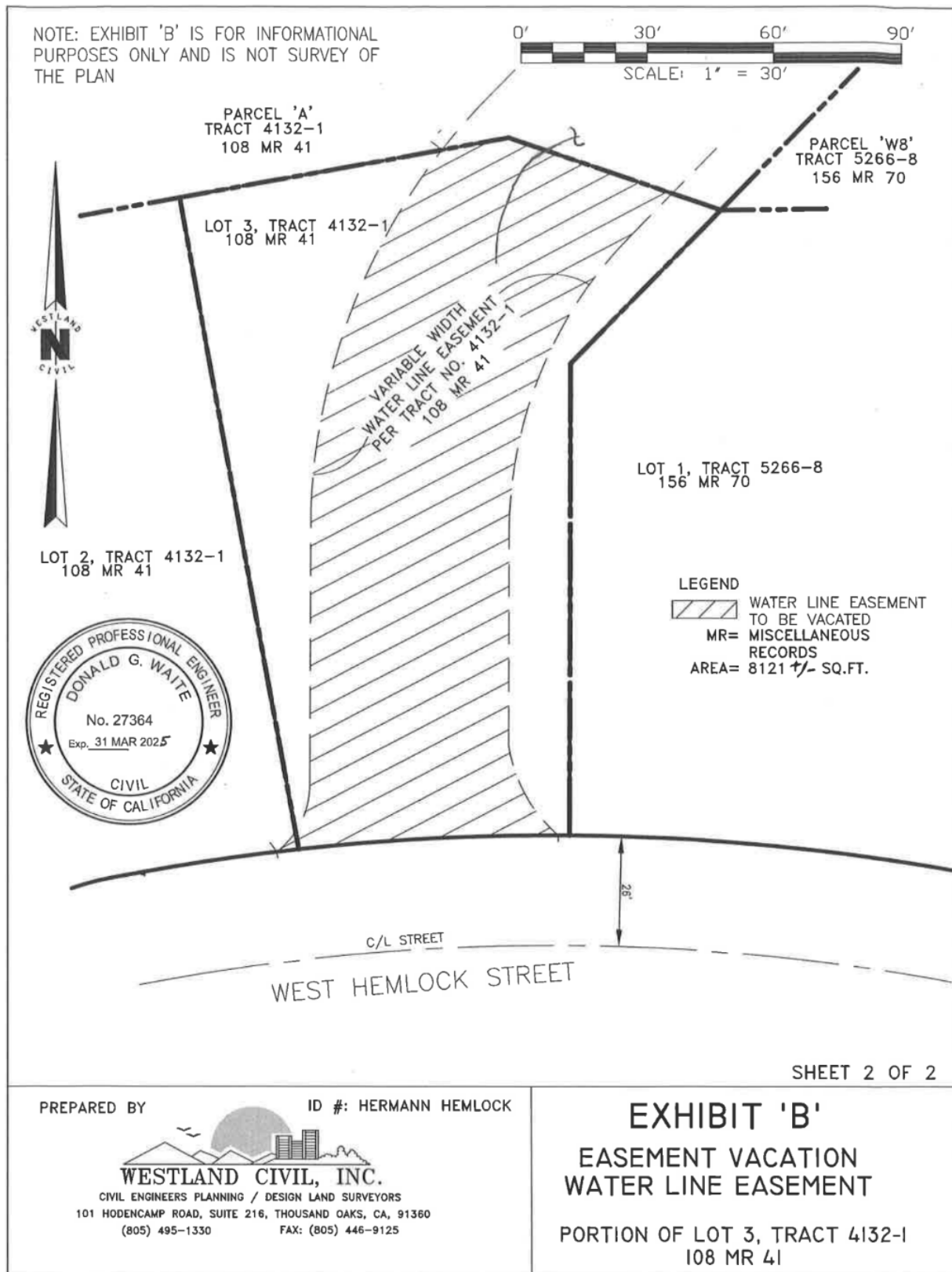
CONTAINING AN AREA OF 8121 SQUARE FEET, MORE OR LESS.

Westland Civil, Inc.


By: Donald G. Waite, RCE 27364

Expires: March 31, 2025





General Plan Conformity for Waterline Easement Vacation at 4201 and 4211 West Hemlock Street

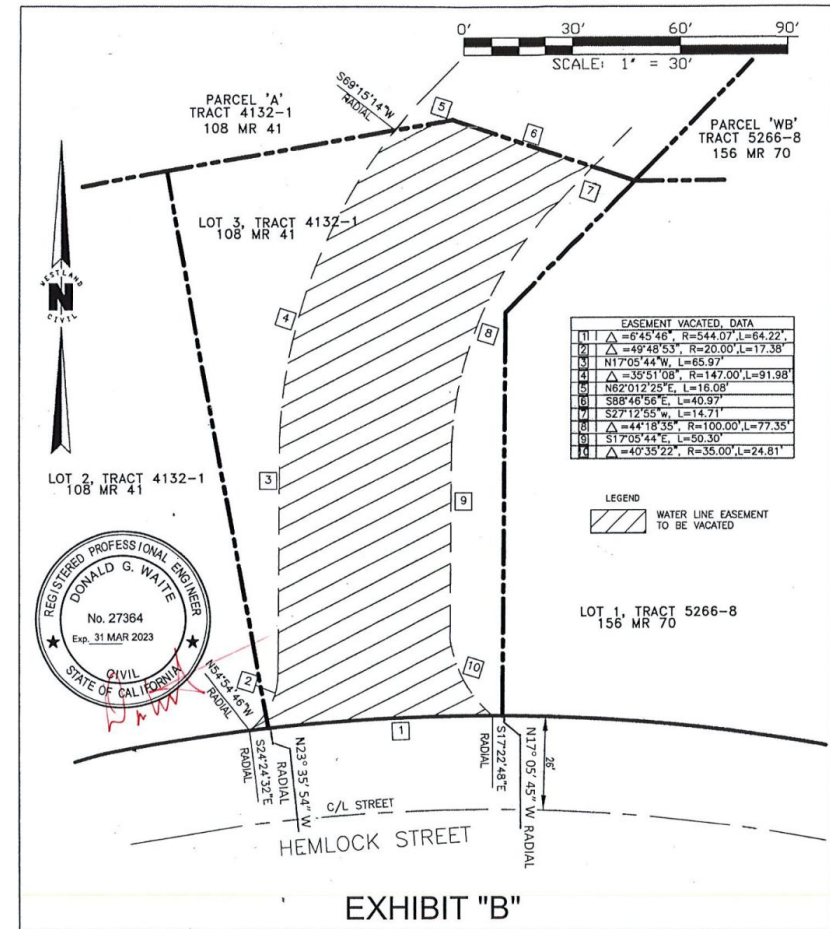
Applicant: Marc and Chi Hermann, Property Owners.

Daniel Houck, Associate Planner
Joe Pearson II, Environmental Services Manager

Planning Commission
April 20, 2023

PROJECT DESCRIPTION

- 2030 General Plan/Coastal Land Use Plan Conformity Determination for Disposition of Real Property located at 4201 West Hemlock Street and 4211 West Hemlock Street.
- The purpose of the disposition is to support the development of a single family residence for the 0.31 acre vacant lot located at 4201 W. Hemlock.



PROJECT LOCATION

Subject Sites:

4201 West Hemlock St (vacant)

4211 West Hemlock St (existing single family)

Located within Coastal Zone



4201 West Hemlock (vacant lot), 4211 West Hemlock (left of vacant lot)



EXISTING SITE

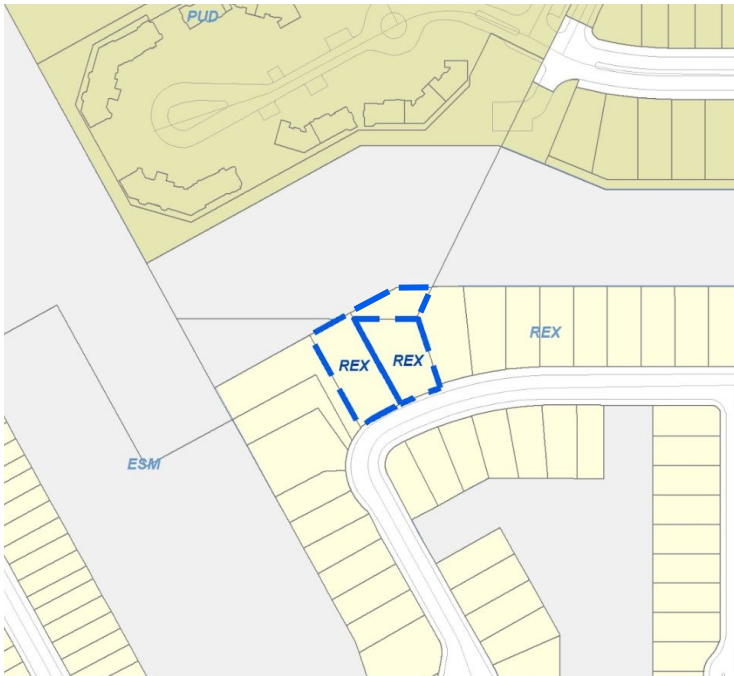
Subject Site: 4201 West Hemlock Street and 4211 West Hemlock Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (4201 and 4211 West Hemlock St.)	Residential Existing (REX)	Single Family Water Oriented (R-W-1)	Vacant/Single Family Residential
North	Planned Unit Development Residential (PUD) & Easement (ESM)	Coastal Planned Unit Community (CPC) & Community Reserve (C-R)	Residential & Canal
South	Residential Existing (REX) & Easement (ESM)	Single Family Water Oriented (R-W-1)	Residential, Hemlock St./Greencastle Way, & Canal
East	Residential Existing (REX)	Coastal Planned Unit Community (CPC)	Residential & Hemlock St.
West	Residential Existing (REX) & Easement (ESM)	Townhouse Water Oriented (R-W-2) & Community Reserve (C-R)	Residential & Canal

GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Residential Existing (REX)

Zoning Designation



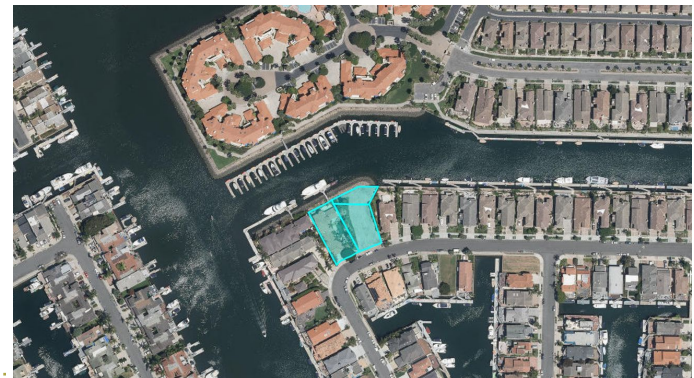
Single Family Water Oriented (R-W-1)

BACKGROUND

- A waterline easement was initially dedicated to the City of Oxnard as part of Tract No. 4132-1 recorded on November 8, 1986 for the Harbour Island Condominium development in Mandalay Bay.
- In 2006, through the subsequent approval of public improvements for Tract No. 5266, the waterline and the roadway between Harbour Island Lane and West Hemlock Street were both removed to make way for the construction of the canal.
- As a result, a replacement public water main was constructed on Harbour Island Lane to South Victoria Street. Therefore, the waterline easement over 4201 and 4211 West Hemlock Street is no longer needed.



2003 GIS Map



2020 GIS Map

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 the Coastal Land Use Plan as to location, purpose and extent.

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

GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 4201 and 4211 West Hemlock Street is Residential Existing (REX), which comes from the Coastal Land Use Plan, while the zoning designation is Single Family Water Oriented (RW1), both allowing for the development of a single family residence.
 - Coastal Land Use Plan Policy
 - The properties are in the Oxnard Shores Area.
 - Oxnard Shores Area - Chapter II, Section 2.3
 - Oxnard Shores is suitable for residential use.
 - The existing neighborhoods in Oxnard Shores are designated for infill development.

Environmental Determination

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

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

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2023-XX affirming that the City of Oxnards disposition of real property located at APNs 188-0-120-100, 188-0-120-110, and 188-0-120-095 is in conformance with the City of Oxnard 2030 General Plan/Coastal Land Use Plan, and recommending that the City Council order the disposition.



DISCUSSION



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Tim Beaman, Supervising Civil Engineer
Joe Pearson, Planning and Environmental Services Manager

DATE: April 20, 2023

SUBJECT: **2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Revised Capital Improvement Program (CIP) Fiscal Years (FY) 2022-2027.**

- 1) **Recommendation:** That the Planning Commission
 - a) Find the Revised Capital Improvement Program (CIP) projects for FY 2022-2027 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and
 - b) Adopt Resolution 2023-XX finding that the proposed additional Capital Improvement Program (CIP) projects for FY 2022-2027 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.
- 2) **Project Description and Applicant:** The Planning Commission will review the Revised CIP for FY 2022-2027 to confirm they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. The Revised CIP includes equipment replacement at water and wastewater facilities and building repairs and security cameras at various City facilities. The additional proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. For purposes of this staff report, the foregoing project description shall be referred to as the “**Program**”.

Filed by the City of Oxnard Public Works Department (the “**Applicant**”), 305 West Third Street - Third Floor, Oxnard, Oxnard, CA 93030.

- 3) **Background:** In accordance with Government Code Section 65401, the Planning Commission is required to review the list of proposed capital improvement projects for the ensuing fiscal years and verify their conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

On March 18, 2021, the Planning Commission approved a Resolution finding that the proposed CIP projects for FY 2021-2026 were in conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies. This went to the Public Works and Transportation Committee (PWTC) on April 27, 2021, and the City Council adopted that document on May 18, 2021. The adopted CIP for FY 2022-2027 consists of over 130 projects, totaling approximately \$700 million.

- 4) Environmental Review:** Pursuant to Section 15378(b)(4) of the Guidelines for the California Environmental Quality Act (CEQA), Public resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §§15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines, the lead agency has determined that this CIP General Plan and Coastal Land Use Plan conformity determination report is not a "project" under CEQA as the lead agency has determined with certainty that the proposed CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

As required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within this staff report. 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.

- 5) Discussion:** A CIP contains all the individual capital projects for a local government along with the construction, completion schedules and the financing plans. The plan provides a working blueprint for sustaining and improving the community's infrastructure. It coordinates strategic planning, financial capacity and physical development.

The Public Works Department has developed a list of CIP projects. The identified list of capital improvement projects are anticipated to be constructed during FY 2022-2027, some of which are pending funding and securing of grants, to address infrastructure and public service needs of the City. This list of capital improvement projects is intended to address infrastructure needs associated with both existing and future development identified in the 2030 General Plan and relevant Coastal Land Use Plan policies and includes projects that involve needed repairs or improvements to our existing infrastructure and facilities (including, for example, projects related to City buildings, streets, parks, materials refuse facility, water facility, computer systems and networks, and other public facilities) and the acquisition or construction of new infrastructure. The proposed CIP for FY 2022-2027 consists of over 150 projects, totaling approximately \$600 million.

This year, staff made 11 changes to the City's Capital Improvement Plan.

First, staff has identified amendments made to projects already in the 2022-2027 document. These amendments primarily included combining existing wastewater treatment plant

projects under one larger project. The one other change was funding allocation for the Fire Station 4 Rebuild.

Second, four (4) new projects have been added:

#	CIP Title	Proposed Additions
1	Wastewater OWTP: Secondary Clarifiers Rehabilitation	Project Description: Replacement of mechanical equipment in the secondary clarifiers at the OWTP. Following the design phase two of the eighteen tanks will be rehabbed each year on a rotating basis. Project Funding: \$100,000 in FY 23-24; \$400,000 in FY 24-25
2	Water Production: Well 20 Rehabilitation	Project Description: Metal shavings were found in a screen of Well 20 indicating an issue with the pump impellers. Phase 1 of this project will be exploratory assessment of the pump and casing. Phase 2 will include above ground pipework improvements and installation of a flow meter. Project Funding: \$150,000 in FY 23-24; \$600,000 in FY 24-25
3	Citywide Security Cameras	Project Description: Update and add security cameras across all city facilities/locations and will be managed via a holistic cloud solution and service provider. Project Funding: \$2,000,000 ARPA Funding; \$750,000 in FY 23-24; \$1,250,000 in FY 24-25
4	Durley Park Concession Building Repairs	Project Description: Roof, ventilation, exterior, interior, and electrical repairs resulting from fire damage to the building. Project Funding: \$322,636 Insurance claim

These new projects have not been previously reviewed by the Planning Commission and require your determination that they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

As the Planning Commission previously found the CIP for FY 2022-2027 to be in conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies,

the focus of the Planning Commission's review will be on the new projects not yet determined to be consistent with the City's 2030 General Plan and relevant Coastal Land Use Plan policies, as such only the new projects in the CIP for FY 2022-2027 are listed.

Staff has evaluated the various CIP projects and identified relevant General Plan and relevant Coastal Land Use Plan policies, which generally focus around Infrastructure and Community Services (ICS), Community Development (CD), Sustainable Communities (SC), and Safety and Hazards (SH). Relevant Local Coastal Plan policies have also been identified. Due to size, the 2030 General Plan Goals and Policies as well as the Local Coastal Land Use Plan have not been printed as formal attachments.

The 2030 General Plan Goals and Policies can be accessed at:

<https://www.oxnard.org/wp-content/uploads/2017/06/Oxnard-2030-General-Plan-Amend-06.2017-SM.pdf>

The Local Coastal Land Use Plan is available at:

<https://www.oxnard.org/wp-content/uploads/2016/03/CoastalLandUsePlan.pdf>

- 6) Next Steps:** The Planning Commission's action on this matter is advisory to the City Council. The Planning Commission's recommendation on this matter will be forwarded to the PWTC and City Council for consideration as they review the adoption of the Revised CIP for FY 2022-2027. The Revised CIP for FY 2022-2027 is anticipated to be reviewed by the City Council on May 2, 2023.

Attachments

- A. Resolution Finding the Revised 2022-2027 Capital Improvement Program is in Conformity with the General Plan and Local Coastal Plan
- B. Staff Presentation

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD FINDING THAT ALL OF THE PROJECTS IN THE PROPOSED REVISED 2022-2027 CITY OF OXNARD FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ARE IN CONFORMITY WITH THE 2030 GENERAL PLAN AND COASTAL LAND USE PLAN

WHEREAS, the Oxnard Planning Commission approved a Resolution on March 17, 2022, finding that the projects listed in the 2022-2027 City of Oxnard Five Year Capital Improvement Program (the “2022-2027 CIP”) were in conformity with the City’s 2030 General Plan and Local Coastal Land Use Plan; and

WHEREAS, the Oxnard City Council adopted that 2022-2027 CIP on May 3, 2022; and

WHEREAS, the City of Oxnard proposes to adopt the revised 2022-2027 City of Oxnard Five Year Capital Improvement Program (the “Revised 2022-2027 CIP”); and

WHEREAS, the Revised 2022-2027 CIP is designed to serve as both a financial and project planning document; and

WHEREAS, Government Code Section 65401 requires that the Planning Commission review all capital projects that will be planned, initiated or constructed during the ensuing fiscal years for conformity with the General Plan and Local Coastal Land Use Plan; and

WHEREAS, 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; and

WHEREAS, the Revised 2022-2027 CIP identifies various potential public projects, which are consistent with the 2030 General Plan and Local Coastal Land Use Plan; and

WHEREAS, the Revised 2022-2027 CIP adds four (4) projects that were not previously included in the 2022-2027 CIP; and

WHEREAS, the Revised 2022-2027 CIP General Plan and Coastal Land Use Plan conformity determination report is not a “project” subject to review under the California Environmental Quality Act (CEQA) because it can be seen with certainty pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(4) that there is no possibility that a determination of General Plan and Local Coastal Land Use Plan consistency report may have a significant impact on the environment as the proposed Revised 2022-2027 CIP is a

government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and

WHEREAS, as required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within Revised 2022-2027 CIP. 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.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard reviewed the proposed Revised 2022-2027 CIP and finds that all of the projects within that Revised 2022-2027 CIP conform with the 2030 General Plan and Local Coastal Land Use Plan.

PASSED, APPROVED and ADOPTED by they Planning Commission of the City of Oxnard on this 20th day of April, 2023, by the following vote:

Ronald Arruejo, 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 20th day of April 2023, and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

Joe Pearson II, Secretary

2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Revised Capital Improvement Program Fiscal Years 2022-2027

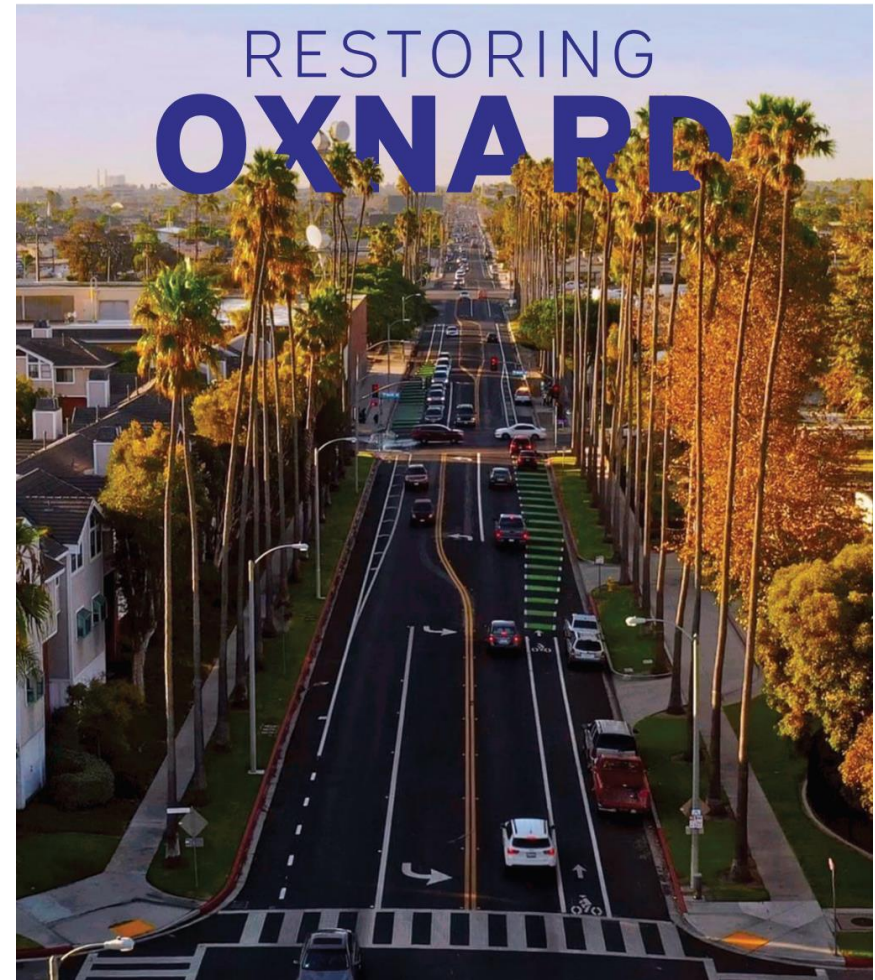
Joe Pearson, Planning & Environmental Services Manager
Tim Beaman, Supervisor Civil Engineer

Planning Commission
April 20, 2023



PURPOSE

1. Newly identified Capital Improvement Projects
2. 2030 General Plan for Fiscal Year (FY) 2022-27 CIP
3. Summary of Project Completed in FY 2021-22



Year 2 | Second of Three Years of
Restoration Investments



WHAT IS A CAPITAL IMPROVEMENT PROGRAM (CIP)?

In order for a project to qualify for the CIP, it must meet the following two criteria:

It consists of construction, erection, alteration, renovation, improvement, demolition or repair work involving any City-owned facility

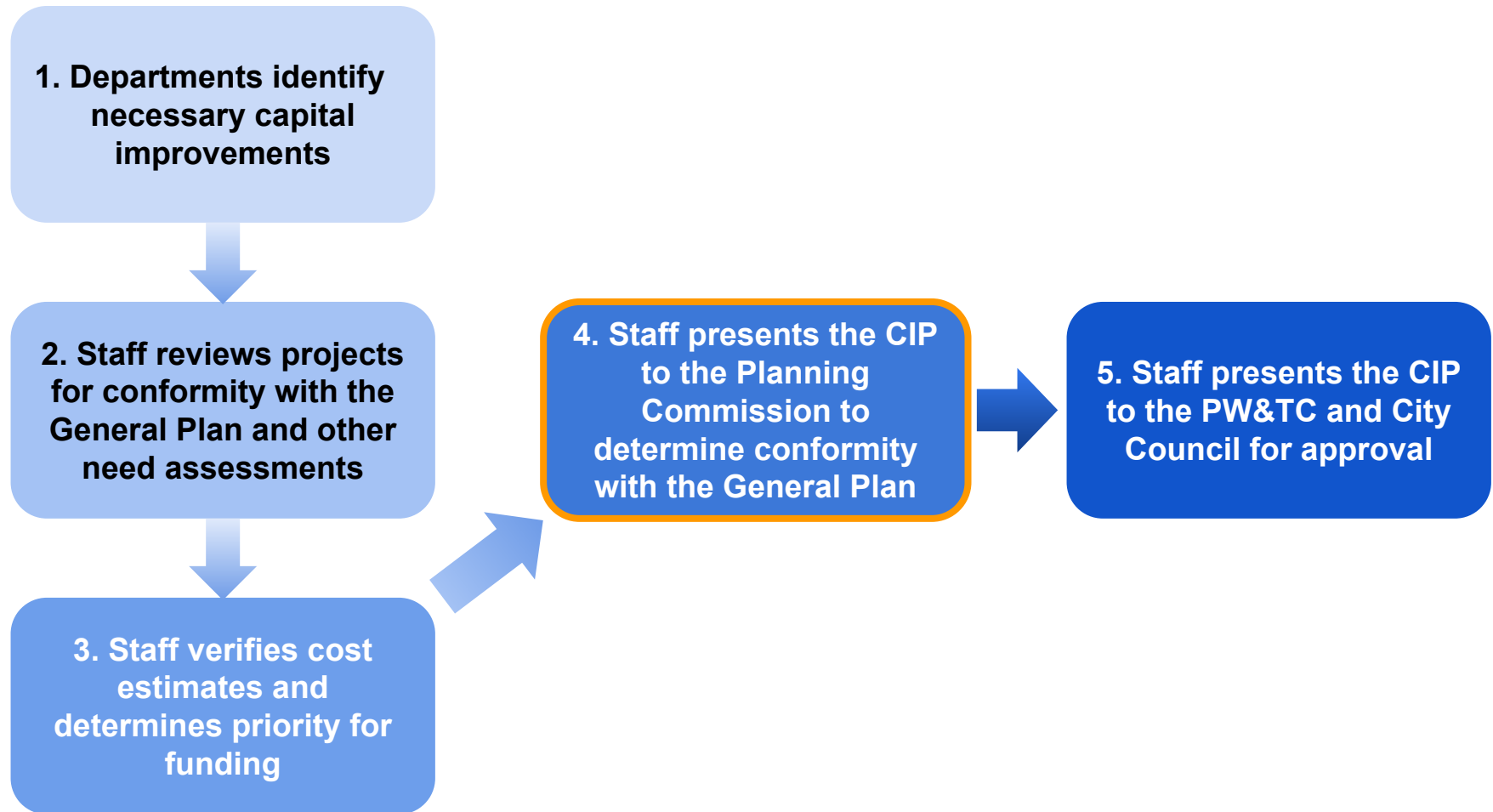
and

It is a project that costs at least **\$100,000**

Note:

Studies, rolling equipment purchases, and routine maintenance do not qualify under the CIP

THE CIP PROCESS



PLANNING COMMISSION'S ROLE IN THE CIP PROCESS

In accordance with **Government Code Section 65401**, the Planning Commission is required to review the list of proposed capital improvement projects for the ensuing fiscal years and verify their conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

The Planning Commission review and verification is documented through a resolution finding the 2022-2027 CIP is in conformity with the General Plan.

Following the Planning Commission review and verification, the CIP will be presented at the Public Works and Transportation Committee as well as the City Council for prioritization and final approval.

NEW CIP PROJECTS



NEW CIP PROJECTS

Plan Category (Goal): Law Enforcement (ICS-19)

Plan Description: Adequate and effective law enforcement and the incorporation of crime prevention features in developments.



Water Division Security Cameras

Project Title
Citywide Security Cameras
Update and add security cameras across all city facilities/locations and will be managed via a holistic cloud solution and service provider.

NEW CIP PROJECTS

Plan Category (Goal): Infrastructure and Community Services (ICS-I)

Plan Description: Provision of adequate facilities and services that maintain service levels with adequate funding.

Project Title
Durley Park Concession Building Repairs
Roof, ventilation, exterior, interior, and electrical repairs resulting from fire damage to the building.

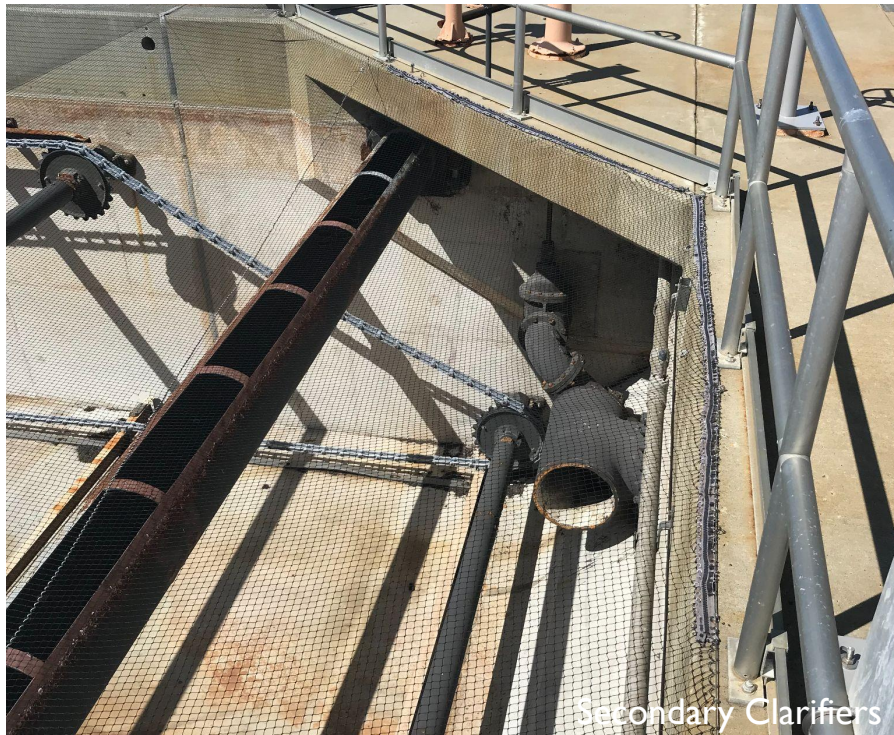


Durley Park Concession Stand

NEW CIP PROJECTS

Plan Category (Goal): Infrastructure and Community Services (ICS-I)

Plan Description: Provision of adequate facilities and services that maintain service levels with adequate funding.



Project Title

Wastewater OWTP: Secondary Clarifiers Rehabilitation

Project Description: Replacement of mechanical equipment in the secondary clarifiers at the OWTP. Following the design phase two of the eighteen tanks will be rehabbed each year on a rotating basis.

NEW CIP PROJECTS

Plan Category (Goal): Infrastructure and Community Services (ICS-8)

Plan Description: Safe bicycle and pedestrian circulation throughout the City.

Project Title
Water Production: Well 20 Rehabilitation
Metal shavings were found in a screen of Well 20 indicating an issue with the pump impellers. Phase 1 of this project will be exploratory assessment of the pump and casing. Phase 2 will include above ground pipework improvements and installation of a flow meter.



FY 2021-22 COMPLETED PROJECTS

Paving, Resurfacing, & Traffic

Project Type	Project Title
Arterial Street Resurfacing	East Doris Ave Reconstruction Teal Club Road Street Improvements Patterson Road Street Improvements Second Street Improvements Saviers Road Preventative Maintenance Wooley Road Preventative Maintenance
Neighborhood Street Resurfacing	La Colonia Neighborhood Phase II Rice Avenue Commercial Neighborhood Ormond Beach Neighborhood
Citywide Alley Resurfacing	HERO Alley Reconstruction - Phase I HERO Alley Reconstruction - Phase II
Other	Perkins Road Parking Lot Traffic Signal Modifications

FY 2021-22 COMPLETED PROJECTS

The following is a list of the projects that were completed:

City Facilities	
Project Type	Project Title
Park Improvements	Thompson Park Playground Johnson Creek Park Playground Sierra Linda Park Playground Garden City Acres Park Southwinds Park Basketball Court Resurfacing Beck Park Basketball Court Resurfacing
Building Improvements	Council Chambers Remodel

FY 2021-22 COMPLETED PROJECTS

Utilities	
Project Title	Project Description
Water	Colonia Cast Iron Pipe Replacement
Recycled Water	Hueneme Pipeline Phase 2 AWPF TOC Analyzers
Wastewater	Central Trunk Sewer Manhole Replacement Lift Station 28 Demolition

ENVIRONMENTAL DETERMINATIONS

Pursuant to Section 15378(b)(4) of the Guidelines for the California Environmental Quality Act (CEQA), Public resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §§ 15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines, the lead agency has determined that this CIP General Plan and Coastal Land Use Plan conformity determination report is not a "project" under CEQA as the lead agency has determined with certainty that the proposed CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

As required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within this staff report. 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.

STAFF RECOMMENDATION

That the Planning Commission:

1. Find that the Revised Capital Improvement Program (CIP) projects for FY 2022-2027 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4).
2. Adopt Resolution 2023-XX finding that the proposed Revised Capital Improvement Program (CIP) projects for FY 2022-2027 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.



DISCUSSION