

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: December 7, 2023

SUBJECT: **Project Name: Camino Del Sol Wireless Monopine;** Planning and Zoning Permit No. 23-530-01 (Special Use Permit - Wireless) Property located at 2473 Camino Del Sol (APN: 214-0-012-195).

- 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 15303 Class 3 (New Construction); and
 - b. Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 23-530-01 (Special Use Permit Wireless), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to construct a 60-foot tall wireless communication facility designed to resemble a pine tree with an associated ground equipment enclosure on a 2.41 acre lot in the M-1 zone. The request includes the allowance for an increase in height from 55 feet to 60 feet. The project property is located at 2473 Camino Del Sol and occupied by an existing industrial business; the project will be developed within an open area at the rear of the lot (“**the Project**”). Filed by designated agent Lynda McClung, Network Connex, 655 N. Central Ave. Suite 1520, Glendale, CA 95757 on behalf of Anthemnet and Verizon Wireless (“**Applicant**”), on behalf of the property owner Beardsley & Son, Inc, 2473 Camino Del Sol, Oxnard, CA 93030.
- 3) **Existing & Surrounding Land Uses:** The 105,228 square-foot parcel (2.41 acres) is currently occupied by an existing industrial business and developed with a 6,804 square foot open, dry storage, industrial building as well as a 2,080 square foot office building. A majority of the property is used for outdoor storage, which is primarily screened from by a 6’ high CMU wall that surrounds the property along the north, east, and a majority of the south property boundaries. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (2473 Camino Del Sol)	Industrial Light (ILT)	Light Manufacturing - Planned Development (M-1-PD)	Industrial
North	Industrial Light (ILT)	Light Manufacturing - Planned Development (M-1-PD)	Industrial
South	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Industrial
East	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial
West	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial

- 4) **Background:** The 2,100 square foot open, dry storage building was constructed in 1971, along with a small office building. The 2,100 square foot building has been expanded since to what is now approximately a 6,804 square foot building. Site walls have also been permitted to be constructed around the majority of the property. On April 17, 2023, the current wireless special use permit was applied for.
- 5) **Environmental Determination:** The transmissions of wireless radio signals are governed by the operating and permitting standards of the Federal Communications Commission (FCC). The Applicant has provided an electromagnetic frequency (EMF) report, which provides that the Project will operate in compliance with the FCC standards for public exposure (Attachment C).

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a stealth wireless communications facility within an approximately 270 square-foot lease area, of which less will be the actual footprint of construction. The facility is designed as a faux pine tree and will not be prominently distinguishable from the surrounding development. As this Project proposes to construct a wireless communication facility and associated equipment at an existing industrial development, and such construction will have less bulk and less environmental impact than many facilities expressly exempted from CEQA. 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 accept the Notice of Exemption (Attachment D).

6) Analysis:

- a. General Discussion and Siting:** The tower is north of Camino Del Sol between Maulhardt Avenue and North Rice Avenue, of which the latter roadway is designated by the 2030 General Plan as a Scenic Corridor. The tower is approximately 275' away from North Rice Avenue. Per Oxnard City Code Section 16-488(D)(4) a wireless facility may be approved within 500' of a Scenic Highway, if the tower can be determined to be a stealth facility. Staff has determined that the proposed monopine in accordance with the branch plan and designs for the faux pine tree that was submitted would qualify it as a stealth facility, in tandem with additional landscaping to help blend the tree into the surroundings. The landscaping would be in the form of two to three pine trees (or similar type) that must be at or around the height of the monopine and in proximity to it. Two pine trees are currently proposed in proximity to the tower.

The Project is within the rear of an industrial property, in a yard area that is primarily used for storage. The Anthemnet premises is 1,600 square feet (80' x 20') and will be enclosed by an 8' high wrought iron fence. The project is accessed through a gate along the Camino Del Sol frontage with parking spaces outside the gate in front of the small office building. No parking spaces will be lost to the addition of the tower or equipment enclosure; a parking space will be supplied within the property for a maintenance vehicle when needed. Verizon has a 270 square foot lease area within the 1,600 square foot premises, which will include an equipment area of 12' x 19.5'

The design of the monopine tower features synthetic branches, bark, and leaves to disguise the facility as a pinetree. Pine trees, while not abundant, are not uncommon to see around the city, and in many instances are isolated trees. Therefore a pine is an acceptable camouflage choice. The synthetic pine mimics the real tree's abundant year round pine branch cover, effectively screening equipment and antennas. The faux bark will give the tree a more realistic look and the landscaping will help blend the tree into the surroundings. Multiple conditions of approval require that the faux pine and its branches be maintained to adequately camouflage the proposed and future wireless equipment for the life of the tower.

- b. General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be industrial light, which would be a suitable zone for the placement of a wireless tower. The following table demonstrates further consistency with the general plan through specific policies:

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
	I	Wireless Telecommunications Encourage wireless providers to meet the following conditions, to the maximum extent feasible: • Incorporate best available technology; • Locate away from residential and open space areas; • Not be visible from public rights-of-way and local and State scenic highways; • When possible, locate on existing buildings, existing poles, or other existing support structures; and • Incorporate well-designed stealth techniques that disguise the facility from the point of view of nearby residents.	The project is designed to resemble a pine tree. The project is located in an industrial area away from residential and open space areas. The landscape and heavy screening of the antenna itself disguises the facility from area workers and motorists. The existing building on the site is not tall enough and while the the closest pole is .16 miles away, the applicant claimed they could not lease from the owner nor would they have room for a ground equipment enclosure. The next closest tower is approximately .8 miles southeast and is not an effective location for the targeted service area, according to the applicant.
	I	Telecommunications Service Ensure residents and businesses have access to telecommunications services.	Construction of this facility will fill a significant gap in Verizon's coverage in this area of the city and provide better signal for nearby businesses and emergency response vehicles along major adjacent transportation corridors.

- c. **Conformance with the Zoning Designation:** The proposed development is located in the Light Industrial zone and is not within a Specific Plan. The proposed facility would be approximately 275 feet from Rice Avenue, which the 2030 General Plan designates as a Scenic Highway. The proposed facility is a stealth facility because the structure is heavily camouflaged to not appear as a wireless facility and therefore is allowed by Oxnard City Code. (See OCC § 16-488). The synthetic branches, antenna socks, and faux bark of the wireless facility give it the appearance of a pine tree, as will multiple trees that are to be

planted at the facility. The project is proposed at 60 feet in height, 5 feet above the 55 foot height requirement for the Light Industrial Zone. Pursuant to Article 16, Section 16-497 of Oxnard City Code, the Planning Commission can approve of a height increase for a wireless facility up to 25% with the approval of a special use permit, if the commission finds that such modifications are consistent with the goals, principles and standards of the general plan and other adopted city policies and with the public welfare. The applicant's justification is the additional height is due to the protrusion of the screening elements extending 5 feet above tower pole. Applicable development standards of the Light Industrial Zone have been compared with the proposed project, as follows:

Development Standard	Light Industrial Standard	Proposed	Complies?
Maximum Height	55 feet	60 feet	Yes, with SUP
Front yard setback	30 feet	257 feet 9 inches	Yes
Side yard setback	None	14 feet 7 inches	Yes.
Rear yard setback	Height of the Building	60 feet	Yes

In addition to being subject to the development standards of the M-1 zone, the proposed wireless communications facility is subject to the Wireless Communications Facilities development standards (§16-492). The development standards have been compared with the proposed project as follows:

DEVELOPMENT STANDARD	WIRELESS STANDARD	PROPOSED	COMPLIES?
Maximum height (§16-492.A)	40 feet, unless otherwise specified by PC	60 feet	Yes, with SUP approval pursuant to OCC 16-497.
Setbacks (§16-492.B)	Shall comply with the zoning, unless specified by PC up to a 25% reduction.	Centerline of the monopole is over 60' from the northern boundary and over 260 feet from the front property line.	Yes.
Separation	None required for	Facility is stealth	Yes

(§16-492.C)	stealth facilities		
Location (§16-492.D)	No restrictions for stealth facilities	Facility is stealth	Yes
Landscaping and Screening (§16-492.E)	Existing trees shall be preserved to the extent feasible	Project requires no removal of existing landscaping.	Yes
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	Facility is 270 ft from North Rice Avenue and is a stealth facility.	Yes
Design (§16-492.F.3)	Equipment shall be located within enclosure	Equipment will be located within an enclosure.	Yes (Condition #29)
Lights (§16-492.G)	Facility shall not be lighted unless required by the FAA or for security and safety lighting	Facility is not lighted except for maintenance and security lighting	Yes (Conditions #25 and #59)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted	Yes (Condition #57)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted	Yes, (Conditions #43)
Co-location (§16-492.J)	A tower that is modified or rebuilt for co-location may not exceed 16 feet over the allowed height for the zone	Co-location is not proposed at this time.	N/A
Antennae Attached to Structures (§16-492.K)	Attached antennae shall be compatible with the structure, located to minimize their visibility.	Antennae are disguised by paint and antenna socks that will blend the color with the branches that will	Yes, (Conditions #31, 34, 35, and #51)

		be extending beyond the antennae for further camouflage.	
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- d) **Site Design:** The proposed communications facility will be constructed on an engineered foundation. The trunk of the tree will be covered in faux bark to resemble a pine tree. The pine tree branches will extend from the truck between the 15-foot height level and the 60-foot height level at a density of 3.38 branches per foot and protrude at least 12 inches beyond any antennae and support equipment. At the 51-foot height level, three arrays will protrude from the trunk. Each array will have four panel antennas and two radios (for a total of 12 antennas and 6 radios). The height of the tree can support co-location, which will allow the attachment of future antennae at 40 feet in height as well as 29 feet in height. The equipment will be disguised within the pine tree branches that are filled with faux pine needles as well as the equipment being further disguised through paint and antenna socks. The ancillary equipment will be constructed within an equipment enclosure. The equipment enclosure will contain three equipment cabinets, a double walled emergency diesel generator, and other equipment. The equipment enclosure is on a concrete pad and protected by an 8' tall wrought iron fence with a pointed top. The ancillary equipment will not be directly visible from the street, as it will be screened by existing site walls on the property lines and the existing buildings on the property.
- e) **Circulation and Parking:** The project property has two access driveways from Camino Del Sol, approximately 90' and 230' from the corner at Camino Del Sol and North Rice Avenue. The proposed wireless communications facility will be accessed through the western gated entrance on Camino Del Sol. The facility operator (Verizon) will use a dedicated parking space adjacent to the enclosure for technician parking when needed. The addition of the equipment enclosure and tower will not reduce the existing parking nor will it further impact existing circulation or access to the project site.
- f) **Height:** The proposed facility is designed with a maximum height of 60 feet. The maximum height of 60 feet is 5 feet above the maximum allowed height within the Light Industrial Zone (55 feet), and is a 9% increase in height. Per OCC Section 16-497, the Planning Commission can approve a height increase up to 25% with approval of a Special Use Permit, if the commission finds that such modifications are consistent with the goals, principles and standards of the general plan and other adopted city policies and with the public welfare. Currently, in the area around the intersection at Camino Del Sol and North Rice Avenue as well as up and down North Rice Avenue, there is a significant gap in cellular coverage as shown in the propagation maps (Attachment F). At the proposed broadcast center height of 51 feet, the majority of the area can be well covered and is tall enough to allow for co-location of antennae for other wireless service providers at an adequate height to efficiently close a coverage gap. Thus, the proposed 60 foot broadcast center height is recommended as the minimum height required to provide coverage for the area and still

provides the necessary screening to classify it as a stealth facility..

- g) **Landscaping and Open Space:** The existing property features no landscaping. Planning Staff is recommending through conditions of approval that the 2 pine trees (or a similar type approved by the Planning Manager) be planted in proximity to the faux pine. The addition of the recommended landscaping will blend in the faux pine tree as well as enhance views of the development area from the adjacent scenic corridor North Rice Avenue and the surrounding area. Thus, the proposed 60-foot tall faux pine tree is anticipated to be compatible with the surrounding landscaping.
 - h) **Noise:** The proposed communications facility will generate noise from the equipment cabinet and the emergency generator both located within the equipment enclosure. The equipment cabinet will generate a slight humming noise similar to a personal computer, and will be audible only when adjacent to the cabinet. The emergency generator will be used only during emergencies, and will be tested once a month. The permit is conditioned to limit testing to daytime hours (Attachment E). Pursuant to City Code [§16-188(C)], the emergency generator is exempt from noise limitations. The noise from the equipment will be softened by the enclosure surrounding the equipment as well as the security CMU wall around the majority of the property. There are no noise sensitive uses within proximity to the communications facility as this is an industrial park adjacent to two major transportation corridors. Regardless, given typical sound attenuation levels, the noise from the equipment cabinet and generator will be below allowed noise levels (65dBA, per City Code §7-185.A). Thus, the proposed communications facility will not create significant noise impacts.
 - i) **Health and Safety:** The transmission of wireless radio signals are governed by operating standards of the Federal Communications Commission (FCC). The applicant submitted a Radio Frequency Compliance Report (Attachment C) evaluating the emissions of the proposed communications facility. The report demonstrates that based on predictive modeling, at ground level the maximum radio frequency emission is compliant with the FCC general public exposure limit, however, is only out of compliance above the roof level of the closest accessible roof, therefore no mitigations were needed other than workers on the tower should be provided with a safety plan. Thus, the site is designed and conditioned to be compliant with the FCC exposure guidelines.
 - j) **Equipment Enclosure:** The associated 8-foot high wrought iron style fence will surround the 1,600 square-foot premises, which contains the 270 square foot equipment enclosure located on the northwest area of the property. Additional screening is present from the existing CMU wall along the eastern, southern, and northern property boundaries as well as the existing buildings along the western and southern property boundaries. The generator has a secondary containment tank to prevent the leaking.
- 7) **Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) including the Fire Department and Development

Services for conditions. These conditions of approval from DAC are included in the attached resolution.

- 8) Community Workshop and Public Input:** A Community Workshop was not held for this project as it is not within a neighborhood boundary.
- 9) Appeal Procedure:** Pursuant to § 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

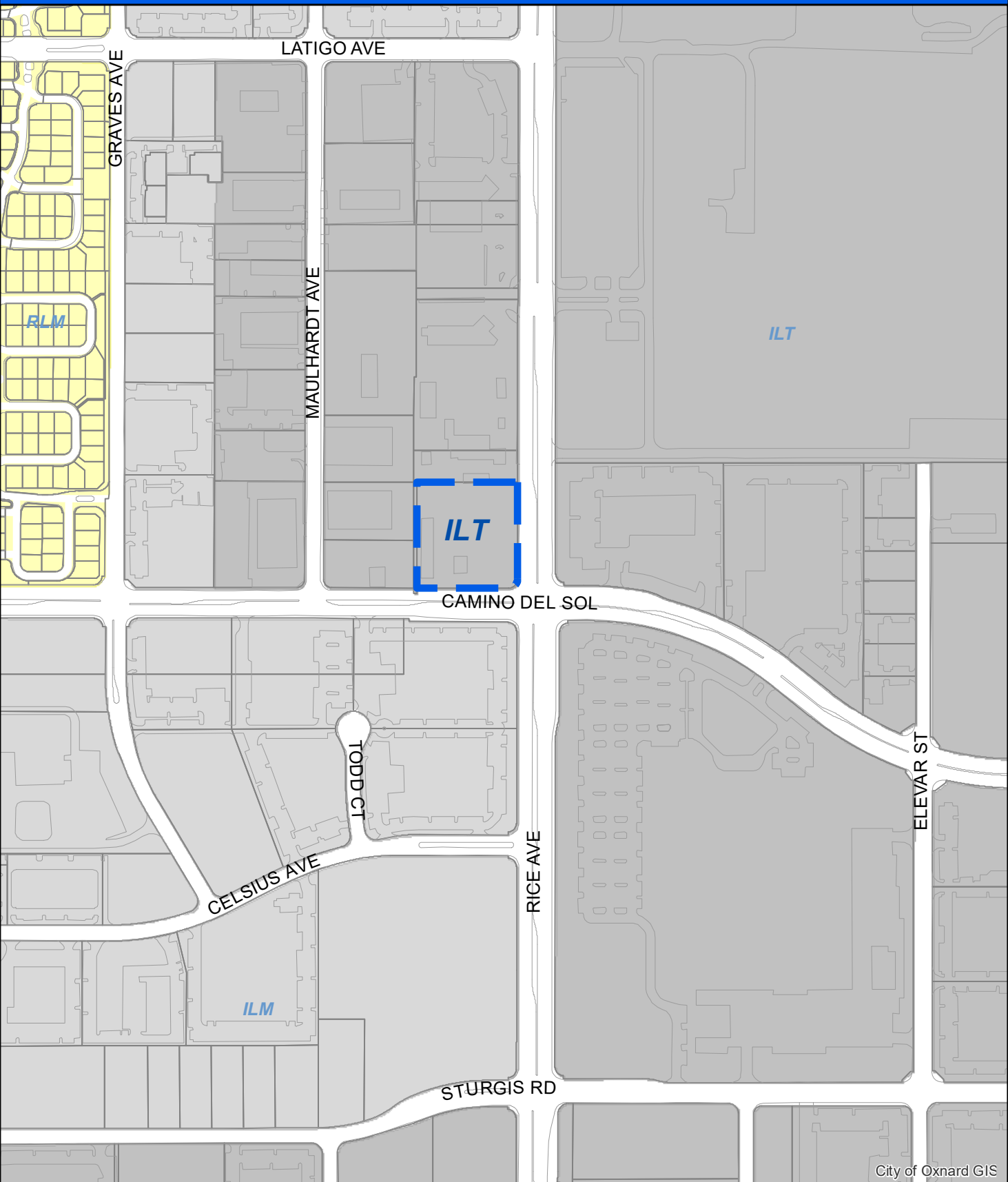
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Electromagnetic Fields Report
- D. Notice of Exemption
- E. Planning Commission Resolution
- F. Propagation Maps
- G. Staff Presentation

Vicinity Map



2030 General Plan Land Use Map



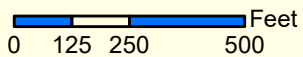
City of Oxnard GIS



Oxnard Planning

November 16, 2023

PZ 23-530-01
Location: 2473 Camino Del Sol
APN: 2140012195



2030 General Plan Land Use Map



1:5,000

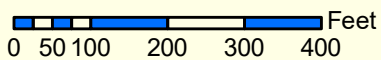
Zoning/Specific Plan Map



Oxnard Planning

November 16, 2023

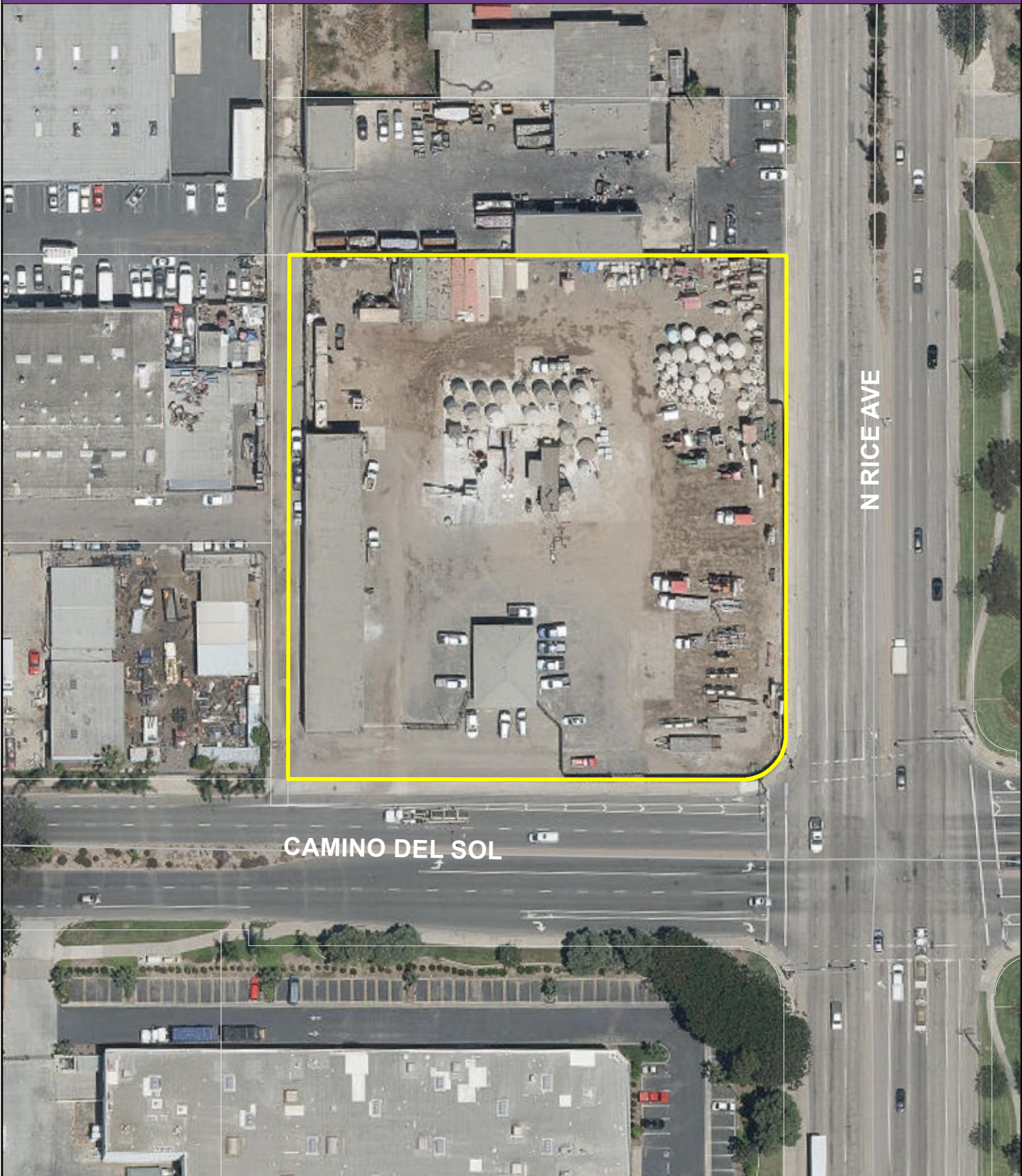
PZ 23-530-01
Location: 2473 Camino Del Sol
APN: 2140012195



Zoning/Specific Plan Map



1:3,000



CAMINO DEL SOL

N RICE AVE





OVERALL HEIGHT: 60'-0"

SITE NAME: LATIGO

SITE TYPE: RAWLAND

COUNTY: VENTURA

JURISDICTION: CITY OF OXNARD



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
OXNARD, CA 93030

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
B	12/08/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	01/09/23	REV'D PER DRM REDLINES	IDS
D	01/19/23	100% ZDS	IDS
E	01/30/23	100% ZDS	GRB
F	06/14/23	REV'D PER CITY PLANNER COMMENTS	IDS
G	07/12/23	REV'D PER ADDITIONAL RLS	IDS
H	10/06/23	REV'D PER PLN CHK COMMENTS	IDS

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 332-8913 FAX: (919) 840-0768

DRAWN BY:

IDS

JG

LK

LICENSURE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

REVISION:

H
LATIGO

PROJECT SUMMARY

SITE ADDRESS:
2473 CAMINO DEL SOL
OXNARD, CA 93030
PROPERTY OWNER CONTACT:
BEARDSLEY & SON, INC.

APPLICANT:
ANTHEMNET, INC.
5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225
CONTACT: JESSE GILHOLM
PHONE: (805) 300-4140
EMAIL: jgilholm@networkconnex.com

CONSULTING TEAM

SAC/ZONING/PERMITTING:
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VENTURA, CA 93001
CONTACT: JESSE GILHOLM
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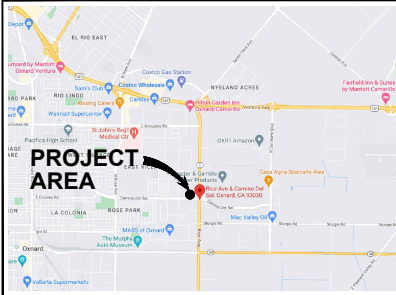
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SANTA ANA, CA 92705
CONTACT: DANIEL S. KIM, P.E.
PHONE: (951) 741-5325
EMAIL: dskim@networkconnex.com

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SANTA ANA, CA 92705
CONTACT: DANIEL S. KIM, P.E.
PHONE: (951) 741-5325
EMAIL: dskim@networkconnex.com

GENERAL LOCATION MAP



VICINITY MAP



DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	ABBREVIATIONS, SPECIFICATIONS AND SYMBOLS
T-4	GENERAL STRUCTURAL NOTES
LS1	SITE SURVEY GENERAL INFORMATION
LS2	SITE SURVEY GENERAL INFORMATION
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	NEW EQUIPMENT LAYOUT PLAN
A-4	NEW ANTENNA LAYOUT PLAN
A-5	NEW SOUTH AND NORTH ELEVATION
A-6	NEW EAST ELEVATION
A-7	NEW WEST ELEVATION
D-1	DETAILS AND SPECIFICATIONS AND GENERATOR SPECIFICATIONS
D-2	GENERATOR SPECIFICATIONS
D-3	BRANCH LAYOUT POLE SCHEDULE

ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION.
HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022,
SECTION 1103.2.7 (LIMITED ACCESS SPACES)
SECTION 1103.2.9 (EQUIPMENT SPACES)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- ANSI / TIA-222-H-2017
- 2022 COUNTY/CITY BUILDING CODE (TITLE 26)
- 2022 COUNTY/CITY ELECTRICAL CODE (TITLE 27)
- LOCAL BUILDING CODE
- CITY / COUNTY ORDINANCES
- CALIFORNIA FIRE CODE 2022 EDITION
- ASCE 7-16
- ACI 318-14
- STEEL CONSTRUCTION MANUAL, 15TH EDITION

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U
ZONE CLASSIFICATION:
BUILDING USE: UNMANNED TELECOMMUNICATIONS FACILITY
CONSTRUCTION TYPE: IV-B
ASSESSOR'S PARCEL NUMBER: 214-0-012-195
LEASE AREA SIZE: 1,600 SQ. FT.
PROPERTY SQ. FT. 105,241/2.24 ACRES

LATITUDE / LONGITUDE

LAT: 34° 12' 25.35" N
LONG: 119° 08' 35.99" W
LAT: 34.207042°
LONG: -119.14333°

UTILITY PURVEYOR

POWER:
COMPANY: SCE
TELCO:
COMPANY: SPECTRUM

PROJECT DESCRIPTION

THIS PROJECT IS AN UNMANNED TELECOMMUNICATION WIRELESS FACILITY.
IT WILL CONSIST OF THE FOLLOWING:

- ANTHEMNET:
- NEW (1) 60' HIGH MONOPINE
- VERIZON:
- NEW (6) 8 ANTENNAS
 - NEW (3) 4 LSG ANTENNAS
 - NEW (3) CBRS ANTENNAS
 - NEW (3) RRU B13/B5
 - NEW (3) RRU B2/B66
 - NEW (2) NEW EQUIPMENT CABINETS
 - NEW (1) FUTURE EQUIPMENT CABINET
 - NEW (1) GPS ANTENNA
 - NEW (3) RAYCAP (SURGE PROTECTORS)
 - NEW (1) 30KW STANDBY DIESEL AC GENERATOR WITH 203 GAL. TANK CAPACITY
 - NEW HYBRID CABLES AND JUMPERS
 - NEW UTILITY CONDUIT RUNS
 - NEW 8' HIGH CHAIN LINK EQUIPMENT ENCLOSURE
 - INSTALL (N) 27T MW DISH MODEL # XXXX-XXX
 - RAD CENTER IS 43.0' FT.
 - AZMUTH IS: TBD

LEGAL DESCRIPTION

County: VENTURA
Map/Parcel: 06111C0910E, PER TITLE REPORT

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD:			
ZONING MGR:			
DEVELOP. MGR:			
CONST. MGR:			
PROJECT MGR:			
SR. RF ENGINEER:			
RF ENGINEER:			
OPERATIONS:			
SAC REP.:			
UTILITIES:			
REAL ESTATE MGR:			

ABBREVIATIONS

AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A.C.	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
ARCH	ARCHITECTURAL		
APPROX.	APPROXIMATELY	MFR	MANUFACTURER
A.G.L.	ABOVE GRADE LEVEL	MAT	MATERIAL
A.M.S.L.	ABOVE MEAN SEA LEVEL	MAX	MAXIMUM
		MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BKG	BLOCKING	ML	METAL LATH
BOT	BOTTOM	MO	MASONRY OPENING
BSMT	BASEMENT	MS	MACHINE SCREW
BST	BASE TRANSEIVER STATION	MNTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(N)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR		
COL	COLUMN	OA	OVERALL
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR	(P)	PROPOSED
CO	CONDUIT ONLY	PARTN	PARTITION
		PL	PLATE
DIA	DIAMETER	PLAS	PLASTER
DBL	DOUBLE	PLYWD	PLYWOOD
DEPT	DEPTH	PCC	POINT OF CONNECTION
DEMO	DEMOLITION	PROP	PROPERTY
DEM	DIMENSION	PT	PRESSURE TREATED
DN	DOWN		
DR	DOOR	R	RISER
DTL	DETAIL	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
		RM	ROOM
(E)	EXISTING	RMS	ROOMS
EX	EACH	RO	ROUGH OPENING
ELEC	ELECTRIC		
ELEV	ELEVATION	SC	SOLID CORE
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXP	EXPANSION	SECT	SECTION
EXT	EXTERIOR	SHT	SHEET
		SM	SIMILAR
FA	FIRE ALARM	SPECS	SPECIFICATIONS
FB	FLAT BAR	SS	STAINLESS STEEL
FF	FINISH FLOOR	STL	STEEL
FH	FLAT HEAD	STOR	STORAGE
FIN	FINISHED	STRUCT	STRUCTURAL
FLR	FLOOR	SUSP	SUSPENDED
FOS	FACE OF STUDS	SW	SWITCH
FS	FINISH SURFACE	SWBD	SWITCHBOARD
FT	FOOT, FEET	THK	THICK
FTG	FOOTING	TI	TENANT IMPROVEMENT
FW	FINISH WALL	TMA	TOWER MOUNTED AMPLIFIER
F.G.	FINISH GRADE	TOS	TOP OF SURFACE
FUT	FUTURE	TS	TUBE STEEL
		TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED		
GL	GLASS	VCT	VINYL COMPOSITION
GR	GRADE		
GYP	GYPSPUM		
GFCI	GROUND FAULT CIRCUIT INTERRUPT	VERT	VERTICAL
GND	GROUND	V.F.F.	VERIFY IN FIELD
		VG	VERTICAL GRAIN
HC	HOLLOW CORE	W/	WITH
HCS	HYBRID CABLE SYSTEM	WD	WOOD
HDW	HARDWARE	WR	WATER RESISTANT
HTR	HEATER	WT	WEIGHT
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	X	TELO SERVICE
HR	HOUR	—T/P—	TELO AND POWER SERVICES
HT	HEIGHT	COAX	COAX CABLE
HV	HIGH VOLTAGE	G—G—	GROUNDING
ID	INSIDE DIMENSION	(1)	DOOR NUMBER
INS	INSULATION	101	AREA AND/OR ROOM NUMBER
INT	INTERIOR	102	MECHANICAL UNIT
JT	JOINT		

SYMBOLS

	SECTION NUMBER		PROPERTY LINE
	SHEET NUMBER		WROUGHT IRON FENCE
	DETAIL NUMBER		WOOD FENCE
	SHEET NUMBER		CHAIN LINK FENCE
	SHEET NUMBER		POWER SERVICE
	SHEET NUMBER		TELO SERVICE
	SHEET NUMBER		TELO AND POWER SERVICES
	SHEET NUMBER		COAX CABLE
	SHEET NUMBER		GROUNDING
	SHEET NUMBER		DOOR NUMBER
	SHEET NUMBER		AREA AND/OR ROOM NUMBER
	SHEET NUMBER		MECHANICAL UNIT
	SHEET NUMBER		

ABBREVIATIONS AND SYMBOLS

2

PAINTING SPECIFICATIONS

PAINTING SPECIFICATIONS

A. GENERAL

- ALL PAINT PRODUCT LINE SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
- COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
- FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
- ALL PAINT MATERIAL DATA SHEET SHALL BE PROVIDED TO THE CELL CARRIER CONSTRUCTION MANAGER.
- PREPARE PREVIOUSLY PAINTED SURFACES BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
- FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPING FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
- APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
- APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
- CONTRACTOR SHALL CORRECT RUNS, SACS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE VERIZON WIRELESS CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

B. PAINTING SCOPE

- PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.

PAINTING SCOPE				
SURFACE TO BE PAINTED	COATING SYSTEM	PAINT	DO NOT PAINT	N/A
BTS UNIT				
ALL EQUIPMENT & CABINETS OTHER THAN THE BTS UNIT				
ANTENNA COVERS, TILT BRACKETS, MOUNTING BRACKETS AND ASSOCIATED HARDWARE, CABLE AND CABLE COVERS EXPOSED TO VIEW, EXPOSED CONDUIT AND HANGERS, ETC.				
FLASHING UNITS, METAL TRIM AND OTHER METAL SURFACES				
STUCCO, CONCRETE BLOCK AND CEMENTIOUS TYPE FINISH SYSTEMS				
PLYWOOD, LUMBER AND WOOD TRIM INCLUDING THE BACK SIDE OF ALL SCREEN WALLS				
DRYWALL				
CONCRETE POLES				
METAL POLES AND METAL POLE STAND-OFF				

C. COATING SYSTEM SPECIFICATIONS

- DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO (2) COATS OVER DTM BONDING PRIMER (B66A50).
- 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO (2) COATS OVER SPECIFIED PRIMER PAINT & PRIMER.

D. ANTENNAS

- PRIMER — KEM AQUA E61-W525
TOPCOAT — COROTHANE II B65W200/B60V22

COAXIAL JUMPER CABLES

- PRIMER — AS REQUIRED FOR ADHESION. APPLY ONE (1) COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%
TOPCOAT — TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

RAW STEEL

- PRIMER — KEM BOND HS B50W24, DMT ACRYLIC PRIMER
TOPCOAT — TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

GALVANIZED METAL

- ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

STAINLESS STEEL

- PRIMER — DTM WASH PRIMER, B71Y1
TOPCOAT — TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

PRE-PRIMED STEEL

- TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50WZ4

ALUMINUM AND COPPER

- PRIMER — DTM WASH PRIMER, B71Y1
TOPCOAT — TWO (2) COATS COROTHANE II POLYURETHANE B65W200/B60V2

CONCRETE MASONRY

- PRIMER — PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT — TWO (2) COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

CONCRETE STUCCO (EXISTING)

- TWO (2) COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

STUCCO

- PRIMER — PRO MAR MASONRY CONDITIONER B-46-W21000
TOPCOAT — SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD

- PRIMER — A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20
TOPCOAT — TWO (2) COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/DAMAGE (PRIOR TO PRIME & PAINT)

- FIRST & SECOND COAT — CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP

- STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
CINARDO, CA 93030

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
B	12/08/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	01/09/23	REV'D PER DRM REDLINES	IDS
D	01/19/23	100% ZDS	IDS
E	01/30/23	100% ZDS	GRB
F	06/14/23	REV'D PER CITY PLANNER COMMENTS	IDS
G	07/12/23	REV'D PER ADDITIONAL RLS	IDS
H	10/06/23	REV'D PER PLN CHK COMMENTS	IDS

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 202-4813 FAX: (916) 840-0768

DRAWN BY: CHK.: APV.:

IDS	JG	LK
-----	----	----

LICENSURE:

SHEET TITLE:

ABBREVIATIONS,
SPECIFICATIONS &
SYMBOLS

SHEET NUMBER: REVISION:

T-3

H

LATIGO

1

GENERAL NOTES

1. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CURRENT GOVERNING CODES AND SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
3. STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
4. DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
5. ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, SHOULD CONDITIONS BECOME APPARENT THAT DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROFESSIONAL ENGINEER. PROFESSIONAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.
6. MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS, AND OTHER ELEMENTS PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF THE EQUIPMENT.
7. WATERPROOFING: SEE ARCHITECTURAL DRAWINGS.
8. THE FOUNDATION DESIGN IS BASED ON 2018 IBC TABLE 1806.2. ALLOWABLE SOIL BEARING VALUE IS 1500.
9. THE NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
10. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONCRETE

1. ALL POURED-IN-PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. UNLESS OTHERWISE NOTED, CEMENT TO BE TYPE-8 FROM TESTED STOCK PER ASTM C-150.
2. CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
3. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS OR OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
4. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS.
5. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC. WITH 3/4" CHAMFERS UNLESS DETAILED OTHERWISE.
6. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.

REINFORCING STEEL

1. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 UNO.
2. BARS SHALL BE CLEAN OF MUD, OIL, OR OTHER COATINGS LIKELY TO IMPAIR BONDING.
3. ALL REINFORCING SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY. ALL REINFORCING SHALL BE CHAIRED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION BY USE OF A PLASTIC OR CONCRETE CHAIR. DUCT-TAPE IS NOT AN ACCEPTABLE MOISTURE/CORROSION PROTECTION.
4. REINFORCING STEEL SHALL BE SPLICED AS SHOWN OR NOTED. SPLICES AT OTHER LOCATIONS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER. ALL VERTICAL WALL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN SPICE LOCATIONS SHOWN IN THE DRAWINGS.
5. ALL GRADE 60 REINFORCING TO BE WELDED SHALL BE ASTM A706.
6. CLEAR CONCRETE COVERAGE IS AS FOLLOWS:
- | EXPOSED TO EARTH OR WEATHER | 3" |
|---|-----------------------------|
| #6 OR LARGER | 2" |
| #5 AND SMALLER | 1-1/2" |
| COLUMNS (TO TEST) | 1-1/2" |
| BEAMS (TO STIRRUPS) | 1-1/2" |
| FLAT SLABS | 3/4" |
| WALLS | SEE SCHEDULE AND OR DETAILS |
| ALL OTHER PER LATEST EDITION OF ACI 318 | |

STRUCTURAL STEEL

1. THE LABOR, MATERIALS AND EXECUTION REQUIRED FOR ALL CONCRETE WORK AS INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE PORTIONS OF CHAPTER 22 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
2. STRUCTURAL STEEL NOT ENCASED IN CONCRETE SHALL BE SHOP PAINTED WITH TNEMC99 METAL PRIMER OR APPROVED EQUIVALENT.
3. UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A307. THIS INCLUDES EXPANSION/ADHESIVE ANCHORS. BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
4. UNLESS NOTED OTHERWISE, ALL WELDS PER THE LATEST EDITIONS OF THE AWS STANDARDS SHALL CONFORM TO AISC SPECIFICATIONS. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATIONS AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS.
5. CONTRACTOR IS PERMITTED TO CUT AND WELD ANTENNA SUPPORT ASSEMBLY ARMS AS NECESSARY TO MEET THE LENGTH REQUIREMENTS IN THE FIELD. WELDS SHALL CONSIST OF A 3/16" FILLET ALL THE WAY AROUND FOR 1/4" THICK STEEL OR LESS AND 3/8" FILLET WELD FOR STEEL, 1/2" THICK OR LESS. CONTRACTOR SHALL RESTORE CORROSION BARRIER WITH AN APPROVED PAINT IN ACCORDANCE WITH BS 728-1:71 AND PREN 1029."

STRUCTURAL NOTES (CONTINUATION)

6. MATERIAL CONFORMANCE:
- A. WIDE FLANGE STEEL SECTIONS PER ASTM A572 OR A992 WITH $F_y = 50$ KSI
- B. PIPES SECTIONS PER ASTM A501 WITH $F_y = 36$ KSI
- C. TUBE STEEL SECTIONS PER ASTM A500 WITH $F_y = 46$ KSI
- D. COLD FORMED STEEL PER ASTM A653 WITH $F_y = 50$ KSI
- E. WELDING ELECTRODES PER AWS CODE E70XX UNLESS NOTED OTHERWISE ON PLANS
- F. ALL OTHER MISCELLANEOUS STEEL SHALL BE ASTM A36 WITH $F_y = 36$ KSI UNLESS NOTED OTHERWISE ON THE PLANS

ADHESIVE / MECHANICAL ANCHORS

1. ALL POST-INSTALLED ANCHORS SHALL BE PER SIMPSON OR HILTI MANUFACTURING AS INDICATED ON THE PLANS.
2. MECHANICAL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:
- FOR HILTI KWIK BOLT T22 ANCHORS, INSTALLATION SHALL COMPLY WITH ICC-ES ESR-4261 FOR ANCHORAGE TO MASONRY AND ICC-ES ESR-4266 FOR ANCHORAGE TO CONCRETE.
- ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:
- FOR SIMPSON SET-XP EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC-ES ESR-2508 FOR ANCHORAGE TO CONCRETE, AFMO UES ER-265 FOR ANCHORAGE TO MASONRY.
- FOR HILTI HIT-HY 200 EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC-1187 FOR ANCHORAGE TO CONCRETE.
3. ALLOW A MINIMUM OF 72 HOURS AFTER NEW CONCRETE IS PLACED PRIOR TO LOCATING MECHANICAL OR ADHESIVE ANCHORS. ALL MECHANICAL/ADHESIVE ANCHORS REQUIRE SPECIAL STRUCTURAL INSPECTION PER THE BUILDING CODE.

MASONRY

1. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE N WITH $F_m = 1500$ PSI.
2. MORTAR TYPE S, $F_m = 1800$ PSI
3. PROVIDE EXPANSION JOINTS IN MASONRY WALLS EVERY 24'-0" O.C.
4. VERTICAL REINFORCING SHALL BE 1 #5 VERTICAL IN CENTER OF GROUDED CELL CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BURNINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. TIE AT 8'-0" O.C. VERTICALLY WITH SINGLE WIRE LOOP TIE BY AW WIRE PRODUCTS COMPANY OR EQUIVALENT. DOWEL BOLT REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.
5. HORIZONTAL REINFORCING SHALL CONSIST OF 2 #5 CONTINUOUS AT ELEVATED FRAMING ASSEMBLIES. 1 #5 CONTINUOUS AT PARAPETS AND PRESSINGING WALLS. PLACE THESE BARS CONTINUOUS THROUGH CONTROL JOINTS. INSTALL BENT BARS TO MATCH HORIZONTAL REINFORCING AT CORNERS AND INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. STANDARD WEIGHT (NO 9 GAGE WIRE) DUR-O-WALL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCING AT 16" O.C. LAP LADDER TYPE JOINT REINFORCING 12" MINIMUM.
6. LAP SPLICES FOR VERTICAL AND HORIZONTAL REINFORCING SHALL BE PER TYPICAL DETAILS. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS.

WOOD

1. IN STUD WALLS, UNLESS NOTED OTHERWISE, INSTALL DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS AND AT ISOLATED BEARING POINTS OF FRAMING MEMBERS ABOVE. EVERY OTHER STUD OF WOOD FRAME BEARING WALL SHALL HAVE A SIMPSON HS ANCHOR TOP AND BOTTOM, EXCEPT AT THOSE WALLS WHERE PLYWOOD SHEATHING IS NAILLED DIRECTLY TO THE TOP AND BOTTOM PLATES. PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF BEARING STUD WALLS.
2. SAWN LUMBER FRAMING SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WPA OR THE WCLUB. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE MINIMUM PROPERTIES WHICH MEET OR EXCEED THE FOLLOWING WOOD TYPES:

MEMBER	WOOD TYPE			
JOISTS	D.F. SELECT			
2X4 (PANELIZED)	D.F. #2			
2X4	D.F. #2			
2X6 OR LARGER	D.F. #2			
BEAMS	D.F. #1			
WIDTH OF 4" OR LESS	D.F. SELECT			
WIDTH GREATER THAN 4"	D.F.#2			
LEDGERS AND TOP PLATES	D.F. STD			
STUDS	D.F. #2			
2X4	D.F. STD			
2X6 OR LARGER	D.F. #2			
POSTS	D.F. #2			
4X4	D.F. SELECT			
6X6 OR LARGER	D.F. SELECT			
3. GLU-LAMINATED BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2,400$ PSI, $F_y = 240$ PSI, $E = 1,800,000$ PSI. BEAMS CANTILEVERING OVER SUPPORTS SHALL HAVE THE SPECIFIED MINIMUM PROPERTIES TOP AND BOTTOM. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE. FABRICATION AND HANDLING PER LATEST AISC AND WCLMA STANDARDS. BEAMS TO BEAR GRADE STAMP AND ATO STAMP AND CERTIFICATE. CAMBER AS SHOWN ON DRAWINGS. IN THE ABSENCE OF CAMBER SHOWN ON THE PLAN, PROVIDE STANDARD CAMBER. STANDARD CAMBER IS DEFINED AS A RADIUS OF CURVATURE EQUAL TO 2500 FEET.				
4. PLYWOOD SHALL BE APA "CDX" RATED SHEATHING OR BETTER AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. (ON ROOFS WHERE PLYWOOD IS LAYED UP WITH FACE GRAIN PARALLEL TO SUPPORTS, USE A MINIMUM OF 5-PLY PLYWOOD). STAGGER JOINTS. ALL WALLING SHALL BE COMMON WALLS UNLESS NOTED OTHERWISE. WHERE SCREWS ARE INDICATED FOR WOOD TO WOOD ATTACHMENTS, USE WOOD SCREWS. ALL PLYWOOD SHALL BE OF THE FOLLOWING NORMAL THICKNESS, SPAN/INDEX RATIO AND SHALL BE ATTACHED AS FOLLOWS UNLESS NOTED OTHERWISE.				
USE	THICKNESS	SPAN/INDEX RATIO	ATTACHMENT EDGE	INTERMEDIATE
ROOF	5/8"	32/16	10d@9" O.C.	10d@12" O.C.
ROOF	3/4"	40/20	10d@9" O.C.	10d@12" O.C.
FLOOR	3/4"	40/20	8d@9" O.C.	8d@12" O.C.
SHEAR WALL	3/8"	24/0	8d@9" O.C.	8d@12" O.C.

FIBER REINFORCED PLASTIC (FRP)

1. DYNAFORM® PULTRUDED FRP PLATE CLADDING PANELS ARE INSTALLED INSIDE A FRAME OF 4" x 1/2" EQUAL LEG ANGLE IN THE LONG (HORIZONTAL) DIRECTIONS, AND 3" x 3/8" EQUAL LEG ANGLE IN THE SHORT (VERTICAL) DIRECTIONS. CLADDING PANELS ARE THROUGH-BOLTED TO THE ANGLE FRAME BY MEANS OF 3/2" FRP THREADED ROD AND FIBER REINFORCED THERMOPLASTIC NUTS.
- WHEN SUPPORT AS DESCRIBED ABOVE, THE ALLOWABLE LOAD FOR THE 5'-0" x 7'-0" FRAMED PANEL IS 37.7 PSF (POUNDS PER SQUARE FOOT).
2. DYNAFORM® STRUCTURAL SHAPES APPLIED AS BEAMS: THE DESIGN VALUES ARE IN TABLE 1.
3. COMPLETE PLANS AND STRUCTURAL CALCULATIONS PREPARED BY A CALIFORNIA LICENSED ARCHITECT OR PERMIT ISSUANCE CIVIL OR STRUCTURAL ENGINEER SHALL BE SUBMITTED TO THE DEPARTMENT FOR APPROVAL PRIOR TO PERMIT ISSUANCE.
4. THE FIRE DEPARTMENT SHALL APPROVE ALL PLANS FOR PLASTIC SCREENING ON TITLE 19 BUILDINGS.
5. ANTENNAS AND SCREENING MUST NOT OBSTRUCT ACCESS TO THE ROOF BY THE FIRE DEPARTMENT AS REQUIRED BY SEC 57.316.4.4 OF THE LOS ANGELES MUNICIPAL CODE WHICH STATES: NO PERSON SHALL OBSTRUCT REQUIRED ACCESS PASSAGEWAYS ON THE ROOF SURFACE. AN UNOBSTRUCTED PASSAGEWAY FOR USE BY THE FIRE DEPARTMENT SHALL BE PROVIDED THROUGH OR AROUND ANY APPROVED STRUCTURES OR EQUIPMENT INSTALLATIONS ON THE ROOF SURFACE. ONE ACCESS PASSAGEWAY SHALL BE PROVIDED FOR EVERY 50-FOOT LENGTH OR FRACTION THEREOF OF ROOF SURFACE. PASSAGEWAYS SHALL BE AT LEAST THREE FEET WIDE AND HAVE AT LEAST SEVEN FEET OF OVERHEAD CLEARANCE.
6. THE INDIVIDUAL ROOFTOP SCREENING PANEL AREA IN ANY ONE PLANE OR APPROXIMATELY THE SAME PLANE SHALL BE LIMITED TO 250 SQUARE FEET AND THE TOTAL MAXIMUM AGGREGATE AREA OF ALL PANELS SHALL NOT EXCEED THE LARGER OF 3 SQUARE FEET PER FOOT OF BUILDING FRONTAGE OR 5 PERCENT OF THE AREA OF THE ROOF, WITH A MAXIMUM ALLOWABLE HEIGHT OF 18 FEET ABOVE THE ROOF LEVEL.
7. SCREENING MATERIAL SHALL BE LOCATED AT LEAST 20 FT FROM INTERIOR PROPERTY LINES FOR TYPE I, II, III, AND IV BUILDINGS PER 2020 LABC SECTION 1510.6.2, ITEM 2.
8. SCREENING MATERIAL SHALL BE LOCATED AT LEAST 5 FT FROM INTERIOR PROPERTY LINES FOR TYPE V BUILDINGS PER 2020 LABC SECTION 1510.6.3, ITEM 3.
9. SCREENING SHALL NOT BE ILLUMINATED OR ELECTRIFIED.
10. EACH PANEL SHALL BE IDENTIFIED WITH LARR #25636 AND FIBERGLASS COMPOSITE STRUCTURAL LABEL.
11. THE FABRICATION WILL BE IN ACCORDANCE WITH MANUFACTURER'S QUALITY CONTROL MANUAL. A COPY OF THE QUALITY CONTROL MANUAL IS ON FILE WITH ENGINEERING RESEARCH SECTION.

TABLE 1 - DESIGN VALUES FOR FRP

PROPERTY	DIRECTION	SPECIFICATION
TENSILE	LENGTHWISE	5350 PSI
	CROSSWISE	945 PSI
TENSILE MODULUS	LENGTHWISE	3.48x10 ⁶ PSI
	CROSSWISE	1.45x10 ⁶ PSI
FLEXURAL	LENGTHWISE	6685 PSI
	CROSSWISE	1825 PSI
FLEXURAL MODULUS	LENGTHWISE	2.54x10 ⁶ PSI
	CROSSWISE	1.13x10 ⁶ PSI
SHEAR	HORIZONTAL	930 PSI
	LENGTHWISE	5150 PSI
1/2" BOLT BEARING	CROSSWISE	1580 PSI
MINIMUM EDGE DISTANCE		1.5 INCH

NOTE: DESIGN VALUE IS BASED ON A FACTOR OF SAFETY OF 8

SPECIAL STRUCTURAL INSPECTION – STRUCTURAL ONLY

1. SPECIAL STRUCTURAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING JURISDICTION. SPECIAL STRUCTURAL INSPECTION IS REQUIRED FOR THE FOLLOWING:
- | VERIFICATION AND INSPECTION | INSPECTION TYPE | REFERENCE STANDARD |
|---|-----------------|--------------------------|
| | CONTINUOUS | PERIODIC |
| STEEL CONSTRUCTION | | |
| WELDING | | AWSD13 |
| AT FLOOR AND ROOF DECK WELDS | | |
| FOR REINFORCING STEEL | | AWSD14, ACI 318 |
| FOR STRUCTURAL STEEL | | |
| HIGH STRENGTH BOLTING | X | ASCE 360-16, 2014 RSCC |
| CONCRETE CONSTRUCTION | | |
| REINFORCING STEEL | | ACI 318 |
| POST-INSTALLED ANCHORS | X | ACI 318 |
| USE OF REQUIRED DESIGN MIX | | ACI 318 |
| MASONRY CONSTRUCTION | | TMS 402 AND 602/ ACI 530 |
| REINFORCING STEEL GROUT PLACEMENT | | |
| CLEANOUTS PRIOR TO CLOSURE | | |
| POST-INSTALLED ANCHORS | | |
| 2. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN THAT IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE DESIGN DRAWINGS OR SPECIFICATIONS AND ANY DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. ALL REQUESTS FOR DEVIATIONS SHALL BE INITIATED BY THE CONTRACTOR VIA A WRITTEN REQUEST FOR INFORMATION. | | |
| 3. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL. | | |
| 4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR ACCESS TO ALL ITEMS REQUIRING SPECIAL INSPECTION. INSPECTOR IS NOT AUTHORIZED TO OPERATE CONTRACTOR'S EQUIPMENT. | | |
| 5. FOR ADDITIONAL INFORMATION ON SPECIAL STRUCTURAL INSPECTIONS, CONTACT THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION. | | |



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
CINARRO, CA 93030

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
B	12/08/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	01/09/23	REV'D PER DRM REDLINES	IDS
D	01/19/23	100% ZDS	IDS
E	01/30/23	100% ZDS	GRB
F	06/14/23	REV'D PER CITY PLANNER COMMENTS	IDS
G	07/12/23	REV'D PER ADDITIONAL RLS	IDS
H	10/06/23	REV'D PER PLN CHK COMMENTS	IDS

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

CONSULTANT:



2600 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 202-4915 FAX: (918) 840-0708

DRAWN BY: CHK.: APV.:

IDS	JG	LK
-----	----	----

LICENSED:

SHEET TITLE:

GENERAL STRUCTURAL NOTES

SHEET NUMBER: REVISION:



OWNER'S NAME: BEARDSLEY & SON

ASSESSOR'S PARCEL NUMBER(S) 214-0-012-195

BASIS OF BEARINGS: (NAD 83; Epoch 2010)

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 1983 CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 5, AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) JPLM, ELEVATION = 1503.49' AND 2) PINI, ELEVATION = 4233.46' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE BENCHMARK IS THE TOP OF CONCRETE AT THE NW CORNER OF CONCRETE PAD WHICH IS NEAR THE CENTER OF PROPERTY, AS SHOWN HEREON. ELEVATION IS 65.10 FEET.

FEMA FLOOD ZONE DESIGNATION:

County: VENTURA

Map/Panel: 0611C0910E

Effective Date: 1/20/2010

The Flood Zone Designation for this site is: ZONE: X

PROPERTY LEGAL DESCRIPTION

THAT PORTION OF SUBDIVISION NO. 26, RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THAT CERTAIN PARTITION MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN THAT CERTAIN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS., VS. RAFAEL GONZALES, ET AL., DEFTS.", DESCRIBED AS FOLLOWS:

BEGINNING AT A ROCK MARKED "S 165° SET AT THE SOUTHEASTERLY CORNER OF SAID SUBDIVISION NO. 26, BEING ALSO THE INTERSECTION OF THE NORTHERLY LINE OF COLONIA ROAD, 50 FEET WIDE, WITH THE WESTERLY LINE OF RICE ROAD 50 FEET WIDE; THENCE, ALONG THE EASTERLY LINE OF SAID SUBDIVISION NO. 26,

1ST: - NORTH 0° 03' EAST 350 FEET; THENCE, PARALLEL WITH THE SOUTHERLY LINE OF SAID SUBDIVISION NO. 26,

2ND: - SOUTH 89° 59' WEST 350 FEET; THENCE, PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION NO. 26,

3RD: - SOUTH 0° 03' WEST 350 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION NO. 26; THENCE, ALONG SAID SOUTHERLY LINE,

4TH: - NORTH 89° 59' EAST 350 FEET TO THE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED 4/5THS INTEREST IN AND TO ALL OIL, HYDROCARBON SUBSTANCES AND OTHER MINERALS AND FISSONABLE MATERIAL RIGHTS IN AND UNDER SAID LAND FOR THE PERIOD AND UPON THE LIMITATION CONTAINED IN THE DEED RECORDED MAY 19, 1955, AS DOCUMENT NO. 18337, IN BOOK 1291 PAGE 400 OF OFFICIAL RECORDS.

THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR WITHIN FIVE HUNDRED FEET (500') MEASURED VERTICALLY FROM THE SURFACE WAS RELINQUISHED TO JOHN B. MAULHARDT BY DEED RECORDED JULY 26, 1967, AS DOCUMENT NO. 32020, IN BOOK 3172 PAGE 293 OF OFFICIAL RECORDS.

TITLE REPORT NOTES

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL ACCORDING TO PRELIMINARY TITLE REPORT:

PREPARED BY - Orange Coast Title Company
TITLE NO. -100-2337549-68
DATED - July 21, 2022

SEE SAID TITLE REPORT FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY. NO RESEARCH WAS PERFORMED BY FLOYD SURVEYING BUT RELIED UPON SAID TITLE REPORT FOR THE EASEMENTS REVIEWED BELOW:

ITEM #5 - Any easement or lesser right, for the purposes herein stated, including incidental purposes, disclosed by a survey, inspection, or inquiry

For: pole lines
(EXACT LOCATION IS NOT DISCLOSED BUT EXISTING POLES & OVERHEAD WIRES ARE SHOWN HEREON)

ITEM #6 - An easement as set forth in an instrument

Recorded: 5/19/1955 In Book 1291, Page 400, of Deeds

For: public utilities and incidental purposes
(SAID DOCUMENT DESOLVED IN 1988 -ALL RIGHTS REVERTED TO CURRENT OWNERS)

ITEM #7 - An unrecorded Lease of said land upon the terms, covenants and provisions therein provided, a memorandum thereof being

Recorded: 10/3/1967 as Instrument No. 44284, in Book 3204, Page 245, of Official Records.

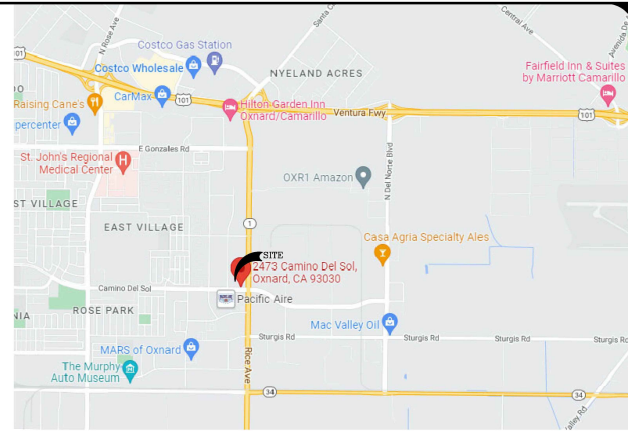
Dated: 8/20/1967

Term: said years as provided therein

Lessors: John Maulhardt, et al.

Lessee: Standard Oil Company of California

(AS SHOWN HEREON -DOES NOT CROSS PROJECT AREA)



TITLE REPORT NOTES CONTINUED:

ITEM #8 - An instrument, upon the terms and conditions contained therein Entitled: Encroachment Agreement

Recorded: 10/23/1968, in Book 3387, Page 320, of Official Records
(AS SHOWN HEREON -DOES NOT CROSS PROJECT AREA)

ITEM #9 - An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument

Recorded: In Book 3387, Page 327 of Official Records
For: right of way from time to time to lay, construct, reconstruct, replace, renew, repair, maintain, operate, change the size of, increase the number of and remove pipelines, and appurtenances thereof, for the transportation of oil, petroleum, gas, gasoline, water or other substances, with the right of ingress and egress to and from the same and incidental purposes
(AS SHOWN HEREON -DOES NOT CROSS PROJECT AREA)

ITEM #10 - An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument

Recorded: In Book 3639, Page 245 of Official Records
For: street purposes, storm and sanitary sewers, and water mains
(AS SHOWN HEREON -FALLS IN CURRENT RICE AVENUE)

ITEM #11 - An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument

Recorded: In Book 3690, Page 387 of Official Records
For: right for the transportation of gas or other substances
(AS SHOWN HEREON -FALLS IN CURRENT RICE AVENUE)

ITEM #12 - An easement for purposes herein stated, and rights incidental thereto as set forth in an instrument

Recorded: In Book 3850, Page 839 of Official Records
For: street purposes, storm and sanitary sewers and water mains
(AS SHOWN HEREON -FALLS IN CURRENT RICE AVENUE)

ITEM #13 - An easement as set forth in an instrument

Recorded: 8/13/1971, in Book 3850, Page 841, of Deeds
For: public utilities and incidental purposes
(AS SHOWN HEREON -FALLS IN CURRENT RICE AVENUE)

ITEM #16 - An easement as set forth in an instrument

Recorded: 4/13/1988, as Instrument No. 1988-107977, of Official Records.
For: transmission of electric energy for communication and other purposes
(AS SHOWN HEREON -FALLS IN CURRENT ROW OF CAMINO DEL SOL.)

ITEM #17 - An easement as set forth in an instrument

Recorded: 7/29/1988, as Instrument No. 1988-107977, of Official Records.
For: addition to Colonia Road and incidental purposes
(AS SHOWN HEREON -FALLS IN CURRENT ROW OF CAMINO DEL SOL.)

ITEM #18 - An easement as set forth in an instrument

Recorded: 4/20/1989, as Instrument No. 1989-80950, of Official Records.
For: right of way for distributing electrical energy
(AS SHOWN HEREON -DOES NOT CROSS PROJECT AREA)

ITEM #24 - An instrument, upon the terms and conditions contained therein Entitled: Grant of Nonexclusive Easement

Recorded: 6/3/2014, as Instrument No. 2014-69086, Official Records
(AS SHOWN HEREON -CROSSES PROJECT AREA)

END OF EASEMENTS

VICINITY MAP



LEGEND

- ◆ BOLLARD
- LIGHT POLE
- MONUMENT FOUND
- SEWER CLEAN-OUT
- TREE TOP DECIDUOUS
- TREE TOP PALM
- ▲ UTILITY POLE
- ▲ WATER METER
- WATER VALVE
- E UNDERGROUND ELECTRIC
- T UNDERGROUND TELEPHONE
- W UNDERGROUND WATER

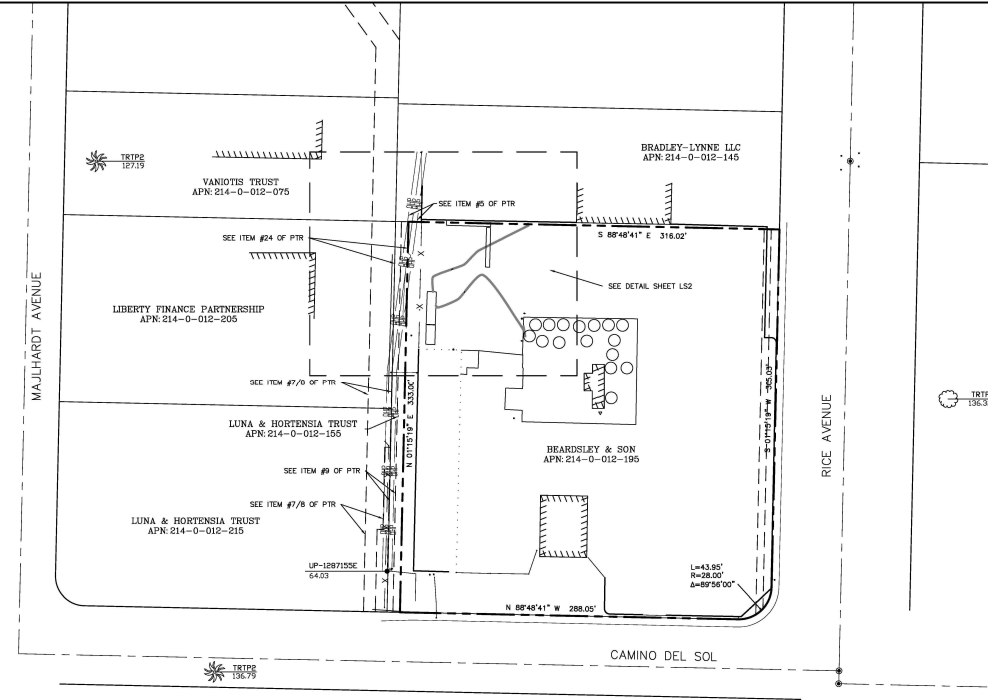
- ASPH ASPHALT SURFACE
- EC EDGE OF CONCRETE
- EP EDGE OF PAVEMENT
- FL FLOWLINE CURB & GUTTER
- FNCP FENCE TOP
- LIP LIP OF GUTTER
- LP LIGHT POLE TOP
- NO GROUND SPOT ELEVATION
- ROFH ROOF OVERHANG
- ROFT ROOF TOP
- SW SIDEWALK
- TC TOP OF CURB
- TOFR TOP OF METAL SHELVES
- TRTP TREE TOP
- TW TOP OF WALL
- WHOH WIRE OVERHEAD
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. THE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- BUILDING EDGE
- OVERHEAD WIRES

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

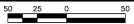
3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on August 17, 2022.



OVERALL SITE PLAN

SCALE: 1"=50'



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	8/20/2022	SITE SURVEY	DF

FLOYD SURVEYING
34008 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsl@floydsurveying.com

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO FLOYD SURVEYING. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO FLOYD SURVEYING IS STRICTLY PROHIBITED.

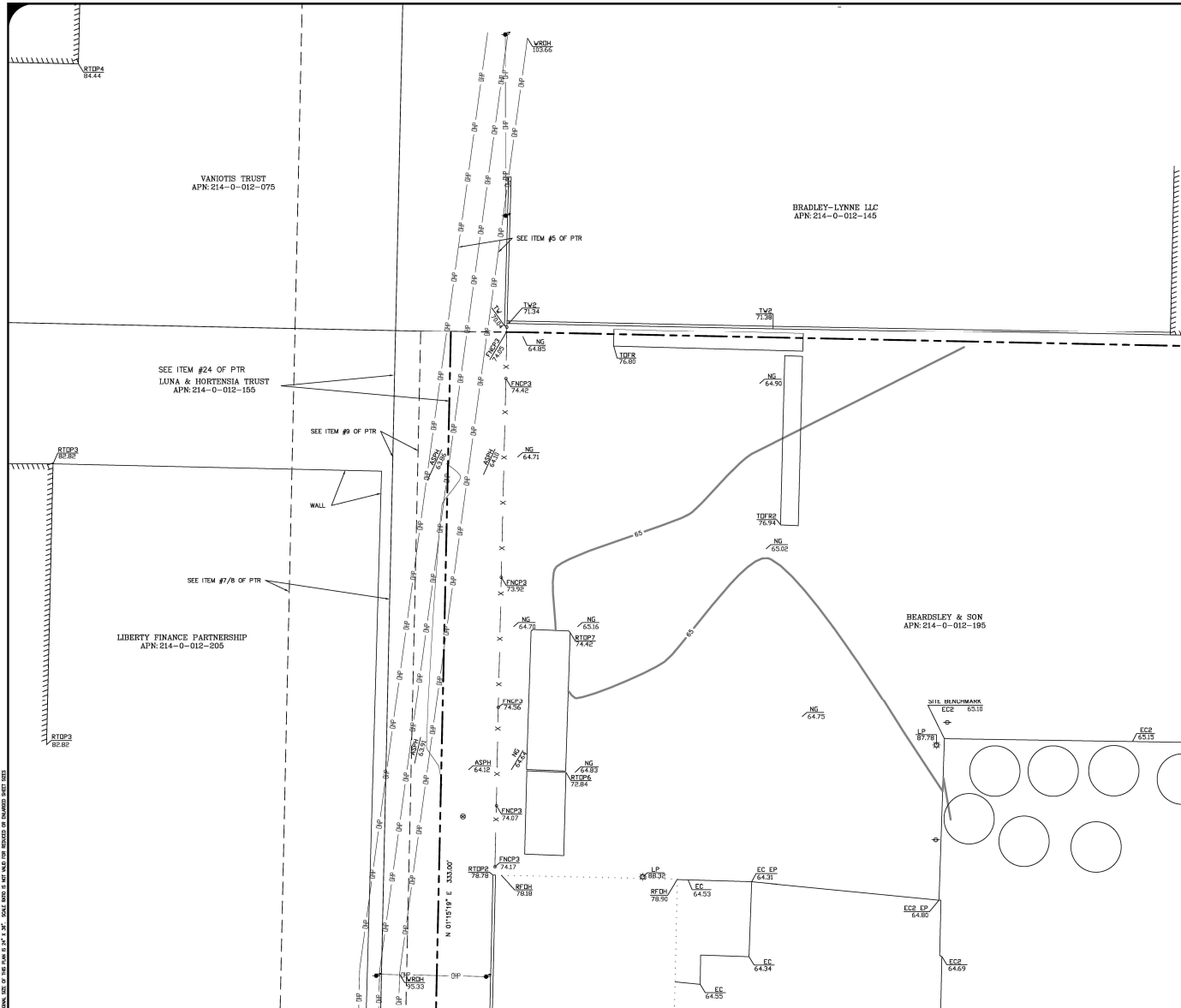
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROFESSIONAL LAND SURVEYOR
David A. Floyd
No. 7879
STATE OF CALIFORNIA

LATIGO - BEARDSLEY
2473 CAMINO DEL SOL
OXNARD, CA 93030

SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

LS1



LEGEND

- ◆ BOLLARD
- ⊙ LIGHT POLE
- MONUMENT FOUND
- ⊙ SEWER CLEAN-OUT
- TREE TOP DECIDUOUS
- ✱ TREE TOP PALM
- ▼ UTILITY POLE
- ▲ WATER METER
- ⊠ WATER VALVE
- E UNDERGROUND ELECTRIC
- T UNDERGROUND TELEPHONE
- W UNDERGROUND WATER
- ASPH ASPHALT SURFACE
- EC EDGE OF CONCRETE
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- FL FLOWLINE CURB & GUTTER
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- RFOH ROOF OVERHANG
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- SW SIDEWALK
- TC TOP OF CURB
- TOFR TOP OF METAL SHELVES
- TRIP TREE TOP
- TW TOP OF WALL
- WRDH WIRE OVERHEAD
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X- FENCE LINE
- ||||| BUILDING EDGE
- ||| OVERHEAD WIRES

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
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- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on August 17, 2022

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	8/20/2022	SITE SURVEY	DF

FLOYD SURVEYING
 34006 GALLERON STREET
 TEMECULA, CA 92592
 OFFICE: (949) 200-0628
 EMAIL: fsl@floydsurveying.com

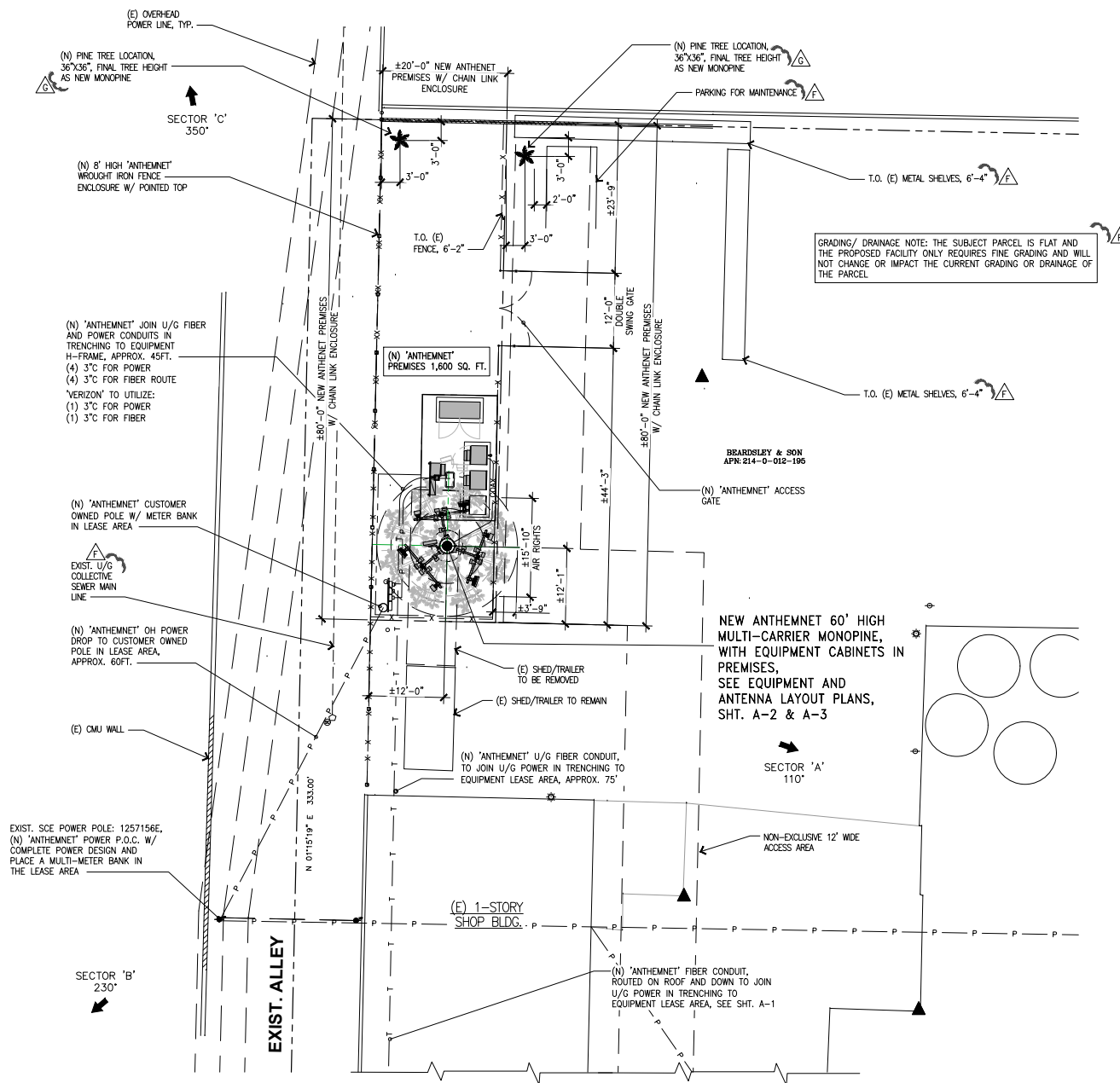
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

LATIGO - BEARDSLEY
 2473 CAMINO DEL SOL
 OXNARD, CA 93030

SHEET TITLE:
SITE SURVEY
 GENERAL INFORMATION

LS2



ENLARGED SITE PLAN

SCALE
1/8"=1'
0' 2' 6' 14'



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
CORNADO, CA 93030

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
B	12/08/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	01/09/23	REV'D PER DRM REDLINES	IDS
D	01/19/23	100% ZDS	IDS
E	01/30/23	100% ZDS	GRB
F	06/14/23	REV'D PER CITY PLANNER COMMENTS	IDS
G	07/12/23	REV'D PER ADDITIONAL RLS	IDS
H	10/06/23	REV'D PER PLN CHK COMMENTS	IDS

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 302-4913 FAX: (918) 840-0708

DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER: REVISION:

A-2

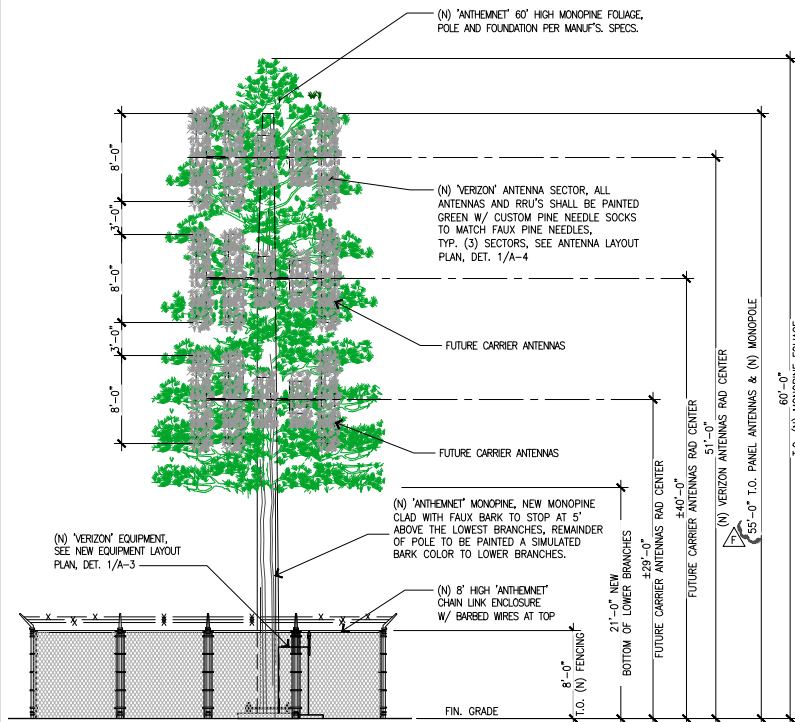
H

LATIGO



SCALE	
$3/8" = 1'$	

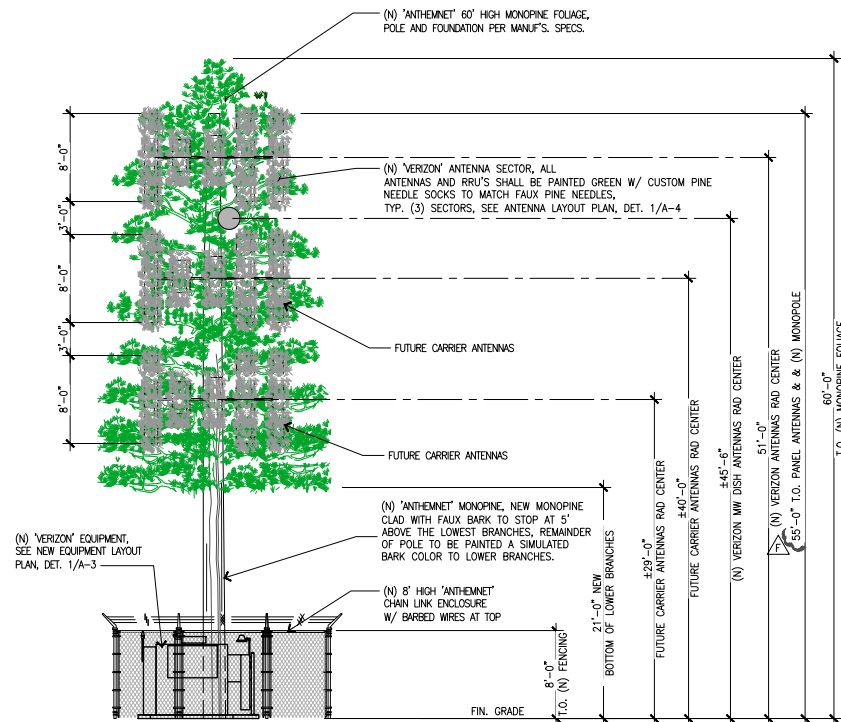
LATIGO



(N) SOUTH ELEVATION

SCALE: 3/32"=1'-0"
0' 2' 4' 6' 8' 10' 20'

2



(N) NORTH ELEVATION

SCALE: 3/32"=1'-0"
0' 2' 4' 6' 8' 10' 20'

1

NOTES:

1. NEW PANEL ANTENNAS AND RRU'S SHALL BE PAINTED GREEN W/ CUSTOM PINE NEEDLE SOCK TO MATCH FAUX PINE NEEDLES.
2. NEW STANDOFF ARM AND BRACKET PER POLE MANUF'S. SPECS., PAINTED GREEN TO MATCH FAUX PINE NEEDLES.
3. FOR FINISHES/SOCKS, INCLUDE THE OPTION TO USE 3M WRAP IN ADDITION TO PAINT DUE TO NEWER ANTENNA MODEL REQUIREMENTS.
4. NEW MONOPINE, POLE AND FOUNDATION SEE MANUF'S. SPECS.
5. FINISHES - (FOR C-BAND ANTENNA) THE FRONT (SIGNALING SURFACES) OF ANTENNAS MAY NOT BE COVER BY FOLIAGE "SOCK". THE GENERAL CONTRACTOR SHALL INSTALL 3M FILM ON THESE ANTENNAS ONLY, AS DIRECTED BY VERIZON CONSTRUCTION MANGER FILM SHALL COVER THE ENTIRE FACE AND SIDES OF EACH ANTENNA UNIT. FILM COLOR TO MATCH MONOPINE TREE. DO NOT PAINT THE BOTTOM OR BACKS OF THERES ANTENNA UNITS.



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
CINARRO, CA 93001

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
B	12/08/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	01/09/23	REV'D PER DRM REDLINES	IDS
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G	07/12/23	REV'D PER ADDITIONAL RLS	IDS
H	10/06/23	REV'D PER PLN CHK COMMENTS	IDS

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 202-4913 FAX: (918) 840-0708

DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

NEW SOUTH AND
NORTH ELEVATION

SHEET NUMBER: REVISION:

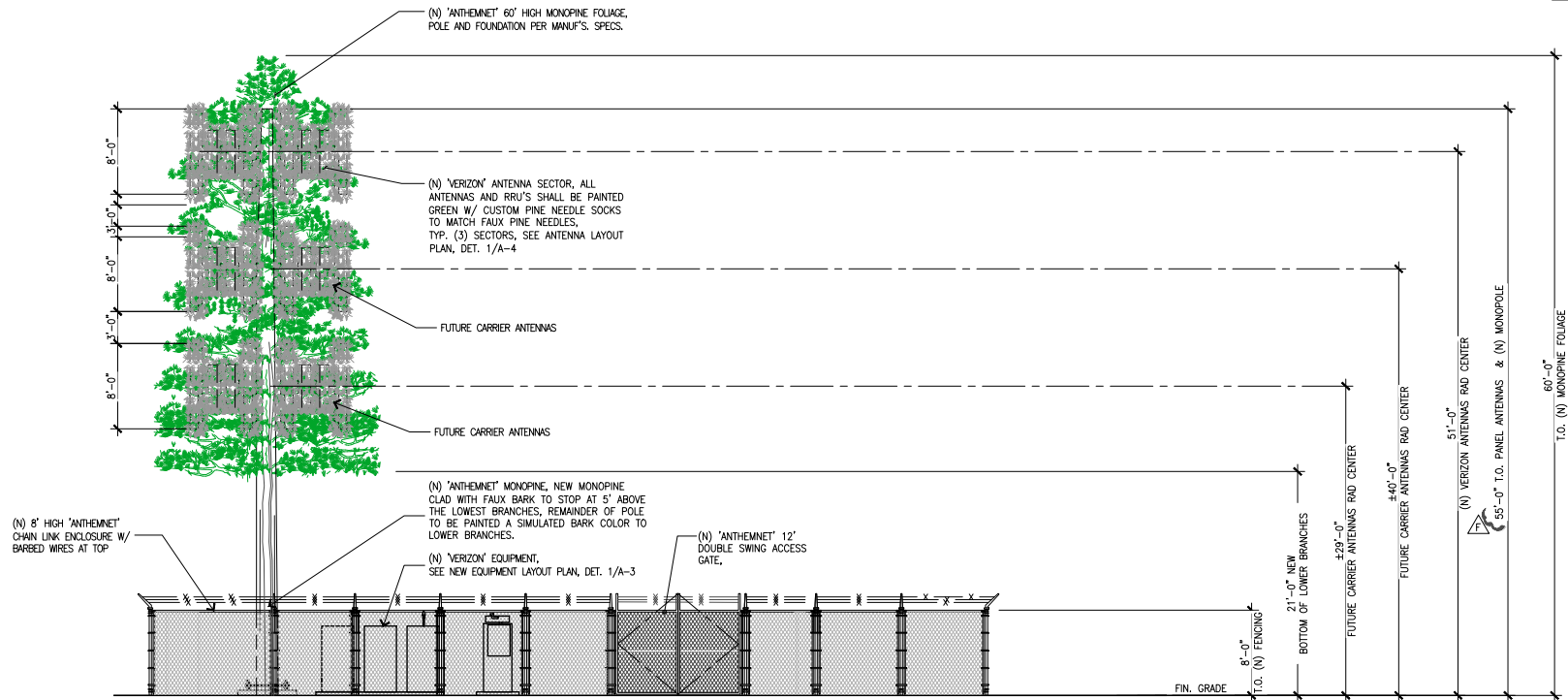
A-5

H

LATIGO

NOTES:

1. NEW PANEL ANTENNAS AND RRU'S SHALL BE PAINTED GREEN W/ CUSTOM PINE NEEDLE SOCK TO MATCH FAUX PINE NEEDLES.
2. NEW STANDOFF ARM AND BRACKET PER POLE MANUF'S. SPECS., PAINTED GREEN TO MATCH FAUX PINE NEEDLES.
3. FOR FINISHES/SOCKS, INCLUDE THE OPTION TO USE 3M WRAP IN ADDITION TO PAINT DUE TO NEWER ANTENNA MODEL REQUIREMENTS.
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(N) EAST ELEVATION

SCALE: 3/32"=1'-0"



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
CORNADO, CA 92030

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
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PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 202-4913 FAX: (918) 840-0708

DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

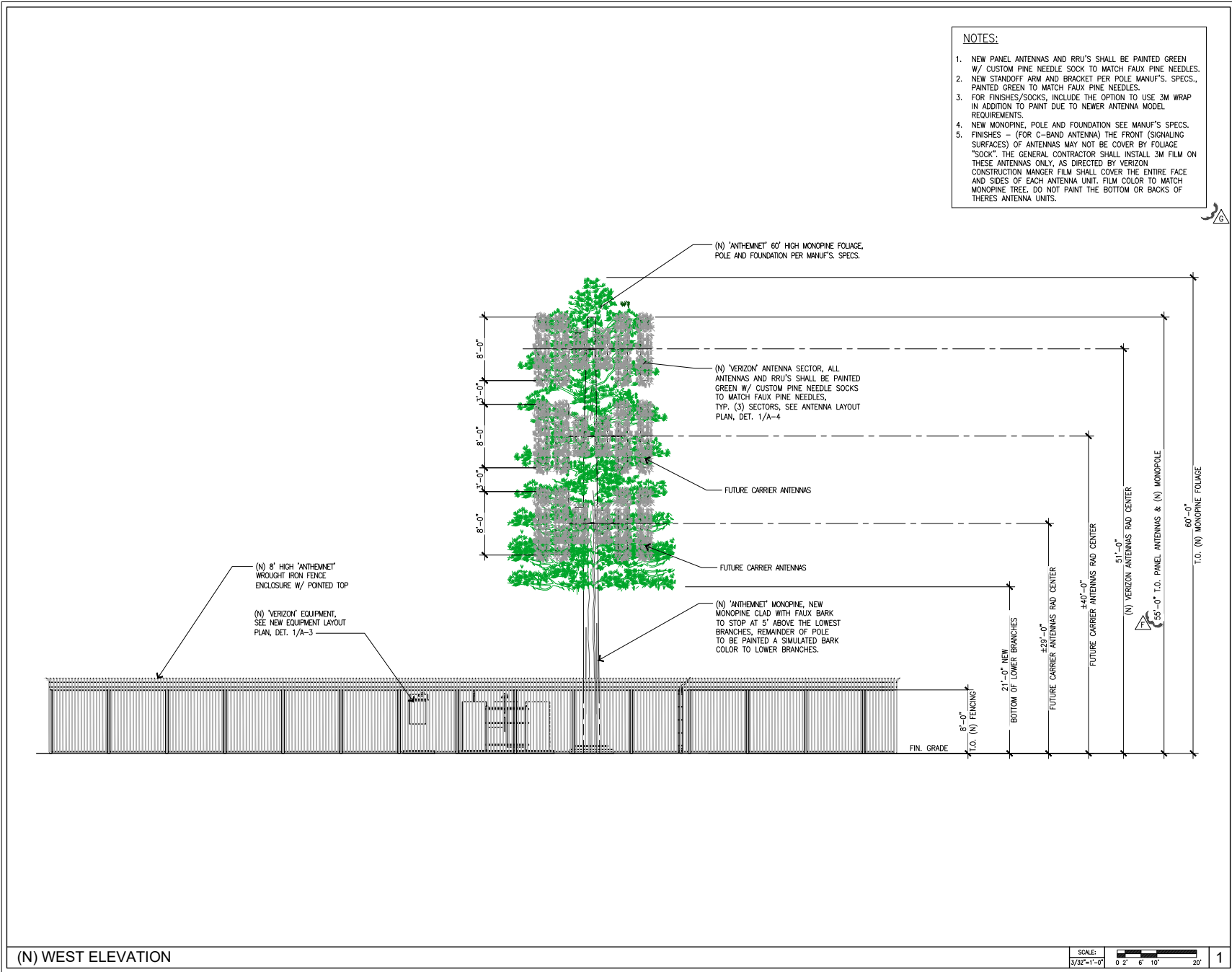
NEW EAST
ELEVATION

SHEET NUMBER: REVISION:

A-6

H

LATIGO



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
CORNADO, CA 93301

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
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PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 202-4913 FAX: (918) 840-0708

DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

NEW WEST
ELEVATION

SHEET NUMBER: REVISION:

A-7

H

LATIGO

SCALE: 3/32"=1'-0"

1

TECHNICAL INFORMATION BULLETIN

Generator Set Sound Data Sheet

Generator Set Model	Hz	Load	Sound Pressure Data in dB(A)			
			Raw Exhaust	Open Unit, Isolated Exhaust	Weather Enclosure	Sound Enclosure
30REOZK	60	100% Load	98.9	61.2	79.3	85.4
		No Load	92.9	79.7	77.8	83.2

Note: Sound pressure data is the logarithmic average of eight perimeter measurement points at a distance of 7 m (23 ft), except Raw Exhaust data which is a single measurement point at 1 m (3.3 ft) from the mouth of a straight pipe exhaust.

30REOZK 60 Hz		Sound Pressure Levels, dB(A)									
Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Octave Band Center Frequency (Hz)							
				63	125	250	500	1000	2000	4000	8000
100% Load	7 (23)	Sound	3:00	42.3	51.9	52.7	56.2	57.4	56.8	51.7	48.7
			1:30	38.3	45.9	44.2	51.8	52.2	58.4	58.4	53.5
			12:00	42.9	51.9	53.5	57.1	56.8	60.1	56.5	49.8
			10:30	43.1	53.0	56.4	60.0	60.2	61.5	56.6	50.5
			9:00	44.8	57.5	59.1	58.9	59.1	61.4	58.1	51.7
			7:30	41.8	51.4	59.5	60.0	58.9	57.6	55.2	48.4
			6:00	47.5	51.4	59.7	56.7	58.0	58.0	53.0	48.2
			4:30	48.1	56.0	56.0	56.0	56.1	58.4	53.7	49.2
			3:00	42.1	52.8	57.8	58.4	58.6	59.4	55.1	49.6
			8-pos. log avg.	42.1	52.8	57.8	58.4	58.6	59.4	55.1	49.6

30REOZK 60 Hz		Sound Pressure Levels, dB(A)									
Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Octave Band Center Frequency (Hz)							
				3:00	1:30	12:00 Eng.	10:30	9:00	7:30	6:00 Alt.	8-pos. log avg.
100% Load	7 (23)	Weather	Overall Levels	79.5	78.8	80.0	79.4	79.3	80.2	77.1	79.3

30REOZK 60 Hz		Sound Pressure Levels, dB(A)									
Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Octave Band Center Frequency (Hz)							
				63	125	250	500	1000	2000	4000	8000
100% Load	7 (23)	Open Unit, Isolated Exhaust	3:00	48.0	58.4	67.4	72.4	75.7	77.0	74.5	65.9
			1:30	43.0	55.4	66.0	70.3	75.1	76.1	74.2	63.9
			12:00	43.8	54.0	63.9	70.2	75.1	77.5	74.7	64.5
			10:30	43.1	56.0	67.7	72.3	75.4	77.5	74.5	64.8
			9:00	45.8	57.4	67.4	77.1	72.5	74.8	79.7	62.8
			7:30	47.1	55.3	67.0	78.0	74.0	76.5	74.3	64.1
			6:00	47.5	56.1	67.2	74.5	73.0	71.5	70.0	59.8
			4:30	48.1	56.1	67.8	74.3	73.9	76.4	74.0	65.8
			8-pos. log avg.	46.6	55.6	66.9	74.9	74.1	76.1	73.9	64.3
			8-pos. log avg.	46.6	55.6	66.9	74.9	74.1	76.1	73.9	64.3

30REOZK 60 Hz		Sound Pressure Levels, dB(A)									
Load	Distance, m (ft)	Exhaust	Measurement Clock Position	Octave Band Center Frequency (Hz)							
				63	125	250	500	1000	2000	4000	8000
100% Load	1 (3.3)	Raw Exhaust (No Silencer)	Overall Levels	66.3	77.4	88.1	90.1	83.2	84.5	88.6	86.9

The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation to notify customers. © 2015 Kohler Co. All rights reserved.

TIB-114 30REOZK 60 Hz 3/15 1

30REOZK 60 Hz		Sound Pressure Levels, dB(A)									
Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Octave Band Center Frequency (Hz)							
				63	125	250	500	1000	2000	4000	8000
No Load	7 (23)	Sound	3:00	48.8	51.3	53.7	56.1	55.4	57.8	51.7	41.6
			1:30	41.7	46.5	52.7	56.5	52.9	55.5	52.1	43.7
			12:00	43.0	53.0	53.2	56.4	56.9	51.2	51.7	43.2
			10:30	43.3	56.9	57.8	57.0	57.6	59.9	53.5	48.7
			9:00	43.1	58.1	58.1	60.0	57.5	57.8	54.4	49.0
			7:30	46.4	58.4	58.4	58.1	56.5	58.0	51.8	43.2
			6:00	47.1	58.3	58.3	57.7	55.5	56.0	50.1	41.8
			4:30	43.1	51.3	55.5	57.8	55.7	56.7	50.7	41.7
			8-pos. log avg.	44.8	50.9	56.0	56.2	56.1	56.7	50.9	43.7
			8-pos. log avg.	44.8	50.9	56.0	56.2	56.1	56.7	50.9	43.7

30REOZK 60 Hz		Sound Pressure Levels, dB(A)									
Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Octave Band Center Frequency (Hz)							
				3:00	1:30	12:00 Eng.	10:30	9:00	7:30	6:00 Alt.	8-pos. log avg.
No Load	7 (23)	Weather	Overall Levels	77.6	77.3	78.0	77.8	78.1	78.9	75.1	77.4

30REOZK 60 Hz		Sound Pressure Levels, dB(A)									
Load	Distance, m (ft)	Enclosure	Measurement Clock Position	Octave Band Center Frequency (Hz)							
				63	125	250	500	1000	2000	4000	8000
No Load	7 (23)	Open Unit, Isolated Exhaust	3:00	41.6	51.8	66.2	71.9	72.8	75.2	71.9	64.0
			1:30	38.3	50.5	61.9	67.9	74.5	74.6	72.2	63.5
			12:00	43.0	52.9	63.2	74.5	74.6	76.1	72.8	65.8
			10:30	43.8	54.0	63.4	71.2	72.1	76.1	72.6	63.7
			9:00	46.1	58.1	64.6	77.4	70.4	72.3	71.2	66.0
			7:30	43.8	54.4	64.6	77.7	72.1	73.9	72.2	61.5
			6:00	43.7	54.7	64.3	72.8	72.0	69.3	66.8	59.8
			4:30	43.5	52.7	64.6	72.5	72.4	74.7	71.4	63.4
			8-pos. log avg.	42.3	51.5	64.2	74.3	72.9	74.4	71.7	62.2
			8-pos. log avg.	42.3	51.5	64.2	74.3	72.9	74.4	71.7	62.2

30REOZK 60 Hz		Sound Pressure Levels, dB(A)									
Load	Distance, m (ft)	Exhaust	Measurement Clock Position	Octave Band Center Frequency (Hz)							
				63	125	250	500	1000	2000	4000	8000
No Load	1 (3.3)	Raw Exhaust (No Silencer)	Overall Levels	55.9	65.5	74.9	84.0	87.8	89.7	86.0	82.2

2 30REOZK 60 Hz 3/15 TIB-114

Half Cut Off Outdoor LED Light Industrial with Dark Sky Shield IP65 Waterproof ETL DLC Certificate



Brand Name		JANUS	
Model No.	1000000000	Power	100W
Input Voltage	100-277VAC/220-480VAC	LED Type	SMC3030
Lumens Output	10000lm	Life Span	100,000hrs
Efficiency	100lm/W	Equivalent	3000K/4000K
Color Temperature	3000K/4000K/5000K/6000K	Dim	Yes
Beam Angle	120°	Color Temperature	3000K/4000K/5000K/6000K
Material	Aluminum	Protection	IP65
Mounting	Surface Mount	Working Temp	-20°C ~ 50°C
Finish	Black	Weight	0.5kg
Mounting Material	Die Casting Aluminum	Mounting Bracket	Not Included
Life Span (L70)	100,000hrs		

OUTDOOR LED LIGHT

SCALE 1 N.T.S.

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
CINNARD, CA 93030

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
B	12/08/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	01/09/23	REV'D PER DRM REDLINES	IDS
D	01/19/23	100% ZDS	IDS
E	01/30/23	100% ZDS	GRB
F	06/14/23	REV'D PER CITY PLANNER COMMENTS	IDS
G	07/12/23	REV'D PER ADDITIONAL RLS	IDS
H	10/06/23	REV'D PER PLN CHK COMMENTS	IDS

PLANS PREPARED BY:



5944 LUTHER LANE, SUITE 725
DALLAS, TX 75225

CONSULTANT:



2500 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 302-4913 FAX: (918) 840-0708

DRAWN BY: CHK.: APV.:

IDS JG LK

LICENSURE:

SHEET TITLE:

DETAILS AND SPECIFICATIONS
AND
GENERATOR SPECIFICATIONS

SHEET NUMBER: REVISION:

D-1 H
LATIGO

Branch Layout for Job: Latigo

Flat	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Deg	0	20	40	60	80	100	120	140	160	180	200	220	240	260	280	300	320	340

[illegible]

White	0.0	1
Pink	0.0	3
Blue	0.5	3
Tan	1.0	3
Green	1.0	3
Yellow	1.0	3
Verizon	0.5	6
Green	1.0	3
Yellow	1.0	3
Green	1.0	3
Yellow	1.0	3
Green	1.0	3
Yellow	0.5	3
Yellow	0.5	3
Yellow	1.0	3
Yellow	1.0	3
Yellow	1.0	3
Yellow	1.0	3
Yellow	1.0	3
Red	1.0	3
Yellow	1.0	3
Red	1.0	3
Yellow	1.0	3
Red	1.0	3
Yellow	1.0	3
Red	1.0	3
Red	1.0	3
Red	1.0	3
Red	1.0	3
Purple	1.0	3
Red	1.0	3
Purple	1.0	3
Purple	1.0	3
Purple	1.0	3
Purple	1.0	3

Branch Total

115

Size	CR	SC	BB	4	6	7	8	9	10	11	12
Count	1	3	6	3	3	0	12	42	30	15	0

Branch Total= 115

BPF	3.38	Branches Per Foot
-----	------	-------------------



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROJECT INFORMATION:

LATIGO

2473 CAMINO DEL SOL
OXNARD, CA 93030

CURRENT ISSUE DATE:

10/06/23

ISSUED FOR:

ZONING

REV.:—DATE:—DESCRIPTION:—BY:—

A	11/23/22	90% ZONING ISSUED FOR DRM	IDS
B	12/08/22	90% ZONING REV'D PER DRM REDLINES	IDS
C	01/09/23	REV'D PER DRM REDLINES	IDS
D	01/19/23	100% ZDS	IDS
E	01/30/23	100% ZDS	GRB
F	06/14/23	REV'D PER CITY PLANNER COMMENTS	IDS
G	07/12/23	REV'D PER ADDITIONAL RLS	IDS
H	10/06/23	REV'D PER PLN CHK COMMENTS	IDS

PLANS PREPARED BY:—



5944 LUTHER LANE, SUITE 725
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CONSULTANT:



2500 REDHILL AVE., SUITE 240
SANTA ANA, CA 92705
OFFICE: (949) 202-4913 FAX: (818) 840-0708

DRAWN BY: _____ CHK.: _____ APV.: _____

IDS	JG	LK
-----	----	----

LICENSURE: _____

SHEET TITLE:==

BRANCH LAYOUT
POLE SCHEDULE

SHEET NUMBER: _____ REVISION: _____

D-3 

H
LATIGO



ISOMETRIC VIEW



TOP VIEW



Cell Trees, Inc.
5401 S. Canada Place
Tucson, AZ 85706



15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



FRONT VIEW

Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 290043
Latigo - C
2473 Camino Del Sol
Oxnard, California 93030
Ventura County
34° 12' 25.27" N, -119° 8' 35.99" W NAD83

EBI Project No. 6223000966
April 6, 2023



Prepared for:
Verizon Wireless
255 Parkshore Drive
Folsom, CA 95630

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION.....	2
2.0 SITE DESCRIPTION	2
3.0 WORST-CASE PREDICTIVE MODELING	4
4.0 MITIGATION/SITE CONTROL OPTIONS	4
5.0 SUMMARY AND CONCLUSIONS	5
6.0 LIMITATIONS	5

APPENDICES

APPENDIX A	CERTIFICATIONS
APPENDIX B	RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS
APPENDIX C	FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless ("Verizon") to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 290043 located at 2473 Camino Del Sol in Oxnard, California to determine RF-EME exposure levels from proposed Verizon communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 2 feet of the edge at the adjacent roof level. This area of concern is within 6 feet of an area with no guard rail or parapet greater than 39 inches high and OSHA fall protection rules apply.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately **140.74** percent of the FCC's general public limit (**28.15** percent of the FCC's occupational limit).

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas on a monopole located at 2473 Camino Del Sol in Oxnard, California.

Ant #	Sector	Operator	Antenna Make	Antenna Model	Technology and Frequency (MHz)	Azimuth (Degrees)	Mechanical Down tilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Transmitter Count	Antenna Gain (dBd)	Total ERP (Watts)	Total EIRP (Watts)
1	Alpha	Verizon	ERICSSON	KRE105281-I 3500	CBRS 3500	110	0	64	0.7	20	4	9.36	172.60	283.06
2	Alpha	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 700	LTE 700	110	0	65	8.0	120	2	13.2	2234.50	3664.59
2	Alpha	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 850	LTE/5G 850	110	0	62	8.0	120	2	13.53	2410.91	3953.89
2	Alpha	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 1900	LTE 1900	110	0	66	8.0	320	4	15.17	9378.86	15381.33
3	Alpha	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 700	LTE 700	110	0	65	8.0	120	2	13.2	2234.50	3664.59
3	Alpha	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 850	LTE/5G 850	110	0	62	8.0	120	2	13.53	2410.91	3953.89
3	Alpha	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 2100	LTE 2100	110	0	62	8.0	320	4	15.82	10893.06	17864.62
4	Alpha	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	L-Sub6 3700	110	0	11	2.8	320	1	23.55	72468.62	118848.53
5	Beta	Verizon	ERICSSON	KRE105281-I 3500	CBRS 3500	230	0	64	0.7	20	4	9.36	172.60	283.06
6	Beta	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 700	LTE 700	230	0	65	8.0	120	2	13.2	2234.50	3664.59
6	Beta	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 850	LTE/5G 850	230	0	62	8.0	120	2	13.53	2410.91	3953.89
6	Beta	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 1900	LTE 1900	230	0	66	8.0	320	4	15.17	9378.86	15381.33
7	Beta	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 700	LTE 700	230	0	65	8.0	120	2	13.2	2234.50	3664.59
7	Beta	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 850	LTE/5G 850	230	0	62	8.0	120	2	13.53	2410.91	3953.89
7	Beta	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 2100	LTE 2100	230	0	62	8.0	320	4	15.82	10893.06	17864.62

Ant #	Sector	Operator	Antenna Make	Antenna Model	Technology and Frequency (MHz)	Azimuth (Degrees)	Mechanical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Transmitter Count	Antenna Gain (dBi)	Total ERP (Watts)	Total EIRP (Watts)
8	Beta	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	L-Sub6 3700	230	0	11	2.8	320	1	23.55	72468.62	118848.53
9	Gamma	Verizon	ERICSSON	KREI05281-I 3500	CBRS 3500	350	0	64	0.7	20	4	9.36	172.60	283.06
10	Gamma	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 700	LTE 700	350	0	65	8.0	120	2	13.2	2234.50	3664.59
10	Gamma	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 850	LTE/5G 850	350	0	62	8.0	120	2	13.53	2410.91	3953.89
10	Gamma	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 1900	LTE 1900	350	0	66	8.0	320	4	15.17	9378.86	15381.33
11	Gamma	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 700	LTE 700	350	0	65	8.0	120	2	13.2	2234.50	3664.59
11	Gamma	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 850	LTE/5G 850	350	0	62	8.0	120	2	13.53	2410.91	3953.89
11	Gamma	Verizon	COMMSCOPE	NHH-65C-R2B 00DT 2100	LTE 2100	350	0	62	8.0	320	4	15.82	10893.06	17864.62
12	Gamma	Verizon	ERICSSON	SON_AIR6449 NR TB 03.24.21 3700 VZW	L-Sub6 3700	350	0	11	2.8	320	1	23.55	72468.62	118848.53

• Note there are 4 Verizon antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	Operator	X	Y	Antenna Radiation Centerline	Z-Height Adjacent 21ft Roof	Z-Height Adjacent 18ft Roof	Z-Height Adjacent 14ft Roof	Z-Height Adjacent 10ft Roof	Z-Height Ground
1	Verizon	128.2	15.9	51.0	30.0	33.0	37.0	41.0	51.0
2	Verizon	126.9	12.6	51.0	30.0	33.0	37.0	41.0	51.0
3	Verizon	125.9	11.5	51.0	30.0	33.0	37.0	41.0	51.0
4	Verizon	125.2	8.5	51.0	30.0	33.0	37.0	41.0	51.0
5	Verizon	115.7	6.4	51.0	30.0	33.0	37.0	41.0	51.0
6	Verizon	113.3	9.2	51.0	30.0	33.0	37.0	41.0	51.0
7	Verizon	112.3	10.2	51.0	30.0	33.0	37.0	41.0	51.0
8	Verizon	113.3	22.1	51.0	30.0	33.0	37.0	41.0	51.0
9	Verizon	116.7	23.1	51.0	30.0	33.0	37.0	41.0	51.0
10	Verizon	119.1	23.1	51.0	30.0	33.0	37.0	41.0	51.0
11	Verizon	122.1	23.1	51.0	30.0	33.0	37.0	41.0	51.0
12	Verizon	110.3	12.9	51.0	30.0	33.0	37.0	41.0	51.0

• Note the Z-Height represents the distance from the antenna centerline.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered uncontrolled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the monopole with antenna locations.

3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Verizon and information gathered from other sources. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site. This is a proposed site.

Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 2 feet of the edge at the adjacent roof level. This area of concern is within 6 feet of an area with no guard rail or parapet greater than 39 inches high and OSHA fall protection rules apply

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

4.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the rooftop/ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site. Barriers are not recommended because the areas of concern extend into free space over lower walking/working surfaces.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the monopole should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage and barriers, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All workers and individuals, including arborists and landscapers, accessing the monopole along with nearby elevated structures or trees within areas exceeding the general public MPE must be made aware of the presence and locations of antennas and their associated fields, where applicable.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 290043 located at 2473 Camino Del Sol in Oxnard, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

6.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Kobi Thompson, state that:

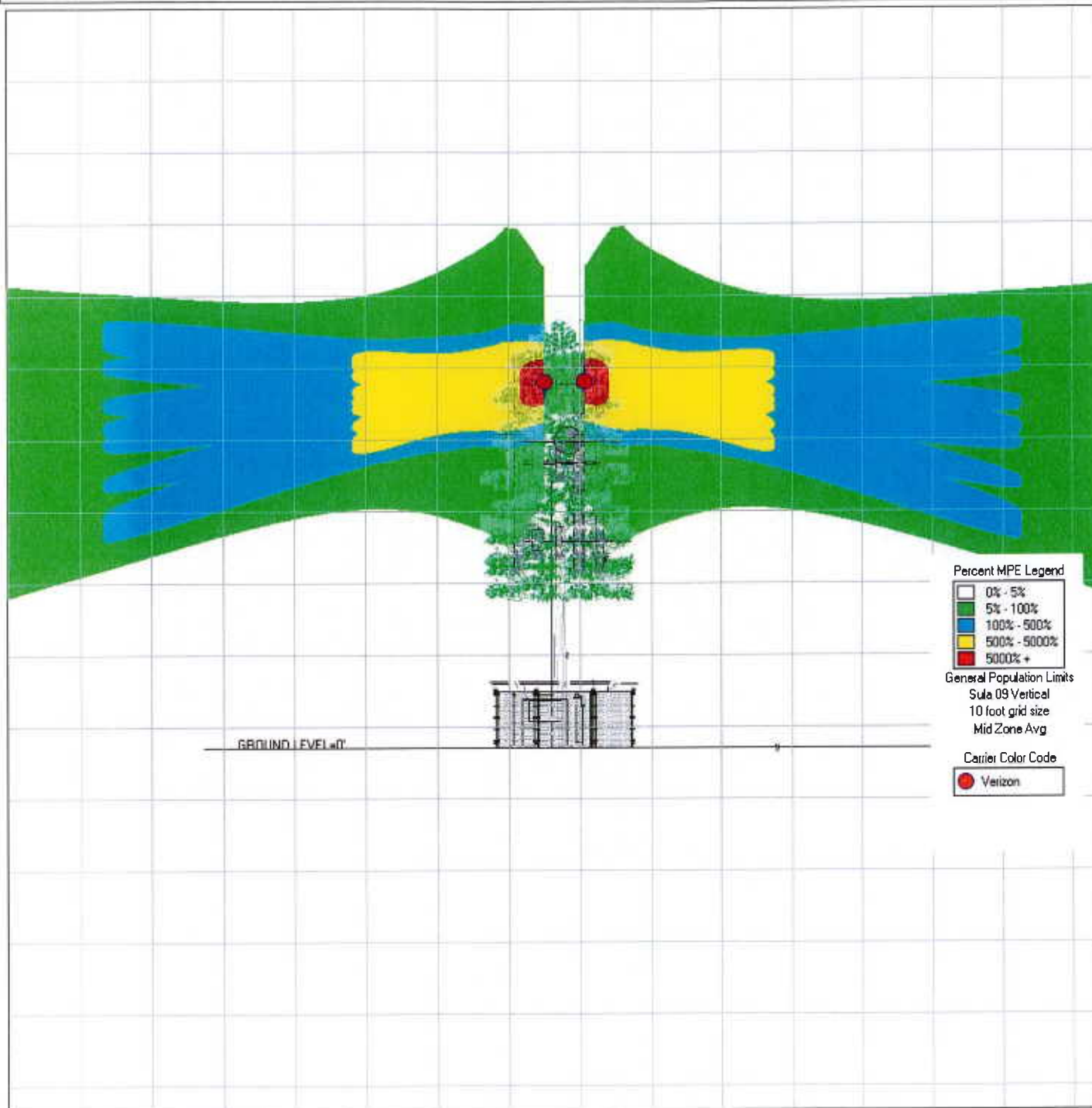
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Kobi Thompson

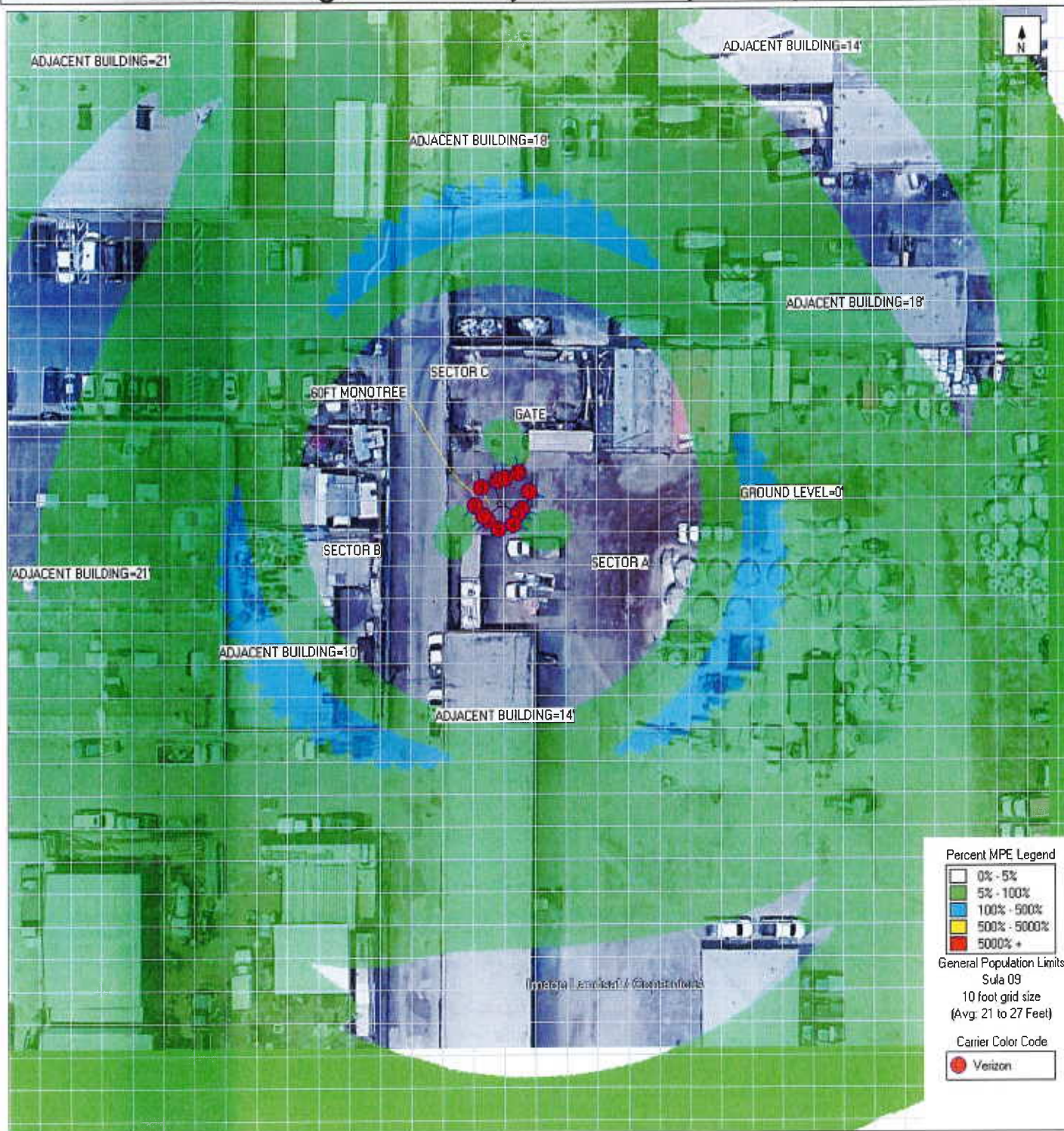
Appendix B

Radio Frequency Electromagnetic Energy Safety Information and Signage Plans

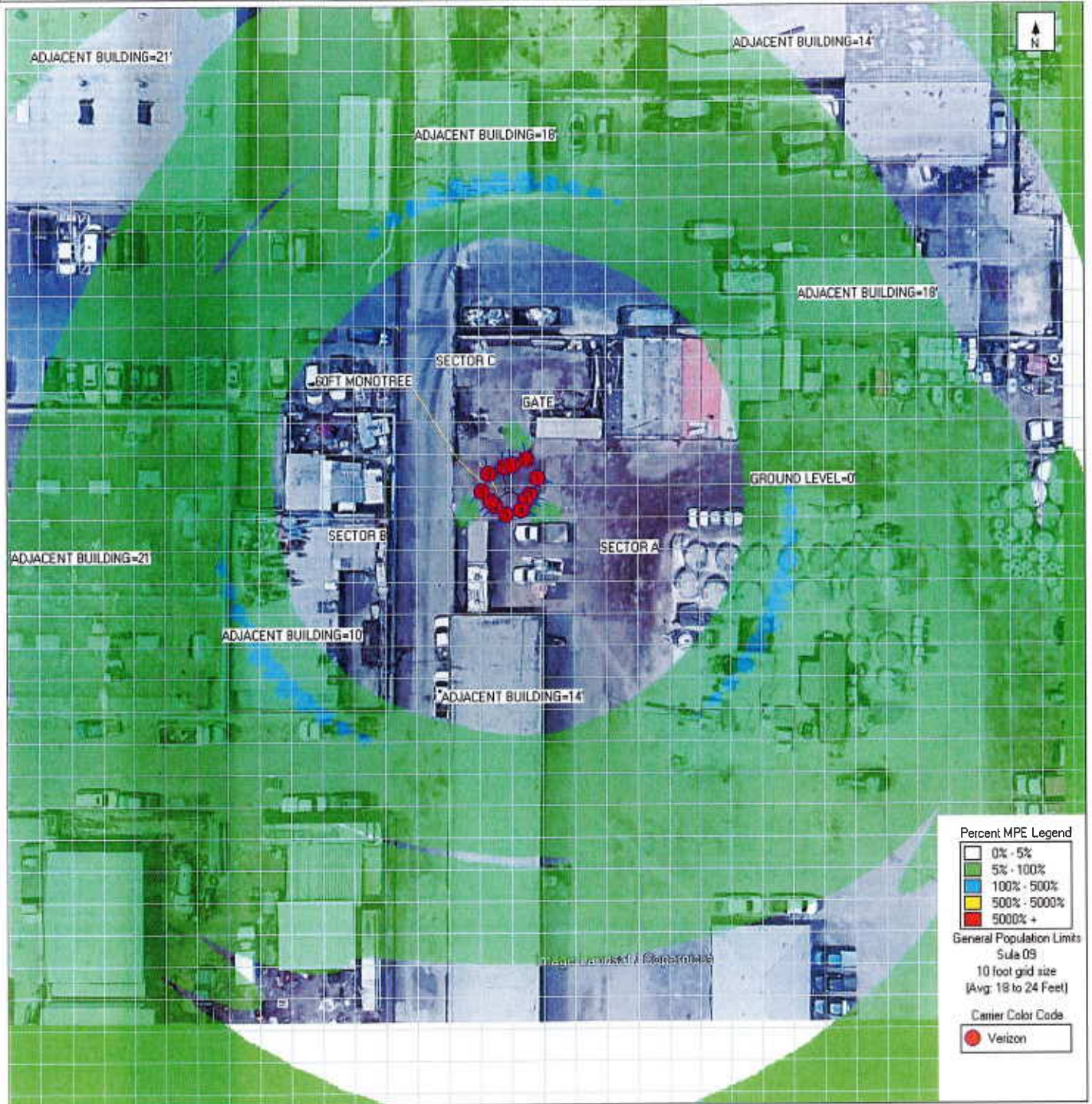
Elevation



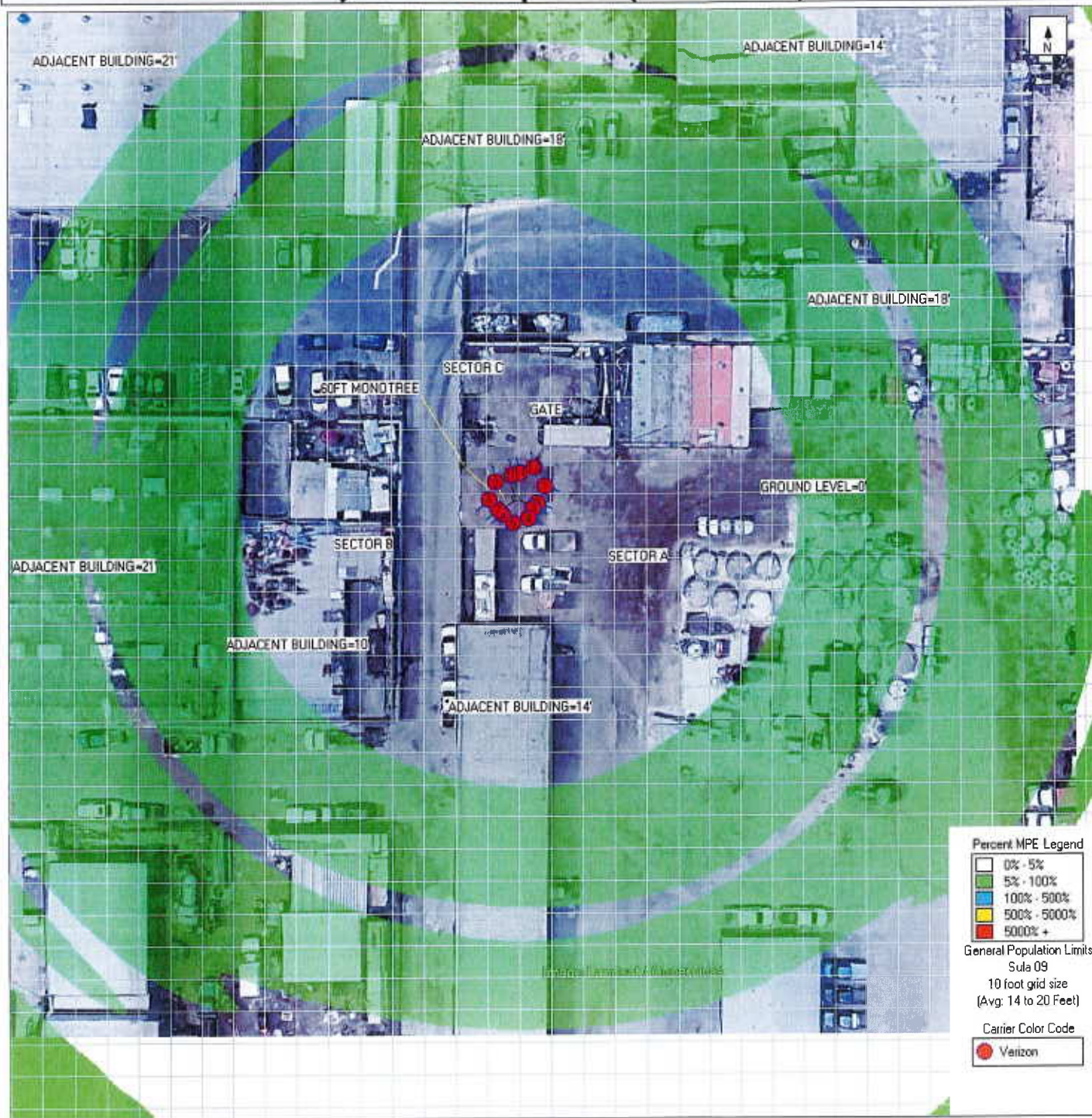
Nearest Walking Surface - Adjacent Rooftop Level (21 feet AGL)



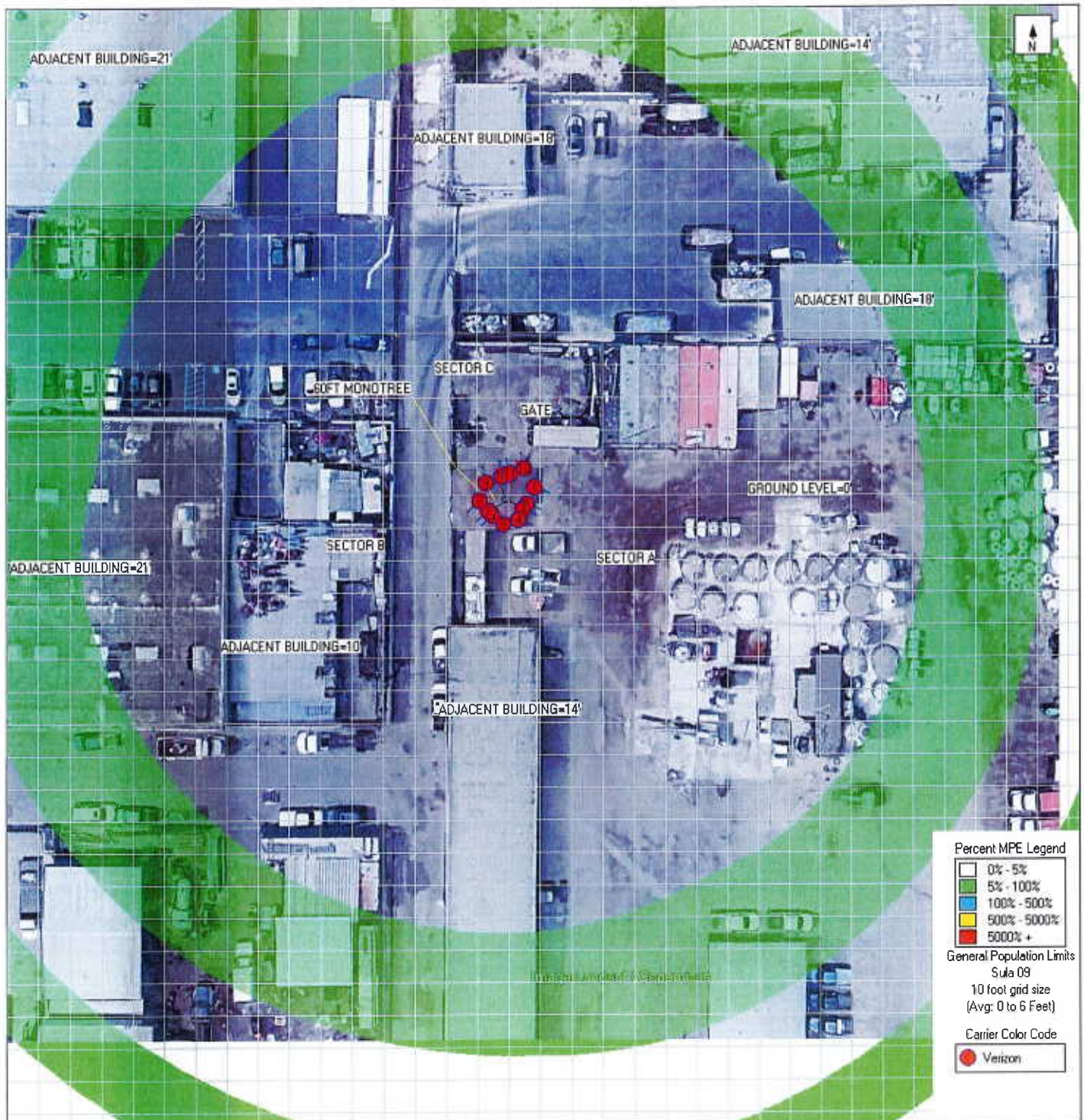
Adjacent Rooftop Level (18 feet AGL)



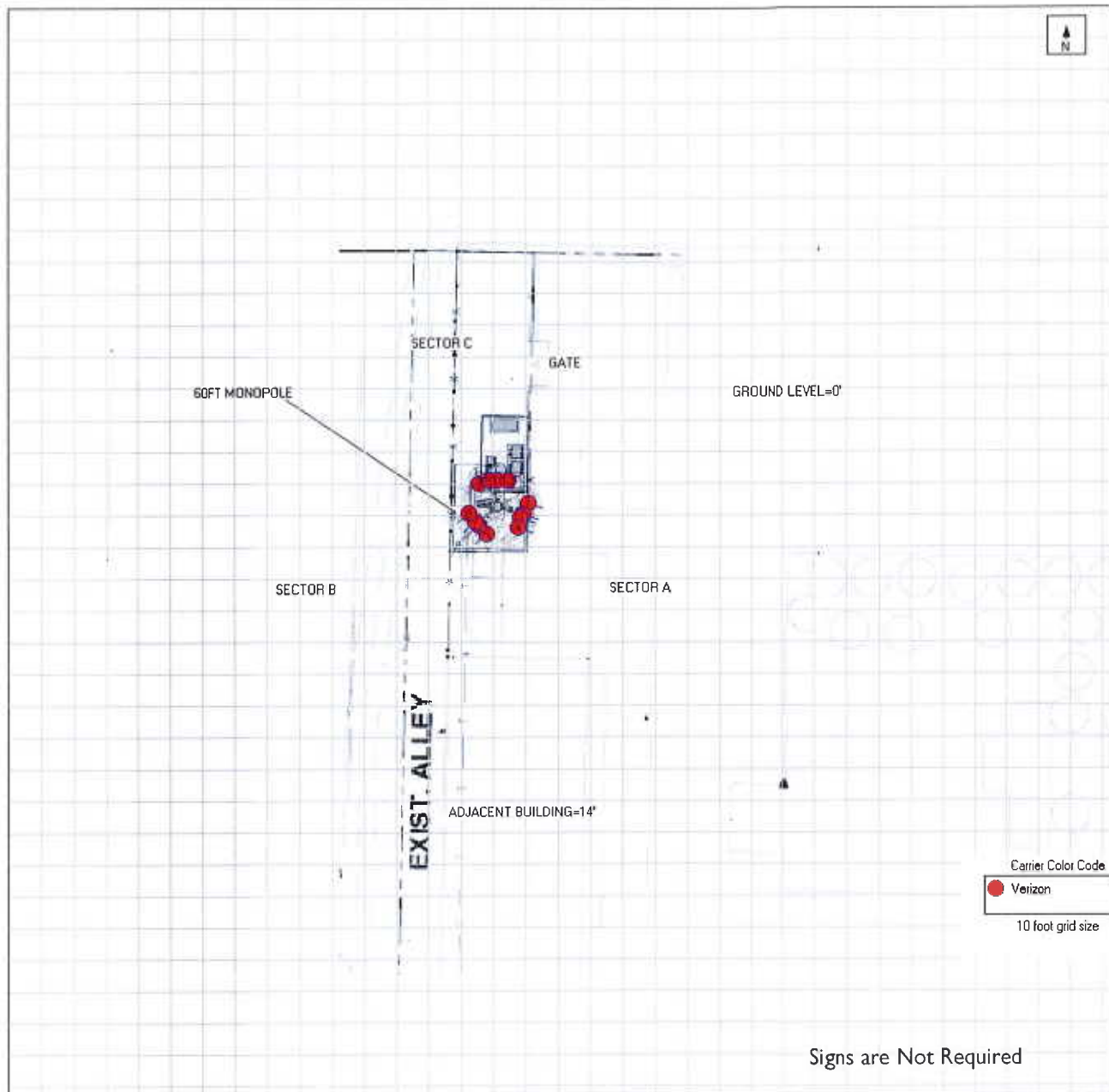
Adjacent Rooftop Level (14 feet AGL)



Ground Level



Verizon Signage Plan

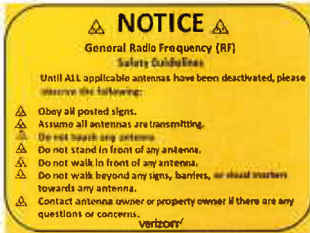
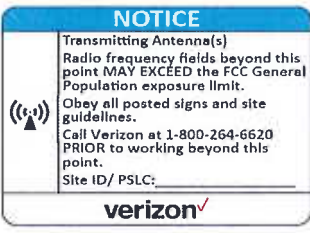
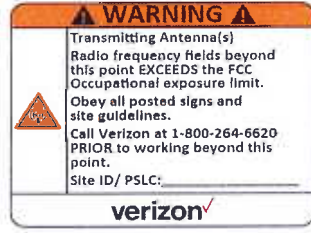


Sign	Description	Posting Instructions	Required Signage / Mitigation
	Blue Notice Sign Used to alert individuals that they are entering an area where the power density emitted from transmitting antennas exceeds the FCC's maximum permissible exposure limit for the general public but is less than the occupational exposure limit.	Securely post on the pole below the antenna(s) in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Yellow Caution Sign Used to alert individuals that they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's maximum permissible exposure limit for the general public and the occupational exposure limit.	Securely post on the pole below the antenna(s) in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A

RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange for Warning • Sign Signal Word "Warning"
			
Category One - Information			
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. • Sign Color Green • Sign Signal Word "Information"			

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
- Utilization of good equipment - Enact control of hazard areas - Limit exposures - Employ medical surveillance and accident response	- Employ Lockout/Tag out - Utilize personal alarms & protective clothing - Prevent access to hazardous locations - Develop or operate an administrative control program

Appendix C

Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established for equipment operating at frequencies range from 300 Mhz to 1,500 Mhz the Occupational/Controlled limit of $(f/300)$ mW/cm² where f is the Frequency in (MHz) and the General Population / Uncontrolled limit of $(f/1500)$ mW/cm² where f is the Frequency in (MHz). For equipment operating at frequency ranges from 1900 MHz to 100,000 MHz, the FCC's occupational MPE is 5.0 mW/cm² and an uncontrolled MPE limit of 1.0 mW/cm². These limits are considered protective of these populations.

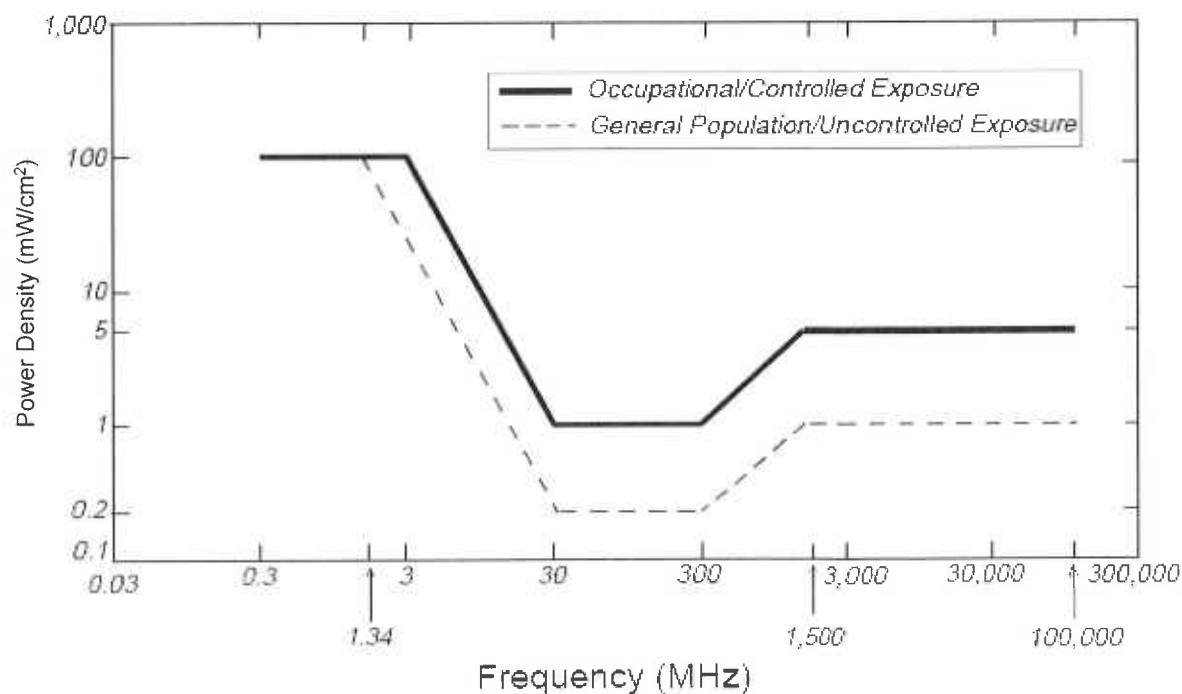
Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Plane-wave Equivalent Power Density



MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 to 2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

NOTICE OF EXEMPTION

Project Description: *Camino Del Sol Wireless Monopine*; PZ No. 23-530-01 (Special Use Permit - Wireless) A request to construct a 60-foot tall wireless communication facility designed to resemble a pine tree with an associated ground equipment enclosure of 270 square feet (12' x 19.5') within a 1,600 square foot premises on a 2.41 acre lot in the M-1 zone. The request includes the allowance for an increase in height from 55 feet to 60 feet. The project is located at 2473 Camino Del Sol, within an open area at the rear of the lot used for storage by an existing industrial business (APN: 214-0-012-195). Filed by designated agent Lynda McClung, Network Connex, 655 N. Central Ave. Suite 1520, Glendale, CA 95757

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 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of CEQA. This proposal includes the construction of an unmanned stealth wireless communications facility within an approximately 270 square-foot lease area, which is consistent with small structures and other allowances by the Class 3 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically 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 APPROVING PLANNING AND ZONING PERMIT NO. PZ 23-530-01 (SPECIAL USE PERMIT - WIRELESS) FOR CONSTRUCTION OF A 60-FOOT TALL WIRELESS STEALTH COMMUNICATION FACILITY AND EQUIPMENT ENCLOSURE, LOCATED AT 2473 CAMINO DEL SOL, FILED BY DESIGNATED AGENT LYNDA MCCLUNG, NETWORK CONNEX, 655 N. CENTRAL AVE, STE 1520, GLENDALE, CALIFORNIA 91203.

WHEREAS, on April 17, 2023, Lynda McClung on behalf of Anthemnet and Verizon Wireless (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow a 60-foot tall heavily screened mono-pine wireless communication facility and associated equipment enclosure located at 2473 Camino Del Sol; and

WHEREAS, on December 7, 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. 23-530-01 (Special Use Permit - Wireless) to allow a 60-foot tall heavily screened mono-pine wireless communication facility and associated equipment enclosure located at 2473 Camino Del Sol (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Oxnard City Code, Article 16, Section 497 authorizes the Planning Commission to approve overheight wireless facilities up to a 25% increase over the height limit via the issuance of a special use permit, if the commission finds that such modifications are consistent with the goals, principles and standards of the general plan and other adopted city policies and with the public welfare; 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). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Industrial Light and the zoning designation is for Light Industrial (M-1). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Special Use Permit request for a Wireless Monopine Tower is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the uses and development in the project area, which is entirely industrial within proximity. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal 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 Special Use Permit request for a Wireless Monopine tower 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 or vastly deviate from the industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by roadways and industrial developments. 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 located in or adjacent to a State designated scenic highway. Therefore, the project is required to be a stealth facility to mitigate visual impacts. The project is proposed as a stealth facility by being designed to look like a pine tree, therefore, it won't have a significant impact on scenic resources.

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

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

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

The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing proposed or potential Historic District. The 2,100 square-foot storage building and the office building was originally approved in the early 1970's. Despite their age of approximately 50 years, they have no significant architecture or known historical significance. No physical improvements are proposed to the existing buildings at this time. 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 in conformance with the general plan and other adopted standards.

The proposed use is located on a property with a General Plan designation of Industrial Light, which would be a compatible zone for this use. It also is consistent with the goal of locating facilities away from residential and commercial areas, as well as incorporating well-designed stealth techniques to disguise the facility. Allowing a single wireless communication faux pine tree with an increase in height from 55 feet to 60 feet will decrease the need for additional wireless telecommunication facilities in more objectionable areas. Furthermore, the additional height will increase the quality of wireless coverage, providing a benefit to customers and emergency personnel in the vicinity, which is also in proximity to two major transportation corridors. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. Additionally, this facility is consistent with Chapter 16 of the zoning code, allowing stealth facilities within 500 feet of scenic corridors and within the M-1 Light Industrial zone. The project is consistent with the standards of the Light Industrial Zone and can be approved for 5' over the zone's height limit via the approval of a special use permit.

(2) The nature, condition and development of adjacent uses was considered, and such use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

The proposed wireless facility is heavily screened and designed to resemble a pine tree. Multiple trees are proposed to be planted in the surrounding area to help blend the mono-pine in. The construction and operation of the facility is required to comply with all applicable laws, including applicable radio frequency (RF) emission standards. The location, height and bulk of the proposed facility will not materially

affect the nearby uses, buildings or structures, or the public health, safety or general welfare.

- (3) The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.**

The project site is already developed with parking and is fenced off. The installation of the stealth facility and associated equipment will be placed within a small open area in the rear of the property. The project will not reduce existing landscaping and instead will add landscaping through the planting of 2 pine or similar trees that are intended to grow near the tower height for further screening. The site meets all pertinent development standards, as discussed in Section 5 of the staff report.

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

The project site is a fully developed lot within an existing industrial building built with adequate street access. Furthermore, the proposed wireless facility is unmanned and will therefore have minimal impact on traffic.

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

The project site is a fully developed lot with an existing industrial building within a developed industrial park within the City. The proposed project is an unmanned stealth wireless facility, and will therefore have minimal to no impact with regards to fire, water, and storm drain facilities. The proposed use will be provided by adequate services and utilities given the proximity and capacity of existing fire protection services, sewerage, water, and storm drainage facilities.

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, § 15303 (Class 3) of the State CEQA Guidelines. These sections pertain to projects characterized as new, small facilities. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 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 23-530-01 (Special Use Permit - Wireless), subject to the attached conditions of approval.

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

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

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 December 7, 2023, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

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

LANDSCAPE STANDARD CONDITIONS

15. Prior to 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)
16. 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)
17. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
18. 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)
19. 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)

LANDSCAPE SPECIAL CONDITIONS

20. Developer shall install at least two pine trees (or similar tree type, as determined by the Planning Manager) in proximity to the mono-pine. Final tree height must be similar to the height of the proposed mono-pine. All landscaping shall be maintained as part of the screening and blending in of the tree for the life of the project.

PLANNING DIVISION STANDARD CONDITIONS

21. Before the City issues building permits, Applicant 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)
22. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)

23. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
24. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
25. In order to minimize light and glare on the project property, all exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
26. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
27. 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*).
28. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

29. Developer shall install and at all times maintain a fence of between 6 and 8 feet surrounding the monopole and associated equipment. (PL)
30. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
31. 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*)
32. Prior to issuance of a building permit, Applicant shall revise plans for the wireless facility so that any warning or advisory signs required by the Federal Communications Commission (FCC) will also be displayed in Spanish. Signs appearing in Spanish language shall be of identical form and format to the signs required by the FCC. (PL)
33. Pursuant to City Code Section 16-493, a wireless communications facility that has not operated for six continuous months shall be considered abandoned, and the owner shall remove such facility at the owner's expense within 90 days of notice from the Planning

Manager. If the Wireless communications facility is not removed within 90 days, the City may remove such facility at the owner's expense. If there are two or more users of a single wireless communications facility, this provision shall not become effective until all users cease using such facility for six continuous months. (PL/CA)

34. For the life of the project, the operator of the facility shall ensure that screening elements are maintained and replaced as necessary to ensure the monopole remains heavily screened to the standards demonstrated in the approved plans and subject to the approval of the Planning Manager. The Operator accepts that the City reserves the right to deny applications for antenna replacement or colocation if the proposal is not consistent with the heavily screened standard of the original approval. (PL)
35. For the life of the project, faux branches of the monopine shall be maintained at a minimum of 3.38 branches per lineal foot from where the branches begin at 15' in height through to the top of the monopole.
36. Prior to issuance of a building permit, plans shall note colors of all exterior equipment (panel antennas, RRUs, etc) and conduit mounted on the monopole. These colors shall mimic those of a pine tree, subject to the approval of the Planning Manager. (PL)
37. Prior to issuance of a building permit, any new CMU block enclosure shall be painted to match the existing building. (PL)
38. Prior to issuance of a building permit, the Applicant shall show on submitted plans a material or "sock" cover for each panel antenna of a compatible color to match the monopole artificial foliage to the satisfaction of the Director, and that the antenna covers shall be maintained to the satisfaction of the Director. (PL)
39. Applicant shall remove any and all graffiti from the equipment enclosure, pole, or associated equipment, 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/PD)
40. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
41. Construction materials shall match the foliage design and samples materials on the approved sample board. Any change to the proposed foliage design and sample materials shall be reviewed and approved by the Planning Manager prior to issuance of a building permit and/or field changes.
42. The subject permit shall be for a **ten year time period** from the date of this approval. If the lessee/operator/owner of the wireless facility wishes to continue operation as granted

herein, a new application must be filed with the Planning Division. Said application must be filed no later than three months prior to the expiration of this permit and said application must be made on the appropriate forms and fees paid.

43. The emergency generator shall be tested only during the hours of 7:00 a.m. to 6:00 p.m. from Monday through Saturday. The emergency generator shall not be tested on Sunday.
44. The wireless facility shall at all times comply with all applicable laws, regulations, and standards, inclusive of federal requirements regarding radio frequency (RF) emissions. If the City provides no less than 24-hour prior written notice of a request to inspect the facility for compliance with applicable law, the City and its agents shall promptly be granted such inspection rights.
45. Applicant shall not object to future co-location of other wireless facility company communication equipment and support technology on the subject site and monopine.
46. Within 6 months of final inspection the carrier shall provide a third party report confirming that the site is in compliance with the FCC regulations.
47. Developer shall replace existing vegetation, including trees, shrubs, grass and other ground cover, that is removed or damaged during construction.
48. Project design shall incorporate entry-deterrent measures into the facility to reduce the potential for trespass and injury, and shall be maintained throughout the life of the project.
49. Equipment (mobile or immobile) not used in direct support of the wireless telecommunications facility shall not be stored on the site unless repairs to the facility are being made.
50. The wireless telecommunications facility, in its entirety, shall be maintained in a good state of repair that remains consistent with the design of the original construction, at the sole expense of the applicant.
51. All cables, wires, sweeps, jumpers and other connectors shall be installed inside the mono-pine to the maximum extent feasible. All utilities servicing the facility shall be placed underground.
52. All externally mounted equipment and appurtenances shall be painted and textured to match and mimic natural pine tree colors. Applicant shall maintain all painted surfaces in good condition at all times. The project shall only use non-reflective materials and finishes.
53. The entire mono-pine, from ground up, shall be covered with three dimensional faux pine tree bark cladding and painted an appropriate bark color to resemble a live pine which shall be maintained in good condition at all times.

54. The mono-pine branches and faux pine needles shall have a density and design that maintains proper camouflage of the proposed antennas. Branches and pine needles shall be placed to extend above, between and below antennas and appurtenances. Branch length shall vary as needed to provide maximum camouflage of antennas and appurtenances, however, branches shall extend a minimum of 12 inches beyond the furthest extent of any pole mounted structures or antennas. In order to camouflage the facility equipment, antenna arrays and all related equipment shall be painted with a color mix (shade/light) given off by the pine needles in daylight hours to visually blend the equipment with the pine needles. Applicant shall maintain the pine needles, branches, and camouflage paint in good condition at all times.
55. All ground-mounted equipment (other than the mono-pine) shall be installed so that no portion of the equipment protrudes above the equipment enclosure.
56. A sign regarding "Network Operations Information" shall be installed at all access points to the equipment area and maintained in good condition at all times. The sign(s) required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the access point when the gate is in both the open and closed position.
57. Signs regarding "RF Notice" and "Network Operations Information" shall be installed on the base of the tower structure and maintained in good condition. Signs required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the tower.
58. All signage shall comply with the FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to the facility network operations center that to contact a live person who can exert transmitter power-down control over this site as required by the FCC.
59. All signage is prohibited unless specifically required by the Federal Communications Commission (FCC) or other regulatory agency.
60. Exterior lighting for Wireless Telecommunications Facilities shall be limited to the following:
 - a) A manually-operated or motion-detector controlled light above any accessory structure which shall be kept off except when personnel are actually present at night.
 - b) The minimum tower lighting required by FAA regulations.
 - c) Lighting shall be shielded or directed to the greatest extent possible in such a manner to minimize the amount of light that falls onto nearby properties, particularly residences.
 - d) Requirements of paragraphs (a) or (c) above may be waived by the decision making authority if the Wireless Telecommunications Facilities is designed as a light pole. In such instance, lighting intensity, direction, and shielding shall be the

same as other pole-mounted lights in the vicinity, the design of which has been duplicated for construction of the Wireless Telecommunications Facilities.

DEVELOPMENT SERVICES SPECIAL CONDITIONS

61. Project shall comply with all City of Oxnard Standards, Plates, and Permits applicable at the time of permit application.

FIRE DEPARTMENT CONDITIONS

62. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
63. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
64. 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)
65. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
66. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
67. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
68. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
69. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

FIRE DEPARTMENT SPECIAL CONDITIONS

70. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.

71. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
72. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
73. Vegetation clearance from structure(s) required prior to and during construction.
74. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction starts.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 7th day of December, 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 7th day of December, 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

Latigo (Macro) Prop Maps

February 02, 2023



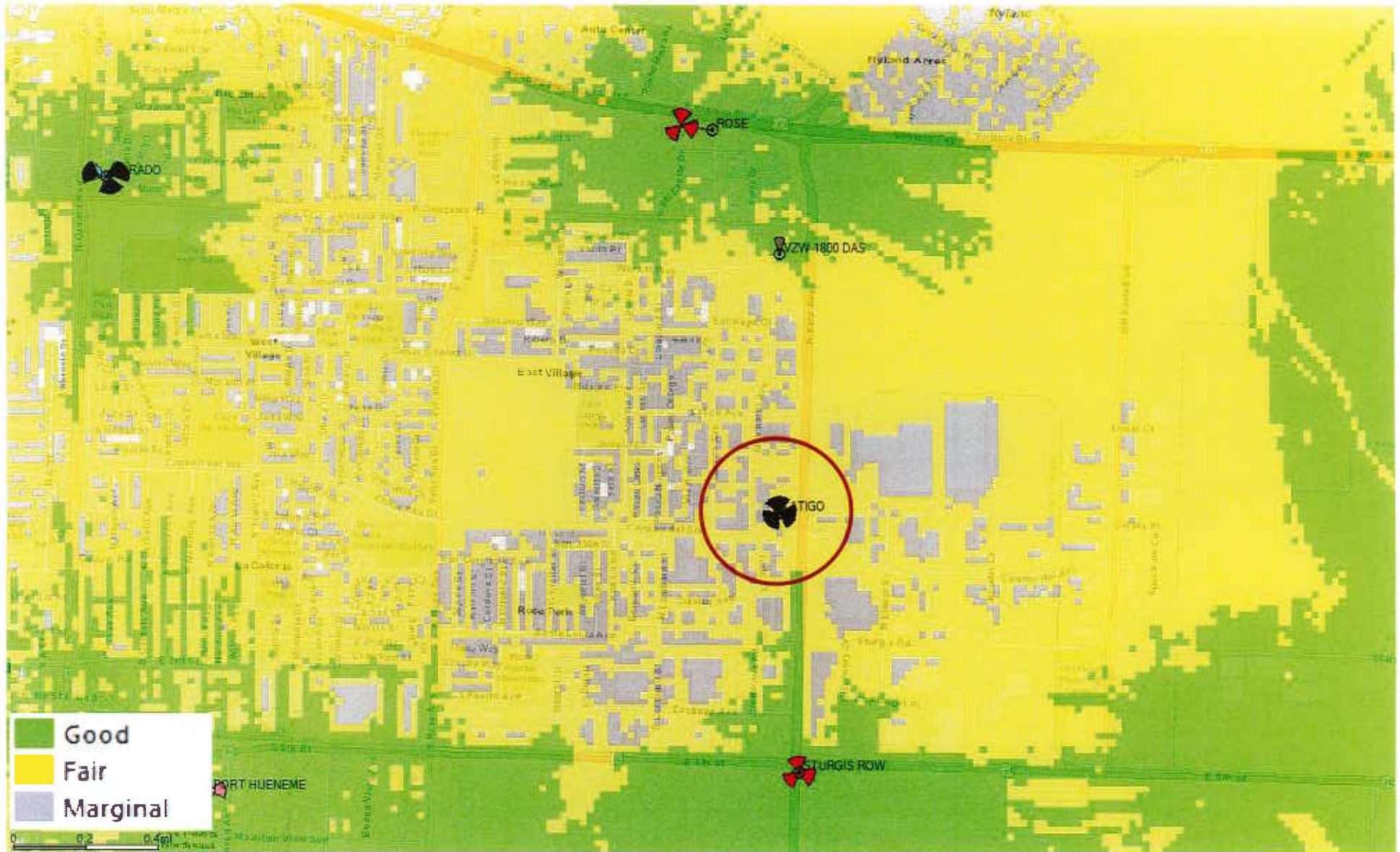
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Latigo General Map

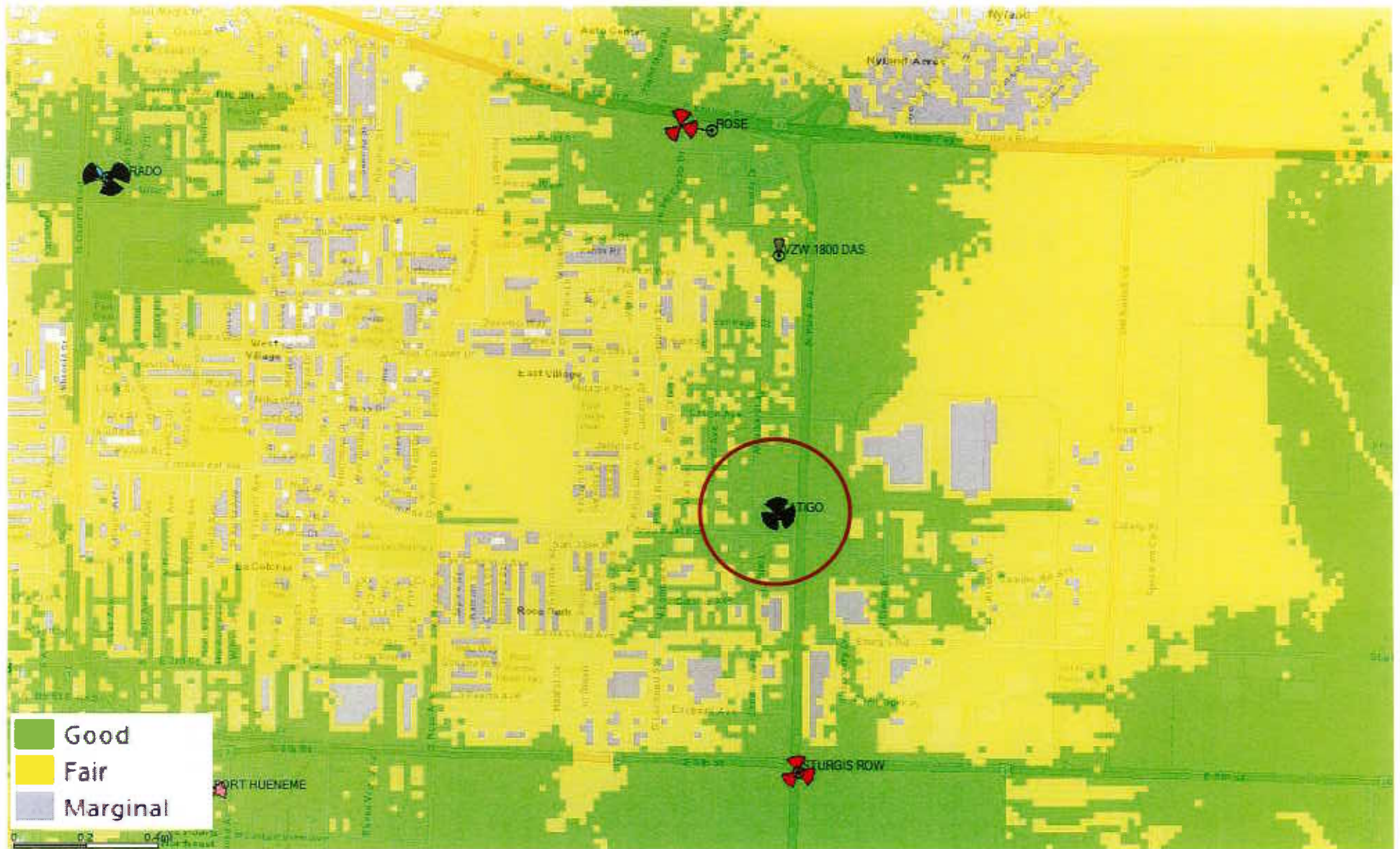


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

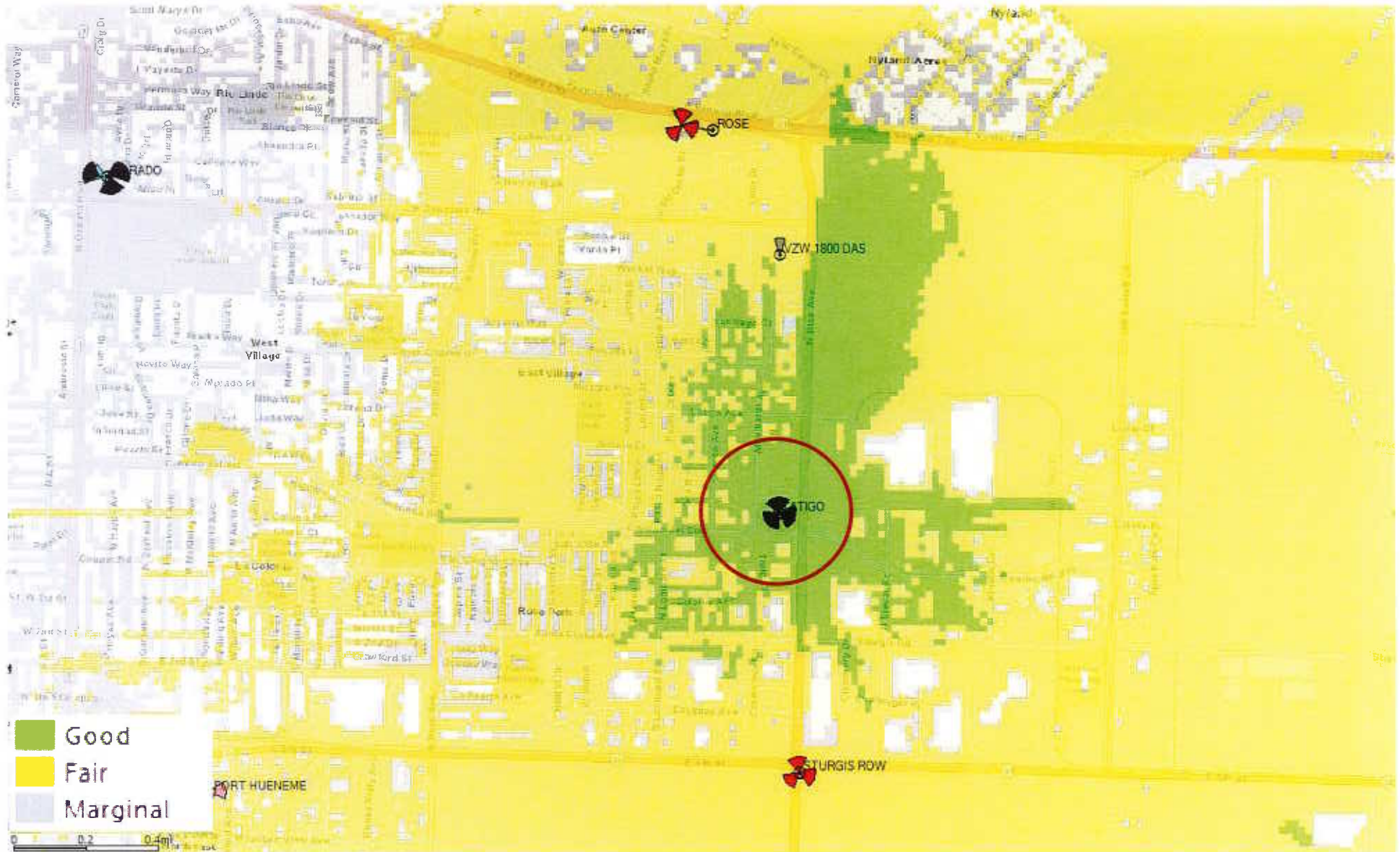
Without Latigo Coverage



With Latigo Coverage



Standalone Latigo Coverage



Alternative Site Analysis

The proposed location was deemed to be the best location to meet Verizon's network deployment objectives, to be compatible with City of Oxnard Zoning Code and to minimize any visual impact to the community. The following alternative sites were evaluated.

Verizon RF Objective:

The primary objective is along Rice Rd from about south of Gonzales Rd and north of Camino Del Sol. In addition, between Graves Ave to about N Del Norte Blvd. The secondary objective is the commercial and industrial district around Rice Ave. and Camino del Sol.

Existing Collocation Opportunities Considered

Existing Site #	Latitude	Longitude	Reason for not pursuing as primary candidate
1	34°12'30.50"N	119° 8'43.70"W	Existing tower at Spectrum field office. No interest in leasing and no available ground space. Previous carrier collocated on this structure when it was owned by Time Warner.
2	34°12'11.30"N	119° 7'47.90"W	Facility too far east of primary coverage objective of the residential communities west of Graves Ave.
3	34°12'18.85"N	119° 9'41.77"W	Facility too far southwest of primary objective of residential community located to the east of Rose Ave. Location is also 0.38 miles to the southeast of an existing Verizon project located at Our Lady of Guadalupe Parish, 500 N. Juanita Ave.

Alternative Locations Considered

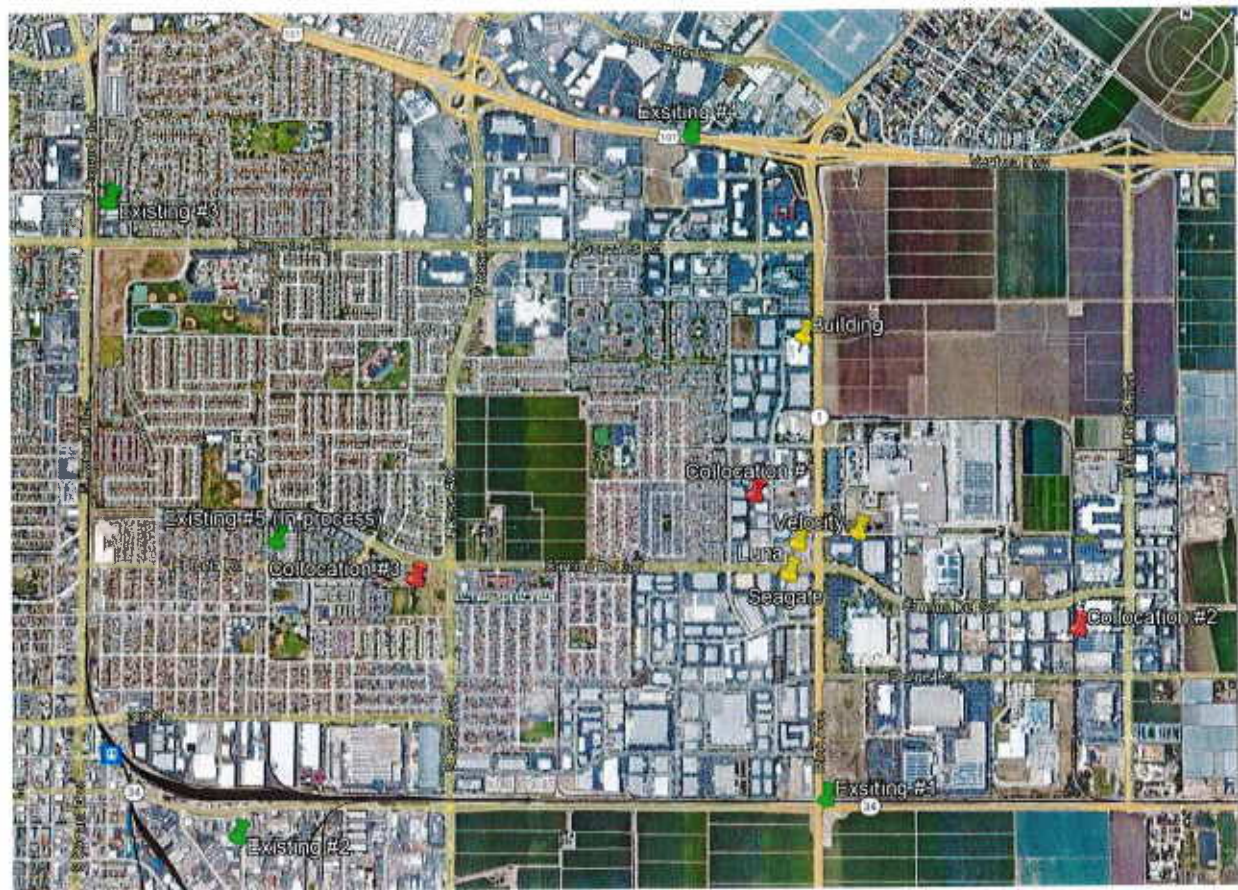
Candidate #	Candidate Name	Address	Latitude	Longitude	RC	Reason for inferiority
1	Velocity	2501 Camino Del Sol, Oxnard, CA 93030	34° 12' 24.9768"	-119° 8' 25.5732"	36'	Insufficient ground space for multi-carrier communications facility. Too far east of primary coverage objective of the residential communities west of Graves Ave.
2	Luna	2425 Camino Del Sol, Oxnard, CA 93030	34°12'23.61"N	119° 8'36.38"W	36'	Insufficient ground space for multi-carrier communications facility.
3	Seagate	401 N Rice Ave, Oxnard, CA 93030	34°12'19.26"N	119° 8'37.95"W	35'	Too far south. Must be north of Camino Del Sol. Too close to existing Verizon "Sturgis Row" site at East 5 th St. & Rice Ave. Out of search ring.
4	1889 N. Rice Ave.	1889 N. Rice Ave, Oxnard, CA 93030	34°12'52.77"N	119° 8'35.04"W	30'	Too close to the existing Verizon "Rose" site at 2000 Outlet Center Dr. Out of search ring.

5	1401 Rice Ave.	1401 Rice Ave, Oxnard, CA 93030	34° 13' 6.6072"N	119° 8' 35.559" W	35'	Too close to the existing Verizon Verizon "Rose" site at 2000 Outlet Center Dr. Out of search ring.
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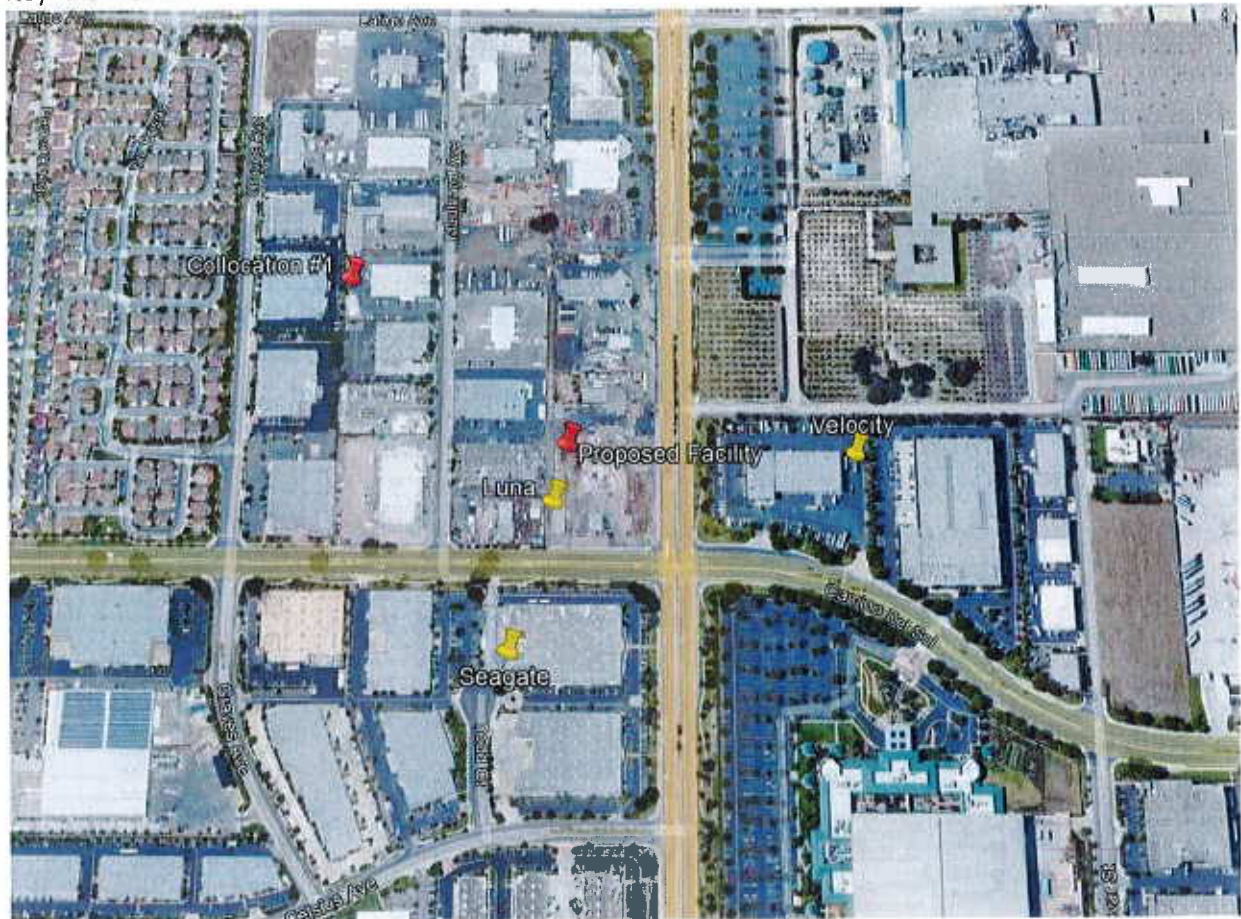
Existing Adjacent Verizon Sites

Existing Site #	Latitude	Longitude
1	34°11' 47.85"N	119°8' 31.70"W
2	34°11'47.75"N	119° 8'31.71"W
3	34°13'12.31"N	119°10'34.64"W
4	34°13'21.55"N	119° 8'54.13"W
5	34°12'24.18"N	119°10'5.71"W

Key Zoomed Out



Key Zoomed In:-



Camino Del Sol Wireless Monopine

Planning & Zoning Permit No. 23-530-01 (Special Use Permit - Wireless)

Applicant: Lynda McClung, Designated Agent, Black Rock.

Daniel Houck, Associate Planner

Joe Pearson II, Planning and Environmental Services Manager

Planning Commission
December 7, 2023



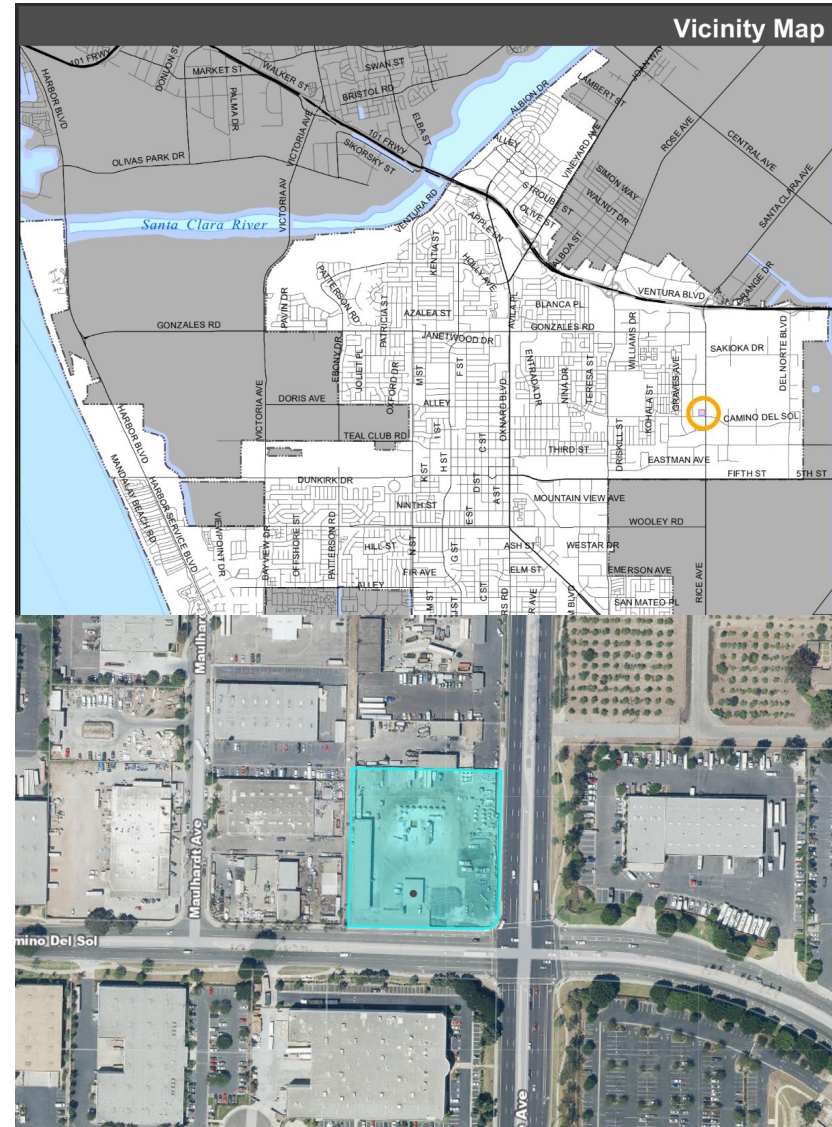
PROJECT REQUEST

A request to construct and operate a 60-foot tall wireless communication tower. The tower is a monopine stealth facility with an associated ground equipment enclosure.

The purpose of the proposal is to enhance the service for a gap in coverage surrounding the intersection of North Rice Avenue and Camino Del Sol.

PROJECT LOCATION

Subject Site:
2473 Camino Del Sol



SURROUNDING AREA



View looking Southwest to project property from North Rice Avenue



View looking Northwest from the intersection of Camino Del Sol and North Rice Avenue

EXISTING SITE

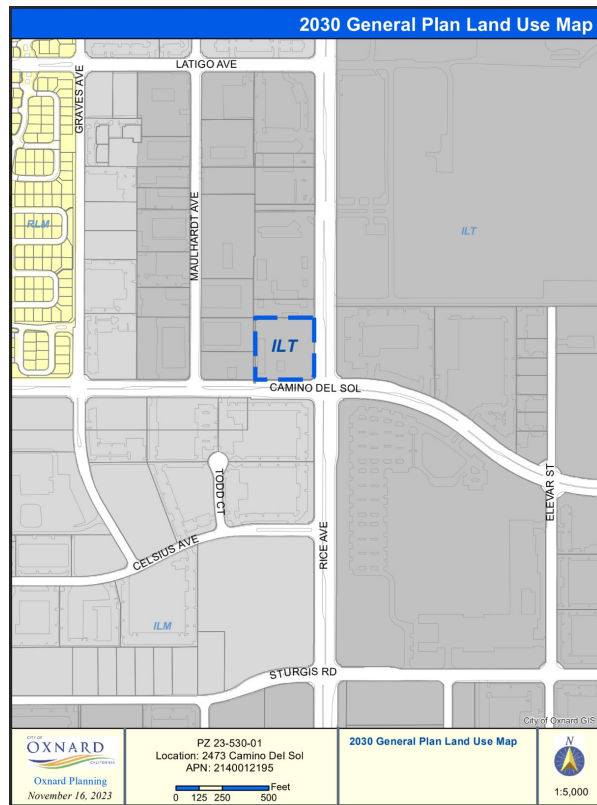
Subject Site: 2473 Camino Del Sol

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (2473 Camino Del Sol)	Industrial Light (ILT)	Light Manufacturing - Planned Development (M-1-PD)	Industrial
North	Industrial Light (ILT)	Light Manufacturing - Planned Development (M-1-PD)	Industrial
South	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Industrial
East	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial
West	Industrial Light (ILT)	Light Manufacturing (M-1)	Industrial

GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Industrial Light (ILT)

Zoning Designation



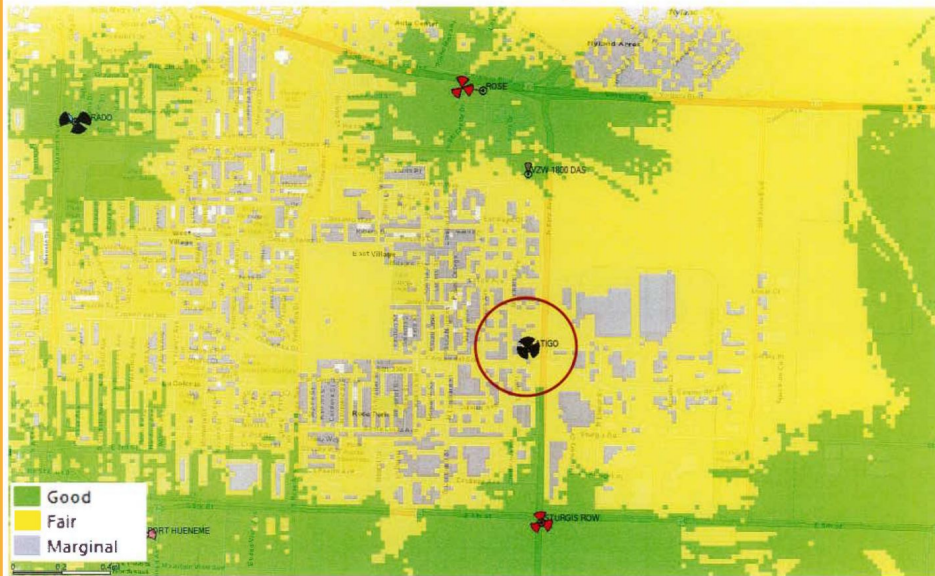
Light Industrial - Planned Development (M-1-PD)

BACKGROUND

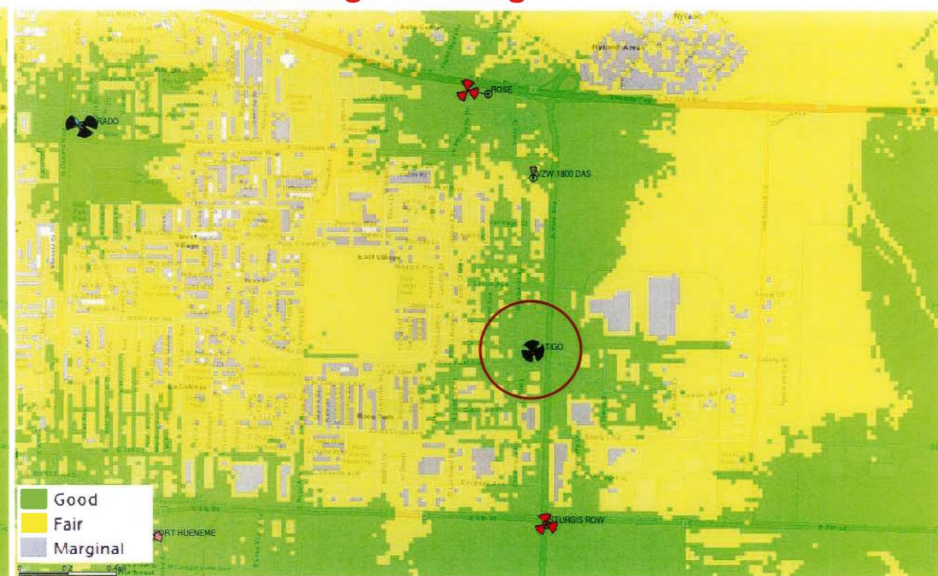
- The 2,100 square foot open, dry storage building was constructed in 1971, along with a small office building. The 2,100 square foot building has been expanded since to what is now approximately a 6,804 square foot building. Site walls have also been permitted to be constructed around the majority of the property.
- On April 17, 2023, a special use permit wireless was submitted to propose a monopine wireless facility on the property in part of the rear storage yard.

PROJECT JUSTIFICATION

Without Latigo Coverage



With Latigo Coverage



Tower Location

NEW ANTHEMNET WIRELESS FACILITY
WITH A 60" HIGH MONOPINE
SEE ENLARGED SITE PLAN

GRADING / DRAINAGE NOTE: THE SUBJECT PARCEL IS FLAT AND THE PROPOSED FACILITY ONLY REQUIRES FINE GRADING AND WILL NOT CHANGE OR IMPACT THE CURRENT GRADING OR DRAINAGE OF THE PARCEL.

EXIST. U/G COLLECTIVE SEWER MAIN LINE

PARKING OR MAINTENANCE

T.O. (E) FENCE, 6'-2"

10' BACK

EXIST. 1-STORY OFFICE BLDG. AND PARTS STORAGE

BEARDSLEY & SON
APN: 214-0-012-195

(N) 'ANTHEMNET' FIBER CONDUIT, ROUTED ON ROOF AND DOWN TO JOIN U/G POWER IN TRENCHING TO EQUIPMENT LEASE AREA

SECTOR 'A' 110'

SECTOR 'B' 230'

SECTOR 'C' 350'

EXIST. ALLEY

EXIST. 1-STORY STORAGE AREA AND MAINTENANCE AREA

EXIST. WATER SERVICE

NON-EXCLUSIVE 12' WIDE ACCESS AREA

(E) 1-STORY OFFICE BLDG. ±2,080 S.D.E.

(E) 8' W.I. FENCE W/ROLLING GATE

N 88°48'41" W 288.05'

(E) ACCESS DRIVEWAY

(N) 'ANTHEMNET' U/G FIBER CONDUIT, PLACE MHP HH ROUTED ON ROOF AND DOWN TO THE EQUIPMENT LEASE AREA

(E) ACCESS DRIVEWAY

(E) 6' HIGH CMU WALL W/ 24" HIGH W.I. FENCING AT TOP

(E) SERVICE YARD

NOTE: NO EXISTING TREES ON THE PROPERTY

EXIST. POWER SERVICE, OVERHEAD TO DROP THEN UNDERGROUND SERVING THE TWO BUILDINGS

L=43.95'
R=28.00'
Δ=89°56'00"

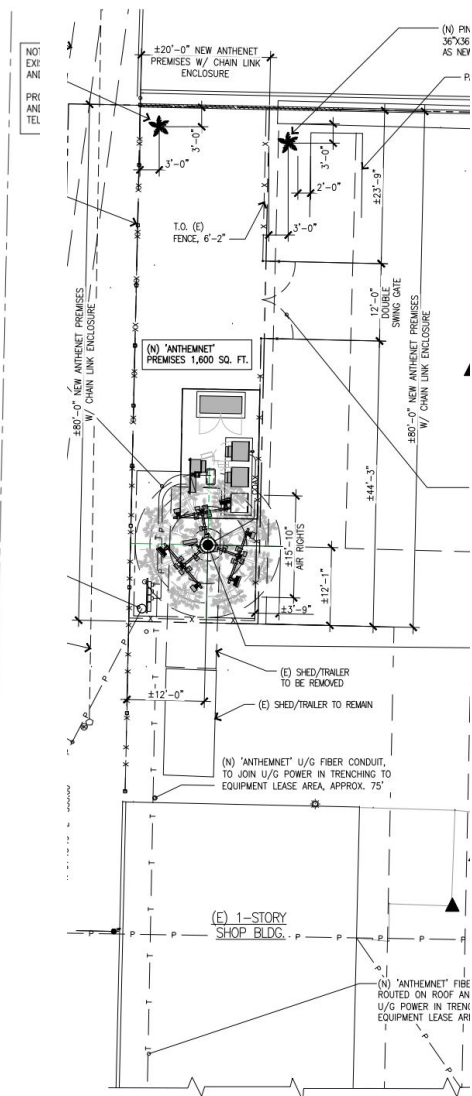
316.02'

305.03'

34'-0" EASEMENT

±3.03'-11" EASEMENT

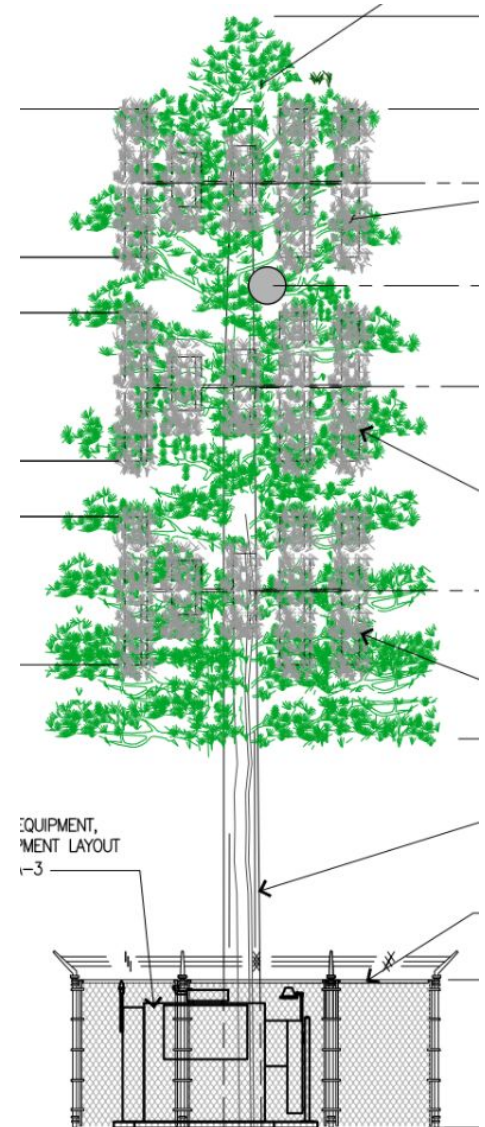
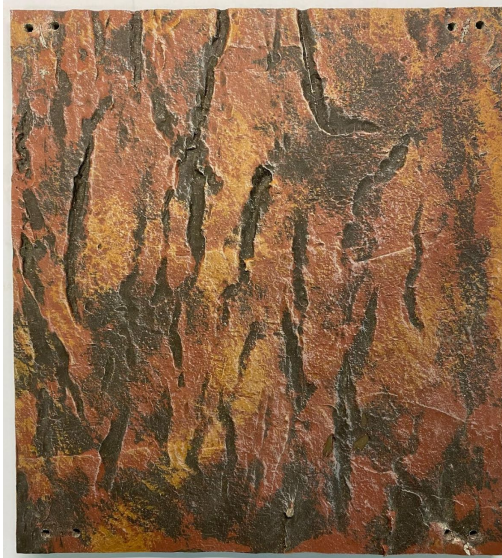
CAMINO DEL SOL



PROJECT ELEVATION PLANS



FRONT VIEW



SPECIAL CONDITIONS OF APPROVAL

- Conditions #15-20 require landscaping plans for the addition of multiple similar trees to the property.
- Conditions #31, 34, 35, 36, 38, 41, 51, 52, and 53 are different requirements for the disguise of the tower and its antennae to classify it as a stealth facility and keep the tree maintained as such for the life of the project.

Environmental Determination:

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). The project is under 500 square feet in area on a developed property and is consistent with other allowances through the Class 3 exemption. 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 accept the Notice of Exemption.

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3); and
- b) Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 23-530-01 (Special Use Permit - Wireless), subject to certain findings and conditions



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Alex Tellez, Assistant Planner

DATE: December 7, 2023

SUBJECT: **Project Name: Beverage House Market;** Planning and Zoning Permit No. 23-510-02 (Special Use Permit-Alcohol); 1955 South Patterson Road; (APN 187-0-112-575)

1) 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 15301 (Existing Facilities); and
- b) Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 23-510-02 (Special Use Permit), subject to certain findings and conditions.

2) Project Description and Applicant: A request to allow for the change from a Alcohol Beverage Control (ABC) License Type 20¹ to a ABC License Type 21 - Off-Sale General² to allow the sales of beer, wine, and distilled spirits for consumption off the premises. The 2,580-square-foot convenience store is located within an existing 4,800 square-foot multi tenant commercial building at 1955 South Patterson Avenue in the Neighborhood Shopping Center (C-1-PD) Zone. The standard hours of alcohol sales are from 7:00 A.M. to 11:00 P.M. The facility proposes to operate Sunday through Thursday from 7:00 A.M. to 11:00 P.M. and 7:00 A.M. to 12:00 A.M. on Fridays & Saturdays. The prior business operated 24/7. For the purpose of this Staff Report, the foregoing project description shall be referred to as the “**Project.**” Filed by Steve Rawling on behalf of Beverage House Market, Business Owner (the “**Applicant**”), 26023 Jefferson Avenue, Suite D, Murrieta, CA 92562.

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

3) Existing & Surrounding Land Uses: The property is located on the southeast corner of South Patterson Road and Hemlock Street, within the Neighborhood Shopping Center-Planned Development(C-1-PD) Zone. The Project site is within a neighborhood

¹ ABC License Type 20 (Off-Sale Beer & Wine) Definition: (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

² ABC License Type 21 (Off-Sale General) Definition: (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

shopping center with retail-developed properties to the north. There are condominiums outside city limits in the south of the property and apartment complexes in the east and west. There are no other establishments within the neighborhood shopping center that sell alcoholic beverages. The following table summarizes existing land uses, zoning, and 2030 General Plan designations of the Project site and adjacent properties, which are also shown on Attachment A:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Neighborhood Shopping Center Planned Development (C-1-PD)	Commercial - Convenience	Retail Market
North	Garden Apartment (R-3)	Residential - Medium	Apartment Complex
South	Outside of City Limits	Outside of City Limits	Condominiums - Port Hueneme
East	Single Family (R-1)	Residential - Low	Single Family
West	Garden Apartment (R-3)	Residential - Medium	Apartment Complex

4) Background Information:

- a) The 4,800 square foot single story building was constructed on an acre lot that is located within a neighborhood shopping center. The earliest planning entitlement for this development is Planned Development Permit No. 22 (PD-22). PD-22 was approved through the Oxnard Planning Commission on October 28th, 1965. The permit allowed for the construction of a convenience store with a gas station. The planned development didn't get built. PD-22 expired after 18 months requiring the owners of the property to apply for a new land use entitlement.
- b) The owners submitted an application for a new Planned Development Permit (PD-267) on September 4th, 1975 but the application was withdrawn on December 4th, 1975 by the owners.
- c) The lot stood vacant until Planned Development No. 298 (PD-298) was submitted on January 21st, 1977 to allow for the construction of the 4,800 square foot single story commercial building with 7-Eleven as the main tenant. The owners requested to operate the 7-Eleven convenience store 24/7 but they faced neighborhood opposition during the entitlement process. The owner compromised with the neighborhood and decided to close at 11:00 P.M. instead. The Planning Commission approved PD-298 on December 13th, 1977. PD-298 had a condition that limited operating hours until 11:00 P.M. (Conditions 20). The Building Permit No. 5331 was issued for the construction of the building.

- d) The construction of the 5,000 square foot single story commercial building north of the subject site was approved by the Planning Commission in December, 1977 and built under Building Permit: 80-00452.
 - e) The operator of the 7-Eleven requested to modify Condition 20 of PD-298 in June 1980 to allow operations until 2:00 A.M. The Oxnard Police Department and the neighborhood were opposed to the extended operating hours due to crime activity at the time. The Planning Commission denied the request.
 - f) 7-Eleven applied again in 1999 through a Major Modification Permit to extend their operating hours to 24/7. The permit was withdrawn by the Oxnard Planning Staff due to the project not moving forward in a timely manner as required by the Permit Streamlining Act.
 - g) 7-Eleven resubmitted a new Major Modification application in 2005 (05-550-06). The application to extend their operating hours to 24/7 was approved by the Oxnard Planning Commission through Resolution 2005-75 in October, 2005. The neighborhood had concerns on the potential increase of noise, traffic, and crime due to the change of the operating hours. The police report stated that the neighborhood's crime rate was 5% less than the city average at the time and supported the change. There have been various building permits issued since for signs and interior improvements.
- 5) **Environmental Determination:** In accordance with Section No. 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found exempt from the requirements of CEQA. The Project involves a request to sell general alcohol including spirits for off-site consumption and does not involve expansion of square footage of building area. 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 may have a significant effect on the environment, and recommends that the Planning Commission accept the Notice of Exemption (Attachment C)
- 6) **Analysis**
- a) **General Discussion:** The Applicant is requesting approval to allow the sale of beer, wine and distilled spirits for off-site consumption of alcoholic beverages (ABC License Type 21) within an existing 2,580 square-foot convenience store building (former 7-Eleven). The facilities is proposed within an approximately 4,800 square foot multi-tenant commercial building. The total building area within the shopping center is approximately 10,271 square feet and consists of two multi-tenant buildings. The facility will operate as a convenience store and will open Sunday through Thursday from 7:00 A.M. to 11:00 P.M. and 7:00 A.M. to 12:00 A.M. on Fridays & Saturdays.

In accordance with the City Code, the ability to sell alcohol for off-site consumption is subject to approval of a SUP by the Planning Commission. The proposed sale of beer, wine and distilled spirits for off-site consumption is accessory to the primary use of the market and conforms to the permitted uses of the C-1-PD Zone. The sale of alcohol will only comprise 5.7% of the sales floor. The convenience store's alcohol inventory will consist of craft beer and specialty spirits. The store's operation will give the opportunity for the neighborhood to drive less to get food items therefore reduce the vehicle miles travel metric (VMT) for the neighborhood and promote a more sustainable lifestyle.

- b) General Plan and Zoning Consistency:** The 2030 General Plan for the site is Commercial - Convenience (CC) and the zoning designation is Neighborhood Shopping Center (C-1-PD). General Plan Policy ICS-19.2 encourages Police Department review of development projects. The Project was reviewed by the Police Department and their recommendations are incorporated into the condition of approval. Therefore, this project is consistent with Policy ICS-19.2.

The Project is proposed in the Neighborhood Shopping Center (C-1-PD) zone district. In accordance with the Oxnard City Code (OCC) Section 16-123 (Related Uses), the incidental sales of alcoholic beverages in a convenience market for off-site consumption are permitted through the approval of a Special Use Permit. Therefore, with approval of this permit, the proposed use is consistent with the zoning designation of the property.

- c) Police Department Review:** The Oxnard Police Department provided a comprehensive report (Attachment D) in accordance with City Council Resolution No 11,896 (Attachment E). The report analyzes the number of establishments selling alcoholic beverages within 350 feet and 1,000 feet of the Project site to determine whether a presumption of undue concentration exists, and whether approval of the Special Use Permit application request is likely to significantly aggravate police problems. The Police Department's Report is broken down into an analysis of the concentration of alcohol outlets, crime statistics, police and community input, and conclusion. The table below summarizes the findings of the Police Department's Report:

Location	Same type within 350 feet?	Same type within 1,000 feet?	Likely to Cause Police problem?	Undue concentration as defined in Resolution No. 11,896 or Business and Professions Code Section 23958.4?
None	No (Type 21)	No (Type 21)	No, as conditioned	City (No)/Yes (State)

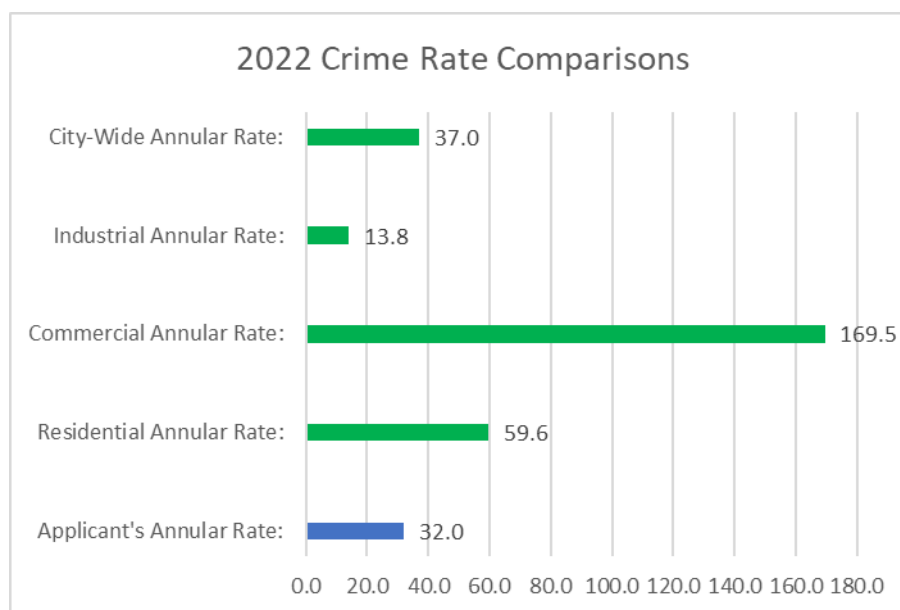
Concentration of Alcohol Outlets: According to the Police report, there are no establishments of the same type located within 350 feet or within 350 and 1,000 feet of

the subject property. The Police Department has determined there is no undue concentration by City standards.

In the case of the applicant site, the annual crime rate is below the average annual citywide rate. This shows the site as having a crime rate below the standard established in 23958.4(1) B&P (See crime statistics breakdown in the Crime Statistic Review section and in the Police Department Report for additional information).

The property is located within census tract 36.14. The census tract allows for three (3) off-sales licenses. Currently, there are (0) off-sale licenses within the applicant's census tract. Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4.

Crime Statistic Review: For comparison purposes the Police Department calculates the average number of Part I and II crimes that occurred during a selected (12) month period. In the case of this report, all calculations are based on statistics from 2022. The average city-wide, annual average of Part I and II crimes is 37. The average commercial, annual average of Part I and II crimes is 169.5. The average number of Part I and II crimes occurring within 1,000 feet annular area was 32 during the same twelve month time period. This is 18.8% of the citywide average for commercial properties citywide and can be illustrated in the graph below:



Police & Community Input: The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem and has not required any specific attention. Homeless loitering has been noted as an occasional issue under the previous operator. The Beat Coordinator did not have a concern regarding the addition of this alcohol sales establishment at this location.

Businesses: Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol. The results were mixed.

Some of those interviewed had significant concerns regarding homeless loitering. It was their observation that the previous operator of the convenience store did not restrict "single container sales" and failed to dissuade loitering around the shopping center. A chronic problem faced by neighboring businesses was homeless persons loitering in front of businesses and drinking. This generated complaints from customers that they were afraid to continue to visit the center to do business. These concerns followed by the observation that homeless loitering has diminished since the convenience store's closure.

Contrariwise, there were business operators who have observed a decline in business since the closure of the convenience store because of the customer draw it had created when open.

All the business operators who were contacted complained about the poor lighting at the shopping center.

Area Residents: During the Community Workshop on October 17th, 2023 area residents shared concerns about late night deliveries and overly large signage.

The Neighborhood Chairperson was contacted and conveyed that the neighborhood had concerns about the homeless loitering at the center. He indicated that he will inform others on his Neighborhood Council of the project and urge interested parties to share any concerns with staff and the Planning Commission at the hearing.

Conclusion: The applicant's business site has operated as a neighborhood convenience store selling beer and wine for off-sale consumption for over thirty-five years without creating a significant adverse impact on area crime. The applicant is requesting to expand the convenience store's alcohol sales to include distilled spirits. This type of ABC License upgrade is not uncommon and historically does not pose an adverse impact on neighborhood issues, crime, or deployment of police resources.

Concentration, Public Convenience and Necessity: As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the

State of California or the City of Oxnard. The crime rate established for the area around the business is not seen as a significant factor relating to the issuance of this permit. A finding of public convenience can be made for this proposal as there are no other off-sale retail alcohol outlets in the immediate area.

Area residents and business operators shared concerns that the previous operator of the convenience store attracted homeless people to the site due to their lax practices. There was also a general concern about uneven and poor lighting at the shopping center.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. The operating conditions will include best practices including restrictions of “single container sales”, managing loitering issues and upgrading outdoor lighting. Under the recommended operating conditions, it is believed that the sales of alcoholic beverages for off-site consumption will have little, if any adverse impact on the community or policing services.

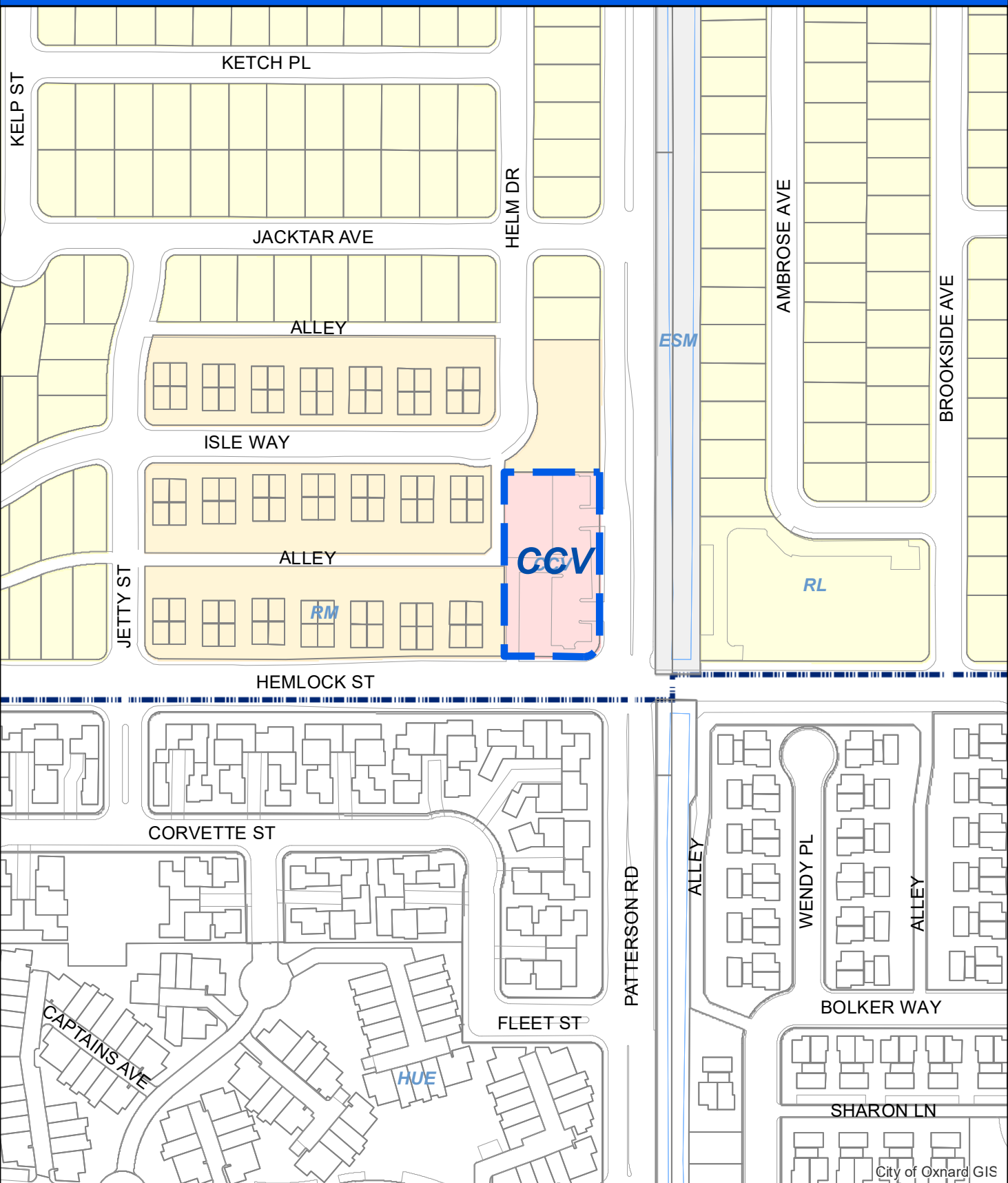
- 7) **Community Workshop and Public Input:** The project site is located between the Via Marina and Marina West neighborhoods. This project was required to be presented at a Community Workshop to receive community input. A total of 2,711 notices were sent out to residents of both neighborhoods about the Community Workshop. Staff received various emails in opposition and support to the project before the Community Workshop. Residents in the nearby apartment complex had concerns about potential crime, noise, and vagrant issues associated with the sale of alcohol. Other residents welcomed the project as it would create a convenience for the neighborhood. All public comments submitted to Staff prior to the Community Workshop are found in Attachment F.
- 8) **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission’s action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

- A. Maps (Vicinity, Aerial, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Police Department Report
- E. Planning Commission Resolution 11,896
- F. Public Comments
- G. Draft Resolution PZ 23-510-02 (Special Use Permit-Alcohol)
- H. Presentation

PZ 23-510-02 (SUP); Beverage House Market
November 16, 2023
Page 8

2030 General Plan Land Use Map

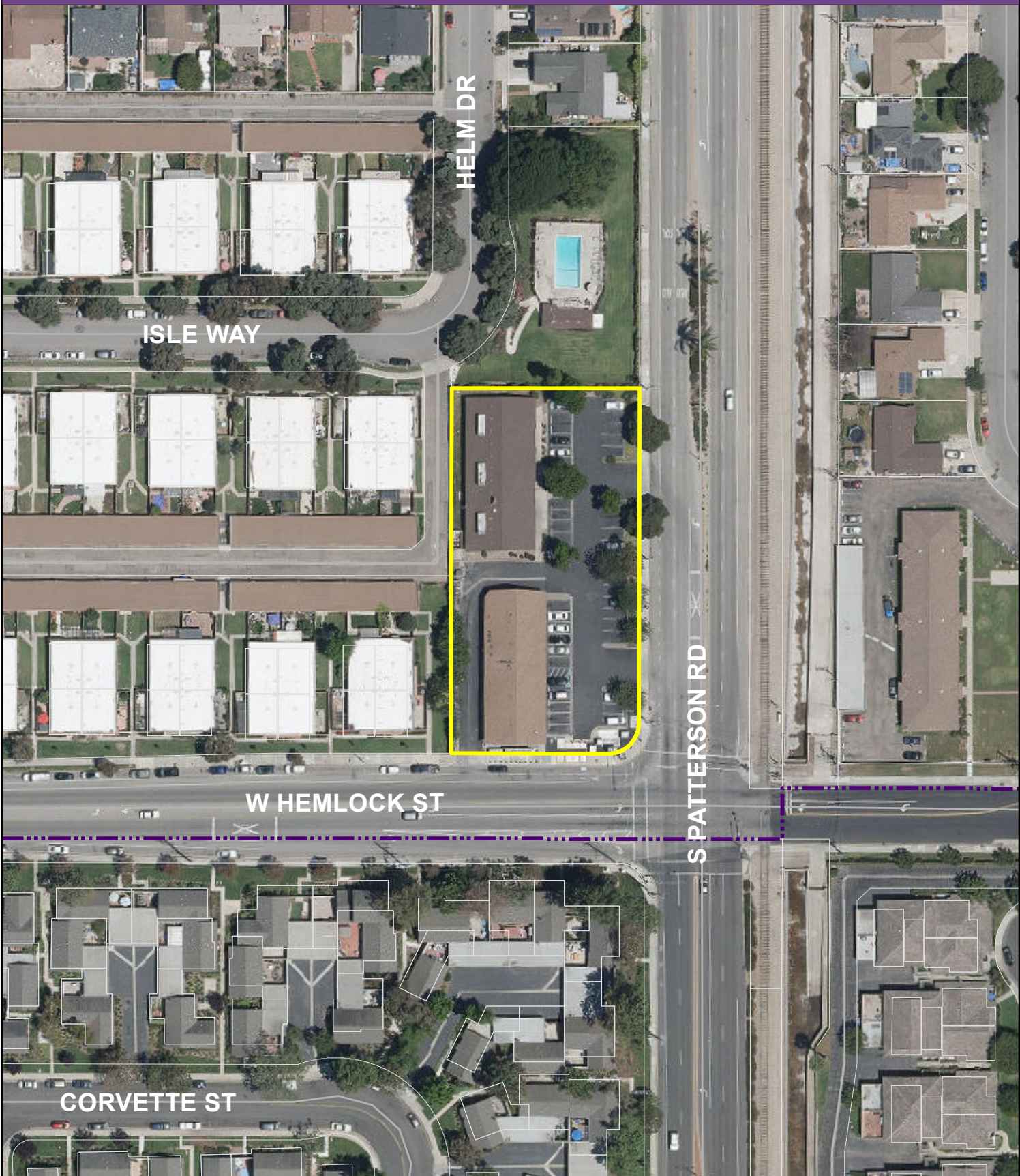


Zoning/Specific Plan Map



Vicinity Map





SCOPE OF WORK

SHELL EXISTING: 12 DOOR WALK IN REFRIGERATOR, UNDER RESTROOM, STORAGE & OFFICE WALLS, WATER HEATER, MOP SINK, INTERIOR CEILING LADDER.

PROPOSED ADDITIONAL NEW REFRIGERATOR TO EXISTING STRUCTURE FOR PROPOSED LIQUOR STORE.

EXISTING INTERIOR SPACE UPDATED FOR APPEARANCE ONLY, TO CONSIST OF APPROXIMATELY 20%.

MERCHANDISING FIXTURES AND CUSTOMER SERVICE COUNTER TO BE REARRANGED FOR CONVENIENCE AND ACCESSIBILITY.

PROVIDE ARCHITECTURAL FLOOR SPACE LAYOUT, ELECTRICAL FOR ONE NEW 12 DOOR REACH-IN REFRIGERATOR. NO PROPOSED CHANGES TO EXTERIOR ELEVATIONS.

EXISTING FULLY COMPLIANT SITE AND ACCESSIBLE PATH OF TRAVEL TO REMAIN.

PROJECT ANALYSIS

APN: 187-0112-575
PROJECT ADDRESS: 1955 So. Patterson Rd
TENANT SPACE: Oxnard, CA 93033
YEAR BUILT: 1978

ZONING: C1 PD

EXISTING USE: RETAIL (LIQUOR STORE)
PROPOSED USE: RETAIL (LIQUOR STORE)

EXISTING CONSTRUCTION TYPE: VN

SPRINKLER SYSTEM: NO
PREVIOUS OCCUPANCY GROUP: TYPE 'M'
PROPOSED TENANT SPACE OCCUPANCY GROUP: TYPE 'M'

AREA OF WORK: 2,355 S.F.
AREA OF BUILDING: 5,500 S.F.
LOT SIZE: 43,560 S.F.
ACERAGE: 1.0

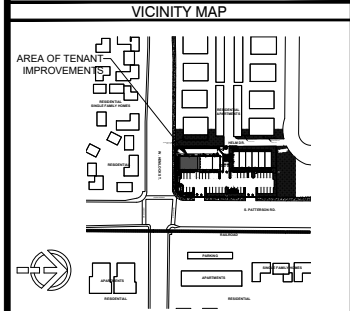
ALL H/C PARKING MEETS OR EXCEEDS CURRENT STANDARDS. EACH H/C PARKING SPACE IS IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE AND MEETS SEC 11208.5 F0118-18A.B.2. SEE A.6.2. ALL VAN ACCESSIBLE PARKING SPACES HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

APPLICABLE CODES

ALL WORK SHALL CONFORM TO:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PT. 1, TITLE 24 C.C.R.
2022 CA BUILDING CODE, PT. 2, TITLE 24 C.C.R.
2022 CA ELECTRICAL CODE, PT. 3, TITLE 24 C.C.R.
2022 CA MECHANICAL CODE, PT. 4, TITLE 24 C.C.R.
2022 CA PLUMBING CODE, PT. 5, TITLE 24 C.C.R.
2022 CA ENERGY CODE, PT. 6, TITLE 24 C.C.R.
2022 CA FIRE CODE, PT. 9, TITLE 24 C.C.R.
2022 CA EXISTING BUILDING CODE, PT. 10, TITLE 24 C.C.R.
2022 CA GREEN BUILDING STANDARDS CODE, PT. 11, TITLE 24 C.C.R.
2022 CA REFERENCED STANDARDS CODE, PT. 12, TITLE 24 C.C.R.

NFPA 72, NATIONAL FIRE ALARM CODES, 2022, REF. CIBC ACCESSIBILITY REQUIREMENTS



PROJECT DIRECTORY

TENANT	ARCHITECT
ATTN: MARK ALAMGHOUBI 1955 SO. PATTERSON ROAD OXNARD, CA 93033	COASTAL ARCH. ATTN: JEFF ZOOK 1567 SPINNAKER DRIVE, UNIT 204 VENTURA, CA 93001 PHONE / FAX: (805) 985-7654

ELECTRICAL ENGINEERING	MECHANICAL ENGINEERING
ATTN: JOE YINGUEZ OXNARD, CA 93033 PHONE / FAX: (805) 407-8110	ATTN: TIM MOON VENTURA, CA PHONE / FAX: (805) 652-6215

CONSULTANTS
YÑIGUEZ & ASSOCIATES ATTN: JOE YINGUEZ 505 SOUTH 'A' STREET SUITE 202 OXNARD, CA 93033 CELL: (805) 407-8110

TENANT IMPROVEMENT FOR:

OXNARD BHL, INC.

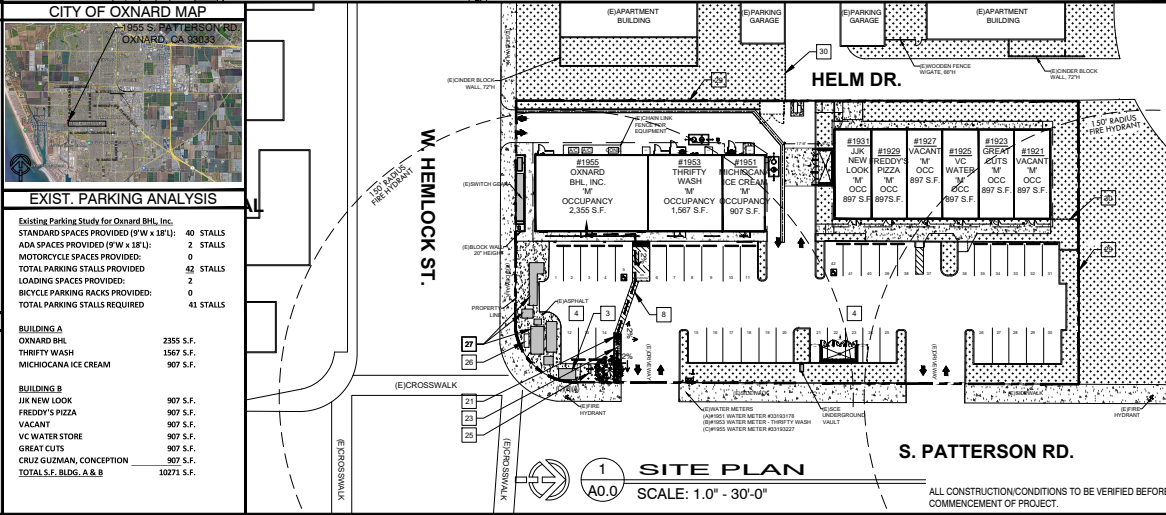
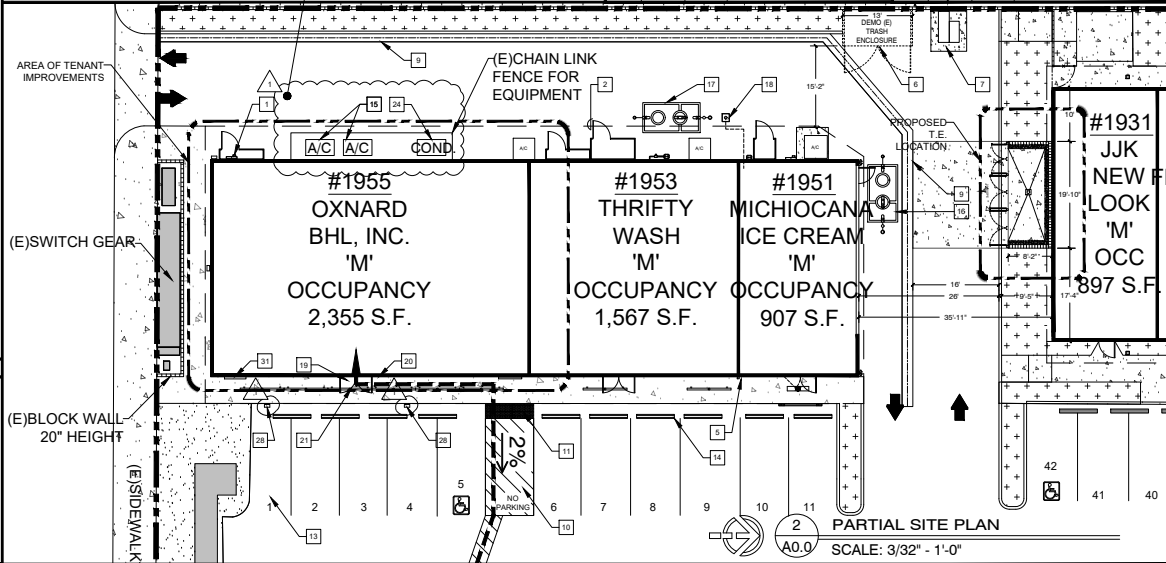
1955 So. Patterson Road
Oxnard, CA 93033

REMOVE (E) UNPERMITTED CHAINLINK FENCE

LABELED A/C & CONDENSER UNIT

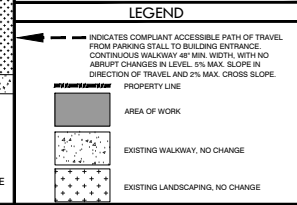
SHEET INDEX

ARCHITECTURAL		ELECTRICAL	
A0.0	COVER SHEET / SITE PLAN	E-0.0	ELECTRICAL SYMBOLS & SPECIFICATIONS
A1.0	GENERAL NOTES	E-1.0	LIGHTING PLAN
A2.0	EXISTING FLOOR PLANS	E-2.0	POWER PLAN
A2.1	DEMO PLANS	E-3.0	ONE LINE PANELS
A3.0	NEW FLOOR PLANS	E-4.0	TITLE 24
A3.1	EQUIP. SCHEDULE, OCCUPANCY LOAD		
A3.2	NEW 12 DOOR REACH-IN REFRIGERATOR		
A4.0	REFLECTED CEILING PLANS	MECHANICAL	
A5.0	ACCESSIBLE DETAILS	M1	LEGEND, SCHEDULES AND NOTES
A6.0	ELEVATIONS WEST	M2	DEMO & FLOOR PLANS



- KEYNOTES**
1. [E]SIDE ELECTRICAL METER MAIN FOR NEW TENANT. SCE #258000-05802, 208/240V, 400A, 30, 4W
 2. [E]PROOF LINE
 3. [E]BACKFLOW DEVICE
 4. [E]ASPHALT PARKING LOT
 5. [E]KNOX BOX VAULT; IS REQUIRED FOR THE BLDG. 3200 SERIES
 6. [E]TRASH ENCLOSURE, TO BE DEMO & REPLACED WITH EXISTING LANDSCAPE AND CURB & LEAK END (S) SPRINKLERS TO COVER AREA
 7. [E]POWER TRANSFORMER
 8. [E]NEW ACCESSIBLE PATH OF TRAVEL, WHATEVER TYPES @ 36" O.C. MAX 5'-0" THICK, WITH BLUE RIBBEN TYP. AS INSTALLED PER PERMIT #20-2317.
 9. [E]STREET GUTTER
 10. [E]EXISTING ACCESSIBLE COMPLIANT PARKING STALL TO REMAIN. PER DETAIL 1-3/16.0. AS INSTALLED PER PERMIT #20-2317
 11. [E]EXISTING FLUSH TRANSITION WITH 3/4" BANDING OF TRUNCATED DOMES, PER DETAIL 6(A).0. AS INSTALLED PER PERMIT #20-2317.
 12. [E]SEE SHEET #1 GENERAL NOTES
 13. [E]EXISTING BUILDING ACCESSIBILITY
 14. [E]PARKING SPACE ID NUMBER, TYP.
 15. [E]TIRE STOP, TYP.
 16. [E]JAC UNIT
 17. [E]750 GAL GREASE INTERCEPTOR
 18. [E]THIRTY WASH UNIT INTERCEPTOR
 19. [E]3x7' STOREFRONT DOOR TO REMAIN. WITH LEVER TYPE HARDWARE, 10" HIGH RIGID PLATE AND ACCESSIBLE THRESHOLD @ ENTRY DOOR PER DETAIL 4(A).0. AS PER A1.0 GENERAL ACCESSIBILITY NOTES
 20. [E]INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ENTRY ENTRANCE. PER A1.0 GENERAL ACCESSIBILITY NOTES
 21. [E]ENTRANCE
 22. [E]LEVELS AND CLEAR LANDING WITH NO SLOPE GREATER THAN 2% IN ANY DIRECTION PER CBC 118-04.4 REFER TO DETAILS ON A1.0 GENERAL NOTES
 23. [E]CONCRETE RAMP (2% MAX. SLOPE IN THE DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE) EXISTING 36" WIDE STAIR OF TRUNCATED DOMES AT FLUSH TRANSITION TO PARKING LOT. AS APPROVED AND INSTALLED PER PERMIT #20-2317
 24. [E]CONDENSER UNIT FOR DEMO IN COOLER
 25. [E]EXTERIOR 54" L x 48" W LED LIGHTBOX SIGNAGE ON (E) POLE MOUNTED. PARKING LIGHTS FUTURE POST
 26. [E]EXTERIOR BUILDING SIGNAGE ON (E) MONUMENT
 27. [E]UNDERGROUND CITY OF OXNARD
 28. [E]SLUMP PUMP EQUIP. MAIN ELECTRICAL BOARD
 29. [E]EXTERIOR PARKING LOT LIGHT FIXTURES REFER TO ALL WEST ELEVATION PLAN
 30. [E]RENDER BLOCK WALL
 31. [E]BROWSTOP FENCE, 24"
 32. [E]EXISTING 52" x 48" OUTDOOR LIGHTBOX LED ILLUMINATED STOREFRONT SIGNAGE FUTURE TO REMAIN. ACRYLIC FACE MATERIAL TO BE REPLACED WITH NEW COMPANY LOGO, IE: BEVERAGE HOUSE MARKET

- FIRE DEPARTMENT NOTES**
- A. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A PORTION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.3 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY AND DISTANCE.
 - B. FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS WITHIN SPECIFIED TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY. THE EXTINGUISHER SHALL BE MOUNTED (ELEVATED OFF THE CABINET FLOOR), THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR. EXTINGUISHER SHALL BE PLACED IN EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. PROVIDE A 2A-10BC FIRE EXTINGUISHER AT OR NEAR EACH EXIT, AND WITHIN A 75-FOOT MAXIMUM TRAVEL DISTANCE.
 - C. A FIVE-YEAR CERTIFICATION INSPECTION REPORT OF THE FIRE SPRINKLER SYSTEM, BY A LICENSED C16 FIRE PROTECTION CONTRACTOR, MUST BE PROVIDED TO THE FIRE DEPARTMENT VIA WWW.THECOMPFIANCEENGINE.COM PRIOR TO FINAL INSPECTION.
 - D. SPRINKLER SYSTEMS SHALL BE REDUCED WITH THE WWW.THECOMPFIANCEENGINE.COM PRIOR TO FINAL INSPECTION.
 - E. 3200 SERIES KNOX BOX KEY VAULT IS REQUIRED FOR THE BUILDING TO BE LOCATED BY OXNARD FIRE DEPARTMENT.
 - F. SPRINKLER BACKFLOW DEVICES SHALL BE PAINTED MACHINE GREEN AND WHEN A FIRE DEPARTMENT CONNECTION IS ATTACHED SHALL BE PAINTED RED.
 - G. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN OR UNDER COVERED KIOSKS, DISPLAYS, BOOTHS, CONCESSION STAND OR EQUIPMENT THAT EXCEED 4 FEET IN WIDTH.



Yñiguez & Associates Design Team

COMMERCIAL & RESIDENTIAL

505 South 'A' Street
Suite '202'
OXNARD, CA 93033
Cell 805 / 407-8110
E-MAIL: YNIGUEZ101@GMAIL.COM

Project Architect:

COASTAL architects

COASTAL ARCHITECTS
1567 Spinnaker Drive
Unit 204
Ventura, Ca 93001
Phone / FAX: (805) 985-7654
ATTN: Jeff Zook

Project Designed For:

COMMERCIAL

OXNARD BHL, INC.
1955 So. Patterson Road
Oxnard, CA 93033

Revisions:

REV.	NO.	DATE	DESCRIPTION OF REVISIONS
1	1	8-1-2023	SUBMITTED TO CITY OF OXNARD CORRECTIONS

Approvals:

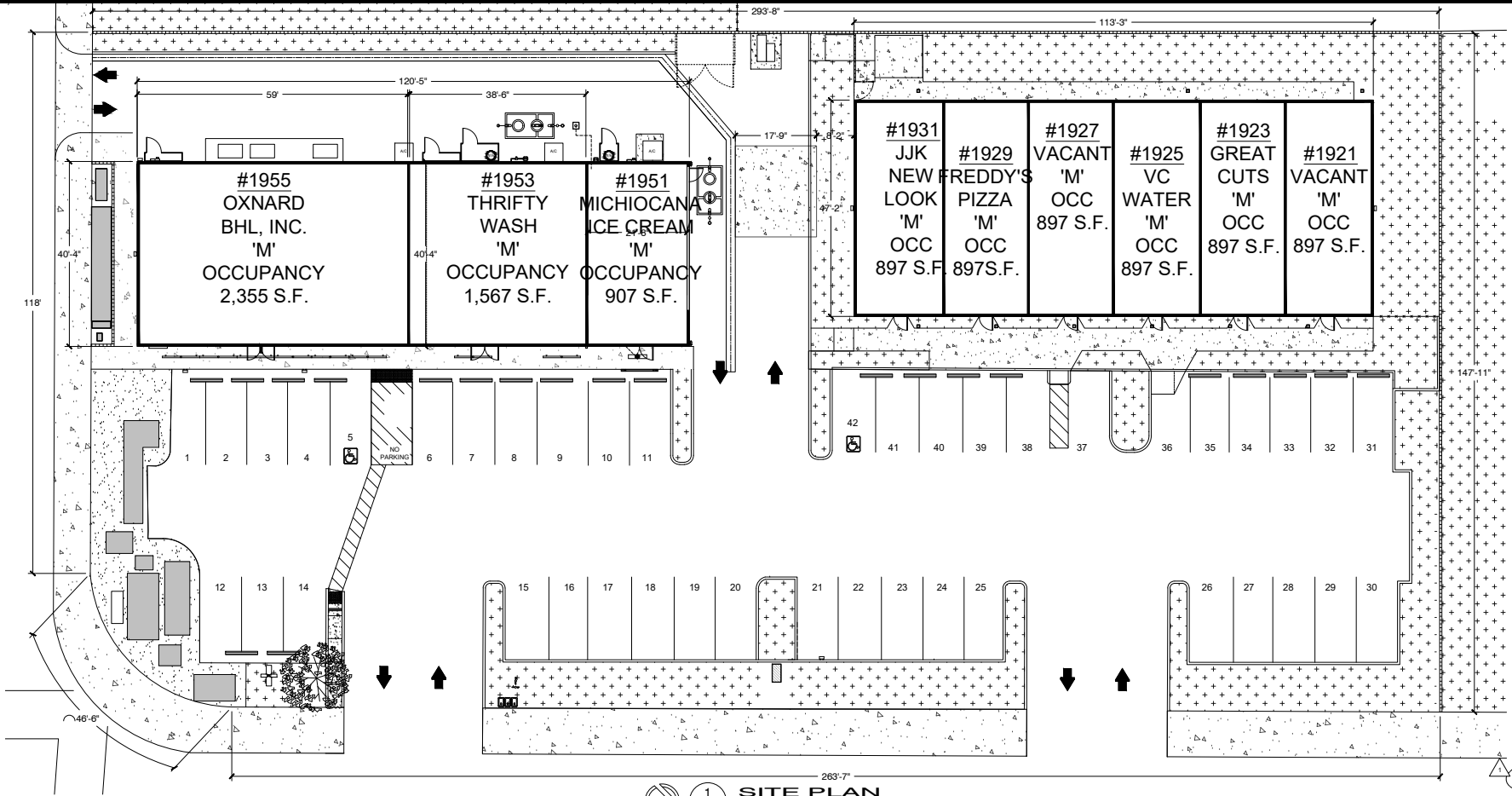
DATE	DESIGNED	CHECKED	BY
8-1-2023	Y. Yñiguez	J. Zook	J. Zook

Sheet Title:

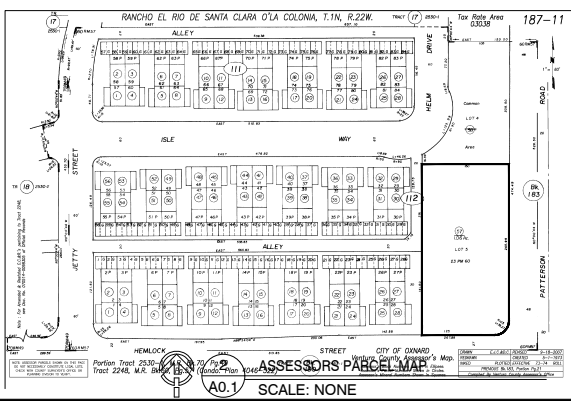
SITE PLAN

Sheet Number:

A0.0



1 SITE PLAN
A0.1 SCALE: 1.0" = 30'-0"



Yñiguez & Associates Design Team
COMMERCIAL & RESIDENTIAL

505 South 'A' Street
 Suite '202'
 OXNARD, CA 93030
 Cell 805 / 407-8110
 E-MAIL: JYNIQUEZ2101@GMAIL.COM

Project Architect:
COASTAL architects
 COASTAL ARCHITECTS
 1567 Spinnaker Drive
 Unit 204
 Ventura, Ca 93001
 Phone / FAX: (805) 985-7654
 ATTN: Jeff Zook

Project Designed For:
COMMERCIAL
OXNARD BHL, INC.
 1955 So. Patterson Road
 Oxnard, CA 93033

Revisions:

REV.	DATE	DESCRIPTION OF REVISIONS
1	8-10-2021	SUBMITTED TO CITY OF OXNARD FOR REVIEW

Approvals:

DATE	DESIGNED BY	CHECKED BY
8-10-2021	JEFF ZOOK	JEFF ZOOK

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT AND TO HAVE BEEN PREPARED BY THE ARCHITECT OR UNDER HIS CLOSE PERSONAL SUPERVISION AND TO BE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL PROFESSION.

Sheet Title:
SITE PLAN

Sheet Number:
A0.1

MINIMUM CLEARANCES AT DOORS

12" MIN. IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER

PUSH SIDE

32" CLR.

PULL SIDE

24" CLEAR AT EXTERIOR DOORS

18" CLEAR AT INTERIOR DOORS

32" CLR.

HINGE APPROACH

PULL SIDE

24"

MINIMUM REQUIRED FOR SIDE APPROACH (INTERIOR OR EXTERIOR)

32" CLR.

12" CLR.

HINGE APPROACH

PUSH SIDE

LATCH APPROACH

LATCH APPROACH

54" MIN.

*48" MIN. IF DOOR IS EQUIPPED WITH BOTH LATCH AND CLOSER.

GENERAL

1. CONTRACTOR SHALL REVIEW ALL OF THE CONTRACT DOCUMENTS, THE PROJECT SITE AND BECOME FAMILIAR WITH THE SCOPE OF WORK AND INTENT OF THE CONTRACT DOCUMENTS. IMMEDIATELY UPON DISCOVERING DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS, DURING BIDDING, OBTAIN PROPER, WRITTEN CLARIFICATION OF THE DISCREPANCY, OR UNCLEAR OR INFER FROM PRIOR TO SUBMISSION OF BOI. DURING CONSTRUCTION, DO NOT PROCEED WITH INSTALLATIONS OR APPLICATION OF CONSTRUCTION THAT MAY BE AFFECTED THEREIN, UNTIL THE DISCREPANCY OR CONFLICT IS RESOLVED.
2. IT IS REQUIRED THAT ALL CONTRACTORS AND THEIR PERSONNEL ARE PROPERLY TRAINED IN THE PROPER USE OF THE COVER SHEET, SHALL BE USED FOR CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACT DOCUMENTS CONSIST OF THE COMPLETE PLANS, SPECIFICATIONS, REPORTS, BIDDING INFORMATION AND OTHER INFORMATION PREPARED BY THE ARCHITECT, ITS CONSULTANTS OR THE CONSULTANTS HIRED BY THE OWNER. IN THE EVENT OF DISCREPANCIES OR CONFLICTS IN THE DOCUMENTS, INFORMATION IN THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE DRAWINGS, AND LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL OF THE CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THE BOI. IN ADDITION, EACH CONTRACTOR IS RESPONSIBLE TO COORDINATE THEIR OWN WORK WITH THE WORK OF OTHER TRADES.
5. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
6. ONLY APPROVED WORKING DRAWINGS, WITH THE STATEMENT "ISSUED FOR CONSTRUCTION" ON THE COVER SHEET, SHALL BE USED FOR CONSTRUCTION OF THIS PROJECT.
7. ALL DIMENSIONS ARE TO FACE OF STUD WALL OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. WALL THICKNESS SHALL BE 12" UNLESS OTHERWISE NOTED.
8. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IMMEDIATELY REPORT ANY DISCREPANCIES OR VARIATIONS TO THE OWNER'S REPRESENTATIVE.
9. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS, AS DEFINED BY CCB CHAPTER 24, SHALL BE TEMPERED GLASS.
10. CONTRACTOR SHALL VERIFY ELECTRICAL AND MECHANICAL LOADS GENERATED BY TENANT'S EQUIPMENT PRIOR TO ORDERING. ITEMS AFFECTING THE ARCHITECTURAL NATURE OF STRUCTURE OR THE PROJECT OR EXISTING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
11. FLASH AND SEAL ALL ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT CURBS IN ACCORDANCE WITH ROOFING MANUFACTURER'S SPECIFICATIONS AND CURRENT S.A.A.-C.A.A. STANDARDS.
12. PENETRATIONS OF FIRE RESISTIVE WALLS AND ROOF/Ceilings SHALL BE PROTECTED AS REQUIRED BY CCB SECTIONS 712.
13. INTERIOR "WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CCB TABLE 803.1.1" GROUP AND LOCATION DESIGNATED.
14. ALL VERTICAL EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PREVENT INTERIOR WALL SURFACES, AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
15. SUSPENDED CEILING SYSTEMS, WHERE USED, SHALL BE DESIGNED AND INSTALLED TO RESIST LATERAL FORCES AS REQUIRED BY CODE, INCLUDING ALL LIGHT FIXTURES AND MECHANICAL SYSTEM COMPONENTS.
16. ALL HOLD-DOWNS SHALL BE SET IN PLACE BY USE OF TEMPLATE, PRIOR TO FOUNDATION INSPECTION. SEE SCHEDULE FOR SIZE AND SPACING OF ANCHOR BOLTS.
17. STRUCTURAL OBSERVATIONS BY THE STRUCTURAL ENGINEER SHALL BE PERFORMED AS REQUIRED BY THE BUILDING AUTHORITY.
18. ALL FIRE RESISTIVE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CCB CHAPTER 7 AND BE CONSTRUCTED OF LISTED WALL, CEILING OR FLOOR ASSEMBLIES PER TABLE 720.1(2) AND ADDITIONAL APPROVED ASSEMBLIES LISTED BY THE Gypsum ASSOCIATION DESIGN MANUAL, CURRENT EDITION.
19. ALL PENETRATIONS OF FIRE RESISTIVE WALL AND/OR CEILING ASSEMBLIES SHALL BE MADE IN ACCORDANCE WITH CCB CHAPTER 7, INCLUDING INCLUDING OF SIZE, TYPE AND INDIVIDUAL FIRE RATING OF THE PENETRATING ITEM OR ASSEMBLY. ADDITIONAL THROUGH WALL AND MEMBRANE PENETRATIONS SHALL BE PROVIDED WITH "T" OR "T" FIRE BARRIER AS SPECIFICALLY APPROPRIATE IN CCB CHAPTER 709.6, 709.7 AND 714 FOR THE METHOD OF PENETRATION BEING USED.
20. SPECIAL INSPECTION: IN ACCORDANCE WITH CCB CHAPTER 17.15 IS REQUIRED FOR TYPES OF CONSTRUCTION NOTED BELOW:
 - ☐ GREATER THAN 2500 PSI CONCRETE STRENGTH
 - ☐ SOIL COMPANIES PRIOR TO FOUNDATION INSPECTION
 - ☐ MASONRY CONSTRUCTION
 - ☐ REINFORCED CONCRETE OR STEEL-REINFORCED CONCRETE
 - ☐ CARBON OR PILING FOUNDATION
 - ☐ SHOTCRETE OR GUNNITE CONSTRUCTION
 - ☐ POST-TENSIONED CONCRETE
 - ☐ SPECIAL CONSTRUCTION
 - ☐ NO SPECIAL INSPECTION REQUIRED



SAFETY

1. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
2. HAZARDOUS MATERIALS SHALL NOT BE STORED IN THE BUILDING, NOR USED IN CONSTRUCTION IN QUANTITIES EXCEEDING THOSE SPECIFIED IN CCB 307.1(1), OR APPROVED BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
3. PROVIDE SAFETY GLAZING IN ACCORDANCE WITH CCB SECTION 2406.



-

A6.0

NOTICE OF EXEMPTION

Project Description: Beverage House Market; Planning and Zoning Permit No. 23-510-02 (Special Use Permit - Alcohol): A request to allow for the change from an Alcohol Beverage Control (ABC) License Type 20¹ to an ABC License Type 21 - Off-Sale General² to allow the sales of beer, wine, and distilled spirits for consumption off the premises. The 2,580-square-foot existing convenience store is located at 1955 South Patterson Avenue in the Neighborhood Shopping Center (C-1-PD) Zone. The standard hours of alcohol sales are from 7:00 A.M. to 11:00 P.M. The facility proposes to operate Sunday through Thursday from 7:00 A.M. to 11:00 P.M. and 7:00 A.M. to 12:00 A.M. on Fridays & Saturdays. Filed by Steve Rawling on behalf of Beverage House Market, Business Owner, 26023 Jefferson Avenue, Suite D, Murrieta, CA 92562.

Finding:

The Planning Commission of the City of Oxnard has reviewed the above-proposed project and found it exempt from the California Environmental Quality Act (CEQA) provisions.

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

Supporting Reasons: In accordance with Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to sell beer, wine, and distilled spirits for off-site consumption at a 2,580-square-foot convenience store within an existing 4,800-square-foot multi-tenant commercial building and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and they hereby authorize and direct the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)

¹ ABC License Type 20 (Off-Sale Beer & Wine) Definition: (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

² ABC License Type 21 (Off-Sale General) Definition: (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

Joe Pearson II, Planning and Environmental
Services Manager



Police Department

Jason Benites, Chief of Police

October 30, 2023

To: Joe Pearson II, Planning Division Manager

From: Edgar Fernandez, Patrol Support Division Commander
Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist

Subject: Beverage House Market, 1955 Patterson Rd.
PZ 23-510-02, Alcohol SUP Review (ABC Type 21)

Site Information:

The applicant's business location has operated as a convenience store with a Type 20 ABC License (beer & wine) from 1988 until July 2023. The business has not been open since July 2023. The business is located within a small retail shopping center at the corner of Patterson Road and Hemlock Street.

The applicant business site is located within the Via Marina Neighborhood. East of the business is the Marina West Neighborhood, and south is the Bolker Park Neighborhood in the City of Port Hueneme.

The applicant is pursuing an Alcohol Beverage Control (ABC) Type 21¹ License to sell beer, wine and spirits as a convenience store from 7 A.M. to 12 A.M.

Concentration, Crime and Policing Services

Concentration of retail alcohol outlets and crime can have a significant impact on public safety and the delivery of police services. The State of California² and the City of Oxnard³ have established standards to weigh concentration factors, and, when appropriate, mitigations to address those factors. The below charts identify nearby retail alcohol establishments.

¹ *Type 21 Off Sale Beer, Wine and Spirits – Issued to retail stores. Authorizes the sale of beer, wine and spirits for consumption off the premises where sold. Minors are allowed on the premises.*

² *Concentration Standards for the State of California: §23958.4 Business and Professions Code*

³ *Concentration Standards for the City of Oxnard: Council Resolution 11,896*

Alcohol outlets located within 350 Feet

**Alcohol hours reflect period the business is permitted to serve alcohol under State law or by established City conditions.*

None.

Alcohol outlets located between 350 Feet and 1000 Feet

None.

City Council Resolution 11,896 establishes that there is undue concentration if there exists an alcohol establishment of a similar type within 350 feet of the applicant site. As noted on the chart above, there are no alcohol licenses within 350 feet of the applicant site. This establishes that there is not an undue concentration under City standards.

State standards for undue concentration are established under Business and Professions Code Section 23958.4.

(a) *For purposes of Section 23958, “undue concentration” means the case in which the applicant premises for an original or premises-to-premises transfer of any retail license are located in an area where any of the following conditions exist:*

- 1) The applicant premises are located in a crime reporting district⁴ that has a 20 percent greater number of reported crimes, as defined in subdivision c, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.*
- 2) As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises is located.*
- 3) As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.*

In the case of the applicant site, the annular crime rate is below the annular citywide rate. This also shows the site as having a crime rate below the standard established in 23958.4(1) B&P.

Currently there are no off-sale licenses within the applicant’s census tract. According to the ABC, three off-sale licenses are permitted within this census tract.

Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4

Crime Statistics Review:

For comparison purposes the Police Department calculates the average number of Part I⁵ and II⁶ crimes that occurred during a selected 12-month period. In the case of this

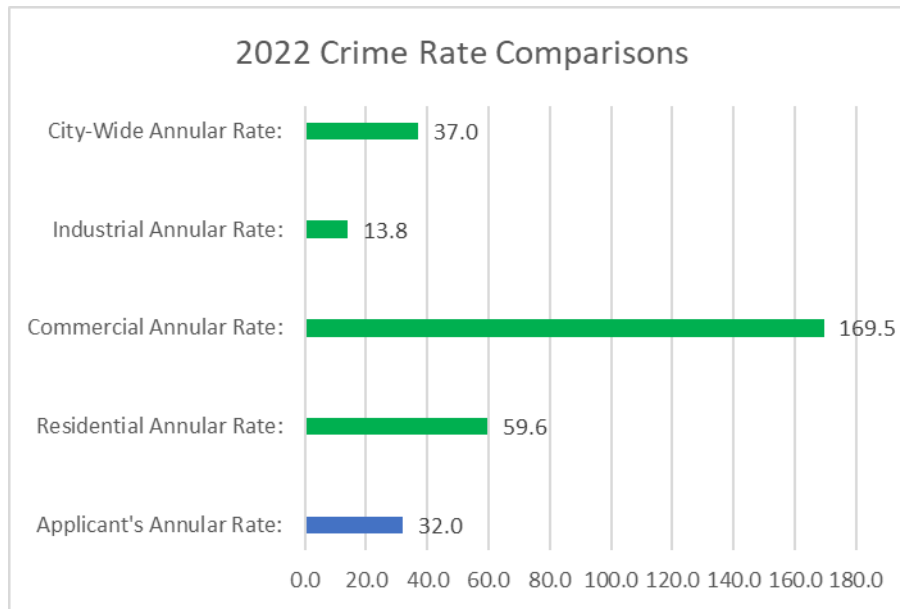
⁴ *Oxnard P.D. does not collect crime data based on reporting districts. For the purposes of concentration of alcohol establishments, the crime stats are compared by 1000-foot annular areas.*

⁵ *Part I crimes include: murder, rape, robbery, theft, burglary, auto theft, assault, and arson.*

⁶ *Part II crime include: other assaults, forgery & counterfeiting, fraud, embezzlement, stolen property, vandalism, weapons, prostitution & commercialized vice, sex offenses, drug abuse violations, gambling,*

report, all calculations are based on statistics from 2022. The average city-wide, annular average of Part I and II crimes is 37.0.

The average number of Part I and II crimes in the applicant's 1000 feet annular area is 32. This is significantly below of the average for commercial properties citywide and can be best illustrated in the graph below:



Police Department Input:

The current outdoor lighting at the site is unsafe. There are two roof mounted flood lights mounted on the roof of the convenience store. These are overpoweringly bright and blinding and are potentially a traffic hazard. Otherwise, there is no parking lot lighting. Outdoor lighting should be modified to create even and consistent illumination around the building which meets current City standards.

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem and has not required any specific attention. Homeless loitering has been noted as an occasional issue under the previous operator.

Community Input

Businesses:

Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol. The results were mixed.

offenses against family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses not specifically identified as Part I or Part II, except traffic violations.

Some of those interviewed had significant concerns regarding homeless loitering. It was their observation that the previous operator of the convenience store did not restrict “single container sales” and failed to dissuade loitering around the shopping center. A chronic problem faced by neighboring businesses was homeless persons loitering in front of businesses and drinking. This generated complaints from customers that they were afraid to continue to visit the center to do business. These concerns followed by the observation that homeless loitering has diminished since the convenience store’s closure.

Contrariwise, there were business operators who have observed a decline in business since the closure of the convenience store because of the customer draw it had created when open.

All the business operators who were contacted complained about the poor lighting at the shopping center.

Area Residents:

During the Community Workshop on October 17th, 2023 area residents shared concerns about late night deliveries and overly large signage.

The Neighborhood Chairperson was contacted and conveyed that the neighborhood had concerns about the homeless loitering at the center. He indicated that he will inform others on his Neighborhood Council of the project and urge interested parties to share any concerns with staff and the Planning Commission at the hearing.

Conclusion

The applicant’s business site has operated as a neighborhood convenience store selling beer and wine for off-sale consumption for over thirty-five years without creating a significant adverse impact on area crime. The applicant is requesting to expand the convenience store’s alcohol sales to include distilled spirits. This type of ABC License upgrade is not uncommon and historically does not pose an adverse impact on neighborhood issues, crime, or deployment of police resources.

Concentration, Public Convenience and Necessity

As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the State of California or the City of Oxnard. The crime rate established for the area around the business is not seen as a significant factor relating to the issuance of this permit. A finding of public convenience can be made for this proposal as there are no other off-sale retail alcohol outlets in the immediate area.

Area residents and business operators shared concerns that the previous operator of the convenience store attracted homeless to the site due to their lax practices. There was also a general concern about uneven and poor lighting at the shopping center.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. The operating conditions will include best practices including restrictions of “single container sales”, managing loitering issues and upgrading outdoor lighting. Under the recommended operating conditions, it is believed that the sales of alcoholic beverages for off-site consumption will have little, if any adverse impact on the community or policing services.

Police Operating Conditions Off Sale - Convenience Store

RBS Training

- 1) Permittee and all sellers or servers shall complete an approved course in Responsible Beverage Sales and Service (RBSS) (available through the ABC website for the LEAD Program at www.abc.ca.gov/education/lead-training) within sixty (60) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department.
- 2) Each permittee shall maintain a record of their employees who have successfully completed the required Responsible Beverage Service Training and make that record available to any representative of the Oxnard Police Department upon demand.

Hours

- 3) Alcohol sales shall be limited to 7 a.m. to 12 a.m. (midnight).

Alcohol Control

- 4) All distilled spirits, not including cocktails and pre-mixed coolers, shall be displayed behind the cashier's counter and shall not be accessible by customers.
- 5) Single sales of alcoholic beverages shall be restricted as listed below:
 - a) Other than specialty beers and microbrews, beer, malt beverages and wine coolers in containers of 64oz in volume or less cannot be sold by single containers but must be sold in manufacturer pre-packaged multi-unit quantities. The sale of mass-produced, low priced beer or malt liquor in single servings is prohibited (PD)

b) No wine shall be sold with an alcoholic content of greater than 15% by volume except for “Dinner Wines” which have been aged two years or more and maintained in corked bottles (Port, Sherry, Saki, Marsala, Madeira, Muscat and Vermouth are permitted). (PD)

6) No temporary or permanent open displays of alcoholic beverages are permitted near customer entry/exit points. This includes stacked boxes, beer can “mountains” or cases containing alcohol beverages, portable coolers, promotional displays or any other alcohol displays where there is a clear, easy or unobstructed path to any entry or exit.

7) Employees involved in the sale of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report for work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances.

License/Permit

8) The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee. (PD)

9) Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

10) The permittee shall participate, when requested and reasonable, in programs and efforts of the Oxnard Police Department to inform and educate the patrons of alcohol establishments on the dangers of driving under the influence of alcohol or drugs. (PD)

11) A copy of these conditions must be maintained on the premises and made available upon the demand of any representative of the Oxnard Police Department at all times. (PL/PD)

Operations

12) The Police Chief or designee may immediately suspend operation of the use(s) approved by this permit pending a hearing on the suspension or revocation of this permit if the Chief determines that there have been significant violations of the conditions associated with the use(s) and/or Alcoholic Beverage Control (ABC) license and/or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions responded to that is associated with the operation of this use for which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing regarding the revocation of the permit by the Community Development Director to be held no more than 30 days after the suspension begins.

Additionally, violations of this permit which can lead to permit suspension can include, but not limited to:

- a) Failure to provide required operational documentation within 30-days when requested by mail or email. This would include, but not limited to, copies of security guard credentials, and proof of server's completion of RBS Training.
- b) Repeated violations of a specific condition within this document or successor documents or permits.
- c) Evidence of service of alcoholic beverages to minors.
- d) Repeated failure to maintain a staff of servers trained in approved Responsible Beverage Service. (PD)
- e) Sales to habitual drunkards per section 25602(a) Business and Professions Code.

13) Permittee shall provide the Oxnard Police Department an email address for a responsible party for the business. This may be the owner, manager or other party who can respond to inquiries for the business. Permittee shall submit an email address to: specialprojects@oxnardpd.org. In the submission, identify the business name, the contact person's name and their role in the business.

Security

14) A Security Plan shall be submitted and approved prior to the issuance of building permits. The plan shall include:

- a. The Security Plan Sheet that identifies the location of each security camera, camera recording and support equipment.
- b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).

15) Prior to commencing the sale of alcohol permitted by this permit, permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall be operated 24-hours a day to monitor, at a minimum, the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:

- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
- b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.

- c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
- d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
- f. Recorded images shall bear a date and time stamp that cannot be altered.
- g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
- i. A monitor near the customer entrance shall be mounted from the ceiling. The bottom edge of the monitor shall be 7-feet above the floor. Its placement shall provide customer's images upon entry into the business.
- j. A monitor shall be placed at the cashier's station to allow staff to passively monitor activity at the site via the camera system.
- k. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)
- l. Cameras and linked monitors shall be placed in areas where unsecured alcoholic beverages are displayed (PD)

16) Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

Crime Prevention Best Practices

17) Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)

18) Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)

20) Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)

21) Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically \$50-200). (PD)

22) Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)

23) The permittee shall establish and maintain a cash handling system that reduces the likelihood of robberies and theft. The system shall include the following components and practices:

a) A drop safe having a programmable access control system. The access control system shall have the capability to restrict access times and record the individual passcode used at each opening of the safe.

b) Established cash drawer maximums requiring staff to transfer larger bills into the drop safe.

c) Cash drawer preparation and end-of-shift counts shall occur in a secure room away from customer access or view.

24) Sales displays shall be no taller than 48-inches except those displays around the interior perimeter of the store. Displays, banners, signs and other materials shall not interfere with clear sightlines in and out of windows or obscure the view of the sales area from the cashier's station.

XX) All spirits shall be displayed for sale shall be at the rear of the cashier's area and not immediately accessible to customers. "Spirits" as used in this condition does not include mixed alcoholic beverages.

25) Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)

26) The permittee shall install height gauges at all exit doors. (PD)

Site Design & Management

XX) The cashier's area shall be elevated above the floor of the sales area. This is to provide employees an improved view of the sales area. The cashier's area shall be 5-feet wide and the incline to meet ADA requirements.

XX) A condition of approval requires compliance with the Outdoor Lighting Code & Guideline

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

XX) Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.

XX) All exterior lighting shall operate from dusk to dawn.

XX) LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

XX) Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lenses shall be flat and parallel to the ground/floor. Wallpacks

and other luminaires that throw light laterally are not allowed unless specifically approved by the Police Department and Planning Division.

XX) Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.

XX) Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

XX) Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within forty-eight (48) hours of being applied. (PL/PD)

30) Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)

31) There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)

32) Windows shall remain clear of signage, posters, advertisements, or any other item that interferes with clear sightlines into the business. No display or other object near, on or adjacent to the windows shall appear in the area between 48 and 78-inches above the floor.

33) The permittee shall post prominent, permanent signs indicating that loitering, open containers, and/or the consumption of alcoholic beverages is prohibited. These signs shall be posted in the parking lot and other adjacent areas under Permittee's reasonable control, including exterior common walkways and corridors. (PD)

34) There shall be no amusement machines or video devices maintained on the premises at any time. (PD)

35) Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be sold alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

36) There shall be self-service displays of any type of tobacco or vaping product including, but not limited to cigarettes, cigars and smokeless tobacco. (PD)

37) The permittee's internet presence shall be consistent with these conditions. Any site or internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that conflict with the provisions set forth in this permit and/or the ABC license. (PD)

SPECIAL POLICE CONDITIONS

XX) Deliveries shall be made during daylight hours only.

XX) Employees shall monitor outdoor cameras to ensure that persons are not loitering around the shopping center. The permittee shall establish a best practices protocol for how employees should handle loitering issues.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11.896

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF OXNARD ADOPTING STANDARDS FOR
DETERMINING APPLICATIONS FOR SPECIAL USE
PERMITS TO SELL ALCOHOLIC BEVERAGES

WHEREAS, any person wishing to sell alcoholic beverages in the State of California must obtain a license to do so from the Department of Alcoholic Beverage Control; and

WHEREAS, Business and Professions Code Section 23790 provides that the Department of Alcoholic Beverage Control shall not issue a retail license "for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city"; and

WHEREAS, the City of Oxnard has enacted zoning ordinances restricting the sale of alcoholic beverages to certain zones and requiring that a person wishing to sell alcoholic beverages in such zones first obtain a special use permit; and

WHEREAS, section 34-147 of the Oxnard City Code provides in part:

"Before a special use permit may be granted, the applicant must show and the planning commission must find that the proposed use is in conformance with the general plan and other adopted standards and that the following conditions are met:

"(a) The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted where the commission finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare."

WHEREAS, based on the experience of the Police Department that there is a relationship between crime and the consumption of alcohol and that establishments selling alcohol are incompatible with certain adjacent uses, the City Council wishes to adopt standards for determining when granting applications for special use permits to sell alcoholic beverages would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety and general welfare; and

WHEREAS, this resolution applies only to the determination required by subsection (a) of section 34-147 of the City Code, and does not dispense with the requirement that in order to grant a special use permit to sell alcoholic beverages the application must satisfy the remainder of section 34-147; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a negative declaration for the adoption of this resolution ("the project"), and the City Council has considered the proposed negative declaration, together with any comments received during the public review process, finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and approves the negative declaration.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. City Council Resolution No. 8597 is repealed.

2. The Planning and Environmental Services Division of the Development Services Department shall refer to the Police Department applications for special use permits to sell alcoholic beverages at retail. The Police Department shall prepare and submit to the secretary of the Planning Commission, at least ten calendar days before the date set for hearing on the special use permit, a written report on the following matters:

(a) The name and address and a description of the type of all establishments selling alcoholic beverages within 1,000 feet of the location for which the special use permit is applied. As used in this resolution, "the type" refers to the nature of the business (e.g., grocery store, liquor store, bar or restaurant), not to the type of State Alcoholic Beverage Control license issued to or sought for the business.

(b) The annual number of incidents involving police responses within 1,000 feet of the location for which the special use permit is applied and how this number compares to the City average of police responses.

(c) The likelihood that granting the application will create or significantly aggravate police problems at or near the subject location.

(d) A list of conditions recommended for inclusion in the special use permit to minimize police problems if the application is granted. One such condition shall be that the applicant provide Responsible Beverage Sales and Service (RBSS) training to all operators and employees of the establishment within 30 days of their employment. The applicant may apply to the Police Department for a waiver of RBSS training for temporary or short-term employees.

3. The Planning Commission shall consider the report, as well as any other relevant evidence, in determining whether, under subsection (a) of section 34-147 of the City Code, granting an application for a special use permit to sell alcoholic beverages at retail would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the

public health, safety or general welfare. Before making such determination, the Planning Commission shall make the following findings, as well as any other relevant findings:

(a) The proposed use is not likely to create or significantly aggravate police problems within 1000 feet of the location for which the special use permit is applied; and

(b) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

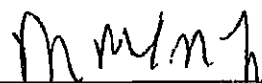
4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

PASSED AND ADOPTED this 6th day of February, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza, Holden and Lopez.

NOES: None.

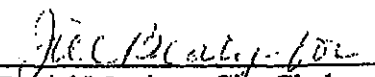
ABSENT: None.



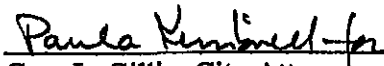
Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



Daniel Martinez, City Clerk



Gary L. Gillig, City Attorney



Tellez, Alejandro <alejandro.tellez@oxnard.org>

beverage house - Project # 23-510-02

1 message

Robert Garlough III <rgarloughiii@arcxis.com>
To: "Alex.Tellez@oxnard.org" <Alex.Tellez@oxnard.org>

Thu, Nov 30, 2023 at 12:05 PM

Hi Mr. Tellez,

I am just emailing in my support for Beverage House Market. The store will be a good addition to the neighborhood and I support them selling alcohol.

Sincerely,

Robert Garlough

ROBERT GARLOUGH**Field Inspector II**

o: (760) 473-0914
rgarlough@arcxis.com
[16880 W Bernardo Drive, Suite 120, San Diego, CA 92127](#)

[arcxis.com](#) | [vCard](#) | [map](#)**Disclaimer**

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Tellez, Alejandro <alejandro.tellez@oxnard.org>

Beverage House Market Project # 23-510-02

1 message

David Gladstone <dcglad1@earthlink.net>

Tue, Nov 28, 2023 at 3:41 PM

To: sr@rawlingspm.com

Cc: Alex.Tellez@oxnard.org

Looking forward to a new retailer to service this part of town, including with a selection of alcohol sales.

Respectfully,

David Gladstone**MICHAEL DAVID & CO.**

300 Esplanade Dr., Suite 950

Oxnard, CA 93036

805.981.3959

805.338.2328 (Cell)

dcglad1@earthlink.net

BRE #00833322

This document [term sheet, e-mail, letter of intent, lease proposal, memorandum of understanding, etc.] is non-binding and is intended solely as a summary of the terms that are currently proposed by the parties. The parties acknowledge that they neither intend to enter, nor have entered, into any agreements to negotiate a definitive agreement pursuant to this document, and either party may at any time prior to execution of such definitive agreement, propose different terms from those summarized here or unilaterally terminate all negotiations without any liability whatsoever to the other party. Each party is and will be solely liable for all of its own fees, costs, and other expenses in conjunction with negotiation and preparation of a final agreement pursuant to this document. Please be advised that the Landlord may simultaneously negotiate with other parties for the subject premises and is not exclusively negotiating with the proposed tenant party.



Tellez, Alejandro <alejandro.tellez@oxnard.org>

beverage house - Project # 23-510-02

1 message

Lisa Gonzales <lisa978110@aol.com>

Thu, Nov 30, 2023 at 12:01 PM

To: "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>

Hi Mr. Tellez,

I am just emailing in my support for Beverage House Market. The store will be a good addition to the neighborhood and I support them selling alcohol.

Sincerely,

Lisa Gonzales



Tellez, Alejandro <alejandro.tellez@oxnard.org>

beverage house - Project # 23-510-02

Lisa <lisa.garlough79@gmail.com>
To: Alex.Tellez@oxnard.org

Thu, Nov 30, 2023 at 12:04 PM

Hi Mr. Tellez,

I am just emailing in my support for Beverage House Market. The store will be a good addition to the neighborhood and I support them selling alcohol.

Sincerely,

Lisa Garlough



Tellez, Alejandro <alejandro.tellez@oxnard.org>

Question for the meeting

2 messages

michael akseven <makseven@yahoo.com>
To: "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>

Mon, Oct 16, 2023 at 3:47 PM

What is the applicant's plan for security? Vandalism, loitering, unhoused people encampments, fights drug use have been the past activities at that site when 7-11 was operating? Will they hire a security guard on site, if so what hours, if not why not?

Sent from Yahoo Mail for iPhone

Tellez, Alex <alex.tellez@oxnard.org>
To: michael akseven <makseven@yahoo.com>

Mon, Oct 16, 2023 at 5:45 PM

Hello Michael,

Thank you for reaching out again.

This is the operations & security plan that the applicant will present tonight at the Community Workshop.

Please add your comment on the form that I send you already if you haven't already done so.

Here is the link again: <https://forms.gle/odtRJMGt1E4U5pnZ8>

See you at the meeting at 6 PM!

[Quoted text hidden]

--

Alex Tellez | Assistant Planner
Community Development Department
(805) 385-3923
[214 S C Street | Oxnard, CA 93030](#)
alex.tellez@oxnard.org
www.oxnard.org

Ops&TrainingInfo10.12.23BevHouseMrktOxnard.pdf
3841K



Tellez, Alejandro <alejandro.tellez@oxnard.org>

Item 1 Project Name: Beverage House Market on Public Notice Community Workshop for Monday, October 16, 2023

1 message

Ralf Moll <ralf@ralfmoll.com>

Sun, Oct 15, 2023 at 8:33 AM

To: "planning@oxnard.com" <planning@oxnard.com>, "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>

Cc: Laura Stevens <laura.stevens@managementtrust.com>, Ron Mier <norreim@yahoo.com>, john jauregui <jj66lolo@gmail.com>, Michael Felio <feliojm@gmail.com>, Grant Norton <gjaynorton@gmail.com>

To the Alex and the Planning Department:

Regarding the application for a liquor store at the corner of Patterson Road and Hemlock Street, AKA 1955 Patterson Avenue34, (APN-187-0-11-5756). I would like to voice my objection to the application of locating a liquor store in that location.

This location was formerly a 7/11 store for many years and created a nuisance for the residents living nearby as many "customers" would mill around the store, the parking lot, and often wander behind the store, which is a walkway for homes in the Marina Pacifica Condominium complex. Police were called to remove vagrants from the Marina Pacifica property and as the signs posted were ignored.

I believe the store sold beer and wine but not other alcohol products. To allow a liquor store to open in this location with the intention of selling mainly alcoholic beverages, does not serve the needs of our neighborhood. The applicant should find a commercial location that will not directly and negatively impact the neighborhood it is to be located in. A liquor store at this location will not benefit our community.

The previous tenant created problems for the area as vagrants would linger and with offsite consumption of alcohol. An alcohol distribution center, which is what the liquor store will be, will create an even greater problem for our neighborhood and specifically the residents located behind the block wall fence and alley entrance of this location. This will likely require additional police attention and monitoring and wasteful spending taxpayer money.

Please deny the application for this liquor store as it is incompatible with our residential neighborhood.

Sincerely,

Ralf D Moll
President
Marina Pacifica Homeowners Association



Tellez, Alejandro <alejandro.tellez@oxnard.org>

Re: [Ask Planning Action] Item 1 Project Name: Beverage House Market in Public Notice community Workshop for Monday October 16, 2023

1 message

Solis, Rogelio <rogelio.solis@oxnard.org>
To: Cheryl Knight <cheryllknight@gmail.com>
Cc: Alejandro Tellez <alex.tellez@oxnard.org>

Mon, Oct 16, 2023 at 3:09 PM

Hello Cheryl,

Your email has been received and has been forwarded to the appropriate staff. If you wish to provide additional comments or participate during our Community Workshop Meeting on October 16, 2023, please fill out the Public comments form here: <https://forms.gle/odtRJMGt1E4U5pnZ8>

Once the form has been filled out, you will receive a link from a member of our staff the day of the meeting. Thank you.

Best,

Roy Solis | Assistant Planner

Community Development Department, Planning Division

214 S C Street | Oxnard, CA 93030

O: 805.385.7850

www.oxnard.org

The Community Development service counter has reopened to the public from 8:00 a.m. to 12:00 p.m., Monday through Thursday and 9:00 a.m. through 12:00 p.m. on alternating Fridays.

On Mon, Oct 16, 2023 at 2:50 PM Cheryl Knight <cheryllknight@gmail.com> wrote:

To planning department

Please do not let them put a liquor store into this residential neighborhood. This would make the area less safe and desireable to live.



Tellez, Alejandro <alejandro.tellez@oxnard.org>

Item 1 Project Name: Beverage House Market on Public Notice Community Workshop for Monday, October 16, 2023

6 messages

Ralf Moll <ralf@ralfmoll.com>

Sat, Oct 14, 2023 at 3:59 PM

To: "Planning@oxnard.org" <Planning@oxnard.org>, "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>

Cc: Laura Stevens <laura.stevens@managementtrust.com>, Grant Norton <gjaynorton@gmail.com>, john jauregui <jj66lolo@gmail.com>, Ron Mier <norreim@yahoo.com>, Michael Felio <feliojm@gmail.com>

To the Alex and the Planning Department:

Regarding the application for a liquor store at the corner of Patterson Road and Hemlock Street, AKA 1955 Patterson Avenue34, (APN-187-0-11-5756). I would like to voice my objection to the application of locating a liquor store in that location.

This location was formerly a 7/11 store for many years and created a nuisance for the residents living nearby as many "customers" would mill around the store, the parking lot, and often wander behind the store, which is a walkway for homes in the Marina Pacifica Condominium complex. Police were called to remove vagrants from the Marina Pacifica property and as the signs posted were ignored.

I believe the store sold beer and wine but not other alcohol products. To allow a liquor store to open in this location with the intention of selling mainly alcoholic beverages, does not serve the needs of the neighborhood. The applicant should find a commercial location that will not directly and negatively impact the neighborhood it is to be located in. A liquor store at this location will not benefit this community.

The previous tenant created problems for the area as vagrants would linger and with offsite consumption of alcohol. An alcohol distribution center, which is what the liquor store will be, will create an even greater problem for this neighborhood and specifically the residents located behind the block wall fence and alley entrance of this location. This will likely require additional police attention and monitoring and wasteful spending taxpayer money.

Please deny the application for this liquor store as it is incompatible with this residential neighborhood.

Sincerely,

Ralf D Moll
Ralf Moll Real Estate

john jauregui <jj66lolo@gmail.com>

Sun, Oct 15, 2023 at 7:49 AM

To: Ralf Moll <ralf@ralfmoll.com>

Cc: Grant Norton <gjaynorton@gmail.com>, Laura Stevens <laura.stevens@managementtrust.com>, Michael Felio <feliojm@gmail.com>, "Planning@oxnard.org" <Planning@oxnard.org>, Ron Mier <norreim@yahoo.com>, "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>

Very well said Ralph

[Quoted text hidden]

Ron Mier <norreim@yahoo.com>

Sun, Oct 15, 2023 at 7:53 AM

To: john jauregui <jj66lolo@gmail.com>, Ralf Moll <ralf@ralfmoll.com>
Cc: Grant Norton <gjaynorton@gmail.com>, Laura Stevens <laura.stevens@managementtrust.com>, Michael Felio <feliomj@gmail.com>, "Planning@oxnard.org" <Planning@oxnard.org>, "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>, Athena Chavez <athena.chavez@managementtrust.com>

Ralf, I agree with John. You specifically addressed critical concerns of the realistic negative impacts to the whole area. Thank you for taking the time to submit these valid concerns, Ron

Sent from Yahoo Mail for iPhone

[Quoted text hidden]

Solis, Rogelio <rogelio.solis@oxnard.org>

Mon, Oct 16, 2023 at 9:14 AM

To: Ralf Moll <ralf@ralfmoll.com>
Cc: "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>, Laura Stevens <laura.stevens@managementtrust.com>, Grant Norton <gjaynorton@gmail.com>, john jauregui <jj66lolo@gmail.com>, Ron Mier <norreim@yahoo.com>, Michael Felio <feliomj@gmail.com>

Hello Ralf,

Your email has been received and has been forwarded to the appropriate staff. If you wish to provide additional comments or participate during our Community Workshop Meeting on October 16, 2023, please fill out the Public comments form here: <https://forms.gle/odtRJMGt1E4U5pnZ8>

Once the form has been filled out, you will receive a link from a member of our staff prior to the meeting's start time. Thank you.

Best,

Roy Solis | Assistant Planner

Community Development Department, Planning Division

214 S C Street | Oxnard, CA 93030

O: 805.385.7850

www.oxnard.org

The Community Development service counter has reopened to the public from 8:00 a.m. to 12:00 p.m., Monday through Thursday and 9:00 a.m. through 12:00 p.m. on alternating Fridays.

On Sat, Oct 14, 2023 at 3:59 PM Ralf Moll <ralf@ralfmoll.com> wrote:

[Quoted text hidden]

Laura Stevens <laura.stevens@managementtrust.com>

Mon, Oct 16, 2023 at 11:46 AM

To: Ralf Moll <ralf@ralfmoll.com>, "Planning@oxnard.org" <Planning@oxnard.org>, "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>
Cc: Grant Norton <gjaynorton@gmail.com>, john jauregui <jj66lolo@gmail.com>, Ron Mier <norreim@yahoo.com>, Michael Felio <feliomj@gmail.com>

Good Morning,

Just to add to the email below, there are several liquor stores in the area, that already serve the needs of the neighborhoods.

There are also associated costs to the nearby neighborhoods that accompany alcohol consumption, including but not limited to, security concerns, discarded bottles and broken glass at the nearby residential homes.

Studies have also shown that with readily available nearby alcohol stores, there is an increase in violent assaults, purchase of alcohol by minors, and DUIs.

Best Regards,

Laura Stevens, CCAM® | Community Association Manager

The Management Trust

2064 Eastman Avenue #107 • Ventura, California 93003

P: (805) 984-0355 x1617

HOW DID WE DO?

My goal as an employee-owner is to create a wonderful customer experience. Please let me know how I am doing by taking this brief [survey](#).

*If I exceeded your expectations, or you have other feedback about your experience, please let my supervisor **Laurel Sylvanus** know at (805) 496-5514 x1602 or by email at laurel.sylvanus@managementtrust.com*

[Quoted text hidden]

Ron Mier <norreim@yahoo.com>

Mon, Oct 16, 2023 at 12:05 PM

Reply-To: Ron Mier <norreim@yahoo.com>

To: Ralf Moll <ralf@ralfmoll.com>, "Planning@oxnard.org" <planning@oxnard.org>, "alex.tellez@oxnard.org"

<alex.tellez@oxnard.org>, Laura Stevens <laura.stevens@managementtrust.com>

Cc: Grant Norton <gjaynorton@gmail.com>, John Jauregui <jj66lolo@gmail.com>, Michael Felio <feliojm@gmail.com>

Laura, **well said! This is good supplemental information based on "factual, real-life scenarios"** This proposed business would ALSO absolutely attract our local gang members and their marking-their-territory graffiti!

It would definitely be interesting to determine from the Oxnard P.D. Crime Suppression Unit if they had hard facts that could substantiate statistical data supporting the high potential for crimes occurring at liquor store locations.

[Quoted text hidden]



Tellez, Alejandro <alejandro.tellez@oxnard.org>

Beverage House Market- Project #23-510-02

1 message

Reyna Velasquez <tomasettiboyz@yahoo.com>

Tue, Nov 28, 2023 at 4:26 PM

To: "Alex.Tellez@oxnard.org" <alex.tellez@oxnard.org>

The store will be a good addition to the neighborhood and I'm in support of the business selling alcohol.

Thank you.



Tellez, Alejandro <alejandro.tellez@oxnard.org>

Item 1 Project Name: Beverage House Market on Public Notice Community Workshop for Monday, October 16, 2023

1 message

Ralf Moll <ralf@ralfmoll.com>

Mon, Oct 16, 2023 at 2:35 PM

To: "Planning@oxnard.org" <Planning@oxnard.org>

Cc: "alex.tellez@oxnard.org" <alex.tellez@oxnard.org>

There are multiple published studies that do show that liquor stores create problems in neighborhoods. Not sure why a City would even approve these types of stores in small neighborhoods/commercial locations. This is not a large shopping center.

Journal of Studies on Alcohol and Drugs, (formerly called *Journal of Studies on Alcohol*), Vol. 68, No. 1, Jan. 2007, pp. 48-55.

Pacific Institute for Research and Evaluation, Kathryn Stewart, Mar. 2015

John Hopkins School of Public Health, June 2000, Social Science & Medicine

Ralf Moll
President
Marina Pacifica Homeowners Association

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-510-02 (SPECIAL USE PERMIT - ALCOHOL), TO ALLOW THE SALES OF BEER, WINE, AND DISTILLED SPIRITS FOR CONSUMPTION OFF THE PREMISES (ALCOHOL BEVERAGE CONTROL (ABC) LICENSE TYPE 21 - OFF-SALE GENERAL) FOR A 2,580 SQUARE-FOOT CONVENIENCE STORE WITHIN AN EXISTING 4,800 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 1955 SOUTH PATTERSON AVENUE (APN 187-0-112-575) IN THE NEIGHBORHOOD CONVENIENCE CENTER (C-1) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY STEVE RAWLINGS, APPLICANT, ON BEHALF OF BEVERAGE HOUSE MARKET
CITY, 26023 JEFFERSON AVE, SUITE D, MURRIETA, CA.

WHEREAS, on December 7, 2023, Steve Rawlings, (the “**Applicant**”) on behalf of Beverage House Market submitted a request to allow the sales of beer, wine and distilled spirits for off-site consumption within an existing 4,800 square-foot commercial building located at 1955 South Patterson Road; and

WHEREAS, on March 2, 2023, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly notice public hearing to consider an application for Planning and Zoning Permit No. 23-510-02 (Special Use Permit - Alcohol), filed by Steve Rawlings in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; and

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

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

The project site is located within the 2030 General Plan land use designation of Commercial - Convenience and the zoning designation is for Neighborhood Convenience Center (C-1). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the

project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Special Use Permit request for alcohol sales is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal 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 Special Use Permit request for alcohol sales 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 and commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by commercial developments. 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. Therefore, the project won't have an impact on scenic resources.

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

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

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

The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing proposed or potential Historic District. The 4,800 square-foot commercial building was originally approved in 1977. No physical improvements are proposed at this time. 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 in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.**

As described in the Staff Report, the subject site is within the Neighborhood Shopping Center (C-1-PD) zoning district, with a 2030 General Plan designation of Commercial Convenience. The proposed Beverage House Market is proposing to operate a 2,580 square-foot market that includes alcohol sales under a Type 21-Off-Sale-General-ABC license authorizing the sale of beer, wine, and distilled spirits for consumption off the premises where sold. Beverage House Market's hours of operation are Sunday through Thursday from 7:00 A.M. to 11:00 P.M. and 7:00 A.M. to 12:00 A.M. on Fridays & Saturdays which is consistent with the General Plan and zoning designation. The ability to sell alcohol for a market is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard City Code (OCC) Section 16-123. Therefore, the proposed sale of alcohol is in conformance with the 2030 General Plan and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

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

As described in the Staff Report, the Project will allow the sale of beer, wine, and distilled spirits for off-site consumption for a proposed market. According to the Police report, there are no establishments of the same type located within 350 feet of the Project site. The Police Department has determined that based on the proximity and type of the businesses listed, there is not an undue concentration under the established City Standards.

In the case of the applicant site, as seen in Finding 7, the annual crime rate is below the average annual citywide rate and below the standard established in the California Business and Professions Code Section 23958.4(1). Currently there are zero (0) on-sale licenses within the applicant's census tract. According to the ABC, three (3) on-sale licenses are allowed within this census tract. Based on the above findings, there is no undue concentration under the provisions of California Business and Professions Code Section 23958.4.

The Project will be subject to conditions of approval as recommended by the Oxnard Police Department Alcohol SUP Report to prevent aggravation of policing issues. Therefore, as conditioned, the proposed sale of alcohol will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health safety or general welfare. The Project will not aggravate policing issues when properly regulated through the imposition of and compliance with the conditions of approval. Based on these factors, this business, responsibly managed, would not have an adverse impact on area crime or demand for police services.

Furthermore, a finding of public convenience can be made for this proposal as a convenience store will provide products and services unavailable to the neighborhood and will have little, if any adverse impact on the community or policing services. As such, this Project meets this finding.

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

As described in the Staff Report, the proposed alcohol (beer, wine, distilled spirits) sales will occur entirely within the existing 4,800 square-foot building adequate for the proposed sales. The proposed project does not require exterior changes to the site. The recommended conditions of approval will require changes to the exterior to comply with Oxnard City Code. Therefore, the site for the proposed alcohol sales is adequate in size and shape to accommodate all items required by the conditions of approval. As such, this Project meets this finding.

4) The site for the proposed use will be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

The project site is currently served by existing infrastructure which includes South Patterson Road and Hemlock Street, both of which connect to multiple arterial streets. The proposed sale of alcohol is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed alcohol sales will be served by highways adequate in width and improved as necessary to carry project-generated traffic. As such, this Project meets this finding.

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

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

6) The proposed use is not likely to create or significantly aggravate police problems within 1,000 feet of the location for which the special use permit is applied.

As described in the Staff Report, the commercial building has a below-average crime rate when compared to other parts of the City. However, the Project will not create, or significantly aggravate police problems within 1,000 feet of the location for which the Special Use Permit is requested, as discussed in the Staff Report and Oxnard Police Department Alcohol SUP Report. Based on the crime statistics, the input from the community and the Beat Coordinator, there is no reason to oppose this application. As such, this Project meets this finding.

7) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

As described in the Staff Report and Oxnard Police Department Alcohol SUP Report, there are no establishments of the same type located within 350 feet or within 350 and 1,000 feet that currently operate with a ABC License Type 21 (Off-Sale General). The Police Department has determined that as there are no other similar alcohol establishments within 350 feet of the applicant's site, there is no undue concentration by City standards.

The annual crime rate is below the average annual citywide rate. This is below the standard established in 23958.4(1) B&P. Currently there are zero (0) off-sale licenses within the applicant's census tract according to the ABC and three (3) off-sale licenses are permitted within this census tract. Based on the above findings, there is no undue

concentration under the provisions of California Business and Professions Code Section 23958.4. The facility has been found to be a Public Convenience or Necessity.

A finding of public convenience can be made for this proposal as it is convenient for markets to have the alcohol sales for off-site consumption as there are no alcohol retail uses within 1,000 feet of the site. The census tract does not have undue concentration of outlets. Therefore, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to sell alcohol for off-site consumption within an existing commercial building and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the Project will have a significant effect on the environment. The Planning and Environmental Services Division 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 23-510-02 (Special Use Permit - Alcohol), subject to the attached conditions of approval.

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

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

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated December 7, 2023, (“the plans”) on file with the Planning Division. The Project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items (PL, *G-2*).
3. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant 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*).
4. Applicant agrees, as a condition of adoption of this resolution, at Applicant’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*).

5. 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*).
6. Applicant 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, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager (PL, *G-8*).
7. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, *G-10*).
8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the Project property (FD, *G-12*).
9. Applicant 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*).
10. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the Oxnard City Code (CA, *G-14*).

PLANNING DIVISION SPECIAL CONDITIONS

11. This permit shall automatically be void 12 months from the date of issuance, unless the Applicant has received a License Type 21 from the State Department of Alcoholic Beverage Control to sell alcoholic beverages on the Project property (PL).
12. Unless the use is inaugurated no later than 12 months after this approval is granted and is diligently pursued thereafter, this approval will expire pursuant to the Oxnard City Code Section 16-553.
13. The unpermitted fence enclosure and box lights need to be removed prior to the issuance of Permit No. 23-4141

14. Beverage House Market shall obtain and maintain a Business Tax Certificate from the Department of Billing and Licensing.

ENVIRONMENTAL RESOURCES SPECIAL CONDITIONS

15. The site, APN: 187-0-112-575, must comply with Oxnard Municipal Ordinance 2372 (Solid Waste Ordinance). This shall include the construction of a trash enclosure that must allow for the collection of 3 waste streams.

POLICE DEPARTMENT STANDARD

RBS Training

16. Permittee and all sellers or servers shall complete an approved course in Responsible Beverage Sales and Service (RBSS) (available through the ABC website for the LEAD Program at www.abc.ca.gov/education/lead-training) within sixty (60) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department.
17. Each permittee shall maintain a record of their employees who have successfully completed the required Responsible Beverage Service Training and make that record available to any representative of the Oxnard Police Department upon demand.

Hours

18. Alcohol sales shall be limited to 7 a.m. to 12 a.m. (midnight).

Alcohol Control

19. All distilled spirits, not including cocktails and pre-mixed coolers, shall be displayed behind the cashier's counter and shall not be accessible by customers.
20. Single sales of alcoholic beverages shall be restricted as listed below:
 - a. Other than specialty beers and microbrews, beer, malt beverages and wine coolers in containers of 64oz in volume or less cannot be sold by single containers but must be sold in manufacturer pre-packaged multi-unit quantities. The sale of mass-produced, low priced beer or malt liquor in single servings is prohibited (PD)
 - b. No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles (Port, Sherry, Saki, Marsala, Madeira, Muscat and Vermouth are permitted). (PD)

21. No temporary or permanent open displays of alcoholic beverages are permitted near customer entry/exit points. This includes stacked boxes, beer can “mountains” or cases containing alcohol beverages, portable coolers, promotional displays or any other alcohol displays where there is a clear, easy or unobstructed path to any entry or exit.
22. Employees involved in the sale of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report for work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances.

License/Permit

23. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee. (PD)
24. Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)
25. The permittee shall participate, when requested and reasonable, in programs and efforts of the Oxnard Police Department to inform and educate the patrons of alcohol establishments on the dangers of driving under the influence of alcohol or drugs. (PD)
26. A copy of these conditions must be maintained on the premises and made available upon the demand of any representative of the Oxnard Police Department at all times. (PL/PD)

Operations

27. The Police Chief or designee may immediately suspend operation of the use(s) approved by this permit pending a hearing on the suspension or revocation of this permit if the Chief determines that there have been significant violations of the conditions associated with the use(s) and/or Alcoholic Beverage Control (ABC) license and/or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions responded to that is associated with the operation of this use for which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing regarding the revocation of the permit by the Community Development Director to be held no more than 30 days after the suspension begins.
28. Additionally, violations of this permit which can lead to permit suspension can include, but not limited to:

- a. Failure to provide required operational documentation within 30-days when requested by mail or email. This would include, but not limited to, copies of security guard credentials, and proof of server's completion of RBS Training.
 - b. Repeated violations of a specific condition within this document or successor documents or permits.
 - c. Evidence of service of alcoholic beverages to minors.
 - d. Repeated failure to maintain a staff of servers trained in approved Responsible Beverage Service. (PD)
 - e. Sales to habitual drunkards per section 25602(a) Business and Professions Code.
29. Permittee shall provide the Oxnard Police Department an email address for a responsible party for the business. This may be the owner, manager or other party who can respond to inquiries for the business. Permittee shall submit an email address to: specialprojects@oxnardpd.org. In the submission, identify the business name, the contact person's name and their role in the business.

Security

30. A Security Plan shall be submitted and approved prior to the issuance of building permits. The plan shall include:
- a. The Security Plan Sheet that identifies the location of each security camera, camera recording and support equipment.
 - b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
31. Prior to commencing the sale of alcohol permitted by this permit, permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall be operated 24-hours a day to monitor, at a minimum, the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:
- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.

- c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
 - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
 - h. A monitor near the customer entrance shall be mounted from the ceiling. The bottom edge of the monitor shall be 7-feet above the floor. Its placement shall provide customer's images upon entry into the business.
 - i. A monitor shall be placed at the cashier's station to allow staff to passively monitor activity at the site via the camera system.
 - j. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)
 - k. Cameras and linked monitors shall be placed in areas where unsecured alcoholic beverages are displayed (PD)
32. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

Crime Prevention Best Practices

33. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
34. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)
35. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)

36. Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically \$50-200). (PD)
37. The Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
38. The permittee shall establish and maintain a cash handling system that reduces the likelihood of robberies and theft. The system shall include the following components and practices:
 - a. A drop safe having a programmable access control system. The access control system shall have the capability to restrict access times and record the individual passcode used at each opening of the safe.
 - b. Established cash drawer maximums requiring staff to transfer larger bills into the drop safe.
 - c. Cash drawer preparation and end-of-shift counts shall occur in a secure room away from customer access or view.
39. Sales displays shall be no taller than 48-inches except those displays around the interior perimeter of the store. Displays, banners, signs and other materials shall not interfere with clear sightlines in and out of windows or obscure the view of the sales area from the cashier's station.
40. All spirits shall be displayed for sale at the rear of the cashier's area and not immediately accessible to customers. "Spirits" as used in this condition does not include mixed alcoholic beverages.
41. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)
42. The permittee shall install height gauges at all exit doors. (PD)

Site Design & Management

43. The cashier's area shall be elevated above the floor of the sales area. This is to provide employees an improved view of the sales area. The cashier's area shall be 5-feet wide and the incline to meet ADA requirements.
44. The entire commercial site's lighting shall be upgraded to comply with the Outdoor Lighting Code & Guideline

- a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - c. 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.
 - d. 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.
 - e. 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.
45. Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
46. All exterior lighting shall operate from dusk to dawn.
47. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
48. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lenses shall be flat and parallel to the ground/floor. Wallpacks and other luminaires that throw light laterally are not allowed unless specifically approved by the Police Department and Planning Division.
49. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.

50. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.
51. Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within forty-eight (48) hours of being applied. (PL/PD)
52. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)
53. There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
54. Windows shall remain clear of signage, posters, advertisements, or any other item that interferes with clear sightlines into the business. No display or other object near, on or adjacent to the windows shall appear in the area between 48 and 78-inches above the floor.
55. The permittee shall post prominent, permanent signs indicating that loitering, open containers, and/or the consumption of alcoholic beverages is prohibited. These signs shall be posted in the parking lot and other adjacent areas under Permittee's reasonable control, including exterior common walkways and corridors. (PD)
56. There shall be no amusement machines or video devices maintained on the premises at any time. (PD)
57. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be sold alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)
58. There shall be self-service displays of any type of tobacco or vaping product including, but not limited to cigarettes, cigars and smokeless tobacco. (PD)
59. The permittee's internet presence shall be consistent with these conditions. Any site or internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that conflict with the provisions set forth in this permit and/or the ABC license. (PD)

POLICE SPECIAL CONDITIONS

60. Deliveries shall be made during daylight hours only

61. Employees shall monitor outdoor cameras to ensure that persons are not loitering around the shopping center. The permittee shall establish a best practices protocol for how employees should handle loitering issues.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 7nd day of December 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 on the 7th day of December 2023, and carried by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

Beverage House Market

1955 South Patterson Road

Planning & Zoning Permit No. 23-510-02 (Alcohol Special Use Permit)

Applicant: Steve Rawlings

Alex Tellez, Assistant Planner

Joe Pearson II, Planning and Environmental Services Manager

Planning Commission
December 7, 2023

Project Description

Planning and Zoning Permit No. 23-510-02 (Special Use Permit - Alcohol): A request to allow for the change from a Alcohol Beverage Control (ABC) License Type 20 to a ABC License Type 21 - Off-Sale General to allow the sales of beer, wine, and distilled spirits for consumption off the premises. The 2,580 square-foot convenience store is located within an existing 4,800 square-foot commercial building at 1955 South Patterson Road in the Neighborhood Shopping Center Planned Development (C-I-PD) Zone.

The standard hours of alcohol sales are from 7:00 A.M. to 11:00 P.M. The facility proposes to operate Sunday through Thursday from 7:00 A.M. to 11:00 P.M. and 7:00 A.M. to 12:00 A.M. on Fridays & Saturdays.

Project Site



Background

On January 21, 1977: The construction of the 4,800 square foot single story commercial building with 7-Eleven as the main tenant was approved Planned Development Permit No. 298.

On December, 1977: Planned Development Permit No. 297 was approved for the construction of the 5,000 square foot single story commercial building north of the subject site.

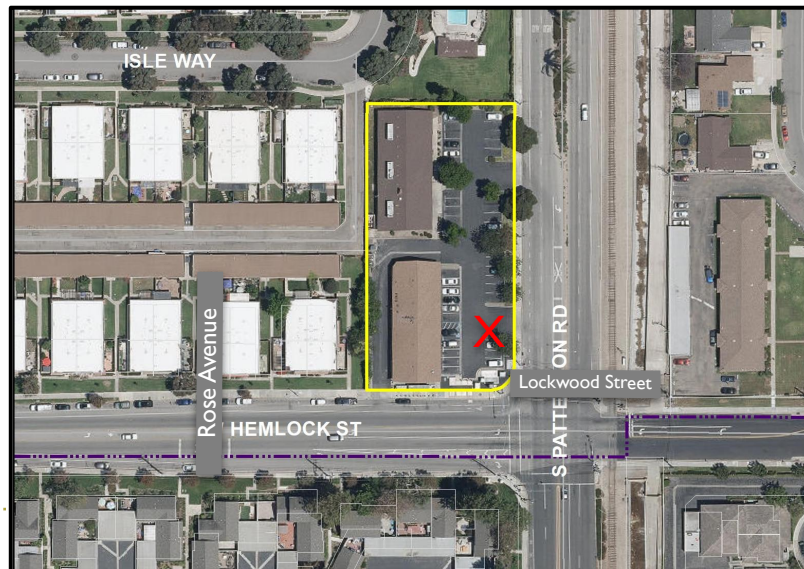
On June, 1980: Major Modification to Planned Development Permit No. 298 to extend operations to 2 AM was denied by the Oxnard Planning Commission

On October, 2005: Major Modification Permit No. 05-550-06 was approved to extend the operating hours of the existing 7-Eleven to 24/7.

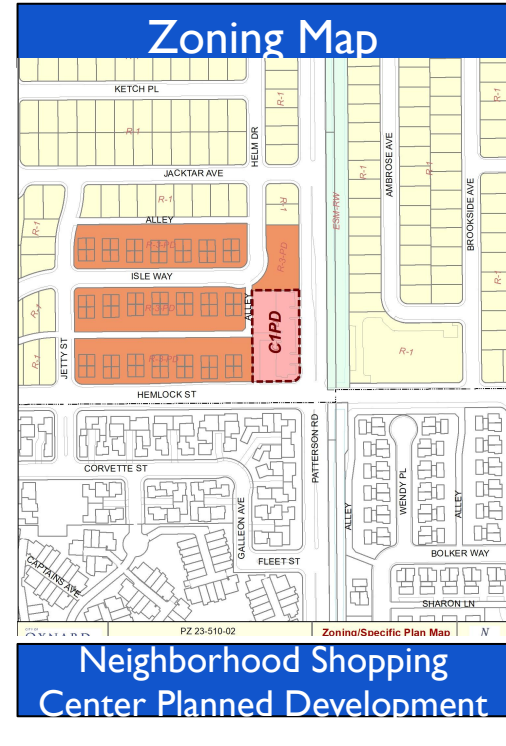
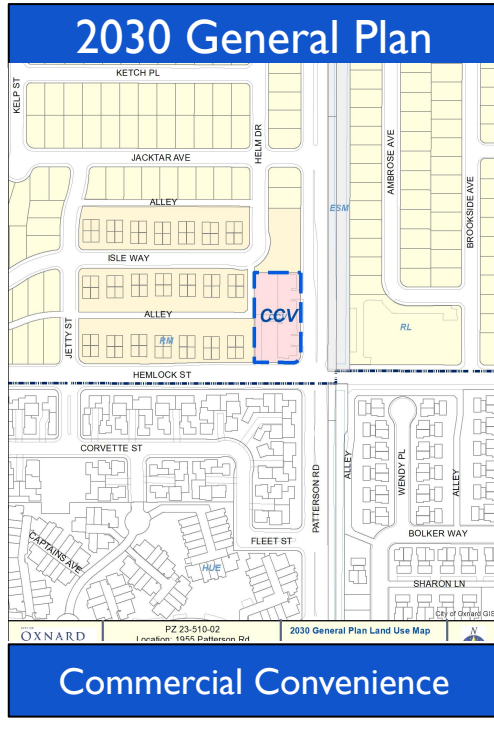
Project Location and Surrounding Uses

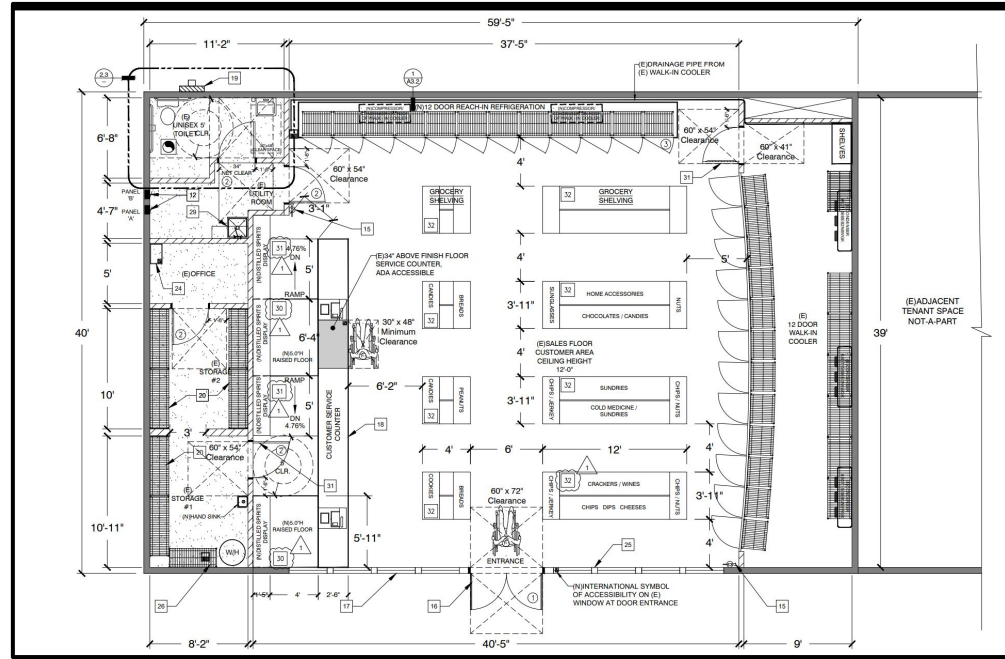


LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial- Convenience	Neighborhood Shopping Center Planned Development (C-1-PD)	Retail Market
North	Residential - Medium	Garden Apartment (R-3)	Apartment Complex
South	Outside of City Limits	Outside of City Limits	Condominiums - Port Hueneme
East	Residential - Low	Single Family (R-1)	Single Family Home
West	Residential - Medium	Garden Apartment (R-3)	Apartment Complex



Land Use and Zoning





7

Police Report Summary

Crime:

- The crime rate within 1,000 feet of the site is lower than the average for commercial properties citywide.
- The Beat coordinator did not have concerns regarding the addition of the alcohol license.
- The current outdoor lighting at the site is unsafe. These are overpoweringly bright and blinding and are potentially a traffic hazard. Outdoor lighting should be modified to create even and consistent illumination around the building which meets current City standards.



Police Department Review

Reviewed application per CC Resolution No. 11,896

Concentration:

1. There are no establishments located within 350 feet of the Project site that sell alcoholic beverages.

Findings:

- Crime rate around site is below commercial average.
- No undue concentration per City standards (350 and 1,000 feet).
- There is not undue concentration per State standards (census tract).
- A finding of public convenience can be made for this proposal as there are no other off-sale retail alcohol outlets in the immediate area.

Community Input

Community Input:

- The property is within the Via Marina & the Marina West designated neighborhoods.
- A Community Workshop was held on October 16th
- 2,711 notices were distributed to property owners of both neighborhoods



Select Recommended Conditions of Approval

- Sales of alcohol may only occur between the hours of 7:00 A.M. and 12 A.M. (Midnight).
- Single sales of alcoholic beverages shall be restricted to 64 oz in volume or less and cannot be sold by single container but must be sold in manufacturer pre-packaged multi-unit quantities. The sale of mass-produced low priced beer or malt liquor in single servings is prohibited. No wine shall be sold with an alcoholic content of greater than 15% by volume except for Dinner wines.
- Lighting will be upgraded for the whole commercial center to meet the illumination requirements by the Oxnard City Code

Exempt from California Environmental Quality Act (CEQA) (Section 15301 “Existing Facilities”)

- Project does not require physical development.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

Public Comment

- Notice of PC hearing posted on-site
- Notice of PC hearing sent to surrounding property owners
- Staff received public comments in opposition & support of project
 - The opposition was concerned that the use will increase crime in the neighborhood
 - The side in support stated they liked the convenience of picking up small food items

Staff 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 15301 (Existing Facilities); and
- b) Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 23-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Planning Manager
Susan Hernandez, Contract Planner

DATE: December 7, 2023

SUBJECT: **Project Name: Starbucks at Lemon Grove Plaza;** Planning and Zoning Permit No. 21-500-09 (Special Use Permit), Property Located at 2001-2009 N. Oxnard Blvd (APNs: 139-0-070-860, -870, -810)

- 1. 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 Sections 15303(c) (Class 3, New Construction Or Conversion Of Small Structures) and 15332 (Class 32, In-fill Development Projects); and
 - b. Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 21-500-09 (Special Use Permit), subject to certain findings and conditions.
- 2. Project Description and Applicant:** A request to construct a 2,353 square-foot coffee cafe with drive through within an existing commercial shopping center parking lot. The proposed building would increase the total building square footage on the property from 99,903 to approximately 102,900 and would reduce the parking from 475 parking spaces to 462. The project will include indoor seating as well as a covered outdoor seating area. The drive through lane will have a queuing length of about 17 vehicles. The proposed project will also provide new landscaping and a new 36 inch high wall to provide additional screening from the drive through lane to Oxnard Boulevard. The Project site is located at 2001-2009 N. Oxnard Blvd (APNs: 139-0-070-860, -870, -810). The property is zoned as General Commercial Planned Development (C-2-PD) and is designated as Commercial Community in the General Plan. For purposes of this staff report, the foregoing project description shall be referred to as the "Project". The project was filed by Scott Boydston (Rasmussen & Associates) 21 South California Street, 4th floor, Ventura, CA 93001 on behalf of property owner James Aston (Lemon Grove Plaza, Inc) 1014 South Westlake Boulevard, Suite 14-245 Westlake Village, Ca 91361.
- 3. Existing & Surrounding Land Uses:** The project site is located at 2001-2009 N. Oxnard Blvd (APNs: 139-0-070-860, -870, -810) and currently has 475 parking spaces for the tenants of Lemon Grove Plaza. The site is within the General Commercial Planned Development

(C-2-PD) zone district and within the Commercial Community (CCM) General land use designation.

Table 1-Existing and Surrounding Land Uses

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	General Commercial Planned Development (C-2-PD)	Commercial Community (CCM)	Lemon Grove Plaza- Shopping center
North	General Commercial Planned Development (C-2-PD)	Commercial General(CG)	Oxnard Motor Center
South	General Commercial Planned Development (C-2-PD)	Commercial Community (CCM)	Shopping Center
East	Multiple-Family Residential Planned Development (R-2-PD)	Residential Low Medium (RLM)	Single family residential planned community (Monterey at Harborside Community)
West	High Rise Residential Planned Development (R-4-PD)	Residential Medium High (RMH)	Multi-family residential planned community (Las Brisas Del Rey)

4. **Background Information:** On September 3, 1981, the Planning Commission denied SUP No. 964 for the construction of an approximately 109,000 square foot shopping center. On November 10, 1981, the City Council reversed the Planning Commission's decision and approved SUP No. 964. Subsequently, a number of minor/major modifications and SUPs were approved relating to architectural changes, addition of outdoor dining areas, and on-site/off-site alcohol sales.
5. **Environmental Determination:** The proposed development is subject to review in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines, Sections 15303(c) (Class 3, New Construction Or Conversion Of Small Structures) and 15332 (Class 32, In-fill Development Projects), projects involving "construction and location of limited numbers of new, small facilities or structures" or projects characterized as in-fill developments meeting certain conditions are to be exempt from the requirements of CEQA. This proposal requests 2,353 square-foot coffee cafe with drive through within an existing commercial shopping center parking lot. A Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is proposed as less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. This Project

meets the requirements of a Class 32 In-fill development because it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development site is within the city limits, has a project site area of 0.77 acres and is substantially surrounded by urban uses. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The traffic study showed that the project would not have an adverse effect on the intersections that were analyzed. The site can be adequately served by all required utilities and public services. 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.

6. Analysis:

- a. **General Discussion:** The existing project site is the parking lot for the Lemon Grove Plaza shopping center. The proposed project includes the construction of a 2,353 square foot cafe with a drive-through that will have a queuing length to accommodate 17 cars. The cafe will have indoor and a covered outdoor seating area. The proposed building would increase the total shopping center building square footage from 99,903 to approximately 102,256 and would reduce the parking from 475 parking spaces to 462. The project site improvements include parking, sidewalks, and landscaping.

As discussed below, the project has been found to be consistent with the 2030 General Plan, and the OCC. The Planning Commission is the decision maker for Special Use Permits pursuant to OCC §16-536. The Project is being processed with a Special Use Permit; therefore, the Planning Commission is the decision maker for the project.

- b. **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial-Community which allows for residential and commercial uses located at intersections of arterials. The proposed project is located northwest of the intersection of Oxnard Blvd and Gonzalez Rd, which are primary arterial roadways, and includes multiple commercial uses within the subject site. Approval of this Special Use Permit has been determined to be consistent with the General Plan and the property's land use designation.

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

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

2. 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).
3. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

Table 2-General Plan Consistency

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
ER-10.1 & ICS-19.2	I	Promote use of native and water wise plants and water supply findings for smaller projects	The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.
CD-1.2	II	In-fill development, priority to mixed-use	The project's site is within a developed area of the City and qualifies as infill.
CD-4.2	II	Commercial Revitalization and Redevelopment	The project encourages upgrading and appropriate reuse of existing commercial areas and increases overall jobs and sales within the City.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed project is consistent with allowable Community Commercial land uses and will be compatible with the existing and adjacent uses as designed and are not anticipated to generate nuisances.
CD-14.1 CD-14.2	II	Development Advisory Committee Functions (DAC)	The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of

			approval that meet these Level II policies.
CD-15.6	II	Share of regional taxable sales	The project includes the repurposing of an existing parking lot to allow for a new business, which will generate retail sales tax revenue to the City.
	III	All policies not listed above	No or Distant Applicability to the Proposed Project

- A. Conformance with Zoning Development Standards:** The proposed development is located within the General Commercial - Planned Development (C-2-PD) zone district and is subject to the General Commercial (C-2) zone development standards. In accordance with the City Code, the proposed project may be permitted with an approval of a Special Use Permit. As shown in Attachment F, the Project is designed to be consistent with the development standards.
- B. Site Design, Circulation, and Parking:** The project site has access from Oxnard Blvd via an existing driveway. The existing driveway provides access to the proposed site, the existing shared parking areas and the existing commercial tenants of Lemon Grove Plaza. The proposed cafe with drive-through facilities has been designed for pedestrian access and circulation. The project includes an outdoor covered seating area that has direct pedestrian access with an identified pedestrian path from Oxnard Blvd. The trellis over the outdoor seating area extends over the drive-through lane and indicated pedestrian walkway.

While the Project includes a drive-through facility, the proposed development has been designed for pedestrian access and circulation. The facility has been specifically designed to front directly onto Oxnard Boulevard, providing for direct pedestrian access to the project site from the right-of-way. Additionally, an identified pedestrian path has been provided from Oxnard Boulevard to the existing center to minimize pedestrian conflicts with vehicles circulating the site.

Due to the operational characteristics of existing Starbucks drive-through facilities operating in the City of Oxnard and beyond, City staff was concerned about traffic

circulation both onsite and in the public right-of-way given the high demand associated with the proposed development. As a result, the drive-through lane has been designed with the entrance further within the project site, so that should the queue capacity exceed the queue amount the back-up will occur on site throughout the parking areas and is not anticipated to impact the adjacent road network and not back up onto Oxnard Boulevard. The Zoning Code requires a capacity of three vehicles between the pick-up window and the order board and five vehicles behind the order board. While both of the queues meet or exceed the City requirements, the fast food development includes a Draft Transportation Management Plan (Attachment C), which were developed by the applicant team, and reviewed and accepted by City staff, which identifies both existing and future programs that can be implemented to minimize onsite impacts and prevent vehicles in the queue from spilling offsite.

The City's Zoning Ordinance requires 492 parking spaces for the new Starbucks Coffee Shop in Lemon Grove Plaza. However, the Zoning Ordinance does not account for "shared parking". When accounting for the varying peak parking demands of the tenants in Lemon Grove Plaza the shared parking demand is 444 parking spaces which results in a surplus of 18 parking spaces.

Table 3
Parking Consistency

Existing City Code Parking Requirement	Existing Parking	City Code Parking Requirement (w/ project)	Parking provided	Shared Parking Demand	Reserve Parking
432 spaces	475 spaces	492 spaces	462 spaces	444 spaces	18 spaces

Bicycle Parking

The Project is required to provide bicycle parking pursuant to OCC § 16-623. The Project will provide two bicycle racks with a four bicycle capacity each (total 8 bicycle capacity). The bike rack will be located facing the entrance of the project near the outdoor seating area.

- e) **Queuing:** The queue study conducted for the project included a study of ten Starbucks drive-through facilities in San Diego, Santa Barbara Santa Clara and Ventura County. The queue studies were conducted during weekdays between 7:00 AM and 9:00 AM which are the peak activity hours for Starbucks drive-throughs. The maximum queues observed ranged from 9 to 14 vehicles with a maximum average of 12 vehicles. Below are the results of the Starbucks Drive-through Queuing Study.

f)

Table 4
 Queuing Study Results

Coffee Shop Site	Storage Provided	Maximum Queue	Maximum Occurrences	Queue
Ventura	14 Vehicles	14 Vehicles	2 Occurrences	
Oxnard #1	11 Vehicles	11 Vehicles	2 Occurrences	
Thousand Oaks	7 Vehicles	13 Vehicles	4 Occurrences	
Lompoc	7 Vehicles	9 Vehicles	1 Occurrences	
Oxnard #2	10 Vehicles	9 Vehicles	2 Occurrences	
Simi Valley	12 Vehicles	14 Vehicles	3 Occurrences	
National City	7 Vehicles	9 Vehicles	1 Occurrences	
Chula Vista #1	10 Vehicles	14 Vehicles	1 Occurrences	
Chula Vista #1	7 Vehicles	13 Vehicles	1 Occurrences	
Palo Alto	8 Vehicles	13 Vehicles	1 Occurrences	
Average		12 Vehicles	2 Occurrences	

Traffic Division Review

The City Traffic Division has reviewed the project plans and has recommended the following special conditions be added to the project:

- *Developer shall install appropriate signage and pavement markings at pedestrian crossings and drive-thru entrance/exit.*
- *Developer shall design the accessible path of travel connecting North Oxnard Service Boulevard to the project site and from the project site to the main buildings at the plaza.*

The City finds that the proposed project, as conditioned, and in the context of

documentation provided and reviewed demonstrate that there is sufficient on-site parking during both peak weekday and weekend parking demand forecast and vehicle queuing.

- g) **Building Design:** The proposed building incorporates a similar design to that of the existing buildings in Lemon Grove Plaza. The proposed building will have a stucco exterior painted in “swiss coffee” and incorporate stone veneer to provide accents. The roof will have clay tiles which will match the clay tiles used for the other building in Lemon Grove Plaza. The proposed building will have green screens along the north elevation to minimize blank walls. A wood trellis will also be incorporated along the south elevation where the entrance and outdoor seating will be located. The trellis extends over the drive-through and pedestrian walkway.
- h) **Landscaping:** The Starbucks developments will exceed the required onsite landscaping on their respective lots. The revised site landscaping will provide parkways and landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Where feasible the existing trees will be retained. The Starbucks developments are conditioned to replace or offset the value of any trees to be removed.

- 7. **Development Advisory Committee:** On November 3, 2021, the project was reviewed by the DAC which resulted in changes to the project. A second DAC meeting was held on January 4, 2023. Subsequent to the review, the applicant continually worked with select members of the DAC on revisions of the plans while DAC members drafted project conditions. The DAC conditions of approval are included in the attached resolution.
- 8. **Community Workshop and Public Input:** The project is located within the Orchard Park neighborhood. On April 17, 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 received a comment regarding the potential of traffic that may be caused by the queuing length.

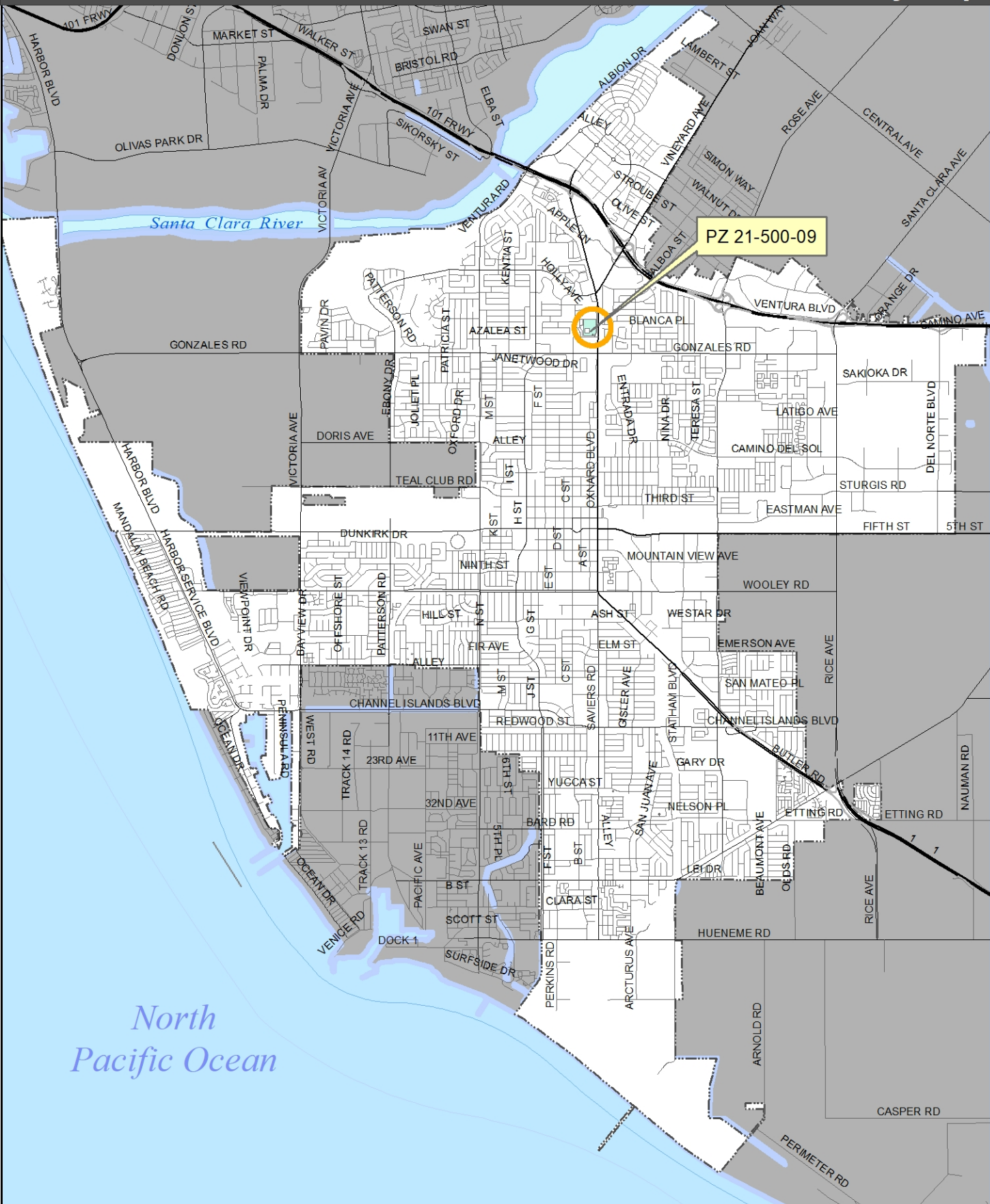
Consistent with public noticing requirements, this Planning Commission hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has not received any public comments regarding the proposed project.

- 9. **Appeal Procedure:** In accordance with Section 16-545 of the OCC, the Planning Commission’s action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission decision, the decision of the Planning Commission shall be considered final.

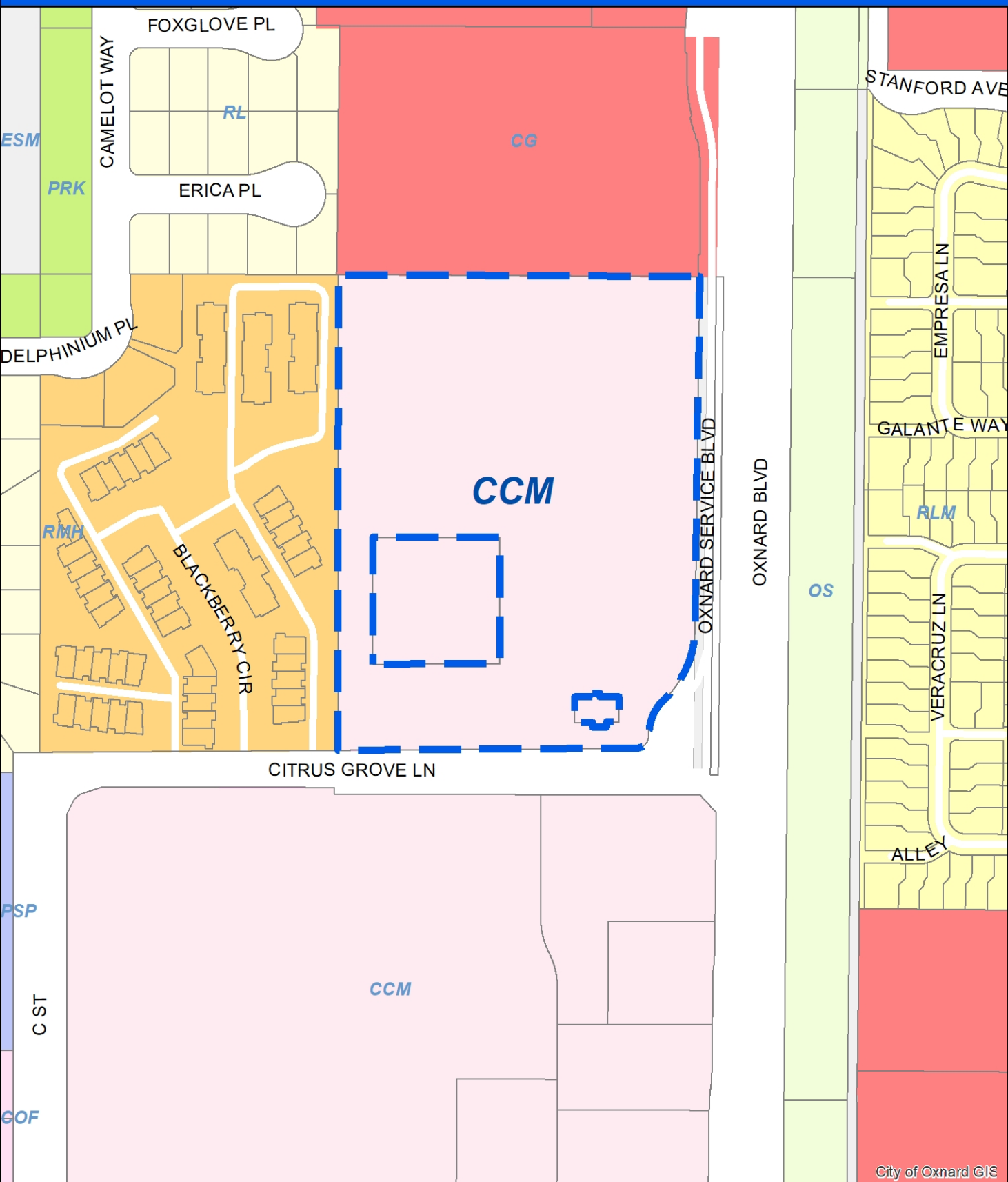
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Transportation Management Plan and Parking Study
- D. Traffic Study
- E. Zoning Consistency Analysis Table
- F. Notice of Exemption
- G. Resolution (Special Use Permit)
- H. Staff Presentation

Vicinity Map

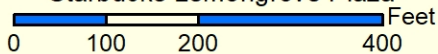


2030 General Plan Land Use Map



Oxnard Planning
September 25, 2023

PZ 21-500-09
Location: 2001-2009 Oxnard Blvd
APN: 1390070860
Starbucks Lemongrove Plaza

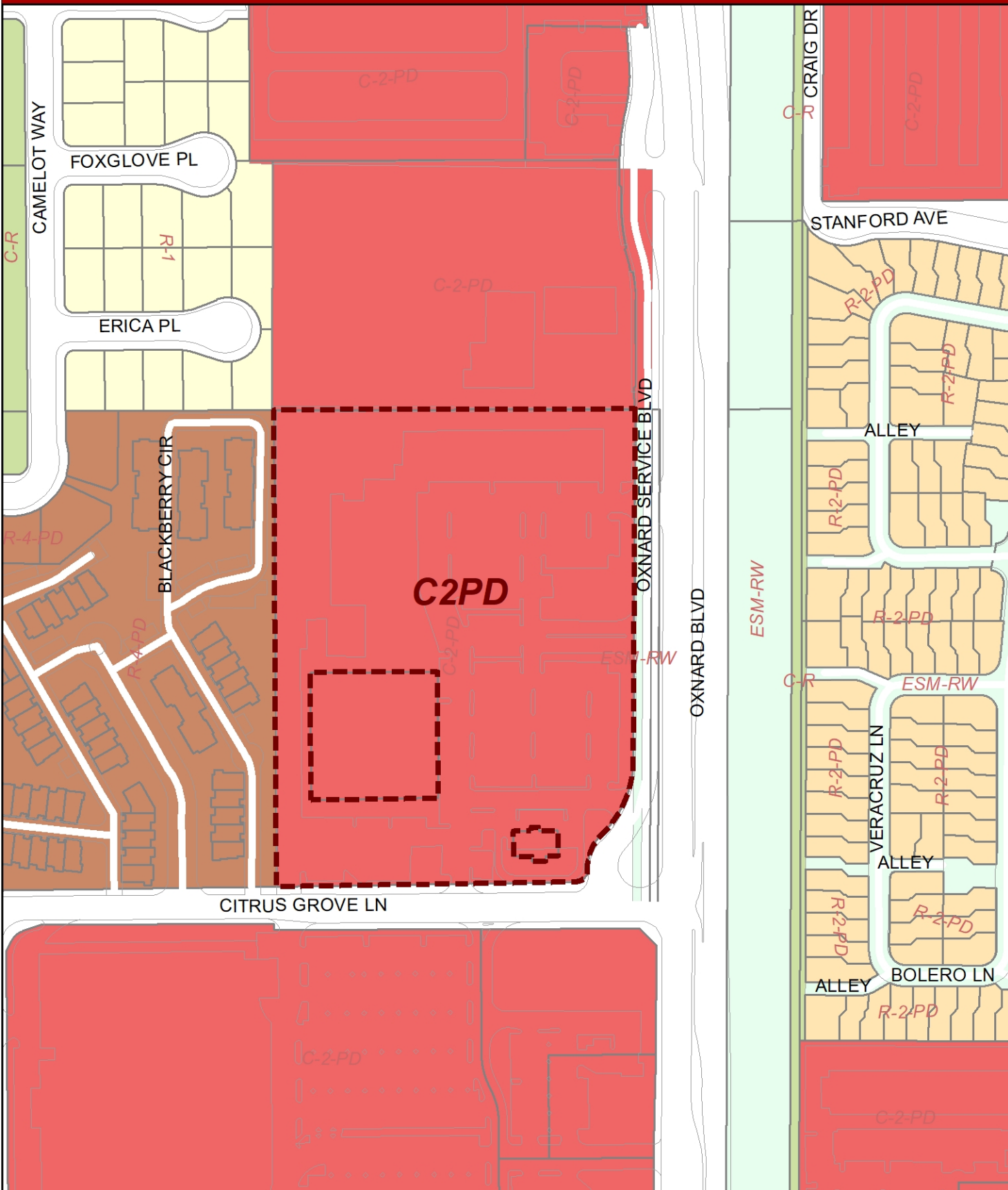


2030 General Plan Land Use Map



1:2,500

Zoning/Specific Plan Map

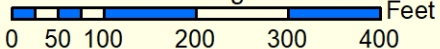


Oxnard Planning

September 25, 2023

PZ 21-500-09
Location: 2001-2009 Oxnard Blvd
APN: 1390070860

Starbucks Lemongrove Plaza



Zoning/Specific Plan Map



1:2,500



PROJECT DATA:

ZONING: C2PD
LOT AREA: Gross: SF
BUILDING TYPE: TYPE V-B
NUMBER OF STORIES: 1
BLDG HEIGHT: +/- 30'-0"
EXISTING USE: RESTAURANT
PROPOSED USE: DRIVE THRU COFFEE SHOP

PROPOSED SQUARE FOOTAGE: Building: +/- 2353 sq. ft.
Patio: +/- 360 sq. ft.

TENANT OCCUPANCY CLASSIFICATION: A-2

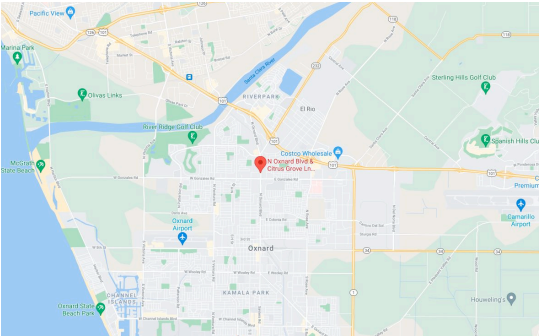
EGRESS REQUIREMENTS: Required / Provided

SPRINKLERED: YES

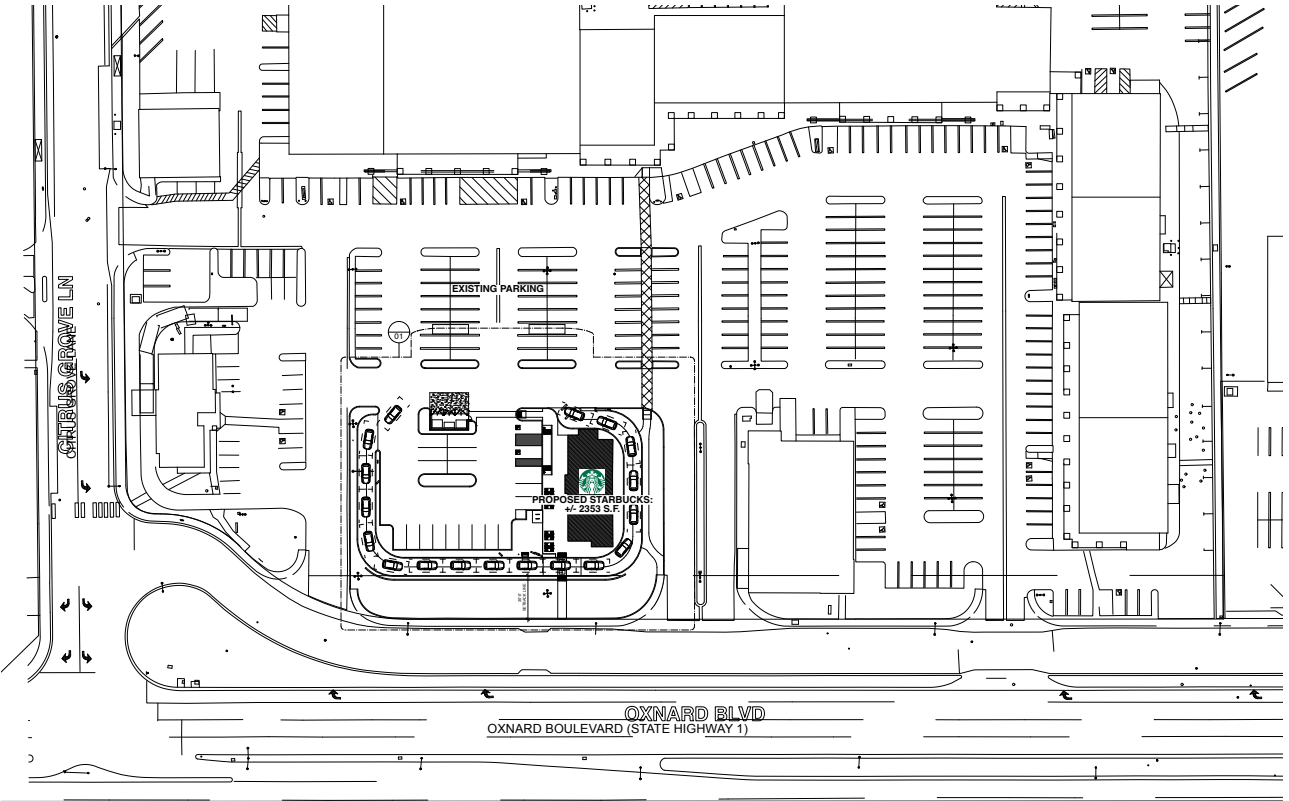
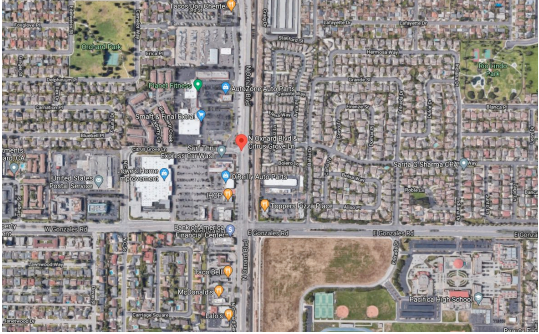
PARKING CALCULATIONS:

SEE TRAFFIC STUDY

AERIAL MAP



VICINITY MAP



OXNARD BLVD & CITRUS GROVE
OXNARD, CA 93056
APN#: 135007086

REVISION #	DATE	TITLE

OWNER'S REPRESENTATIVE:
RA-ARCH
21 S. CALIFORNIA ST., 4TH FLOOR
VENTURA, CA 93001
(805) 320-3978

ARCHITECT:
VALERIO ARCHITECTS
5859 WILSHIRE BLVD., #200
LOS ANGELES, CA 90036
(323) 954-8996

CIVIL ENGINEER:
JENSEN DESIGN & SURVEY
1572 DONOVAN ST
VENTURA, CA 93003
(805) 654-6977

LANDSCAPE ARCHITECT:
JORDAN, GILBERT & BAIN
459 N. VENTURA BLVD
VENTURA, CA 93001
(805) 642-3641

SUP PACKAGE

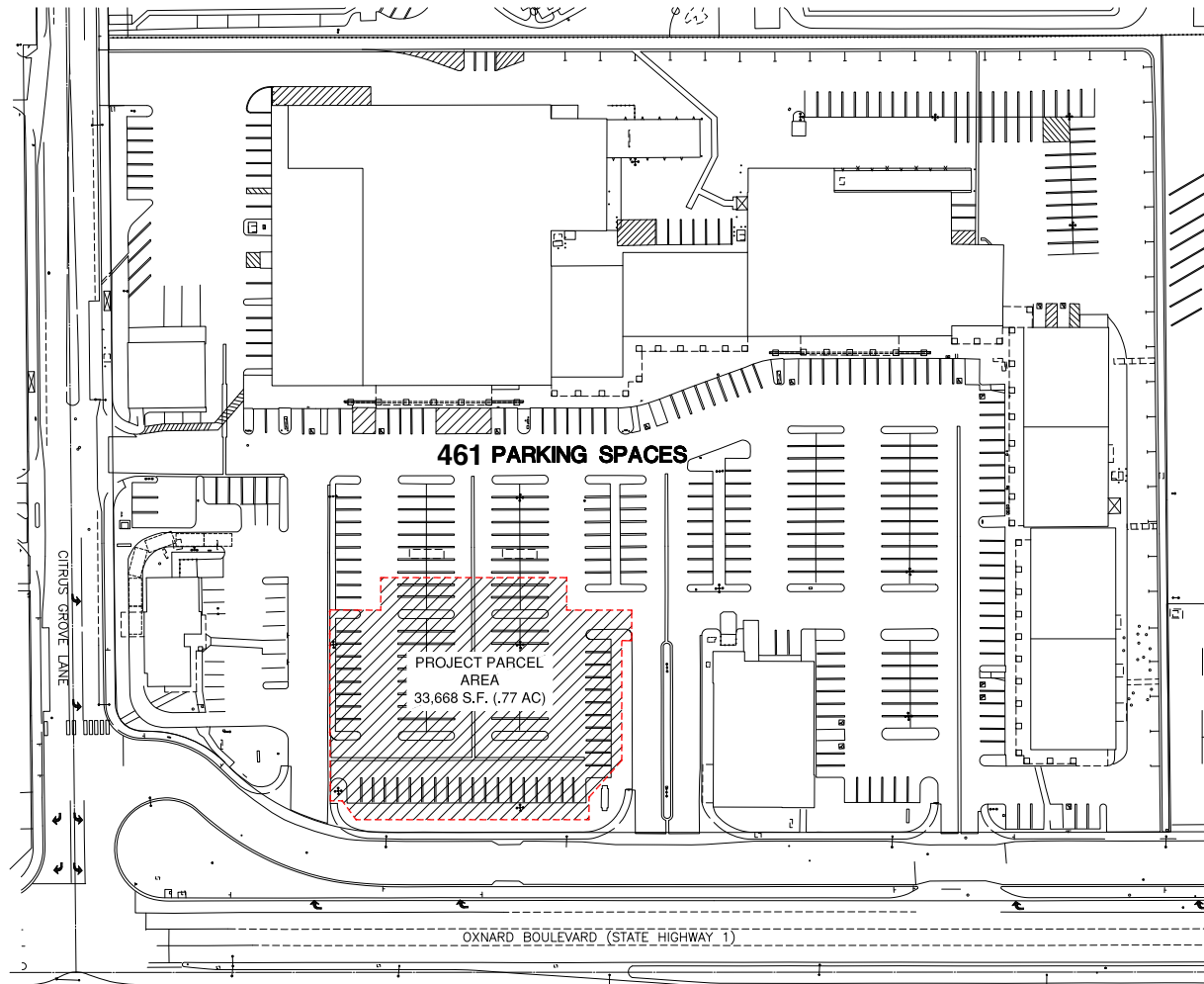
COVER SHEET

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Scale: 1" = 40'-0"

Project No.: 2841-21-16

valerio architecture and interiors 03-10203



OXNARD BLVD & CITRUS GROVE
OXNARD, CA 93056
APN#: 135007086

REVISION #	DATE	TITLE

OWNER'S REPRESENTATIVE:
RA-ARCH
21 S. CALIFORNIA ST., 4TH FLOOR
VENTURA, CA 93001
(805) 320-3578

ARCHITECT:
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CIVIL ENGINEER:
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JORDAN, GILBERT & BAIN
459 N. VENTURA BLVD
VENTURA, CA 93001
(805) 642-3641

SUP PACKAGE

Existing/ Approved
Site Plan

00.1

Scale: 1" = 40'-0"

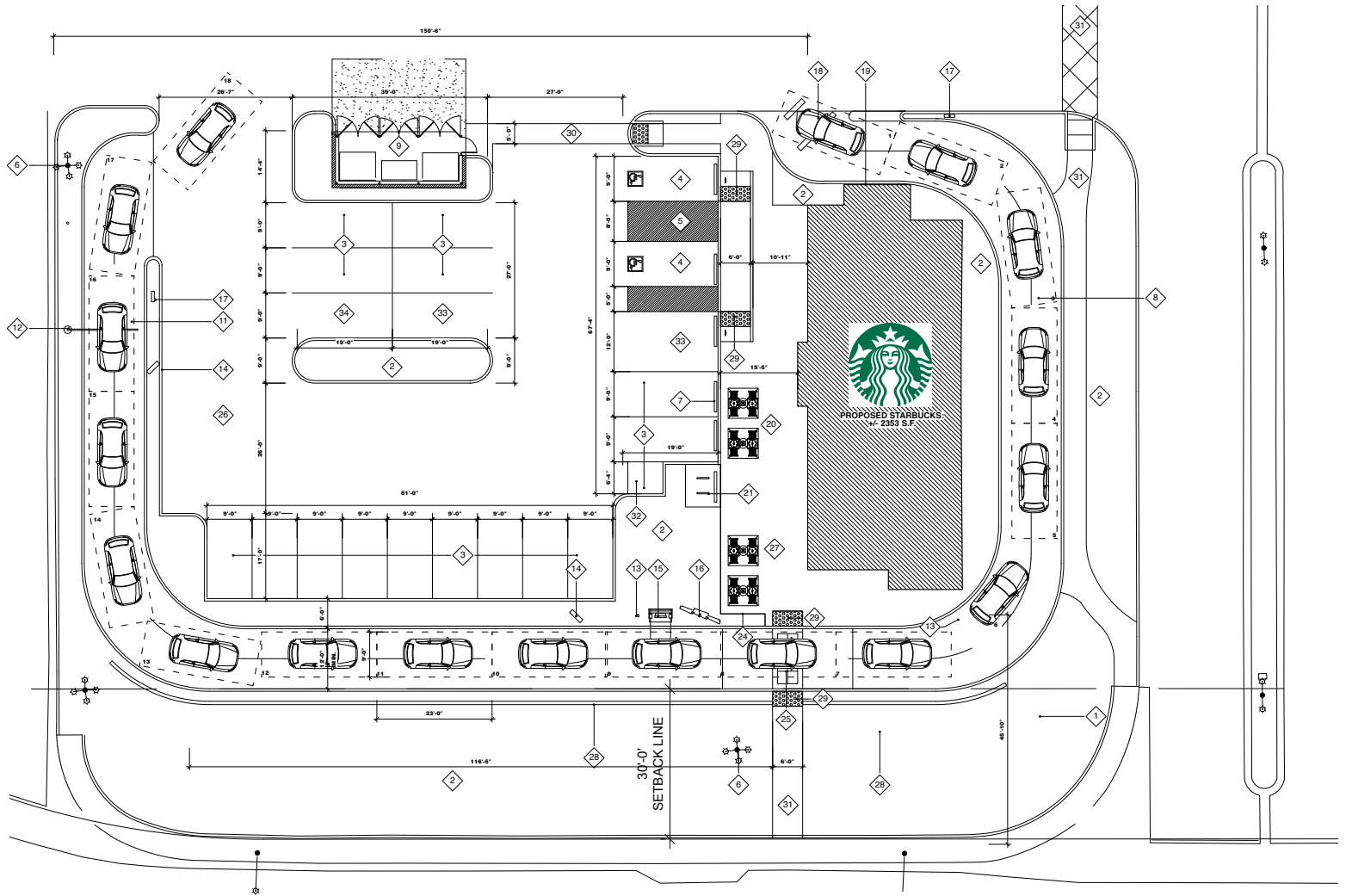
Project No.: 2841-21-16

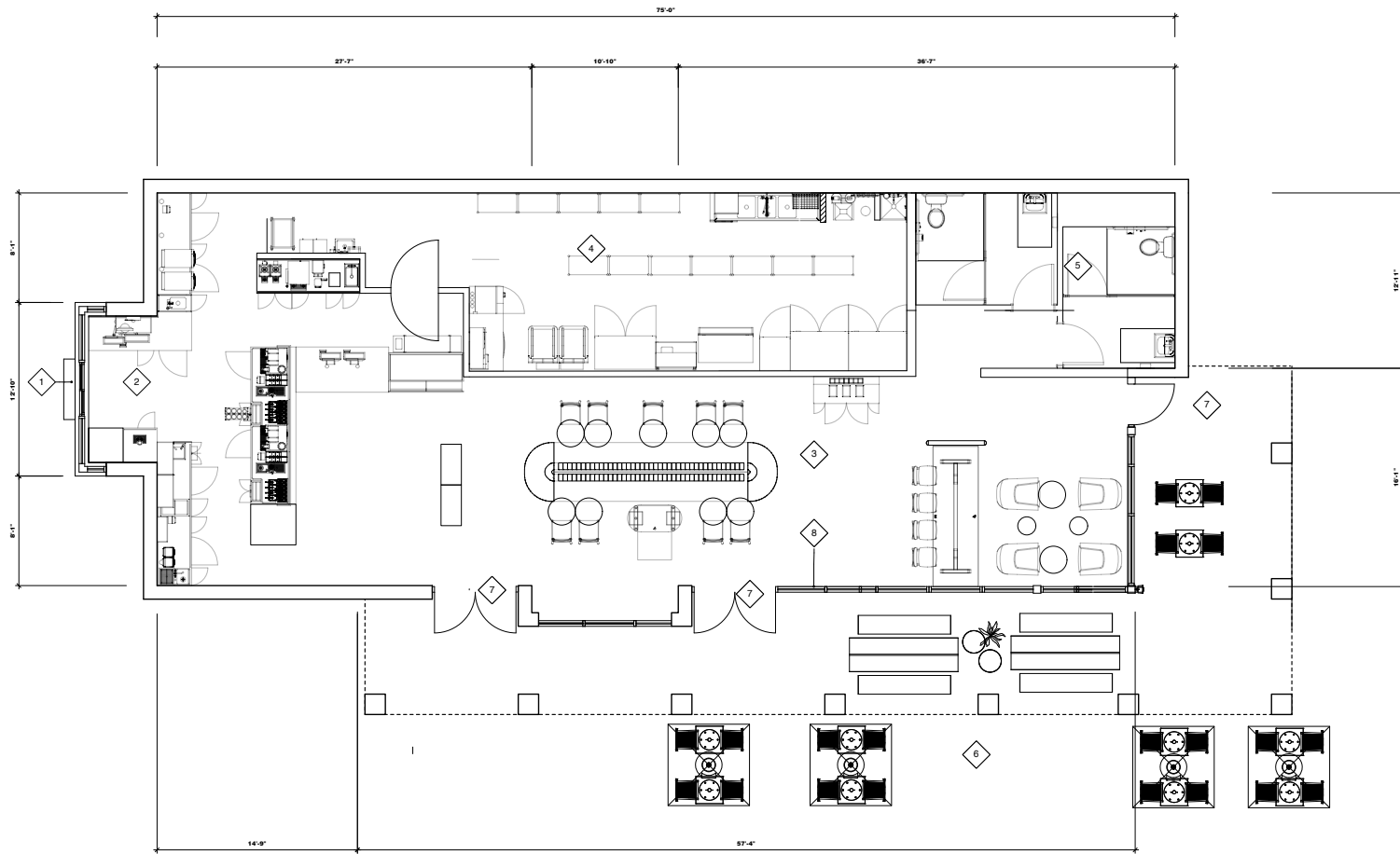
valerio
architecture
and interiors

03-1023

KEYNOTES

- 1. (E) MONUMENT SIGNAGE
- 2. PLANTER AREA
- 3. PARKING STALL (SEE PARKING CALCULATIONS ON SHEET 00)
- 4. ACCESSIBLE PARKING STALL (2 PROVIDED)
- 5. ACCESSIBLE VAN ACCESS AISLE
- 6. (E) LIGHT POLE
- 7. WHEEL STOP
- 8. CONCRETE DRIVE AISLE
- 9. TRASH ENCLOSURE W/ (1) ORGANIC BIN
- 10. STANDARD PARKING STALLS
- 11. DT WAYFINDING GRAPHIC ENTRY ARROW-GREEN
- 12. CLEARANCE BAR
- 13. NON ILLUMINATED BOLLARD
- 14. PRE-ORDER SCREEN
- 15. DIGITAL ORDER SCREEN
- 16. 5 PANEL MENU BOARD
- 17. EXIT / THANK YOU ILLUMINATED DIRETIONAL
- 18. DT. WAYFINDING GRAPIC EXIT ARROW W/ STRIPE- WHITE
- 19. DRIVE THRU CANOPY W/ LIGHTING @ UNDERSIDE
- 20. PATIO W/ FURNITURE
- 21. (2) BIKE RACKS. (4) BIKE CAPACITY.
- 22. PUBLIC SIDEWALK.
- 23. DRIVE THRU WINDOW.
- 24. 3' HIGH PATIO FENCE.
- 25. DECORATIVE PAVING SCORED CONCRETE CROSSWALK.
- 26. AC PAVING.
- 27. DECORATIVE PAVING ON PATIO (NATURAL GRAY PAVING).
- 28. 42" HIGH SCREEN WALL FENCE.
- 29. TRUNCATED DOMES.
- 30. PATH OF TRAVEL TO TRASH ENCLOSURE.
- 31. PATH OF TRAVEL TO PUBLIC RIGHT OF WAY.
- 32. MOTORCYCLE PARKING
- 33. EV CHARGING STATION
- 34. CLEAN AIR VEHICLES





KEYNOTES

1. DRIVE THRU WINDOW/ SHELF
2. ENGINE
3. CAFE SEATING
4. BACK OF HOUSE
5. RESTROOMS
6. PATIO SEATING
7. STOREFRONT DOORS
8. STOREFRONT GLAZING

OXNARD BLVD & CITRUS GROVE
OXNARD, CA 93056
APN# 130507086

REVISION #	DATE	TITLE

OWNER'S REPRESENTATIVE:
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SUP PACKAGE

FLOOR PLAN

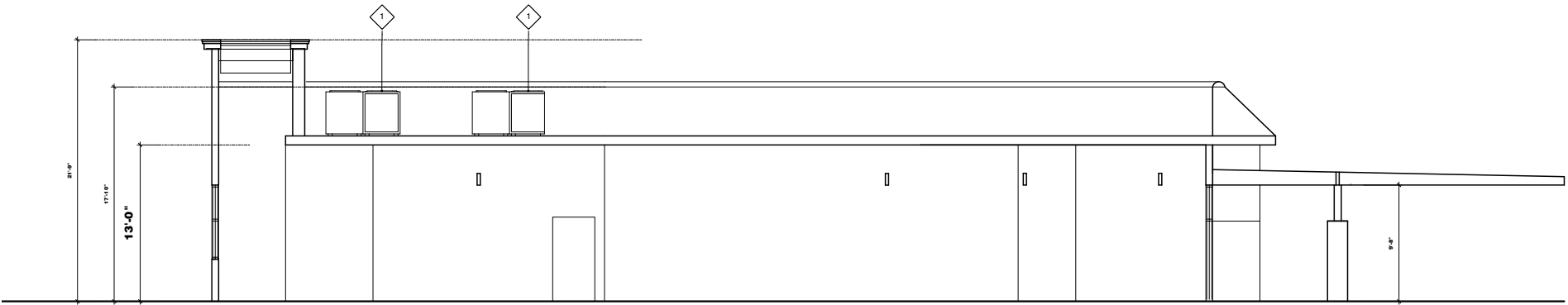


02

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

Project No.: 2845-21-16

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and interiors
02-1023



KEYNOTES

- 1. RTU's



SOUTH ELEVATION



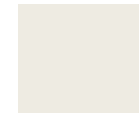
NORTH ELEVATION
KEYNOTES

- | | | |
|-------------------------|-----------------------------------|----------------------------|
| 1. PAINTED STUCCO | 6. STOREFRONT DOORS | 11. DRIVE THRU CANOPY |
| 2. CLAY TILE ROOF | 7. CORNICE TRIMS | 12. WOOD TRELLIS |
| 3. STONE / BRICK VENEER | 8. ILLUMINTAED LOGO DISK | 13. COLUMNS |
| 4. DRIVE THRU WINDOW | 9. ILLUMINATED DRIVE THRU CABINET | 14. SOLAR PANEL |
| 5. STOREFRONT GLAZING | 10. GREEN SCREENS | 15. EXTERIOR LIGHT FIXTURE |

COLOR

- A. BENJAMIN MOORE "SWISS COFFEE"
 B. CLAY TILE ROOF
 C. STONE / BRICK VENEER
 D. BLACK ANODIZED ALUMINUM
 E. PAINTED TO MATCH D

MATERIALS



BENJAMIN MOORE
SWISS COFFEE
OC-45



OPTION 1
EL DORADO-CLIFFSTONE
WHITE BARK



OPTION 2
EL DORADO- TUNDRABRICK
LATIGO



WEST ELEVATION



EAST ELEVATION

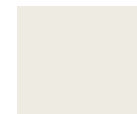
KEYNOTES

- | | | |
|-------------------------|----------------------------------|----------------------------|
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| 2. CLAY TILE ROOF | 7. CORNICE TRIMS | 12. WOOD TRELLIS |
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COLOR

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- B. CLAY TILE ROOF
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- D. BLACK ANODIZED ALUMINUM
- E. PAINTED TO MATCH D

MATERIALS



BENJAMIN MOORE
SWISS COFFEE
OC-45



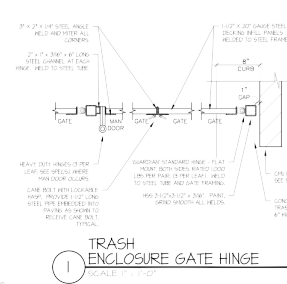
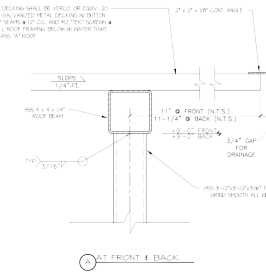
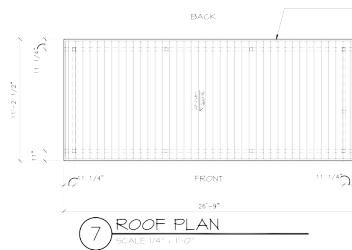
OPTION 1
EL DORADO-CLIFFSTONE
WHITE BARK



OPTION 2
EL DORADO- TUNDRABRICK
LATIGO





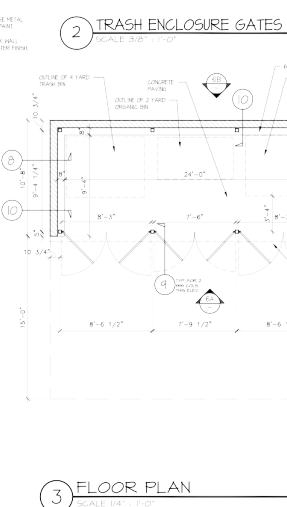
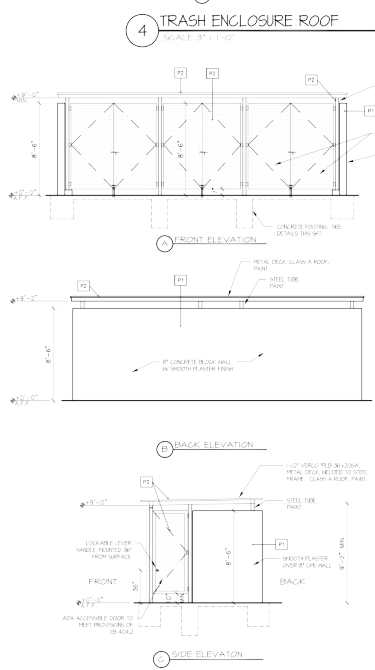
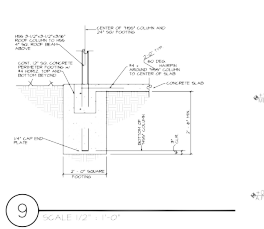
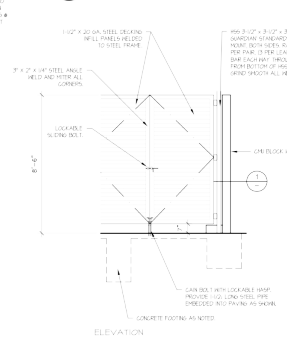
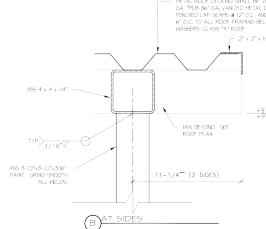
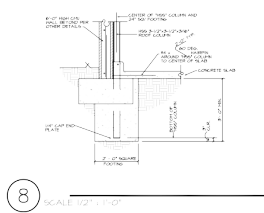


GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF CMU.

COLOR / MATERIAL LEGEND

- PAINTED SMOOTH PLASTER TRASH ENCLOSURE WALLS
SHERWIN WILLIAMS COLOR MATCH EXISTING WHITE BUILDING WALL
- PAINTED METAL DECKING
SHERWIN WILLIAMS COLOR MATCH EXISTING BLACK METAL ROLL-UP DOORS



ELEVATIONS

OXNARD BLVD & CITRUS GROVE
OXNARD, CA 93038
APRIL 13/2017/088

REVISION # DATE TITLE

OWNER'S REPRESENTATIVE:
RA-ARCH
21 S. CALIFORNIA ST., 4TH FLOOR
VENTURA, CA 93001
(805) 320-3978

ARCHITECT:
VALERIO ARCHITECTS
5559 WILSHIRE BLVD., #200
LOS ANGELES, CA 90038
(323) 954-8996

CIVIL ENGINEER:
JENSEN DESIGN & SURVEY
1672 DONOVAN ST
VENTURA, CA 93003
(805) 642-6977

LANDSCAPE ARCHITECT:
JORDAN, GILBERT & BAIN
455 N. VENTURA BLVD
VENTURA, CA 93001
(805) 642-3641

SUP PACKAGE

Trash enclosure

08

valerio architecture and interiors

Scale: AS 03/20/17 Page No.: 2841-21-18 03/15/23

FURNITURE



RATANA INTERNATIONAL LTD.
PYRAMID SIDE CHAIR
FN54111NAT-V



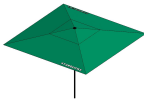
COAST TO COAST METAL
OUTDOOR ADA TABLE
BLACK METAL MT0028
STARBUCKS DESIGN
ID-17341



WINNIE NG
OUTDOOR BENCH
CEMENT
FN54147CEM-1P



COAST TO COAST METAL
OUTDOOR SQUARE
TABLE
BLACK METAL MT0028
STARBUCKS DESIGN
ID-17341



TUCCI
OUTDOOR UMBRELLA
HEMLOCK TWEED WITH
LOGO
SKU: 11106805



TUCCI
UMBRELLA BASE 200LBS
BLACK
SKU: 11084085



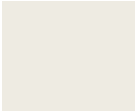
AWNEX
MESH FENCE MODULE
STARBUCKS DESIGN
ID-21486

LIGHTING



HINKLEY LIGHTING
EXTRUDED ALUMINUM
LARGE WALL MOUNT LANTERN
1649SK-LED

MATERIALS



BENJAMIN MOORE-
SWISS COFFEE
OC-45

LOCATION:
EXTERIOR
WALLS



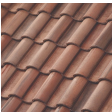
ES - CLIFFSTONE -
MESQUITE

LOCATION: DT POP-OUT
CENTER TOWER AND
COLUMN BASES



PORTLAND ROCK-
OLYMPIC PAVER
COLLECTION
NATURAL GRAY
24" X 24" X 2 - 1/2"

LOCATION:
PAVERS
AT PATIO



BORAL
BARCELONA -
CASA GRANDE
BLEND
SKU: 1BCCS6169

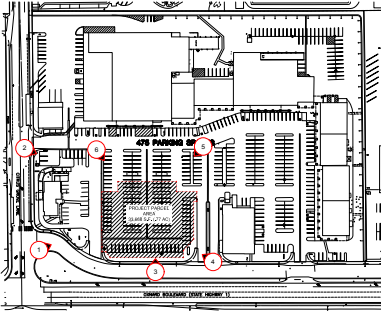
LOCATION: ROOF
CLAY TILE



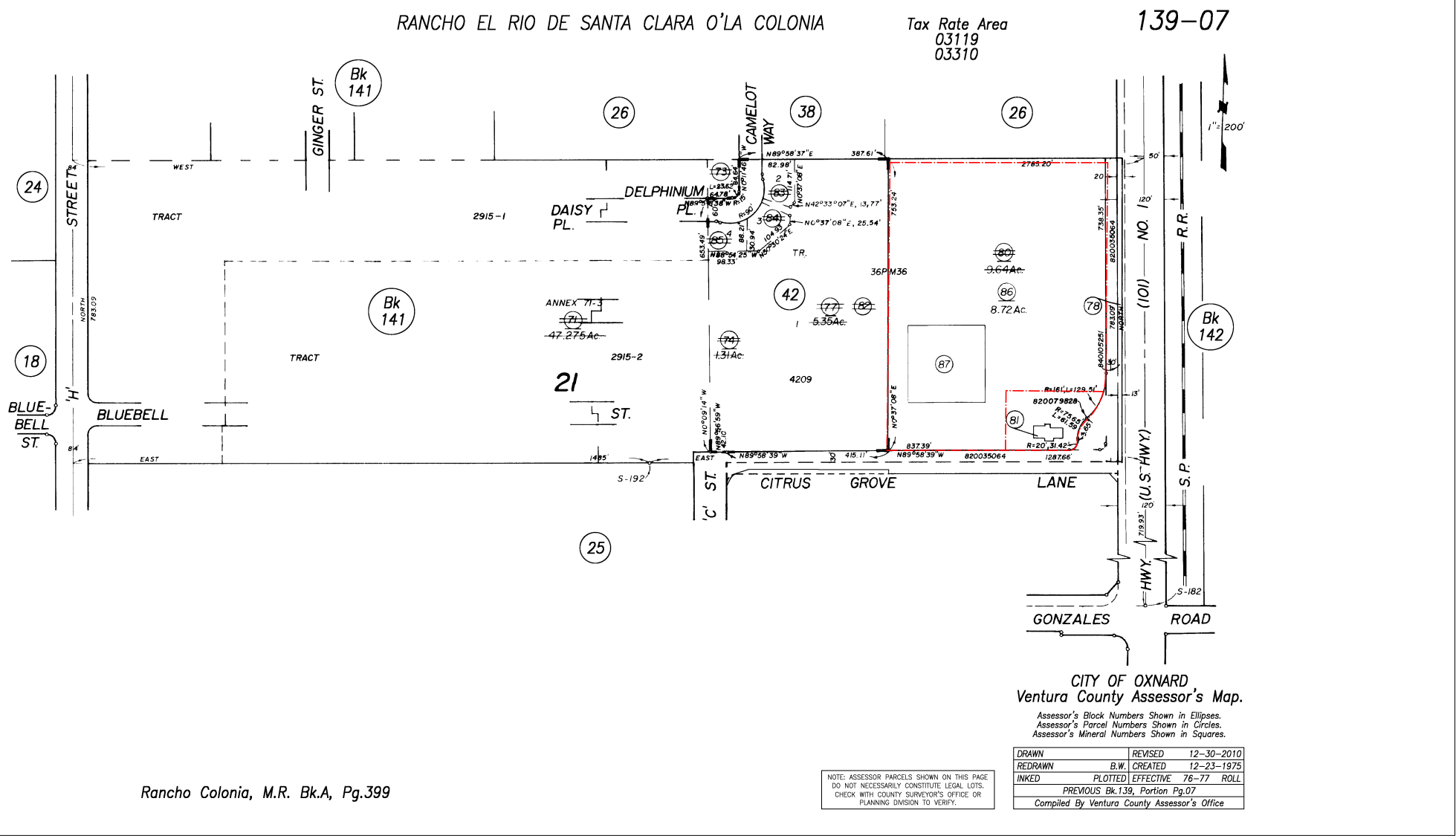
BLACK ANODIZED
ALUMINUM
RAL 7021

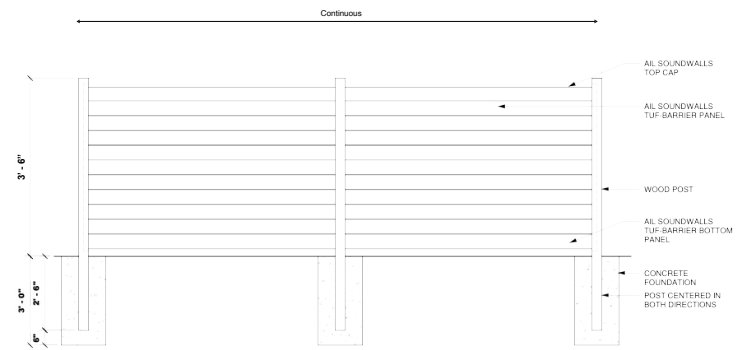
LOCATION: TRIMS,
TRASH ENCLOSURE
GATES, AWNINGS,
MAN DOOR AND
STOREFRONT

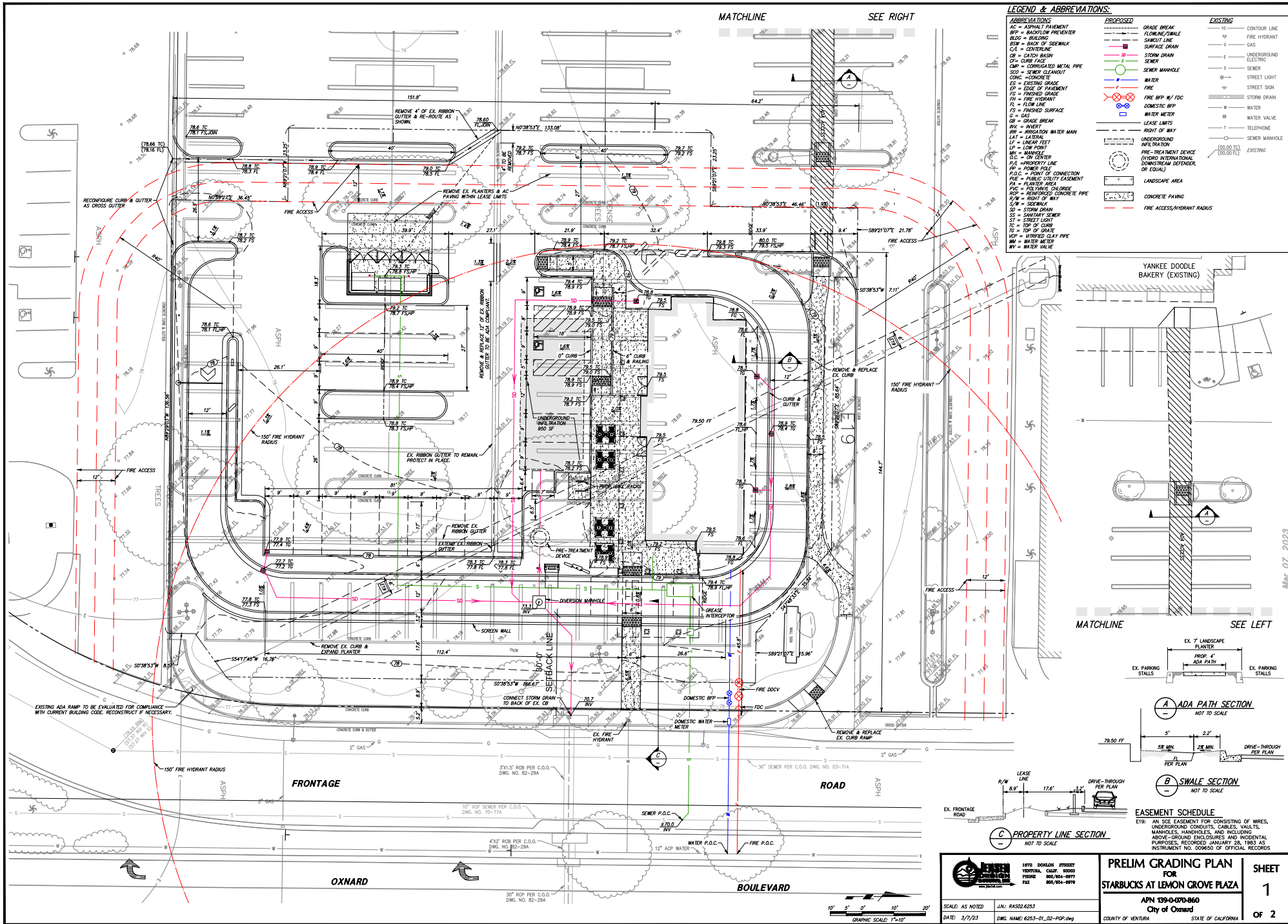
EXISTING PHOTOS



ASSESSOR'S MAP







LEGEND & ABBREVIATIONS:		
ABBREVIATIONS		
AC	= ASPHALT PAVEMENT	
BYP	= BACKFLOW PREVENTER	
BLDG	= BUILDING	
BOM	= BACK OF SIDEWALK	
CA	= CONCRETE	
CB	= CATCH BASIN	
CD	= CONCRETE DRAIN	
CMF	= CORRUGATED METAL PIPE	
SD	= SEWER DRAINOUT	
CONC	= CONCRETE	
ES	= EXISTING GRADE	
FG	= FINISHED GRADE	
FI	= FIRE HYDRANT	
FL	= FLOW LINE	
FS	= FINISHED SURFACE	
G	= GAS	
GB	= GRADE BREAK	
INV	= INVERT	
IRW	= IRRIGATION WATER MAIN	
LAT	= LATERAL	
LT	= LANE LINE	
LP	= LOW POINT	
MP	= MANHOLE	
OC	= ON CENTER	
P/A	= PROPERTY LINE	
PP	= POWER POLE	
P.O.C.	= POINT OF CONNECTION	
PUE	= PUBLIC UTILITY EASEMENT	
PA	= PLANTER AREA	
PVC	= POLYVINYL CHLORIDE	
RP	= REINFORCED CONCRETE PIPE	
R/W	= RIGHT OF WAY	
S	= SEWER	
SD	= STORM DRAIN	
SS	= SANITARY SEWER	
ST	= STREET LIGHT	
TOP	= TOP OF CURB	
TOP	= TOP OF GRADE	
TOP	= TOP OF FINISHED GRADE	
W	= WATER	
WM	= WATER METER	
WV	= WATER VALVE	
PROPOSED		
---	= GRADE BREAK	
---	= FLOWLINE/SHIELD	
---	= SAMOIT LINE	
---	= SURFACE DRAIN	
---	= STORM DRAIN	
---	= SEWER	
---	= SEWER MANHOLE	
---	= WATER	
---	= WATER BYP W/ FDC	
---	= DOMESTIC BYP	
---	= WATER METER	
---	= WATER VALVE	
---	= RIGHT OF WAY	
---	= LEASE LIMITS	
---	= UNDERGROUND WIRE LATION	
---	= PRE-TREATMENT DEVICE (HYDRO INTERNATIONAL DOWNSTREAM DEFENDER OR EQUAL)	
---	= LANDSCAPE AREA	
---	= CONCRETE PAVING	
---	= FIRE ACCESS/HYDRANT RADII	
EXISTING		
---	= CONTOUR LINE	
---	= FIRE HYDRANT	
---	= GAS	
---	= UNDERGROUND ELECTRIC	
---	= SEWER	
---	= STREET LIGHT	
---	= STREET SIGN	
---	= STORM DRAIN	
---	= WATER	
---	= WATER VALVE	
---	= TELEPHONE	
---	= SEWER MANHOLE	
---	= EXISTING (100.00 TO 100.00)	

YANKEE DOODLE BAKERY (EXISTING)

MATCHLINE SEE LEFT

EX. 7" LANDSCAPE PLANTER

EX. PARKING STALLS

EX. PARKING STALLS

ADA PATH SECTION

NOT TO SCALE

79.50 FT

5' MIN

2' MIN

DRIVE-THROUGH PER PLAN

B SWALE SECTION

NOT TO SCALE

EASEMENT SCHEDULE

E19: AN EASEMENT FOR CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES AND INCIDENTAL PURPOSES, RECORDED JANUARY 29, 1983 AS INSTRUMENT NO. 008650 OF OFFICIAL RECORDS

PROPERTY LINE SECTION

NOT TO SCALE

LEASE LINE

8.9'

17.6'

DRIVE-THROUGH PER PLAN

EX. FRONTAGE ROAD

SCALE: AS NOTED

DATE: 3/7/23

JAL: RA502.6253

DWG: 6253-01_02-POP.dwg

GRAPHIC SCALE: 1"=10'

PRELIM GRADING PLAN

FOR

STARBUCKS AT LEMON GROVE PLAZA

APN 139-0-070-860

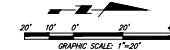
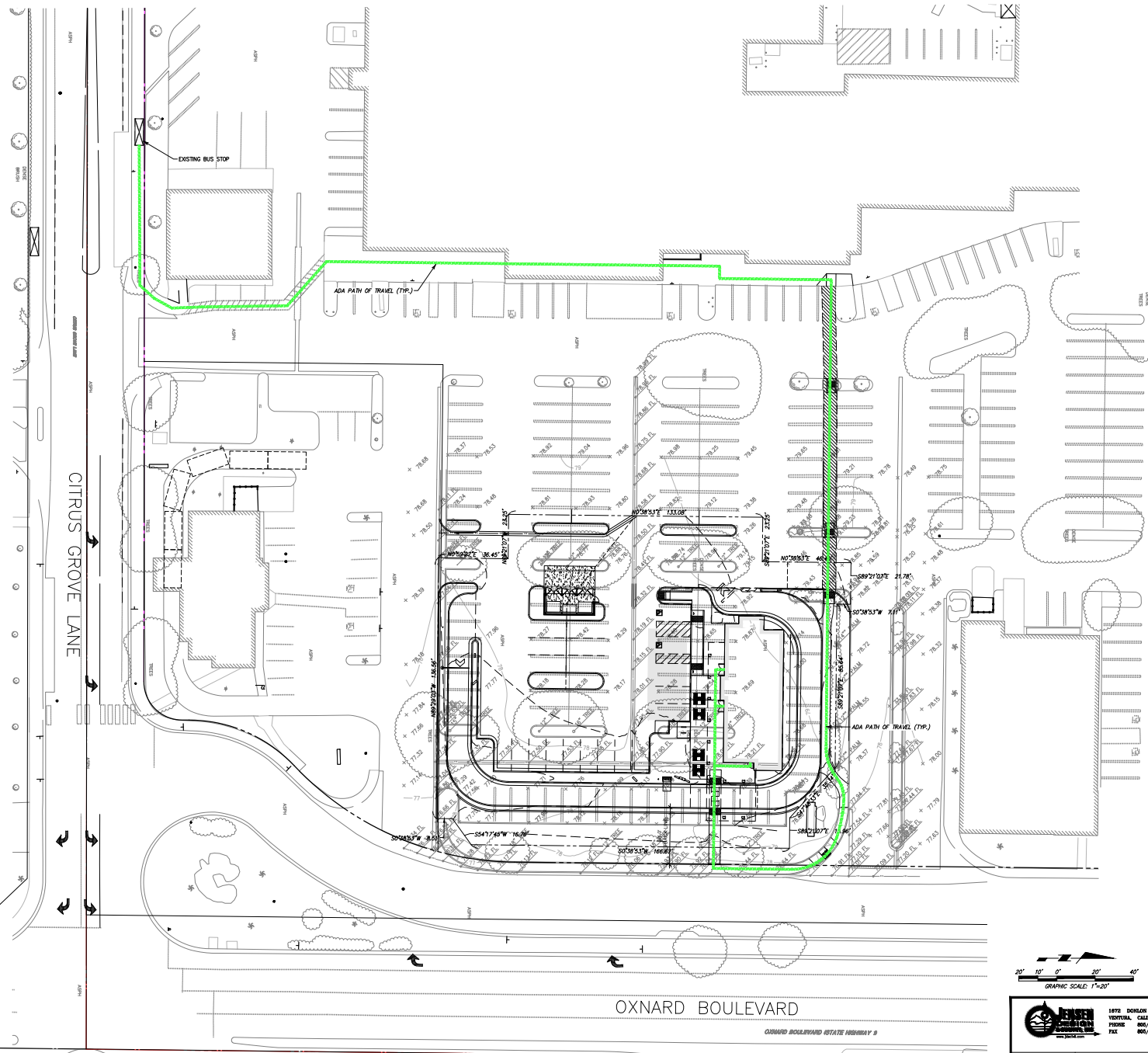
City of Oxnard

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET

1

OF 2



**1872 DORLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-0977
FAX 805/654-0979**

SCALE: AS NOTED
DATE: 3/8/23
JAL: RA502.6253
DWG. NAME: 6253-01_02-POP.dwg

**ADA PATH OF TRAVEL
FOR
STARBUCKS AT LEMON GROVE PLAZA**

APN 139-0-070-860
City of Oxnard

COUNTY OF VENTURA STATE OF CALIFORNIA

**SHEET
2
OF 2**

Mar 08, 2023

J:\PROJECTS\Planning\Starbucks\ADA\139-0-070-860.dwg

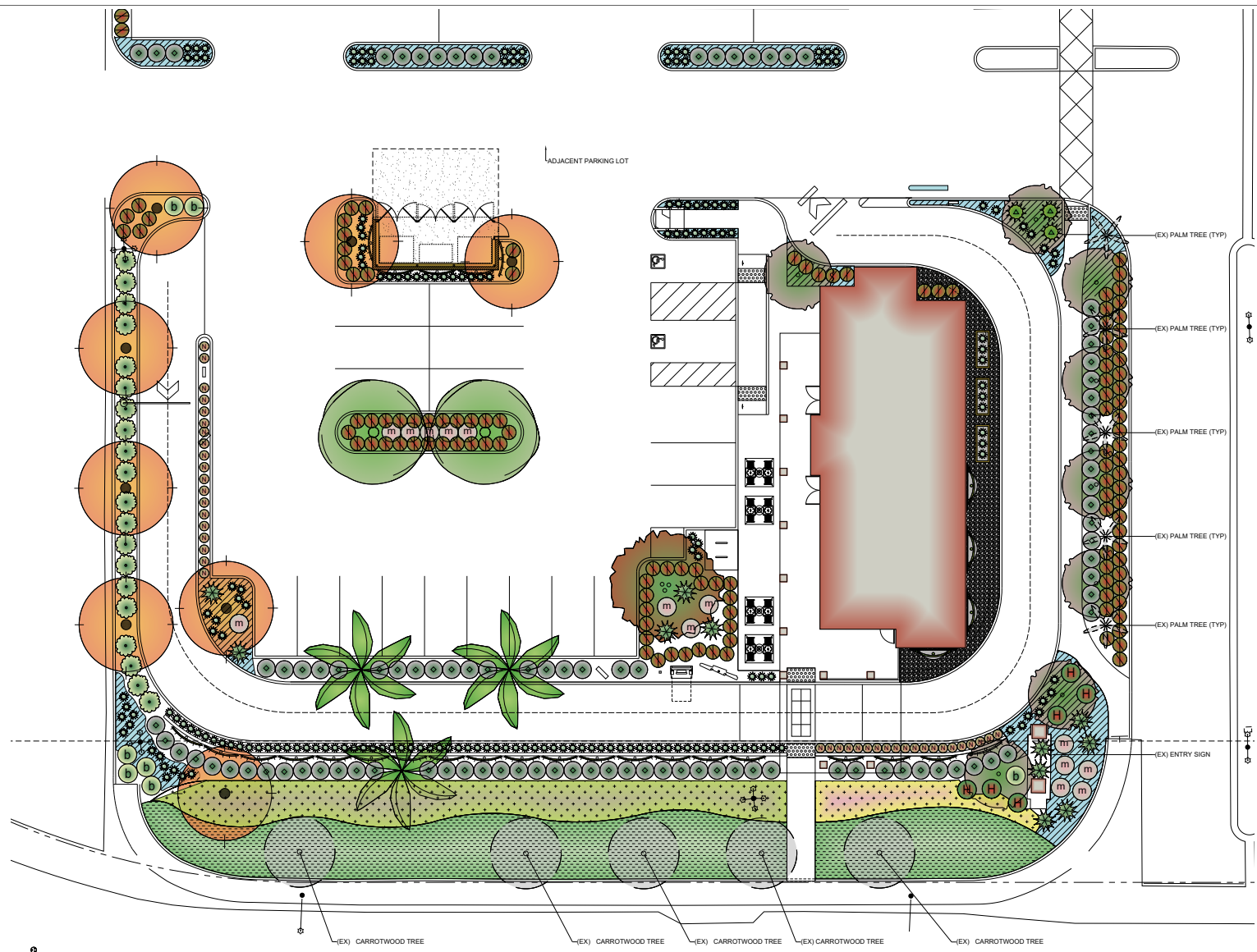
REVISIONS	NO.	DATE	BY	DESCRIPTION

CLIENT
SOLAR PACIFIC INVESTORS
 RICE AVENUE
 OXNARD CALIFORNIA

SHEET TITLE
PRELIMINARY PLANTING PLAN
 PROJECT
 RICE AVENUE - LOT 5 - TR 4359
 OXNARD CALIFORNIA

DRAWN	CHKD	DATE

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N. OXNARD BOULEVARD

NOTE:

TREE MITIGATION CALCULATIONS

ALL EXISTING TREES SHALL BE MITIGATED, TO A TOTAL VALUE OF \$37,600 (PER THE FINAL ARBORIST REPORT)

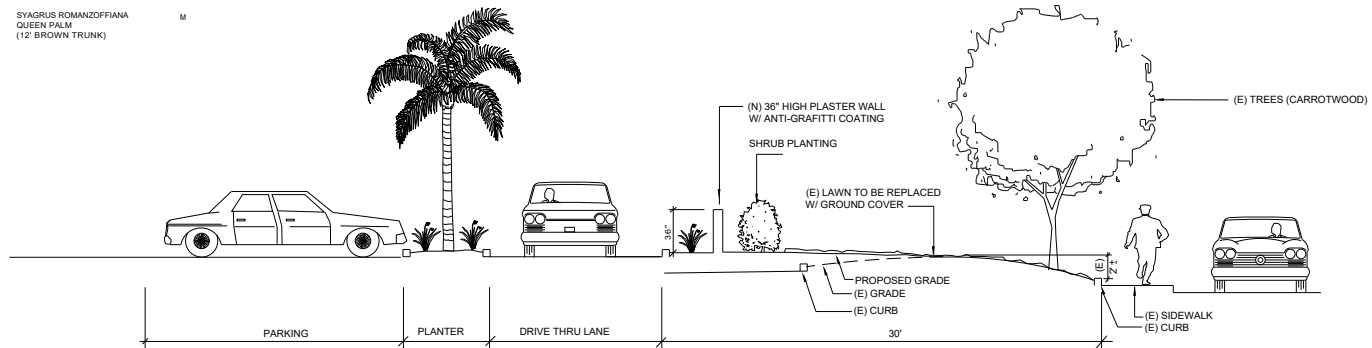
ARBUTUS MARINA	(1) - 24" RAISED TO 48" @ \$350 EA. =	\$2,350
BRACHYGYTON POPUL	(2) - 24" RAISED TO 48" @ \$350 EA. =	\$4,700
CHILOPSIS LINEARIS	(8) - 24" RAISED TO 48" @ \$350 EA. =	\$18,800
PISTACHE CHINESE	(6) - 24" RAISED TO 36" @ \$200 EA. =	\$6,000
SYAGRUS ROMANZOFF	(3) - 36" RAISED TO 48" @ \$200 EA. =	\$7,050
TOTAL FOR TREE UPGRADES		\$38,900
TOTAL MITIGATION AMOUNT		\$37,600

TREE PRICES USED FOR MITIGATION CALCULATIONS
24" BOX = 450
36" BOX = 1,200
48" BOX = 2,800
60" BOX = 5,000

NOTE: PRICES WILL VARY DUE TO MARKET VALUES. L.A. MUST VERIFY AT THE TIME THE REPORT IS PREPARED

TREES		BOTANICAL NAME/ COMMON NAME	WUCOLS RATING
SYMBOL	QTY. SIZE		
		EXISTING TREES (CUPANIOPSIS ANACARDIOIDES - CARROT)	
		EXISTING PALM TREES SYAGRUS ROMANZOFFIANA - QUEEN PALM	
	1 48" BOX MULTI	ARBUTUS 'MARINA' STRAWBERRY TREE	L
	2 24" BOX	BRACHYCHITON POPULNEUS BOTTLE TREE	L
	8 48" BOX	CHILOPSIS LINEARIS DESERT WILLOW	VL
	8 36" BOX	PISTACHE CHIMENSIS WATER GUM	M
	3 36" BOX	SYAGRUS ROMANZOFFIANA QUEEN PALM (12" BROWN TRUNK)	M

SHRUBS	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	WUCOLS RATING
	11	5 GAL	AGAVE DESMETTIANA 'VARIEGATA' VARIEGATED SMOOTH AGAVE	L
	7	5 GAL	BOUETLOUJA G. 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	L
	152	5 GAL	DIANELLA T. 'VARIEGATA' WHITE STRIPED TASMAN FLAX LILY	L
	123	5 GAL	GREVILLEA 'COASTAL GEM' PROSTRATE GREVILLEA	L
	6	5 GAL	HESPERALOE PARVIFOLIA 'BRAKELIGHTS' RED YUCCA	L
	20	5 GAL	LIGUSTRUM JAPONICUM 'TEXANUM' WAX-LEAF PRIVET	L
	25	5 GAL	MACPODENA UNGUIS-CATI CAT'S CLAW	L
	3	5 GAL	MAHONIA LOMARIFOLIA CHINESE HOLLY	L
	14	5 GAL	MUHLENBERGIA CAPILLARIS PINK MUHLY	L
	39	5 GAL	NANDINA 'GULF STREAM' DWARF HEAVENLY BAMBOO	L
	80	5 GAL	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORNE	L
	4	5 GAL	TRACHELOSPERMUM JASMINOIDES (ESPALIER) STAR JASMINE	M
	1 GAL @ 18" O.C.		SENECIO SERPENS BLUE CHALK STICKS	L
	1 GAL @ 48" O.C.		MYOPORUM PARV. 'PROSTRATUM' PROSTRATE MYOPORUM	L
	1 GAL @ 36" O.C.		LANTANA 'CONFETTI' LANTANA	L
	-		DECORATIVE GRAVEL (1" 2") TYPE TO BE DETERMINED - SOUTHWEST BOULDERS (3" THICK LAYER OVER LANDSCAPE FABRIC)	



JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874
Jordan, Gilbert & Bain Landscape Architects, Inc. © 2018

[illegible]

PROPERTY OF JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. REF.

SOLAR PACIFIC INVESTORS
RICE AVENUE
OXNARD CALIFORNIA

SHEET TITLE
PRELIMINARY PLANTING LEGEND

PROJECT
RICE AVENUE - LOT 5 - TR 4359
OXNARD CALIFORNIA

DRAWN: PJ
CHECKED:
DATE: 6-17-22
DATE: 3-09-23

DRAWING

L-2

SHEET 2 OF 4
PROJECT No. 22.32

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ARBUTUS 'MARINA'
MARINA STRAWBERRY TREE



BRACHYCHITON POPULNEUS
BOTTLEBRUSH



CHILOPSIS LINEARIS
DESERT WILLOW



PISTACHE CHINENSIS
WATER GUM



SYAGRUS ROMANZOFFIANA
QUEEN PALM

SHRUBS



AGAVE DESMETTIANA 'VARIEGATA'
VARIEGATED SMOOTH AGAVE



BOUTELOUA GRACILIS 'BLONDE AMBITION'
BLONDE AMBITION BLUE GRAMA



DIANELLA TASMANICA 'VARIEGATA'
WHITE STRIPED TASMAN FLAX LILY



GREVILLEA LANIGERA 'COASTAL GEM'
PROSTRATE GREVILLEA



HESPERALOE PARVIFOLIA 'BRAKELIGHTS'
RED YUCCA



LIGUSTRUM JAPONICUM 'TEXANUM'
WAXLEAF PRIVET



MAHONIA LOMARIFOLIA
CHINESE HOLLY



MUHLENBERGIA CAPILARIS
PINK MUHLY

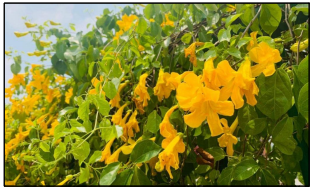


NANDINA DOMESTICA 'GULF STREAM'
DWARF HEAVENLY BAMBOO



RAPHIOLEPIS INDICA 'CLARA'
INDIAN HAWTHORNE

VINES



MACFADYENA UNGUIS-CATI
CAT'S CLAW



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

GROUNDCOVER



LANTANA CAMARA 'CONFETTI'
CONFETTI LANTANA



MYOPORUM PARVIFOLIUM 'PROSTRATUM'
CREEPING MYOPORUM



SENECIO SERPENS
BLUE CHALK STICKS

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REVISIONS		
NO.	DATE	DESCRIPTION

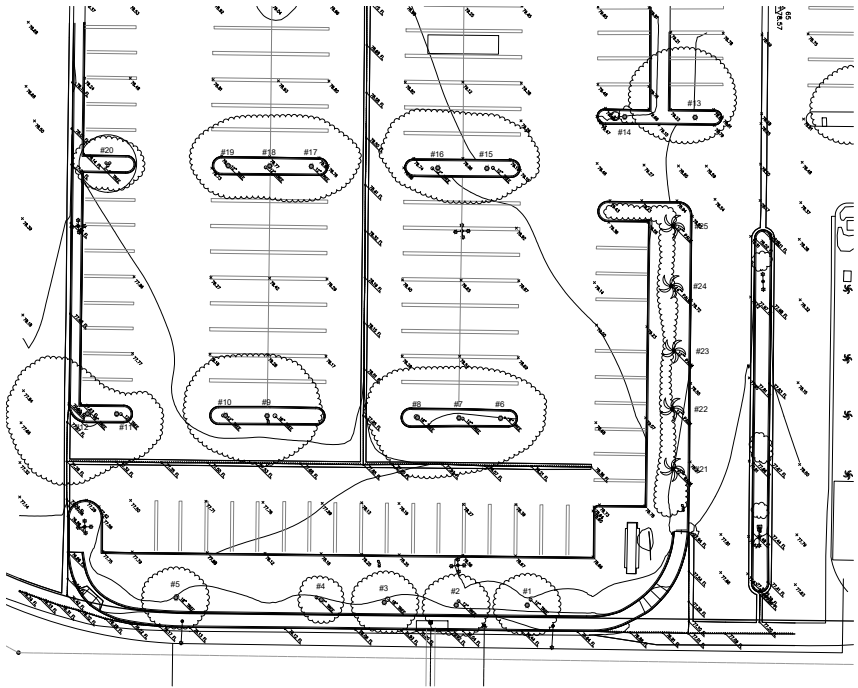
CLIENT	
SOLAR PACIFIC INVESTORS	
SOLE AVENUE	
ONNARD CALIFORNIA	

SHEET TITLE	
PRELIMINARY PHOTO BOARD	
PROJECT	
RICE AVENUE - LOT 5 - TR 4359	
ONNARD CALIFORNIA	
DRAWN: PJ	
CHECKED: PJ	
DATE: 3-09-23	

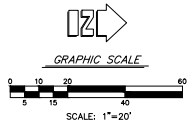
DRAWING	
L-3	
SHEET 3 OF 4	
PROJECT No. 22.32	



TREE SURVEY				
TREE NUMBER	BOTANICAL NAME COMMON NAME	TRUNK DIAMETER @36" O.G.	TREE WORK	ESTIMATED VALUE
1	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	13"	PRUNE FOR AESTHETICS	
2	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	15"	PRUNE FOR AESTHETICS	
3	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	12"	PRUNE FOR AESTHETICS	
4	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	12"	PRUNE FOR AESTHETICS	
5	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	16"	PRUNE FOR AESTHETICS	
6	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	6"	REMOVE	\$1,000.00
7	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	12"	REMOVE	\$3,000.00
8	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	18"	REMOVE	\$3,000.00
9	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	17"	REMOVE	\$3,000.00
10	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	11"	REMOVE	\$2,500.00
11	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	11"	REMOVE	\$2,500.00
12	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	12"	REMOVE	\$3,000.00
13	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	17"	REMOVE	\$3,000.00
14	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	5"	REMOVE	\$1,000.00
15	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	12"	REMOVE	\$3,000.00
16	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	9"	REMOVE	\$1,500.00
17	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	12"	REMOVE	\$3,000.00
18	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	10"	REMOVE	\$2,000.00
19	EUCALYPTUS CITRIGODORA LEMON SCENTED GUM	11"	REMOVE	\$2,500.00
20	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	MULTI-TRUNK 6" x 6" x 7"	REMOVE	\$800.00
TOTAL				\$34,800.00
21	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	32"	PROTECT IN PLACE	
22	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	32"	PROTECT IN PLACE	
23	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	32"	PROTECT IN PLACE	
24	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	32"	PROTECT IN PLACE	
25	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	32"	PROTECT IN PLACE	



\$34,800.00 TREE REPLACEMENT VALUE ESTIMATED TO BE VERIFIED BY FINAL ARBORIST REPORT DURING CONSTRUCTION DOCUMENT PHASE.



JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874
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REVISIONS
NO. DATE BY DESCRIPTION

CLIENT
SOLAR PACIFIC INVESTORS
RICE AVENUE
OXNARD CALIFORNIA

SHEET TITLE
TREE SURVEY PLAN

DRAWING
L-4
SHEET 4 OF 4
PROJECT No. 22.32

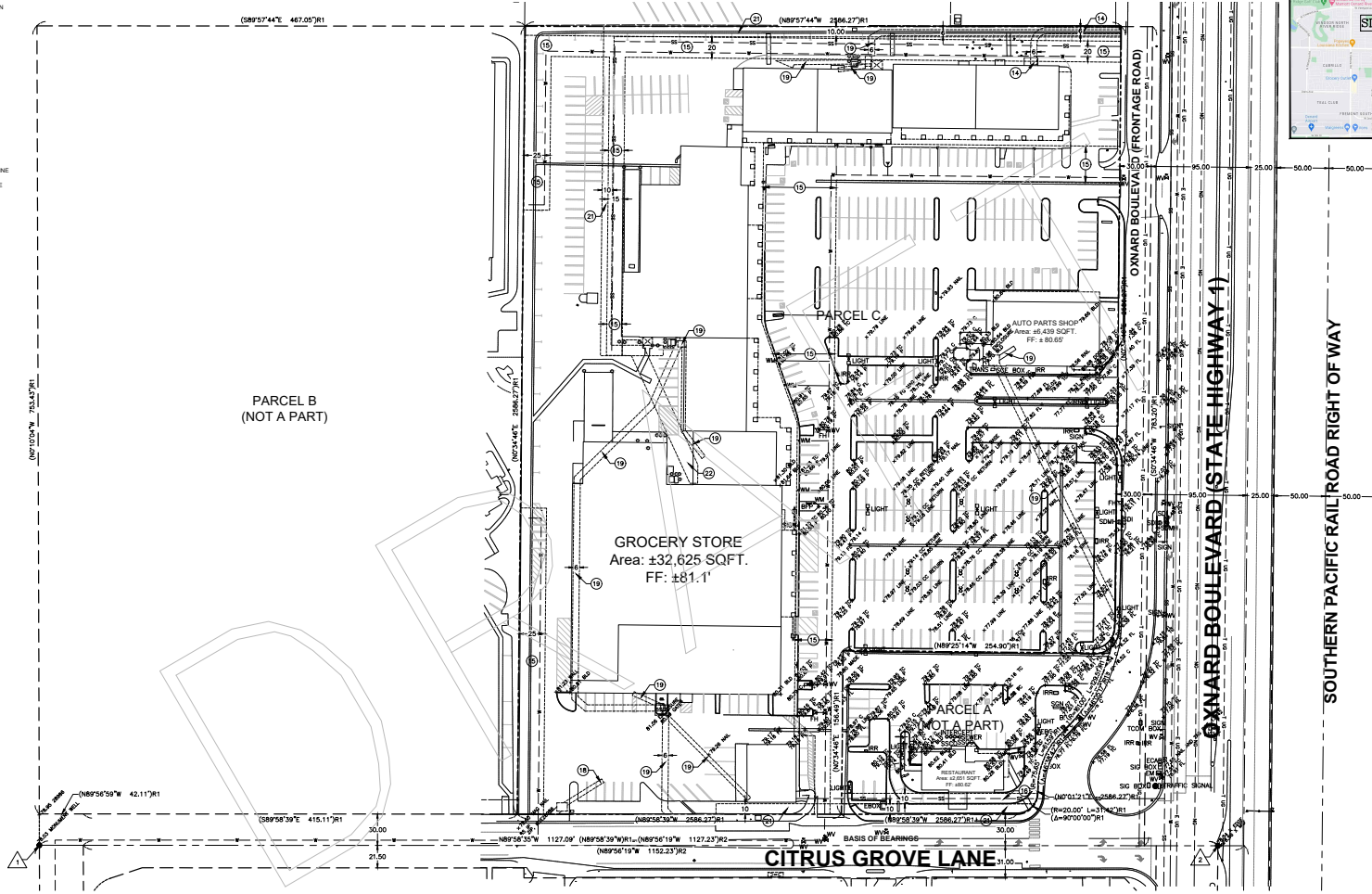
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PROJECT
RICE AVENUE - LOT 5 - TR 4359
OXNARD CALIFORNIA

TOPOGRAPHIC LEGEND & ABBREVIATIONS

---	EXISTING GROUND
---	CONTOUR EXISTING ELEVATION
---	SION
---	PROPERTY LINE
---	EASEMENT LINE
---	CURB & GUTTER
---	CONCRETE CURB
---	FLDWLINE
---	CONCRETE BLOCK WALL
---	BUMPER
---	UNDERGROUND WATERLINE
---	UNDERGROUND SEWER LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	BOLLARD
---	WATER VALVE
---	GUY
---	SANITARY SEWER MANHOLE
---	STORM DRAIN MANHOLE
---	EXISTING FIRE HYDRANT
---	POWER POLE
---	TRAFFIC SIGNAL
---	DOOR
---	BENCHMARK
---	SCHEDULE B ITEM

BSW	BACK OF WALK
C	CONCRETE
DR	DRIVEWAY
EMCS	EMERGENCY FLOWLINE
FL	FLOWLINE
MANH	MANHOLE
SDMH	STORM DRAIN MANHOLE
SDRH	SANITARY SEWER MANHOLE
TOP OF CURB	TOP OF CURB
TOP OF SIGNAL BCK	TOP OF SIGNAL BCK
WALL	WALL
WM	WATER METER
WV	WATER VALVE
GRASS	GRASS
CONCRETE	CONCRETE
BUILDING	BUILDING
BUILDING OVERHANG	BUILDING OVERHANG
TREE	TREE



SURVEY DATA:	
AREA OF EXISTING PARCEL (TOTAL): 422,193 sqft / 9.69 acres	
BASIS OF BEARINGS: The centerline of Citrus Grove Lane with the bearing of north 89°58'39" west as shown on Parcel Map No. 82-1, as per map filed in book 36, pages 36 and 37 of parcel maps, in the office of the county recorder of Ventura County.	
BENCHMARK: COUNTY BENCHMARK OX-VINE A "CITY OF OXNARD" ALUMINUM DISK SET IN THE CONCRETE CURB ON THE NORTHWEST CORNER OF THE INTERSECTION OF OXNARD BLVD. AND VINEYARD AVE. THE DISK IS 1 FOOT NORTH OF THE CURB RETURN. ELEV. 75.691' NGVD 29	

- General Site Information**
- This Survey is based on field work performed on November 5, 2022 by Lars Andersen & Associates, Inc.
 - A Title Report was supplied by First American title Insurance Company, order number NCS-729405-BLA2 dated April 30, 2021
 - The Title to said estate of interest at the date hereof is vested in:
LGP Land Owners, LLC, a California limited liability company, as to Fee Interest and Lemon Grove Plaza, Inc., a California corporation as to Leasehold Interest
 - The property consists of Assessor Parcel Numbers 139-0-070-810, 139-0-070-870 and 139-0-070-860.
 - The site address is 2001 N Oxnard Blvd, Oxnard, CA
 - The property contains 422,193 sqft / 9.69 acres

- Surveyor's Notes**
- There are buildings on the property.
 - The property consists of 3 Assessor's parcel numbers.
 - The property abuts the following streets:
Citrus Grove Lane and Oxnard Boulevard

- BOUNDARY LEGEND:**
- () R1 RECORD DATA PER PARCEL MAP 82-1, BK.36, PG. 36-37
 - () R2 RECORD DATA PER PARCEL MAP, BK.68, PG. 73-75
- FOUND MONUMENT NOTES**
- MONUMENT FOUND AND ACCEPTED AS NOTED
 - FD, 1.5" I.P. TAGGED "ICE 28885" IN WELL MONUMENT PER 68 PM 73
 - FD, CHISELED "T" PER 68 PM 73 ACCEPTED AS INT. C.L. CITRUS GROVE & WLY LINE OF OXNARD BLVD



**ALTANSPS
LAND TITLE SURVEY**

For
Lemon Grove Plaza, Inc.
located at 2001 N Oxnard Blvd,
City of Oxnard, County of Ventura, State of California

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4608 WEST JACQUELYN AVENUE FRESDO CALIFORNIA 93722
TEL: 558-2727 FAX: 558-2748 WWW.LARSANDERSEN.COM

DATE:	11/07/2022
SHEET NO:	2 OF 2
SCALE:	1"=50'
JOB NO:	99990.00
CHECKED BY:	DF
DRAWN BY:	ZM
DATE:	
DWG BY:	
REVISIONS	

PREPARED FOR:
Lemon Grove Plaza, Inc.
OXNARD, CA



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • FAX (805)682-8509 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell

September 27, 2023

23009.L01

Mr. Scott Boydstun, AIA
Rasmussen & Associates
21 S. California Street
Ventura, California 93001

TRANSPORTATION MANAGEMENT PLAN FOR THE LEMON GROVE PLAZA STARBUCKS - CITY OF OXNARD

Associated Transportation Engineers (ATE) has prepared the following Transportation Management Plan (TMP) for the proposed Starbucks coffee shop (the "Project") to be located in the Lemon Grove Plaza in the City of Oxnard. It is understood that the TMP will be submitted to the City as part of the Project's application package.

PROJECT DESCRIPTION

The Project site is located within the existing Lemon Grove Plaza located in the City of Oxnard. The existing Lemon Grove Plaza contains a mix of retail commercial tenants consisting of general retail, dry cleaners, auto parts sales, auto service, restaurants, and a fitness gym. The Project is proposing to construct a 2,353 square-foot Starbucks Coffee Shop on a new pad site. Access to the Project site will



be provided via the existing driveway connections to Citrus Grove Lane and the Oxnard Boulevard Frontage Road. The Project site plan is illustrated on Figure 1.

A review of the proposed site plan indicates that the single lane drive-through configuration would accommodate 18 vehicles; before the on-site traffic flow is affected. Additional vehicles can be stored within the shopping center before the off-site traffic flow is affected. Survey data collected by ATE at Starbucks coffee shops with drive-through windows indicate that drive-through storage for 12 - 14 vehicles may be necessary.

In addition to evaluating the drive-through queues and site access, the TMP includes the following exhibits and written descriptions of the components:

1. Permanent traffic control measures and pavement directional signage throughout the parking lot.
2. Exhibits illustrating the internal circulation of the site and turning movements at driveway ingress/egress locations and the entry and exit of the drive-through lane.
3. A written description regarding "Vehicle Queue Overflow Management" operational characteristics that are to be implemented if the number of vehicles exceeds the number of vehicle queue spots in the drive-through lane. Potential operational characteristics can include, but are not limited to:
 - Placement of temporary traffic control measures (i.e., traffic cones)
 - Identification of overflow parking on-site
 - Use of handheld wireless ordering equipment

DRIVE-THROUGH STORAGE AND QUEUING

Queue studies were conducted at ten Starbucks drive-through facilities located in San Diego, Santa Barbara, Santa Clara and Ventura Counties to evaluate the vehicle queue storage requirement for Starbucks Coffee Shops. The studies were conducted in 2015, 2019 (prior to the Covid 19 pandemic) and at an existing Palo Alto Starbucks in 2022. The queue studies were conducted on typical weekdays between the hours of 7:00 AM and 9:00 AM, which is the peak activity time for Starbucks drive-through lanes.



The queue studies observed the number of vehicles queued in the drive-through lane and counted the total number of vehicles using the drive-through lane. Table 1 summarizes the results of the Starbucks queue study data.

Table 1
Starbucks Coffee Shop Drive-Through Queue Study Results

Coffee Shop Site	Storage Provided	Maximum Queue	Maximum Queue Occurrences
Ventura	14 Vehicles	14 Vehicles	2 Occurrences
Oxnard #1	11 Vehicles	11 Vehicles	2 Occurrences
Thousand Oaks	7 Vehicles	13 Vehicles	4 Occurrences
Lompoc	7 Vehicles	9 Vehicles	1 Occurrences
Oxnard #2	10 Vehicles	9 Vehicles	2 Occurrences
Simi Valley	12 Vehicles	14 Vehicles	3 Occurrences
National City	7 Vehicles	9 Vehicles	1 Occurrences
Chula Vista #1	10 Vehicles	14 Vehicles	1 Occurrences
Chula Vista #2	7 Vehicles	13 Vehicles	1 Occurrences
Palo Alto	8 Vehicles	13 Vehicles	1 Occurrences
Average:		12 Vehicles	2 Occurrences

Maximum queues observed during the weekday 7:00 AM - 9:00 AM period.

As shown in Table 1, the maximum queues observed ranged from 9 to 14 vehicles with an average maximum queue of 12 vehicles. The 14-vehicle maximum queue occurred 1 to 3 times during the peak two-hour morning period at three locations. The 18-vehicle storage provided for the Starbucks coffee shop would accommodate these queues.

Additional queue data collected for the *Drive-Through Queue Generation Study* is summarized in Table 2. This drive-through queue data was collected over 26 days at coffee shops with drive-through lanes located in Minnesota and Kansas (queue data is attached).

Table 2
National Coffee Shop Drive-Through Queues Study Results

# Studies	Average Maximum Queue	Range of Maximum Queue	85 th Percentile Queue
26 Days	10.23 Vehicles	3 - 16 Vehicles	13 Vehicles

The data presented in Table 2 indicates that the maximum peak queue observed was 16 vehicles and the 85th percentile peak queue observed was 13 vehicle. Review of the field data sheets show that the 16-vehicle queue occurred once at one location. The 18-vehicle storage provided for the Lemon Grove Plaza Starbucks coffee shop would accommodate both the maximum and the 85th percentile queues observed in these studies.

SITE ACCESS AND CIRCULATION

Figures 2 and 3 illustrate the circulation pattern for vehicles entering and exiting the Lemon Grove Plaza driveways to and from the drive-through lanes. As illustrated on the Project site plan, access to the on-site parking area and drive-through lanes would be provided by the existing Lemon Grove Plaza driveways. Vehicles would enter via one of the existing Lemon Grove Plaza driveways and proceed to the Starbucks drive-through lane for customer service.

Drive-Through Entry. Vehicles can maneuver into the drive-through lane. Based on a review of the proposed site plan, the internal parking lot design is expected to provide an acceptable circulation system. The drive through entry would not affect the internal circulation of the Lemon Grove Plaza of the Starbucks parking area.



Figure 4 illustrates the proposed drive-through access plan, which includes pavement marking and directional signs. As shown on the left, pavement markings would be installed to direct vehicles entering the site to the drive-through lanes. The proposed markings and directional signs shown on the site plan are adequate.

Drive-Through Exit. Exiting vehicles would exit the drive-through lane near the northwest corner of the Starbucks building and would then proceed to exit the site. A STOP-Sign, STOP bar, and STOP legend are proposed near the drive-through exit and at the driveway (see Figure 5). The proposed signage and striping are expected to be adequate.



Vehicle Queue Overflow Management

The data presented above indicates that queues would be accommodated in the drive-through stacking lane provided for the coffee shop. The study identifies the maximum theoretical queues that could be accommodated without interfering with operations internal circulation or external street operations. The drive-through site design would accommodate a queue of approximately 18 vehicles extending to the south without interfering with internal circulation.

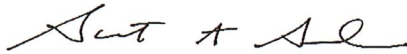
The following active traffic management measure should be considered if the peak queues extend to more than 18 vehicles.

1. The implementation of an expedited ordering process to during the AM peak period to reduce wait times in the drive-through facility via remote ordering (hand-held order point). This measure may include additional staff to reduce order preparation times.

Lemon Grove Plaza Parking Supply

The attached parking study prepared for the Lemon Grove Plaza with the proposed Starbucks coffee shop determined that adequate on-site parking is available. The City of Oxnard Zoning Ordinance requires 492 spaces for the tenants contained in the Lemon Grove Plaza with the addition of Starbucks. The Lemon Grove Plaza provides 462 on-site parking spaces. It should be noted that the Zoning Ordinance requirement does not account for the shared parking due to the varying peak parking demands of the tenants within the Lemon Grove Plaza and that the fitness gym members are most active in the early morning and evening hours when the adjacent tenants are closed. The peak shared parking demand forecast for the Lemon Plaza is 444 spaces. The proposed parking supply of 462 on-site parking spaces would meet the shared parking demand. The proposed parking supply would also provide a reserve parking supply of 18 spaces during the peak period.

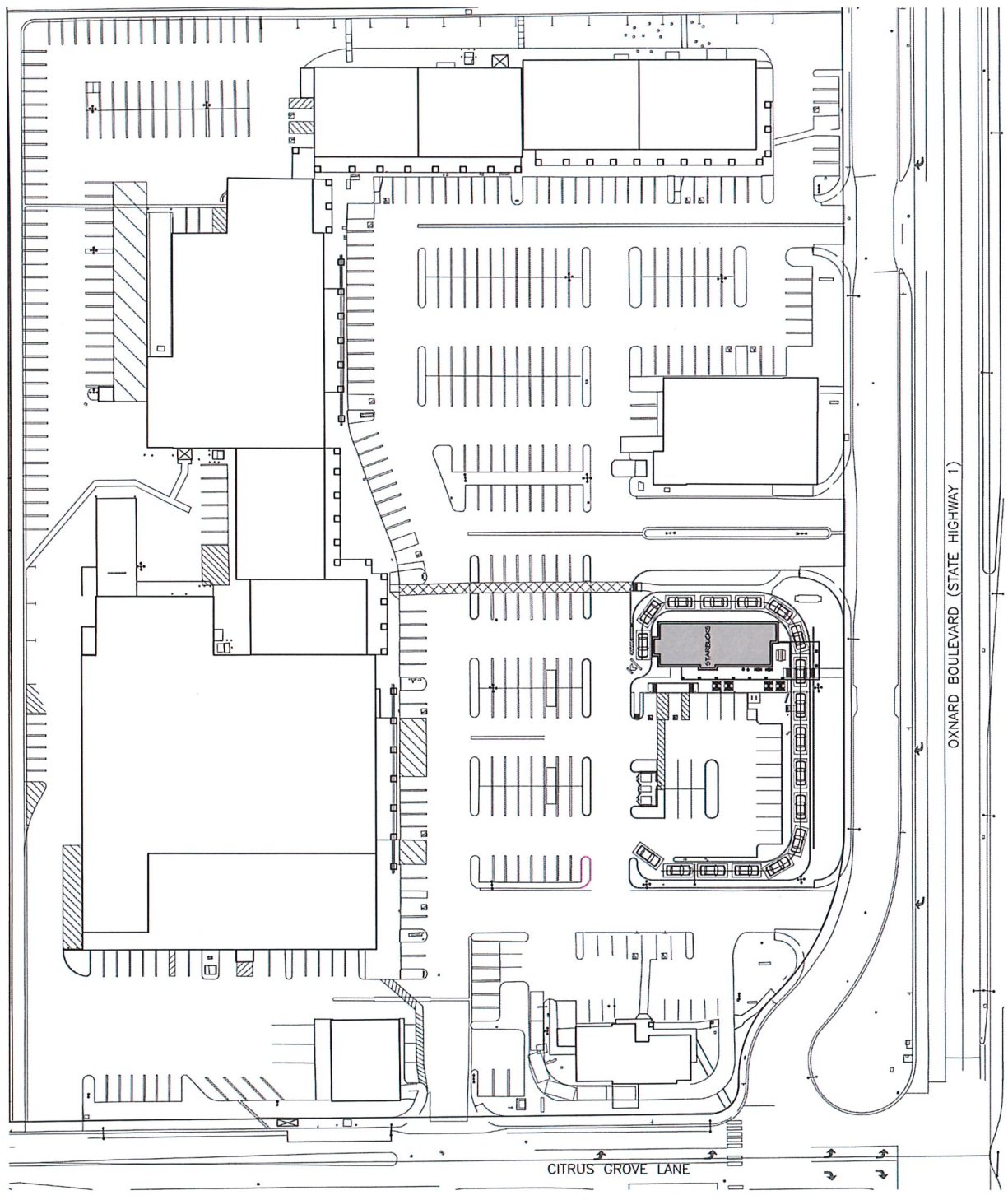
Associated Transportation Engineers,



By: Scott A. Schell
Vice President

SAS/DFN

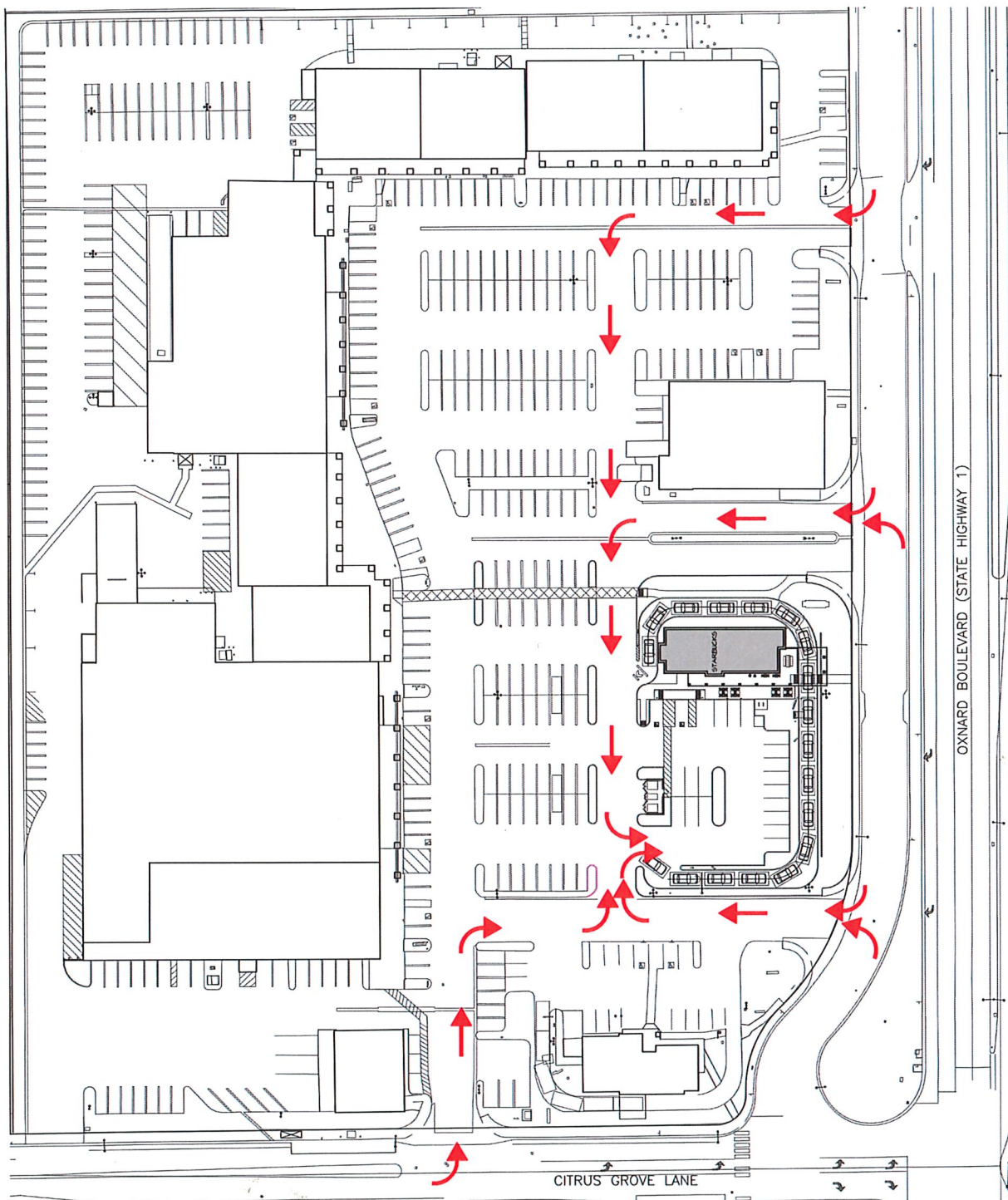
Attachments: Figures 1 through 5
National Queue Survey Result
Lemon Grove Plaza Parking Study



N
NOT TO SCALE

FIGURE 1

PROJECT SITE PLAN



N

NOT TO SCALE

FIGURE 2

INBOUND ACCESS ROUTE TO STARBUCKS DRIVE THROUGH

GM-ATE#23009

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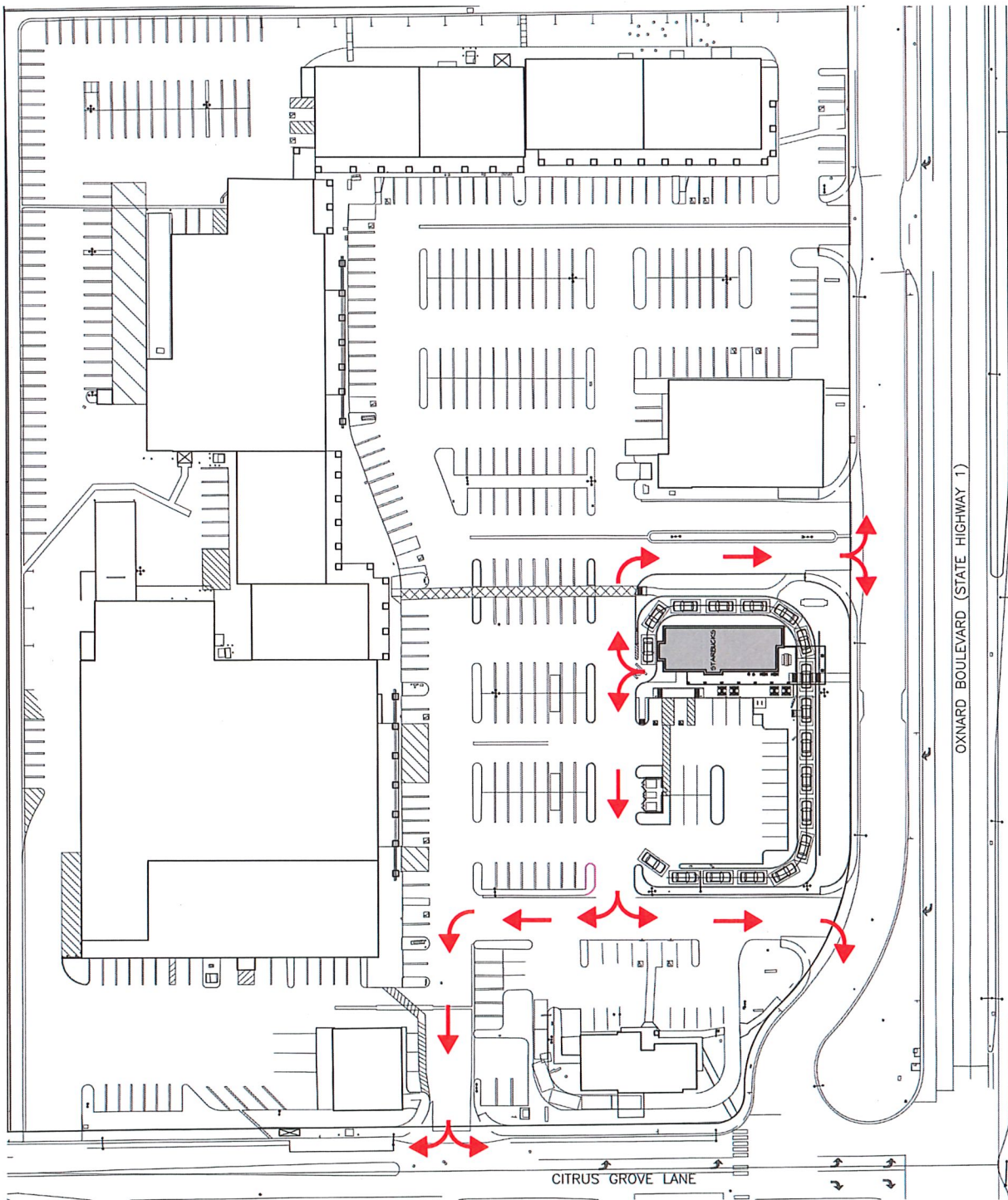


FIGURE 3

OUTBOUND ACCESS ROUTE FROM STARBUCKS DRIVE THROUGH

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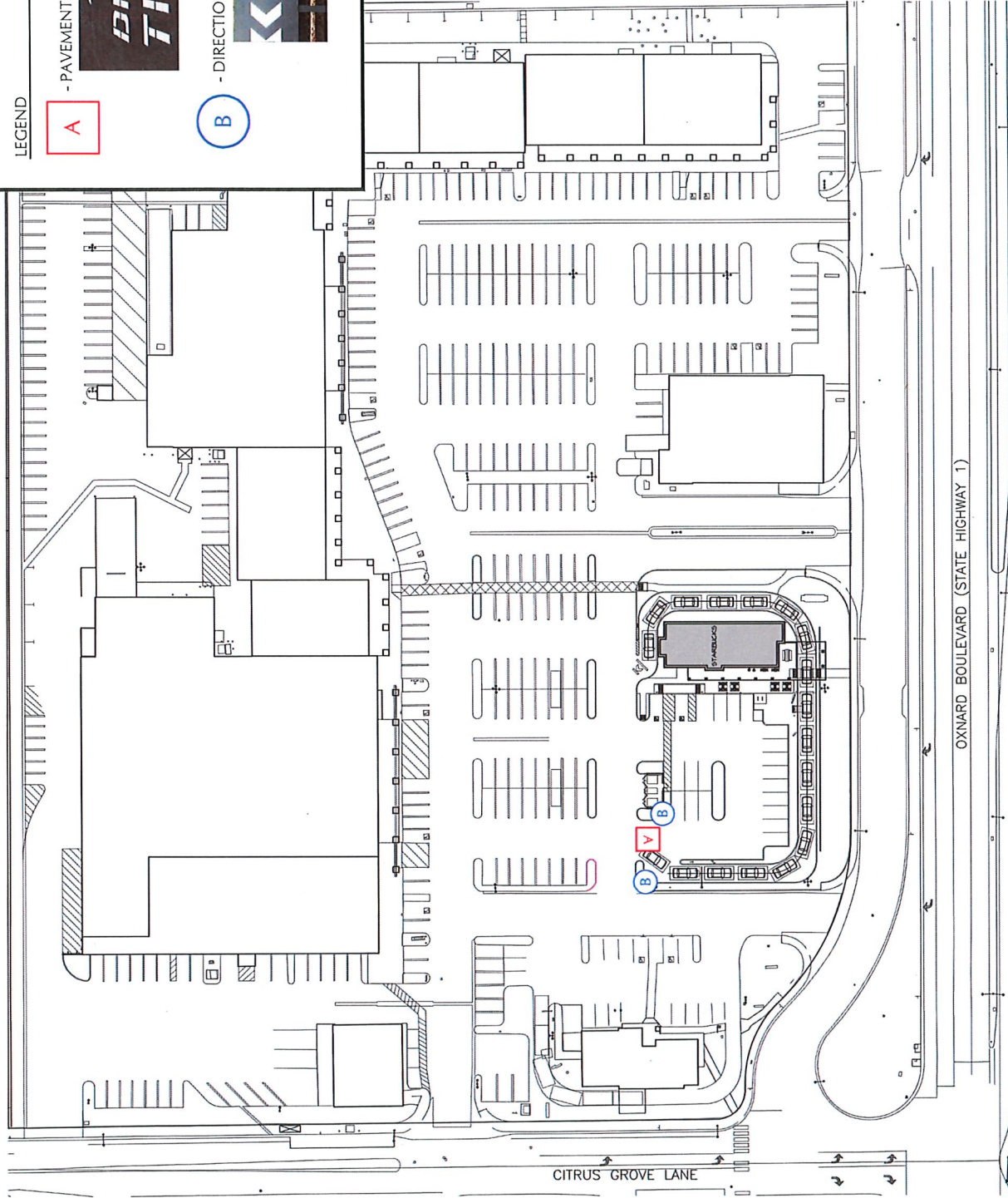
LEGEND



- PAVEMENT MARKING EXAMPLE:



- DIRECTIONAL SIGN EXAMPLE:



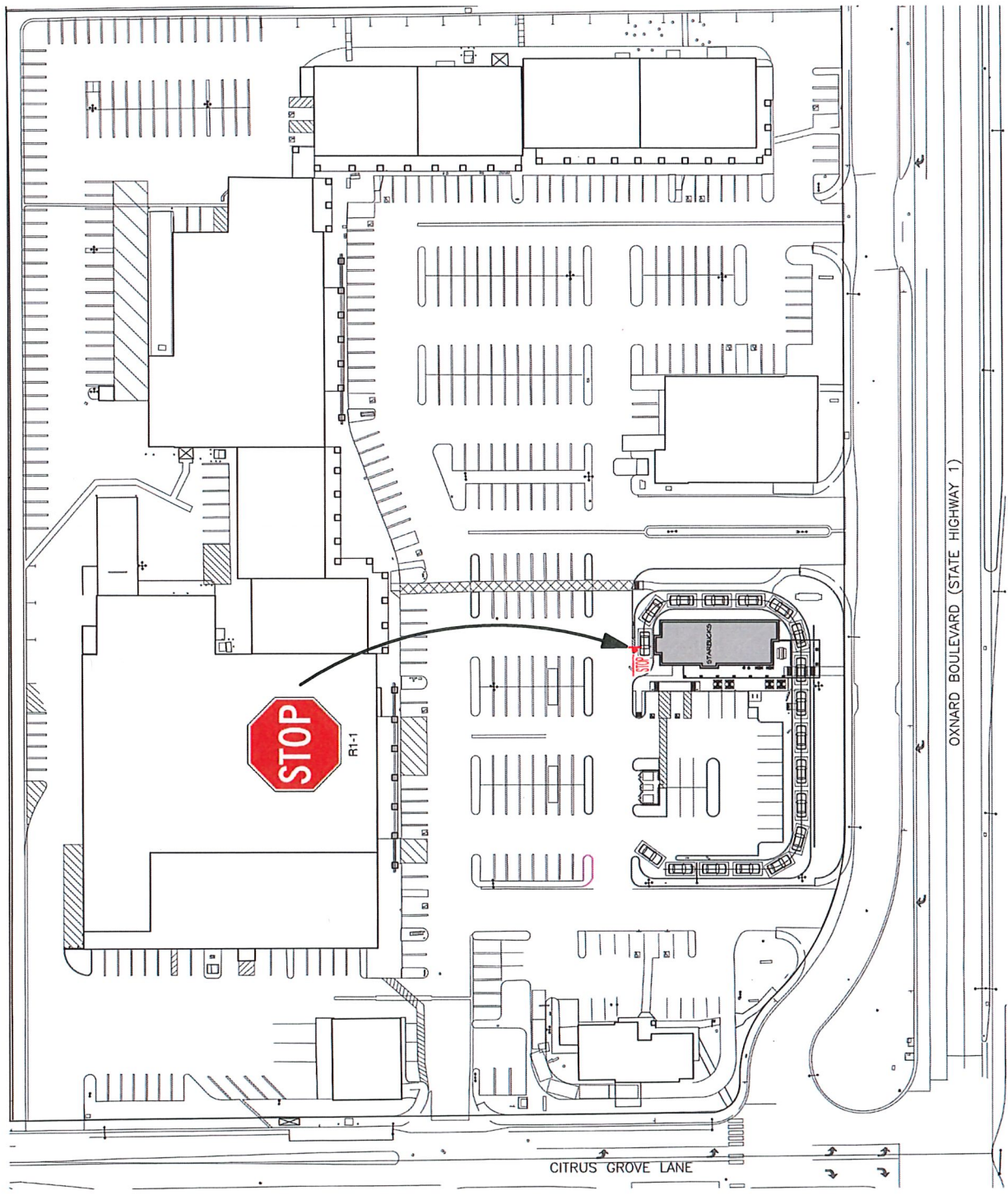
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PROPOSED PAVEMENT MARKING AND DIRECTIONAL SIGNS

FIGURE 4

GM-ATE#23009



N
NOT TO SCALE

STOP SIGN, STOP LEGEND, AND STOP BAR AT DRIVE-THROUGH EXIT

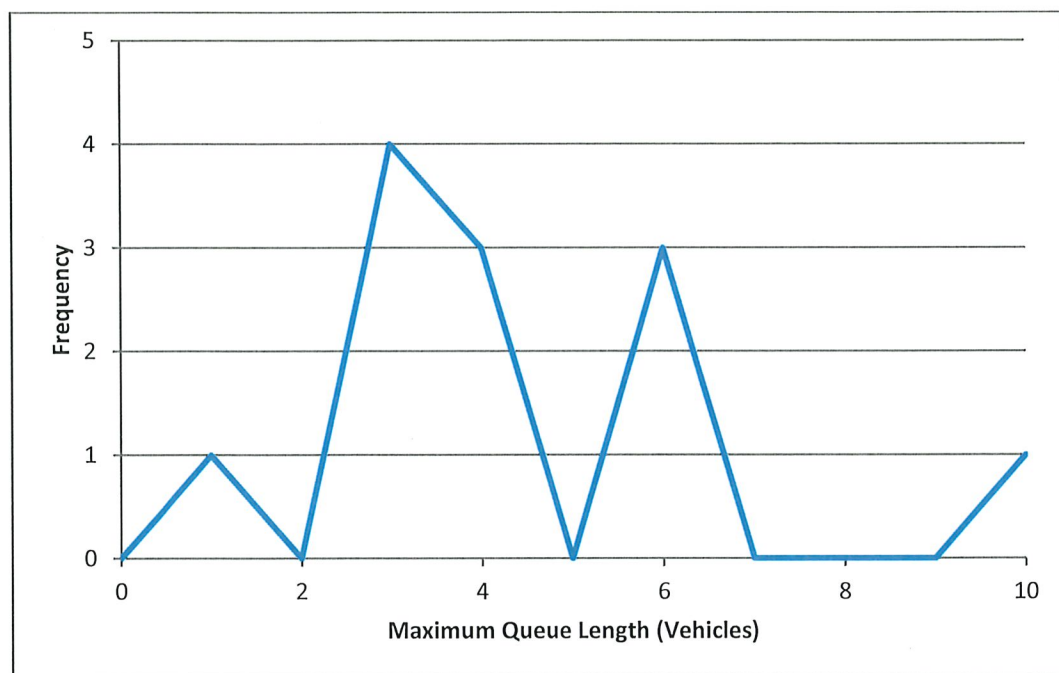


Figure 3.2 – Drive-Through Car Wash Maximum Queue Frequency

Two of the car washes had two lanes while the other four were one lane car washes. The full-service car wash had two lanes and also produced the highest maximum queue of 10 vehicles. The maximum queues for car washes were spread throughout the afternoon from 12:30pm to 8:30pm. With an 85th percentile maximum queue of more than six vehicles, the data suggests that car washes with drive-through lanes should be able to accommodate 140 feet of vehicle stacking throughout the day.

3.3 Coffee Shops

Data collection was done at six coffee shops with drive-through services in November 2010, August 2011 and February 2012. Fourteen days of data were collected. The coffee shops were located in the cities of Edina, Hopkins, Minneapolis, Roseville and St. Louis Park, MN. Vehicles being served were counted as being in the queue. Twelve days of data from the Kansas City, Kansas area is also included.

Table 3.3 – Drive-Through Coffee Shop Maximum Queue Statistics

	Minnesota Data	Minnesota + Kansas Data
Number of Data Points	14	26
Average Maximum Queue (Vehicles)	11.00	10.23
Standard Deviation (Vehicles)	2.25	2.76
Coefficient of Variation	20%	27%
Range (Vehicles)	7 to 16	3 to 16
85th Percentile (Vehicles)	13.50	13.00
33rd Percentile (Vehicles)	10.00	9.91

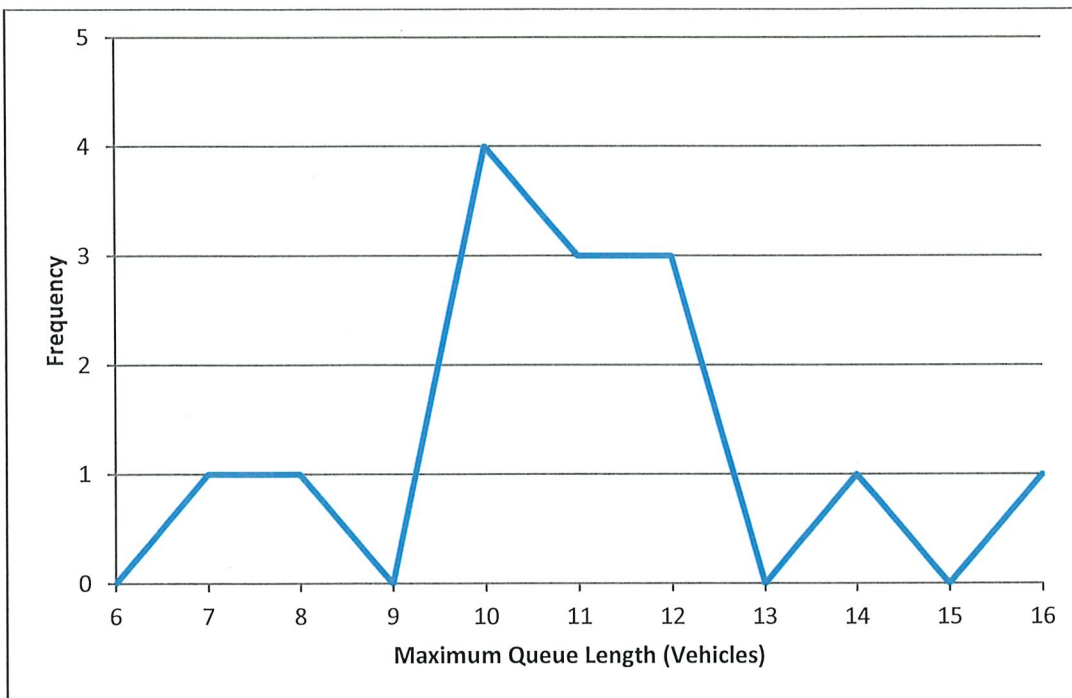


Figure 3.3.1 – Drive-Through Coffee Shop Maximum Queue Frequency – Minnesota Data

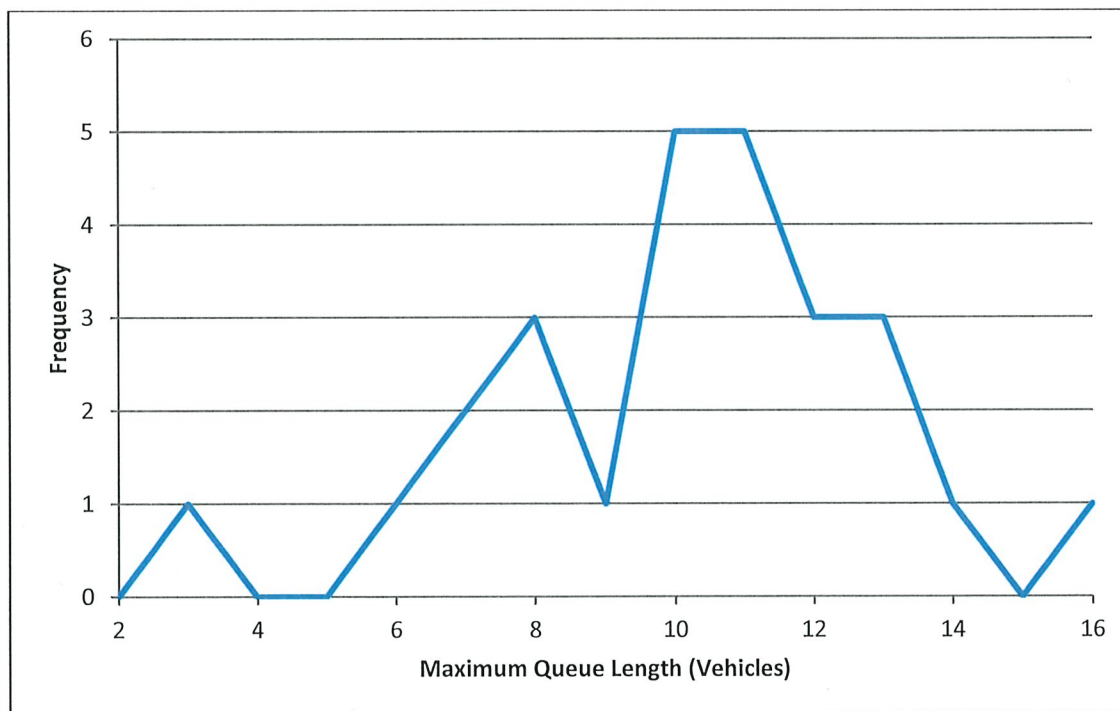


Figure 3.3.2 – Drive-Through Coffee Shop Maximum Queue Frequency – MN + KS Data



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Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

December 15, 2020

20041L01.WP

Mr. Ed Jefferson
Lemon Grove Plaza, Inc.
2524 Townsgate Road, Suite "D"
Thousand Oaks, California 91361

PARKING STUDY FOR THE LEMON GROVE PLAZA - CITY OF OXNARD, CALIFORNIA

Associated Transportation Engineers (ATE) has prepared the following parking study for the Lemon Grove Plaza located on North Oxnard Boulevard in the City of Oxnard. The parking analysis evaluates the on-site parking demands to determine if the proposed parking would supply accommodate the parking demands generated by the Project.

PROJECT DESCRIPTION

The existing Lemon Grove Plaza contains a mix of retail commercial tenants consisting of general retail, dry cleaners, auto parts sales, auto service, restaurants and fitness gym. A new pad site for a 3,000 square-foot Starbucks Coffee Shop is proposed. The proposed Starbucks would reduce existing parking supply of 475 spaces to 462 spaces. The Project Site plan is illustrated on Figure 1 (attached).

The purpose of the parking analysis is to determine the parking demands for the Lemon Grove Plaza with the addition of the Starbucks. The sufficiency of the proposed parking supply for the future tenants is evaluated based on the City of Oxnard's Zoning Ordinance requirements and a shared parking demand analysis.

EXISTING AND PROPOSED PARKING SUPPLY AND BUILDING AREA

Figure 2 (attached) is an aerial photograph showing the existing parking areas provided in Lemon Grove Plaza. The existing Lemon Grove Plaza provides a total of 475 marked parking spaces. The existing and proposed building areas and parking supplies are summarized in Table 1.

Table 1
Lemon Grove Plaza
Summary of Existing and Proposed Uses and Parking

Total Building Space	Parking Supply
<i>Existing Center</i> 99,903 SF	475 Spaces
<i>Proposed Center</i> 102,903 SF	462 Spaces

The data presented in Table 1 show that the existing Lemon Grove Plaza contains a total of 99,903 square feet of the total building space, with 475 parking spaces. The addition of the Starbucks pad site would increase the building size to 102,903 SF and reduce the on-site parking supply to 462 spaces.

CITY OF OXNARD ZONING ORDINANCE PARKING REQUIREMENTS

The City's Zoning Ordinance parking requirements were calculated for the various components of the Lemon Grove Plaza assuming 100 percent occupancy is shown in Table 2. The parking space requirement for various components are as follows.

- Shopping Center - 1 space per 250 SF of gross floor area.
- Auto Repair/Auto Parts Sales – 3 spaces per each service bay and 1 space per 300 SF of retail sales space.
- Fast Food Restaurant - 1 space per 50 SF of gross floor area. A stacking credit in the drive through lane may count toward the required parking at a basis of one vehicle per each 23 linear feet of striped stacking not to exceed 30% of the total requirement or no more than 20 spaces.

Table 2
City Zoning Ordinance Parking Requirements

Component/Pad Site	Land Use	Size	Zoning Requirement	Required Parking
Shopping Center	Shopping Center	88,603 SF	1 space/250 SF	354 Spaces
Auto Zone	Auto Parts Sales	6,500 SF	1 space/300 SF	22 Spaces
Burger King	Fast-Food Restaurant	2,300 SF	1 spaces/50 SF	46 Spaces
Meineke	Auto Repair	3 Bays 300 SF	3 spaces/service bay 1 space/300 SF	9 Spaces 1 Space
Starbucks	Fast-Food	3,000 SF	1 space/50 SF	60 Spaces
Total Parking Required:				492 Spaces

As shown in Table 2, the City of Oxnard Zoning Ordinance requires 492 spaces for the Lemon Grove Plaza with the new Starbucks Coffee Shop. The proposed Lemon Grove Plaza provides 462 on-site parking spaces, thus a modification to the City's parking requirements will be required.

SHARED PARKING DEMAND ESTIMATES FOR A FULLY OCCUPIED CENTER

It is noted that the City's Zoning Ordinance parking requirement for the Lemon Grove Plaza does not account for the "shared parking" due to the varying peak parking demands of the tenants within the Lemon Grove Plaza (fitness gym members are most active in the early morning and evening hours, the fast-food restaurant is busiest during the noon hour, the new Starbucks would be busiest in the morning hours, etc.). Shared parking demand estimates were therefore developed for the Project based on the parking demand rates and hourly parking demands presented in the Parking Generation, Institute of Transportation Engineers (ITE), 5th Edition. The following parking demand rates were used for the analysis.

- Shopping Center - 3.68 vehicles per 1,000 SF of gross floor area.
- Health/Fitness Club - 8.87 vehicles per 1,000 SF of gross floor area.
- Auto Parts Sales - 2.39 vehicles per 1,000 SF of gross floor area.
- Fast Food Restaurant with Drive Through Window - 13.78 vehicles per 1,000 SF of gross floor area.
- Quick Lubrication Shop - 5.07 vehicles per 1,000 SF of gross floor area.
- Coffee Shop with Drive Through Window - 12.52 vehicles per 1,000 SF of gross floor area.

The ITE shared parking analysis assumed 100 percent occupancy of the retail center. The peak shared parking demand estimates for the Lemon Grove Plaza with the existing tenants, future infill tenants, and the new Starbucks are shown in Table 3. A worksheet showing the hourly parking demand calculations for the individual uses within the center is attached for reference.

Table 3
Lemon Grove Plaza Estimated Shared Parking Demands

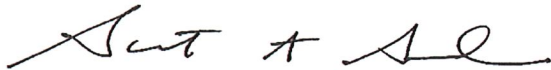
Time of Day	Shared Parking Demand	Parking Provided	Reserve Parking
1:00 PM	444 Spaces	462 Spaces	18 Spaces

The data presented in Table 3 shows that a shared peak parking demand of 444 parking spaces is forecast for the Lemon Grove Plaza between the hours of 1:00 PM - 2:00 PM. The proposed on-site parking supply of 462 parking spaces would accommodate the shared peak demand and provide a parking surplus of 18 spaces.

SUMMARY

The City of Oxnard Zoning Ordinance requires 492 spaces for the tenants contained in Lemon Grove Plaza. The proposed Lemon Grove Plaza provides 462 on-site parking spaces. It should be noted that the Zoning Ordinance requirement does not account for the shared parking due to the varying peak parking demands of the tenants within the Lemon Grove Plaza and that the fitness gym members are most active in the early morning and evening hours when the adjacent tenants are closed. The peak shared parking demand forecast for the Lemon Plaza is 444 spaces. The proposed parking supply of 462 on-site parking spaces would meet the shared parking demand. The proposed parking supply would also provide a reserve parking supply of 18 spaces during the peak period.

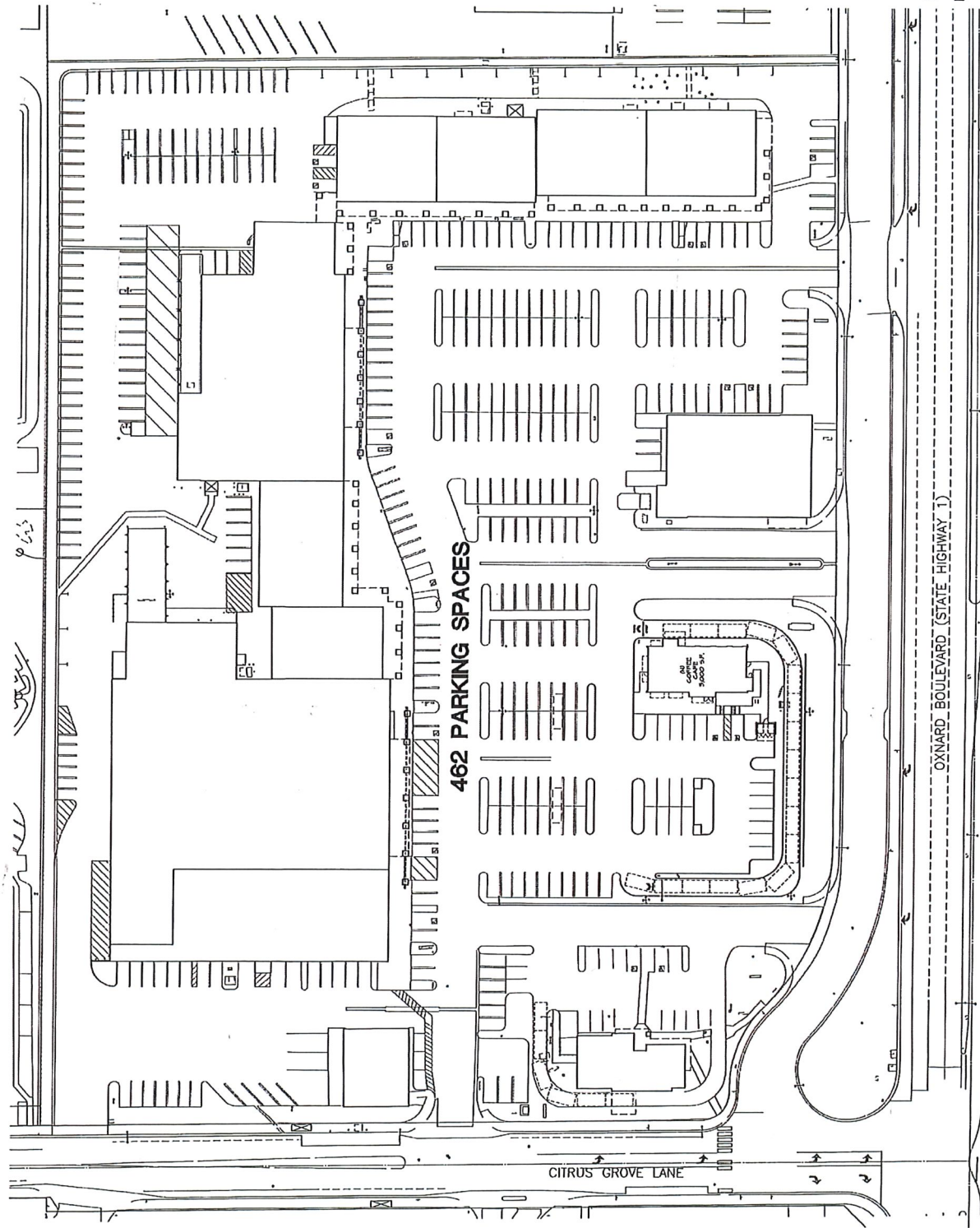
Associated Transportation Engineers



By: Scott A. Schell
Vice President

SAS/DFN

attachments: Figure 1 – Project Site Plan
Figure 2 - Aerial Photo
Shared Parking Spreadsheet

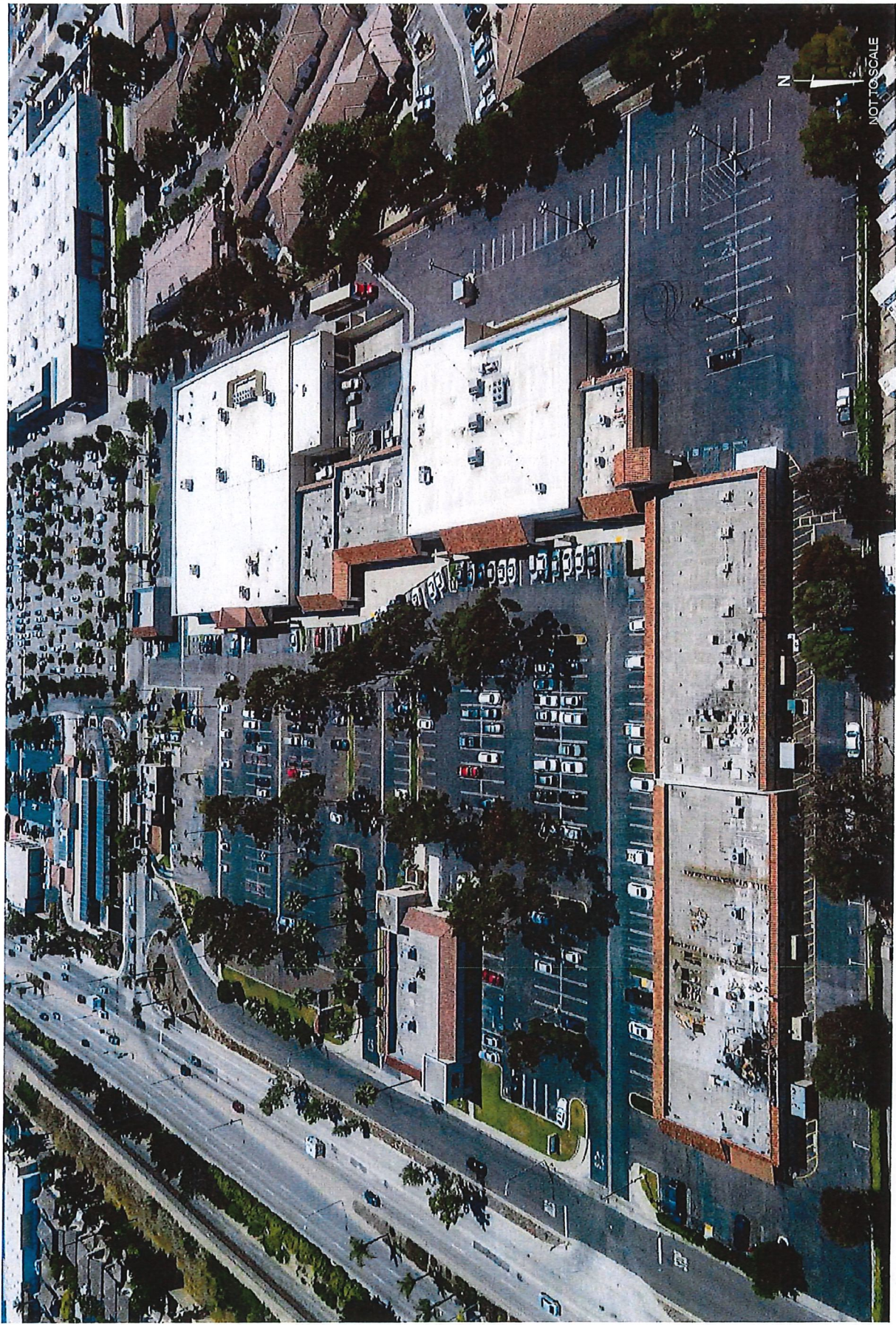


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PROJECT SITE PLAN

FIGURE 1

JH - ATE#20041



2

FIGURE

AERIAL SITE PHOTO

JH - ATE#20041



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LEMON GROVE PLAZA
SHARED PARKING CALCULATIONS - ITE DEMAND RATES/TIME-OF-DAY FACTORS
07/09/20

WEEKDAY PARKING DEMAND ANALYSIS

Land Use	Size	Units	Parking Rate
Retail (a)	79,403	KSF	3.95
Health/Fitness Club (b)	19,200	KSF	13.75
Fast-Food Restaurant (c)	2,300	KSF	12.52
Coffee Shop (d)	2,240	KSF	5.07
Quick Lubrication Vehicle Shop (e)	2,500	KSF	2.39
Auto Parts Sales (f)	6,500	KSF	2.39

Internal Capture	Peak Demand
100%	259
100%	161
100%	32
100%	28
100%	13
100%	16

- (a) ITE rate for Shopping Center
(b) ITE rate for Health/Fitness Club
(c) ITE rate for Fast-Food with a Drive Through Window
(d) ITE rate for Coffee Shop with a Drive Through Window
(e) ITE rate for Quick Lube
(f) ITE rate for Auto Parts Sales

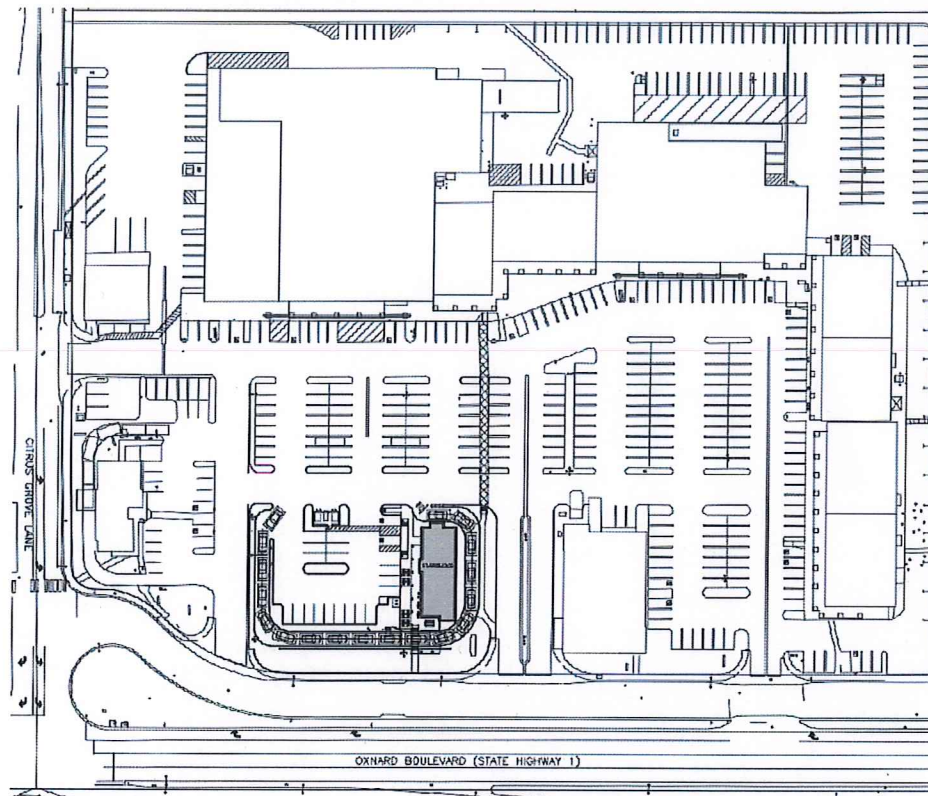
Time of Day	Retail	Health/Fitness Club	Fast Food Restaurant	Coffee Shop	Quick Lubrication Vehicle Shop	Auto Parts
Peak Demand	Hourly % (a)	Hourly % (b)	Hourly % (c)	Hourly % (d)	Hourly % (e)	Hourly % (f)
6:00 a.m.	0%	0	5%	0%	0%	0%
7:00 a.m.	0%	0	10%	73%	0%	0%
8:00 a.m.	15%	39	20%	92%	45%	2
9:00 a.m.	32%	83	30%	100%	84%	9
10:00 a.m.	54%	140	55%	89%	97%	12
11:00 a.m.	71%	184	85%	77%	100%	16
12:00 Noon	95%	256	100%	58%	87%	14
1:00 p.m.	83%	223	80%	62%	81%	13
2:00 p.m.	90%	231	80%	62%	87%	13
3:00 p.m.	83%	215	55%	62%	87%	13
4:00 p.m.	81%	210	55%	62%	87%	13
5:00 p.m.	84%	218	60%	62%	87%	13
6:00 p.m.	86%	223	85%	62%	87%	13
7:00 p.m.	80%	207	80%	62%	87%	13
8:00 p.m.	63%	163	50%	62%	87%	13
9:00 p.m.	42%	109	30%	62%	87%	13
10:00 p.m.	15%	39	20%	62%	87%	13
11:00 p.m.	0%	0	10%	62%	87%	13
12:00 a.m.	0%	0	5%	62%	87%	13

- (a) ITE time-of-day factor Shopping Center
(b) UL time-of-day factor for Health/Fitness Club
(c) UL time-of-day factor for Fast Food Restaurant
(d) ITE time-of-day factor for Coffee Shop
(e) ITE time-of-day factor for Automobile Parts and Service Center
(f) ITE time-of-day factor for Automobile Parts Sales

Total Shared Parking Demand	Parking Provided	Available Parking
115	462	347
87	462	319
143	462	208
254	462	141
321	462	73
389	462	30
432	462	18
444	462	46
416	462	71
391	462	81
381	462	57
405	462	37
365	462	74
316	462	146
239	462	225
107	462	355
19	462	443
2	462	460

STARBUCKS - LEMON GROVE PLAZA PROJECT OXNARD, CALIFORNIA

TRAFFIC AND CIRCULATION STUDY



March 3, 2023

ATE Project 23009

Prepared for:

Rasmussen & Associates
21 S. California Street
Ventura, California 93001

Prepared by:

Darryl F. Nelson
Under the direction of
Richard L. Pool, P.E.





ASSOCIATED TRANSPORTATION ENGINEERS

March 3, 2023

Mr. Scott Boydston, AIA
Rasmussen & Associates
21 S. California Street
Ventura, California 93001

***TRAFFIC AND CIRCULATION STUDY FOR
THE STARBUCKS - LEMON GROVE PLAZA PROJECT - CITY OF OXNARD***

Associated Transportation Engineers (ATE) has prepared the following traffic and circulation study for the Starbucks - Lemon Grove Plaza Project. It our understanding that the City of Oxnard will use the results of the traffic study to process the Project's development application.

We appreciate the opportunity to assist Rasmussen and Associates with this Project.

Associated Transportation Engineers

By: Richard L. Pool, P.E.
President



TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	1
Existing Street Network.....	1
Existing Volumes and Levels of Service.....	5
CITY GENERAL PLAN POLICY.....	5
City of Oxnard	5
PROJECT GENERATED TRAFFIC VOLUMES	8
Project Trip Generation	8
Project Trip Distribution and Assignment.....	8
PROJECT-SPECIFIC ANALYSIS	11
CUMULATIVE (EXISTING + APPROVED/PENDING PROJECTS) CONDITIONS	11
Cumulative Conditions.....	13
Cumulative + Intersections Levels of Service.....	13
SITE ACCESS AND CIRCULATION	16
PEDESTRIAN, BICYCLE AND TRANSIT FACILITIES	17
CONSTRUCTION TRAFFIC ANALYSIS	18
VEHICLE MILES TRAVELED ANALYSIS	19
REFERENCES AND PERSONS CONTACTED	21
TECHNICAL APPENDIX.....	22

LIST OF TABLES

Table 1 - Existing Peak Hour Levels of Service	5
Table 2 - Project Trip Generation	8
Table 3 - Existing + Project AM Peak Hour Levels of Service.....	11
Table 4 - Existing + Project PM Peak Hour Levels of Service	11
Table 5 - Approved/Pending Projects Trip Generation.....	12
Table 6 - Cumulative Peak Hour Levels of Service	13
Table 7 - Cumulative + Project AM Peak Hour Level of Service	13
Table 8 - Cumulative + Project PM Peak Hour Level of Service.....	16

LIST OF FIGURES

Figure 1	Existing Street Network/Project Site Location.....	2
Figure 2	Project Site Plan	3
Figure 3	Existing Lane Geometries and Traffic Controls.....	6
Figure 4	Existing Traffic Volumes	7
Figure 5	Project Trip Distribution and Assignment.....	9
Figure 6	Existing + Project Traffic Volumes.....	10
Figure 7	Cumulative Traffic Volumes.....	14
Figure 8	Cumulative + Project Traffic Volumes.....	15

INTRODUCTION

The following report presents the results of the traffic and circulation study completed by Associated Transportation Engineers (ATE) for the Starbucks – Lemon Grove Plaza Project, located in the City of Oxnard. The City of Oxnard's traffic study standards were utilized in formatting the various sections of the traffic study. The study provides information relative to Existing, Existing + Project, Cumulative and Cumulative + Project traffic conditions. Site access, on-site parking, constriction traffic and Vehicle Miles Traveled (VMT) are also addressed in the study.

PROJECT DESCRIPTION

The Project site is located within the existing Lemon Grove Plaza located in the City of Oxnard, as illustrated on Figure 1. The existing Lemon Grove Plaza contains a mix of retail commercial tenants consisting of general retail, dry cleaners, auto parts sales, auto service, restaurants, and a fitness gym. The Project is proposing to construct a 2,560 square-foot Starbucks Coffee Shop on a new pad site. Access to the Project site will be provided via the existing driveway connections to Citrus Grove Lane and the Oxnard Boulevard Frontage Road. The Project site plan is illustrated on Figure 2.



EXISTING CONDITIONS

Existing Street Network

The Project site is served by a circulation system comprised of freeway, arterial and collector streets, which are illustrated on Figure 1 and discussed in the following text.

U.S. Highway 101, located north of the Project site, is a multi-lane interstate highway serving the Pacific Coast between the City of Los Angeles and the State of Washington. U.S. Highway 101 is the principal route between the City of Oxnard and the adjacent cities of Ventura to the north and Camarillo to the south. Regional access to the site is provided via the U.S. Highway 101/Oxnard Boulevard interchange.

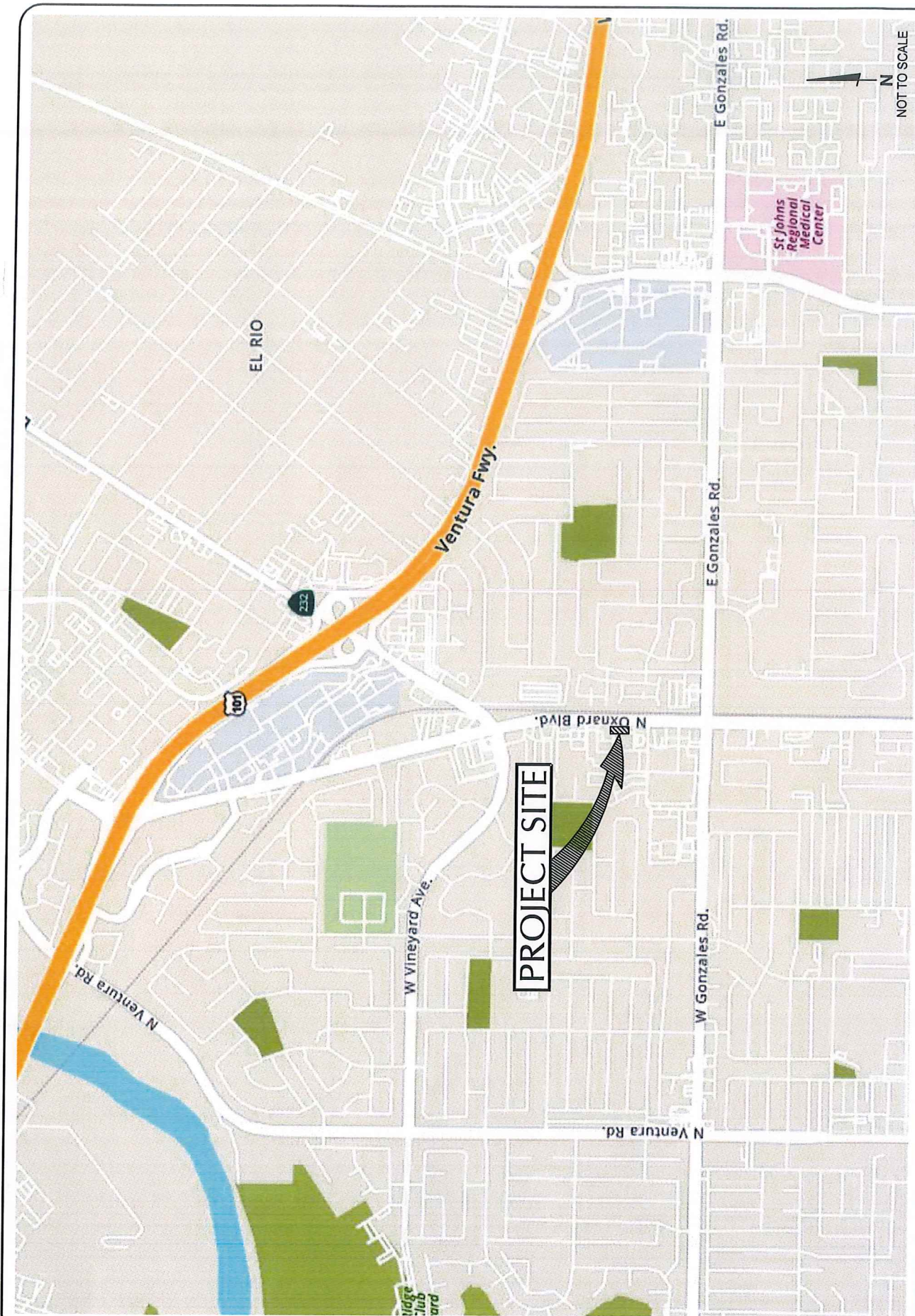
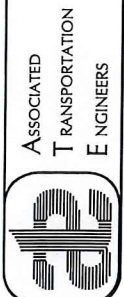


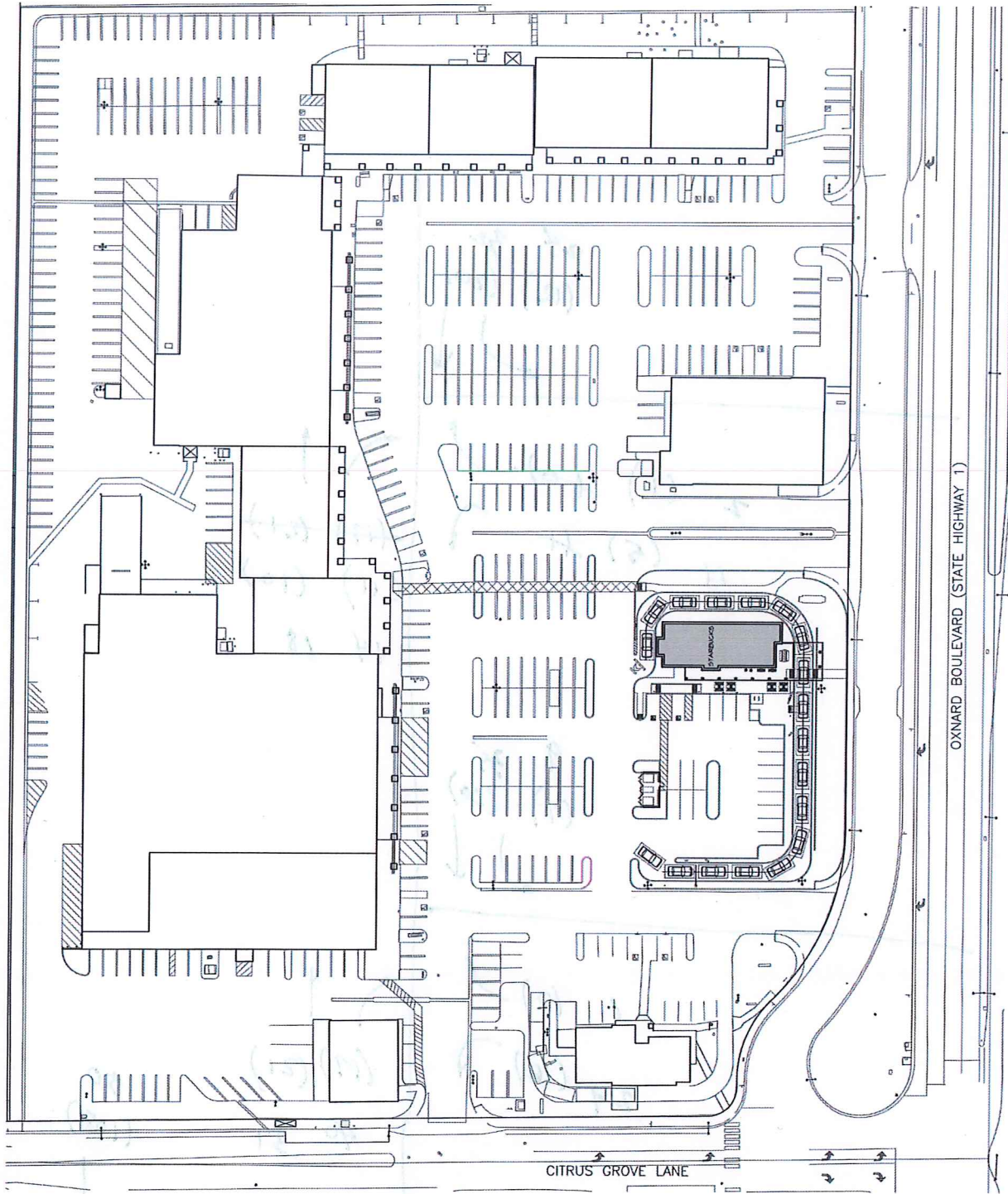
FIGURE 1

PROJECT SITE LOCATION



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 NOT TO SCALE

FIGURE 2

GM-ATE#23009

PROJECT SITE PLAN



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ENGINEERS

Oxnard Boulevard located east of the Project site, is a 6-lane north-south divided arterial roadway extending south from Whalen River Way in the River Park development to Pleasant Valley Road where it becomes Rice Avenue. Oxnard Boulevard serves as a major arterial for the City of Oxnard. The Oxnard Boulevard/Citrus Grove Lane and Oxnard Boulevard/Gonzales Road intersections are signalized.



Gonzales Road is a 4- to 6-lane east-west divided arterial roadway that serves the north central portions of the City of Oxnard. Gonzales Road extends from Harbor Boulevard to Rice Avenue. Gonzales Road serves both residential, commercial, and medical land-uses in the study-area. Gonzales Road is designated as a truck route.

"C" Street is a 2-lane north-south roadway that extends south from Citrus Grove Lane to Pleasant Valley Road. In the study-area, "C" Street serves residential land uses and a U.S. Post Office. "C" Street is signalized at Gonzales Road.



Citrus Grove Lane is a 2-lane east-west roadway that extends west from Oxnard Boulevard to "C" Street. In the study-area Citrus Grove Lane currently serves both residential and commercial land uses. Citrus Grove Lane provides direct access to the Lemon Grove Plaza.

Oxnard Boulevard Frontage Road is a 2-lane roadway that extends southerly from Lockwood Street to Citrus Grove. The Oxnard Frontage Road primarily serves commercial uses along the westside of the Oxnard Boulevard corridor. The Oxnard Frontage Road is STOP-Sign controlled at Citrus Grove Lane. The Oxnard Frontage Road provides direct access to the Lemon Grove Plaza.

Existing Volumes and Levels of Service

Intersection Operations

Traffic flow on urban arterials is most constrained at intersections. Therefore, a detailed analysis of traffic flows must examine the operating conditions of critical intersections during peak travel periods. In rating intersection operations, "Levels of Service" (LOS) "A" through "F" are used, with LOS "A" indicating free flow operations and LOS "F" indicating congested operations (more complete definitions of levels of service are included in the Technical Appendix). In the City of Oxnard LOS "C" is the acceptable operating standard for intersections.

Existing AM and PM peak hour turning movement volumes for the study-area intersections were collected by ATE in February of 2023 (count sheets are contained in Technical Appendix). Figure 3 illustrates the existing traffic controls and geometries for the study-area intersections. The existing Year 2023 AM and PM peak hour traffic volumes at the study-area intersections are illustrated on Figure 4.

Existing levels of service for the study-area intersections were calculated using the Intersection Capacity Utilization (ICU) methodology for signalized intersections as required by the City of Oxnard. Worksheets illustrating the level of service calculations are contained in the Technical Appendix for reference. Table 1 lists the existing levels of service for the study-area intersections during the AM and PM peak hour periods.

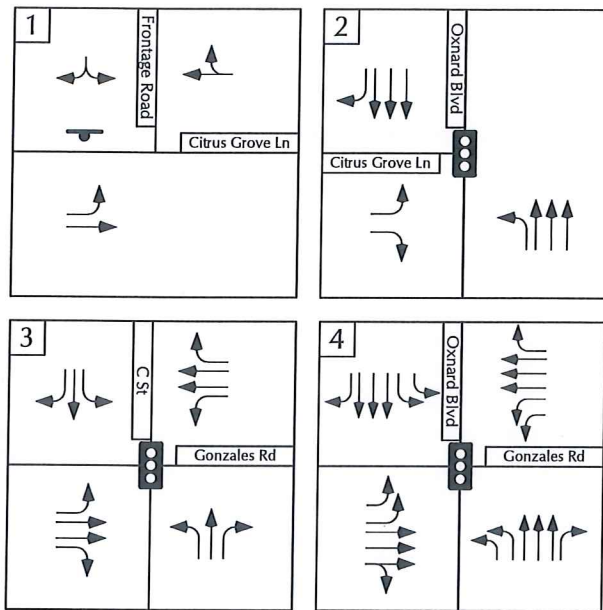
Table 1
Existing Peak Hour Levels of Service

Intersection	Control Type	AM Peak Hour		PM Peak Hour	
		ICU/Delay	LOS	ICU/Delay	LOS
1. Citrus Grove Lane/Oxnard Frontage Road	STOP-Sign	12.0 sec.	LOS B	16.7 sec.	LOS C
2. Oxnard Boulevard/Citrus Grove Lane	Signal	0.43	LOS A	0.57	LOS A
3. Gonzales Road/"C" Street	Signal	0.59	LOS A	0.66	LOS B
4. Oxnard Boulevard//Gonzales Road	Signal	0.64	LOS B	0.72	LOS C

The data presented in Table 1 indicates that the study-area intersections currently operate at LOS C or better during the AM peak hour and PM peak hour periods, which meets the City's General Plan policy LOS C standard.

CITY GENERAL PLAN POLICY

City of Oxnard. The City of Oxnard has established LOS C as the acceptable standard for intersection operation. If the addition of project traffic increases the ICU by 0.02 or more at an intersection operating at LOS C or worse, it should be mitigated to the ICU level identified without the project traffic. These criteria were used to determine the effects of the traffic generated by the Project added to the study-area intersections.



PROJECT SITE

Oxnard Boulevard Frontage Road

Citrus Grove Lane

Gonzales Road

C Street

Oxnard Boulevard

LEGEND

- Signalized Intersection
- Stopped Approach
- Lane Geometry

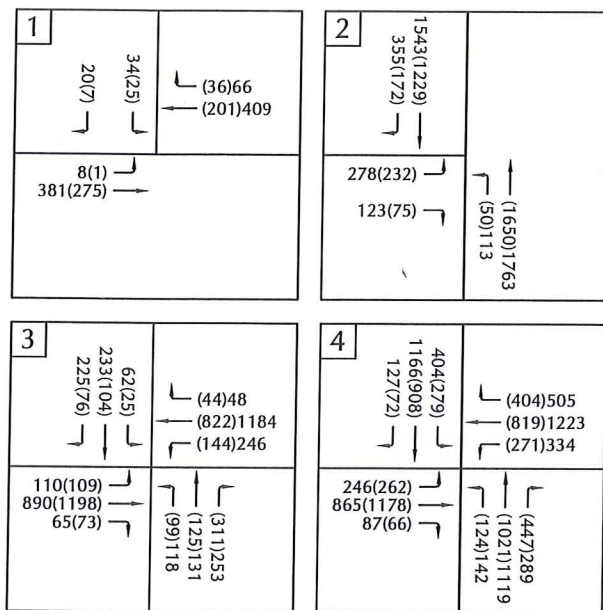


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EXISTING STREET NETWORK

FIGURE 3

GM-ATE#23009



PROJECT SITE

Oxnard Boulevard Frontage Road

Citrus Grove Lane

Gonzales Road

C Street

Oxnard Boulevard

LEGEND

⌋(XX)XX - (AM)PM Peak Hour Volume



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EXISTING TRAFFIC VOLUMES

FIGURE 4

GM- ATE#23009

PROJECT GENERATED TRAFFIC VOLUMES

Project Trip Generation

Trip generation estimates were calculated for the proposed Starbucks are based on the rates presented in the Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition for Coffee/Donut Shop with a Drive Through Window (Land Use Code #937)¹. Table 2 summarizes the average daily trips (ADT), AM and PM peak hour trip generation estimates for the proposed housing development. The trip generation also accounts "pass-by" trips pursuant to ITE recommended practices. "Pass-by" trips that would be drawn from the existing traffic stream of the adjacent roadways and would affect the Project's driveways but would not affect the study-area street network beyond the Project site. As a conservative assumption, the analysis assumes a 40% pass-by factor. ITE studies show that 80% of traffic generated by coffee shops with drive through windows are "pass-by" trips. The analysis assumes a 40% "pass-by" factor as a conservative assumption.

Table 2
Project Trip Generation

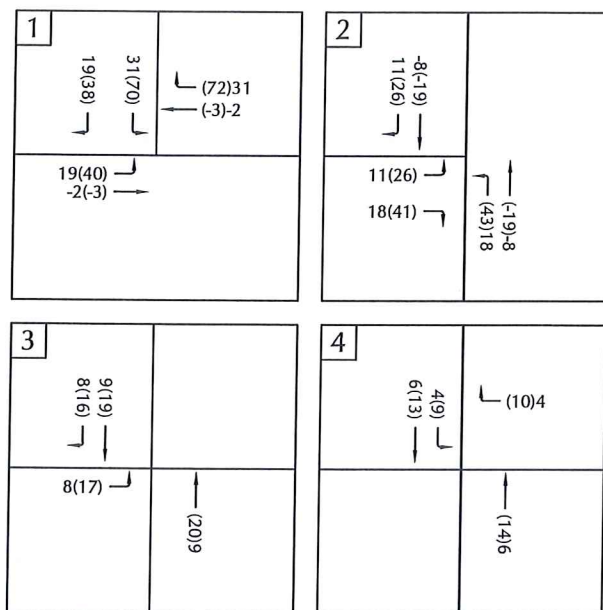
Land Use	Size	ADT		Peak Hour Trips			
		Rate	Trips	AM Peak Hour		PM Peak Hour	
				Rate	Trips	Rate	Trips
Coffee Shop	2,560 SF	533.57	1,366	85.88	220 (112 In/108 Out)	38.99	100 (50 In/50 Out)
Less 40% Pass-By Trips:			546	N/A	88 (44 In/44 Out)	N/A	40 (20 In/20 Out)
Total Primary Trip Generation:			820		132 (68 In/64 Out)		60 (30 In/30 Out)

As shown in Table 2 the Project would generate 1,366 average daily trips, 220 AM peak hour trips and 100 PM peak hour trips. Of the total trip generation, 1,366 average daily trips, 220 AM peak hour trips and 100 PM peak hour trips would be "pass-by" in nature. The remaining 1,366 average daily trips, 220 AM peak hour trips and 100 PM peak hour trips would be new primary trips.

Project Trip Distribution and Assignment

The project-generated AM and PM peak hour traffic volumes were distributed and assigned to the study-area intersections based on the existing traffic pattern and general knowledge of the residential, employment, commercial and medical health development in the vicinity of the study-area. Figure 5 illustrates the trip distribution and assignment assumed for the Project's trips, and Figure 6 illustrates the Existing + Project traffic volumes.

¹Trip Generation, Institute of Transportation Engineers, 11th Edition, 2020.



PROJECT SITE

Citrus Grove Lane

Oxnard Boulevard Frontage Road

10%

1 2

Gonzales Road

25%

3

C Street

30%

Oxnard Boulevard

4

15%

20%

LEGEND



% - Distribution Percentage



(XX)XX - (AM)PM Peak Hour Volume



NOT TO SCALE

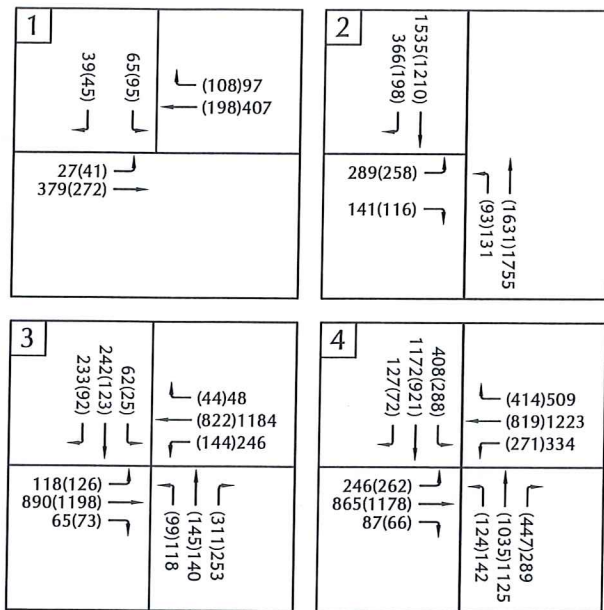


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PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 5

GM- ATE#23009



PROJECT SITE

Oxnard Boulevard Frontage Road

Citrus Grove Lane

Gonzales Road

C Street

Oxnard Boulevard

LEGEND

⌊(XX)XX - (AM)PM Peak Hour Volume



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EXISTING + PROJECT TRAFFIC VOLUMES

FIGURE 6

GM- ATE#23009

PROJECT-SPECIFIC ANALYSIS

Levels of service were calculated for the study-area intersections assuming the Existing + Project volumes. Tables 3 and 4 show the results of the calculations and identify the Project's traffic effects based on the City of Oxnard General Plan policy.

Table 3
Existing + Project AM Peak Hour Levels of Service

Intersection		Existing		Existing + Project		Change
		ICU/Delay	LOS	ICU/Delay	LOS	
1.	Citrus Grove Lane/Oxnard Frontage Road	12.0 sec.	LOS B	15.8 sec.	LOS C	1.8 sec.
2.	Oxnard Boulevard/Citrus Grove Lane	0.43	LOS A	0.47	LOS A	0.04
3.	Gonzales Road/"C" Street	0.59	LOS A	0.60	LOS A	0.01
4.	Oxnard Boulevard//Gonzales Road	0.64	LOS B	0.65	LOS B	0.01

Table 4
Existing + Project PM Peak Hour Levels of Service

Intersection		Existing		Existing + Project		Change
		ICU/Delay	LOS	ICU/Delay	LOS	
1.	Citrus Grove Lane/Oxnard Frontage Road	16.7 sec.	LOS C	20.7 sec.	LOS C	4.0 sec.
2.	Oxnard Boulevard/Citrus Grove Lane	0.57	LOS A	0.58	LOS A	0.01
3.	Gonzales Road/"C" Street	0.66	LOS B	0.67	LOS B	0.01
4.	Oxnard Boulevard//Gonzales Road	0.72	LOS C	0.73	LOS C	0.01

The data presented in Tables 3 and 4 indicate that with the addition of project-generated traffic the study-area intersections would continue to operate at LOS C or better. The Project would not have an adverse effect on the study-area intersections based on the City of Oxnard's General Plan policy.

CUMULATIVE (EXISTING + APPROVED/PENDING PROJECTS) CONDITIONS

The City of Oxnard requires that intersection operations be analyzed with the addition of traffic generated by projects which have been approved or are pending within the Project study-area. Trip generation estimates were developed for the cumulative developments using rates published in the ITE, Trip Generation, 11th Edition. Table 5 summarizes the average daily trips, AM and PM peak hour trip generation estimates for the cumulative projects.

Table 5
Approved/Pending Development Projects Trip Generation

No.	Project	Land Use	Size	ADT	Peak Hour	
					AM	PM
1.	Carty Drive	Single Family Attached	3 Units	22	1	2
2.	Casa Aliento	Affordable Housing	70 Units	337	35	32
3.	Oxnard Blvd. Apts	Trip Generation from ATE TIA		1,232	107	121
4.	Wagon Wheel – Park Place II	Condominiums	33 Units	222	13	17
5.	Encanto	Single Family Res.	27 Units	255	19	25
6.	Navigation Center	Affordable Housing	56 Units	269	28	26
7.	Rosevelt Multi-Family	Single Family Res.	1 Unit	10	1	1
8.	Castro	Single Family Res.	1 Unit	10	1	1
9.	Roosevelt Duplex	Single Family Attached	2 Units	14	1	1
10.	Doris Avenue	Single Family Res.	7 Units	66	5	7
11.	“F” Street Condos	Condominiums	40 Units	270	16	20
12.	The Village (PA 4 and 10)	Condominiums	88 Units	644	40	49
13.	The Village (PA 5 and 11)	Condominiums	78 Units	571	36	44
14.	The Village (PA 7,8,9,10)	Condominiums	144 Units	1,054	66	81
15.	TRU Hotel	Hotel	88 Rooms	703	40	52
16.	U-Haul	Vehicle Storage	N/S	500	30	30
17.	Shoe City	Shopping Center	15,300 S.F.	566	13	52
18.	Umesh Manglani	Pharmacy	1,281 S.F.	115	4	11
19.	115 Palm Street	Retal Commercial	985 S.F.	54	2	6
		Multi-Family Residential	2 Units	13	1	1
20.	Urban Lofts	Retail Commercial	268 S.F.	54	2	6
		Multi-Family	20 Units	135	8	10
21.	Palms Drive Mixed-Use	Retail Commercial	900 S.F.	54	2	6
		Multi-Family	3 Units	20	1	1
22.	The Village (PA 16 and 17)	Retail Commercial	33,473 S.F.	1,822	79	221
		Multi-Family Residential	448 Units	3,020	179	228
23.	The Village (PA 18 and 19)	Retail Commercial	16,603 S.F.	904	39	109
		Multi-Familv	219 Units	1,476	88	112
24.	UPRR	Office	1,200 S.F.	17	2	3
25.	Lockwood II	Trip Generation from ATE TIA		640	35	45
26.	Lockwood III	Trip Generation from ATE TIA		1,175	101	103
Total Trips:				91,658	9,555	9,802

The data presented in Table 5 indicate that the approved/pending projects would generate a total of 91,658 average daily trips, 9,555 AM peak hour trips and 9,802 PM peak hour trips. The traffic generated by the approved/pending projects was distributed and assigned to the study-area intersections. The trip assignment for the cumulative development projects was developed based on the location of each project, data presented in recent traffic studies, as well as a general knowledge of the population, employment and commercial centers in Oxnard and surrounding Ventura County area.

Cumulative Conditions

Levels of service were calculated for the study-area intersections assuming the Cumulative volumes illustrated on Figure 7. Table 6 lists the Cumulative levels of service for the study-area intersections during the AM and PM peak hour periods.

Table 6
Cumulative Peak Hour Levels of Service

Intersection	Control Type	AM Peak Hour		PM Peak Hour	
		ICU/Delay	LOS	ICU/Delay	LOS
1. Citrus Grove Lane/Oxnard Frontage Road	STOP-Sign	11.3 sec.	LOS B	17.7 sec.	LOS C
2. Oxnard Boulevard/Citrus Grove Lane	Signal	0.46	LOS A	0.59	LOS A
3. Gonzales Road/"C" Street	Signal	0.62	LOS B	0.69	LOS B
4. Oxnard Boulevard//Gonzales Road	Signal	0.68	LOS B	0.76	LOS C

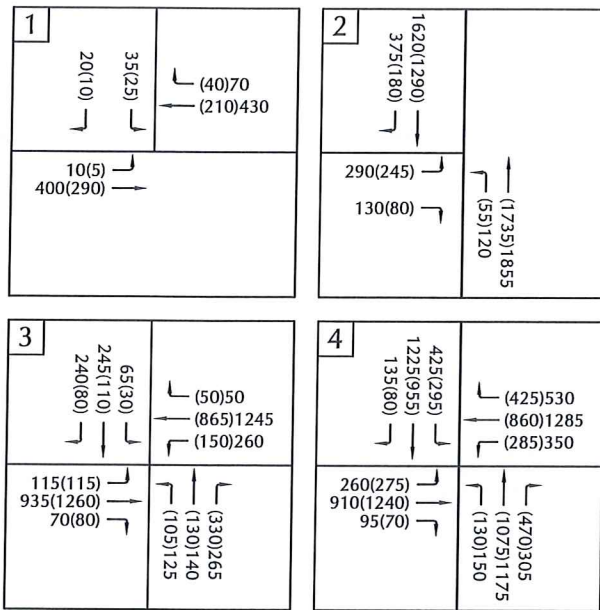
The data presented in Table 6 indicate that the study-area intersections would operate at LOS C or better during the AM peak hour and PM peak hour periods under Cumulative conditions, which meets the City's General Plan policy LOS C standard.

Cumulative + Project Impacts

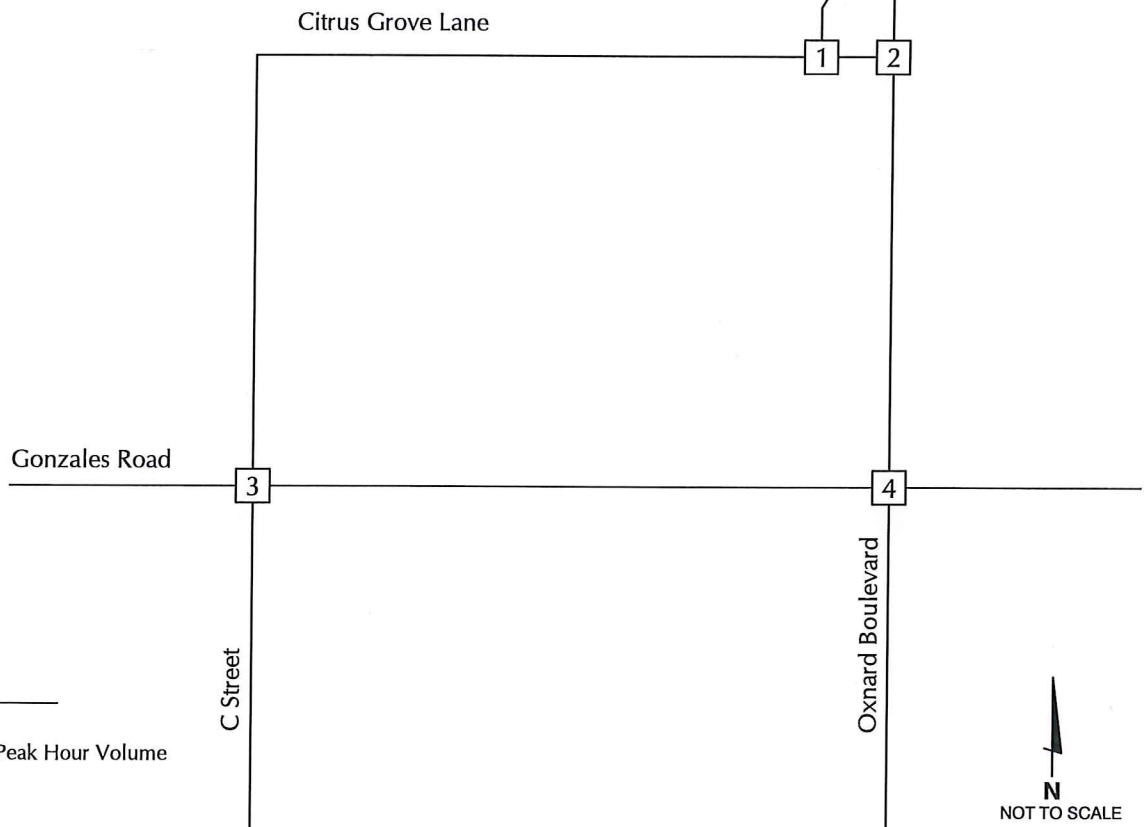
Levels of service were calculated for the study-area intersections assuming the Cumulative + Project volumes illustrated on Figure 8. Tables 7 and 8 show the results of the calculations and identify the consistency of the Project with the City of Oxnard policy.

Table 7
Cumulative + Project AM Peak Hour Levels of Service

Intersection	Cumulative		Cumulative + Project		Change
	ICU/Delay	LOS	ICU/Delay	LOS	
1. Citrus Grove Lane/Oxnard Frontage Road	11.3 sec.	LOS B	16.6 sec.	LOS B	2.3 sec.
2. Oxnard Boulevard/Citrus Grove Lane	0.46	LOS A	0.50	LOS A	0.04
3. Gonzales Road/"C" Street	0.62	LOS B	0.64	LOS B	0.02
4. Oxnard Boulevard//Gonzales Road	0.68	LOS B	0.68	LOS B	0.00



PROJECT SITE



LEGEND

⌊(XX)XX - (AM)PM Peak Hour Volume

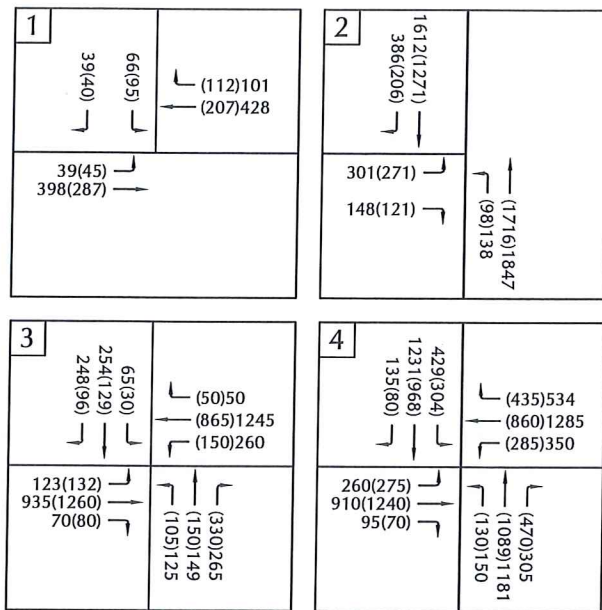


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CUMULATIVE TRAFFIC VOLUMES

FIGURE 7

GM- ATE#23009



PROJECT SITE

Oxnard Boulevard Frontage Road

Citrus Grove Lane

Gonzales Road

C Street

Oxnard Boulevard

LEGEND

└(XX)XX - (AM)PM Peak Hour Volume



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ENGINEERS

CUMULATIVE + PROJECT TRAFFIC VOLUMES

FIGURE 8

GM- ATE#23009

Table 8
Cumulative + Project PM Peak Hour Levels of Service

Intersection		Cumulative		Cumulative + Project		Change
		ICU/Delay	LOS	ICU/Delay	LOS	
1.	Citrus Grove Lane/Oxnard Frontage Road	17.7 sec.	LOS C	23.4 sec.	LOS C	5.7 sec.
2.	Oxnard Boulevard/Citrus Grove Lane	0.59	LOS A	0.61	LOS B	0.02
3.	Gonzales Road/"C" Street	0.69	LOS B	0.70	LOS B	0.01
4.	Oxnard Boulevard//Gonzales Road	0.76	LOS C	0.76	LOS C	0.00

The data presented in Tables 7 and 8 indicate that the project would be consistent with the City of Oxnard's General Plan policy during the AM or the PM peak hour periods. All of the study-area intersections would continue to operate at LOS C or better with the addition of Project traffic.

SITE ACCESS AND CIRCULATION



As illustrated on Figure 2 (Project Site Plan), access to the Project will be provided by driveway connections to the Oxnard Frontage Road and Citrus Grove Lane. The driveway connections will allow full access to the Project site. Given the existing and projected traffic volumes, the Project driveway intersections will operate acceptably with Project traffic.

The existing Project driveways are designed and constructed to City of Oxnard design standards. The Project driveways along the Oxnard Frontage Road would operate in the LOS A range with the addition of Project trips. The Citrus Grove Lane and the Oxnard Boulevard Frontage Road are level and straight, adequate sight distance is provided at the driveways. Pedestrian facilities along Citrus Grove Lane and "C" Street will connect the Project to the local neighborhood.

PEDESTRIAN, BICYCLE AND TRANSIT FACILITIES

Pedestrian Facilities



In the study-area, currently no sidewalks are provided along the Oxnard Boulevard adjacent to the Project site. Pedestrian facilities along Citrus Grove Lane will connect the Project to the adjacent neighborhood to the west. The Citrus Grove Lane sidewalk connects the Project to "C" Street and the local transit service provided in the study-area. A sidewalk is provided along the west

side of the Oxnard Frontage Road adjacent to the Project site. In the immediate study-area, a Class I multi-use path exists along the east side of Oxnard Boulevard from Camino Del Sol to Gonzales Boulevard. The nearest signalized pedestrian crossings are south of the Project at the Oxnard Boulevard/Gonzales Road and Gonzales Road/"C" Street intersections. Striped pedestrian crosswalks, ADA ramps and pedestrian call buttons are provided on each leg of the intersections.

Bicycle Facilities



Oxnard Boulevard, Gonzales Road, Citrus Grove Lane and "C" Street are identified as part of the City of Oxnard Bikeway System. A Class I multi-use path exists along the east side of Oxnard Boulevard from Camino Del Sol to Gonzales Boulevard. Class II bike lanes exist on Oxnard Boulevard in the immediate study-area. Class II bike lanes exist on Oxnard Boulevard in the immediate study-area. Class II

bike lanes exist along Oxnard Boulevard from U.S. Highway 101 north to Oxnard Circle. Class II bike lanes exist along Citrus Grove Lane from Oxnard Boulevard to "C" Street. Class II lanes are planned for "C" Street from Channels Islands Boulevard to Pleasant Valley Road. Class III lanes are planned for "C" Street from Kamala Street to Citrus Lane. The planned multi-use path extension along the east side of Oxnard Boulevard and Class III bike lanes on "C" Street would connect the Project to residential areas north, and west of the Project.

Transit Facilities

Gold Coast Transit is the local transit provider for the City of Oxnard. The Project site is served by the #6 Route (Transit Center to Willet Street in Ventura). The #6 Route operates on weekdays and provides fixed route bus service on Citrus Lane and "C" Street in the vicinity of the Project site. During the peak commute hours, the #6 Route operates with 25-minute headways. Existing bus stops with benches and shelters are located on both sides of Citrus Grove Lane, less than a ¼ mile from the Project site. The proposed Project has the potential to increase transit ridership and the demand for bus service in the study-area, however these increases would be accommodated by the existing transit services provided.



CONSTRUCTION TRAFFIC ANALYSIS

Project grading and building construction is estimated to occur over 22 months. Grading is estimated to occur over a 2-month period. The average number of workers on the site for the grading and construction duration is 10 - 30 workers. The workers make one trip onto the job site at 7:00 AM, and one trip off the job site at 3:00 PM. The vast majority of workers bring their own lunch or eat from a food truck that comes to the site, thus never leaving the site during work hours. Construction workers would travel to the site in private vehicles. If adequate parking areas are not available onsite, off-site parking would need to be obtained.

Grading and building construction of the Project would also require the delivery of construction equipment and materials to the site. Adequate staging and storage areas would need to be provided on-site to accommodate construction equipment and the delivery and storage of materials. The average heavy work trucks on site every day is 2. During the grading portion of the Project (first stage of construction) this number will go up slightly. The Project will have to have dirt hauled offsite, so during this process there will be 3 heavy trucks hauling dirt to an offsite location. Each truck will make an estimated 1 - 2 trips per day.

Construction of project-related improvements along Lockwood Street and Outlet Center Drive would have the potential to disrupt traffic flows within the corridor. Certain construction activities - such as roadway improvements, utility relocation or extensions, and drainage facility construction - could require temporary lane closures, which would in turn temporarily reduce existing street capacity. Such impacts would be short-term in duration. Potential sidewalk and lane closures could affect pedestrian and bicycle flows and therefore should be managed to minimize potential impacts. Traffic control plans would be required to offset potential adverse construction effects.

VEHICLE MILES TRAVELED ANALYSIS

The State of California, in compliance with Senate Bill 743, has developed a new set of CEQA guidelines and thresholds for transportation impacts that are based on a Vehicle Miles Traveled (VMT) metric rather than a Level of Service (LOS) metric. The State's Natural Resource Agency Updated Guidelines for the Implementation of the CEQA adopted in 2018, have designated VMT as the most appropriate measure of transportation impacts. "Vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.



VMT Thresholds

Local agencies have discretion to develop and adopt their own thresholds or rely on thresholds recommended by other agencies. Since the City of Oxnard has not yet adopted VMT impact criteria, the VMT analyses prepared for the Project was developed using VMT data presented in the recently updated Ventura County Transportation Commission (VCTC) traffic model for Ventura County and the following VMT thresholds published by the State.

The California Governor's Office of Planning and Research (OPR) published a technical advisory that includes recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures.² The recommended VMT impact threshold for retail projects is as follows:

"A proposed project exceeding a level of 15 percent below existing VMT per employee may indicate a significant transportation impact. "

VMT Analysis

The potential VMT impacts associated with the Project are reviewed below.

Screening Criteria

The following screening criteria are provided in the OPR technical advisory for retail projects:

"Many cities and counties define local-serving and regional-serving retail in their zoning codes. Lead agencies may refer to those local definitions when available, but should also consider any project- specific information, such as market studies or economic impacts analyses that might bear on customers' travel behavior. Because

² Technical Advisory on Evaluating Transportation Impacts in CEQA, Governor's Office of Planning and Research, December 2018.

lead agencies will best understand their own communities and the likely travel behaviors of future project users, they are likely in the best position to decide when a project will likely be local serving. Generally, however, retail commercial development including stores larger than 50,000 square feet might be considered regional-serving, and so lead agencies should undertake an analysis to determine whether the project might increase or decrease VMT."

The Project totals 2,560 square feet which is less than 50,000 square feet. This Project would therefore be considered "local serving" and a VMT analysis is not required.

■ ■ ■

REFERENCES AND PERSONS CONTACTED

Associated Transportation Engineers

Richard L. Pool, P.E.
Darryl F. Nelson, Senior Transportation Planner
Glenn Manaois, Transportation Engineer

Persons Contacted

Earnel Bihis, City of Oxnard

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Sakioka Farms Specific Plan Environment Impact Report Traffic Study, Austin-Foust Associates, Inc. February 2010.

Mission Produce Office Project Traffic and Circulation Study, Associated Transportation Engineers, December 2018.

TECHNICAL APPENDIX

CONTENTS

TRAFFIC COUNT DATA

INTERSECTION LEVEL OF SERVICE CRITERIA/DEFINITIONS

INTERSECTION LEVEL OF SERVICE CALCULATION WORKSHEETS

Reference 1 - Citrus Grove Lane/Oxnard Frontage Road

Reference 2 - Oxnard Boulevard/Citrus Grove Lane

Reference 3 - Gonzales Road/"C" Street

Reference 4 - Oxnard Boulevard/Gonzales Road

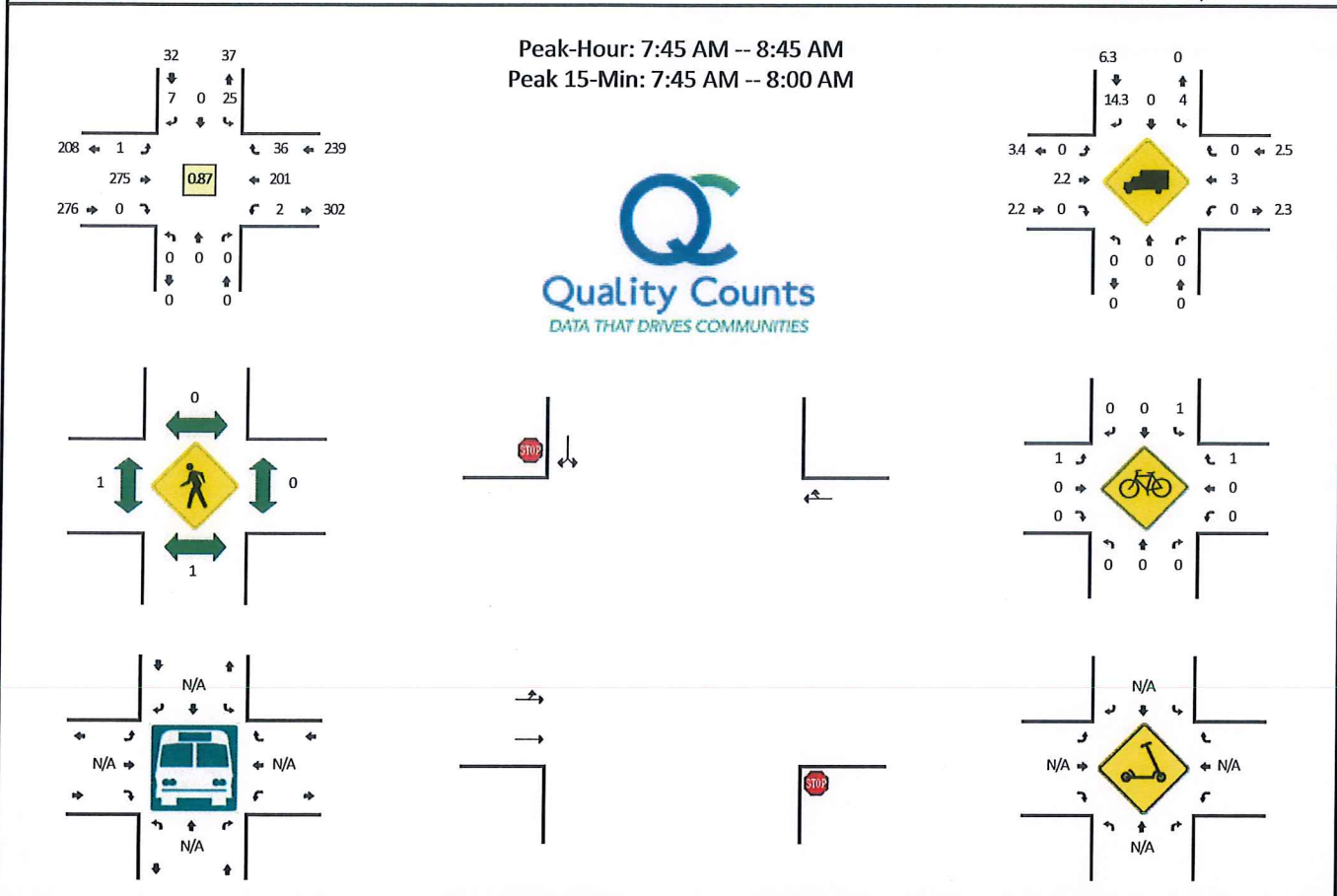
TRAFFIC COUNT DATA

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Oxnard Blvd (Frontage) -- Citrus Grove Ln
CITY/STATE: Oxnard, CA

QC JOB #: 16078207
DATE: Tue, Feb 14 2023



15-Min Count Period Beginning At	Oxnard Blvd (Frontage) (Northbound)				Oxnard Blvd (Frontage) (Southbound)				Citrus Grove Ln (Eastbound)				Citrus Grove Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	2	0	1	0	1	44	0	0	0	38	3	0	89	
7:15 AM	0	0	0	0	2	0	2	0	0	63	0	0	0	28	6	0	101	
7:30 AM	0	0	0	0	4	0	0	0	0	79	0	0	0	41	8	0	132	
7:45 AM	0	0	0	0	5	0	0	0	0	83	0	0	0	62	7	1	158	480
8:00 AM	0	0	0	0	8	0	2	0	0	67	0	0	0	38	9	0	124	515
8:15 AM	0	0	0	0	3	0	3	0	1	57	0	0	0	45	8	1	118	532
8:30 AM	0	0	0	0	9	0	2	0	0	68	0	0	0	56	12	0	147	547
8:45 AM	0	0	0	0	6	0	3	0	3	65	0	0	0	43	6	0	126	515
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	20	0	0	0	0	332	0	0	0	248	28	4	632	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments:

Report generated on 2/21/2023 8:23 AM

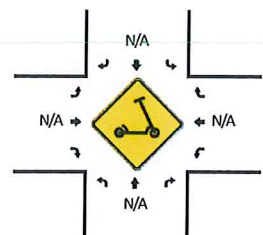
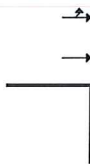
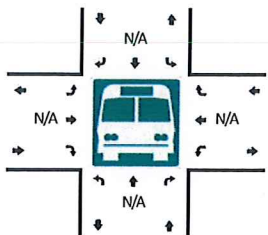
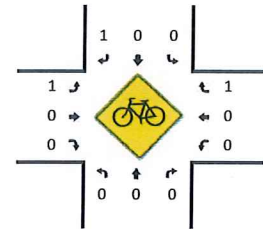
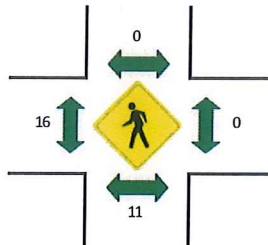
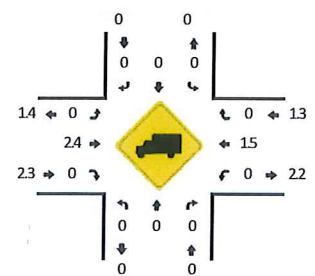
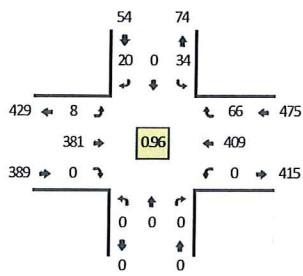
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Oxnard Blvd (Frontage) -- Citrus Grove Ln
CITY/STATE: Oxnard, CA

QC JOB #: 16078208

DATE: Tue, Feb 14 2023

Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:00 PM -- 5:15 PM



15-Min Count Period Beginning At	Oxnard Blvd (Frontage) (Northbound)				Oxnard Blvd (Frontage) (Southbound)				Citrus Grove Ln (Eastbound)				Citrus Grove Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	12	0	5	0	2	92	0	0	0	92	21	0	224	
4:15 PM	0	0	0	0	9	0	3	0	3	73	0	0	0	103	12	0	203	
4:30 PM	0	0	0	0	10	0	7	0	0	99	0	0	0	102	15	0	233	
4:45 PM	0	0	0	0	7	0	3	0	4	93	0	0	0	98	20	0	225	885
5:00 PM	0	0	0	0	9	0	6	0	3	94	0	0	0	109	18	0	239	900
5:15 PM	0	0	0	0	8	0	4	0	1	95	0	0	0	100	13	0	221	918
5:30 PM	0	0	0	0	8	0	8	0	2	90	0	0	0	93	16	0	217	902
5:45 PM	0	0	0	0	13	0	6	0	3	95	0	0	0	77	15	0	209	886
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	36	0	24	0	12	376	0	0	0	436	72	0	956	
Heavy Trucks	0	0	0	0	0	0	0	0	0	8	0	0	0	4	0	0	12	
Buses																		
Pedestrians		8				0				12				0			20	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	4		4	
Scooters																		

Comments:

Report generated on 2/21/2023 8:23 AM

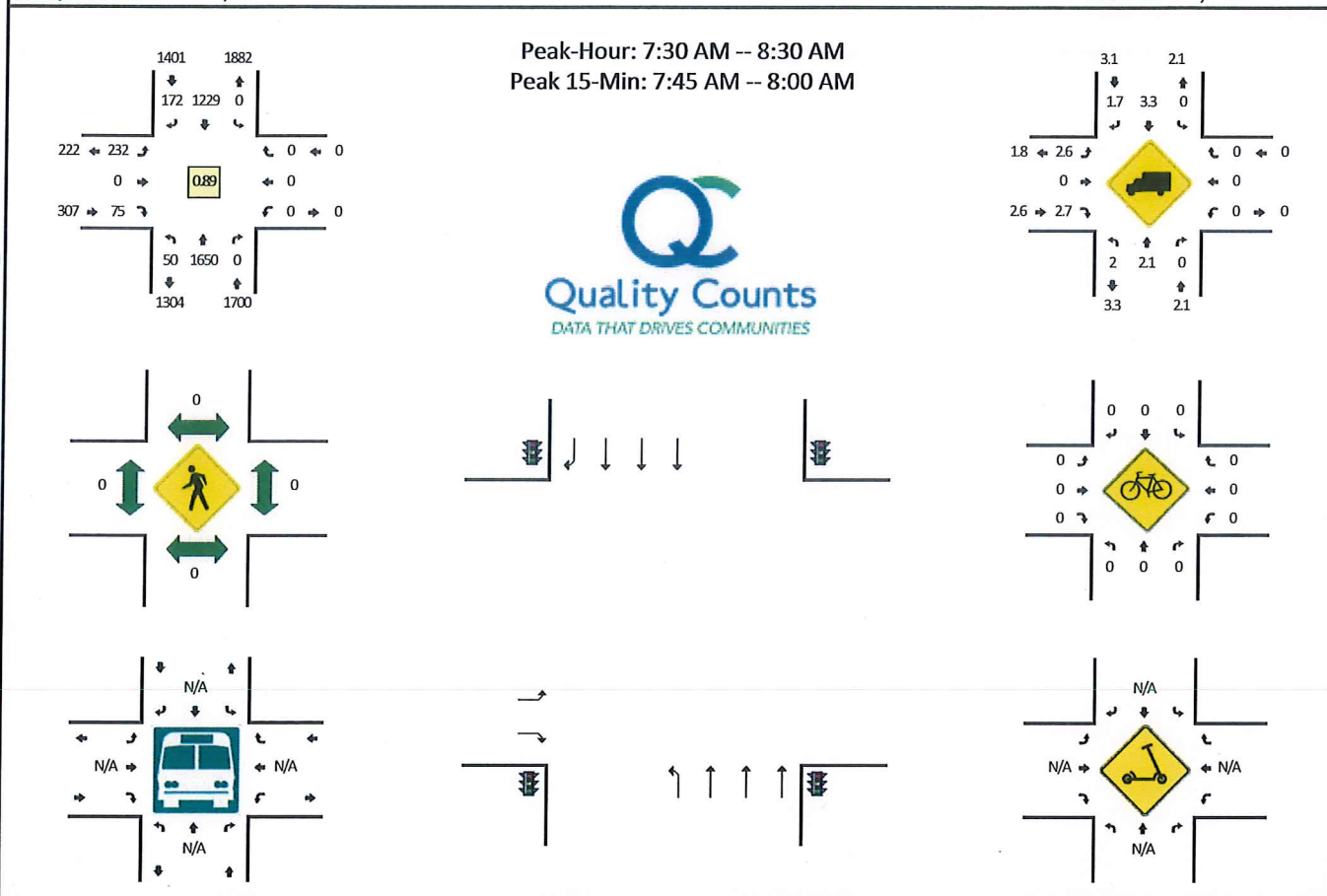
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Oxnard Blvd -- Citrus Grove Ln
CITY/STATE: Oxnard, CA

QC JOB #: 16078201
DATE: Tue, Feb 14 2023



15-Min Count Period Beginning At	Oxnard Blvd (Northbound)				Oxnard Blvd (Southbound)				Citrus Grove Ln (Eastbound)				Citrus Grove Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	9	279	0	0	0	178	32	0	34	0	12	0	0	0	0	0	544	
7:15 AM	13	344	0	0	0	225	21	0	52	0	12	0	0	0	0	0	667	
7:30 AM	11	415	0	0	0	281	38	0	63	0	21	0	0	0	0	0	829	
7:45 AM	9	435	0	0	0	361	61	0	64	0	25	0	0	0	0	0	955	2995
8:00 AM	17	412	0	0	0	291	30	0	56	0	19	0	0	0	0	0	825	3276
8:15 AM	13	388	0	0	0	296	43	0	49	0	10	0	0	0	0	0	799	3408
8:30 AM	18	356	0	0	0	257	48	0	58	0	20	0	0	0	0	0	757	3336
8:45 AM	14	280	0	0	0	248	36	0	52	0	20	0	0	0	0	0	650	3031
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	36	1740	0	0	0	1444	244	0	256	0	100	0	0	0	0	0	3820	
Heavy Trucks	0	36	0	0	0	68	4	0	0	0	0	0	0	0	0	0	108	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments:

Report generated on 2/21/2023 8:23 AM

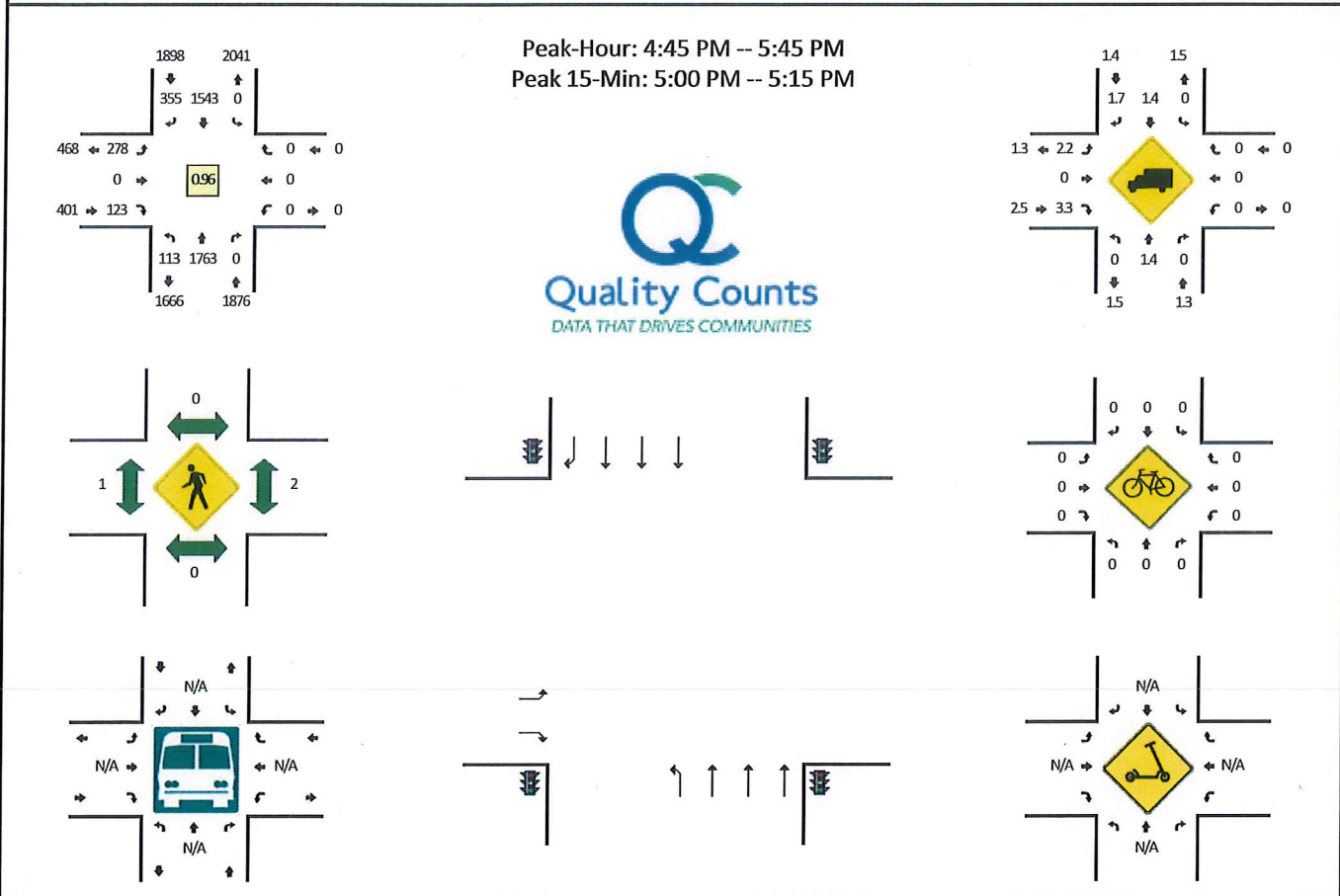
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Oxnard Blvd -- Citrus Grove Ln
CITY/STATE: Oxnard, CA

QC JOB #: 16078202
DATE: Tue, Feb 14 2023



15-Min Count Period Beginning At	Oxnard Blvd (Northbound)				Oxnard Blvd (Southbound)				Citrus Grove Ln (Eastbound)				Citrus Grove Ln (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	39	444	0	0	0	371	75	0	77	0	28	0	0	0	0	0	1034	
4:15 PM	19	425	0	0	0	398	96	0	51	0	31	0	0	0	0	0	1020	
4:30 PM	26	403	0	0	0	348	90	0	76	0	32	0	0	0	0	0	975	
4:45 PM	33	406	0	0	0	386	87	0	75	0	24	0	0	0	0	0	1011	4040
5:00 PM	27	465	0	0	0	390	102	0	77	0	28	0	0	0	0	0	1089	4095
5:15 PM	25	446	0	0	0	392	86	0	63	0	37	0	0	0	0	0	1049	4124
5:30 PM	28	446	0	0	0	375	80	0	63	0	34	0	0	0	0	0	1026	4175
5:45 PM	26	418	0	0	0	365	66	0	65	0	42	0	0	0	0	0	982	4146
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	108	1860	0	0	0	1560	408	0	308	0	112	0	0	0	0	0	4356	
Heavy Trucks	0	24	0	0	0	20	4	0	8	0	0	0	0	0	0	0	56	
Buses																		
Pedestrians	0	0			0	0			4				8				12	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

Report generated on 2/21/2023 8:23 AM

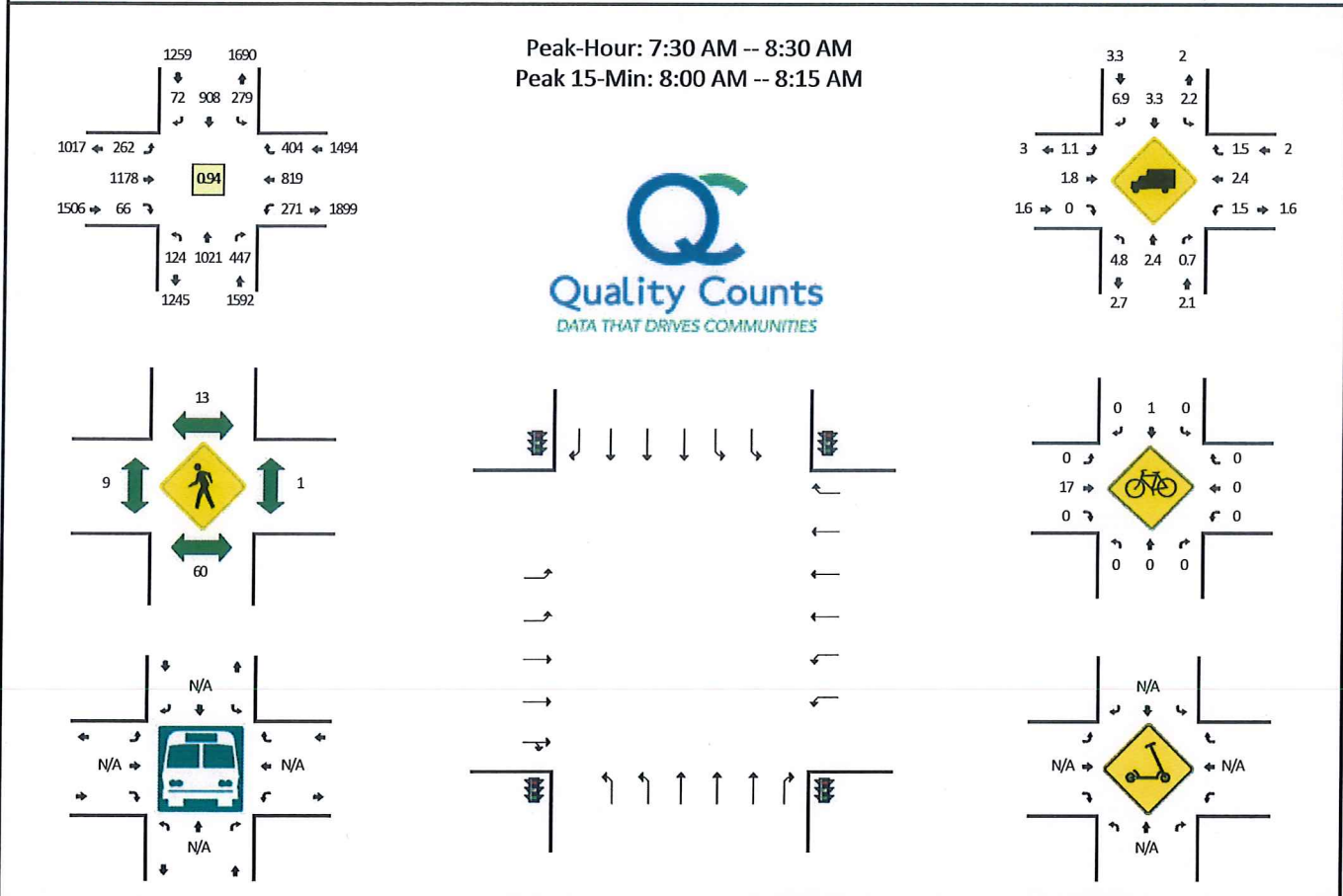
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Oxnard Blvd -- Gonzales Rd
CITY/STATE: Oxnard, CA

QC JOB #: 16078203
DATE: Tue, Feb 14 2023



15-Min Count Period Beginning At	Oxnard Blvd (Northbound)				Oxnard Blvd (Southbound)				Gonzales Rd (Eastbound)				Gonzales Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	18	195	42	0	41	133	12	0	42	152	21	0	30	97	55	0	838	
7:15 AM	14	214	88	0	63	167	9	0	74	242	16	1	42	150	75	0	1155	
7:30 AM	23	251	72	0	59	225	12	1	75	265	15	1	55	143	87	1	1285	
7:45 AM	26	261	106	0	54	294	13	2	72	286	25	1	68	174	106	0	1488	4766
8:00 AM	40	275	111	0	92	211	24	2	62	304	10	1	70	247	103	0	1552	5480
8:15 AM	34	234	158	1	68	178	23	1	50	323	16	0	77	255	108	0	1526	5851
8:30 AM	21	237	60	0	47	242	26	0	57	226	27	0	69	181	87	1	1281	5847
8:45 AM	22	179	61	3	50	186	19	0	44	232	18	1	44	120	68	1	1048	5407
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	160	1100	444	0	368	844	96	8	248	1216	40	4	280	988	412	0	6208	
Heavy Trucks	12	12	4		8	44	4		0	24	0		4	24	4		140	
Buses																		
Pedestrians		88				20				24				0			132	
Bicycles	0	0	0		0	0	0		0	32	0		0	0	0		32	
Scoters																		

Comments:

Report generated on 2/21/2023 8:23 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

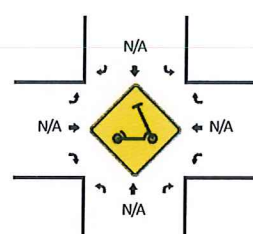
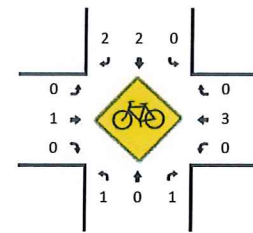
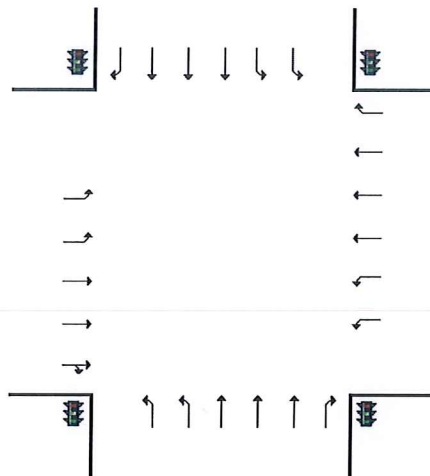
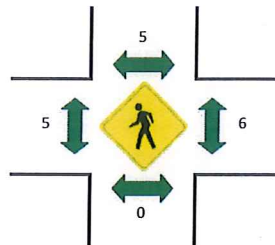
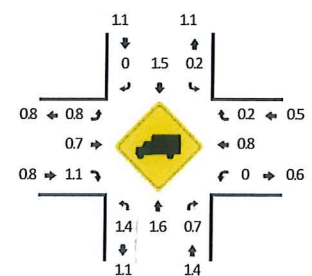
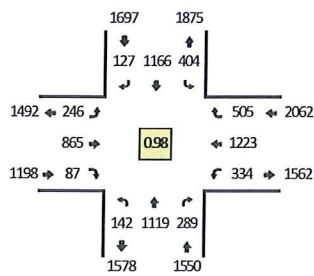
LOCATION: Oxnard Blvd -- Gonzales Rd

QC JOB #: 16078204

CITY/STATE: Oxnard, CA

DATE: Tue, Feb 14 2023

Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:00 PM -- 5:15 PM



15-Min Count Period Beginning At	Oxnard Blvd (Northbound)				Oxnard Blvd (Southbound)				Gonzales Rd (Eastbound)				Gonzales Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	42	305	82	5	81	310	29	5	59	194	23	0	88	295	122	0	1640	
4:15 PM	34	254	77	1	84	291	26	1	58	222	24	2	97	321	119	0	1611	
4:30 PM	41	250	63	1	96	265	37	1	46	183	28	1	84	333	131	2	1562	
4:45 PM	36	265	77	1	74	316	29	1	57	178	15	1	90	258	113	2	1513	6326
5:00 PM	44	310	80	1	81	311	33	1	62	228	21	0	79	291	120	2	1664	6350
5:15 PM	29	277	63	0	105	309	31	2	49	218	27	1	79	322	137	3	1652	6391
5:30 PM	22	265	76	0	95	248	28	1	68	227	18	0	104	343	134	2	1631	6460
5:45 PM	46	267	70	0	117	298	35	2	66	192	21	0	62	267	114	3	1560	6507
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	176	1240	320	4	324	1244	132	4	248	912	84	0	316	1164	480	8	6656	
Heavy Trucks	4	16	0		0	16	0		4	4	4		0	8	0		56	
Buses																		
Pedestrians	0	0			8				4				8				20	
Bicycles	0	0	0		0	0	0		0	0	0		0	8	0		8	
Scooters																		

Comments:

Report generated on 2/21/2023 8:23 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

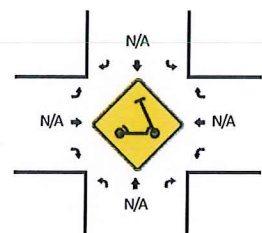
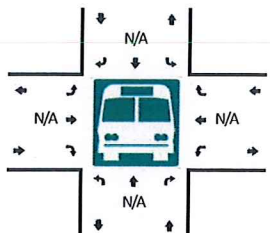
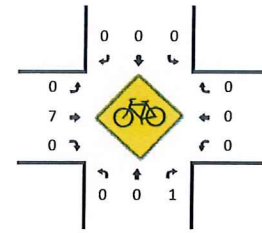
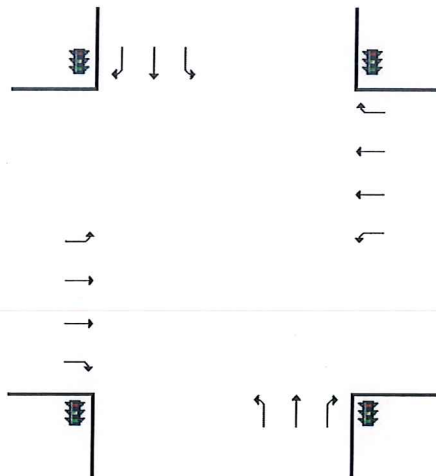
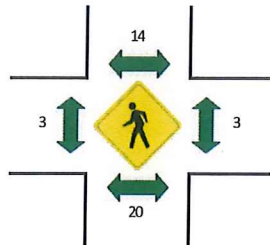
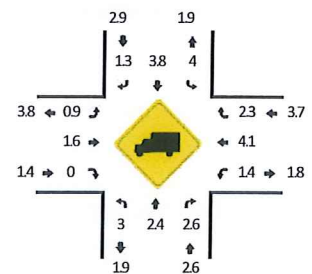
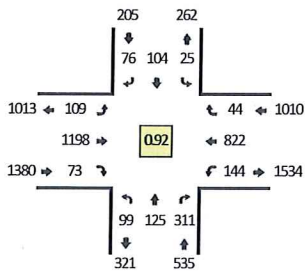
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: C St -- Gonzales Rd
CITY/STATE: Oxnard, CA

QC JOB #: 16078205
DATE: Tue, Feb 14 2023

Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 8:00 AM -- 8:15 AM



15-Min Count Period Beginning At	C St (Northbound)				C St (Southbound)				Gonzales Rd (Eastbound)				Gonzales Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	19	16	47	0	3	10	7	0	13	199	9	0	19	97	4	0	443	
7:15 AM	14	29	64	0	5	22	11	0	13	257	12	3	29	127	6	0	592	
7:30 AM	14	35	66	0	4	15	17	0	22	302	11	1	34	142	7	0	670	
7:45 AM	24	42	88	0	6	29	18	0	21	329	15	1	28	160	16	0	777	2482
8:00 AM	36	26	92	0	2	26	23	0	23	302	21	4	48	242	7	0	852	2891
8:15 AM	18	28	85	0	3	20	17	0	22	289	20	9	30	239	10	0	790	3089
8:30 AM	21	29	46	0	14	29	18	0	27	278	17	2	38	181	11	0	711	3130
8:45 AM	10	22	53	0	8	15	13	0	21	265	21	3	21	133	6	0	591	2944
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	144	104	368	0	8	104	92	0	92	1208	84	16	192	968	28	0	3408	
Heavy Trucks	8	4	8		0	0	4		0	24	0		0	28	0		76	
Buses																		
Pedestrians		40				28				0				8			76	
Bicycles	0	0	0		0	0	0		0	4	0		0	0	0		4	
Scooters																		

Comments:

Report generated on 2/21/2023 8:23 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

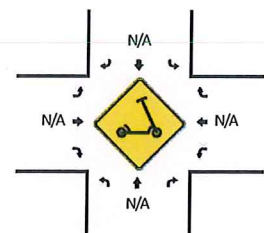
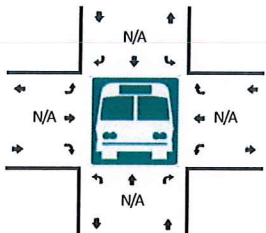
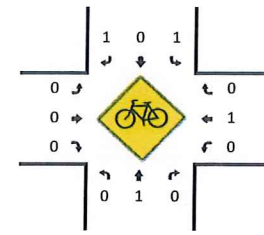
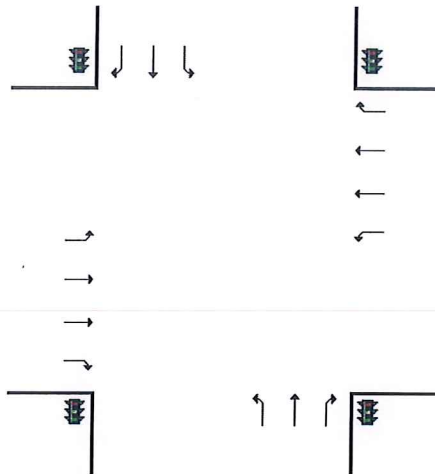
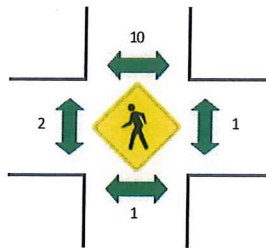
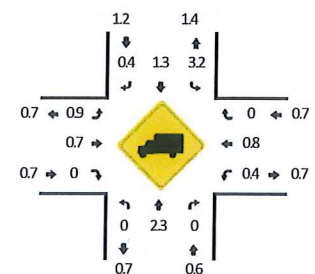
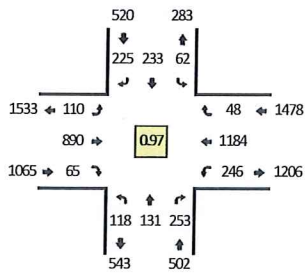
LOCATION: C St -- Gonzales Rd

CITY/STATE: Oxnard, CA

QC JOB #: 16078206

DATE: Tue, Feb 14 2023

Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:30 PM -- 5:45 PM



15-Min Count Period Beginning At	C St (Northbound)				C St (Southbound)				Gonzales Rd (Eastbound)				Gonzales Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	38	29	70	0	27	61	52	0	25	207	18	3	65	292	12	0	899	
4:15 PM	30	26	59	0	19	54	45	0	31	228	22	5	63	301	16	0	899	
4:30 PM	37	22	55	0	18	52	52	0	20	191	27	3	64	307	24	1	873	
4:45 PM	32	36	55	0	23	55	50	0	31	211	25	0	62	272	11	1	864	3535
5:00 PM	33	26	62	0	15	51	50	0	28	236	18	0	56	317	13	0	905	3541
5:15 PM	41	33	54	0	17	60	56	0	31	206	17	2	67	274	14	0	872	3514
5:30 PM	29	31	59	0	14	52	58	0	28	251	11	3	58	319	10	0	923	3564
5:45 PM	15	41	78	0	16	70	61	0	17	197	19	1	64	274	11	1	865	3565
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	116	124	236	0	56	208	232	0	112	1004	44	12	232	1276	40	0	3692	
Heavy Trucks	0	0	0		0	0	4		0	8	0		4	12	0		28	
Buses																		
Pedestrians		4				16				0				0			20	
Bicycles	0	0	0		0	0	0		0	0	0		0	4	0		4	
Scooters																		

Comments:

Report generated on 2/21/2023 8:23 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

INTERSECTION LEVEL OF SERVICE CRITERIA/DEFINITIONS

LEVEL OF SERVICE DEFINITIONS

"Levels of Service" (LOS) A through F are used to rate roadway and intersection operating conditions, with LOS A indicating very good operations and LOS F indicating poor operations. More complete level of service definitions are:

LOS	Definition
A	Low volumes; primarily free flow operations. Density is low and vehicles can freely maneuver within traffic stream. Drivers can maintain their desired speeds with little or no delay.
B	Stable flow with potential for some restriction of operating speeds due to traffic conditions. Maneuvering is only slightly restricted. Stopped delays are not bothersome and drivers are not subject to appreciable tension.
C	Stable operations, however the ability to maneuver is more restricted by the increase in traffic volumes. Relatively satisfactory operating speeds prevail but adverse signal coordination or longer queues cause delays.
D	Approaching unstable traffic flow where small increases in volume could cause substantial delays. Most drivers are restricted in their ability to maneuver and their selection of travel speeds. Comfort and convenience are low but tolerable.
E	Operations characterized by significant approach delays and average travel speeds of one-half to one-third of free flow speed. Flow is unstable and potential for stoppages of brief duration. High signal density, extensive queuing, or signal progression/timing are the typical causes of delays.
F	Forced flow operations with high approach delays at critical signalized intersections. Speeds are reduced substantially and stoppages may occur for short or long periods of time because of downstream congestion.

Signalized Intersection Level of Service Definitions

LOS	Delay ^a	V/C Ratio	Definition
A	< 10.0	< 0.60	Progression is extremely favorable. Most vehicles arrive during the green phase. Many vehicles do not stop at all.
B	10.1 - 20.0	0.61 - 0.70	Good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of delay.
C	20.1 - 35.0	0.71 - 0.80	Only fair progression, longer cycle lengths, or both, result in higher cycle lengths. Cycle lengths may fail to serve queued vehicles, and overflow occurs. Number of vehicles stopped is significant, though many still pass through intersection without stopping.
D	35.1 - 55.0	0.81 - 0.90	Congestion becomes more noticeable. Unfavorable progression, long cycle lengths and high v/c ratios result in longer delays. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	55.1 - 80.0	0.91 - 1.00	High delay values indicate poor progression, long cycle lengths and high v/c ratios. Individual cycle failures are frequent
F	> 80.0	> 1.00	Considered unacceptable for most drivers, this level occurs when arrival flow rates exceed the capacity of lane groups, resulting in many individual cycle failures. Poor progression and long cycle lengths may also contribute to high delay levels.

^a Average control delay per vehicle in seconds.

Unsignalized Intersection Level of Service Definitions

The HCM¹ uses *control delay* to determine the level of service at unsignalized intersections. Control delay is the difference between the travel time actually experienced at the control device and the travel time that would occur in the absence of the traffic control device. Control delay includes deceleration from free flow speed, queue move-up time, stopped delay and acceleration back to free flow speed.

LOS	Control Delay Seconds per Vehicle
A	< 10.0
B	10.1 - 15.0
C	15.1 - 25.0
D	25.1 - 35.0
E	35.1 - 50.0
F	> 50.0

¹ Highway Capacity Manual, National Research Board, 2000



DISCUSSION OF INTERSECTION CAPACITY UTILIZATION (ICU)

The ability of a roadway to carry traffic is referred to as capacity. The capacity is usually less at intersections because traffic flows continuously between them and only during the green phase at them. Capacity at intersections is best defined in terms of vehicles per lane per hour of green. The technique used to compare the volumes and capacity of an intersection is known as Intersection Capacity Utilization (ICU). ICU or volume-to-capacity ratio, usually expressed as a percentage, is the proportion of an hour required to provide sufficient capacity to accommodate all intersection traffic if all approaches operate at capacity. If an intersection is operating at 80 percent of capacity, then 20 percent of the signal cycle is not used.

The ICU calculation assumes that an intersection is signalized and that the signal is ideally timed. Although calculating ICU for an unsignalized intersection is invalid, the presumption is that a signal can be installed and the calculation shows whether the geometrics are capable of accommodating the expected volumes. It is possible to have an ICU well below 100 percent, yet have severe traffic congestion. This would occur if one or more movements is not getting sufficient time to satisfy its demand, and excess time exists on other movements. This is an operational problem which should be addressed.

Capacity is often defined in terms of roadway width. However, standard lanes have approximately the same capacity whether they are 11 or 14 feet wide. Data collected by Kunzman Associates indicates a typical lane, whether a through-lane or a left-turn lane, has a capacity of approximately 1,700 vehicles per hour, with nearly all locations showing a capacity greater than 1,600 vehicles per hour per lane. This finding is published in the August, 1978 issue of ITE Journal in the article entitled, "Another Look at Signalized Intersection Capacity" by William Kunzman. For this study, a capacity of 1,600 vehicles per hour per lane will be assumed for left-turn, through, and right-turn lanes as per City policy.

The yellow time can either be assumed to be completely used and no penalty applied, or it can be assumed to be only partially usable. Total yellow time accounts for less than 10 percent of a cycle, and a penalty of up to five percent is reasonable. On the other hand, during peak hour traffic operation, the yellow times are nearly completely used. In this study, no penalty will be applied for the yellow because the capacities have been assumed to be only 1,600 vehicles per hour per lane when in general they are 1,700-1,800 vehicles per hour per lane.

The ICU technique is an ideal tool to quantify existing as well as future intersection operations. The impact of adding a lane can be quickly determined by examining the effect the lane has on the intersection capacity utilization.

Source: Oxnard Airport Business Park Traffic Study, Kunzman Assoc., City of Oxnard, 1985.

INTERSECTION LOS CALCULATION WORKSHEETS

Reference 1 - Citrus Grove Lane/Oxnard Frontage Road

Reference 2 - Oxnard Boulevard/Citrus Grove Lane

Reference 3 - Gonzales Road/"C" Street

Reference 4 - Oxnard Boulevard/Gonzales Road

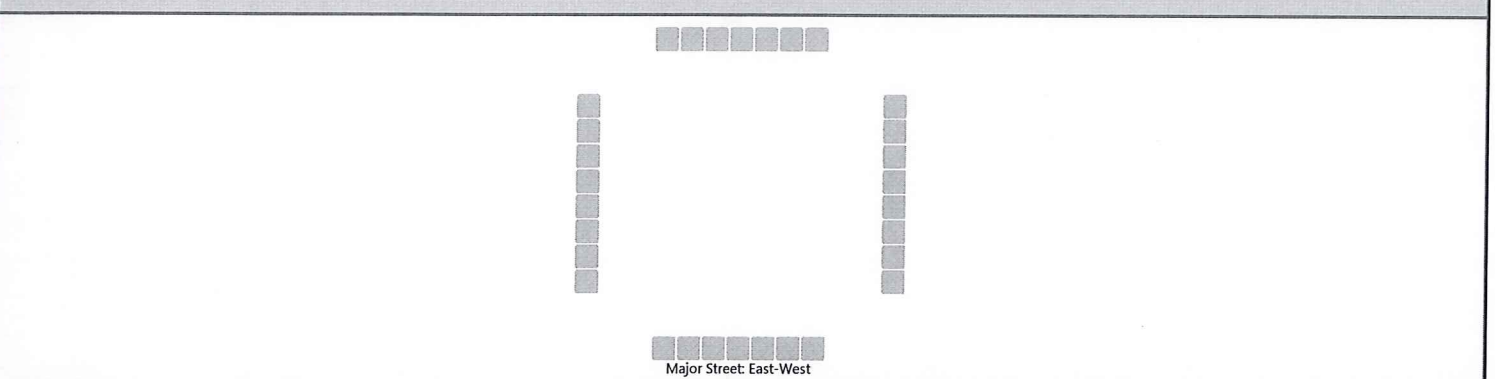
HCS7 Two-Way Stop-Control Report

General Information

Analyst	Darryl F Nelson	Intersection	Citrus Grove Ln/Frontage
Agency/Co.	ATE	Jurisdiction	City of Oxnard
Date Performed	2/26/2023	East/West Street	Citrus Grove Lane
Analysis Year	2023	North/South Street	Oxnard Frontage
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Starbucks		

Site Information

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		1	275				201	36						25		7
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked		0.000												0.000		0.000
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1													35	
Capacity, c (veh/h)		1301													546	
v/c Ratio		0.00													0.06	
95% Queue Length, Q ₉₅ (veh)		0.0													0.2	
Control Delay (s/veh)		7.8													12.0	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.0												12.0			
Approach LOS													B			

HCS7 Two-Way Stop-Control Report

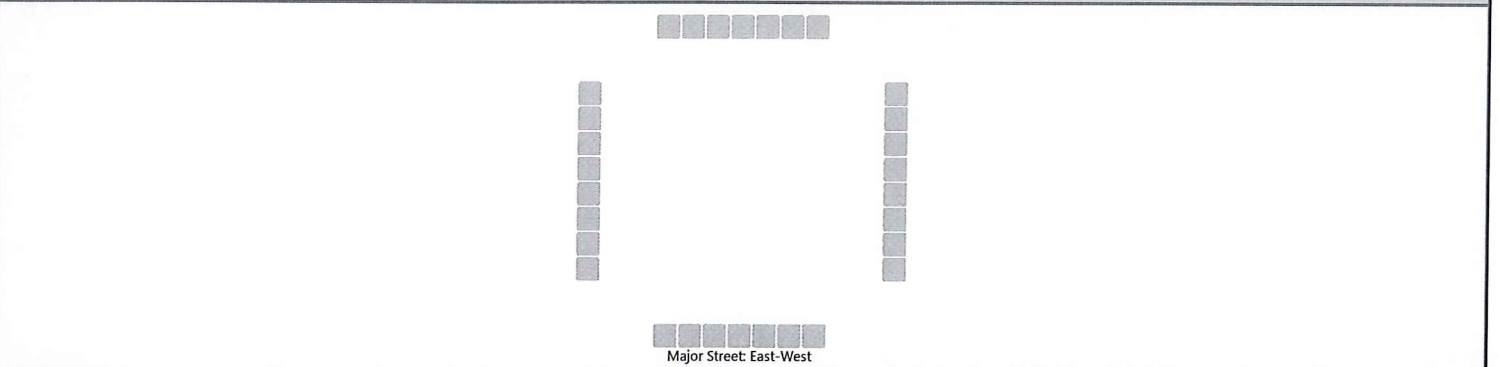
General Information

Analyst	Darryl F Nelson
Agency/Co.	ATE
Date Performed	2/26/2023
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Starbucks

Site Information

Intersection	Citrus Grove Ln/Frontage
Jurisdiction	City of Oxnard
East/West Street	Citrus Grove Lane
North/South Street	Oxnard Frontage
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		8	381				409	66						34		20
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked		0.000												0.000		0.000
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

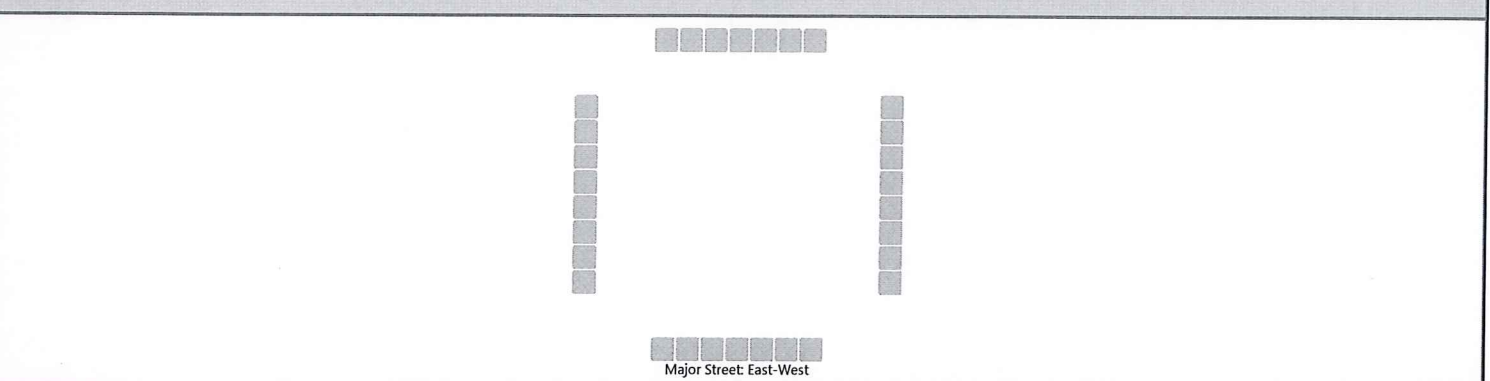
Flow Rate, v (veh/h)		9													59	
Capacity, c (veh/h)		1044													366	
v/c Ratio		0.01													0.16	
95% Queue Length, Q ₉₅ (veh)		0.0													0.6	
Control Delay (s/veh)		8.5													16.7	
Level of Service (LOS)		A													C	
Approach Delay (s/veh)	0.2												16.7			
Approach LOS													C			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	Darryl F Nelson	Intersection	Citrus Grove Ln/Frontage
Agency/Co.	ATE	Jurisdiction	City of Oxnard
Date Performed	2/26/2023	East/West Street	Citrus Grove Lane
Analysis Year	2023 <i>+ Project</i>	North/South Street	Oxnard Frontage
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Starbucks		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		41	272				198	108						95		45
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked		0.000												0.000		0.000
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		45												152		
Capacity, c (veh/h)		1221												483		
v/c Ratio		0.04												0.32		
95% Queue Length, Q ₉₅ (veh)		0.1												1.3		
Control Delay (s/veh)		8.1												15.8		
Level of Service (LOS)		A												C		
Approach Delay (s/veh)	1.1												15.8			
Approach LOS													C			

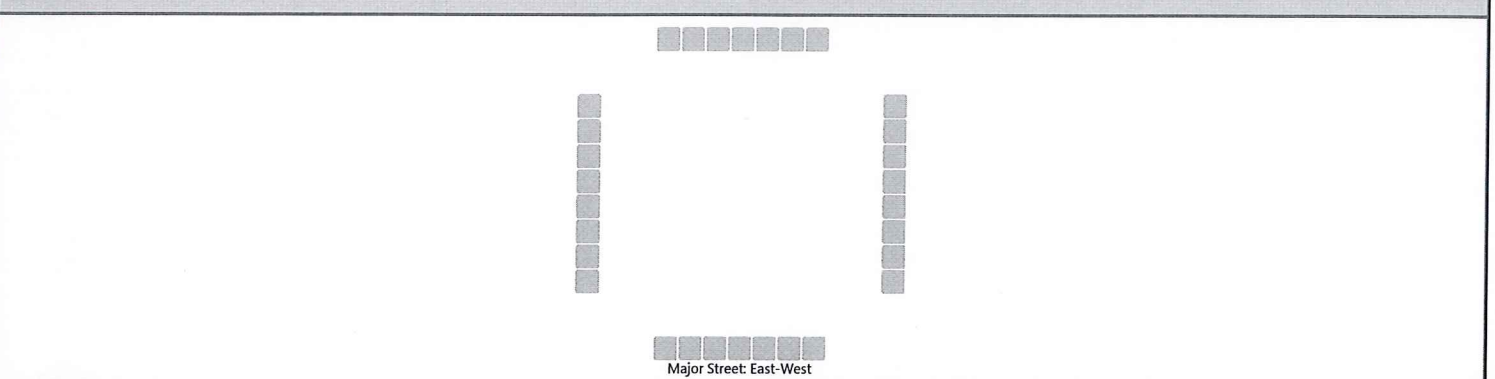
HCS7 Two-Way Stop-Control Report

General Information

Analyst	Darryl F Nelson	Intersection	Citrus Grove Ln/Frontage
Agency/Co.	ATE	Jurisdiction	City of Oxnard
Date Performed	2/26/2023	East/West Street	Citrus Grove Lane
Analysis Year	2023 <i>+ Project</i>	North/South Street	Oxnard Frontage
Time Analyzed	AM Peak Hour	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Starbucks		

Site Information

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		27	377				405	97						65		39
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked		0.000												0.000		0.000
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		29													113	
Capacity, c (veh/h)		1018													342	
v/c Ratio		0.03													0.33	
95% Queue Length, Q ₉₅ (veh)		0.1													1.4	
Control Delay (s/veh)		8.6													20.7	
Level of Service (LOS)		A													C	
Approach Delay (s/veh)	0.6												20.7			
Approach LOS													C			

HCS7 Two-Way Stop-Control Report

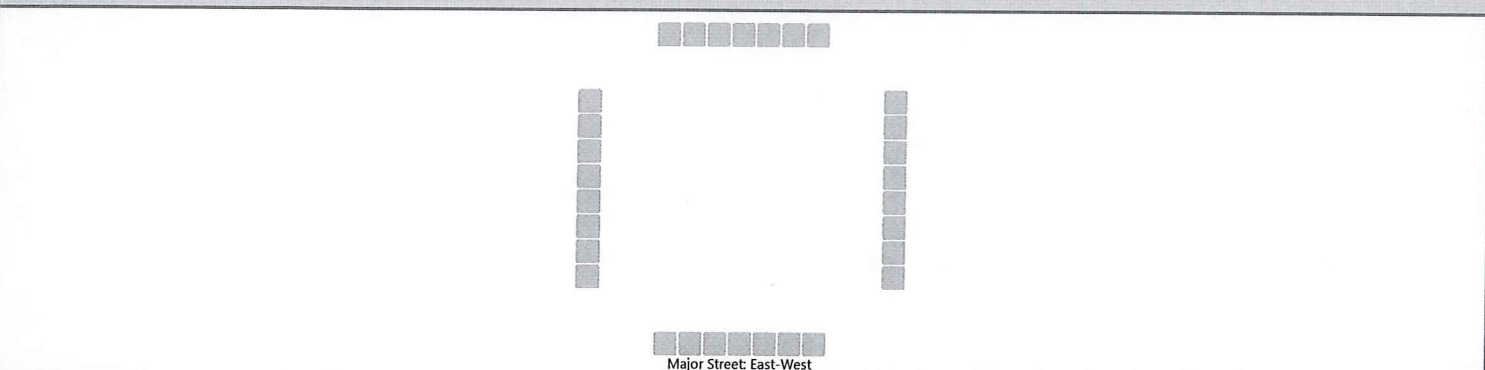
General Information

Analyst	Darryl F Nelson
Agency/Co.	ATE
Date Performed	2/26/2023
Analysis Year	2023 <i>Cumulative</i>
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Starbucks

Site Information

Intersection	Citrus Grove Ln/Frontage
Jurisdiction	City of Oxnard
East/West Street	Citrus Grove Lane
North/South Street	Oxnard Frontage
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		5	290				40	210						25		10
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked		0.000												0.000		0.000
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5													38	
Capacity, c (veh/h)		1286													606	
v/c Ratio		0.00													0.06	
95% Queue Length, Q ₉₅ (veh)		0.0													0.2	
Control Delay (s/veh)		7.8													11.3	
Level of Service (LOS)		A													B	
Approach Delay (s/veh)	0.1												11.3			
Approach LOS													B			

HCS7 Two-Way Stop-Control Report

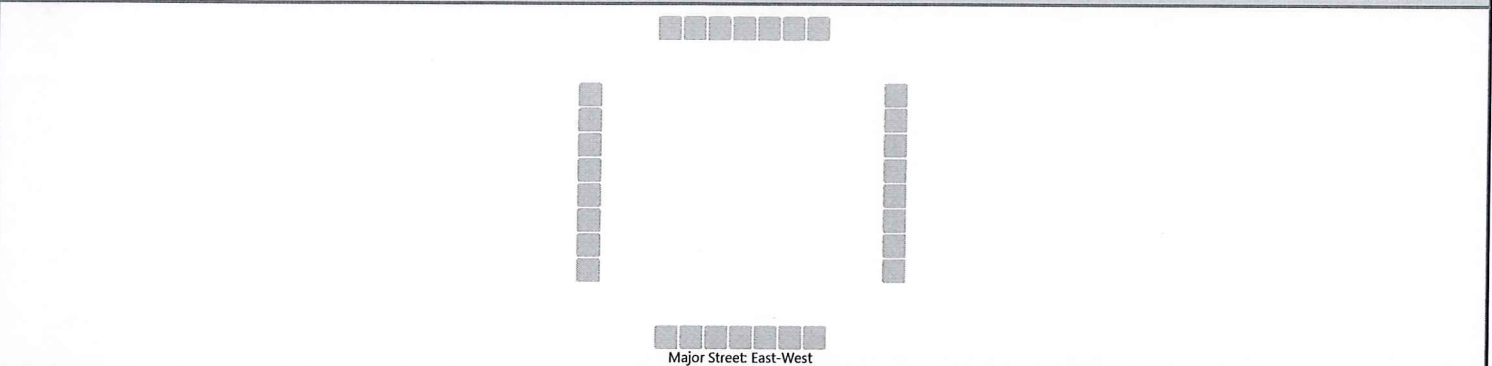
General Information

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Agency/Co.	ATE
Date Performed	2/26/2023
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Time Analyzed	AM Peak Hour
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Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		10	400				430	70						35		20
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked		0.000												0.000		0.000
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		11													60	
Capacity, c (veh/h)		1020													343	
v/c Ratio		0.01													0.17	
95% Queue Length, Q ₉₅ (veh)		0.0													0.6	
Control Delay (s/veh)		8.6													17.7	
Level of Service (LOS)		A													C	
Approach Delay (s/veh)	0.2												17.7			
Approach LOS													C			

HCS7 Two-Way Stop-Control Report

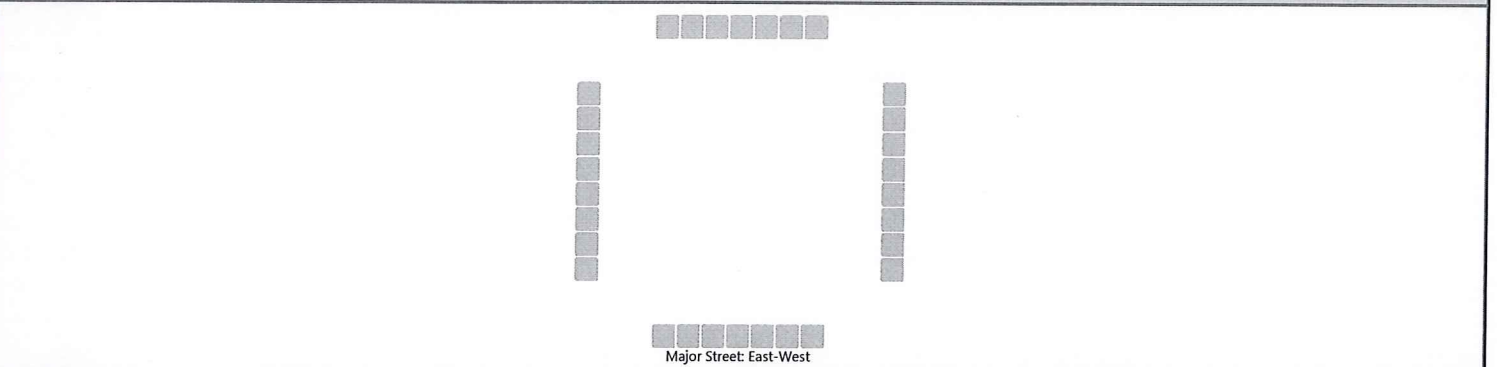
General Information

Analyst	Darryl F Nelson
Agency/Co.	ATE
Date Performed	2/26/2023
Analysis Year	2023 <i>Cumulative + Project</i>
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Starbucks

Site Information

Intersection	Citrus Grove Ln/Frontage
Jurisdiction	City of Oxnard
East/West Street	Citrus Grove Lane
North/South Street	Oxnard Frontage
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		45	287				207	112						95		40
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked		0.000												0.000		0.000
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		49													147	
Capacity, c (veh/h)		1207													455	
v/c Ratio		0.04													0.32	
95% Queue Length, Q ₉₅ (veh)		0.1													1.4	
Control Delay (s/veh)		8.1													16.6	
Level of Service (LOS)		A													C	
Approach Delay (s/veh)	1.1												16.6			
Approach LOS													C			

HCS7 Two-Way Stop-Control Report

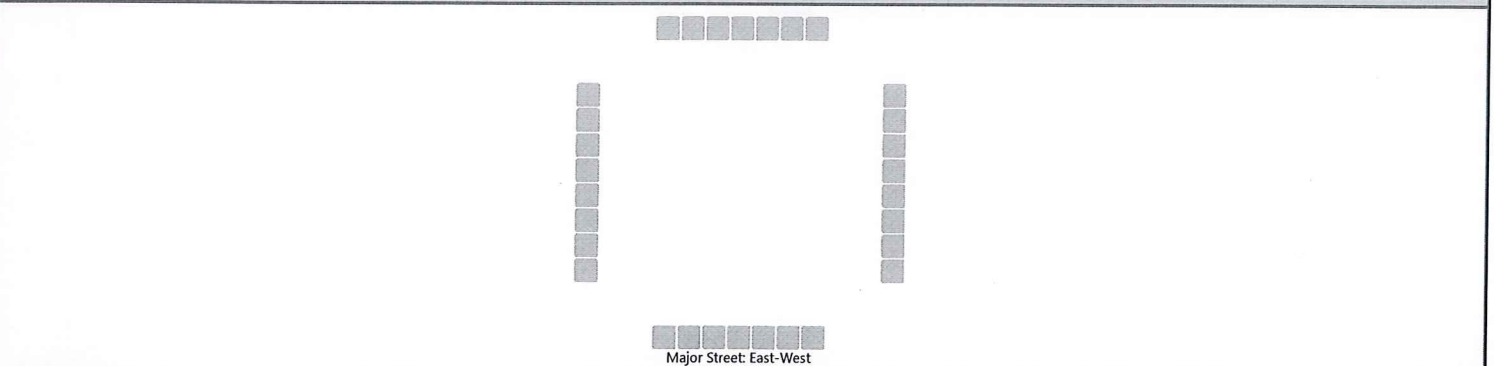
General Information

Analyst	Darryl F Nelson
Agency/Co.	ATE
Date Performed	2/26/2023
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Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
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Site Information

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East/West Street	Citrus Grove Lane
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Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		39	398				428	101						66		39
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked		0.000												0.000		0.000
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		42													114	
Capacity, c (veh/h)		993													308	
v/c Ratio		0.04													0.37	
95% Queue Length, Q ₉₅ (veh)		0.1													1.7	
Control Delay (s/veh)		8.8													23.4	
Level of Service (LOS)		A													C	
Approach Delay (s/veh)	0.8												23.4			
Approach LOS													C			

#23009 - STARBUCKS LEMON GROVE PLAZA PROJECT

REF: 2 AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: FEBRUARY 14, 2023

TIME PERIOD: AM PEAK HOUR

N/S STREET: OXNARD BOULEVARD

E/W STREET: CITRIUS GROVE LANE

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	50	1650	0	0	1229	172	232	0	75	0	0	0
(B) PROJECT-ADDED:	43	-19	0	0	-19	26	26	0	41	0	0	0
(C) CUMULATIVE:	55	1735	0	0	1290	180	245	0	80	0	0	0

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	TTT		L	TTT	R	L	R		L	TTT	R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS			
			1	2	3	4	1	2	3	4
NBL	1	1600	50	93	55	98	0.031 *	0.058 *	0.034 *	0.061 *
NBT	3	4800	1650	1631	1735	1716	0.344	0.340	0.361	0.358
NBR	0	0	0	0	0	0	-	-	-	-
SBL	0	0	0	0	0	0	-	-	-	-
SBT	3	4800	1229	1210	1290	1271	0.256 *	0.252 *	0.269 *	0.265 *
SBR	1	1600	172	198	180	206	0.108	0.124	0.113	0.129
EBL	1	1600	232	258	245	271	0.145 *	0.161 *	0.153 *	0.169 *
EBT	0	0	0	0	0	0	-	-	-	-
EBR	1	1600	75	116	80	121	0.047	0.073	0.050	0.076
WBL	0	0	0	0	0	0	-	-	-	-
WBT	0	0	0	0	0	0	-	-	-	-
WBR	0	0	0	0	0	0	-	-	-	-
LOST TIME:							0.00	0.00	0.00	0.00
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.43	0.47	0.46	0.50
SCENARIO LEVEL OF SERVICE:							A	A	A	A

NOTES:

#23009 - STARBUCKS LEMON GROVE PLAZA PROJECT

REF: 2 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: FEBRUARY 14, 2023

TIME PERIOD: PM PEAK HOUR

N/S STREET: OXNARD BOULEVARD

E/W STREET: CITRIUS GROVE LANE

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	113	1763	0	0	1543	355	278	0	123	0	0	0
(B) PROJECT-ADDED:	18	-8	0	0	-8	11	11	0	18	0	0	0
(C) CUMULATIVE:	120	1855	0	0	1620	375	290	0	130	0	0	0

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L TTT			TTT R			L R					

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE-MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	1	1600	113	131	120	138	0.071 *	0.082 *	0.075 *	0.086 *		
NBT	3	4800	1763	1755	1855	1847	0.367	0.366	0.386	0.385		
NBR	0	0	0	0	0	0	-	-	-	-		
SBL	0	0	0	0	0	0	-	-	-	-		
SBT	3	4800	1543	1535	1620	1612	0.321 *	0.320 *	0.338 *	0.336 *		
SBR	1	1600	355	366	375	386	0.222	0.229	0.234	0.241		
EBL	1	1600	278	289	290	301	0.174 *	0.181 *	0.181 *	0.188 *		
EBT	0	0	0	0	0	0	-	-	-	-		
EBR	1	1600	123	141	130	148	0.077	0.088	0.081	0.093		
WBL	0	0	0	0	0	0	-	-	-	-		
WBT	0	0	0	0	0	0	-	-	-	-		
WBR	0	0	0	0	0	0	-	-	-	-		
LOST TIME:							0.00	0.00	0.00	0.00		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.57	0.58	0.59	0.61		
SCENARIO LEVEL OF SERVICE:							A	A	A	B		

NOTES:

Printed: 03/02/23

#23009 - STARBUCKS - LEMON GORVE PLAZA PROJECT

REF: 3 AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: FEBRUARY 14, 2023

TIME PERIOD: AM PEAK HOUR

N/S STREET: C" STREET

E/W STREET: GONZALES ROAD

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	99	125	311	25	104	76	109	1198	73	144	822	44
(B) PROJECT-ADDED:	0	20	0	0	19	16	17	0	0	0	0	0
(C) CUMULATIVE:	105	130	330	30	110	80	115	1260	80	150	865	50

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	1	1600	99	99	105	105	0.062 *	0.062 *	0.066 *	0.066 *		
NBT	1	1600	125	145	130	150	0.078	0.091	0.081	0.094		
NBR	1	1600	311	311	330	330	0.194	0.194	0.206	0.206		
SBL	1	1600	25	25	30	30	0.016	0.016	0.019	0.019		
SBT	1	1600	104	123	110	129	0.065 *	0.077 *	0.069 *	0.081 *		
SBR	1	1600	76	92	80	96	0.048	0.058	0.050	0.060		
EBL	1	1600	109	126	115	132	0.068	0.079	0.072	0.083		
EBT	2	3200	1198	1198	1260	1260	0.374 *	0.374 *	0.394 *	0.394 *		
EBR	1	1600	73	73	80	80	0.046	0.046	0.050	0.050		
WBL	1	1600	144	144	150	150	0.090 *	0.090 *	0.094 *	0.094 *		
WBT	2	3200	822	822	865	865	0.257	0.257	0.270	0.270		
WBR	1	1600	44	44	50	50	0.028	0.028	0.031	0.031		
LOST TIME:							0.00	0.00	0.00	0.00		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.59	0.60	0.62	0.64		
SCENARIO LEVEL OF SERVICE:							A	A	B	B		

NOTES:

#23009 - STARBUCKS - LEMON GORVE PLAZA PROJECT

REF: 3 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: FEBRUARY 14, 2023

TIME PERIOD: PM PEAK HOUR

N/S STREET: C" STREET

E/W STREET: GONZALES ROAD

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	118	131	253	62	233	225	110	890	65	246	1184	48
(B) PROJECT-ADDED:	0	9	0	0	9	8	8	0	0	0	0	0
(C) CUMULATIVE:	125	140	265	65	245	240	115	935	70	260	1245	50

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	1	1600	118	118	125	125	0.074 *	0.074 *	0.078 *	0.078 *		
NBT	1	1600	131	140	140	149	0.082	0.088	0.088	0.093		
NBR	1	1600	253	253	265	265	0.158	0.158	0.166	0.166		
SBL	1	1600	62	62	65	65	0.039	0.039	0.041	0.041		
SBT	1	1600	233	242	245	254	0.146 *	0.151 *	0.153 *	0.159 *		
SBR	1	1600	225	233	240	248	0.141	0.146	0.150	0.155		
EBL	1	1600	110	118	115	123	0.069 *	0.074 *	0.072 *	0.077 *		
EBT	2	3200	890	890	935	935	0.278	0.278	0.292	0.292		
EBR	1	1600	65	65	70	70	0.041	0.041	0.044	0.044		
WBL	1	1600	246	246	260	260	0.154	0.154	0.163	0.163		
WBT	2	3200	1184	1184	1245	1245	0.370 *	0.370 *	0.389 *	0.389 *		
WBR	1	1600	48	48	50	50	0.030	0.030	0.031	0.031		
LOST TIME:							0.00	0.00	0.00	0.00		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.66	0.67	0.69	0.70		
SCENARIO LEVEL OF SERVICE:							B	B	B	B		

NOTES:

#23009 - STARBUCKS - A:L4LEMON GROVE PLAZA PROJECT

REF: 4 AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: FEBRUARY 14, 2023

TIME PERIOD: AM PEAK HOUR

N/S STREET: OXNARD BOULEVARD

E/W STREET: GONZELES ROAD

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	124	1021	447	279	908	72	262	1178	66	271	819	404
(B) PROJECT-ADDED:	0	14	0	9	13	0	0	0	0	0	0	10
(C) CUMULATIVE:	130	1075	470	295	955	80	275	1240	70	285	860	425

GEOMETRICS

	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
LANE GEOMETRICS	LL	TTT	R	LL	TTT	R	LL	TTT	R	LL	TTT	R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	2	3200	124	124	130	130	0.039	0.039	0.041	0.041		
NBT	3	4800	1021	1035	1075	1089	0.213 *	0.216 *	0.224 *	0.227 *		
NBR	1	1600	447	447	470	470	0.279	0.279	0.294	0.294		
SBL	2	3200	279	288	295	304	0.087 *	0.090 *	0.092 *	0.095 *		
SBT	3	4800	908	921	955	968	0.189	0.192	0.199	0.202		
SBR	1	1600	72	72	80	80	0.045	0.045	0.050	0.050		
EBL	2	3200	262	262	275	275	0.082	0.082	0.086	0.086		
EBT	3	4800	1178	1178	1240	1240	0.259 *	0.259 *	0.273 *	0.273 *		
EBR	0	0	66	66	70	70	-	-	-	-		
WBL	2	3200	271	271	285	285	0.085 *	0.085 *	0.089 *	0.089 *		
WBT	3	4800	819	819	860	860	0.171	0.171	0.179	0.179		
WBR	1	1600	364	373	383	392	0.228	0.233	0.239	0.245		
LOST TIME:							0.00	0.00	0.00	0.00		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.64	0.65	0.68	0.68		
SCENARIO LEVEL OF SERVICE:							B	B	B	B		

NOTES:

Printed: 03/02/23

#23009 - STARBUCKS - A:L4LEMON GROVE PLAZA PROJECT

REF: 4 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: FEBRUARY 14, 2023

TIME PERIOD: PM PEAK HOUR

N/S STREET: OXNARD BOULEVARD

E/W STREET: GONZELES ROAD

CONTROL TYPE: SIGNAL

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	L	T	R	L	T	R	L	T	R	L	T	R
(A) EXISTING:	142	1119	289	404	1166	127	246	865	87	334	1223	505
(B) PROJECT-ADDED:	0	6	0	4	6	0	0	0	0	0	0	4
(C) CUMULATIVE:	150	1175	305	425	1225	135	260	910	95	350	1285	530

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND			SOUTH BOUND			EAST BOUND			WEST BOUND		
	LL	TTT	R	LL	TTT	R	LL	TTT	R	LL	TTT	R

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

SCENARIO 3 = CUMULATIVE (C)

SCENARIO 4 = CUMULATIVE + PROJECT VOLUMES (B+C)

LEVEL OF SERVICE CALCULATIONS

MOVE- MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES				SCENARIO V/C RATIOS					
			1	2	3	4	1	2	3	4		
NBL	2	3200	142	142	150	150	0.044	0.044	0.047	0.047		
NBT	3	4800	1119	1125	1175	1181	0.233 *	0.234 *	0.245 *	0.246 *		
NBR	1	1600	289	289	305	305	0.181	0.181	0.191	0.191		
SBL	2	3200	404	408	425	429	0.126 *	0.128 *	0.133 *	0.134 *		
SBT	3	4800	1166	1172	1225	1231	0.243	0.244	0.255	0.256		
SBR	1	1600	127	127	135	135	0.079	0.079	0.084	0.084		
EBL	2	3200	246	246	260	260	0.077 *	0.077 *	0.081 *	0.081 *		
EBT	3	4800	865	865	910	910	0.198	0.198	0.209	0.209		
EBR	0	0	87	87	95	95	-	-	-	-		
WBL	2	3200	334	334	350	350	0.104	0.104	0.109	0.109		
WBT	3	4800	1223	1223	1285	1285	0.255	0.255	0.268	0.268		
WBR	1	1600	455	458	477	481	0.284 *	0.286 *	0.298 *	0.301 *		
LOST TIME:							0.00	0.00	0.00	0.00		
TOTAL INTERSECTION CAPACITY UTILIZATION:							0.72	0.73	0.76	0.76		
SCENARIO LEVEL OF SERVICE:							C	C	C	C		

NOTES:

Printed: 03/02/23

Attachment F

Zoning Code Consistency Table for Lemon Grove Drive-thru Starbucks General Commercial Planned Development Zone (C-2-PD) Zone

Development Standard	Requirement	Proposed	Complies?
16-137 Height Permitted	No building shall exceed two stories or 35 feet; provided, however, that additional stories may be approved by the issuance of a special use permit.	21 feet and 9 inches	Yes
16-138 Lot Area Per Dwelling Unit	Every main residential building shall have a lot area of not less than 600 square feet per dwelling unit, except for hotels or apartment hotels that have no cooking facilities in any individual room, suite or apartment.	Project does not include dwelling units.	Not applicable
16-139 Front Yard	There shall be a front yard of not less than ten feet.	30 feet	Yes
16-140 Side Yard	Side yards shall be not less than five feet. Where a lot zoned general commercial abuts another lot so zoned, no setback shall be required.	12 feet	Yes
16-141 Rear Yard	No rear yard setback shall be required of commercial structures of 16 feet in height or less, provided that there shall be no penetrations in the wall located on the zero property line. For buildings over 16 feet in height, a 15-foot rear yard setback shall be required. Buildings on properties which abut a public alley shall provide a ten-foot rear year setback.	373 feet	Yes
16-142 Yard Requirements for Dwellings	(A) Buildings used exclusively for dwelling purposes shall comply with the front, side and rear yard regulations of the R-3 zone. (B) Buildings having commercial uses on the lower floor and residential uses on the upper floor or floors shall comply with the front, side and rear yard regulations of the C-2 zone for commercial floors and the R-3 zone for the residential floors.	Project does not include dwelling units.	Not applicable

NOTICE OF EXEMPTION

Project Description: PZ No. 21-500-09 (Special Use Permit) A request to construct a 2,353 square-foot coffee cafe with drive through within an existing commercial shopping center parking lot. The proposed building would increase the total building square footage on the property from 99,903 to approximately 102,900 and would reduce the parking from 475 parking spaces to 462. The project will include indoor seating as well as a covered outdoor seating area. The drive through lane will have a queuing length of about 17 vehicles. The proposed project will also provide new landscaping and a new 36 inch high wall to provide additional screening from the drive through lane to Oxnard Boulevard. The Project site is located at 2001-2009 N. Oxnard Blvd (APNs: 139-0-070-860, -870, -810). The property is zoned as General Commercial Planned Development (C-2-PD) and is designated as Commercial Community in the General Plan. For purposes of this staff report, the foregoing project description shall be referred to as the "Project". The project was filed by Scott Boydston (Rasmussen & Associates) 21 South California Street, 4th floor, Ventura, CA 93001 on behalf of property owner James Aston (Lemon Grove Plaza, Inc) 1014 South Westlake Boulevard, Suite 14-245 Westlake Village, Ca 91361.

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, Sections 15303(c) (Class 3, New Construction Or Conversion Of Small Structures) and 15332 (Class 32, In-fill Development Projects), projects involving "construction and location of limited numbers of new, small facilities or structures" or projects characterized as in-fill developments meeting certain conditions are to be exempt from the requirements of CEQA. This proposal requests 2,353 square-foot coffee cafe with drive through within an existing commercial shopping center parking lot. A Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is proposed as less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. This Project meets the requirements of a Class 32 In-fill development because it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and

regulations. The proposed development site is within the city limits, has a project site area of 0.77 acres and is substantially surrounded by urban uses. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The traffic study showed that the project would not have an adverse effect on the intersections that were analyzed. The site can be adequately served by all required utilities and public services. 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

RESOLUTION NO. 2023 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-500-09 (SPECIAL USE PERMIT) TO CONSTRUCT A 2,353 SQUARE-FOOT COFFEE CAFE WITH DRIVE THROUGH WITHIN AN EXISTING COMMERCIAL SHOPPING CENTER PARKING LOT. THE PROPOSED BUILDING WOULD INCREASE THE BUILDING SQUARE FOOTAGE FROM 99,903 TO APPROXIMATELY 102,900 AND WOULD REDUCE THE PARKING FROM 475 PARKING SPACES TO 462. THE PROPERTY IS ZONED AS GENERAL COMMERCIAL PLANNED DEVELOPMENT (C-2-PD), LOCATED AT 2001-2091 N. OXNARD BOULEVARD (APNS: 139-0-070-860, -870, -810) SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SCOTT BOYDSTUN (RASMUSSEN & ASSOCIATES) 21 SOUTH CALIFORNIA STREET, 4TH FLOOR, VENTURA, CA 93001 ON BEHALF OF PROPERTY OWNER JAMES ASTON (LEMON GROVE PLAZA, INC) 1014 SOUTH WESTLAKE BOULEVARD, SUITE 14-245 WESTLAKE VILLAGE, CA 91361

WHEREAS, on October 7, 2021, James Ashton (“**Property Owner**”) submitted a request to approve Planning and Zoning Permit No. 21–500-09 (Special Use Permit) to construct a 2,353 square-foot coffee café with drive through within an existing commercial shopping center parking lot. The proposed building would increase the total building square footage on the property from 99,903 to approximately 102,900 and would reduce the parking from 475 parking spaces to 462. The proposed project includes indoor seating, a covered outdoor seating area, and a drive through lane which will have a queueing length of about 17 vehicles. The proposed project will also provide new landscaping and a new 36 inch high wall along the drive through lane to provide additional screening from Oxnard Boulevard, located at 2001-2091 N. Oxnard Boulevard (APNs: 139-0-070-860, -870, -810) (the “**Project**”); and

WHEREAS, on December 7, 2023, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, in accordance with Sections 16-536, 16-561 and 16-651 of the Oxnard City Code (OCC); and

WHEREAS, Sections 16-536 and 16-651 of the OCC authorize the Planning Commission to approve a Special Use Permit; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Sections 16-536 and 16-651 of the OCC; and

WHEREAS, the Project has been reviewed by the Development Advisory Committee (DAC) and the DAC has prepared conditions of approval that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; 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 32 Categorical Exemption (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2)

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

The project site has a 2030 General Plan land use designation of Commercial Community (CCM) and a zoning designation of General Commercial, Planned Development (C-2-PD). The project site is currently developed as a parking lot consisting of 475 parking spaces for the tenants of Lemon Grove Plaza. The project site is generally surrounded by other commercial urban development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

2. **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.**

As existing, Lemon Grove Plaza contains a range of commercial uses and the Project site is surrounded by other commercial urban development. The proposed uses would potentially increase the amount of pedestrian traffic to the site, however the project also includes site modifications which are intended to improve the site conditions for pedestrians including providing a pedestrian crosswalk and a direct pedestrian connection to the public right-of-way. As such, the proposed Project is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

3. **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.**

As existing, Lemon Grove Plaza contains a range of office and commercial uses and the Project site is surrounded by other commercial urban development. The proposed development is consistent with the development presently in operation on site. The proposed uses would potentially increase the amount of pedestrian traffic to the site, however the project also includes site modifications which are intended to improve the site conditions for pedestrians including providing a direct pedestrian connection to the public right-of-way. The proposed site improvements 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 urban development (commercial) character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will generally be surrounded on all sides by urban development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

4. **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 and does not include development which could result in damage to scenic resources within a highway designated as a state scenic highway. Thus, the proposed project will not result in damage to scenic resources within a highway designated as a state scenic resource.

5. **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.

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE 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 Special Use Permit Staff Report and all attachments thereto, the Planning Commission finds:

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

As described in the Staff Report, the proposed Project involves the construction of a 2,353 square-foot coffee café with a drive through within an existing commercial shopping center parking lot located at 2001-2091 N. Oxnard Boulevard. The Project has a zoning designation of General Commercial, Planned Development (C-2-PD) which is consistent with the 2030 General Plan land use designation of Commercial Community. As discussed in detail in the Planning Commission Staff Report Sections 6) b, c, d, e and f, the Project, as designed and conditioned, meets all applicable development standards. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

- 2. The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed modification to a Special Use Permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

As described in the Staff Report, pursuant to the 2030 General Plan land use designation “Community Commercial” and the “General Commercial, Planned Development” zoning district, the proposed use of the Project site as a drive-through coffee cafe, is an allowed use, subject to a Special Use Permit. The surrounding uses are characterized by commercial uses, which are predominantly commercial centers and multiple-family residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements, as conditioned, will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

- 3. The site that is subject to the Special Use Permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).**

As described in the Staff Report, the project as designed and conditioned meets the development standards of the General Commercial, Planned Development (C-2-PD) zone as described above in Finding Section 1(1). Pursuant to the Zoning Code, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, and lot coverage. The Project includes shared parking spaces with the existing commercial tenants of the commercial plaza. As detailed in the Staff Report and the attached parking study, the provided parking and drive-through queueing is sufficient for the proposed coffee cafe, and thus the site is sufficient to accommodate the required parking. Therefore, the subject site is adequate in terms of size and as developed the development meets or exceeds the City’s design standards.

- 4. The site that is subject to the Special Use Permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

As described in the Staff Report, the existing development on the project site consists of a multi-tenant commercial shopping center. The project site includes three access

driveways, two of which are accessible from Oxnard Boulevard and one driveway is accessible from Citrus Grove Lane. The existing driveway access would provide sufficient access to the site and would allow for adequate circulation around the site. The site has shared access and parking across the project site. The City finds that the proposed project, as conditioned, and in the context of the documentation provided and reviewed demonstrate that there is sufficient vehicle queue and parking capacity. The project has been conditioned and has provided a Drive-Thru Queue Management Plan that identifies how the internal circulation of the site shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new coffee cafe business operations. Therefore, the site has sufficient access to streets and highways that are adequate in size and existing intersections adjacent to the project site will operate at acceptable levels of service.

5. The site that is subject to the Special Use Permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.

As described in the Staff Report, the existing development on the project site includes a multi-tenant commercial shopping center. The proposed project includes the construction of a 2,353 square-foot coffee café with a drive through within the parking lot of the existing commercial shopping center. Improvements associated with the proposed Project have been found to be consistent with anticipated development for this site. The Project will be served by existing City of Oxnard water and sewer mains and adequate Fire Protection will be provided as determined by the Development Advisory Committee. 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. The Project is consistent with the level of development identified under the General Plan and Oxnard City Code, and therefore are within the anticipated level of development. The Project is not anticipated to result in any significant impacts to utilities and public services. Therefore, the site for the proposed use will be provided with adequate sewage, water, fire protection and storm drainage facilities.

SECTION 2. The Planning Commission, in accordance with CEQA Guidelines, Sections 15303(c) (Class 3, New Construction Or Conversion Of Small Structures) and 15332 (Class 32, In-fill Development Projects), projects involving "construction and location of limited numbers of new, small facilities or structures" or projects characterized as in-fill developments meeting certain conditions are to be exempt from the requirements of CEQA. This proposal requests 2,353 square-foot coffee cafe with drive through within an existing commercial shopping center parking lot. A Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is proposed as less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. This Project meets the requirements of a Class 32 In-fill development because it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development site is within the city limits, has a project site area of 0.77 acres and is substantially surrounded by urban uses. The project site has no value as a habitat for endangered, rare or threatened species. The project would not result in any significant effects

relating to traffic, noise, air quality, or water quality. The traffic study showed that the project would not have an adverse effect on the intersections that were analyzed. The site can be adequately served by all required utilities and public services. 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.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 22-500-09 (Special Use Permit), subject to the attached conditions of approval.

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

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

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

7. 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).
8. This permit is granted for the plans dated December 7, 2023, (“the plans”) on file with the Planning Division. The Project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items (PL, G-2).
9. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, G-3).
10. 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 the Developer to provide security, or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
11. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant 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).
12. Applicant agrees, as a condition of adoption of this resolution, at Applicant’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).
13. 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).
14. Applicant 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, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager (PL, G-8).
15. 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 except as modified by the Administrative Parking Relief granted by the Planning Commission. (PL/B, G-9).

16. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, G-10).
17. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
18. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
19. 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)
20. 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)
21. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

22. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
23. 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)
24. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
25. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)
26. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)

27. 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)
28. 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)
29. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
30. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
31. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)
32. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. Where the value of the trees cannot be accommodated onsite, as determined by the City, the City may approve an alternative method for replacing the value of the removed trees. (PK)
33. Consistent with the City Council Resolution 14,741 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the follow mandatory water conservation requirements for as long as City Council Resolution 14,741 is in effect:
 - a. The use of potable water in a fountain or other decorative water feature is prohibited, except where the water is part of a recirculating system.
 - b. Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape and other outside irrigation is prohibited except between 4:00 p.m. and 9:00 a.m. or 6:00 p.m. and 9:00 a.m. during daylight savings. Additionally, watering is limited to no more than twice a week and only on the designated days per odd and even addresses. Exceptions to allow for irrigation outside of the designated periods include (1) watering of newly installed, drought-tolerant landscapes for up to 1 year after planting, and (2) hand watering of potted plants or stressed vegetation with use of a container (e.g., bucket or watering can) or a hose fitted with a shut-off valve.

- c. Irrigation of newly constructed home and building exteriors with potable water is prohibited unless drip or microspray systems are used.
- d. Irrigation of ornamental turf on public medians with potable water is prohibited.
- e. Irrigation of park and school ground areas with potable water will only be permitted during the twice weekly designated irrigation periods noted above in this condition and only if necessary. Sport activity fields may irrigate more frequently, but only as necessary to maintain playing surface quality.
- f. Application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.

PLANNING DIVISION SPECIAL CONDITIONS

- 34. 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.
- 35. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
- 36. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
- 37. The pedestrian walkway from the Oxnard Boulevard Service Road through the parking area to the building must be maintained at all times. The walkway materials must be of contrasting colors and consist of raised or decorative colored concrete and/or stone pavers.
- 38. Where pedestrian walkways cross drive through lanes, signage shall be provided to alert vehicles of the pedestrian crossing. Signage shall include the language, "Pedestrian Crossing", or other language approved by the Community Development Director. Each sign shall not exceed 5 feet in height or a sign area of two (2) square feet, and shall not include any advertising or business identification.
- 39. Design measures to avoid vehicle and pedestrian/bicycle conflicts shall be maintained. Direct pedestrian entry through the front of the building shall be maintained from streets and sidewalks to the building entrance. Well articulated pedestrian routes and zones shall be maintained on the site, linking building entrances and parking areas. Drive-through lanes should be maintained to minimize conflicts with pedestrian walkways, bicycle routes, and paths of travel. Drive-through and Drive lanes that obstruct a pedestrian pathway between parking areas or sidewalks and entries into the building shall maintain a pedestrian crossing that is delineated by landscaping, striping, curbing, and raised or decorative paving to separate pedestrian and vehicular access and circulation to the satisfaction of the Community Development Director.
- 40. The location of drive-through facilities in relation to the building, including the location of the pick-up windows, stacking lane, and vehicle access, shall be oriented in a manner such that headlight glare is not directed towards oncoming traffic on public streets, or is to be

screened with landscaping, berms, walls or other means to the satisfaction of the Community Development Director.

41. The drive-through may operate 24 hours per day but the speaker box shall be equipped with an automatic volume control. The design of the drive-up audio system shall control and minimize the volume of the system to comply with the City's Noise Regulations in order to control unnecessary, excessive and annoying noises which could be detrimental to the public health and welfare to the satisfaction of the Community Development Director.
42. Prior to the issuance of a Building Permit, the Applicant/Operator is to submit a draft Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the site shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new drive-through use. The TDMP should describe solutions that are available through personnel, technology and/or temporary and permanent barriers. For instance, the Applicant may propose using roving staff with mobile ordering devices when the drive-through exceeds the designed capacity. Prior to the issuance of a Certificate of Occupancy, the Community Development and Public Works Departments shall approve the TDMP.
43. After implementation of the TDMP, and upon the determination of the Community Development or Public Works Departments that the TDMP created for the drive-through use is not functioning effectively, or upon any future modification or expansion, the TDMP shall be comprehensively re-evaluated by the Community Development and Public Works Departments. This TDMP re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff.
44. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.
45. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.
46. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property due to the construction of the Project, as directed by the City Inspector. (DS)
47. Developer shall construct a waste enclosure, with a roof and level concrete pad for the storage of the required containers out of view of the public street. Developer shall provide a concrete apron in front of the enclosure to facilitate proper servicing. Enclosure gates must be constructed to allow eight (8) feet of clear space to allow passage of the City issued containers. (DS)
48. 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 APDC regularities regarding Asbestos (Rule 63.7).

49. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
50. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
51. 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)
52. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. A City approved archeologist shall be retained to evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
53. A master sign program for the center, including drive-through signage, must be approved and associated drive-through signage must be installed prior to the issuance of a certificate of occupancy for the project site. The drive-through signage (i.e. directional signage and menu boards) must be installed and maintained in compliance with the approved master sign program (i.e. the location, dimensions, color, letter style, letter height, and sign type of all signs to be installed in conjunction with the drive-through use) for as long as the drive-through will be in operation.

PLANNING DIVISION STANDARD CONDITIONS

54. 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)
55. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
56. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, PL-3)
57. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
58. Developer acknowledges that because of population limitations placed on the City by the

Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, PL-5)

59. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
60. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, PL-8)
61. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)
62. 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)
63. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, PL-12)
64. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
65. 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)

66. 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)
67. 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).
68. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)
69. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, PL-42)
70. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, PL-43)
71. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art, and General Plan maintenance connection and/or impact fees before issuance of building permits. (PL-44)
72. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

DEVELOPMENT SERVICES CONDITIONS

73. Sidewalks and walkways shall be constructed to be 5-feet wide minimum unless approved otherwise by the City Engineer. (DS)
74. Developer shall design the accessible path of travel connecting North Oxnard Service Boulevard to the project site and from the project site to the main buildings at the plaza. (DS)

75. Developer shall reconstruct the two existing accessible curb ramps, one at the northeast and the other at the southeast corner of the project site, (along the North Oxnard Service Boulevard) to the latest accessibility standards. (DS)
76. Accessible and Electric Vehicle (EV) parking stalls shall be 19-feet deep or 18-feet without wheel stops and allow the vehicles to overhang by 2-feet. EV parking shall be provided as required by the applicable California Green and Building Standards. (DS)
77. Regular parking stalls shall be 19-feet deep. Where the 17-foot parking stall depth design is used for standard parking spaces, the cars shall be allowed to overhang by 2-feet. (DS)
78. Sidewalks and walkways affected by vehicle overhang shall maintain a 5-foot unobstructed path of travel. Where other incidental obstructions are proposed, the width may be permitted to be 48-inches minimum at the discretion of the City Engineer. (DS)
79. Developer shall pave all motorcycle parking spaces with concrete in conformance with City Code. (DS)
80. Prior to permit issuance, Developer shall provide an executed recorded reciprocal access, parking, drainage, and maintenance agreement or Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for the drainage, stormwater quality treatment, and access between the proposed project site and all other establishments within the Lemon Grove Plaza. The agreement or CC&Rs shall clearly outline the responsible parties, funding, and maintenance requirements of all shared facilities. The agreement or CC&Rs shall clearly indicate the maintenance of the shared utilities and stormwater treatment facilities is the responsibility of all property owners subject to the agreement or CC&Rs. The shared access and facilities shall not be altered without the written approval of the City of Oxnard and the affected property owners. (DS)
81. The project shall design the stormwater treatment facilities to treat stormwater runoff from the entire project, including both pervious and impervious areas. (DS)
82. Where stormwater run-on occurs, the project site shall be designed to bypass the run-on or account for the run-on as an upstream tributary drainage area in the design of the stormwater water treatment facilities. (DS)
83. The onsite stormwater system and pipelines shall be hydraulically sized to convey the 10-year storm event while accounting for the downstream hydraulic grade line. The design shall allow for a 100-year storm overland overflow and protect the building's finished floor from inundation. (DS)
84. The City carries out road resurfacing projects annually, and this project may overlap with the resurfacing project at the time of construction. This project shall coordinate and collaborate and allow the City's street paving operations to take priority should two projects overlap during construction. The project shall be required to pave any street sections along the project frontages if this project is unable to allow the City's street paving to carry out the full extent of the work. (DS)
85. The overall site plan shall show all of the existing easements called out in the title report. This is to ensure that the proposed improvements will not interfere with the existing easements. Any existing easements interfering with the proposed development shall be vacated or quitclaimed prior to site improvement permit issuance. (DS)

86. The existing SCE easement crossing the proposed building shall be relocated or quitclaimed prior to the issuance of the site improvement permit. Developer shall coordinate with SCE to obtain approval for the relocation. During the first plan check, Developer shall provide the City documentation demonstrating that SCE will approve the relocation request prior to permit issuance by the City. (DS)
87. Unless the Environmental Resources Division requires otherwise, Developer shall construct a trash enclosure (to store three (3) bins minimum) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall provide a traffic-rated drainage inlet within the enclosure to catch all enclosure wash water. This drain shall connect to the sanitary sewer system via a grease interceptor. Developer shall construct all other components of the trash enclosure in accordance with the latest City requirements. Developer shall finish the trash enclosure to match the major design elements of the main structure, subject to approval by the Planning Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS)
88. The design shall not require bins to be shuffled around when being serviced. An accessible path of travel shall connect the trash enclosure to the nearest sidewalk/walkway. Developer shall construct the floor and a loading/service pad of the trash enclosure to be substantially level (2% max slope). The concrete apron along the length of the trash enclosure opening shall extend a minimum of 15-feet from the face of the enclosure. A hose bib shall be located on the outside of the trash enclosure. The design of the trash enclosure shall include architectural mesh between the top of the wall, gates or doors, and the ceiling. (DS)
89. The project shall use recycled materials to the extent feasible and cost-effective per Caltrans standard specifications adopted in 2018 for public streets and alleys, meeting the requirements of AB 2953. Recycled materials include: (1) Recycled base and subbase materials as set forth in Sections 25-1.02 and 26-1.02 of the Caltrans standard specifications; (2) Reclaimed asphalt pavement and other materials in asphalt as set forth in Section 39-2.02B of the Caltrans standard specifications; (3) Reclaimed aggregate, fly ash, returned plastic concrete, and other materials in concrete as set forth in Sections 90-1.02, 90-2.02, and 90-9 of the Caltrans standard specifications. (DS)
90. All asphalt restoration in the public right-of-way shall match the existing finishes, which may also include micro surfacing or slurry seal surface treatment. (DS)
91. Developer shall abandon all existing sewer, water, and storm drain laterals to the project site that aren't used by the project. (DS)
92. Developer shall upgrade the existing fire hydrant closest to the project site to commercial type, Jones 4065 or approved equal. (DS)
93. Pedestrian paths shall not direct or funnel pedestrian traffic to infrastructure (fire hydrants, light poles, etc.)
94. The Developer shall demonstrate a minimum 36-inch wide pedestrian path at all public sidewalk constrictions immediately adjacent to the project site. Where the 36-inch wide minimum requirement cannot be met, the Developer shall provide easement(s) and reconstruct the path of travel to meet this requirement. (DS)

BUILDING AND ENGINEERING DIVISION STANDARD CONDITIONS

95. 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)
96. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
97. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
98. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
99. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
100. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
101. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
102. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
103. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
104. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to,

grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

105. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
106. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
107. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
108. 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)
109. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
110. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
111. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
112. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to

any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

113. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
114. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
115. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
116. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18- inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
117. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
118. 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)
119. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
120. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
121. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
122. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
123. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)

124. 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)
125. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
126. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
127. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
128. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
129. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)

130. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices (“BMPs”). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
131. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan (“Local SWPPP”). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)
132. Developer shall install ‘Full Capture System Devices’ (“Devices”) certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments (“Amendments”) in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of ‘Priority Land Use’ as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures (“TGM”). (DS-88)
133. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
134. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

POLICE DEPARTMENT CONDITIONS

Exterior Lighting

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

- c. 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.
 - d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
 - e. 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.
136. Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
137. All exterior lighting shall operate from dusk to dawn.
138. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
139. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lenses shall be flat and parallel to the ground/floor. Wallpacks and other luminaires that throw light laterally are not allowed unless specifically approved by the Police Department and Planning Division.
140. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
141. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

Security Camera Systems

142. A Security Camera System is highly recommended for this project due to the nature of the business, the physical assets on site, and the potential for liability claims from the use/misuse of potentially dangerous equipment. If the applicant plans to install a Security Camera System it should meet the Police Department's Security Plan Guidelines. These guidelines can be obtained upon request via specialprojects@oxnardpd.org.
143. Security camera system, if installed, shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
 - a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.
 - b. Access to the cloud based camera system may be made accessible to the Oxnard Police Department for specific areas of the property and adjacent areas that are either public, or, semi-public that include: adjacent public street, alleys, sidewalks, and within the private property the parking facility and paseo. Contact specialprojects@oxnardpd.org to participate in this program.
 - c. If the Police Department is provided access to the cloud based camera system, privacy of residents shall be taken into consideration.
 - d. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - e. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - f. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
 - g. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - h. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - i. Recorded images shall bear a date and time stamp that cannot be altered.
 - j. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
 - k. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.

- l. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
 - m. Security cameras shall be installed to monitor activity around each side of the building's exterior.
144. Any intrusion alarm system installed at the site shall utilize motion and infrared technology or similar technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.
145. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
146. A sign shall be posted at each entrance to the site stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".

TRAFFIC DIVISION CONDITIONS

147. Developer shall retrofit existing High-Pressure Sodium Vapor (HPSV) street lights to light-emitting diode (LED) along the project frontage on North Oxnard Service Boulevard. LED lights shall be 39 watts, 4000K light temperature, Type II asymmetric wide distribution, or specified otherwise by the Traffic Division. (TR)
148. Developer shall install appropriate signage and pavement markings at pedestrian crossings and drive-thru entrance/exit. (TR)

ENVIRONMENTAL RESOURCES DIVISION

149. The trash enclosure shall have sufficient space to hold one (1) 4-yard bin(s) of Municipal Solid Waste (MSW), one (1) 4-yard recycle bin(s), and one (1) 2-yard organics bin(s).
150. A minimum of one (1) trash enclosure(s) are required that meet Standard Plan Plates for trash enclosures.
151. Applicants must comply with City's trash enclosure Standard Plan Plates or record a trash enclosure maintenance agreement to run with the property.
152. Trash enclosure must meet City Ordinance No. 3007 requirement for all three waste streams (refuse, recycling and organic waste).
153. All notes of Standard Plan Plates for trash enclosure shall be followed.
154. Trash enclosure must meet trash enclosure Standard Plan Plates gate requirements.
155. The Traffic Control Division will be required to verify turn radius for ingress and egress of refuse and recycling equipment required to access said trash enclosure(s).

156. Must provide for ingress/egress of refuse and recycling equipment accessing trash enclosure(s) on day(s) of service from 5:00 am to 5:00 pm.
157. Trash enclosure(s) must be accessible to refuse and recycle equipment on day(s) of service between 5:00 am to 5:00 pm.
158. Commercial trash enclosure(s) are recommended to be within 250 foot walking distance from commercial unit(s) to use said trash enclosure(s).
159. The driveway must be paved with asphalt, concrete, or pavers and be able to withstand refuse/recycle equipment weighing up to 62,000 lbs. The drive must have a minimum width of 12-feet in one direction and must be free of storm drain grills.
160. Curves must be designed with a turning radius of 34-feet. The approach must be designed to minimize backing situations since refuse/recycle equipment cannot back around curves.
161. Refuse/recycle equipment access shall not conflict with parked cars or delivery trucks.
162. The driveway accessing the trash enclosure shall have an overhead clearance of 16-feet that is free from obstructions or overhanging tree branches.
163. If refuse/recycle bins are pushed to a pickup point in the roadway, or parking lot, the roadway or parking lot shall be improved to endure 20,000 lbs of direct force each time the refuse/recycle bins are emptied, multiple times each week.
164. Trash enclosure(s) must meet Los Angeles Regional Water Quality Control Board regulations.

FIRE DEPARTMENT CONDITIONS

165. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
166. 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)
167. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
168. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

169. 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)
170. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, F-6)
171. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
172. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
173. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
174. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
175. 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)
176. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)
177. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F15)
178. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)
179. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
180. Before the city issues a certificate of occupancy, the developer shall install Knox key vaults at a location to be determined by the Fire Department.
181. All overhangs over 4 feet in width are required to be sprinklered.
182. FDC is required to be within 50-feet of the fire hydrant and not across drive aisles.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 7th day of December 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 7th day of December 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, Secretary

Starbucks at Lemon Grove Plaza

Planning & Zoning Permit No. 21-500-09 (Special Use Permit)

Applicant: Scott Boydstun

Susan Hernandez, Contract Planner

Joe Pearson II, Planning and Environmental Services Manager

Planning Commission
December 7, 2023

Project Description

- A request for a Special Use Permit to allow for the construction of a 2,560 square-foot coffee cafe with drive through within an existing commercial shopping center. The proposed building would increase the total shopping center building square footage from 99,903 to approximately 102,900.
- The requests also includes a request for an administrative parking relief to decrease the number of required parking spaces required by the center
 - 492 parking spaces to 462 parking spaces.

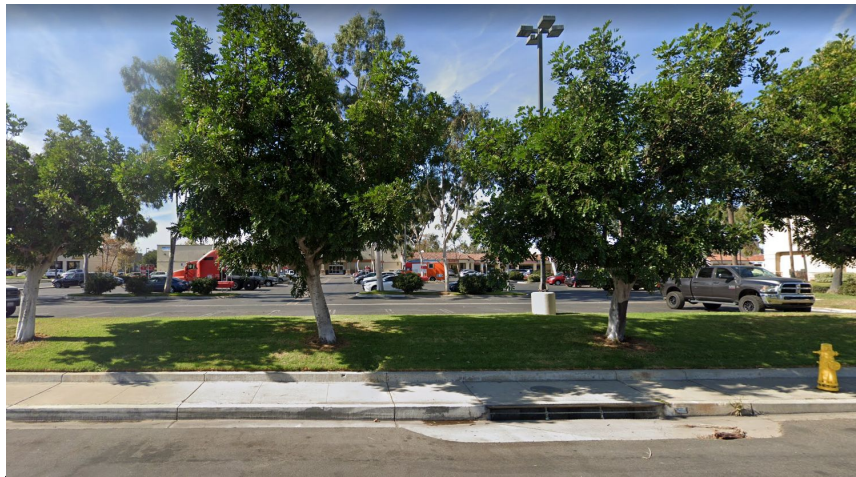
Project Location

Subject Site: 2001-2091 N. Oxnard Blvd.

Lemon Grove Plaza



Street View



View from Oxnard Blvd. looking west



View from Oxnard Blvd. looking southwest

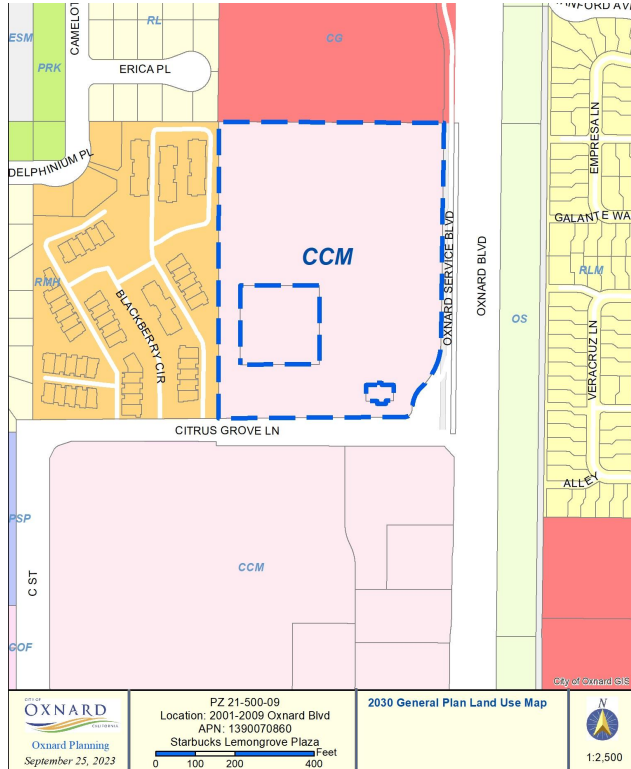
Surrounding Land Uses

Aerial-View

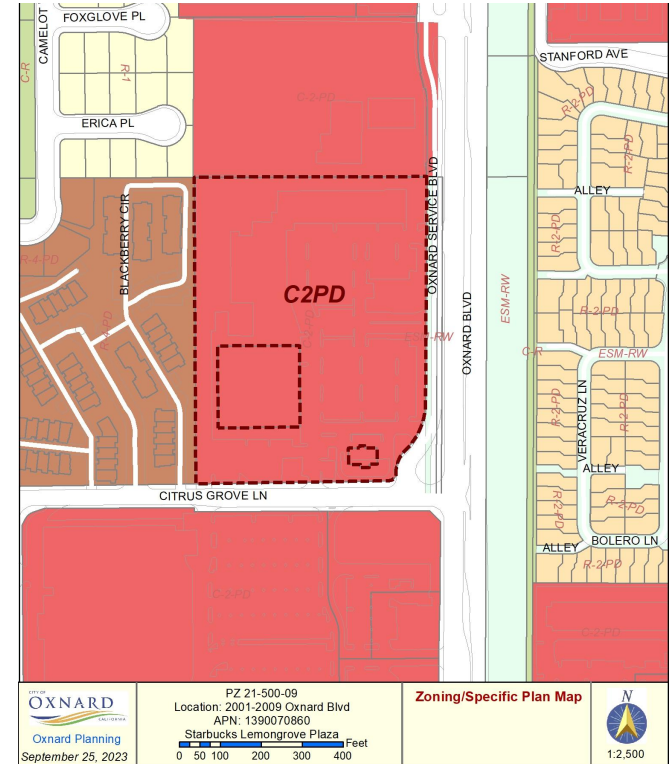


LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	General Commercial Planned Development (C-2-PD)	Commercial Community (CCM)	Lemon Grove Plaza-Shopping center
North	General Commercial Planned Development (C-2-PD)	Commercial General(CG)	Oxnard Motor Center
South	General Commercial Planned Development (C-2-PD)	Commercial Community (CCM)	Shopping Center
East	Multiple-Family Residential Planned Development (R-2-PD)	Residential Low Medium (RLM)	Single family residential planned community (Monterey at Harborside Community)
West	High Rise Residential Planned Development (R-4-PD)	Residential Medium High (RMH)	Multi-family residential planned community (Las Brisas Del Rey)

General Plan and Zoning



Commercial Community (CCM)



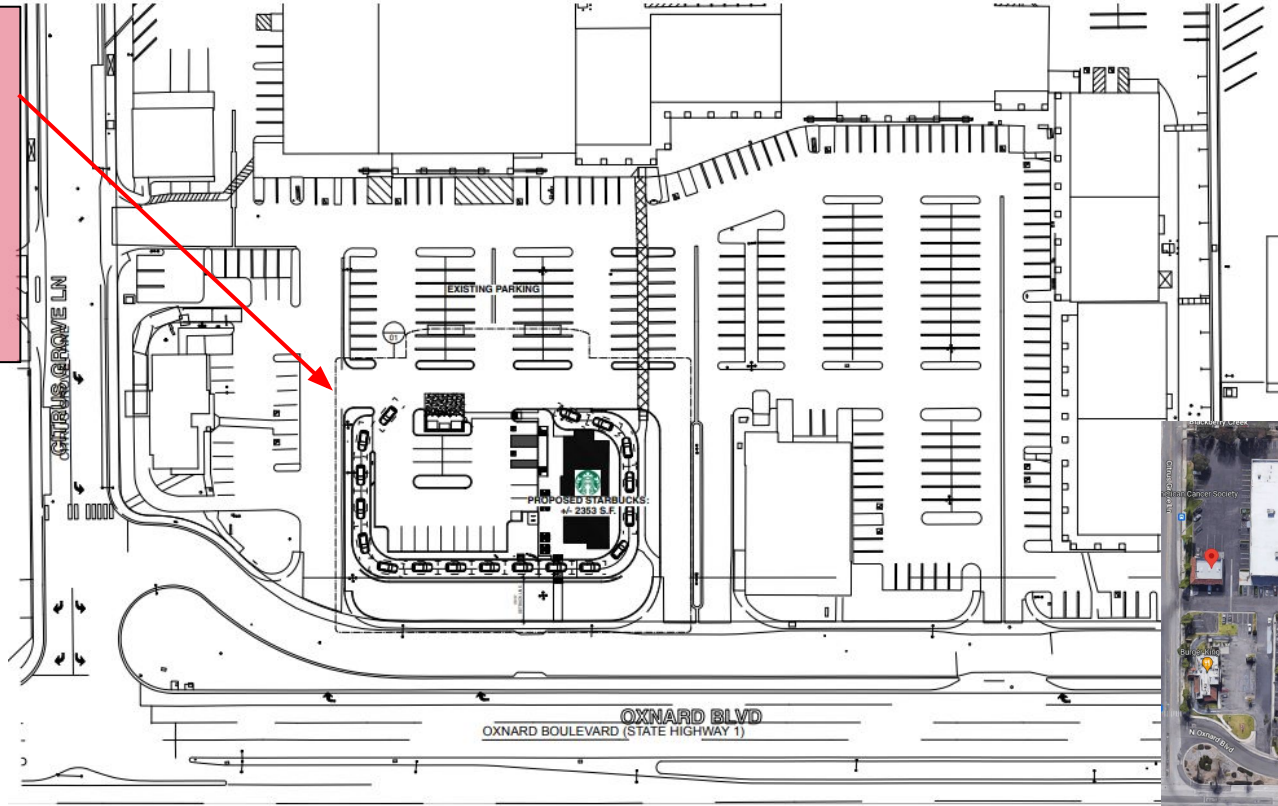
General Commercial Planned Development (C-2-PD)

Background - Existing Lemon Grove Plaza

- On September 3, 1981, the Planning Commission denied SUP No. 964 for the construction of an approximately 109,000 square foot shopping center. On November 10, 1981, the City Council reversed the Planning Commission's decision and approved SUP No. 964.
- Subsequently, a number of minor/major modifications and SUPs were approved relating to architectural changes, addition of outdoor dining areas, and on-site/off-site alcohol sales.

Proposed Site Plan

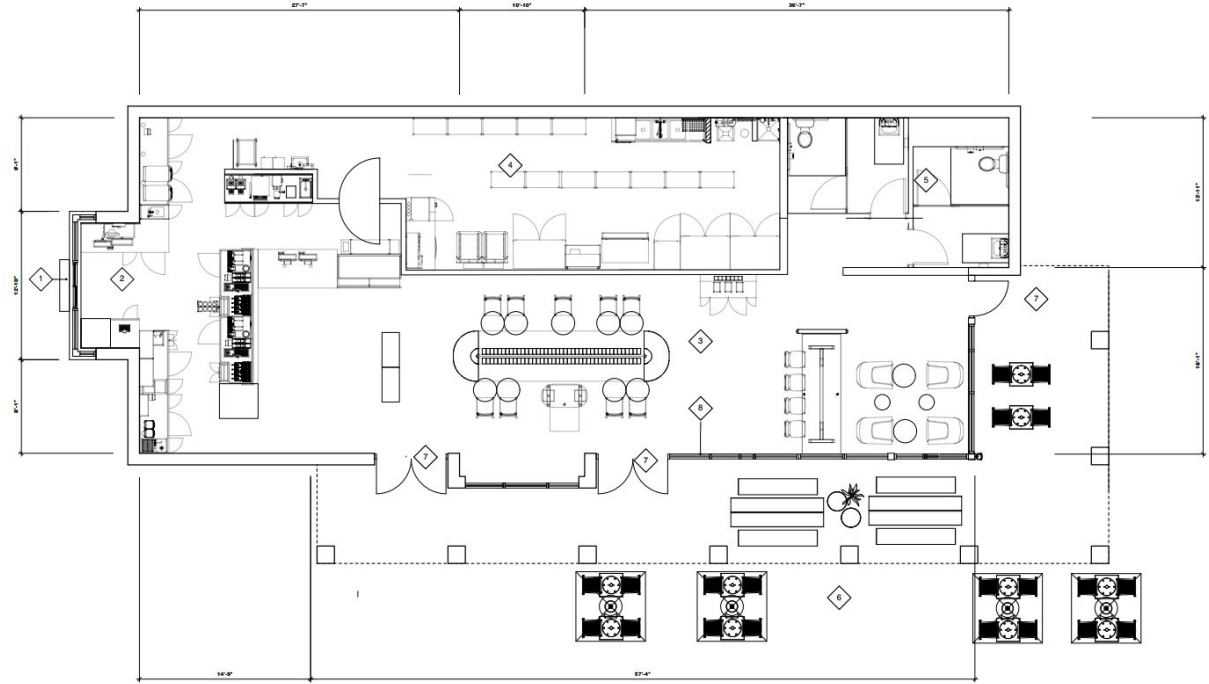
Build New Starbucks within existing shopping center parking lot



Proposed Floor Plan-Starbucks

Building area- 2,353 sq ft

Outdoor Patio area- 360 sq ft



Starbucks Elevations - Rendered



South Elevation



North Elevation

Starbucks Elevations - Rendered

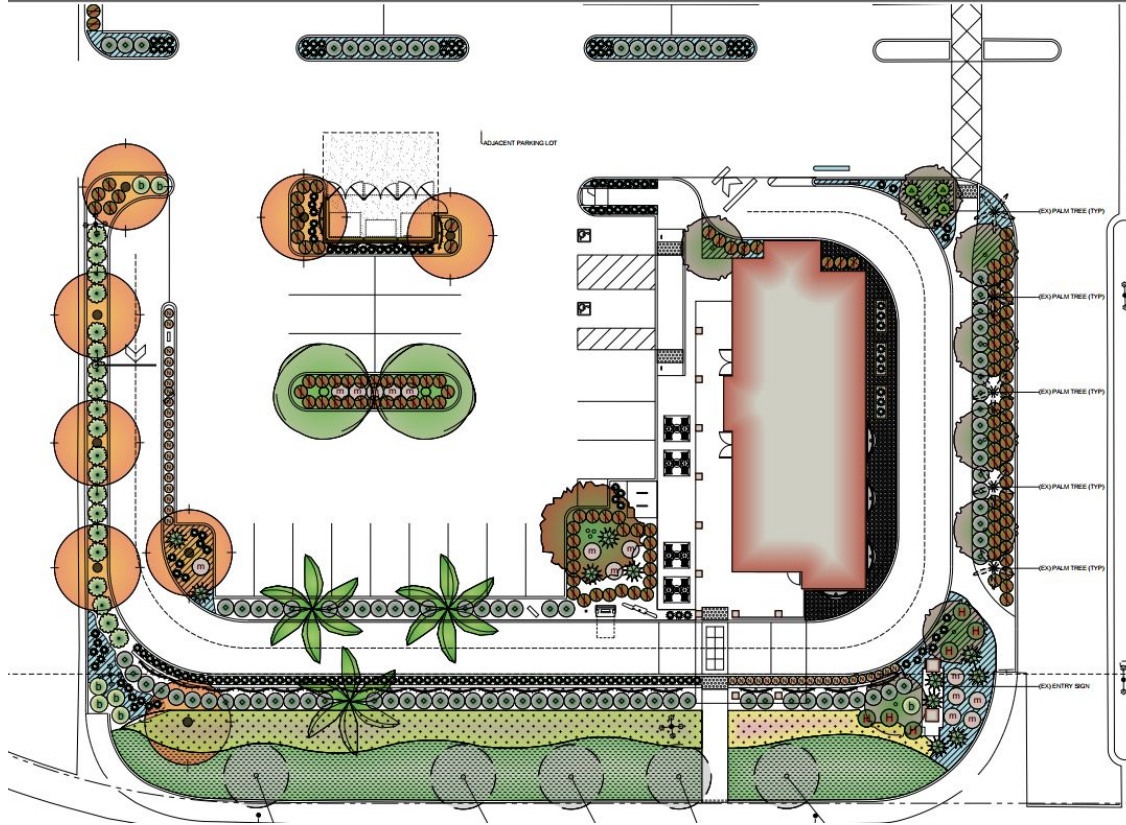


West Elevation

East Elevation



Starbucks Landscaping

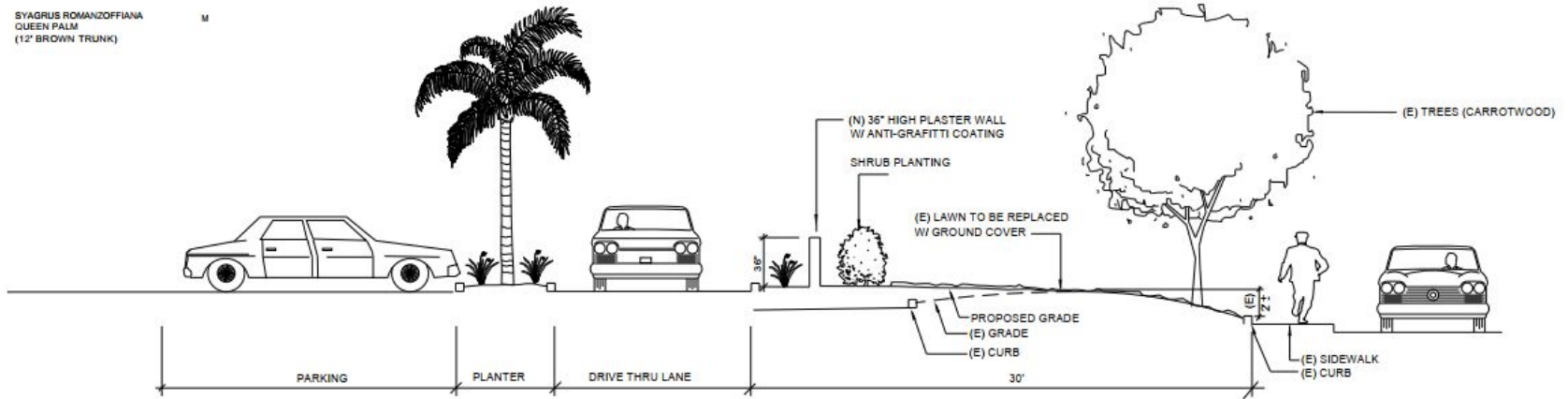


- Existing trees and additional trees such as Bottlebrush and queen palms.
- Various shrubs- agave, cat's claw, chinese holly, lantana
- New 36" high wall with anti-graffiti coating and shrubs on both sides

Starbucks Drive through section

SYAGRUS ROMANZOFFIANA
QUEEN PALM
(12' BROWN TRUNK)

M



1
L-2 SECTION
SCALE 1/4" = 1'-0"

Applicable General Plan Policies

- Many policies are directly or indirectly applicable to the proposed project. Some of the key policies are:
 - Community Development Policy 1.2 - Infill Development
 - Community Development Policy 4.2- Commercial Revitalization and Redevelopment
 - Community Development Policy 5.2 – Compatible Land Use
 - Community Development Policy 15.6- Share of Regional taxable sales
 - Community Development Policy 18.1 - Attract new Business

Zoning Code Compliance

- The Project is subject to the “General Commercial - Planned Development” (C-2-PD) zone district.
- A table was incorporated into the staff report showing and comparing applicable development standards for this project.
- One variation from the standards is being requested:
 - A reduction in the required parking from 492 to 462 pursuant to the approval of a administrative parking relief under OCC 16-651(B)(4)

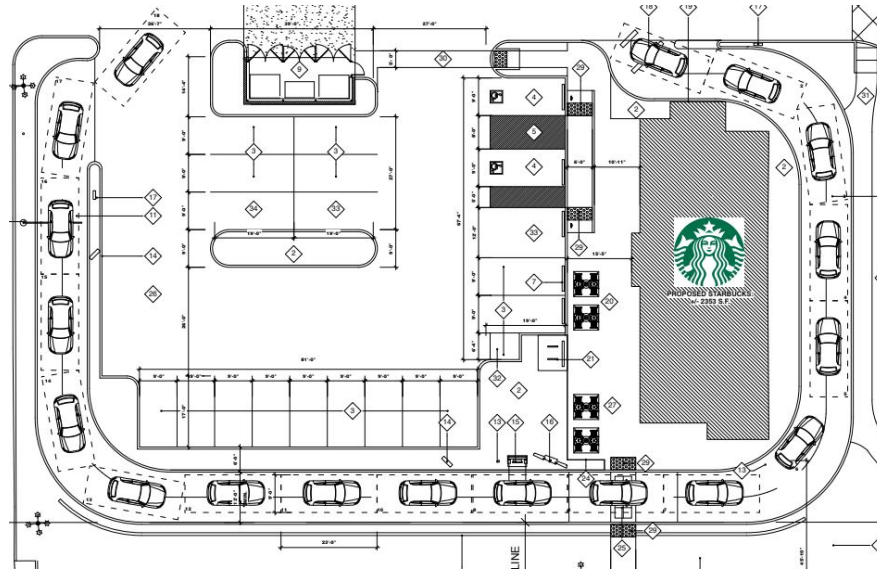
Parking

- The City of Oxnard Zoning Ordinance requires 492 spaces for the tenants of Lemon Grove Plaza while the proposed project will provide 462 parking spaces
- However, the zoning ordinance does not account for shared parking. Parking study shows that peak shared parking demand is 444 spaces.

SHARED PARKING DEMAND	PARKING PROVIDED	RESERVE PARKING
444 Spaces	462 Spaces	18 Spaces

Queuing

- Queueing study- Maximum 9-14 vehicles queuing (during peak hours)
- Project will provide 16 vehicle queuing storage



Environmental Review

- In accordance with Section 15303, Class 3 of the State CEQA Guidelines, projects categorized as “construction and location of limited numbers of new, small facilities or structures” and Section 15332, Class 32, In-fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines projects meeting certain conditions are to be exempt from the requirements of CEQA. This Project meets the requirements of a Class 3 and Class 32 In-fill development because this proposal requests 2,353 square-foot coffee cafe with drive through within an existing commercial shopping center parking lot and it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with CEQA.

Select Recommended Conditions of Approval

- Drive-through speaker box shall use automatic volume control (COA #41)
- A final Drive-Thru Queue Management Plan shall be submitted prior to building permit issuance that is consistent with the current plan (COA# 42)
- If the Drive-thru Queue Management Plan is not functioning effectively, or upon any future modification or expansion, the plan shall be comprehensively re-evaluated by the Community Development and Public Works Department (COA #43)
- Developer shall pay applicable impact fees (COA #71)

Public Notice

- Notice of PC hearing was provided:
 - Newspaper,
 - On-site posting; and
 - Mailed to property owners within 300 feet.
- To date, no public comment has been submitted regarding the project.

Staff Recommendation

That the Planning Commission:

- a) Adopt a resolution 2023-XX approving Planning and Zoning Permit No. 21-500-09 (Special Use Permit), subject to certain findings and conditions

