CITY OF OXNARD CALIFORNIA

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Jeff Pengilley, Community Development Director

FROM: Jay Dobrowalski, Planning Supervisor

DATE: May 21, 2024

SUBJECT: **Project Name: Arcturus Warehouse LLC**; Planning and Zoning Permit No. 21-200-09 (Development Design Review Permit); Property located at 5980 and 6000 Arcturus Avenue (APNs 231-0-093-135 and 213-0-093-155).

1) **Recommendation:** That the Community Development Director ("**Director**"):
   - **a)** Adopt a Resolution adopting Final Initial Study/ Mitigated Negative Declaration (IS/MND) No. 23-02; and
   - **b)** Adopt Resolution No. 21-200-09 approving Planning and Zoning Permit No. 21-200-09 (Development Design Review Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to construct a cold storage facility for the import/export and distribution of fresh produce and refrigerated food stuff which includes a 105,383-square foot, two-story building, a container stack rack system with the capacity for 90 containers and a maximum height of three containers, a pit-type truck scale, a guard check-in station, two refrigeration chillers, a covered trash enclosure, an eight-foot-tall decorative concrete block wall around the perimeter of the site, landscaping, and related on-site and off-site improvements.

   The main building will be located near the eastern side of the site. The building will be two stories with a maximum height of 50 feet. The first floor includes 2,700 square feet of office space, 55,836 square feet of racked cold storage space, and 44,147 square feet for the controlled temperature loading docks. The second floor includes 2,700 square feet of office space. The main entrance to the building would be located along the building's western edge.

   A 10-foot by 70-foot pit-type truck scale would be located west of the building, and a container stack rack system with the capacity for 90 containers would be located north of the building. The system would stack a maximum height of three containers.

   A guard check-in station would be located near the building's southwestern corner. Two refrigeration chillers would be located east of the building. A covered trash enclosure would be located south of the building near the proposed driveway along McWane Boulevard.

   The western half of the project site would be used for truck storage. The site includes 271

truck trailer spaces in north to south rows. The facility would be fitted with electrical outlets ("yard plugs") that would allow for the on-board fuel powered refrigeration units to be transferred to electric power, which would assist with reducing idle emissions. The Project site would include a total of 397 yard plugs, including 271 in the staging area to power each trailer, one for each of the 36 dock doors, and 90 within the container stacking area. The site includes 67 parking spaces (53 standard, one van accessible, two standard accessible, one Electric Vehicle Fast Charging Simplified (EVCS) van accessible, seven carpool/vanpool, and three EVCS stall spaces) and 10 bicycle parking spaces (five short term and five long term spaces), which would be located adjacent to the building's western boundary and the Project site's southeastern boundary.

The Project site would include an eight-foot-tall decorative concrete block wall around the perimeter of the site. The Project site includes landscaping along the exterior (street) side of the perimeter wall and within finger planters throughout the vehicle parking areas within the site.

The Project site will have three gated driveways for vehicle access as follows: two driveways along McWane Boulevard near the southcenter and southeastern corner of the site and one driveway along Arcturus Avenue near the northwestern corner of the site. The driveway near the southcenter of the site along McWane Boulevard would be the main entrance for trucks. The driveway near the southeastern corner of the site would be the main entrance and exit for vehicles. The driveway along Arcturus Avenue near the northwestern corner of the site would be for emergency access only.

Related on-site improvements include two Southern California Edison (SCE) electrical service transformers: one near the building's northwestern edge and one near the northwestern end of the row within the trailer area.

Related off-site improvements include construction work to utilities within the road right of way, signage, lighting, and street and sidewalk improvements.

The Project is located north of McWane Boulevard, south of Hueneme Road, east of Arcturus Avenue and west of Edison Drive within the Light Manufacturing (M-1) zone (Attachment A).

For the purposes of this staff report, the foregoing project description shall be referred to as the "Project." Filed by Gary Guesman, Controlled Environments Construction, Inc., 1562 Parkway Loop, Suite E, Tustin, CA 92780.

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

3) **Existing & Surrounding Land Uses:** The Project site is currently a vacant 14.33-acre lot in an industrial area that is used to store shipping container chassis. The site is located across

the street from, and to the north of agricultural land. The eastern portion of the Project site previously included a railroad spur, which was removed from the Project site in 2022. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties (Attachment A):

Table 1:
Project Site and Surrounding Land Uses

Location	**General Plan**	**Zoning**	**Existing Land Use**
Project Site	Industrial Light Manufacturing (ILT)	Light Manufacturing (M-1)	Vacant
North	Industrial Light Manufacturing (ILT)	Light Manufacturing (M-1)	Vehicle storage (BMW of North America)
South	Resource Protection (RP)	Heavy Manufacturing Planned Development (M-2-PD)	Agriculture
West	Industrial Light Manufacturing (ILT)	Light Manufacturing (M-1) Coastal Dependent Industry (CDI)	Vacant (recently permitted for truck storage)
East	Industrial Light Manufacturing (ILT)	Light Manufacturing Planned Development (M-1-PD)	Light Manufacturing (Aluminum Precision Products)

The following image shows the project site (outlined in yellow) located on the northeast corner of Arcturus Avenue and East McWane Bouleard:



4) **Background Information:** The Project site is currently vacant. In 2011, the City issued demolition permits to dismantle equipment and demolish structures related to a chemical manufacturing facility (Cook Composites and Polymers Company) that was most recently licensed in 2010. Currently, the site is participating in the Department of Toxic Substances Control – Voluntary Cleanup Program to cleanup previous site contamination resulting from the prior uses of the property. Due to potential exposure to identified and possible contaminants on the project site, the project is subject to a Mitigation Measure (HAZ-1) that has been incorporated as a condition of approval (Attachment E) to reduce the potential exposure and lower the potential impact to a less than significant level.

5) **Environmental Evaluation:** Pursuant to CEQA Section 15060, the City of Oxnard as the Lead Agency, prepared a Mitigated Negative Declaration (MND) in accordance with CEQA and the CEQA Guidelines (MND No. 23-02, Attachment C). The MND identified and discussed potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. The MND was available for public review from October 31, 2023 through November 30, 2023. The City of Oxnard received 3 comment letters on the MND from agencies, organizations, and interested parties. The written comments and

responses to each of those comments received during the public review period of the Administrative Draft of the Initial Study/Mitigated Negative Declaration (IS/MND) are included in the Final IS/MND.

Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, has prepared an IS/MND (State Clearinghouse No. 2023060672) in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The IS/MND identifies and discusses potential impacts, mitigation measures, and monitoring requirements.

The IS/MND did not identify any potentially significant and unavoidable impacts (impacts that cannot be reduced to a less than significant level). The IS/MND identifies Less than significant impacts with mitigation incorporated (impacts that can be reduced to a less than significant level with mitigation measures) and less than significant impacts (impacts that do not require mitigation measures because the proposed project will not have a significant impact). The IS/MND concludes that after implementation of standard conditions and mitigation measures, all less than significant impacts associated with the proposed project would be reduced to less than significant levels. The IS/MND includes a Mitigation Monitoring and Reporting Program that details the process to implement the required mitigation measures. Those mitigation measures identified by the MND are incorporated into the project in the form of conditions of approval (Attachment E).

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 certify that: (1) The final IS/MND has been completed in compliance with CEQA; (2) The final IS/MND was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final IS/MND prior to approving the project; and (3) The final IS/MND reflects the lead agency's independent judgment and analysis.

6) Analysis:

a) ***General Discussion:*** The Applicant proposes the construction of a 105,383 square-foot cold storage facility with an associated parking area which includes storage for 271 truck trailers and a total of 397 yard plugs to reduce emissions.

- *Access*- The Project site is one 14.33-acre parcel located on the corner of Arcturus Avenue and McWane Boulevard. Access to the site will be provided from three new gated driveways: two driveways along McWane Boulevard and one driveway near the northwestern corner of the site along Arcturus Avenue.

- *DDR Permit*- In accordance with the Oxnard Zoning Code, construction of the Project is subject to approval of a DDR permit by the Community Development Director. Attachment E, Resolution No. 21-200-09 provides the findings and conditions related to the DDR, including approximately 205 conditions that address mitigation measures identified in the Mitigated Negative Declaration, construction conditions, and requirements necessary for operations. These conditions were informed by three Development Advisory Committee meetings and ongoing discussion with City Staff and consultants to ensure a compatible design appropriate for the use.

- *Sustainable Construction*- In keeping with the City's sustainability policies, the Project will be constructed pursuant to the California Green Building Standards Code, Title 24 of the California Code of Regulations, and the Project includes a structure capable of supporting the future installation of solar panels. The proposed development provides multi-modal access opportunities with bicycle parking, a required Transit Demand Management program, and includes project conditions to ensure public improvements.

b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Industrial Light Manufacturing (ILT), which allows for light manufacturing, industrial, research and office park and other similar uses. The proposed project includes the development of an industrial building with related improvements. Thus, the proposed Project is consistent with the 2030 General Plan and the property's land use designation as outlined in Attachment D.

c) ***Conformance with Zoning Code Development Standards:*** The proposed development is located within the Light Manufacturing (M-1) zoning district. Pursuant to the Zoning Code, the proposed industrial development may be permitted with an approved DDR Permit. The proposed project has been evaluated for consistency with the development standards of the M-1 zone as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Minimum lot size	15,000 square feet	624,372 square feet	Yes
Minimum lot width for corner lots	150 feet	1,339 feet	Yes
Maximum Building Height	55 feet	50 feet	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Front yard setback	10 feet; 30 feet when adjacent to designated thoroughfare	409 feet	Yes
Side yard setback	None	46 feet from northern property line; 185 feet from southern property line	Yes
Rear yard setback	Equal to height of the building	50 feet to eastern property line	Yes
Street side yard setback	Same as front yard	185 feet	Yes
Setback from residential zoned property	30 feet	2,100 feet	Yes
Maximum lot coverage	70%	15.70%	Yes
Maximum floor area ratio	70%	16.88%	Yes
Minimum lot depth	150 feet	779 feet	Yes

In addition to the above development standards of the M-1 zone, the Zoning Code requires special requirements specific to the M-1 zone. The proposed project has been evaluated for consistency with the special requirements specific to the M-1 zone as follows:

SPECIAL REQUIREMENT	REQUIREMENT	PROPOSED	COMPLIES?
Walls	Visual buffering shall screen development from the right of way	Perimeter wall is 8 feet high	Yes
Access	Curb cuts shall be a minimum of 30 feet in width	All curb cuts are a minimum of 30 feet in width	Yes
Landscaping	Landscape plan is required Entire front yard setback shall be landscaped	Landscape plan provided Entire front yard setback is landscaped	Yes
Underground utilities	Utility lines shall be installed according to City Code	Undergrounding existing power line along McWane Blvd	Yes; as conditioned to require undergrounding existing power line
Lighting	Comply with Section 16-320 of the City Code	On-site lighting consistent with City Code	Yes
Trash enclosures	Covered enclosure for 3 waste streams	Covered enclosure for 3 waste streams	Yes
Associated equipment	Surface mounted transformers shall be screened	Surface mounted transformers screened by perimeter wall	Yes

As outlined above, and as conditioned, the project is consistent with the Zoning Ordinance.

d) ***Site Design, Circulation and Parking:*** The Project site is located on the northeastern corner of the intersection of McWane Boulevard and Arcturus Avenue. Access to the site will be provided from three new gated driveways: two driveways along McWane Boulevard and one driveway near the northwest corner of the site along Arcturus Avenue.

The driveway near the center of the proposed Project's southern boundary along McWane Boulevard will serve as the entrance for trucks, and the driveway near the southeast corner along McWane Boulevard will serve as the entrance for vehicles. The driveway near the northwest corner of the site along Arcturus Avenue will be used for emergency access only.

The Zoning Code (Article X) requires on-site parking spaces for the development based on the combined requirements for office and warehouse usage. The Zoning Code requires parking for office use at the rate of one space for every 250 square feet of office space. The Zoning Code has graduated parking requirements for warehouse uses of one stall per 1,000 square feet for the first 20,000 square feet, one stall per 2,000 square feet for the next 2,000 square feet, and one stall per 4,000 square feet for any area in excess of 40,000 square feet.

The Zoning Code requires a total of 67 on-site parking spaces for the Project, based on the combined requirements for office and warehouse uses. The proposed Project includes 67 parking spaces (53 standard, one van accessible, two standard accessible, one Electric Vehicle Fast Charging Simplified (EVCS) van accessible, seven carpool/vanpool, and three EVCS stall spaces) and 10 bicycle parking spaces (five short term and five long term spaces), which would be located along the northern property line, adjacent to the western side of the building and along the southern property line. Additionally, the facility includes 271 truck trailer spaces in the western portion of the Project site. The facility would be fitted with electrical outlets ("yard plugs") that would allow for the on-board fuel powered refrigeration units to be transferred to electric power, which would assist with reducing idle emissions. The Project site would include a total of 397 yard plugs (271 in the staging area to power each trailer, one for each of the 36 dock doors, and 90 within the container stacking area). The 67 on-site parking spaces meet the City's parking requirement for the total building space occupied by a warehouse facility. The following table evaluates the on-site parking requirements:

TYPE OF PARKING	REQUIRED SPACES	PROPOSED SPACES	COMPLIES?
Vehicle parking	Office: 1 space/250 sqft (5,400 sqft = 22) Warehouse: 1 space/1,000sqft (for first 20,000 sqft) (20,000 sqft = 20)	Office: 22 Warehouse first 20,000 sqft: 20	Yes

	1 space/2,000 sqft (for second 20,000 sqft) (20,000 sqft = 10) 1 space/4,000 sqft (for > 40,000 sqft = 15) Total = 67	second 20,000 sqft: 10 >40,000 sqft: 15 Total = 67	
TYPE OF PARKING	**REQUIRED SPACES**	**PROPOSED SPACES**	**COMPLIES?**
Motorcycle parking	1	1	Yes
Bicycle parking	5	10	Yes
Loading spaces	3	36	Yes
Total			Yes

As outlined above, the project is consistent with the Zoning Ordinance requirements for on-site parking.

e) ***Building Design:*** The proposed cold storage building features construction with insulated metal panel walls. The exterior of the building is mostly a beige color. The receiving and shipping docks are designed with white dock doors, a brown dock apron canopy, and a concrete stem wall with a smooth concrete finish. The portions of the building proposed for the office uses are designed with khaki color split face concrete blocks with brown accents and bronze-tinted windows.

f) ***Landscaping:*** The proposed Project includes landscaping designed to comply with Chapter 2, Article XIII (Landscape Water Conservation Standards) of the City's Code of Ordinances. The proposed Project includes various trees, shrubs, and grasses along the northern, southern, and western boundaries of the Project site as well as within the parking area adjacent to the northern property line, western edge of the building, and southern property line. The proposed Project would include a total of 41 trees comprised of Marina Strawberry, Brisbane Box, Southern Magnolia, Natchez Crape Myrtle, Tuscarora Crape Myrtle, California Sycamore, and Holly Oak trees. The proposed Project would provide bioswales along Arcturus Avenue and McWane Boulevard that would

convey stormwater to a small underground water detention system near the corner of Arcturus Avenue and McWane Boulevard.

7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on November 6, 2019, February 2, 2022 and November 2, 2022. Conditions of approval from DAC are included in the attached Resolution.

8) **Community Workshop and Public Input:** Since the Project is not located in or adjacent to a General Plan designated neighborhood, the Project was not required to be presented to the community during a Community Workshop. Thus, the project was not presented to the community during a Community Workshop. Consistent with public noticing requirements, the Director Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of Project Site.

   To date, Staff has received one comment letter regarding the project (Attachment F). The letter (from Dean Wallraff, representing Advocates for the Environment, dated January 18, 2024) includes concerns regarding potential greenhouse gas impacts. The project has been reviewed for potential impacts pursuant to the CEQA Guidelines (see above Section 5), and that review did not identify potentially significant impacts that cannot be reduced through mitigation. The information in the letter does not change staff recommendation.

9) **Appeal Procedure:** In accordance with OCC Section 16-525.11 of the City Code, the Director's action on Planning and Zoning Permit No. 21-200-09 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the Planning Division and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 days of the Community Development Director's decision, then the decision of the Community Development Director shall be final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. Mitigated Negative Declaration No. 23-02
D. General Plan Consistency Chart
E. Director Resolution No. 21-200-09
F. Public Comment Letter

ATTACHMENT
A

MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL)

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 18, 2024

PZ 21-200-09
Location: 5980 and 6000 Arcturus
APN: 2310093135, 2310093155
Arcturus Warehouse

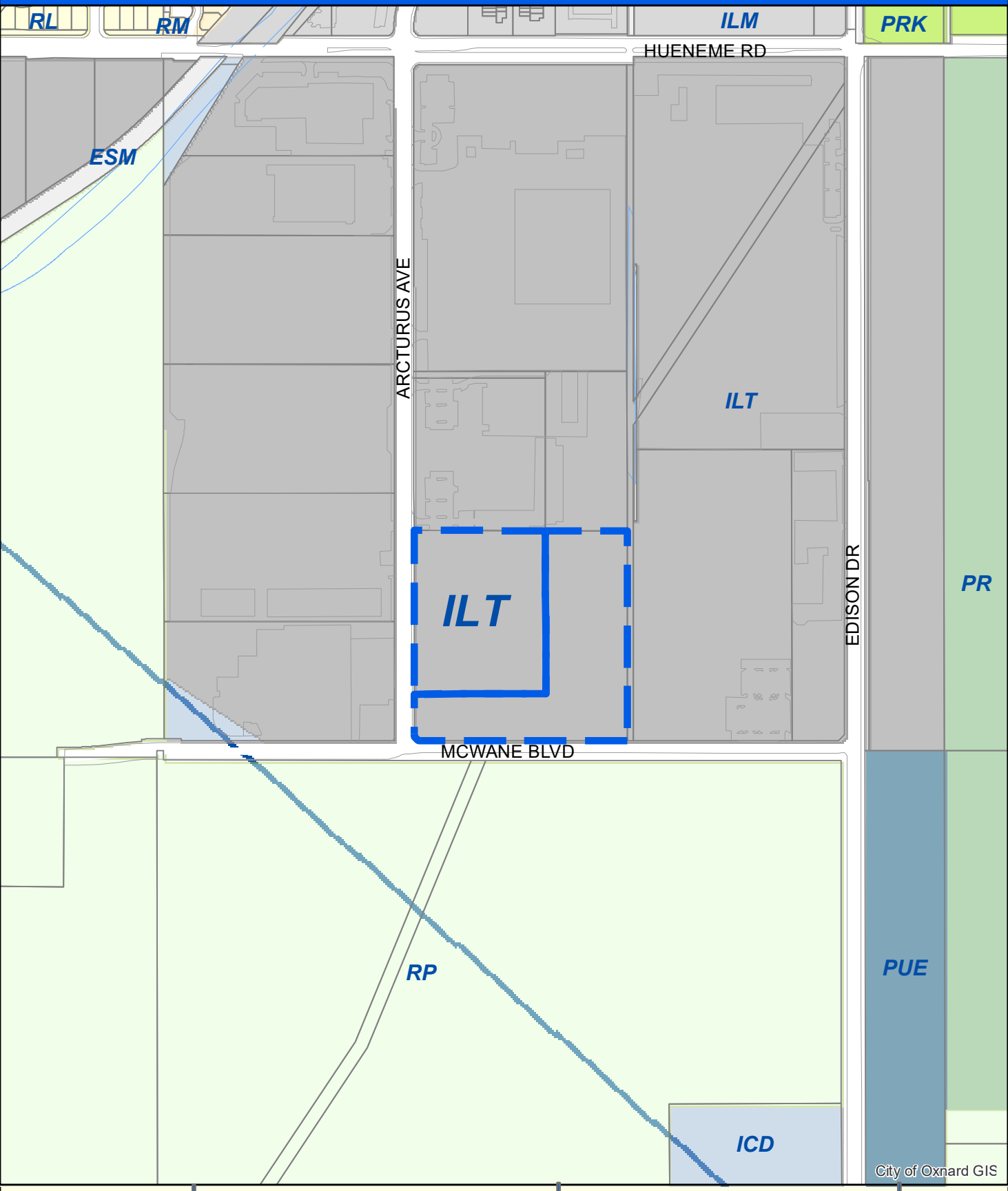
Vicinity Map

Miles
0 0.5 1 1.5 2

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

March 26, 2024

PZ 21-200-09
Location: 5980 and 6000 Arcturus
APN: 2310093135, 2310093155
Arcturus Warehouse

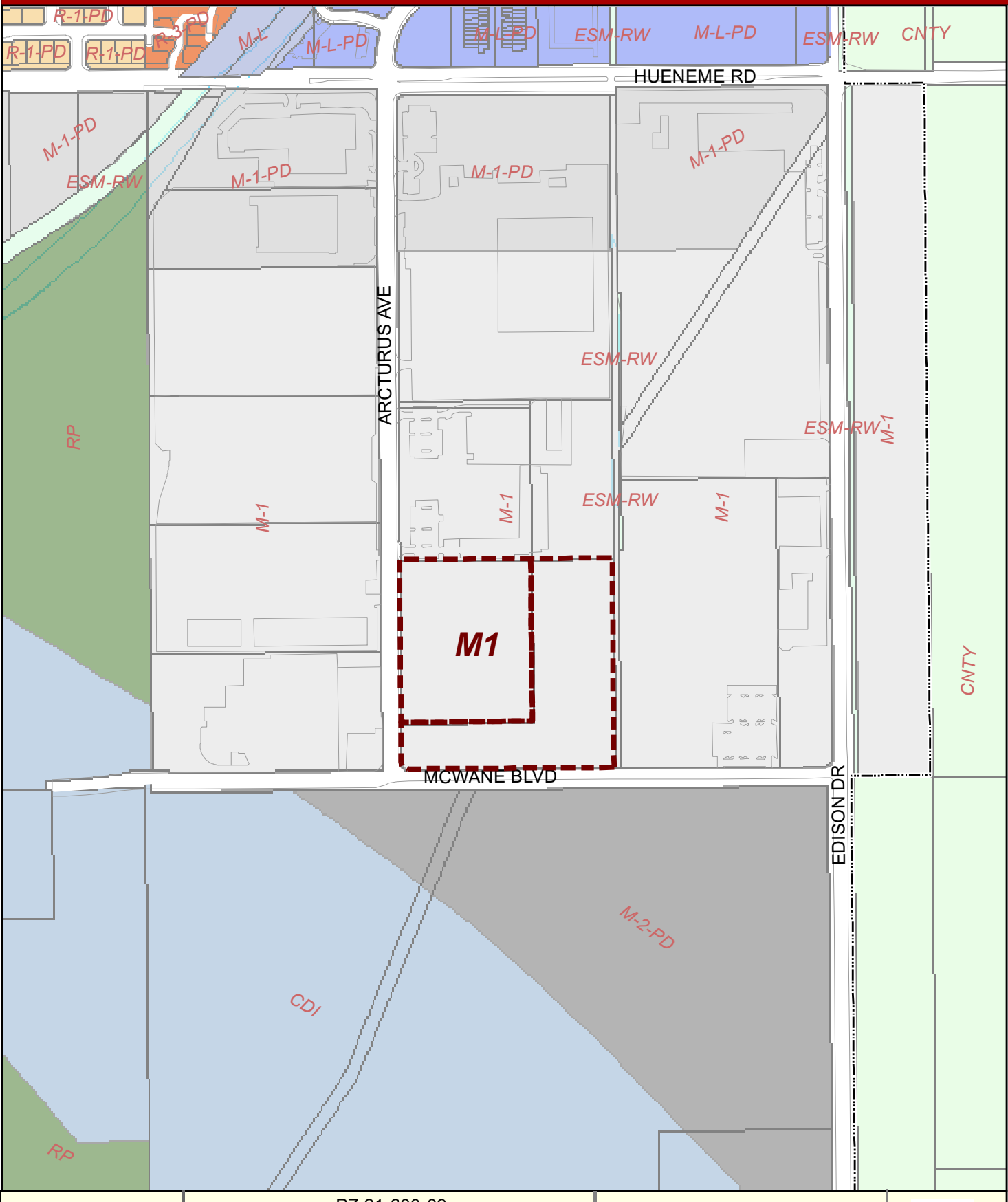
Feet
0 200 400 800

2030 General Plan Land Use Map

N

1:6,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 18, 2024

PZ 21-200-09
Location: 5980 and 6000 Arcturus
APN: 2310093135, 2310093155
Arcturus Warehouse

Feet
0 75 150 300 450 600

Zoning/Specific Plan Map

N

1:6,000

Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 18, 2024

PZ 21-200-09
Location: 5980 and 6000 Arcturus
APN: 2310093135, 2310093155
Arcturus Warehouse

Feet
0 75 150 300 450 600

Aerial Map

N

ATTACHMENT B

REDUCED PROJECT PLANS

COLD STORAGE FACILITY

5980 Arcturus Avenue, Oxnard, CA 93033

ABBREVIATIONS

∠	ANGLE	D.F.	DRINKING FOUNTAIN	GA.	GUAGE/GAGE	(N)	NEW	SHT.	SHEET
℄	CENTER LINE	DF	DOUGLAS FIR	GALV.	GALVANIZED IRON	NAT.	NATURAL	SHTG.	SHEATHING
ø	DIAMETER	DIA.	DIAMETER	G.B.	GRAB BAR	NT. GR.	NATURAL GRADE	SIM.	SIMILAR
℄	PLATE OR PROPERTY LINE	DIAG.	DIAGONAL	GEN.	GENERAL	N.I.C.	NOT IN CONTRACT	SL.	SLIDING
&	AND	DIM.	DIMENSION	G.I.	GALVANIZED IRON	NO.	NUMBER	SPEC.	SPECIFICATION
@	AT OR ABOUT	DISP.	DISPENSER/DISPOSAL	GL.	GLASS	NOM.	NOMINAL	SQ.	SQUARE
'	FOOT	DN.	DOWN	GLU-LAM	GLUE LAMINATED BEAM	N.T.S.	NOT TO SCALE	S.S.	STAINLESS STEEL
"	INCH OR REPEAT	DO.	DITTO/REPEAT	GR.	GRADE			S/S	SERVICE SINK
#	POUND OR NUMBER	DR.	DOOR	GYP.	GYPSUM			STA.	STATION
		D.S.	DOWNSPOUT	GYP. BD.	GYSUM BOARD			STD.	STANDARD
		D.S.P.	DRY STANDPIPE			O/	OVER	STL.	STEEL
A.B.	ANCHOR BOLT	DWG.	DRAWING			O.A.	OVERALL/OUTSIDE AIR	STOR.	STORAGE
A.C.	ASPHALTIC CONCRETE	DWR.	DRAWER			OBS.	OBSCURE	STRUCT.	STRUCTURAL
A/C	AIR CONDITIONING			HC.	HANDICAPPED	O.C.	ON CENTER	SUSP.	SUSPENDED
ACOUS.	ACOUSTICAL			H.B.	HOSE BIBB	O.D.	OUTSIDE DIAMETER	SYM.	SYMMETRICAL
ADJ.	ADJUSTABLE/ADJACENT			H.C.	HOLLOW CORE	O'FLOW	OVERFLOW	SKLT.	SKYLIGHT
A.F.F.	ABOVE FINISH FLOOR	(E)	EXISTING	HD.	HEAD	OFF.	OFFICE		
AGGR.	AGGREGATE	E.	EASTERNAEL	HDR.	HEADER	O.H.	OVERHEAD		
ALUM.	ALUMINUM	EA.	EACH	HDWD.	HARDWOOD	OPNG.	OPENING		
ANOD.	ANODIZED	E.G.	EXISTING GRADE	HDWR.	HARDWARE	OPP.	OPPOSITE	T.	TREAD/TEMPERED
APPROX.	APPROXIMATE	E.J.	EXPANSION JOINT	HGT.	HEIGHT	OED.	ORDINANCE	T.B.	TOP OF BEAM
ARCH.	ARCHITECTURAL	EL.	ELEVATION	H.M.	HOLLOW METAL	OZ.	OUNCE	T.C.	TOP OF CURB OR CONCRETE
ASPH.	ASPHALT	ELEC.	ELECTRICAL	HORIZ.	HORIZONTAL			TEL.	TELEPHONE
ASSY.	ASSEMBLY	ELEV.	ELEVATOR/ELEVATION	H.P.	HIGH POINT			TEMP.	TEMPERED/TEMPORARY
AC.T.	ACOUSTICAL TILE	EMER.	EMERGENCY	HR.	HOUR			TERR.	TERRAZZO
		ENCL.	ENCLOSURE	HVAC.	HEATING, VENT, AIR COND.	P.I.V.	PRESSURE INDICATOR VALVE	TEXT.	TEXTURED
		E.O.S.	EDGE OF SLAB			PTN.	PARTITION	T&G	TONGUE & GROOVE
		EQ.	EQUAL			PL.	PLATE	THK.	THICK
BD.	BOARD	EQPT.	EQUIPMENT			P. LAM.	PLASTIC LAMINATE	THRSH.	THRESHOLD
BITUM.	BITUMINOUS	E.S.	EACH SIDE	I.D.	INSIDE DIAMETER	PLAS.	PLASTER	T.L.	TOP OF LEDGER
BLDG.	BUILDING	E.W.	EACH WAY	IN.	INCH	PLUMB.	PLUMBING	TOIL.	TOILET
BLK.	BLOCK	E.W.C.	ELECTRIC WATER COOLER	INCND.	INCANDESCENT	PLWD.	PLYWOOD	T.P.	TOP OF PARAPET
BLKG.	BLOCKING	EXH.	EXHAUST	INSL.	INSULATION	P.M.	PRESSED METAL	T.S.	TOP OF STEEL
BM.	BEAM	EXST.	EXISTING	INT.	INTERIOR	PNL.	PANEL	T.V.	TELEVISION
B.M.	BENCHMARK	EXP.	EXPANSION	INV.	INVERT	P/P	PUSH-PULL	T.W.	TOP OF WALL
BOT.	BOTTOM	EXPO.	EXPOSED			PR.	PAIR	TYP.	TYPICAL
B/S	BOTH SIDES	EXT.	EXTERIOR			PREFAB.	PREFABRICATED	TRNSF.	TRANSFORMER
B.W.	BOTH WAYS					PT.	POINT		
				JAN.	JANITOR				
				JT.	JOINT			U.B.C.	UNIFORM BUILDING CODE
CAB.	CABINET	F.A.	FIRE ALARM	JST.	JOIST			U.L.	UNDERWRITER'S LAB
C.B.	CATCH BASIN	FAC.	FACTORY	K.D.	KNOCK-DOWN	Q.T.	QUARRY TILE	UNFIN.	UNFINISHED
CEM.	CEMENT	F.B.	FLAT BAR	KIT.	KITCHEN			U.N.O.	UNLESS NOTED OTHERWISE
CER.	CERAMIC	F.D.	FLOOR DRAIN					URN.	URINAL
C.F.M.	CUBIC FEET PER MINUTE	F.E.C.	FIRE EXTINGUISHER CABINET						
C.I.	CAST IRON	F.F.	FINISH FLOOR/FACTORY FINISH			R.	RISER/RADIUS		
C.J.	CLG. JOIST OR CONTROL JT.	F.G.	FINISH GRADE/FIXED GLASS	LAB.	LABORATORY	R.A.	RETURN AIR		
CLG.	CEILING	F.H.	FLAT HEAD/FIRE HYDRANT	LAM.	LAMINATE	RAD.	RADIUS	V.	VINYL
CLO.	CLOSET	F.H.C.	FIRE HOSE CABINET	LAV.	LAVATORY	R.C.P.	REINFORCED CLAY PIPE	V.C.T.	VINYL COMPOSITION TILE
CLR.	CLEAR	FIN.	FINISH	LB.	POUND	R.D.	ROOF DRAIN	VEN.	VENEER
C.M.U.	CONCRETE MASONRY UNIT	FIX.	FIXTURE	L.F.	LINEAL FEET	REC.	RECESSED/RECEIVING	VENT.	VENTILATOR
COL.	COLUMN	F.J.	FLOOR JOIST	LLH.	LONG LEG HORIZONTAL	RECPT.	RECEPTACLE	VERT.	VERTICAL
COMPO.	COMPOSITION	F.L.	FLOW LINE	LLV.	LONG LEG VERTICAL	REF.	REFERENCE	VEST.	VESTIBULE
CONC.	CONCRETE	FLASH.	FLASHING	L.P.	LOW POINT	REFR.	REFRIGERATOR	V.G.	VERTICAL GRAIN
CONN.	CONNECTION	FLR.	FLOOR	LT.	LIGHT	REV.	REVERSE	V.O.J.	VERIFY ON JOB
CONSTR.	CONSTRUCTION	FLUOR.	FLUORESCENT	LT. WT.	LIGHT WEIGHT	REG.	REGISTER/REGULAR	V.T.R.	VENT THRU ROOF
CONT.	CONTINUOUS	FNDN.	FOUNDATION			REINF.	REINFORCED	V.W.C.	VINYL WALL COVERING
CONTR.	CONTRACTOR	F.O.C.	FACE OF CONCRETE			REQ.	REQUIRED		
CORR.	CORRIDOR	F.O.F.	FACE OF FINISH			RESIL.	RESILIENT		
C.R.B.	CRUSHER RUN BASE	F.O.A.	FACE OF ALUMINUM	M.	MEN	R.H.	ROUND HEAD		
CSK.	COUNTERSUNK	F.O.M.	FACE OF MASONRY	MACH.	MACHINE	RM.	ROOM		
C.T.	CERAMIC TILE	F.O.P.	FACE OF "GFRC" PANEL	MAT.	MATERIAL	R.O.	ROUGH OPENING	W.	WEST/WOMEN
CYL.	CYLINDER	F.O.S.	FACE OF STUDS	MAX.	MAXIMUM	RWD.	REDWOOD	W/	WITH
		F.R.P.	FIBER GLASS REINFORCED PANEL	M.B.	MAVHINE BOLT			WSCT.	WAINSCOT
		F.S.	FULL SIZE/FINISH SURFACE	MECH.	MECHANICAL			W.C.	WATER CLOSET
		FT.	FOOT OR FEET	MED.	MEDIUM			WD.	WOOD
		FTG.	FOOTING	MEMB.	MEMBRANE	S.	SOUTH/SPANDREL	W.H.	WATER HEATER
DBL.	DOUBLE	FURR.	FURRING	MET.	METAL	S.C.	SOLID CORE	W.I.	WROUGHT IRON
DEPT.	DEPARTMENT	FUT.	FUTURE	MEZZ.	MEZZANINE	SCHED.	SCHEDULE	W/O	WITHOUT
DET.	DETAIL	F.W.	FLATWALL	MFR.	MANUFACTURER	SECT.	SECTION	WP.	WATERPROOF
				MH.	MANHOLE	SERV.	SERVICE/SERVING	W.R.	WATER RESISTANT
				MIN.	MNIMUM/MINUTE	S.F.	SQUARE FOOT	W.S.	WOOD SCREW
				MISC.	MISCELLANEOUS	S.G.E.	SEMI-GLOSS ENAMEL	WT.	WEIGHT
				M.L.& PL.	METAL LATH AND PLASTER			W.W.M.	WELDED WIRE MESH
				M.O.	MASONRY OPENING				
				MTD.	MOUNTED				
				MUL.	MULLION				

GENERAL NOTES

GENERAL NOTES:

1. Occupancy Groups: (B) - Office, (S-2) - Warehouse / Storage
2. Building Type: III-B (S), Fully Sprinklered
3. Zone: ..
4. Building Tabulations: See Sheet A-1
5. Applicable Building Codes:

   TITLE 24, PART 1, 2019 CBC, BUILDING STANDARDS ADMIN. CODE (WITH CALIFORNIA AMENDMENTS)

   TITLE 24, PART 2, 2019 CBC, CALIFORNIA BUILDING CODE (WITH CALIFORNIA AMENDMENTS)

   TITLE 24, PART 3, 2019 CEC, CALIFORNIA ELECTRICAL CODE (WITH CALIFORNIA AMENDMENTS)

   TITLE 24, PART 4, 2019 CMC, CALIFORNIA MECHANICAL CODE (WITH CALIFORNIA AMENDMENTS)

   TITLE 24, PART 5, 2019 CPC, CALIFORNIA PLUMBING CODE (WITH CALIFORNIA AMENDMENTS)

   TITLE 24, PART 6, 2019 CALIFORNIA ENERGY CODE (WITH CALIFORNIA AMENDMENTS)

   TITLE 24, PART 9, 2019 CFC, CALIFORNIA FIRE CODE (WITH CALIFORNIA AMENDMENTS)

   TITLE 24, PART 12, 2019 CEBC, CALIFORNIA EXISTING BUILDING CODE (WITH CALIFORNIA AMENDMENTS)

   2019 CGB, CALIFORNIA GREEN BUILDING STANDARDS CODE

   NFPA STANDARDS AND LOCAL AMENDMENTS
6. All work, including materials and workmanship, shall conform to the requirements of the local city codes, laws and ordinances and the 2019 Edition of the California Building Code. In the event of a conflict with code requirements and items called out on the plans, that code or call-out which establishes the higher standard shall take precedence.
7. The Contractor shall visit the job site prior to bidding and shall verify all dimensions and conditions prior to beginning work. Should any condition arise where the intent of the drawings is in doubt or where there is a discrepancy between the drawings and field conditions, the Architect shall be notified immediately for clarification.
8. The starting of any work by any Contractor or SubContractor shall be considered prima facia evidence that he has inspected and accepted all conditions involved in his work and finds them satisfactory.
9. Dimensions take precedence. Dimensions typically to column center lines, face of studs, face of concrete or masonry, or as noted on the drawings.
10. The Contractor shall take necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.
11. Contractor shall be responsible for maintaining the integrity of fire rated walls (I.e. no gaps, holes, voids, unsealed penetrations, etc. beyond that whick code allows).
12. We certify to the best of our knowledge, Information and bellief that the design of the project compliod with all applicable provisions of the requirements of state statutes for architectural barriers to the handicapped.
13. Installation of any building insulation which contains or utilizies an ozone depleting compound is prohibited by code.
14. For all Structural General Notes - see the Structural Drawings.
15. All Restrooms to have exhaust ventillation system that provides an air change every five minutes or as required by local building codes.
16. 65% of construction waste shall be recycled.
17. Preconstruction meeting with the Inspection Department is required prior to the start of construction. Calll (714) ...-.... to schedule an inspection.

FIRE GENERAL NOTES:

1. Fire Department final inspection required. Please schedule inspection at least 48 hours in advance. Inspections canceled after 1 p.m, on the day before the scheduled date will be subject to a reinspection fee. Phasing of Inspections may require additional fees also. Call the Fire Department to schedule an Inspection.
2. Buildings under construction or demolition shall conform to CFC Chapter 14, No smoking or cooking is allowed in structures where combustible materials are exposed or with 25' of combustible materials storage areas. Cutting, welding or other hot work shall be in conformance with CFC Chapter 26.
3. Address numbers shall be provided for all new and existing buildings, be a minimum six inches high, contrast with their background and be plainly visible from th roadway the building is addressed on. Address numbers shall be Internally or externally illuminated per the City standards. Temporary address numbers shall be provided on construction fencing or the building until permanent numbers can be provided. CBC 505.
4. Locations and classifications of extinguishers shall be in accordance with CFC 906 and CCR Title 19. At least one extinguisher shall be provided during construction on each floor at each stairway, in each storage and construction shed, in locations where flammable or combustible liquids are stored or used, or where simllar hazards are present. Before final occupancy, at least one 2A:10BC extinguisher shall be provided so that no point is more than 75 feet from the extinguisher. Extinguishers may be required by Fire Department inspectors depending on project or site conditions and final placement is subject to their approval.
5. Wall, floor and ceiling finishes and materials shall not exceed the flame spread classification in CBC Table 803.5. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with appropriate documentation provided to the Fire Department. Such items shall be approved and inspected by the Fire Department prior to installation.
6. Approval of these plans shall not permit the violation of any code or law. Requirements or features not identified on the plan may apply and Fire Department inspectors may require additional information or items from those shown on the plan depending on actual or anticipated field conditions. Such changes may necessitate submittal of revised or as-built plans to the Fire Department and the City/County where the project is located.
7. The project shall comply with the 2019 California Building Code, 2019 California Fire Code, and other currently adopted codes, standards, regulations and requirements as enforced by the Fire Department.
8. Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
9. Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed by curtains, mirrors, or other decorative materials.
10. The egress path shall remain free and clear of all obstructions at all times. No Storage is permitted in aisles.
11. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. Doors shall not be provided with thumb-turn locks or deadbolts that do not unlatch in tandem with the normal operating lever. The opening force for interior doors without closers shall not exceed 5 pounds. The unlatching and opening force for other doors shall not exceed 15 pounds. CBC 1008.
12. The exit path shall be clearly identified with exit signs, tactile signs conforming to 2019 CBC, Chapter 1013. Illuminated exit signs must have 90-minute emergency power back-up.
13. Tactile signs shall conform to CBC 11B-703.1 through 11B-703.5 and 11B-703.6 be located five feet above finish floor level and wherever possible, on the strike side of the door.
14. Construction Working Hours are 7:00am to 6:00pm Monday thru Saturday. No Working on Sundays or Legal Holidays
15. Prior to Permit Issuance, the Customer shall submit to the City of Oxnard a completed City of Oxnard Waste Management Plan using the City Forms.
15. Panic Hardware shall be provided for all exit and exit access doors in assembly occupancies. Such doors shall swing in the direction of exit travel. Doors equipped with panic hardware shall have no other lock or latch unless it releases automatically upon actlvation of the panic device.
16. Open flame in assembly areas is prohibited except as specifically permitted by the Fire Department in compliance with 2019 CFC 308.
17. An automatic fire sprinkler system shall be installed throughout the building in compliance with 2019 NFPA 13 and CFC/CBC 903. Separate plan submittal is required.
18. A fire alarm shall be installed in compliance with the CBC/CFC and 2019 NFPA 72. A separate plan submittal is required for approval prior to Installation.
19. Automatic fire sprinkler system and all control valves shall be monitored by a UL Bsted central alarm station. CFC 903.4.
20. Storage, dispensing, or use of any flammable and combustible liquids, flammable and compressed gases, and other hazardous materials shall comply with CBC 414 and CFC regulations. The storage and use of hazardous materials shall be reviewed and approved by the Fire Department prior to such materials being brought on site. Appropriate hazardous materials warning signs shall be prominently placed in the vicinity/entrances to areas where hazardous materials are stored in quantities sufficient to require a CFC permit.
21. Hazardous processes and equipment shall be reviewed and approved by the Fire Department prior to Installation. Such equipment and processes may required specific building features and protection beyond what is indentified on this plan.

SHEETS

ARCHITECTURAL:

Title	Title Sheet
A-1.0	Site Plan
A-2.0	Overall First Floor Plan
A-2.1	Enlarged Receiving Floor Plan
A-2.2	Enlarged Storage Floor Plan
A-2.3	Enlarged Shipping Floor Plan
A-3.0	Overall Second Floor Plan
A-4.0	Roof Plan
A-5.0	Exterior Elevation
A-6.1	Wall Sections
A-6.2	Wall Sections
A-6.3	Wall Sections
A-6.4	Wall Sections
A-6.5	Wall Sections
A-7.1	Enlarged Office Floor Plans
A-7.2	Enlarged Office Ceiling Plans
A-7.3	Enlarged Office Exiting Plans
A-8.0	Stair Plans and Details
A-9.1	Enlarged First Floor Restrooms
A-9.2	Enlarged Second Floor Restrooms
A-9.3	Enlarged Restroom Interior Elevations
A-10.1	Door Schedule
..	..
D-1	Details
D-2	Details
D-3	Details
D-4	Details
D-5	Details
D-6	Details
D-7	Details
D-8	Details

STRUCTURAL:

S-1	Specifications
S-2.1	Receiving Dock Foundation Plan
S-2.2	Freezer Foundation Plan
S-2.3	Shipping Dock Foundation Plan
S-2.4	Office - Receiving Foundation Plan
S-2.5	Office - Shlpping 1st Floor Foundation Plan
S-3.1	Office - Shipping 2nd Floor Framing Plan
S-4.1	Receiving Dock Roof Framing Plan
S-4.2	Freezer Roof Framing Plan
S-4.3	Shipping Dock Roof Framing Plan
S-4.4	Office - Receiving Roof Framing Plan
S-4.5	Office - Shipping Roof Framing Plan
S-5.1	Elevations and Sections
S-5.2	Elevations and Sections
S-5.3	Elevations and Sections
S-5.4	Elevations and Sections
S-6.0	Stack Foundation Plan
S-6.1	Stack Floor Framing Plan
S-6.2	Stack Elevations
S-6.3	Details
SD-1	Details
SD-2	Details
SD-3	Details
SD-4.0	Details
SD-4.1	Details
SD-5	Details
SD-6	Details
SD-7	Details
SD-8	Details
SD-9	Details

ELECTRICAL:

E-1.0	Electrical Symbol List, Lighting Fixture Schedule, Details and Notes
E-2.0	Electrical Site Power Plan
E-2.0A	Enlarged Utility Plan
E-2.1	Electrical Site Lighting Plan
E-2.2	Electrical Site Plan
E-3.0	Office Electrical Lighting Plan
E-3.1	Warehouse Electrical Lighting Plan
E-4.0	Office Electrical Power Plan
E-4.1	Receiving Dock Electrical Plan
E-4.2	Shipping Dock Electrical Plan
E-5.0	Office HVAC Power Plan
	Chiller and Refrigeration Electrical
E-5.1	Power Plan
E-6.0	Single Line Diagram (Exterior)
E-6.0A	Refer. - Single Line Diagram (Exterior)
E-6.1	Panel Schedules (Exterior)
E-6.2	Panel Schedules (Exterior)
E-7.0	Single Line Diagram (Interior)
E-7.0A	Refer. - Single Line Diagram (Interior)
E-7.1	Panel Schedules (Interior)
E-7.2	Panel Schedules (Interior)
E-8.0	Title 24 Indoor Lighting Forms
E-8.1	Title 24 Outdoor Lighting Forms
E-8.2	Title 24 Power Distribution Forms

MECHANICAL:

M-1.0	HAVC Notes, Schedules and Specs
M-1.1	HVAC Details
M-2.0	HVAC Overall Plan
M-2.1	Enlarged HVAC Plan - South Office, 1st
M-2.2	Enlarged HVAC Plan - South Office, 2nd
M-2.3	Enlarged HVAC Plan - North Office
M-3.0	HVAC Roof Plan
T24-0	Title 24 Notes and Forms
T24-1	Title 24 Notes and Forms

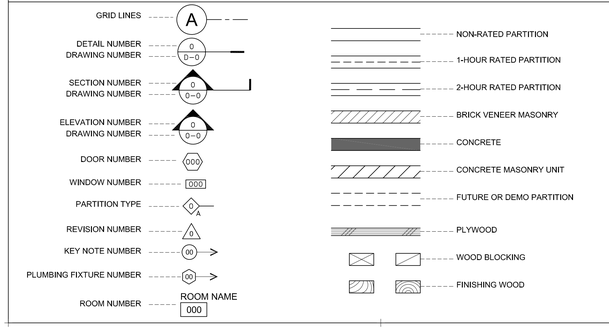
PLUMBING:

P-1.0	Plumbing Legend, Notes, Schedules and Specifications
P-1.1	Plumbing Details
P-2.0	Plumbing Site Plan
P-3.0	Overall Plumbing First Floor Plan
P-4.0	Receiving & Shipping Dock Plumbing
P-5.0	Enlarged First Floor Plumbing Plans
P-5.1	Enlarged Plumbing Plans - Water & Gas
P-5.2	Enlarged Plumbing Plans - Waste & Vent
P-6.0	Plumbing Roof Plan
P-7.0	Plumbing Riser Diagrams

CIVIL:

1 of 16	Cover Sheet and Notes
2 of 16	Existing Survey
3 of 16	Offsite Survey
4 of 16	Overall Site Plan
5 of 16	Grading and Improvement Plans
6 of 16	Grading and Improvement Plans
7 of 16	Grading and Improvement Plans
8 of 16	Grading and Improvement Plans
9 of 16	Grading and Improvement Plans
10 of 16	Grading and Improvement Plans
11 of 16	Cross Sections
12 of 16	Drainage and Improvement Details
13 of 16	Drainage and Improvement Details
14 of 16	BMP Details
15 of 16	BMP Details
16 of 16	BMP Details

SYMBOLS



CONSULTANTS

Structural Engineer:
Wahba F. Wahba Engineering, Inc.
23586 Calabasas Road
Suite #210
Calabasas, CA 91302
Phone: 818-709-7590

Civil Engineer:
RJR Engineering
2340 Palma Drive
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Ventura, CA 93003
Phone: 805-485-3935

Mechanical Engineer:
RPM Engineers
102 Discovery
Irvine, CA 92618
Phone: 949-450-1229

Plumbing Engineer:
RPM Engineers
102 Discovery
Irvine, CA 92618
Phone: 949-450-1229

Electrical Engineer:
RPM Engineers
102 Discovery
Irvine, CA 92618
Phone: 949-450-1229

VICINITY MAP



REVISION LOG

No.	Date	Description
	07.18.22	1st Plan Check Submittal

DEFERRED SUBMITTALS

* GENERAL CONTRACTOR SHALL SUBMIT DEFERRED SUBMITTAL PLANS FOR REVIEW AND APPROVAL 60 DAYS PRIOR TO INSTALLATION. *

1. AUTOMATIC FIRE SPRINKLERS SYSTEM - N.F.P.A. 13, 2016 EDITION
2. FIRE SPRINKLER MONITORING - N.F.P.A. 72, 2016 EDITION
3. HIGH PILE STORAGE, INCLUDING RACK SYSTEM - (SEPARATE PERMIT)
4. EXTERIOR SIGNAGE - (SEPARATE PERMIT)

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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME

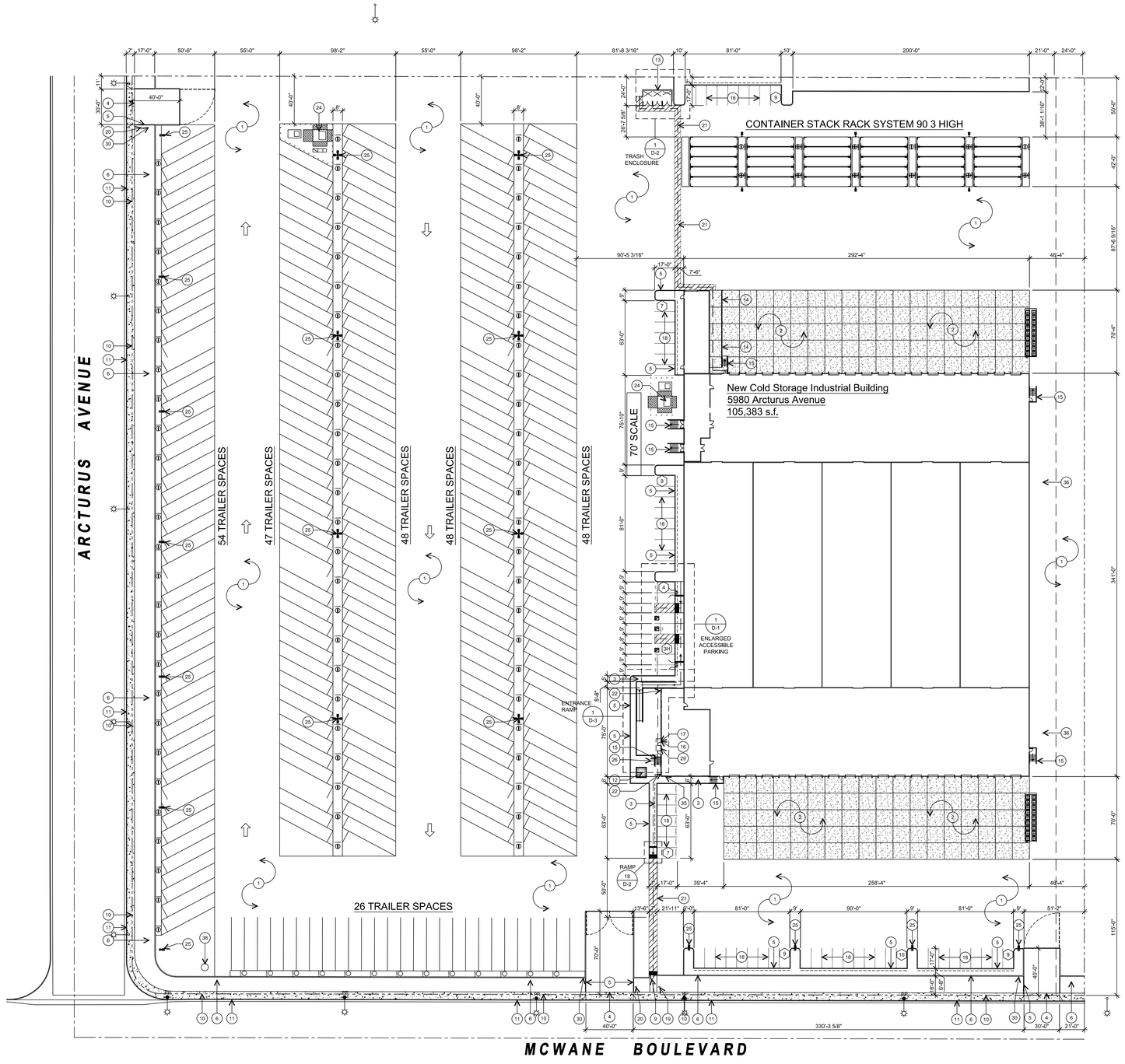
TITLE SHEET

NO:	DATE:	DESCRIPTION:
	07.18.22	1st Plan Check Submittal

JOB NO:	19010
DATE ISSUED:	07.18.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

SHEET NO:

TITLE



ACCESSIBLE PATH OF TRAVEL:

THIS SYMBOL DELINEATES THE ON-SITE ACCESSIBLE PATH OF TRAVEL ONLY, ALL SIDEWALKS SHALL BE A MINIMUM OF 48" IN WIDTH WITH A 5% MAX. DIRECTIONAL SLOPE WITH A 2% MAX. CROSS SLOPE. WHEN THE PATH OF TRAVEL IS CROSSING THROUGH A VEHICULAR TRAFFIC WAY, THE SURFACE SHALL BE PAINTED WITH "PABCO" TRAFFIC LINE PAINT "WHITE" #8652. THE STRIPPING SHALL BE 4" IN WIDTH. PROVIDE A DETECTABLE WARNING STRIP WHICH IS 36" DEEP AND THE WIDTH OF THE WALKWAY WHEN CROSSING A VEHICULAR DRIVE.

FIRE DEPARTMENT GENERAL NOTES:

1. FIRE HYDRANTS ALONG McWANE BLVD AND ARCTURUS AVENUE SHALL NOT EXCEED A MAXIMUM OF 300 FEET.
2. FIRE HYDRANTS SHALL PLACED WITHIN 150' OF EXTERIOR BUILDING WALLS AND WITHIN 50' OF FIRE DEPARTMENT CONNECTION.
3. PROVIDE A MINIMUM ROAD ACCESS OF 26' WITHIN THE PROJECT SITE.
4. ALL SITE ACCESS GATES SHALL BE ELECTRIC WITH A "CLICK 2-ENTER" REMOTE RADIO ACCESS.

PROJECT TABULATIONS:

SITE AREA:	624,372 s.f. (14.33 Acres)
BUILDING AREA:	
First Floor Area	
(B) Office -	2,700 s.f.
(S-2) Warehouse -	55,836 s.f.
(S-2) Open Storage -	44,147 s.f.
Total Area -	102,683 s.f.
Second Floor Area	
(B) Office -	2,700 s.f.
Total Building Area -	**105,383 s.f.**
SITE COVERAGE (FAR):	16.88 %
OCCUPANCY LOADS:	
1st Flr. Office (2,700 s.f.) 1 per 150 -	18 Persons
2nd Flr. Office (2,700 s.f.) 1 per 150 -	18 Persons
Warehouse (55,836 s.f.) 1 per 500 -	112 Persons
Open Storage (44,147 s.f.) 1 per 500 -	89 Persons
Total Building Occupant Load -	237 Persons
PARKING REQUIRED:	
Office 1/250 (5,400 s.f.) -	22 Cars
Ware. 1/1000 (1st 20,000 s.f.) -	20 Cars
Ware. 1/2000 (2nd 20,000 s.f.) -	10 Cars
Ware. 1/4000 (59,983 s.f.) -	15 Cars
Total Required Parking -	67 Cars
PARKING PROVIDED:	
Standard Stall -	53 Cars
Van Accessible -	1 Cars
Standard Accessible	2 Cars
EVCS Stalls	3 Cars
EVCS Van Accessible	1 Cars
Carpool / Vanpool -	7 Cars
Total Parking Provided -	67 Cars
BICYCLES PROVIDED:	
Short Term (5%) -	5 Bike Spaces
Long Term (5%) -	5 Bike Spaces

CODE COMPLIANCE:

OCCUPANCY CLASSIFICATION: Chapter 3
- B Occupancy (Section 304)
- S-2 Occupancy (Section 311)

CONSTRUCTION TYPE: Chapter 5
- Type III-B (S)

ALLOWABLE BUILDING HEIGHT: Table 504.3
- 75'-0" Max. (Actual Building Height +50'-0" - Single Story)

ALLOWABLE NUMBER OF STORIES: Table 504.4
- B Occupancy (4 Floors)
- S-2 Occupancy (4 Floors)

ALLOWABLE FLOOR AREA: Table 506.2
- B Occupancy (76,000 s.f.)
- S-2 Occupancy (104,000 s.f.)
- No Area Increase Required

OCCUPANCY SEPARATION: Table 508.4
- No Separation Required for B and S-2 Occupancies

FIRE SPRINKLERS: NFPA 13 & 903.3.1
- B Occupancy (Light Hazardous)

EXITS PER OCCUPANCY: Table 1006.3.1
- B Occupancy (2 required) - [2 provided]
- S-2 Occupancy (2 required) - [2 provided]

TRAVEL DISTANCE PER OCCUPANCY: Table 1017.2
- B Occupancy (300 feet with Sprinklers)
- S-2 Occupancy (250 feet with Sprinklers)

SITE PLAN KEY NOTES:

1. NEW 7 1/2" THICK, 3,500 PSI, CONCRETE WITH DOWEL CAGES AT 16" O.C. EACH WAY - SEE CIVIL AND SOILS REPORT FOR REQUIREMENTS
2. 7 1/2" THICK, 3,500 PSI, CONCRETE TRUCK RAMP OR APRON WITH DOWEL CAGES AT 14' O.C. EACH WAY OVER COMPACTED GRADE, PROVIDE CONTROL JOINTS OR EXPANSION JOINTS AT 15'-0" O.C. MAX. - SEE CIVIL DRAWINGS
3. NEW 4" THICK CONCRETE SIDEWALK WITH CONTROL OR EXPANSION JOINTS AT 10'-0" O.C. MAX. - PROVIDE 5% MAX. DIRECTIONAL SLOPE AND 2% MAX. CROSS SLOPE. MIN. 48" WIDE - SEE LANDSCAPE FOR DIMENSIONS, FINISH AND COLOR OF CONCRETE.
4. NEW CONCRETE DRIVE APPROACHES, CURB RETURNS AND ACCESSIBLE RAMPS - SEE CIVIL DRAWINGS
5. NEW CONCRETE 6" HIGH ON-SITE CURB - SEE CIVIL
6. NEW 8'-0" HIGH 8" THICK CMU SCREEN WALL - SEE (21 / D-1)
7. ..
8. ..
9. NEW 8'-0" HIGH X 3'-4" WIDE TUBE STEEL PEDESTRIAN ACCESS GATE
10. NEW CONCRETE 6" HIGH OFF-SITE CURB AND GUTTER - SEE CIVIL
11. NEW CONCRETE PUBLIC SIDEWALK - SEE CIVIL
12. PREFABRICATED GUARD SHACK
13. TRASH ENCLOSURE - SEE (1 / D-2)
14. CONCRETE RAMP WALL WITH +42" HIGH STEEL GUARDRAIL - SEE FLOOR PLAN
15. CONCRETE STAIRS WITH +42" HIGH STEEL GUARDRAIL - SEE FLOOR PLAN
16. INTERNATIONAL SYMBOL FOR ACCESSIBLE PATH OF TRAVEL - SEE (17 / D-1)
17. NO-SMOKING SIGNAGE AT MAIN ENTRANCE - SEE (16 / D-1)
18. NEW TYPICAL PARKING STALL STRIPING - SEE (15 / D-1)
19. NEW ACCESSIBLE PATH OF TRAVEL ON-SITE DIRECTIONAL SIGNAGE - SEE (11 / D-1)
20. NEW ACCESSIBLE PARKING STALL SITE ENTRANCE SIGNAGE - SEE (14 / D-1)
21. NEW 5'-0" MIN. PEDESTRIAN ACCESS STRIPING - PROVIDE 3" WIDE WHITE STRIPING - PABCO" OR APPROVED EQUAL
22. INTERNAL ROOF DRAIN TO DISCHARGE THRU CURB FACE. INTERNAL OVERFLOW DRAIN TO DISCHARGE THRU FACE OF BUILDING - SEE
23. 5"X5" G.I. SHEET METAL DOWNSPOUT DOWN FACE OF THE BUILDING, DISCHARGE ONTO CONCRETE APRON OR SPLASH BLOCK - SEE
24. NEW SCE ELECTRICAL TRANSFORMER SET ON A CONCRETE VAULT, PROVIDE BOLLARDS PER SCE REQUIREMENTS. TRANSFORMER TO BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING- SEE ELECTRICAL
25. NEW 26'-0" HIGH LIGHT POLE AND 48" HIGH CONCRETE BASE - SEE (23 / D-1)
26. NEW EXTERIOR BICYCLE RACKS (SHORT TERM) - SEE LANDSCAPE
27. NEW INTERIOR BICYCLE RACKS (LONG TERM) - SEE FLOOR PLAN
28. NEW 8" DIA. STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW - SEE (24 / D-2)
29. FIRE DEPARTMENT "KNOX-BOX" MOUNTED AT +6'-0" ABOVE FINISH SURFACE, LOCATED ON THE RIGHT HAND SIDE OF THE MAIN ENTRANCE DOOR - SEE
30. PROVIDE A KNOX KEY SWITCH FOR EACH MOTORIZED GATE FOR THE FIRE DEPARTMENT
31. ELECTRICAL VEHICLE CHARGING STATION - SEE ELECTRICAL DRAWINGS
32. NEW FIRE SPRINKLER RISER - SEE CIVIL AND SPRINKLER DRAWINGS
33. NEW DOMESTIC WATER METER LOCATION - SEE CIVIL AND PLUMBING DRAWINGS
34. NEW IRRIGATION CONTROLLER LOCATION - SEE CIVIL AND LANDSCAPE DRAWINGS
35. NEW EXTERIOR BUILDING ADDRESS SIGN - 18" HIGH X 3" DEEP INTERNAL ILLUMINATED NUMBERS PER THE CITY OXNARD GUIDELINES
36. MECHANICAL EQUIPMENT SET ON CONCRETE CURBING
37. NEW 8'-0" HIGH X 30'-0" MOTORIZED TUBE STEEL SLIDING GATE - SEE (26 / D-1)
38. STORM WATER PUMP LIFT STATION - SEE CIVIL

SITE PLAN | SCALE 1"=40' | A

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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

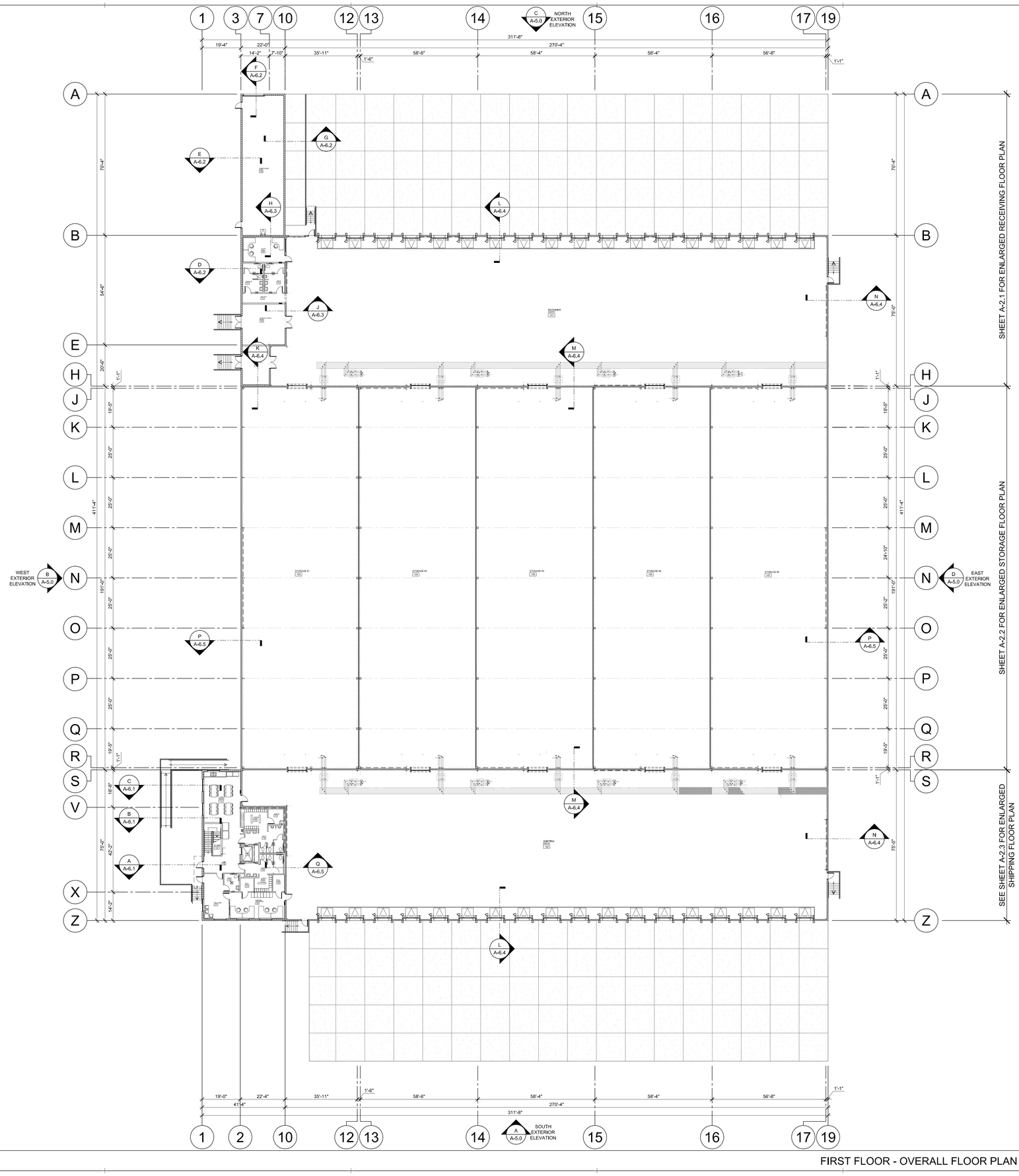
CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME
SITE PLAN

NO:	DATE:	DESCRIPTION:
	06.20.22	1st Plan Check Submittal

JOB NO:	19010
DATE ISSUED:	06.20.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

SHEET NO:
A-1.0



FIRST FLOOR - OVERALL FLOOR PLAN

SCALE 1"=20'

A

N

DRA ARCHITECTS
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CONSULTANT:

PROFESSIONAL SEAL:

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME

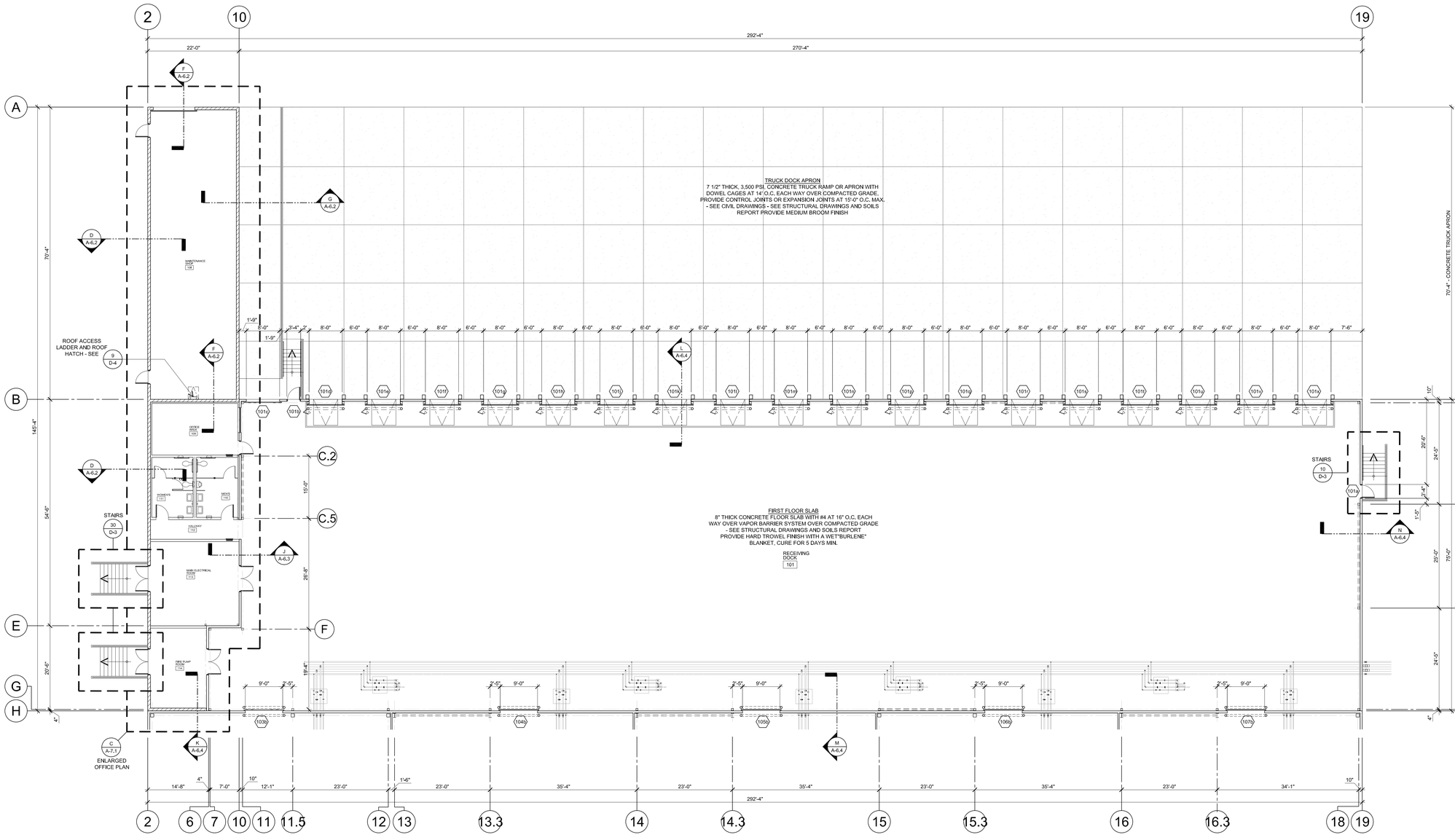
FIRST FLOOR
- OVERALL FLOOR PLAN

NO:	DATE:	DESCRIPTION:
	07.18.22	1st Plan Check Submittal

JOB NO:	19010
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A-2.0



FIRST FLOOR - ENLARGED RECEIVING DOCK FLOOR PLAN

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

N

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MIEKO HOGUND No. C31177 Exp. 01/31/23 STATE OF CALIFORNIA

07.18.22

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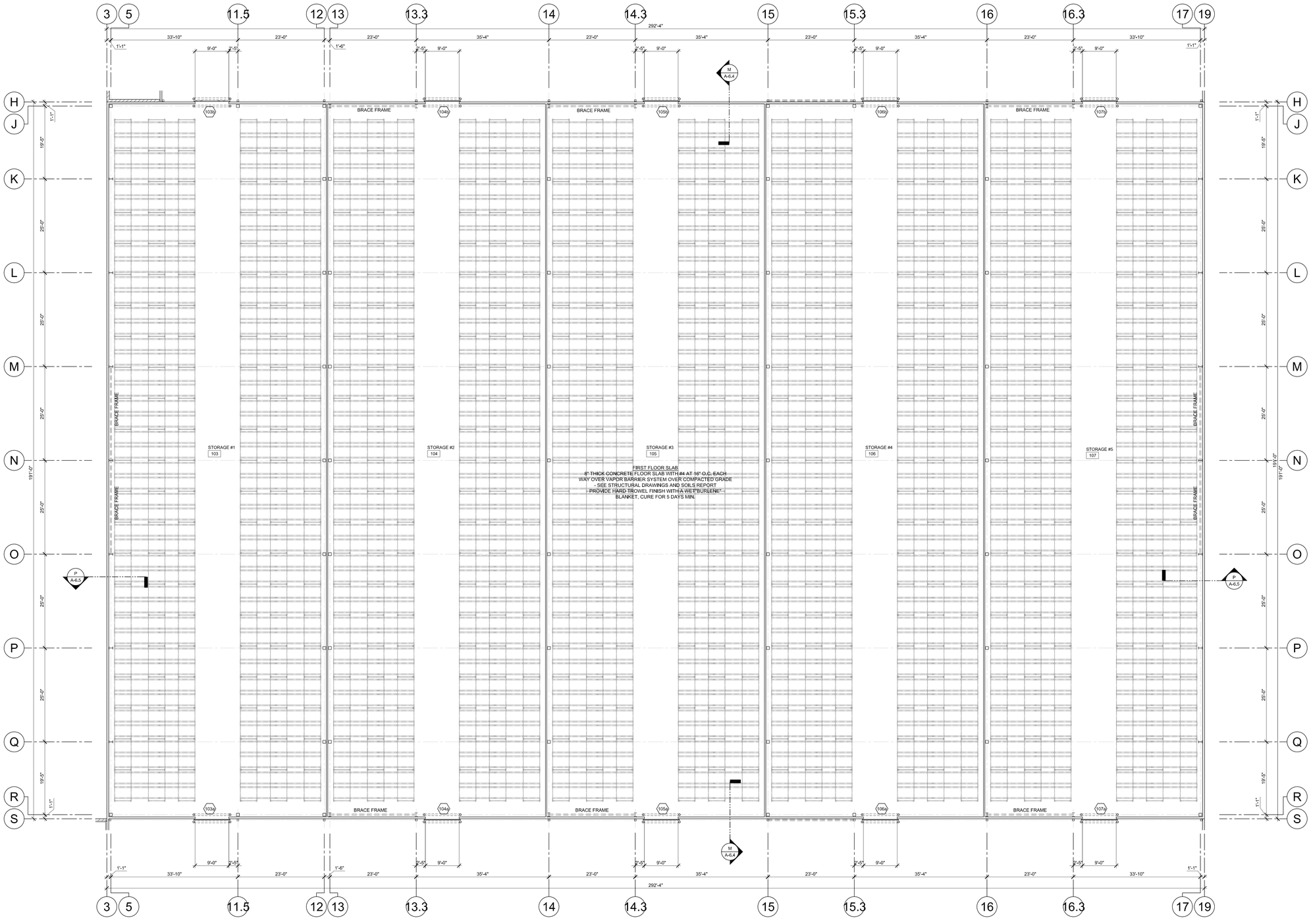
FIRST FLOOR
- ENLARGED RECEIVING DOCK FLOOR PLAN

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT
CARRIE MIEKO HOGUND
No. C39177
Exp. 01/31/23
STATE OF CALIFORNIA

07.18.22

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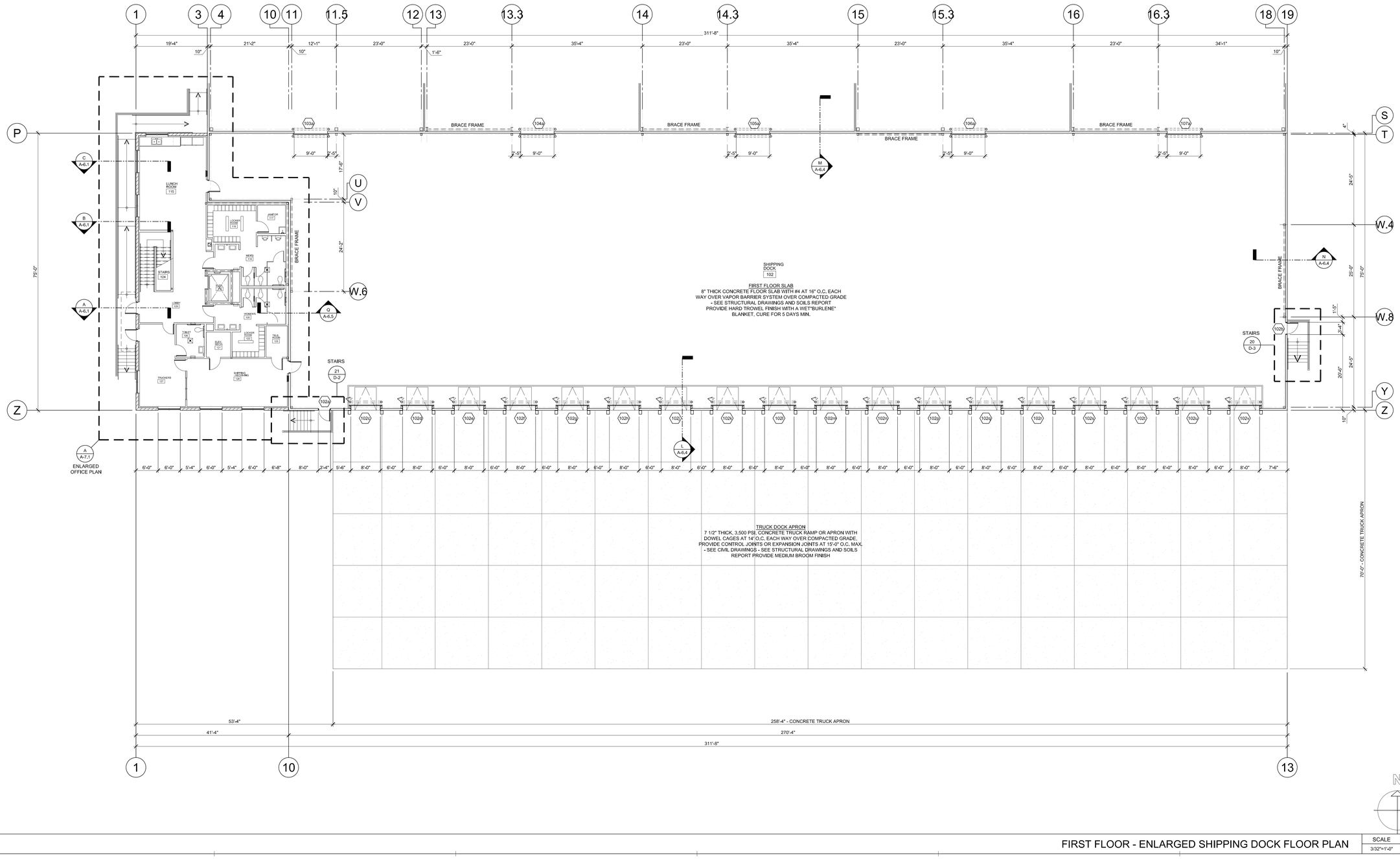
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FIRST FLOOR
- ENLARGED STORAGE ROOM FLOOR PLAN

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FIRST FLOOR SLAB
8" THICK CONCRETE FLOOR SLAB WITH #4 AT 16" O.C. EACH WAY OVER VAPOR BARRIER SYSTEM OVER COMPACTED GRADE
- SEE STRUCTURAL DRAWINGS AND SOILS REPORT
PROVIDE HARD TROWEL FINISH WITH A WET"BURLENE" BLANKET, CURE FOR 5 DAYS MIN.

TRUCK DOCK APRON
7 1/2" THICK, 3,500 PSI, CONCRETE TRUCK RAMP OR APRON WITH DOWEL CAGES AT 14'-0.C. EACH WAY OVER COMPACTED GRADE.
PROVIDE CONTROL JOINTS OR EXPANSION JOINTS AT 15'-0" O.C. MAX.
- SEE CIVIL DRAWINGS - SEE STRUCTURAL DRAWINGS AND SOILS REPORT PROVIDE MEDIUM BROOM FINISH

FIRST FLOOR - ENLARGED SHIPPING DOCK FLOOR PLAN

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

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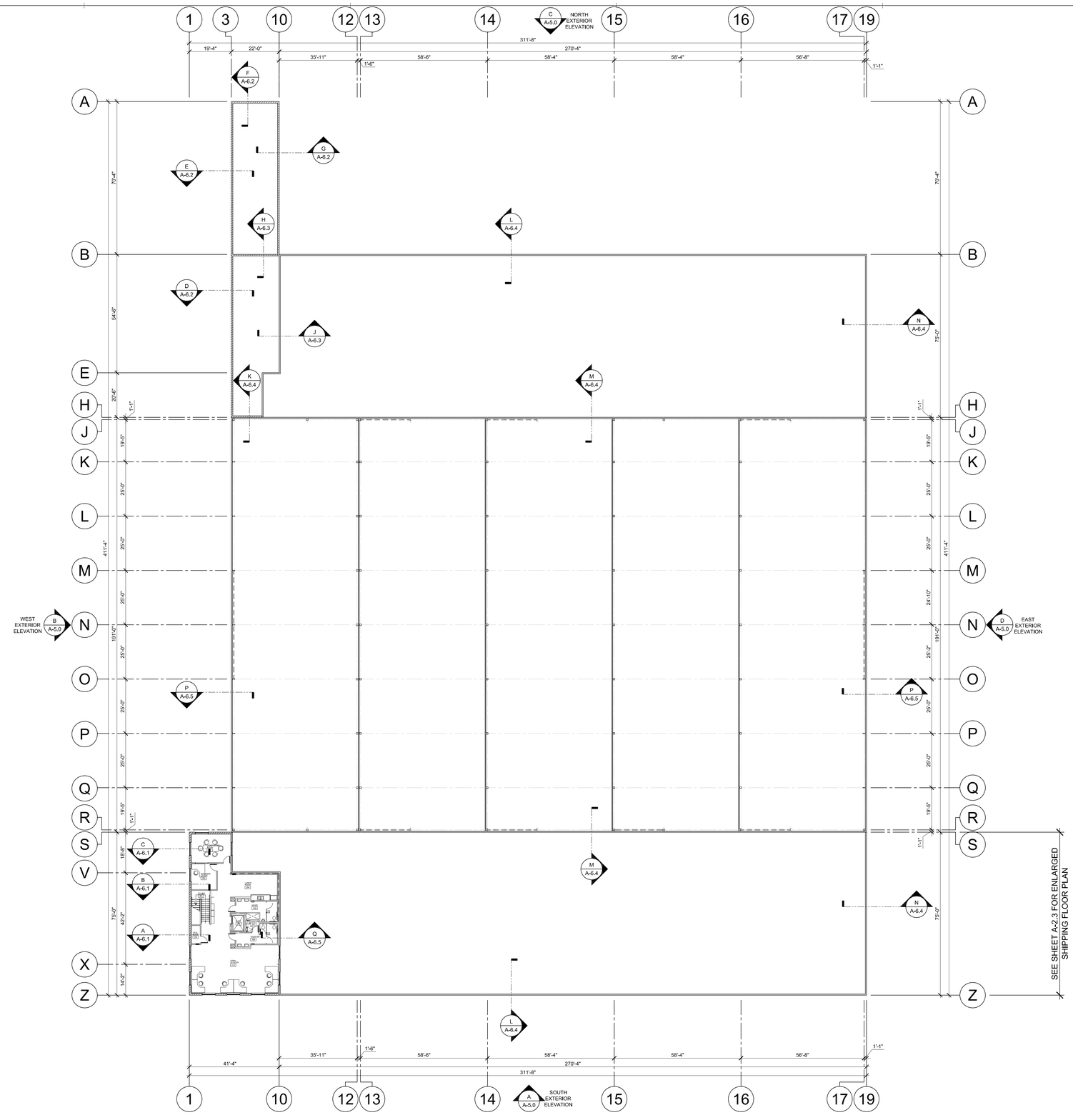
FIRST FLOOR
- ENLARGED SHIPPING DOCK FLOOR PLAN

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SECOND FLOOR
- OVERALL FLOOR PLAN

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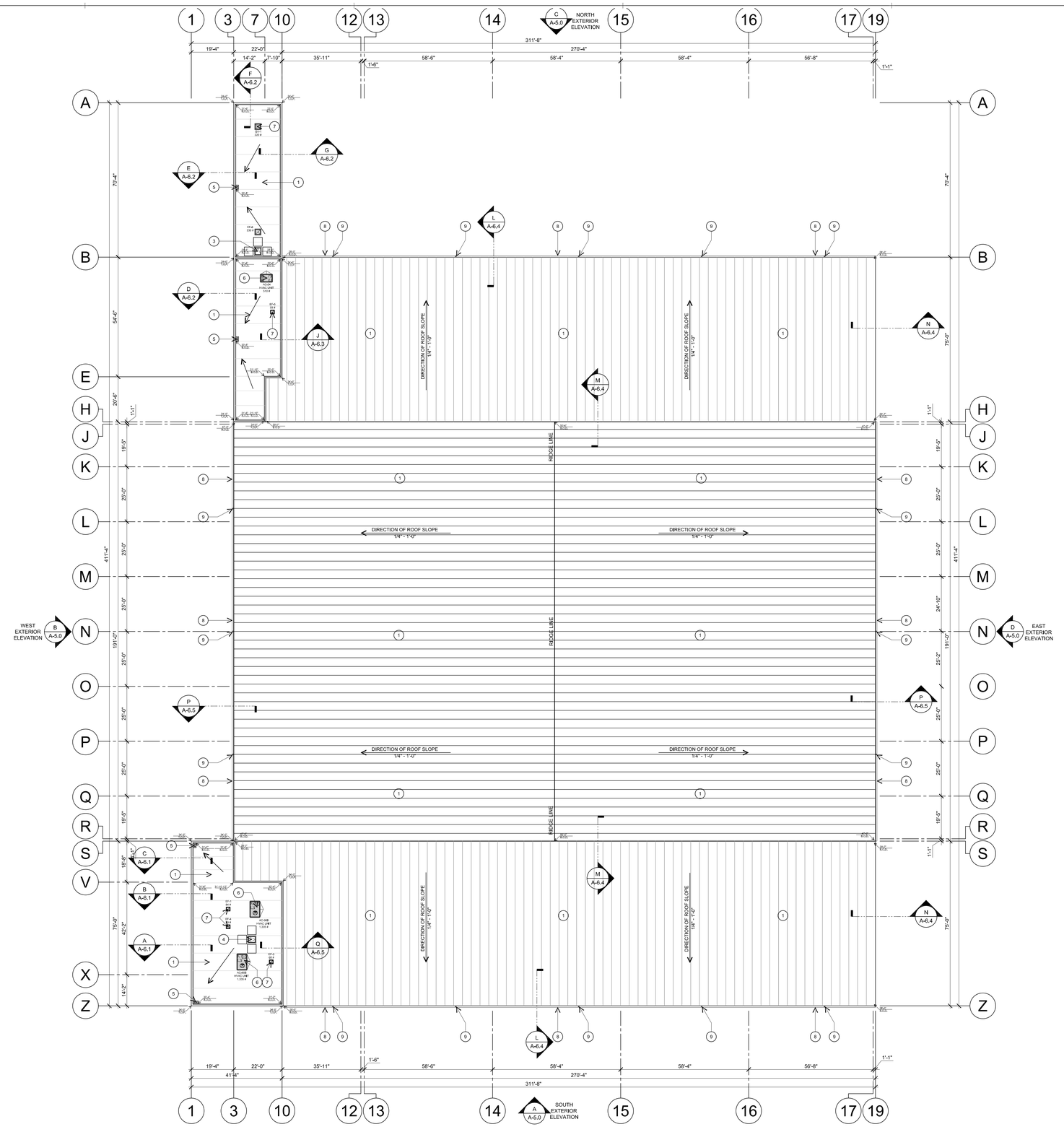
SHEET NO:

A-3.0

SECOND FLOOR - OVERALL FLOOR PLAN

SCALE 1"=20'

A



ROOF KEY NOTES:

1. SBS MODIFIED BITUMEN CLASS "A" BUILT-UP ROOFING OVER 1/2" PROTECTION BOARD OVER (2) LAYERS OF 4" THICK RIGID INSULATION BOARD OVER 2" THICK GALVANIZED METAL DECKING OVER STEEL TRUSSES - SEE STRUCTURAL
2. ROOF SLOPE TO BE A MINIMUM OF 1/4" PER 1'-0"
3. MAINTENANCE SHOP ROOF ACCESS HATCH AND LADDER WITH WALKING PADS - SEE
4. OFFICE ROOF ACCESS HATCH AND LADDER WITH WALKING PADS - SEE
5. INTERNAL ROOF DRAIN & INTERNAL OVERFLOW DRAIN - SEE ROOF DRAINAGE PLAN FOR SIZES - SEE
6. MECHANICAL EQUIPMENT AND CURB - SEE MECHANICAL DRAWINGS - PROVIDE A CRICKET ON THE HIGH SIDE OF THE CURB FOR DIVERTING WATER
7. MECHANICAL EXHAUST FAN AND CURB - SEE MECHANICAL DRAWINGS - PROVIDE A CRICKET ON THE HIGH SIDE OF THE CURB FOR
8. PREFINISHED 6"x8" 20 GA. SHEET METAL GUTTER - SEE
9. PREFINISHED 5"X5" 20 GA. SHEET METAL DOWNSPOUT TO DISCHARGE AT FINISH GRADE

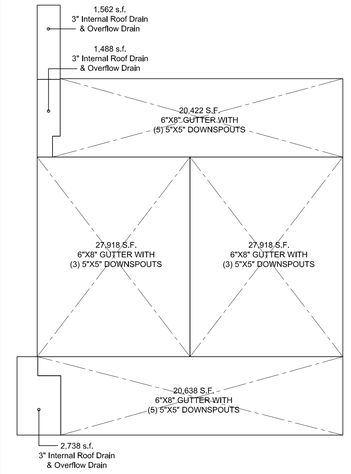
ROOF SYMBOL LEGEND:

ROOF ACCESS HATCH BY "BILCO" TYPE "E" ROOF HATCH, ALUMINUM CONSTRUCTION 3'-0"X3'-0" (TOTAL OF 1 UNIT) (4/D-4) (9/D-4)

GENERAL NOTE:

1. B.O.D. = BOTTOM OF METAL DECKING
2. FOR TYPICAL ROOF PENETRATIONS - SEE

ROOF DRAINAGE PLAN:



ROOF DRAINAGE CALCULATIONS:

Roof Drain Sizes are Calculated using 4" inches of Rainfall Per Hour per the 2019 California Plumbing Code (CPC), Chapter 11, Table 11-1 and Appendix D.

3" Dia. Roof Drain = 2,200 s.f.
4" Dia. Roof Drain = 4,600 s.f.
5" Dia. Roof Drain = 8,650 s.f.
6" Dia. Roof Drain = 13,500 s.f.
8" Dia. Roof Drain = 29,000 s.f.

N

ROOF PLAN - OVERALL PLAN | SCALE 1"=20' | A

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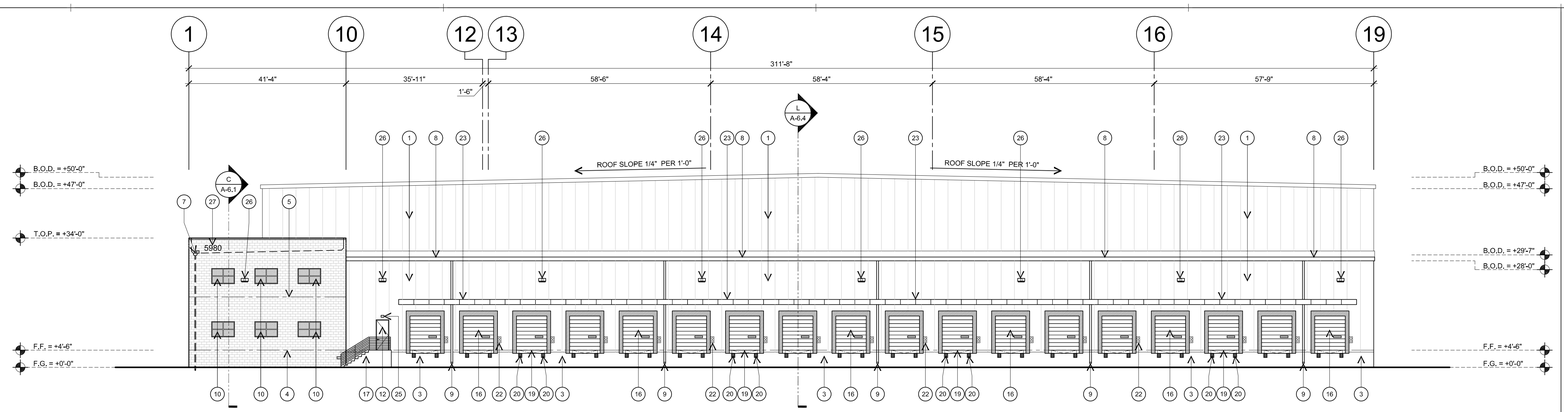
ROOF PLAN
- OVERALL PLAN

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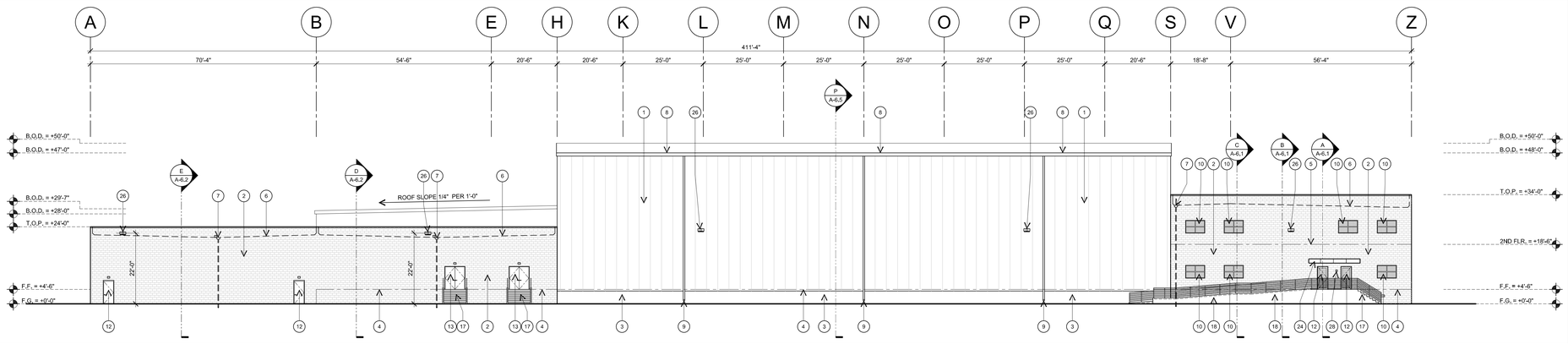
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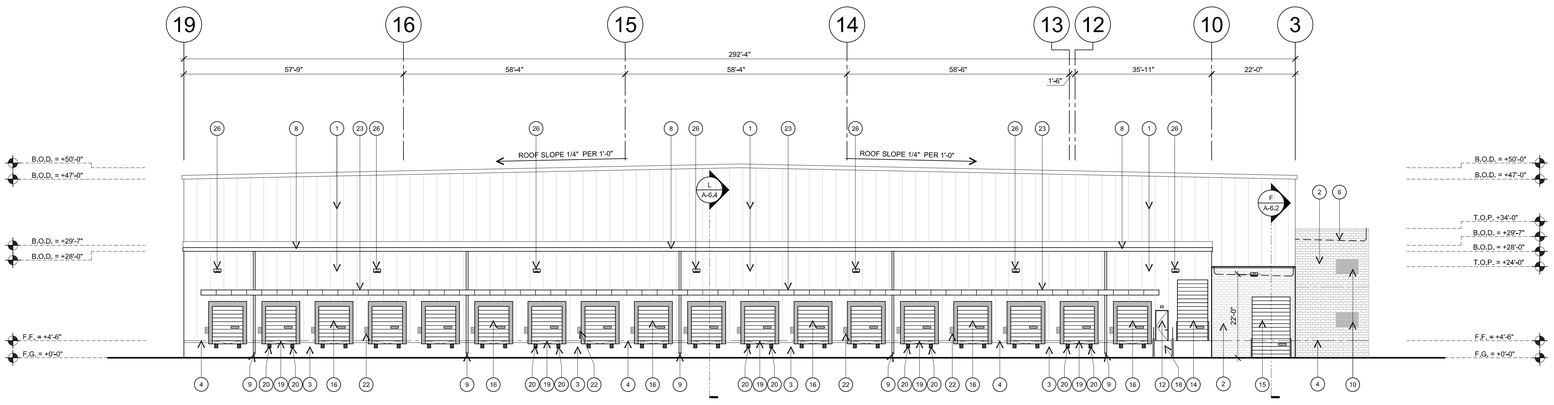
A-4.0



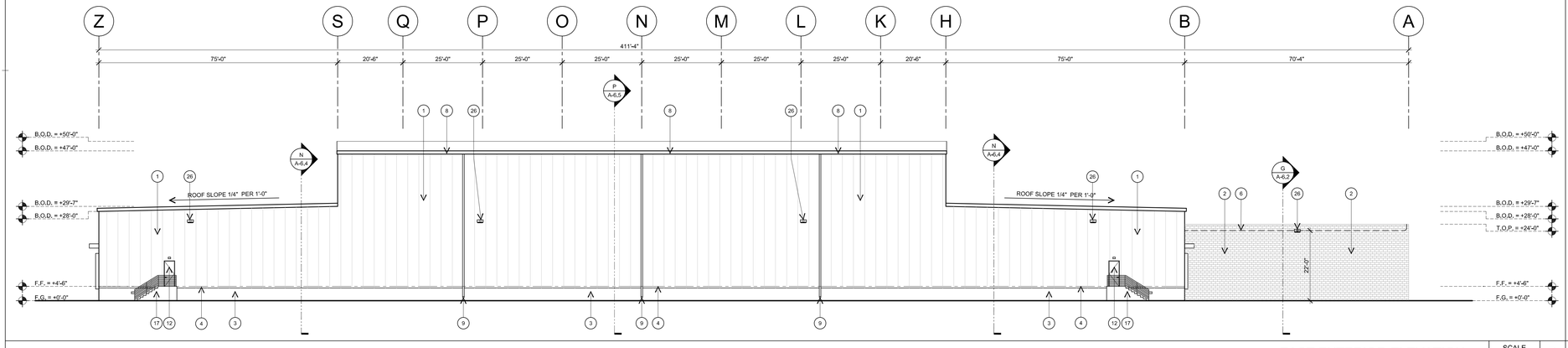
SOUTH EXTERIOR ELEVATION | SCALE 1/16"=1'-0" | A



WEST EXTERIOR ELEVATION | SCALE 1/16"=1'-0" | B



NORTH EXTERIOR ELEVATION | SCALE 1/16"=1'-0" | C



EAST EXTERIOR ELEVATION | SCALE 1/16"=1'-0" | D

KEY NOTES:

1. 6" THICK INSULATED METAL PANEL SYSTEM BY "KINGSPAN" OR EQUAL - COLOR TO BE SELECTED AND APPROVED BY THE CITY PLANNING DEPARTMENT
2. CONCRETE BLOCK WALL - SEE STRUCTURAL - COLOR TO BE SELECTED BY THE CITY PLANNING DEPARTMENT
3. EXPOSED CONCRETE FOUNDATION STEM WALL, SACK AND PATCH FOR SMOOTH FINISH - SEE STRUCTURAL
4. CENTER LINE INDICATES FIRST FLOOR
5. CENTER LINE INDICATES SECOND FLOOR
6. DASHED LINES INDICATES SLOPE OF ROOF BEYOND
7. INTERNAL ROOF DRAIN & SCUPPER OVERFLOW ROOF DRAIN
8. PREEFINISHED SHEET METAL GUTTER
9. PREFINISHED SHEET METAL DOWNSPOUT TO DISCHARGE AT FINISH GRADE - SEE
10. 1" THICK DUAL PANE GLAZING SET IN 2"X4 1/2" FRONT/BUTT GLAZED ALUMINUM STOREFRONT SYSTEM - PROVIDE SPANDREL GLASS WHERE NOTED - SEE SPECIFICATIONS
11. PAIR - 3'-0" X 7'-0" GLASS/ALUMINUM HEAVY DUTY STILE ENTRANCE DOORS WITH 1/4" TEMPERED GLAZING TO MATCH BUILDING. FINISH TO MATCH STOREFRONT SYSTEM. PROVIDE DOOR PULLS, CONCEALED DOOR CLOSURES AND ALL REQUIRED HARDWARE.
12. SINGLE - 3'-0" X 7'-0" HOLLOW METAL MAN DOOR, PAINTED TO MATCH THE BUILDING - SEE DOOR SCHEDULE
13. PAIR - 6'-0" X 7'-0" HOLLOW METAL MAN DOORS, PAINTED TO MATCH THE BUILDING - SEE DOOR SCHEDULE
14. 8'-0"X16'-0" VERTICAL LIFT METAL SERVICE DOOR WITH 7" X 24" VIEW WINDOW, PAINTED TO MATCH BUILDING - SEE DOOR SCHEDULE
15. 10'-0"X16'-0" VERTICAL LIFT METAL SERVICE DOOR WITH 7" X 24" VIEW WINDOW, PAINTED TO MATCH BUILDING - SEE DOOR SCHEDULE
16. 8'-0"X9'-10" (TO BE VERIFIED) VERTICAL LIFT METAL SERVICE DOOR WITH 7" X 24" VIEW WINDOW, PAINTED TO MATCH BUILDING - SEE DOOR SCHEDULE
17. CONCRETE STAIRS WITH +42" HIGH 1 1/2" DIA. GALVANIZED STEEL GUARDRAIL - SEE FLOOR PLANS
18. CONCRETE RAMP WALL WITH +42" HIGH 1 1/2" DIA. GALVANIZED STEEL GUARDRAIL - SEE FLOOR PLANS
19. RECESSED DOCK LEVELER SEE FLOOR PLAN FOR LOCATION
20. RUBBER DOCK DOOR BUMPERS, 2 PER DOOR
21. DOCK SEALS AT DOCK DOORS, COLOR BLACK - SEE SPECIFCATIONS
22. DOCK DOOR STATUS LIGHT - SEE SPECIFICATIONS
23. 3'-6" DEEP SHEET METAL CANOPY AT DOCK DOORS
24. 4'-0" DEEP SHEET METAL CANOPY AT OFFICE ENTRANCE
25. WALL PACKS MOUNTED AT +1'-0" ABOVE TOP OF OPENING, LOCATED OVER EVERY EXTERIOR MAN DOOR, COLORED TO BE SELECTED - SEE ELECTRICAL
26. WALL PACKS MOUNTED AT +25'-0" AFF, LOCATIONS TO BE FIELD VERIFIED AND APPROVED PRIOR TO INSTALLING - SEE ELECTRICAL
27. 18" HIGH X 3" DEEP EXTERIOR ADDRESS SIGNAGE PER THE CITY OF OXNARD ZONING AND FIRE DEPARTMENT STANDARDS - SEE SPECIFICATIONS
28. FIRE DEPARTMENT "KNOX-BOX" MOUNTED AT +6'-0" ABOVE FINISH FLOOR

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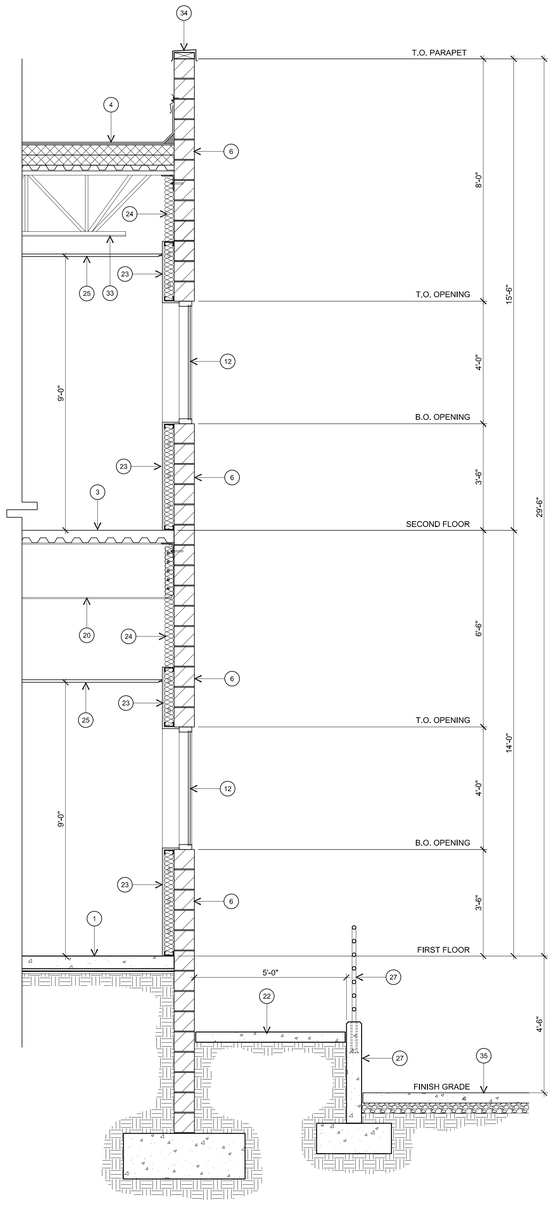
EXTERIOR ELEVATIONS

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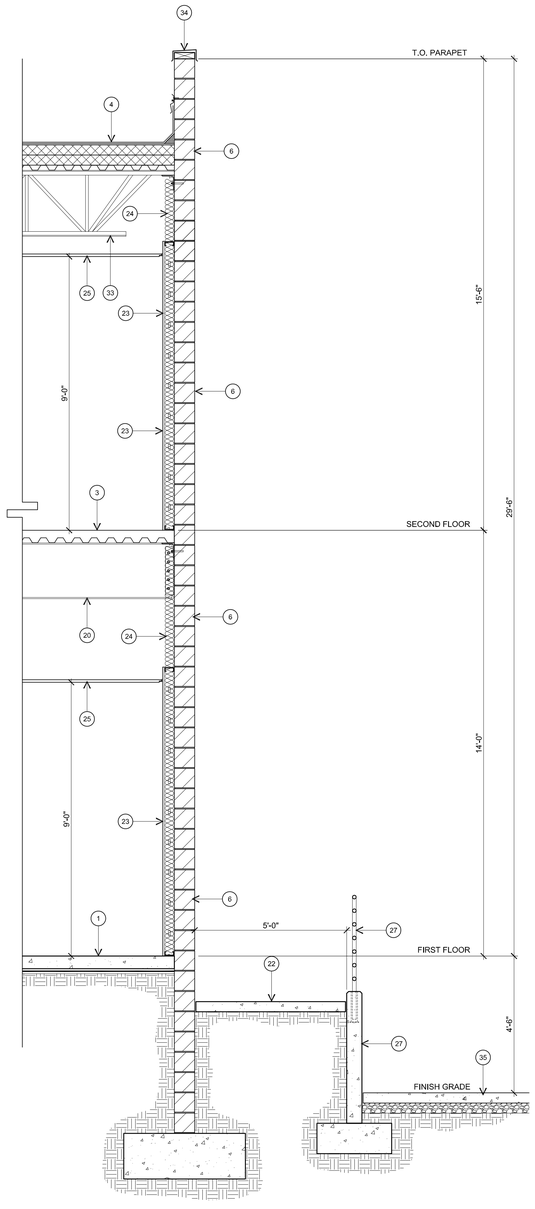
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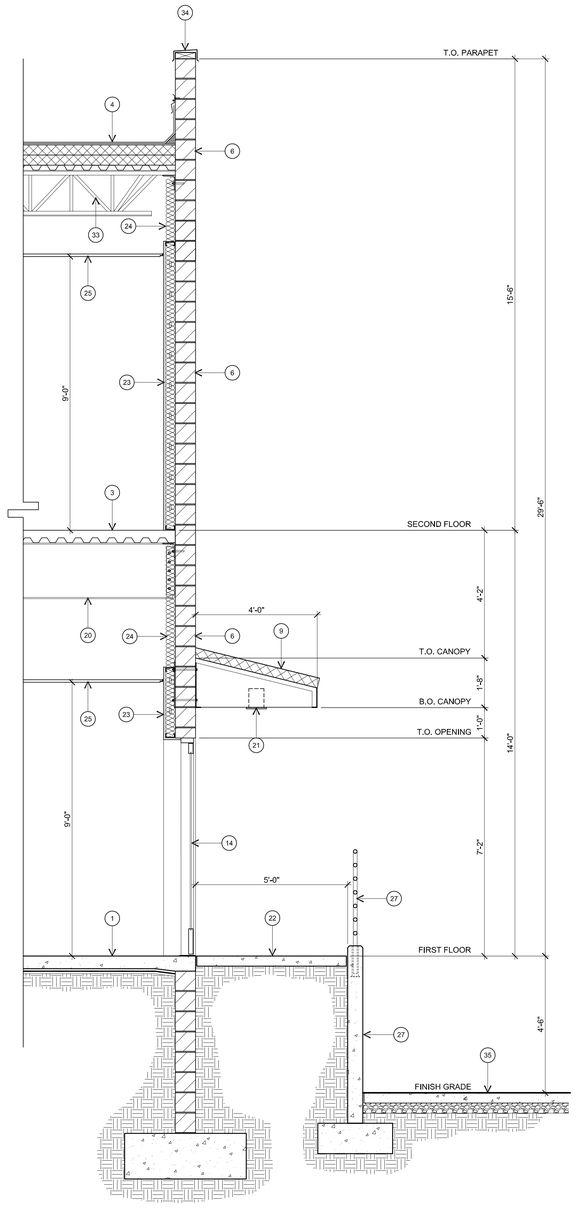
A-5.0



WALL SECTION | SCALE 1/2"=1'-0" | C



WALL SECTION | SCALE 1/2"=1'-0" | B



WALL SECTION | SCALE 1/2"=1'-0" | A

KEY NOTES:

1. OFFICE FLOOR - 5" THICK CONCRETE SLAB WITH #4 REBAR AT 16" O.C. EA. WAY OVER VAPOR BARRIER OVER COMPACTED GRADE - SEE STRUCTURAL AND
2. WAREHOUSE FLOOR - 8" THICK CONCRETE SLAB WITH #4 REBAR AT 16" O.C. EACH WAY OVER VAPOR BARRIER OVER ENGINEERED FILL - SEE STRUCTURAL AND SOILS REPORT
3. SECOND FLOOR - 4" THICK HARDROCK CONCRETE WITH #4 REBAR AT 16" O.C. EA. WAY OVER 3" 20 GA. METAL DECKING - SEE STRUCTURAL DRAWINGS
4. ROOFING - SBS MODIFIED BITUMEN CLASS "A" BUILT-UP ROOFING OVER 1/2" PROTECTION BOARD OVER (2) LAYERS OF 4" THICK RIGID INSULATION BOARD OVER 2" THICK GALVANIZED METAL DECKING OVER STEEL TRUSSES - SEE STRUCTURAL
5. DOCK APRON - 7 1/2" THICK, 3,500 PSI, CONCRETE TRUCK RAMP OR APRON WITH DOWEL CAGES AT 14' O.C, EACH WAY OVER COMPACTED GRADE, PROVIDE CONTROL JOINTS OR EXPANSION JOINTS AT 15'-0" O.C. MAX. - SEE STRUCTURAL AND SOILS REPORT
6. 8" CMU BLOCK WALL - SEE STRUCTURAL - COLOR TO BE SELECTED AND APPROVED BY THE CITY PLANNING DEPARTMENT
7. 6" THICK INSULATED METAL PANEL SYSTEM BY "KINGSPAN" OR EQUAL - COLOR TO BE SELECTED AND APPROVED BY THE CITY PLANNING DEPARTMENT
8. EXPOSED CONCRETE FOUNDATION STEM WALL, SACK AND PATCH FOR SMOOTH FINISH - SEE STRUCTURAL
9. 4'-0" DEEP CANOPY AT OFFICE ENTRANCE - INSULATED METAL PANEL OVER STRUCTURAL STEEL FRAME - SEE STRUCTURAL
10. PREFINISHED 6"x8" 20 GA. SHEET METAL GUTTER
11. PREFINISHED 5"X5" 20 GA. SHEET METAL DOWNSPOUT TO DISCHARGE AT FINISH GRADE
12. 1" THICK DUAL PANE GLAZING SET IN 2"X4 1/2" FRONT/BUTT GLAZED ALUMINUM STOREFRONT SYSTEM - PROVIDE SPANDREL GLASS WHERE NOTED - SEE SPECIFICATIONS
13. SINGLE - 3'-0" X 7'-0" GLASS/ALUMINUM HEAVY DUTY STILE ENTRANCE DOORS WITH 1/2" TEMPERED GLAZING TO MATCH BUILDING. FINISH TO MATCH STOREFRONT SYSTEM. PROVIDE DOOR PULLS, CONCEALED DOOR CLOSURES AND ALL REQUIRED HARDWARE.
14. SINGLE - 3'-0" X 7'-0" HOLLOW METAL MAN DOOR, PAINTED TO MATCH THE BUILDING - SEE DOOR SCHEDULE
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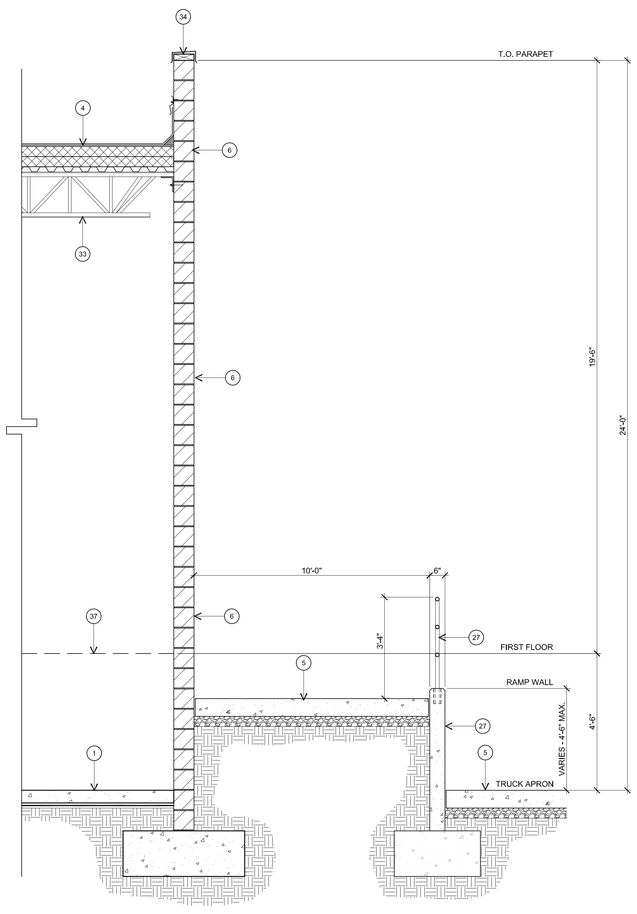
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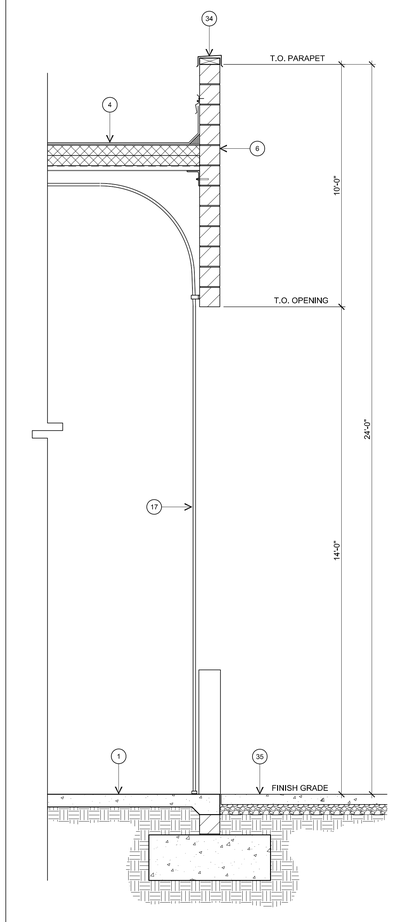
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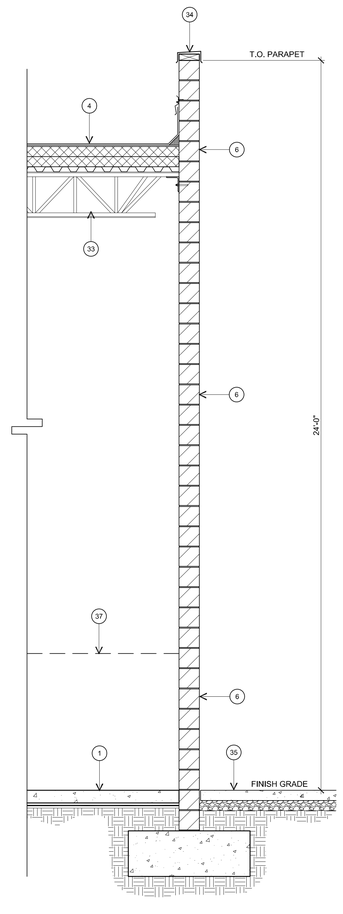
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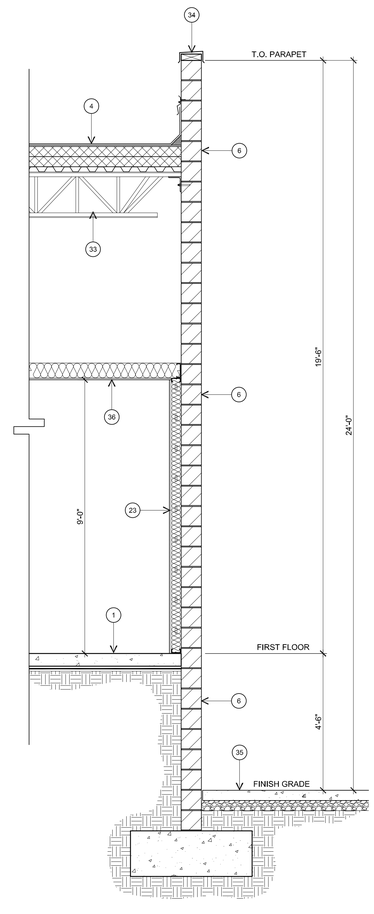
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WALL SECTION | SCALE 1/2"=1'-0" | F



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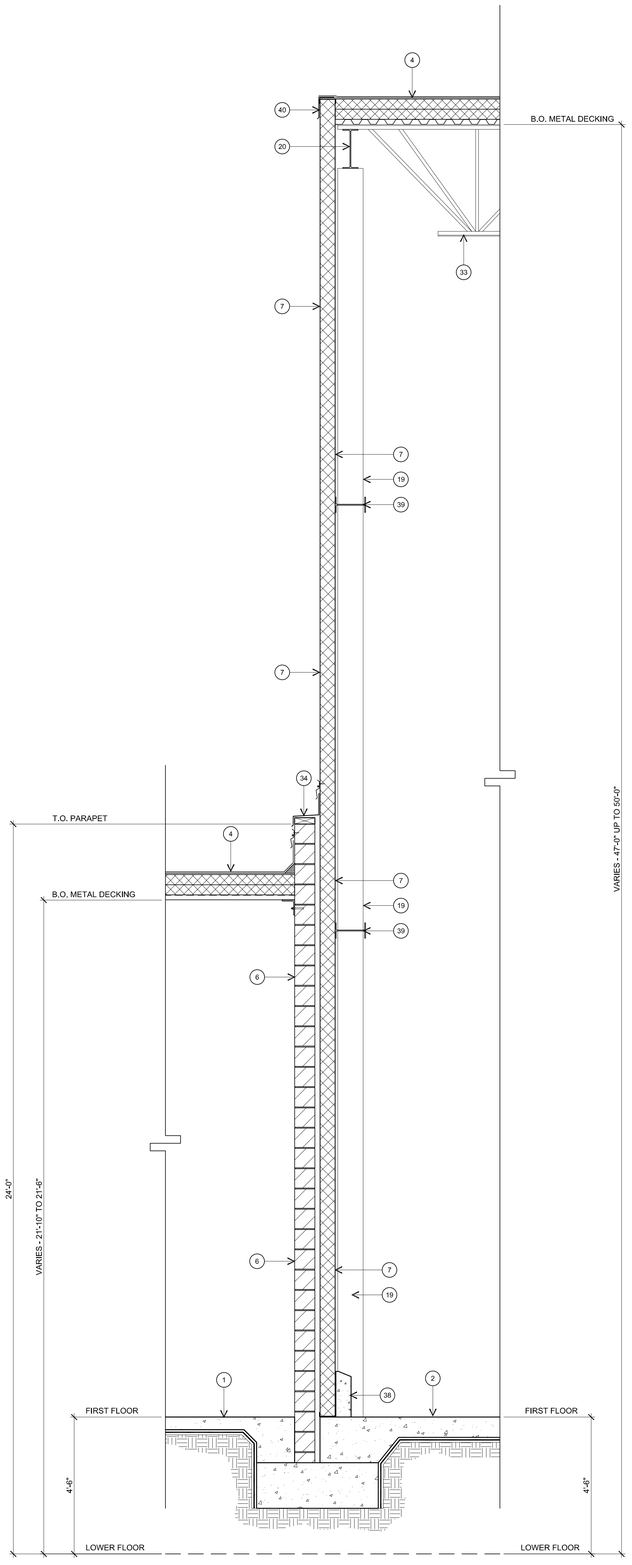
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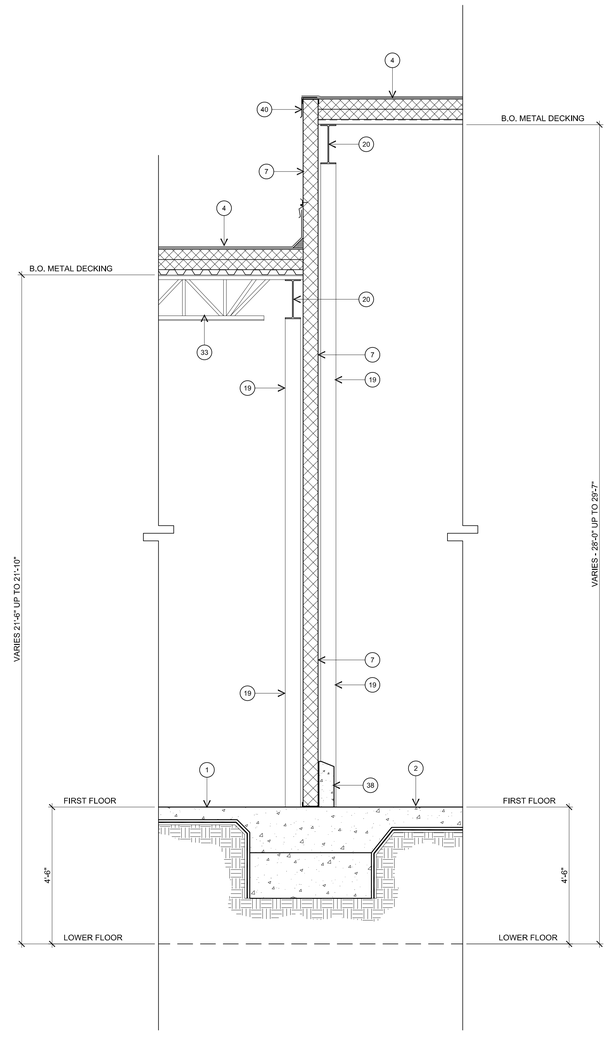
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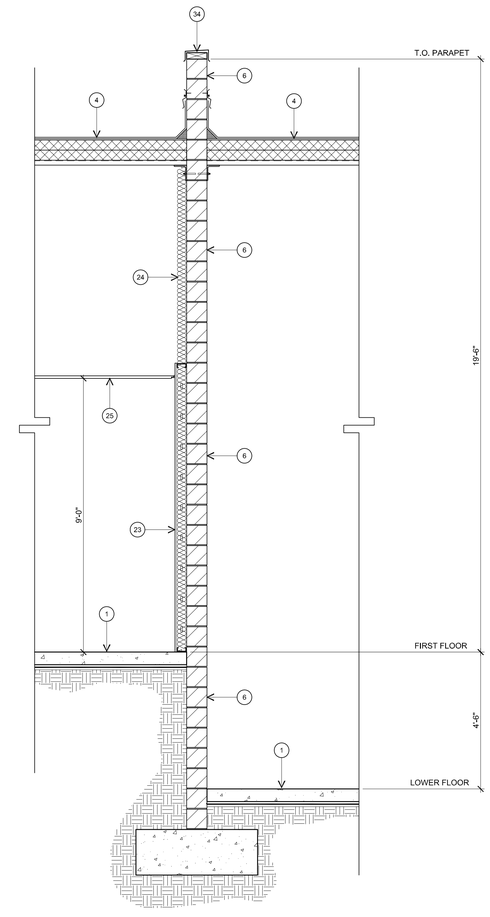
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WALL SECTION | SCALE 1/2"=1'-0" | K



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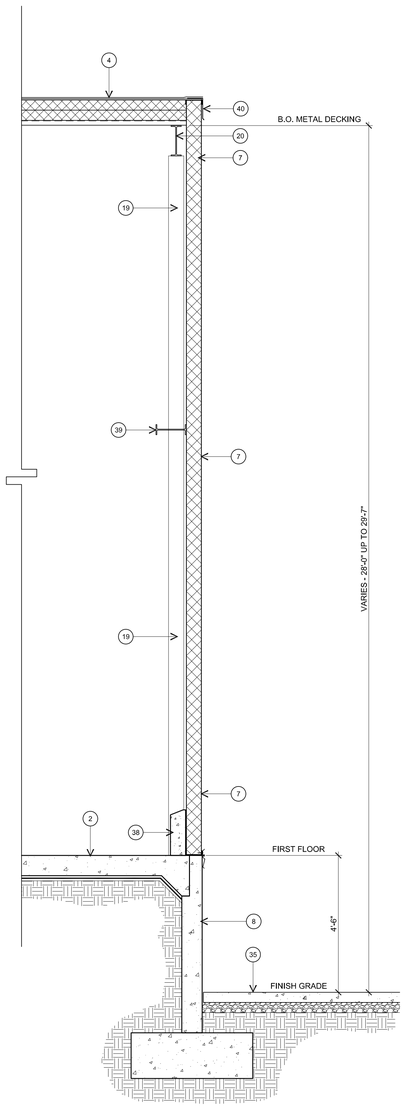
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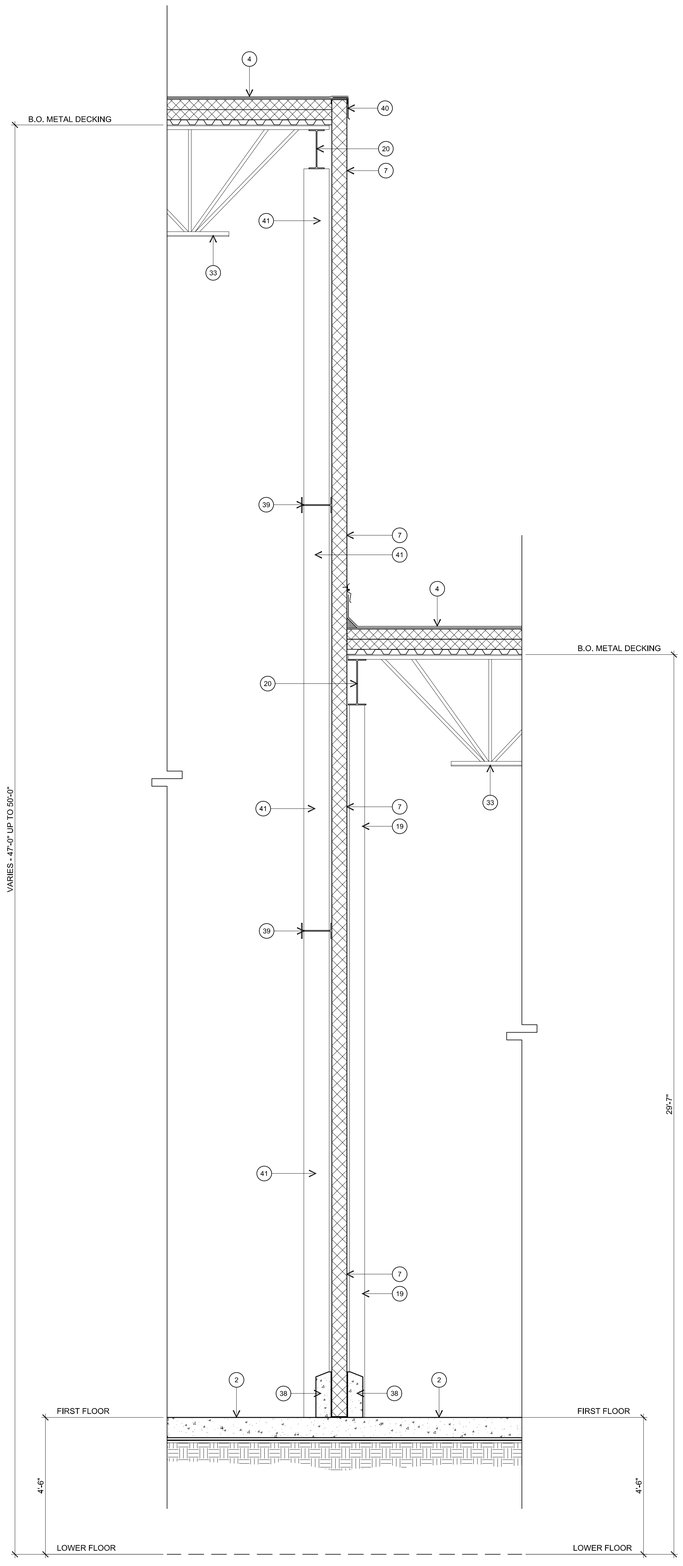
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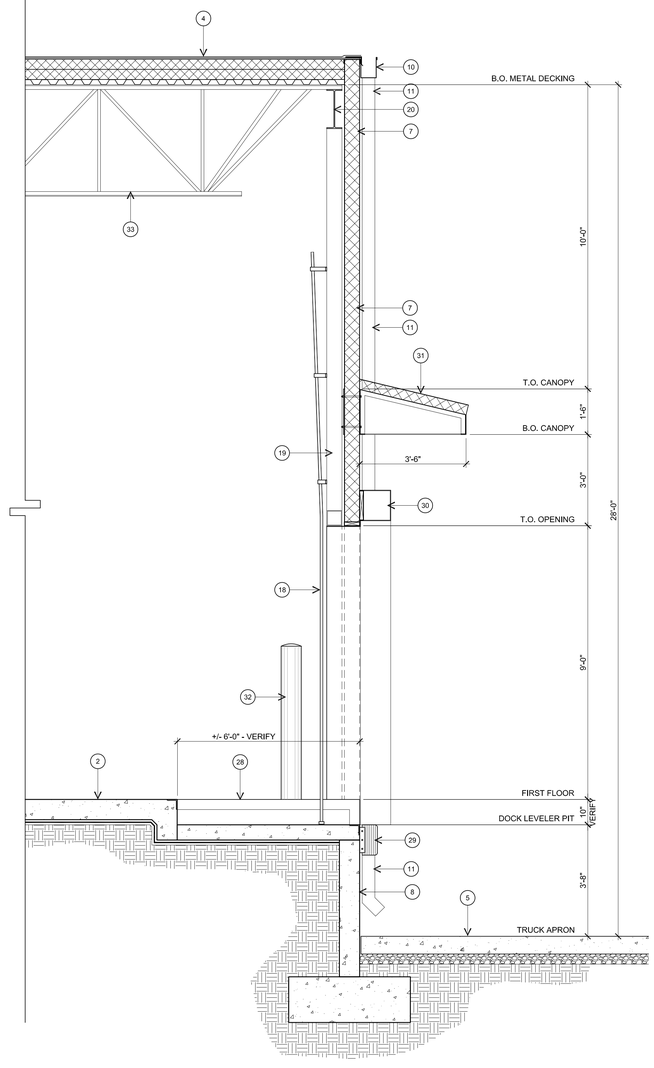
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WALL SECTION | SCALE 1/2"=1'-0" | N



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23. 5/8" TYPE "X" GYP. BD. (ONE SIDE ONLY) OVER 3 5/8" 25 GA. METAL STUDS WITH R-13 BATT INSULATION OVER CONCRETE PANEL
24. CONTINUE R-13 INSULATION UP TO THE BOTTOM OF THE FLOOR STRUCTURE. SECURE INSULATION TO CONCRETE WALL WITH STICK PINS.
25. SUSPENDED ACOUSTICAL TILE CEILING
26. CONCRETE STAIRS WITH +42" HIGH 1 1/2" DIA. GALVANIZED STEEL GUARDRAIL - SEE FLOOR PLANS
27. CONCRETE RAMP WALL WITH +42" HIGH 1 1/2" DIA. GALVANIZED STEEL GUARDRAIL - SEE FLOOR PLANS
28. RECESSED DOCK LEVELER SEE FLOOR PLAN FOR LOCATION
29. RUBBER DOCK DOOR BUMPERS, 2 PER DOOR
30. DOCK SEALS AT DOCK DOORS, COLOR BLACK - SEE SPECIFICATIONS
31. 3'-6" DEEP CANOPY AT DOCK DOORS - INSULATED METAL PANEL OVER STRUCTURAL STEEL FRAME - SEE STRUCTURAL
32. 8" DIA. BOLLARD PAINTED SAFETY YELLOW
33. STEEL TRUSS - SEE STRUCTURAL
34. 20 GA. GALVANIZED SHEET METAL COPING
35. FINISH SURFACE - SLOPE MIN. OF 2% AWAY FROM BUILDING - SEE CIVIL
36. 5/8" GYP. BD. OVER 6" 20 GA. CEILING JOISTS AT 16" O.C. MAX. WITH R-19 BATT INSULATION
37. LINE OF FLOOR STEP BEYOND
38. 6"X18" CONCRETE CURB
39. STEEL GIRDER - SEE STRUCTURAL
40. 20 GA. GALVANIZED SHEET FLASHING
41. WIDE FLANGE STEEL COLUMN BEYOND, PAINTED - SEE STRUCTURAL

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MIEKO HOGUND No. C29177 REG. 01/31/23 STATE OF CALIFORNIA

07.18.22

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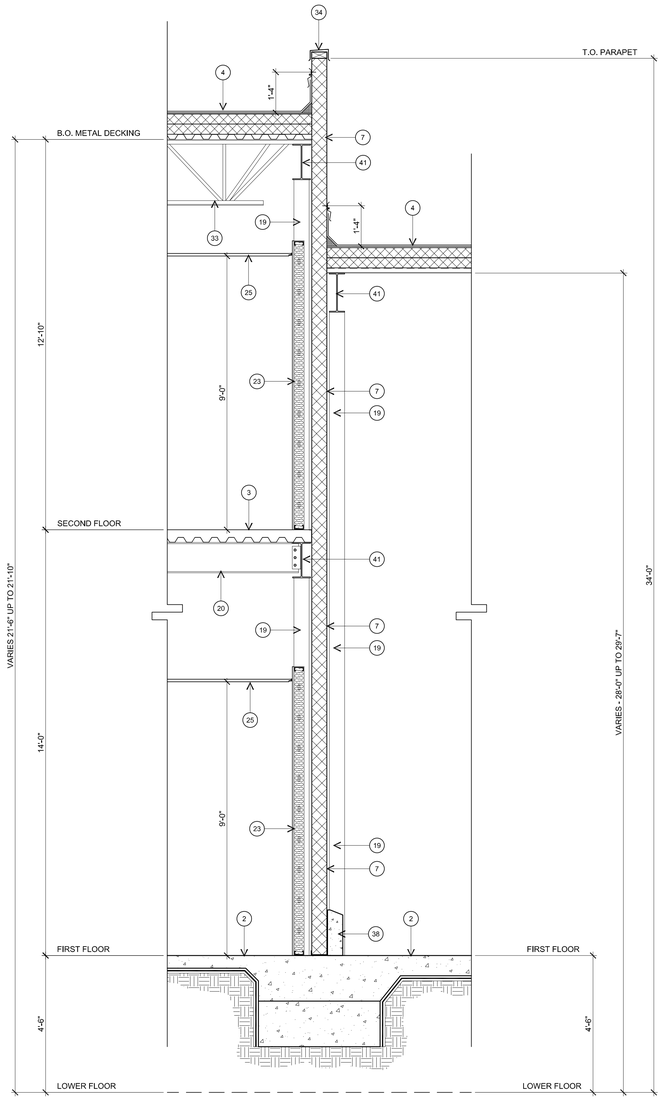
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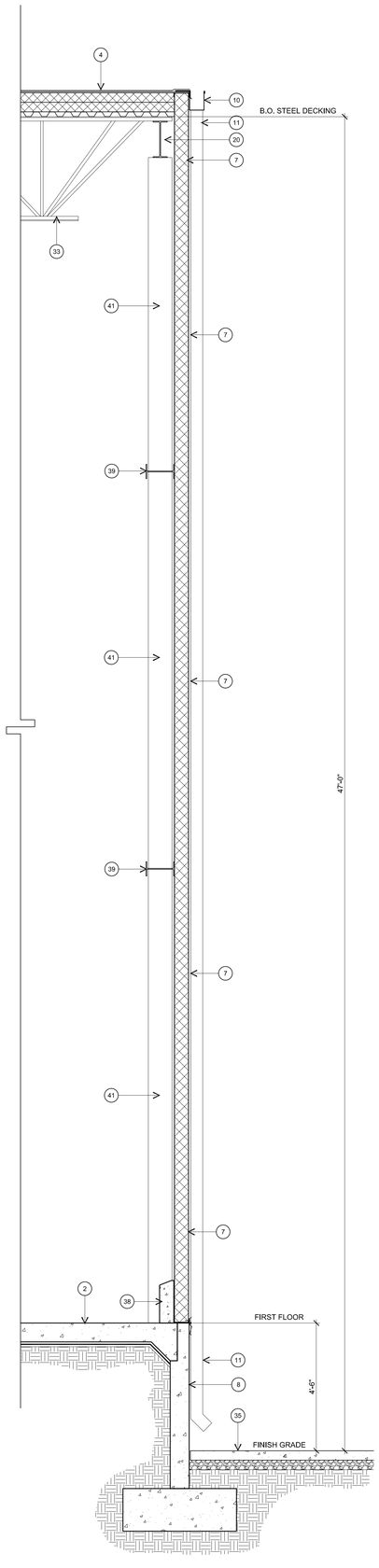
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A-6.4





KEY NOTES:

1. OFFICE FLOOR - 5" THICK CONCRETE SLAB WITH #4 REBAR AT 16" O.C. EA. WAY OVER VAPOR BARRIER OVER COMPACTED GRADE - SEE STRUCTURAL AND
2. WAREHOUSE FLOOR - 8" THICK CONCRETE SLAB WITH #4 REBAR AT 16" O.C. EACH WAY OVER VAPOR BARRIER OVER ENGINEERED FILL - SEE STRUCTURAL AND SOILS REPORT
3. SECOND FLOOR - 4" THICK HARDROCK CONCRETE WITH #4 REBAR AT 16" O.C. EA. WAY OVER 3" 20 GA. METAL DECKING - SEE STRUCTURAL DRAWINGS
4. ROOFING - SBS MODIFIED BITUMEN CLASS "A" BUILT-UP ROOFING OVER 1/2" PROTECTION BOARD OVER (2) LAYERS OF 4" THICK RIGID INSULATION BOARD OVER 2" THICK GALVANIZED METAL DECKING OVER STEEL TRUSSES - SEE STRUCTURAL
5. DOCK APRON - 7 1/2" THICK, 3,500 PSI, CONCRETE TRUCK RAMP OR APRON WITH DOWEL CAGES AT 14' O.C, EACH WAY OVER COMPACTED GRADE, PROVIDE CONTROL JOINTS OR EXPANSION JOINTS AT 15'-0" O.C. MAX. - SEE STRUCTURAL AND SOILS REPORT
6. 8" CMU BLOCK WALL - SEE STRUCTURAL - COLOR TO BE SELECTED AND APPROVED BY THE CITY PLANNING DEPARTMENT
7. 6" THICK INSULATED METAL PANEL SYSTEM BY "KINGSPAN" OR EQUAL - COLOR TO BE SELECTED AND APPROVED BY THE CITY PLANNING DEPARTMENT
8. EXPOSED CONCRETE FOUNDATION STEM WALL, SACK AND PATCH FOR SMOOTH FINISH - SEE STRUCTURAL
9. 4'-0" DEEP CANOPY AT OFFICE ENTRANCE - INSULATED METAL PANEL OVER STRUCTURAL STEEL FRAME - SEE STRUCTURAL
10. PREFINISHED 6"x8" 20 GA. SHEET METAL GUTTER
11. PREFINISHED 5"X5" 20 GA. SHEET METAL DOWNSPOUT TO DISCHARGE AT FINISH GRADE
12. 1" THICK DUAL PANE GLAZING SET IN 2"X4 1/2" FRONT/BUTT GLAZED ALUMINUM STOREFRONT SYSTEM - PROVIDE SPANDREL GLASS WHERE NOTED - SEE SPECIFICATIONS
13. SINGLE - 3'-0" X 7'-0" GLASS/ALUMINUM HEAVY DUTY STILE ENTRANCE DOORS WITH 1/2" TEMPERED GLAZING TO MATCH BUILDING. FINISH TO MATCH STOREFRONT SYSTEM. PROVIDE DOOR PULLS, CONCEALED DOOR CLOSURES AND ALL REQUIRED HARDWARE.
14. SINGLE - 3'-0" X 7'-0" HOLLOW METAL MAN DOOR, PAINTED TO MATCH THE BUILDING - SEE DOOR SCHEDULE
15. PAIR - 6'-0" X 7'-0" HOLLOW METAL MAN DOORS, PAINTED TO MATCH THE BUILDING - SEE DOOR SCHEDULE
16. 8'-0"X16'-0" VERTICAL LIFT METAL SERVICE DOOR WITH 7" X 24" VIEW WINDOW, PAINTED TO MATCH BUILDING - SEE DOOR SCHEDULE
17. 10'-0"X16'-0" VERTICAL LIFT METAL SERVICE DOOR WITH 7" X 24" VIEW WINDOW, PAINTED TO MATCH BUILDING - SEE DOOR SCHEDULE
18. 8'-0"X9'-10" (TO BE VERIFIED) VERTICAL LIFT METAL SERVICE DOOR WITH 7" X 24" VIEW WINDOW, PAINTED TO MATCH BUILDING - SEE DOOR SCHEDULE
19. TUBE STEEL COLUMN BEYOND, PAINTED - SEE STRUCTURAL
20. WIDE FLANGE STEEL BEAM, PAINTED - SEE STRUCTURAL
21. RECESSED EXTERIOR DOWN LIGHT, TRIM RING TO MATCH METAL PANEL SOFFIT - SEE ELECTRICAL
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WALL SECTION | SCALE 1/2"=1'-0" | N

WALL SECTION | SCALE 1/2"=1'-0" | Q

WALL SECTION | SCALE 1/2"=1'-0" | P

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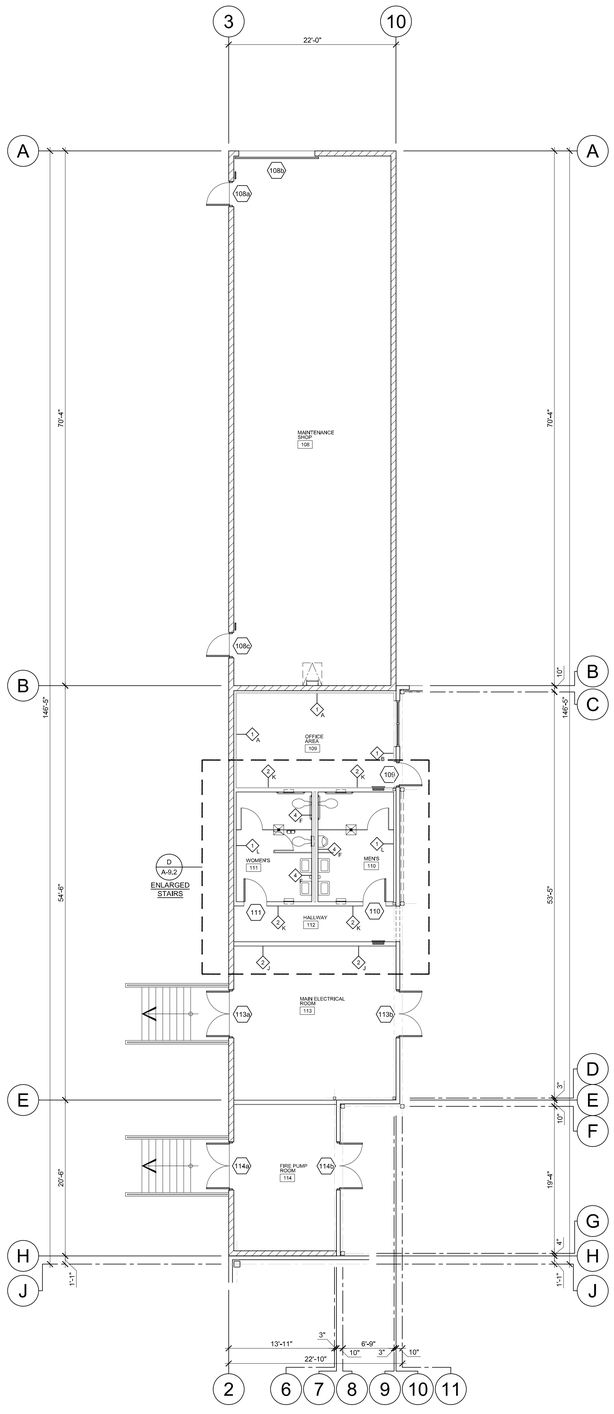
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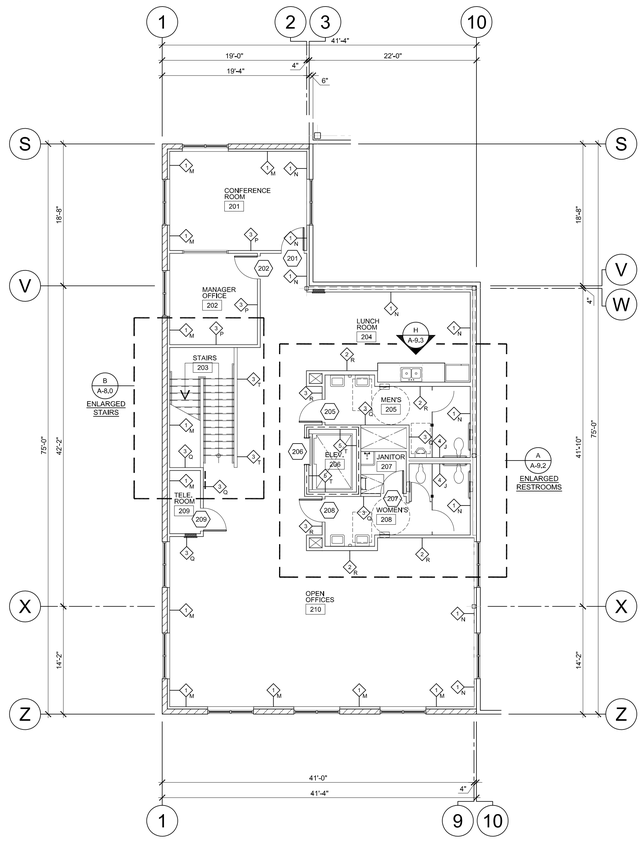
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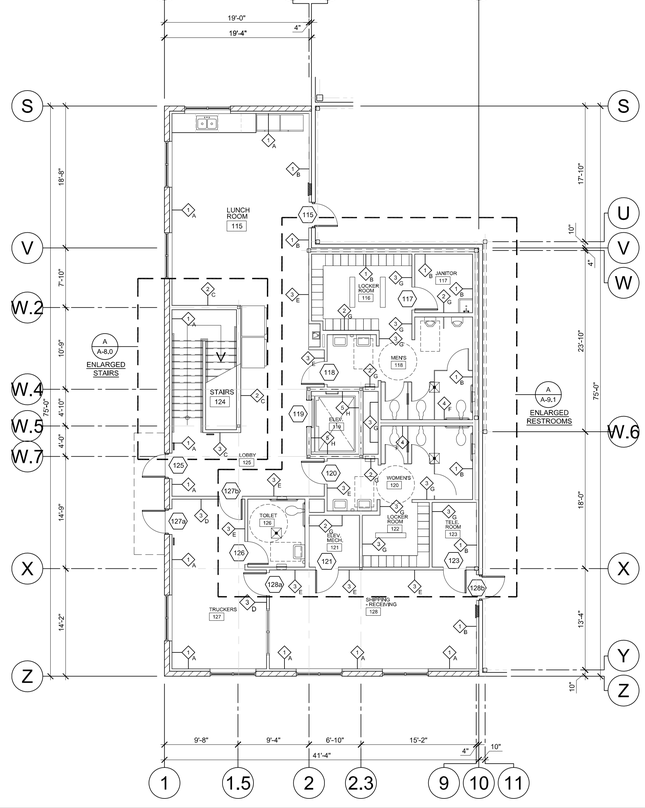
A-6.5



FIRST FLOOR - ENLARGED OFFICE FLOOR PLAN | SCALE 1/8"=1'-0" | C



SECOND FLOOR - ENLARGED OFFICE FLOOR PLAN | SCALE 1/8"=1'-0" | B



FIRST FLOOR - ENLARGED OFFICE FLOOR PLAN | SCALE 1/8"=1'-0" | A

WALL TYPE LEGEND:

- EXTERIOR CONCRETE WALLS AND SHEAR WALLS
- NEW INTERIOR NON BEARING PARTITIONS
- NEW 1-HOUR RATED INTERIOR PARTITION

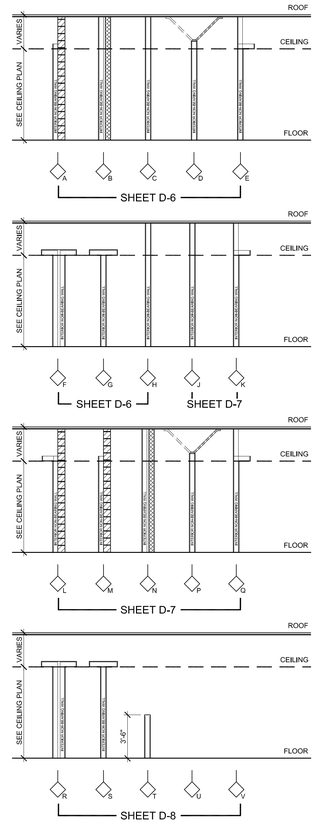
1. STEEL STUDS SHALL BE MANUFACTYURED BY A SSMA MEMBER IN CONFORMANCE WITH "ICC-ES" ESR-3064P
2. INTERIOR PARTITIONS THAT EXCEED +12'-0" A.F.F., PROVIDE BRIDGING AT 4'-0" O.C. MAX.
3. PROVIDE FIRE STOPS FOR DOUBLE OR STAGGERED STUDS AND CONCEALED SPACES.
4. FOR TYPICAL METAL STUD PARTITION FRAMING - SEE 1 D-5

WALL CONSTRUCTION LEGEND:

1. 5/8" TYPE "X" GYP. BD, (ONE SIDE ONLY) OVER 3 5/8" 25 GA. METAL STUD FRAMING AT 24" O.C. MAX. **(362S125-18) L/120, 5 PSF**, OVER EXTERIOR WALLS - PROVIDE R-13 BATT INSULATION ***("SSMA" MEMBER IN CONFORMANCE WITH "ICC-ES" #ESR-3064P)***
2. 5/8" TYPE "X" GYP. BD, (BOTH SIDES) OVER 6" 20 GA. METAL STUD FRAMING AT 24" O.C. MAX. **(600S125-30) L/120, 5 PSF** - PROVIDE R-19 BATT INSULATION ***("SSMA" MEMBER IN CONFORMANCE WITH "ICC-ES" #ESR-3064P)***
3. 5/8" TYPE "X" GYP. BD, (BOTH SIDES) OVER 3 5/8" 20 GA, METAL STUD FRAMING AT 24" O.C, MAX. **(362S125-30) L/120, 5 PSF** - PROVIDE R-13 BATT INSULATION ***("SSMA" MEMBER IN CONFORMANCE WITH "ICC-ES" #ESR-3064P)***
4. 5/8" TYPE "X" GYP. BD, (BOTH SIDES) OVER STAGGERED 3 5/8" 20 GA, METAL STUD FRAMING AT 24" O.C. MAX. **(362S125-30) L/120, 5 PSF** - SEE FLOOR PLAN FOR WALL DIMENSION - PROVIDE R-13 BATT INSULATION IN BOTH CAVITIES. ***("SSMA" MEMBER IN CONFORMANCE WITH "ICC-ES" #ESR-3064P)***
5. "USG" 1-HOUR RATED SHAFT WALL - 6" WIDE STUDS (600CH20, 600ES200 & 600U20) AT 24" O.C. - USE 1" LINER BOARD INSIDE OF SHAFT AND 5/8" TYPE "X" GYP. BD, OUTSIDE OF SHAFT - PROVIDE R-19 BATT INSULATION ***("SSMA" MEMBER IN CONFORMANCE WITH "ICC-ES" #ER-4943P)***
6. 5/8" TYPE "X" GYP. BD, (BOTH SIDES) OVER 2"X4" WOOD STUD FRAMING AT 16" O.C, MAX.

WALL TYPE LEGEND:

(SEE SHEET D-6, D-7 & D-8)



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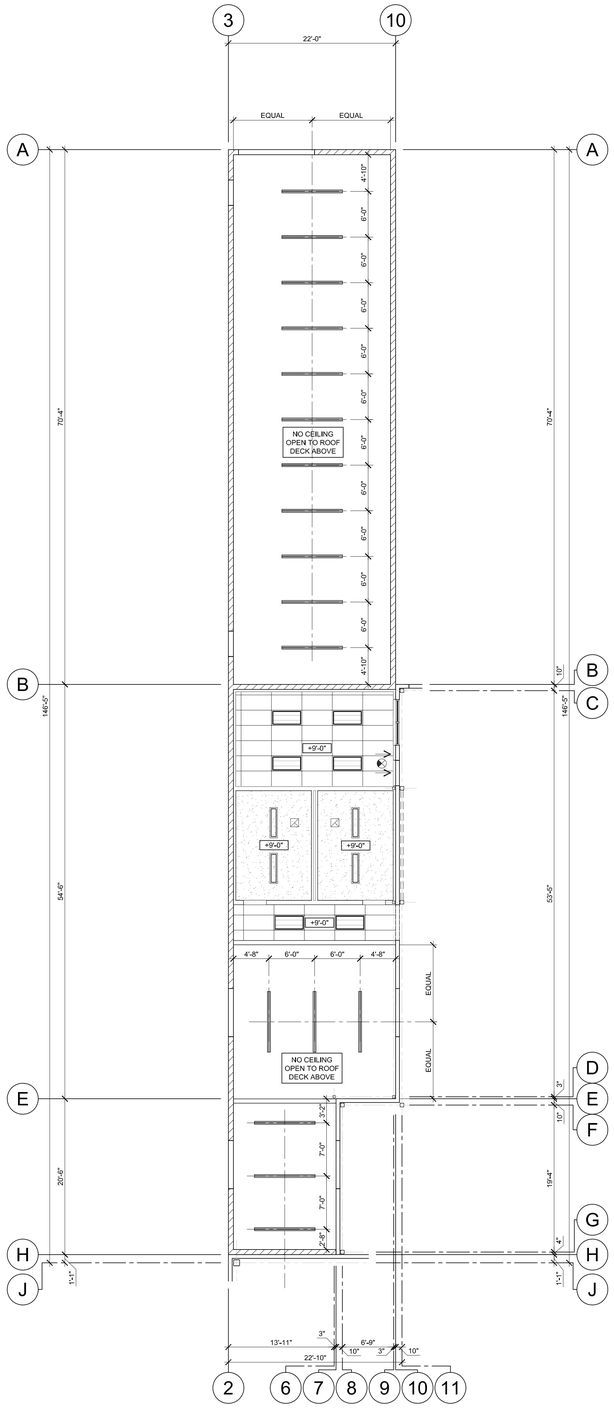
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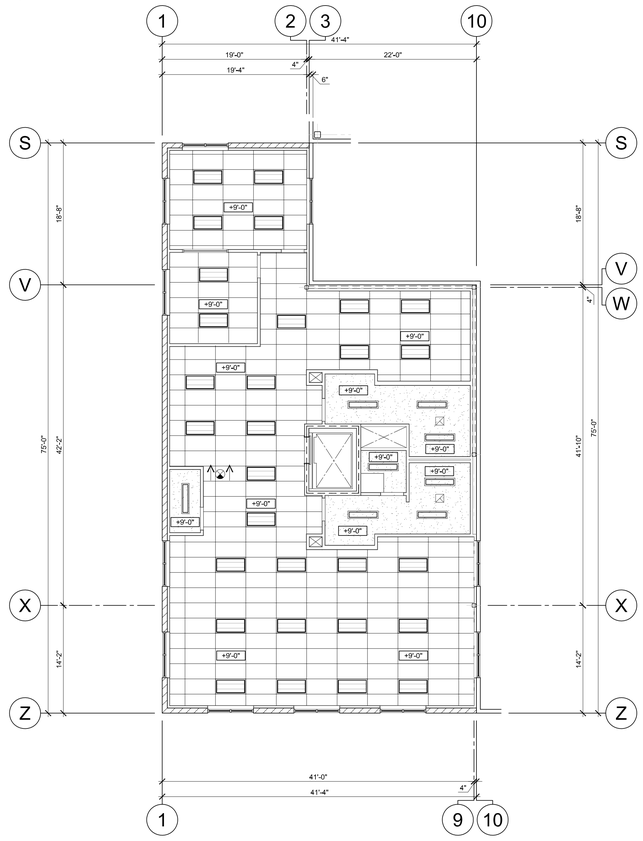
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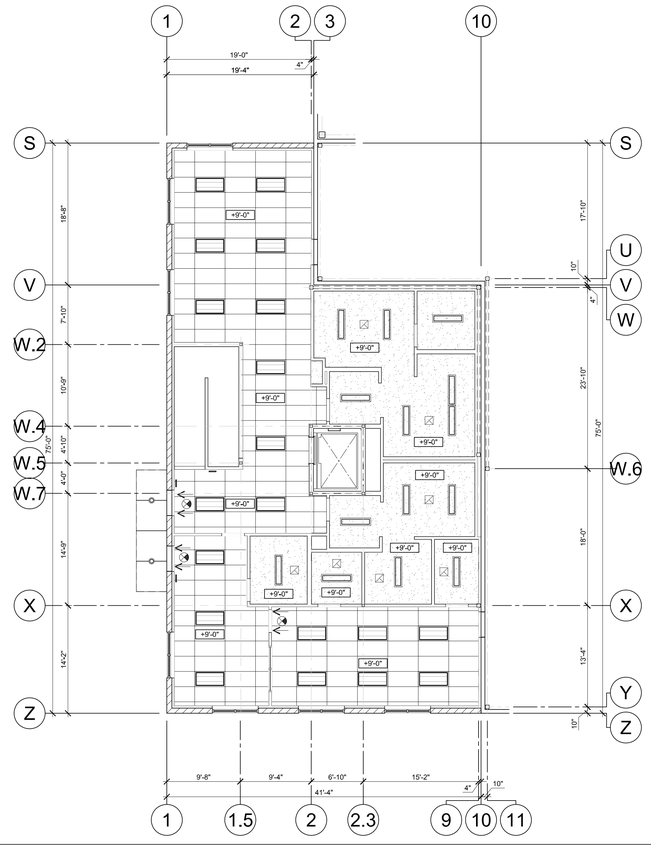
A-7.1



FIRST FLOOR - ENLARGED OFFICE CEILING PLAN | SCALE 1/8"=1'-0" | C



SECOND FLOOR - ENLARGED OFFICE CEILING PLAN | SCALE 1/8"=1'-0" | B



FIRST FLOOR - ENLARGED OFFICE CEILING PLAN | SCALE 1/8"=1'-0" | A

CEILING FIXTURE SCHEDULE:

- NEW 2' X 4' DIRECT/IN-DIRECT LED LAY-IN LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- SYMBOL INDICATES EMERGENCY LIGHTING WITH 90 MINUTE BATTERY BACK-UP - SEE ELECTRICAL DRAWINGS
- NEW RECESSED LED DOWNLIGHT WITH OPEN LENSE - SEE ELECTRICAL DRAWINGS
- SYMBOL INDICATES EMERGENCY LIGHTING WITH 90 MINUTE BATTERY BACK-UP - SEE ELECTRICAL DRAWINGS
- NEW 1' X 4' LED SURFACE MOUNTED LIGHT FIXTURE WITH WRAP AROUND LENSE - SEE ELECTRICAL DRAWINGS
- SYMBOL INDICATES EMERGENCY LIGHTING WITH 90 MINUTE BATTERY BACK-UP - SEE ELECTRICAL DRAWINGS
- NEW SELF ILLUMINATING EXIT SIGN WITH 90 MINUTE EMERGENCY BATTERY BACK-UP - SEE ELECTRICAL DRAWINGS
- NEW SUPPLY AIR REGISTER, VERIFY SIZE, WHITE - SEE MECHANICAL DRAWINGS
- NEW RETURN AIR REGISTER, VERIFY SIZE, WHITE - SEE MECHANICAL DRAWINGS
- NEW EXHAUST AIR REGISTER, VERIFY SIZE, WHITE - SEE MECHANICAL DRAWINGS
- NEW 2'X4' SUSPENDED CEILING GRID SYSTEM - SEE FINISH SCHEDULE (ACT-1) FOR SPECIFICATION - SEE (16 D-5) (18 D-5) (19 D-5)
- NEW GYP. BD. CEILING - 5/8" TYPE "X" GYP. BD. OVER 6" 20. CEILING JOISTS AT 16" O.C. MAX. - RUN JOIST THE SHORT SPAN OF THE ROOM. - **(600S125-30) L/240, 6 PSF**

CEILING GENERAL NOTES:

1. THE MEANS OF EGRESS SYSTEM SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL. CFC 1006.2
2. SHOW TWO SOURCES OF POWER FOR MEANS OF EGRESS WHEN TWO OR MORE EXITS ARE REQUIRED. CFC 1006.3
3. PROVIDE SEPARATE SOURCE OF POWER FOR EXIT SIGN ILLUMINATION. CFC 1011.6.3.
4. EXIT SIGNS ARE REQUIRED WHEN 2 OR MORE EXITS ARE REQUIRED. SEE SHEET A-2.2 FOR EXIT SIGN LOCATIONS. CFC 1011.1
5. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED WITH WITH 5-FOOT-CANDLES.

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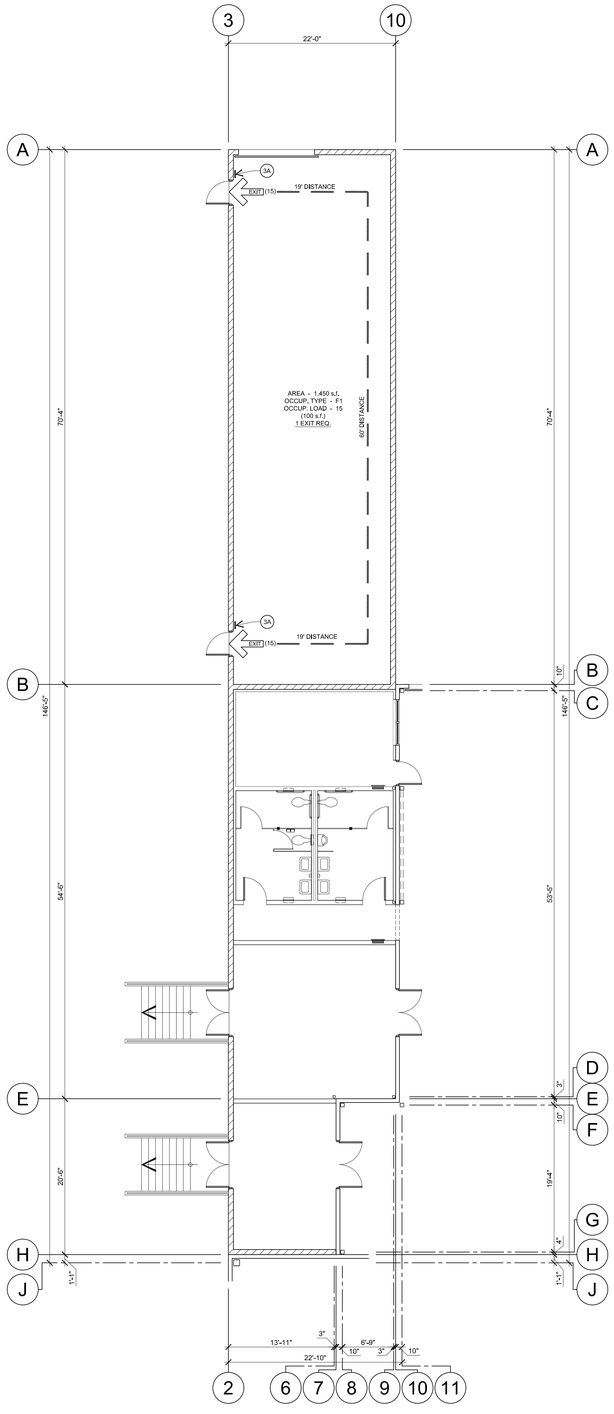
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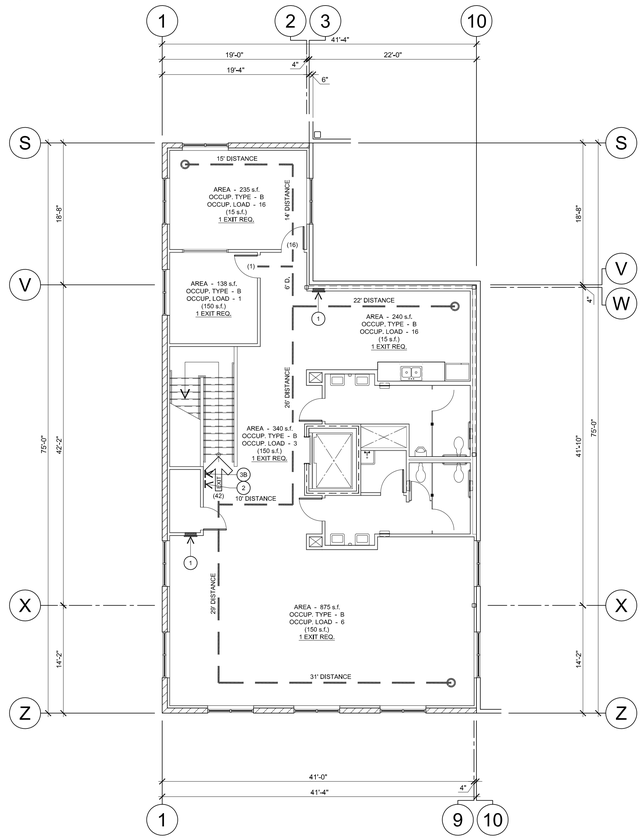
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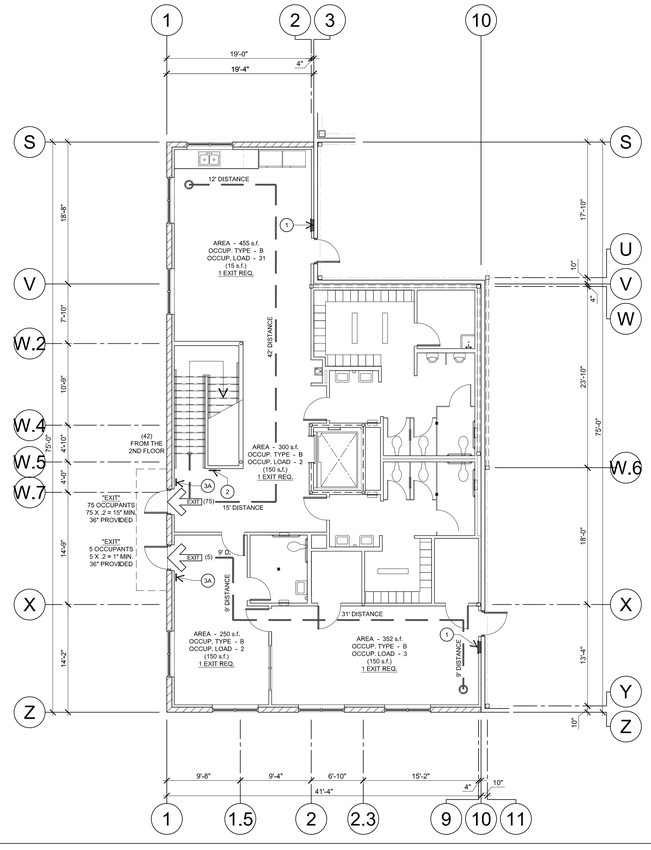
A-7.2



FIRST FLOOR - ENLARGED EXITING PLAN | SCALE 1/8"=1'-0" | C



SECOND FLOOR - ENLARGED EXITING PLAN | SCALE 1/8"=1'-0" | B



FIRST FLOOR - ENLARGED EXITING PLAN | SCALE 1/8"=1'-0" | A

EXITING KEY NOTES:

1. FIRE EXTINGUISHER CABINET - SEE 21/D-5
2. STAIR SIGNAGE - SEE 14/D-5
3. "TACTILE EXIT SIGNAGE" ARE REQUIRED PER (SECTION 1011.3) SIGNS MUST INCLUDE BRAILLE PER (SECTION 11B-703.2)

   TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS.

3A. - EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY TACTILE EXIT WITH THE WORD, *"EXIT"*. 4/D-5

3B. - EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE INDENTIFIED BY TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: 15/D-9
   - A. *"EXIT STAIR DOWN"*
   - B. *"EXIT RAMP DOWN"*
   - C. *"EXIT STAIR UP"*
   - D. *"EXIT RAMP UP"*

3C. - EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE INDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, *"EXIT ROUTE"*. 9/D-5

3D. - EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE INDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, *"EXIT ROUTE"*. 9/D-5

3E. - EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, *"TO EXIT"*. 10/D-5

4. MAXIMUM OCCUPANT LOAD SIGNAGE THAT READS: *"MAXIMUM OCCUPANCY OF THIS ROOM IS"*. 5/D-5

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MEKO HOSKINS REG. C31177 EXP. 01/31/23 STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME

- ENLARGED OFFICE EXITING PLANS

NO:	DATE:	DESCRIPTION:
	07.18.22	1st Plan Check Submittal

JOB NO:	19010
DATE ISSUED:	07.18.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

SHEET NO:

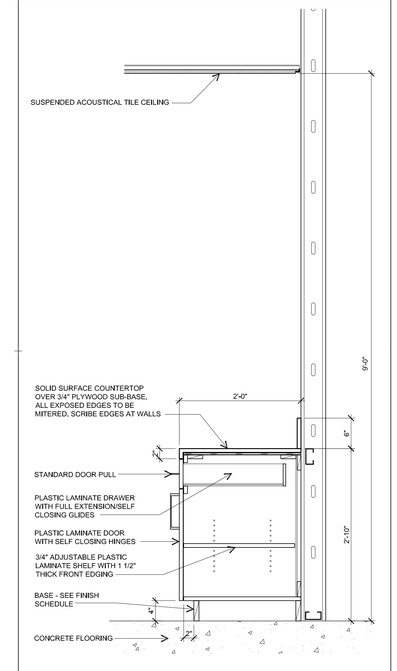
A-7.3

..

SCALE	
1 1/2"=1'-0"	30

Interior Cabinet Section

SCALE	
3"=1'-0"	28

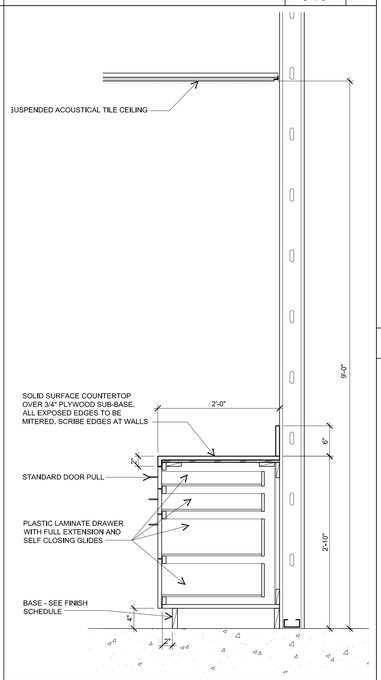


Interior Cabinet Section

SCALE	
1 1/2"=1'-0"	26

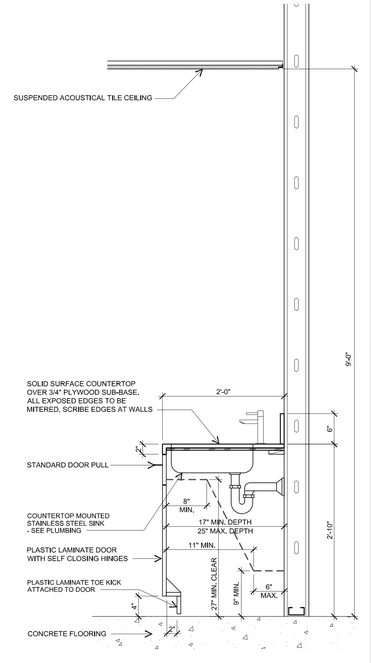
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SCALE	
3"=1'-0"	25



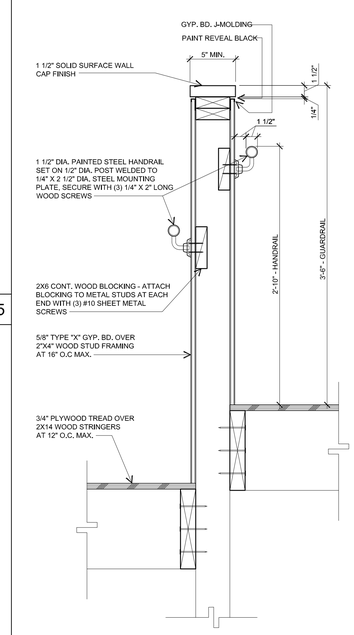
Interior Cabinet Section

SCALE	
1"=1'-0"	23



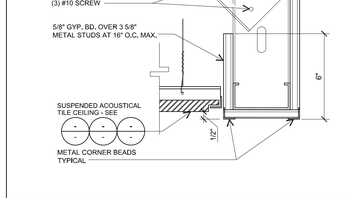
Interior Cabinet Section

SCALE	
1"=1'-0"	21



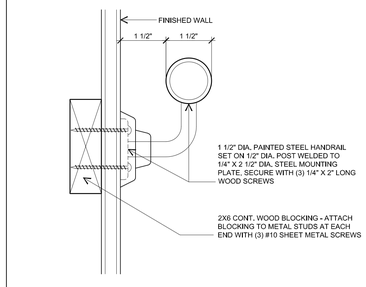
Lobby Stair Handrail

SCALE	
1 1/2"=1'-0"	19



Lobby Stair Guardrail

SCALE	
1 1/2"=1'-0"	18

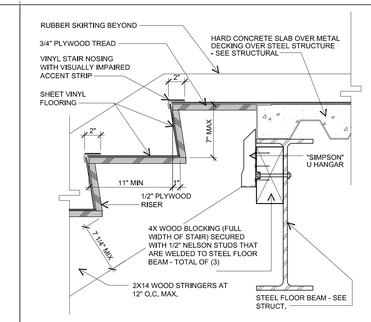


Lobby Stair Guardrail

SCALE	
6"=1-0"	18

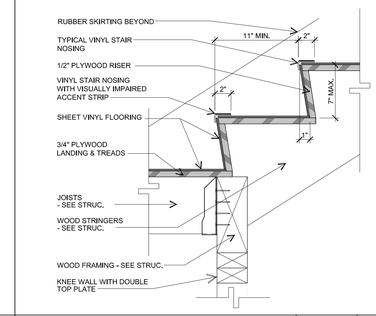
Lobby Stair Handrail

SCALE	
3"=1'-0"	16



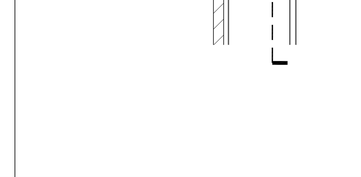
Wood Stair - Second Floor

SCALE	
1 1/2"=1'-0"	15



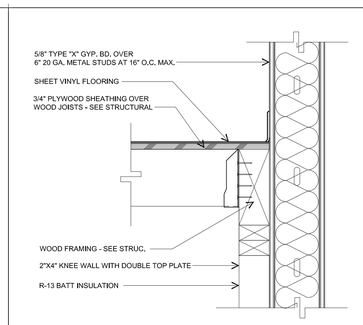
Wood Stair - Intermediate Landing

SCALE	
1 1/2"=1'-0"	14



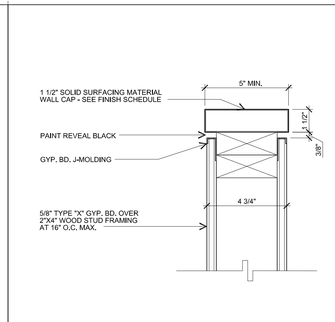
Wood Stair - First Floor

SCALE	
1 1/2"=1'-0"	13



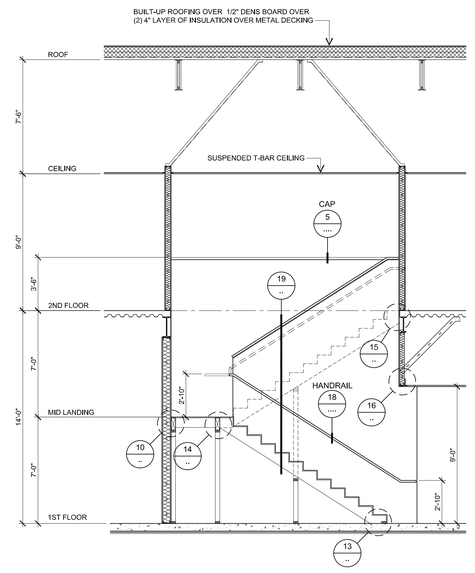
Wood Stair - Intermediate Landing

SCALE	
1 1/2"=1'-0"	10



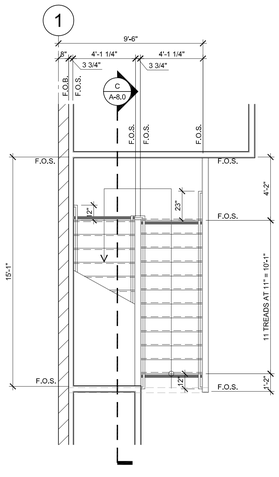
Wood Stair - Low Wall Cap

SCALE	
3"=1'-0"	5



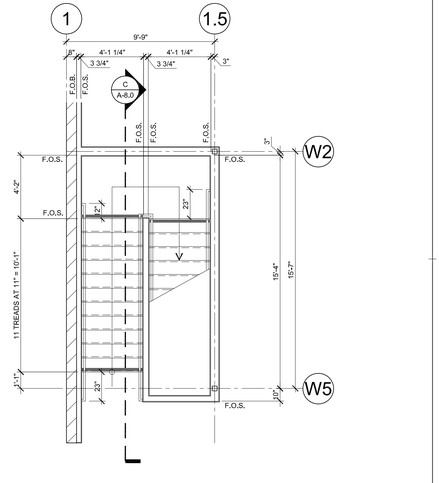
EXIT STAIR - ENLARGED MEZZANINE FLOOR PLAN

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



ENLARGED SECOND FLOOR STAIR PLAN

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



ENLARGED FIRST FLOOR STAIR PLAN

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

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32 Executive, Suite 100
Irvine, CA 92614
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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MIEKO HOGUND No. C29177 EXP. 01/31/23 STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY

5980 Arcturus Avenue
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CLIENT NAME

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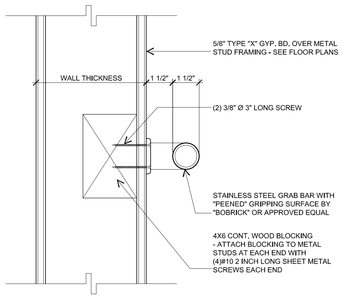
SHEET NAME

NO:	DATE:	DESCRIPTION:
	07.18.22	1st Plan Check Submittal

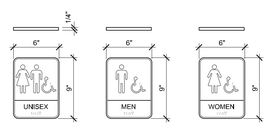
JOB NO:	19010
DATE ISSUED:	07.18.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

SHEET NO:

A-8.0



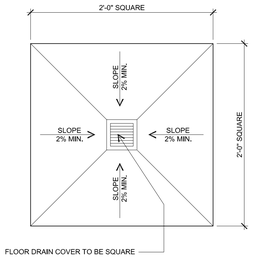
Backing Detail for Restroom Grab Bars | SCALE 3"=1'-0" | 30



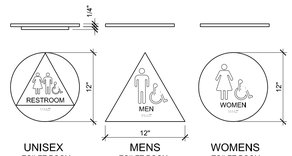
GENERAL NOTES:

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE BORDER DIMENSION OF THIS PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
2. VERBAL DESCRIPTION AS TO RESTROOM USAGE IS PLACED DIRECTLY BELOW THE PICTORGRAM SIGNAGE.
3. THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRAST WITH THE COLOR AND CONTRAST OF THE WALL.
4. SIGNS ARE CENTERED ON THE WALL 60" FROM THE FLOOR.
5. LETTER AND NUMERALS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS ARE MINIMUM 5/8" HIGH AND MAXIMUM OF 2" HIGH.

Restroom Accessible Wall Signage | SCALE 1 1/2"=1'-0" | 25



Restroom Floor Drain | SCALE 1 1/2"=1'-0" | 29



GENERAL NOTES:

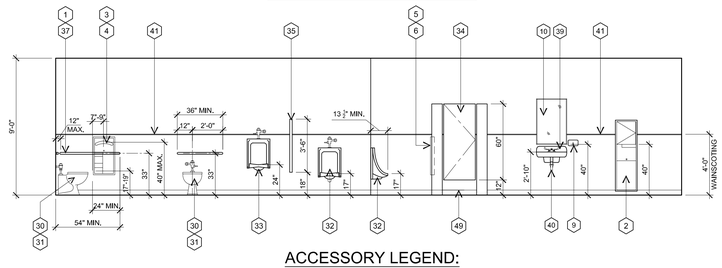
1. (MENS'S) EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTIX POINTING UPWARD.
2. (WOMEN'S) 12" DIAMETER CIRCLE 1/4" THICK.
3. (UNISEX) 12" DIAMETER CIRCLE 1/4" THICK WITH 1/4" THICK TRIANGLE SUPERIMPOSED WITHIN CIRCLE.
4. THE COLOR AND ONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE DOOR.
5. SIGNS ARE CENTERED ON THE DOOR 60" FROM THE FLOOR.

Restroom Accessible Door Signage | SCALE 1 1/2"=1'-0" | 24

ACCESSORY NOTES:

NO.	DESCRIPTION
30	NEW LOW FLUSH VALVE, FLOOR MOUNTED, WATER CLOSET (1.28 GAL/FLUSH). HANDICAP SEAT 17"-19", FLUSH VALVE HEIGHT 44" MAX., 5 LBS, MAX, FORCE REQUIRED TO ACTIVATE
31	NEW LOW FLUSH VALVE, FLOOR MOUNTED, WATER CLOSET (1.28 GAL/FLUSH). STANDARD
32	NEW URINAL, HANDICAP. FLUSH VALVE HEIGHT 44" MAX., 5 LBS, MAX, FORCE REQUIRED TO ACTIVATE
33	NEW URINAL, STANDARD - TO MATCH HANDICAP UNIT
34	NEW FLOOR MOUNTED AND WALL BRACED TOILET PARTITIONS - SEE FINISH SCHEDULE FOR MATERIAL AND COLOR
35	NEW URINAL SCREEN TO MATCH TOILET PARTITIONS
36	FLOOR DRAIN - SEE PLUMBING - SEE (29 / A-9.1)
37	PROVIDE PROPER BACKING FOR GRAB BARS, DESIGNED FOR 250 LBS, OF DOWN FORCE - SEE (30 / A-9.1)
38	--
39	NEW WALL MOUNTED PORCELAIN LAVATORY, PROVIDE ALL PROPER MOUNTING HARDWARE, ALL PLUMBING CONTROLS TO BE LEVER TYPE - SEE PLUMBING
40	PROVIDE THERMAL SHIELD OVER ALL WATER & DRAIN PIPES BELOW SINK.
41	[OFFICE RESTROOMS] - ALL WALLS TO HAVE 5/8" TYPE "WR" GYP. BD, WITH SOUND INSULATION. PROVIDE +48" HIGH TILE WAINSCOTING ON ALL WALLS - SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE.
42	[WAREHOUSE RESTROOMS] - ALL WALLS TO HAVE 5/8" TYPE "WR" GYP. BD, WITH SOUND INSULATION. PROVIDE +48" HIGH TILE WAINSCOTING ON ALL WALLS - SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE.
43	DRINKING FOUNTAIN BY "ELKAY" #LZS8WSSP - SEE PLUMBING
44	NEW 3'X3' FLOOR SINK W/ 4'-0" HIGH MARLITE PANELS ON THE WET WALLS - SEE PLUMBING & FINISH SCHEDULE - PROVIDE HOT & COLD WATER
45	WATER HEATER - SEE PLUMBING AND ELECTRICAL DRAWINGS
46	HANDICAP DOOR SIGNAGE - SEE (24 / A-9.1)
47	HANDICAP WALL SIGNAGE LOCATED ON THE STRIKE SIDE OF THE DOOR - SEE (25 / A-9.1)
48	NEW SOLID CORE WOOD DOOR - SEE DOOR SCHEDULE
49	4" HIGH TILE BASE TO MATCH FLOORING - SEE FINISH SCHEDULE
50	PROVIDE TEMPERED GLASS MIRROR FROM +40" A,F,F, UP TO +7'-0" A,F,F, WITH BEVELED EDGING. MIRROR WIDTH TO MATCH THE LENGTH OF THE COUNTER TOP

ACCESSORY ELEVATIONS:



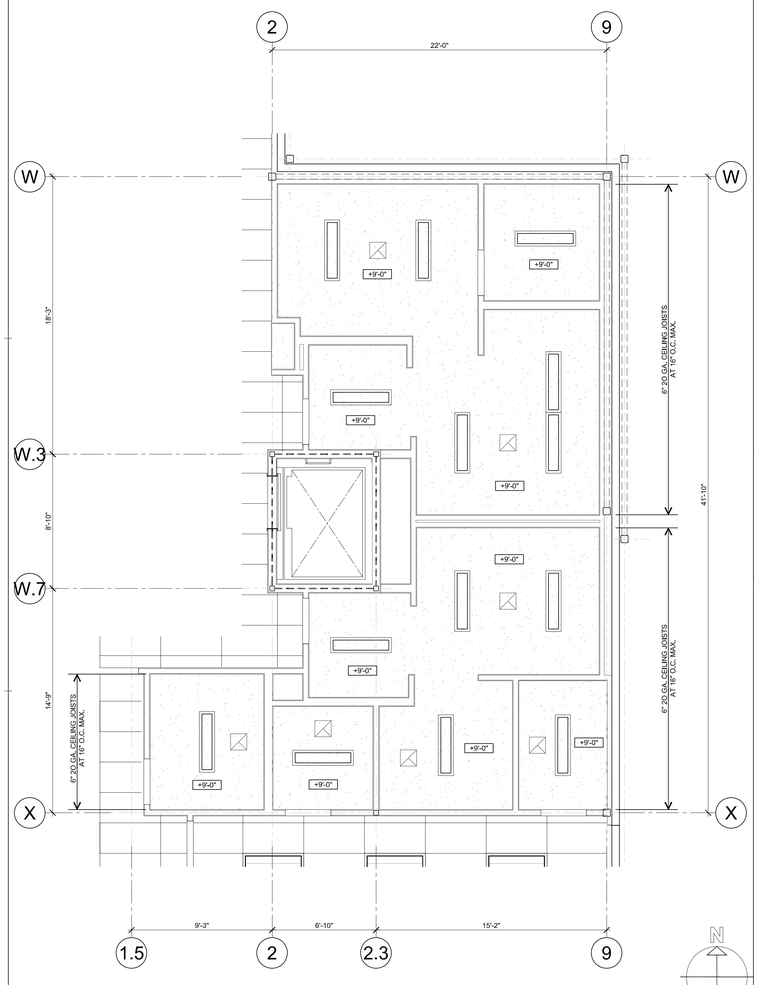
ACCESSORY LEGEND:

NO.	PART NO.	DESCRIPTION	MTG.
1	B-5806 - 36" & 48"	GRAB BARS FOR TOILET COMPARTMENTS	SUR.
2	B-3909	PAPER TOWEL & WASTE DISP.	SUR.
3	B-3474	MEN'S TOILET PAPER DISPENSER	REC.
4	B-3574	WOMEN'S TOILET PAPER DISPENSER	REC.
5	B-3471	MEN'S TOILET PAPER DISPENSER	REC.
6	B-3571	WOMEN'S TOILET PAPER DISPENSER	REC.
7	B-8221	SOAP DISPENSER (COUNTERTOP)	SUR.
8	B-224	UTILITY SHELF (48" LONG)	SUR.
9	B-111	SOAP DISPENSER (WALL)	SUR.
10	B-166	24" X 36" MIRROR WITH SHELF	SUR.
12			
13			
14			
15			

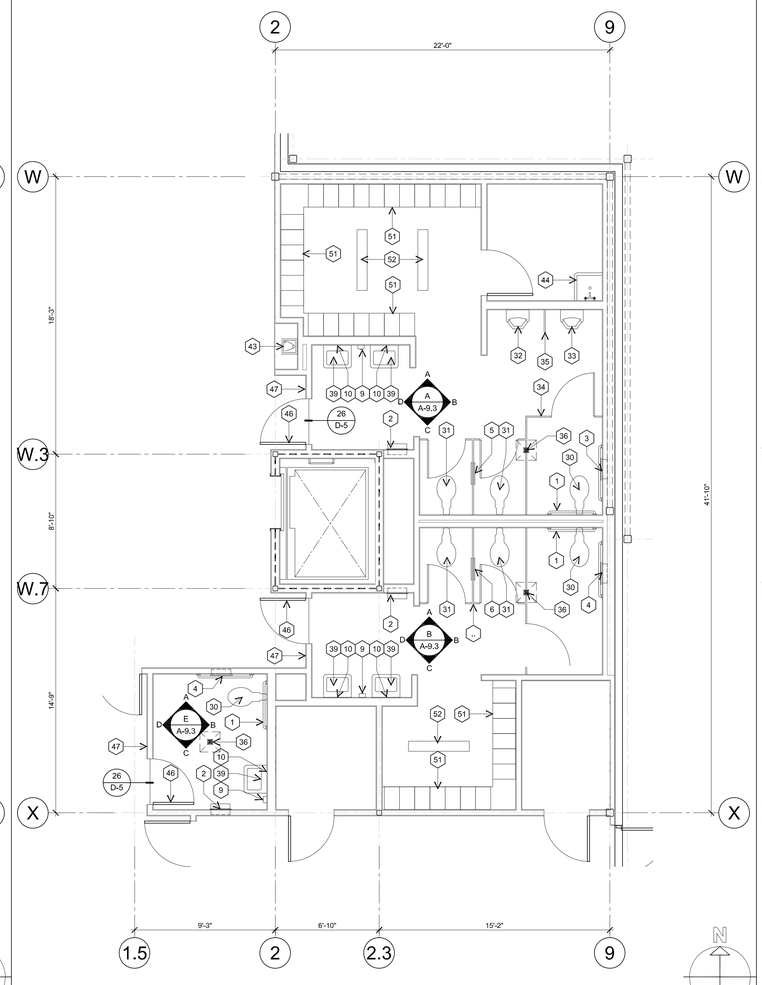
RESTROOM GENERAL NOTES:

1. FLUSH CONTROLS ARE OPERABLE WITH ONE HAND, DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
2. FLUSH CONTROLS ARE MOUNTED ON THE WIDE SIDE OF THE TOILET TOILET STALL, 44" AFF MAXIMUM AND A 5 LB. MAXIMUM FORCE REQUIRED TO ACTIVATE CONTROLS.
3. ALL DRINKING FOUNTAINS SHALL BE ACCESSIBLE PER CBC SECTION 11B-307 AND 11B-602, AND CPC SECTION 415.0

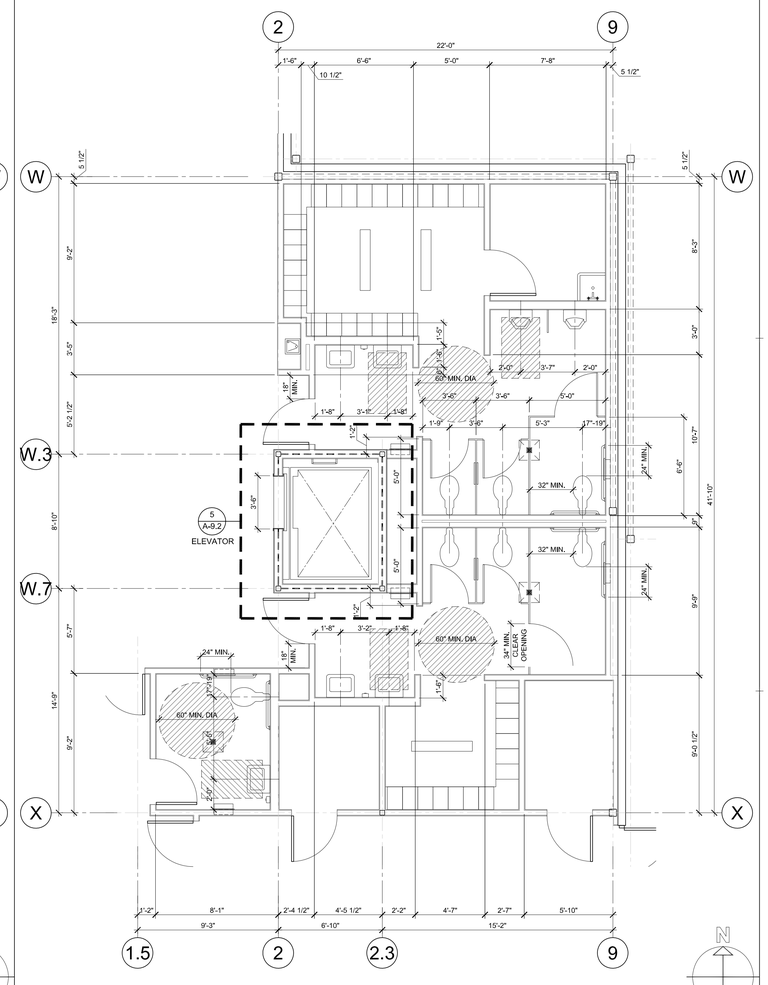
RESTROOM ACCESSORY LEGEND | SCALE 1/4"=1'-0" | D



ENLARGED RESTROOM - FIRST FLOOR - CEILING PLAN | SCALE 1/4"=1'-0" | C



ENLARGED RESTROOM - FIRST FLOOR - ACCESSORY PLAN | SCALE 1/4"=1'-0" | B



ENLARGED RESTROOM - FIRST FLOOR - DIMENSION PLAN | SCALE 1/4"=1'-0" | A

DRA ARCHITECTS
32 Executive, Suite 100
Irvine, CA 92614
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CONSULTANT:

PROFESSIONAL SEAL:



07.18.22

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PROPOSED
COLD STORAGE FACILITY
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SHEET NAME

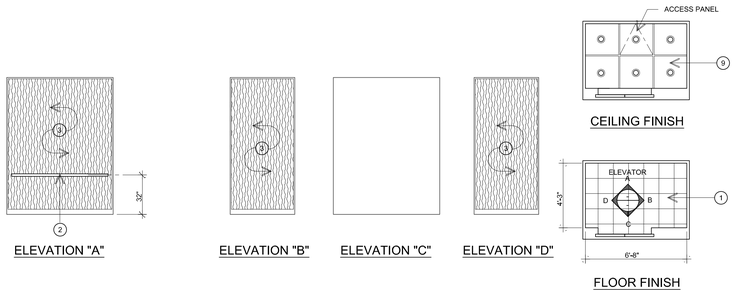
ENLARGED RESTROOMS FIRST FLOOR OFFICE AND DETAILS

NO:	DATE:	DESCRIPTION:
	07.18.22	1st Plan Check Submittal

JOB NO:	19010
DATE ISSUED:	07.18.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

SHEET NO:

A-9.1



ELEVATOR FINISHES:

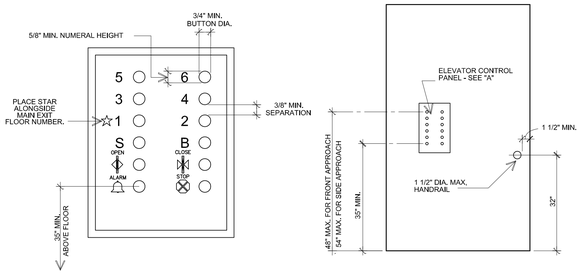
1. CERAMIC TILE - SEE FINISH SCHEDULE
2. 1 1/2" DIA. STAINLESS STEEL HANDRAIL, BACK WALL ONLY
3. PLASTIC LAMINATE WALL PANELS WITH SQUARE EDGES - PLASTIC LAMINATE
4. STAINLESS STEEL PANELS WITH LED DOWN LIGHTS

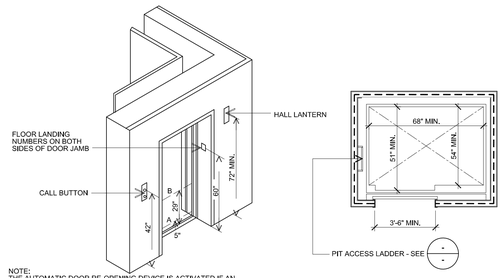
ELEVATOR GENERAL NOTES:

1. ALL NEW ELEVATORS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH (SECTION 1116.B.)

2. ELEVATOR HAS BEEN SIZED TO ACCOMODATE AN AMBULANCE GURNEY. ELEVATOR CAR SIZE AND ENTRANCE OPENING SHOULD COMPLY WITH (SECTION 3003.5A)

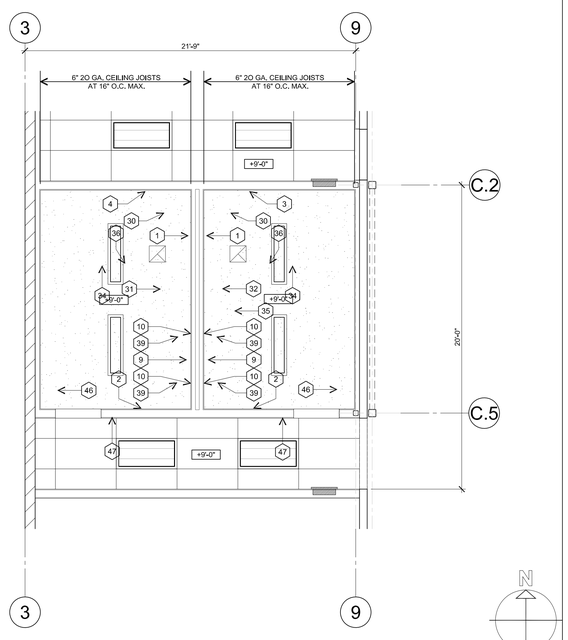
3. CALOSHA PERMIT IS REQUIRED FOR ELEVATORS OR WHEELCHAIR LIFTS, THIS MAYBE OBTAINED FROM THE STATE DIVISION OF OCCUPATIONAL SAFETY & HEALTH - CALOSHA ELEVATOR UNIT. CALL 714-939-7741



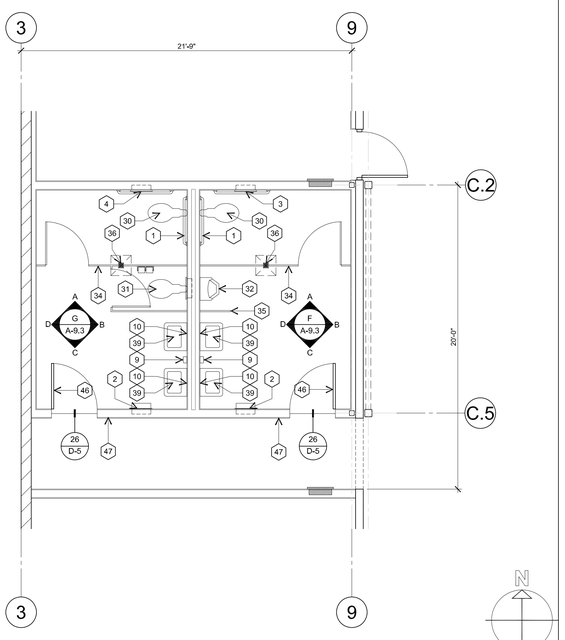


NOTE:
THE AUTOMATIC DOOR RE-OPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE "A" OR "B" LINE AND LINE "R" REPRESENT THE VERTICAL LOCATION OF THE DOOR RE-OPENING DEVICE NOT REQUIRING CONTACT

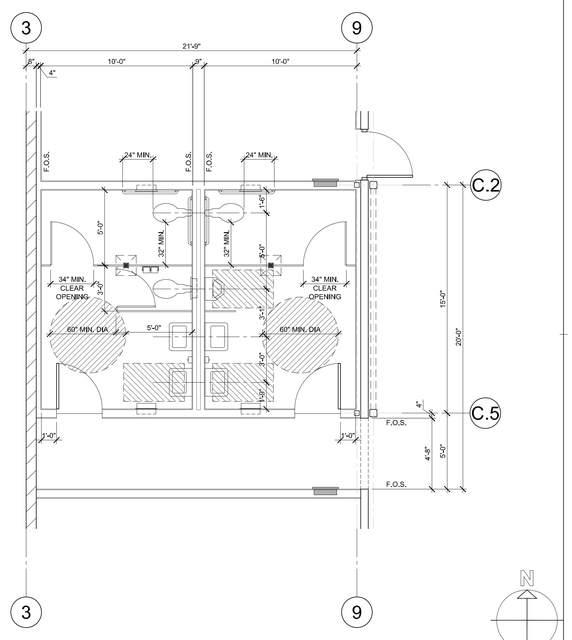
RESTROOM ACCESSORY LEGEND | SCALE | 5



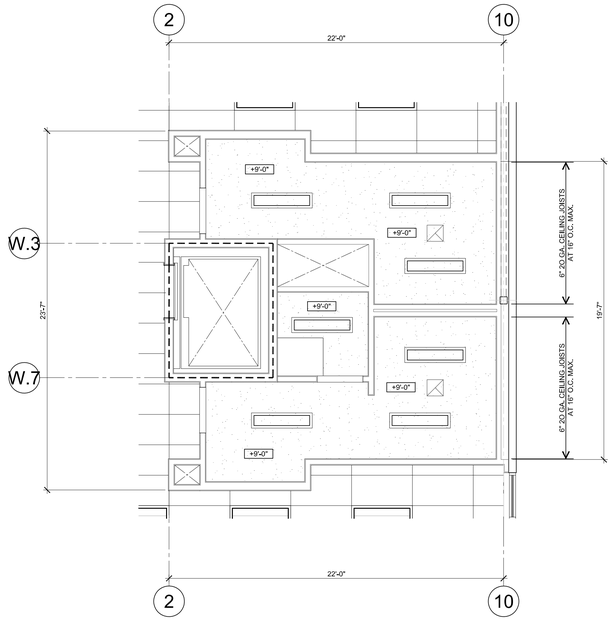
ENLARGED RESTROOM - WAREHOUSE - CEILING PLAN | SCALE 1/4"=1'-0" | F



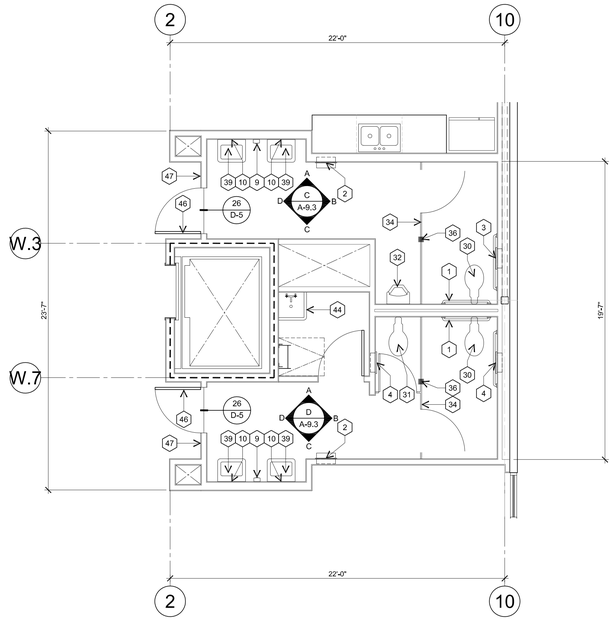
ENLARGED RESTROOM - WAREHOUSE - ACCESSORY PLAN | SCALE 1/4"=1'-0" | E



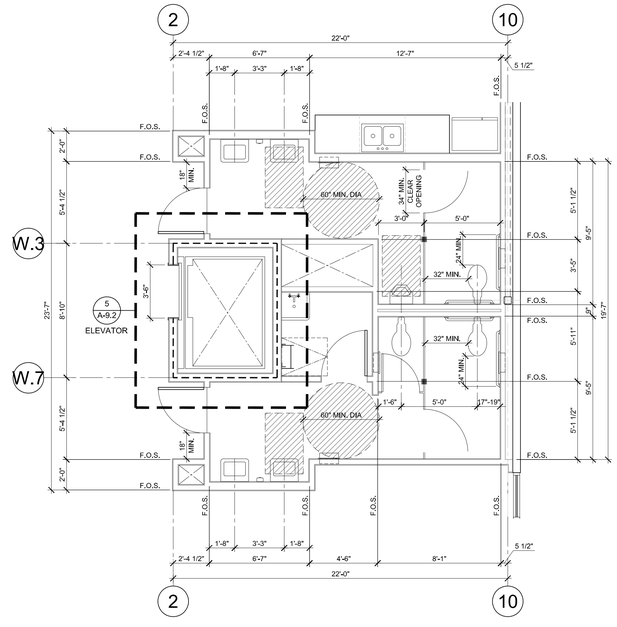
ENLARGED RESTROOM - WAREHOUSE - DIMENSION PLAN | SCALE 1/4"=1'-0" | D



ENLARGED RESTROOM - SECOND FLOOR - CEILING PLAN | SCALE 1/4"=1'-0" | C



ENLARGED RESTROOM - SECOND FLOOR - ACCESSORY PLAN | SCALE 1/4"=1'-0" | B



ENLARGED RESTROOM - SECOND FLOOR - DIMENSION PLAN | SCALE 1/4"=1'-0" | A

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MIEKO HOGUND REG. C31117 EXP. 01/31/23 STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME

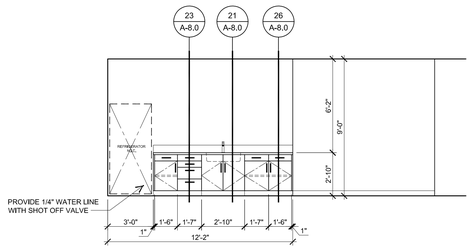
ENLARGED RESTROOMS FIRST FLOOR OFFICE AND DETAILS

NO:	DATE:	DESCRIPTION:
	07.18.22	1st Plan Check Submittal

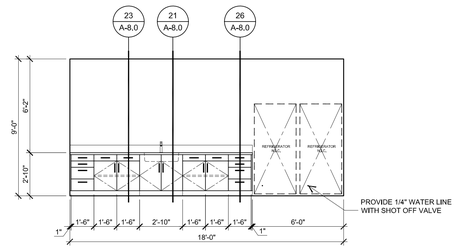
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DATE ISSUED:	07.18.22
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CHECK BY:	SPZ

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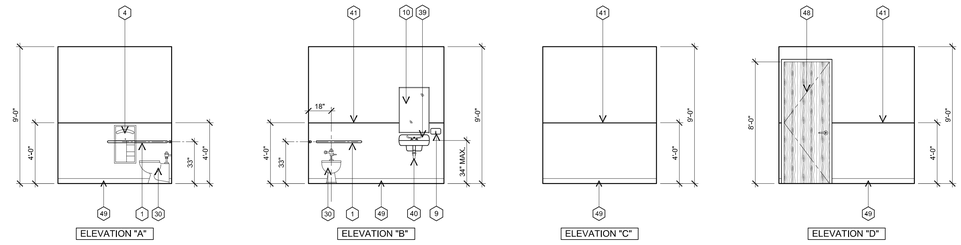
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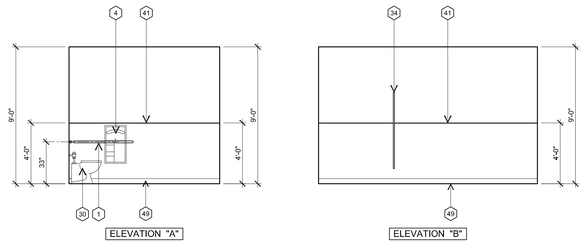
LUNCH ROOM #204 - CABINETRY ELEVATION | SCALE 1/4"=1'-0" | H

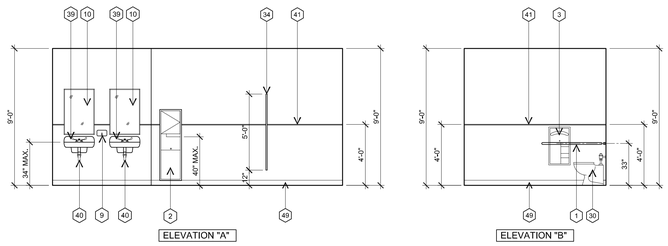


BREAK ROOM #115 - CABINETRY ELEVATION | SCALE 1/4"=1'-0" | G

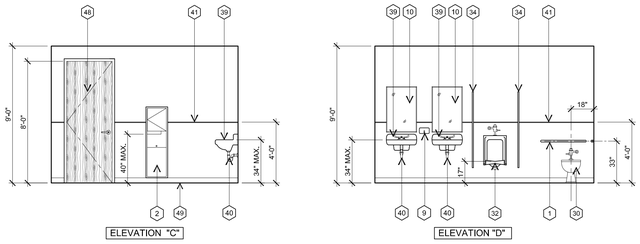


TOILET ROOM #126 - INTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | E

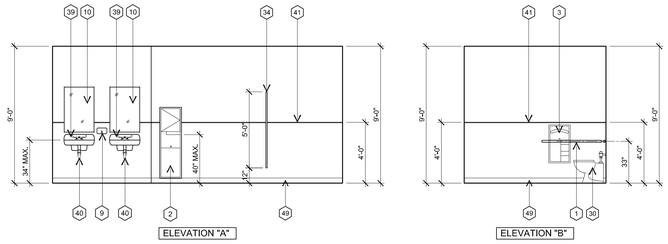




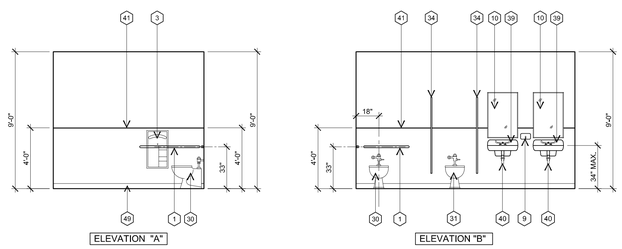
WOMEN'S RESTROOM #208 - INTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | D

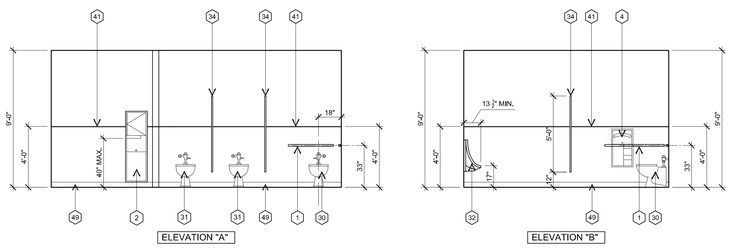


WOMEN'S RESTROOM #111 - INTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | G

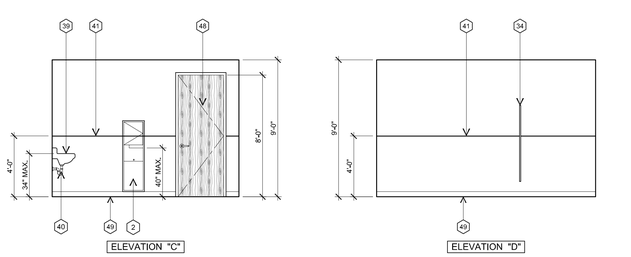


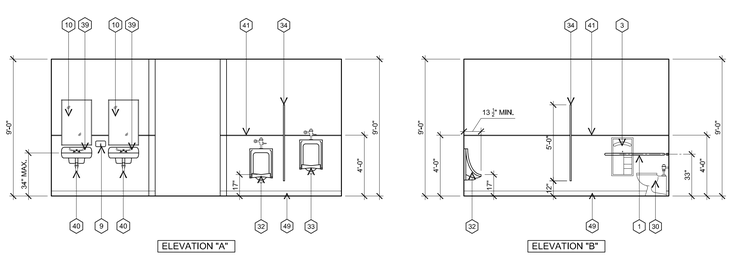
MEN'S RESTROOM #205 - INTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | C





WOMEN'S RESTROOM #120 - INTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | B





MEN'S RESTROOM #110 - INTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | F

MEN'S RESTROOM #118 - INTERIOR ELEVATIONS | SCALE 1/4"=1'-0" | A

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(714) 566-9090

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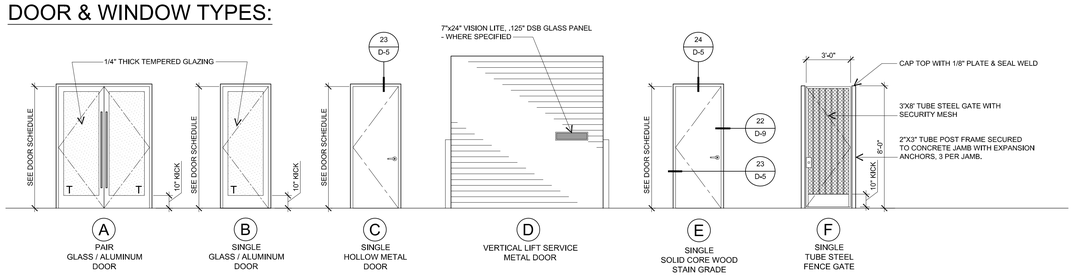
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JOB NO:	19010
DATE ISSUED:	07.18.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

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DOOR & WINDOW TYPES:



A — PAIR GLASS / ALUMINUM DOOR

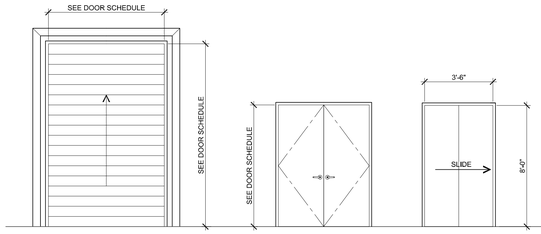
B — SINGLE GLASS / ALUMINUM DOOR

C — SINGLE HOLLOW METAL DOOR

D — VERTICAL LIFT SERVICE METAL DOOR

E — SINGLE SOLID CORE WOOD STAIN GRADE

F — SINGLE TUBE STEEL FENCE GATE



G — SPEED VERTICAL LIFT SERVICE METAL DOOR

H — DOUBLE HOLLOW METAL DOOR

I — STAINLESS STEEL ELEVATOR DOORS

DOOR & FRAME FINISH:

DOOR-1 — Solid Wood Core, Stained Grade, White Birch or White Oak
Plain Sliced Veneer Door.
Finish: Stain-1

DOOR-2 — 16 Ga. Hollow Metal Door, Painted to match Building

DOOR-3 — 22 Ga. (8'x9'-10") Roll-up Service Door with a 7"x24" Vision Lite on the Driver side of the Door with .125" DSB Glass
- 13 Ga. Lift Track with Bolted Spring Bumpers
- Manual Chain Operation with 2 Inside Slide Locks

DOOR-4 — 22 Ga. (8'x16') Roll-up Service Door with a 7"x24" Vision Lite on the Driver side of the Door with .125" DSB Glass
- 13 Ga. Lift Track with Bolted Spring Bumpers
- Manual Chain Operation with 2 Inside Slide Locks

DOOR-5 — Aluminum Framing, Medium Stile Door by "Arcadia, Inc" or Equal with 1/4" Tempered Glazing to Match Storefront Systems. Clear Anodized Finish

DOOR-6 — 9'-0" X 18'-0" Motorized Vertical Lift Insulated Rolling Door
- by Rytec Doors or equal

DOOR-7 — 22 Ga. (10'x16') Roll-up Service Door with a 7"x24" Vision Lite on the Driver side of the Door with .125" DSB Glass
- 13 Ga. Lift Track with Bolted Spring Bumpers
- Manual Chain Operation with 2 Inside Slide Locks

FRAME-1 — "Timely" Series "C", 18 ga. prefinished Knock-Down Frame with Aluminum Trim Kit TA-28
Color: Alumitone

FRAME-2 — 16 Ga. Hollow Metal Steel Frame with Mitered Corners, Painted to match Building

FRAME-3 — 2" X 6" Centered Glazed Aluminum Storefront System (Located at the Front Entrance only)
Finish: Clear Anodized Finish

FRAME-4 — 2" X 4 1/2" Centered Glazed Aluminum Storefront System (All Location accept where noted)
Finish: Clear Anodized Finish

FRAME-5 — 16 Ga. Hollow Metal Steel Frame with Mitered Corners, with #4 Stainless Steel Cladding

FIRE DEPARTMENT NOTES:

IN BUILDINGS WITH GROUP B OCCUPANCY, THE MAIN EXTERIOR DOORS ARE PERMITTED TO BE EQUIPPED WITH A KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:

A. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.

B. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OF OR ADJACENT TO THE DOOR STATING: **THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED.** THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACK-GROUND; AND -

C. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICAL FOR DUE CAUSE. PER CFC 1008,1,9,3.

D. FIRE DOORS AND FIRE PROTETION RATED GLAZING SHALL BEAR LABELS AS REQUIRED BY CBC 716.5 AND 716.5.7.

E. EACH LEAF OF A DOOR IN THE MEANS OF EGRESS SHALL PROVIDE 32" CLEAR OPENING AND A MIN. HEIGHT OF 6'-8", BUT IN NO CASE SHALL ANY SWINGING DOOR LEAF EXCEED 48" (CFC 1008,1,1)

DOOR HARDWARE SCHEDULE:

HARDWARE SET #1: (Pair of Glass Door)

2 - Panic Device	CD-9947-EO-AL	Von Duprin
2 - Top Strike	338	Von Duprin
2 - Bottom Strike	385A	Von Duprin
1 - Push / Pull	1 1/2" Dia. x 60" Long	CRL
1 - Closure	Overhead Concealed	LCN
1 - Top Pivot	3/4" Offset	Arcadia
1 - Intermediate Pivot	3/4" Offset	Arcadia
1 - Cylinder	To Suite Application	Schlage
1 - Threshold	S206A	Reese
1 - Sweep	323A	Reese

HARDWARE SET #2: (Single of Glass Door)

1 - Panic Device	CD-3347	Von Duprin
1 - Push / Pull	1 1/2" Dia. x 60" Long	CRL
1 - Closure	Overhead Concealed	LCN
1 - Top Pivot	3/4" Offset	Arcadia
1 - Intermediate Pivot	3/4" Offset	Arcadia
1 - Cylinder	To Suite Application	Schlage
1 - Threshold	S206A	Reese
1 - Sweep	323A	Reese

HARDWARE SET #3: (Pair of Glass Door)

4 - Push / Pull	1 1/2" Dia. x 60" Long	CRL
2 - Closure	Overhead Concealed	LCN
2 - Top Pivot	3/4" Offset	Arcadia
2 - Intermediate Pivot	3/4" Offset	Arcadia
2 - Cylinder	To Suite Application	Schlage
1 - Threshold	S206A	Reese
2 - Sweep	323A	Reese

HARDWARE SET #4: (Exterior Man Door)

2 - Pair Butts	FBB197 4-1/2x4-1/2 NRP	Stanley
1 - each Lockset	L9453P-17 Lever	Schlage
1 - Closure	4110	LCN
1 - sets of Seals	815 head & jamb	Trimco
1 - each Sweep	323A	Reese
1 - each Stop	1270CX	Trimco
1 - each Threshold	S205A	Reese
1 - each Lock Guard	5000T	Trimco

HARDWARE SET #5: (Electrical Room Man Door)

2 - Pair Butts	FBB197 4-1/2x4-1/2 NRP	Stanley
1 - each Panic	33L-17 Lever	Von Duprin
1 - Closure	4110	LCN
1 - sets of Seals	815 head & jamb	Trimco
1 - each Sweep	323A	Reese
1 - each Stop	1270CX	Trimco
1 - each Threshold	S205A	Reese
1 - each Lock Guard	5000T	Trimco

HARDWARE SET #6: (Roll-up Service Door)

1 - Padlock	Schlage

HARDWARE SET #7: (Typical Interior Wood Door - Latch)

2 - Pair Butts	FBB179 4-1/2 x 4-1/2	Stanley
1 - Latchset	D10S Sparta (Lever)	Schlage
1 - Wall Stop	1270CX	Trimco
1 - Closure (If Req)	4110	LCN

((AT RATED DOOR ONLY))

1 - Set of Seals	897B head & jamb	Reese

HARDWARE SET #8: (Typical Interior Wood Door - Lock)

2 - Pair Butts	FBB179 4-1/2 x 4-1/2	Stanley
1 - Lockset	D50PD Sparta (Lever)	Schlage
1 - Closure	1461	LCN
1 - Wall Stop	1270CX	Trimco

((AT RATED DOOR ONLY))

1 - Set of Seals	897B head & jamb	Reese

HARDWARE SET #9: (Single Restroom Wood Door - Privacy)

2 - Pair Butts	FBB179 4-1/2 x 4-1/2	Stanley
1 - Latch	D40S Sparta (Lever)	Schlage
1 - Closure	1461	LCN
1 - Set of Seals	897B head & jamb	Reese
1 - Wall Stop	1270XS	Trimco
2 - Signs per Door	753 (Door) - Men	Trimco
	527 (Wall) - Men	Trimco
	754 (Door) - Women	Trimco
	528 (Wall - Women	Trimco

HARDWARE SET #10: (Single Restroom Wood Door - Latch)

2 - Pair Butts	FBB179 4-1/2 x 4-1/2	Stanley
1 - Latch	D10S Sparta (Lever)	Schlage
1 - Closure	1461	LCN
1 - Set of Seals	897B head & jamb	Reese
1 - Wall Stop	1270XS	Trimco
2 - Signs per Door	753 (Door) - Men	Trimco
	527 (Wall) - Men	Trimco
	754 (Door) - Women	Trimco
	528 (Wall - Women	Trimco

HARDWARE SET #11: (Site Access Gate)

1 - each Panic	...	Von Duprin
1 - Closure	Surface Mounted	

DOORS NOTES:

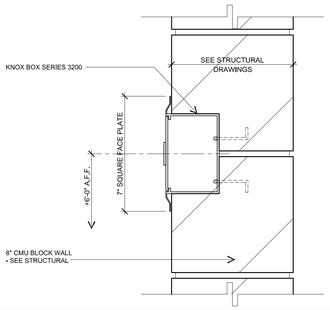
1. ALL ENTRANCE AND EXTERIOR GROUND-FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. SUCH ENTRANCES SHALL BE CONNECTED BY AN ACCESSIBLE ROUTE (SEE SECTION 11B-402) TO PUBLIC TRANSPORTATION STOPS, TO ACCESSIBLE PARKING AND PASSENGER LOADING ZONES AND PUBLIC STREETS AND SIDEWALKS. (SECTION 11B-206.2)
2. EVERY EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT.
3. EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32 INCHES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. (SECTION 11B-404.2.3)
4. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (SECTION 11B-4042.3)
5. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (SECTION 11B-404.2.3)
6. REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. (SECTION 11B-404.2.4.4)
7. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). (SECTION 11B-404.2.5)
8. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES FOR A DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. (SECTION 11B-404.2.4)
9. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.
10. THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL COMPLY WITH THIS SECTION. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS COMPLYING WITH SECTION 11B-404.3 MAY BE USED TO MEET THE MAXIMUM FORCE LIMITS.
    - REQUIRED FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBF.
    - OTHER THAN REQUIRED FIRE DOORS, INTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 LBF.
    - OTHER THAN REQUIRED FIRE DOORS, EXTERIOR DOORS SHALL HAVE A MINIMUM OPENING FORCE OF 5 LB. (SECTION 11B-404.2.9)
11. FOR A DOOR WITH A CLOSING DEVICE, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. (SECTION 11B-404.2.8.1)
12. RECESSED DOOR MATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC. (SECTION 11B-302.1)
13. HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN THE EGRESS DIRECTION. (SECTION 11B-404.2.7)
14. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT FOR AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (SECTION 11B-404.2.10)
15. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. (SECTION 11B-216.6)
16. DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR HAZARDOUS ROOMS OR AREAS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL. (SECTION 1008.1.2.)
17. WHEN ADDITIONAL DOORS ARE PROVIDED, THEY SHALL CONFORM TO THE PROVISIONS FOR EXIT DOORS. (SECTION 1008.1)

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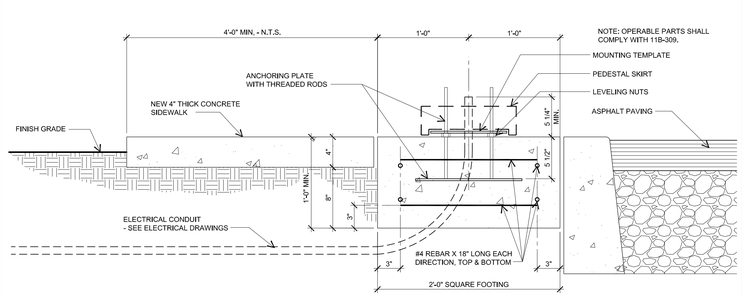
    - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
    - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: *"THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED"*. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACK-GROUND; AND
    - THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. CFC 1008.1.4.2.

DOOR SCHEDULE

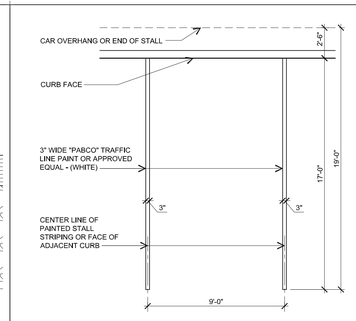
DOOR DESCRIPTION				DOOR		FRAME		HARDWARE				DETAILS				REMARKS
NO.	ROOM NAME	SIZE	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	TYPE	SET	CLOSER	RATING	HEAD	JAMB	JAMB	SILL	
101a	RECEIVING DOCK	3'-0"X7'-0"X1 3/4"	C	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
101b	RECEIVING DOCK	3'-0"X7'-0"X1 3/4"	C	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
101c	RECEIVING DOCK	8'-0"x16'-0"	D	DOOR-4	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101d	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101e	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101f	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101g	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101h	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101j	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101k	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101l	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101m	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101n	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101p	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101q	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101r	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101s	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101t	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101u	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101v	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
101x	RECEIVING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102a	SHIPPING DOCK	3'-0"X7'-0"X1 3/4"	C	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
102b	SHIPPING DOCK	3'-0"X7'-0"X1 3/4"	C	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
102c	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102d	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102e	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102f	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102g	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102h	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102j	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102k	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102l	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102m	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102n	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102p	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102q	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102r	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102s	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102t	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102u	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
102v	SHIPPING DOCK	8'-0"X9'-10"	D	DOOR-3	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
103a	STORAGE #1	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
103b	STORAGE #1	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
104a	STORAGE #2	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
104b	STORAGE #2	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
105a	STORAGE #3	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
105b	STORAGE #3	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
106a	STORAGE #4	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
106b	STORAGE #4	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
107a	STORAGE #5	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
107b	STORAGE #5	9'-0"X18'-0"	G	DOOR-6	...	...	...	...	...	--		...	...	...	...	
108a	MAINTENANCE SHOP	3'-0"X7'-0"X1 3/4"	C	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
108b	MAINTENANCE SHOP	10'-0"x16'-0"	D	DOOR-7	PAINTED	FRAME-2	PAINTED	PADLOCK	6	--		8/D-8	7/D-8	7/D-8	6/D-8	
108c	MAINTENANCE SHOP	3'-0"X7'-0"X1 3/4"	C	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
109	OFFICE AREA	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
110	HALLWAY	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
111	HALLWAY	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
112	NOT USED															
113a	MAIN ELECTRICAL ROOM	6'-0"X7'-0"X1 3/4"	H	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
113b	MAIN ELECTRICAL ROOM	6'-0"X7'-0"X1 3/4"	H	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
114a	FIRE PUMP ROOM	6'-0"X7'-0"X1 3/4"	H	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
114b	FIRE PUMP ROOM	6'-0"X7'-0"X1 3/4"	H	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
115	LUNCH ROOM	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
116	NOT USED															
117	JANITOR ROOM	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
118	MEN'S	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	PRIVACY	9	...		...	...	...	...	
119	ELEVATOR	3'-6"X8'-0"	I	DOOR-5	S.S.	FRAME-5	S.S.	MOTORIZED	..	..	1-HOUR	...	...	...	...	
120	WOMEN'S	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	PRIVACY	9	...		...	...	...	...	
121	ELEV. MECH.	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
122	NOT USED															
123	TELE. ROOM	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
124	NOT USED															
125	LOBBY	3'-0"X7'-0"X1 3/4"	C	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
126	TOILET	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	PRIVACY	9	...		...	...	...	...	
127a	TRUCKERS	3'-0"X7'-0"X1 3/4"	C	DOOR-2	PAINTED	FRAME-2	PAINTED	LOCK	4	OVERHEAD		13/D-8	12/D-8	12/D-8	11/D-8	
127b	LOBBY	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
128a	SHIPPING - RECEIVING	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
128b	SHIPPING - RECEIVING	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
201	CONFERENCE ROOM	3'-0"X7'-0"X1 3/4"	E	DOOR-1	STAIN	FRAME-1	PREFINISHED	LOCK	8	...		...	...	...	...	
202	MANAGER OFFICE	3'-0"X7'-0"X1 3/4"	E	DOOR



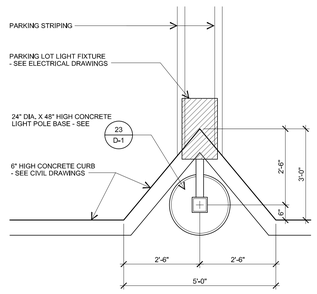
Recessed Fire Department Knox Box — SCALE 3"=1'-0" — 30



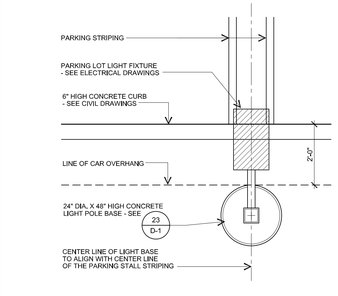
Electric Car Charger Station Base — SCALE 1 1/2"=1'-0" — 20



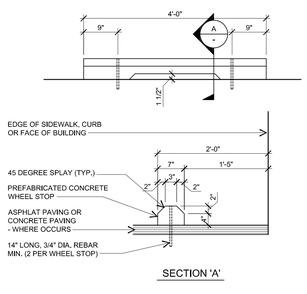
Typical Parking Stall Striping — SCALE 1/4"=1'-0" — 15



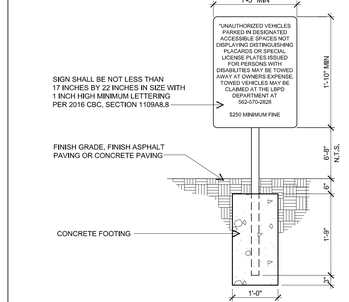
Parking Lot Light Pole Location — SCALE 1/2"=1'-0" — 29



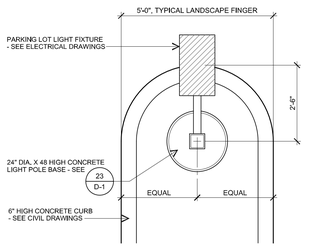
Parking Lot Light Pole Location — SCALE 1/2"=1'-0" — 24



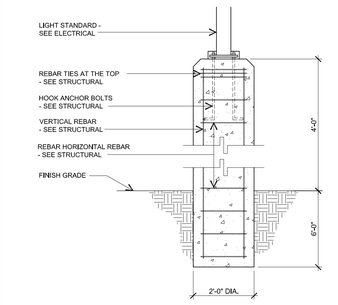
Concrete Wheel Stop — SCALE 3/8"=1'-0" — 19



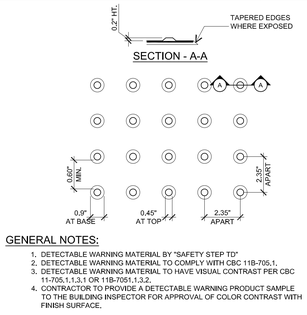
Site Entrance Signage — SCALE 3/4"=1'-0" — 14



Parking Lot Light Pole Location — SCALE 1/2"=1'-0" — 28



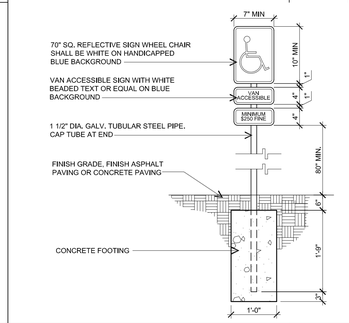
Parking Lot Light Pole Base — SCALE 1/2"=1'-0" — 23



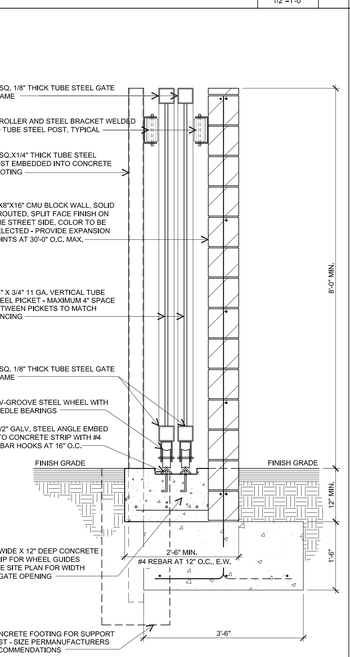
GENERAL NOTES:

1. DETECTABLE WARNING MATERIAL BY "SAFETY STEP TD"
2. DETECTABLE WARNING MATERIAL TO COMPLY WITH CBC 11B-705.1,
3. DETECTABLE WARNING MATERIAL TO HAVE VISUAL CONTRAST PER CBC 11-705.1.3.1 OR 11B-705.1.3.2.
4. CONTRACTOR TO PROVIDE A DETECTABLE WARNING PRODUCT SAMPLE TO THE BUILDING INSPECTOR FOR APPROVAL OF COLOR CONTRAST WITH FINISH SURFACE.

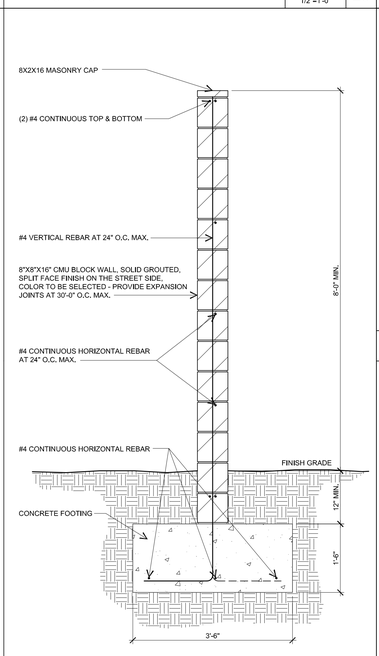
Truncated Domes — SCALE 3"=1'-0" — 18



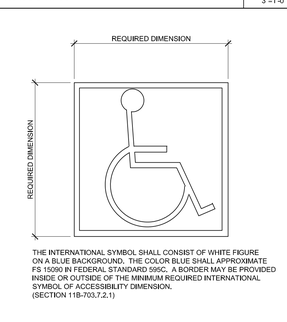
Van Accessible Parking Stall Signage — SCALE 3/4"=1'-0" — 13



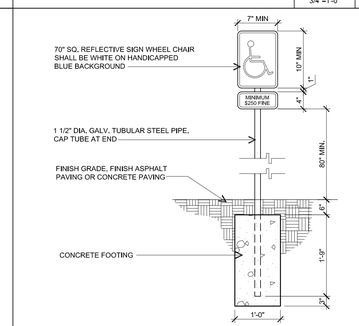
Motorized Sliding Tube Steel Access Gate — SCALE 3/4" = 1'-0" — 26



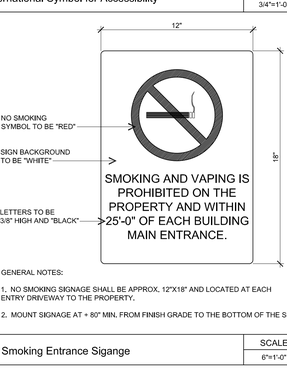
8'-0" High CMU Block Site Wall — SCALE 3/4"=1'-0" — 21



International Symbol for Accessibility — SCALE 3/4"=1'-0" — 17



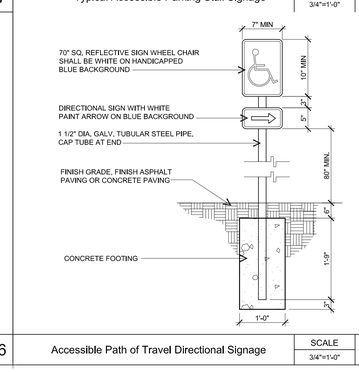
Typical Accessible Parking Stall Signage — SCALE 3/4"=1'-0" — 12



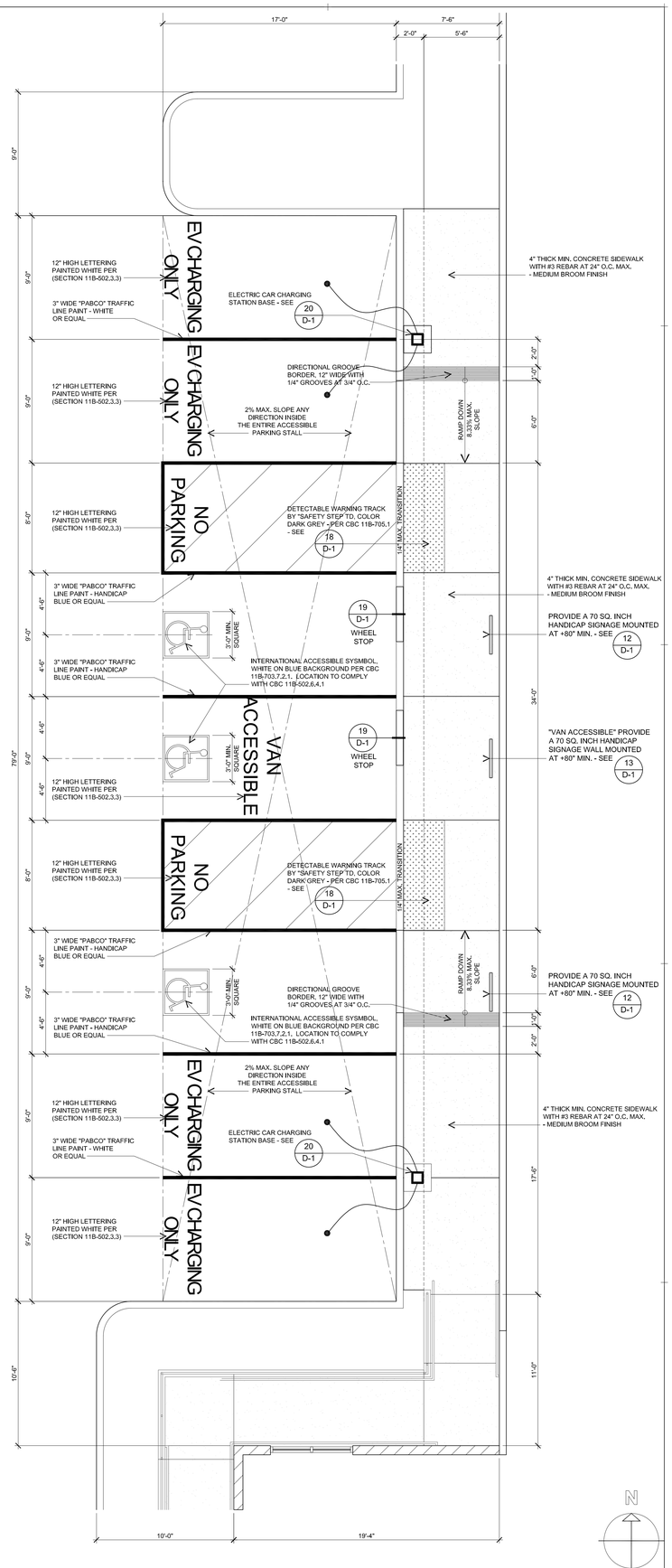
GENERAL NOTES:

1. NO SMOKING SIGNAGE SHALL BE APPROX. 12"X18" AND LOCATED AT EACH ENTRY DRIVEWAY TO THE PROPERTY.
2. MOUNT SIGNAGE AT + 80" MIN. FROM FINISH GRADE TO THE BOTTOM OF THE SIGN.

No Smoking Entrance Sigange — SCALE 6"=1'-0" — 16



Accessible Path of Travel Directional Signage — SCALE 3/4"=1'-0" — 11



ENLARGED ACCESSIBLE PARKING STALLS — SCALE 1/4"=1'-0" — A

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MEKO HOSKINS C-29177 EXP. 01/31/23 STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME

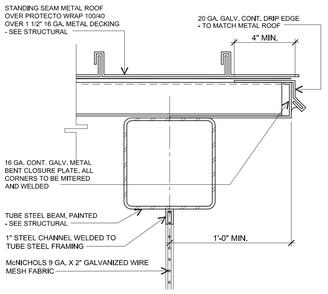
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NO:	DATE:	DESCRIPTION:
	07.18.22	1st Plan Check Submittal

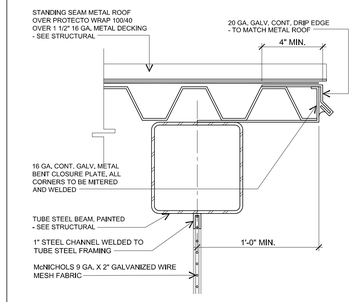
JOB NO:	19010
DATE ISSUED:	07.18.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

SHEET NO:

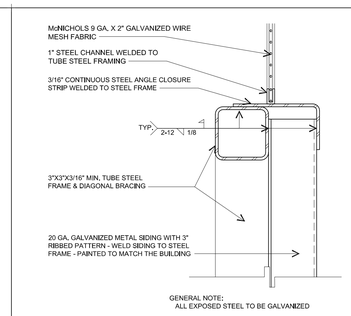
D-1



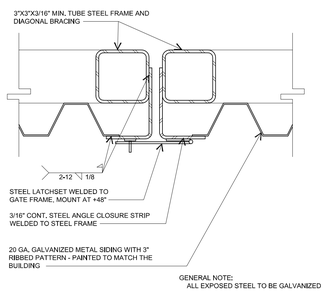
Trash Enclosure Canopy Eave — SCALE 3"=1'-0" — 30



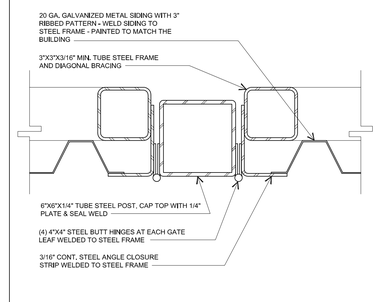
Trash Enclosure Canopy Fascia — SCALE 3"=1'-0" — 25



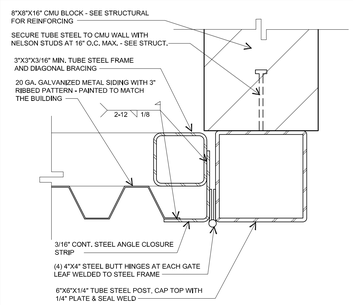
Trash Enclosure - Gate Top Rail — SCALE 3"=1'-0" — 20



Trash Enclosure - Swing Gate Latch — SCALE 3"=1'-0" — 15

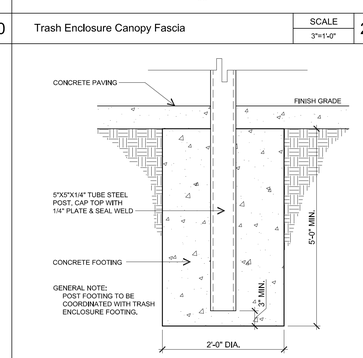


Trash Enclosure - Shared Gate Jamb — SCALE 3"=1'-0" — 10

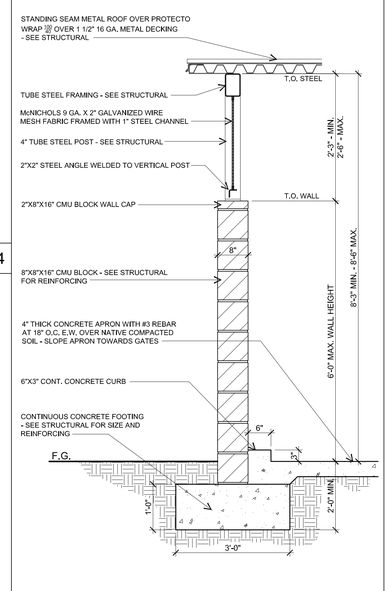


Trash Enclosure - Gate Jamb — SCALE 3"=1'-0" — 5

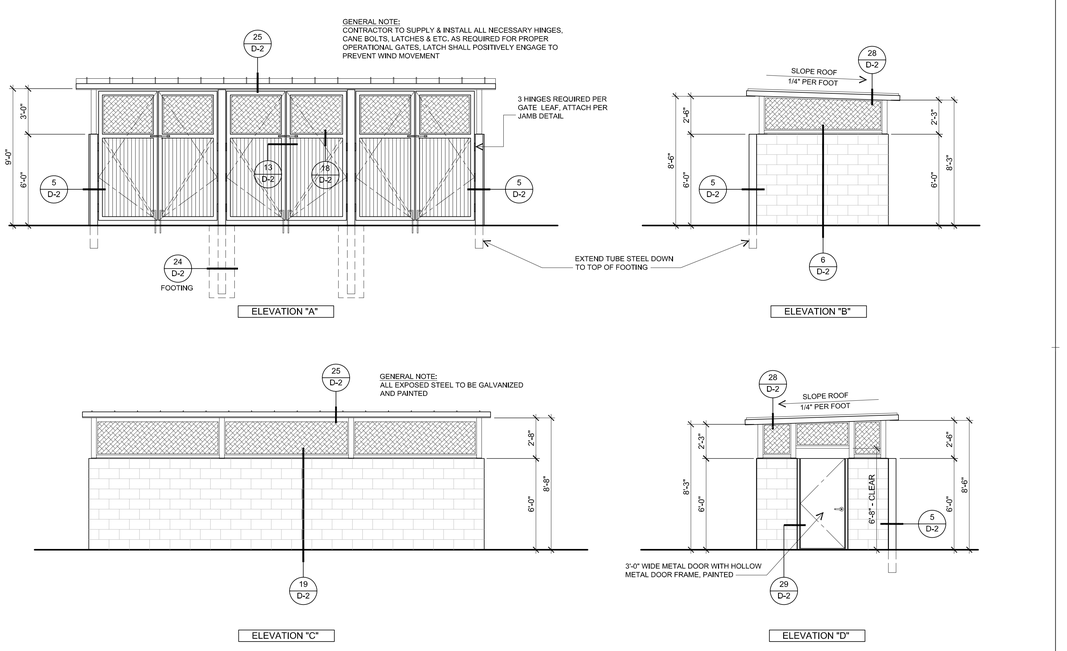
Curb Ramp — SCALE 3"=1'-0" — 29



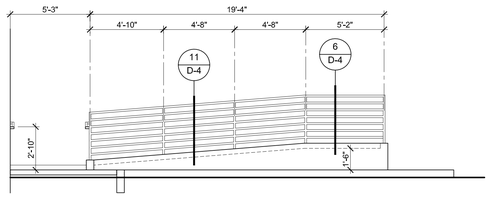
Trash Enclosure - Gate Post Footing — SCALE 1"=1'-0" — 24



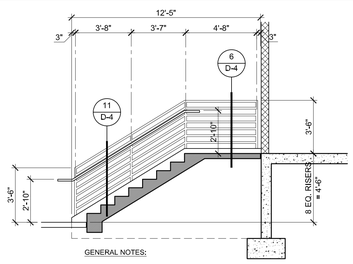
Trash Enclosure - Wall Panel — SCALE 3/4"=1'-0" — 18



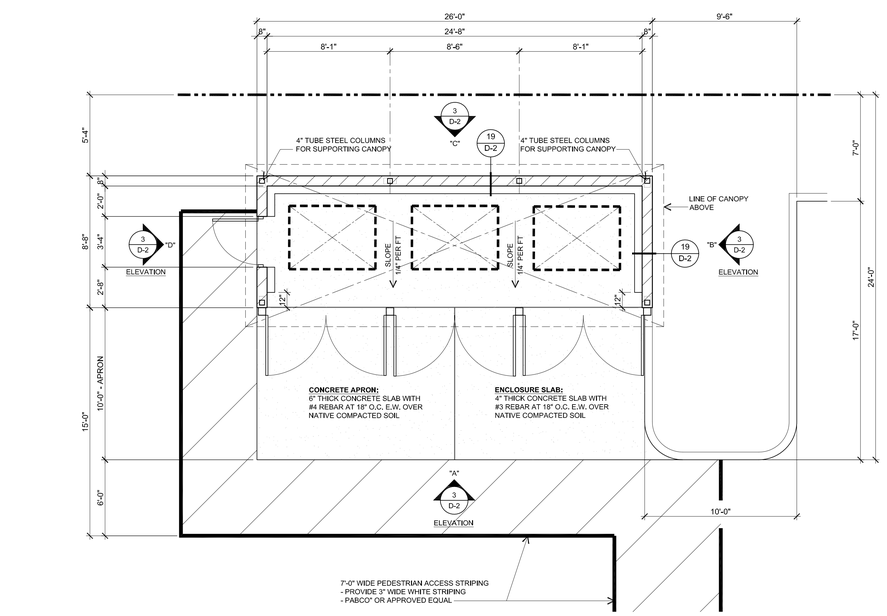
Enlarged Trash Enclosure Elevations — SCALE 1/4" = 1'-0" — 3



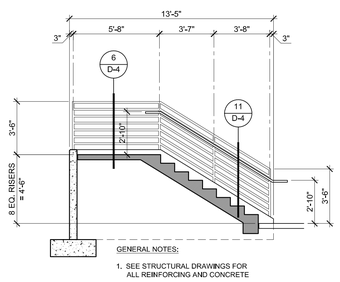
ENLARGED FRONT ENTRANCE ACCESS RAMP ELEVATION — SCALE 1/4"=1'-0" — 22



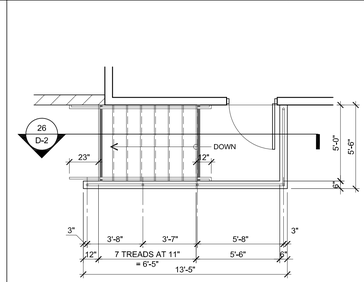
Concrete Stair Section — SCALE 1/4"=1'-0" — 17



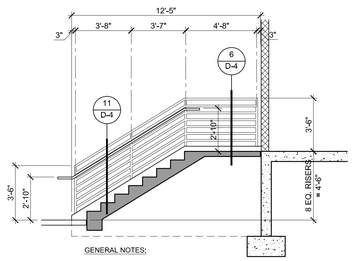
Enlarged Trash Enclosure Plan — SCALE 1/4"=1'-0" — 1



Concrete Stair Section — SCALE 1/4"=1'-0" — 26



Enlarged Concrete Stair Plan — SCALE 1/4"=1'-0" — 21



Concrete Stair Section — SCALE 1/4"=1'-0" — 16

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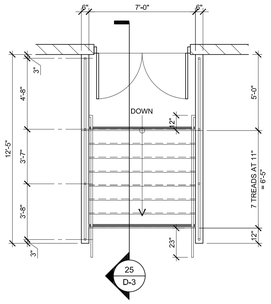
CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
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Tustin, CA 92780
(714) 566-9090

SHEET NAME
DETAILS

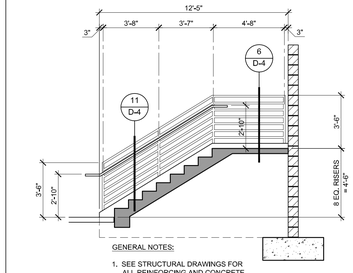
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JOB NO:	19010
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DRAWN BY:	SPZ
CHECK BY:	SPZ

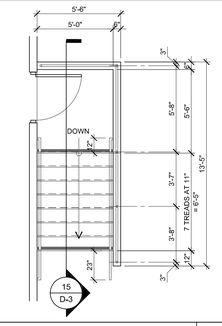
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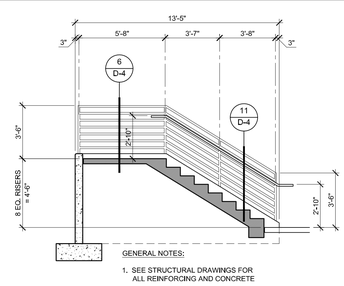
Enlarged Concrete Stair Plan | SCALE 1/4"=1'-0" | 30



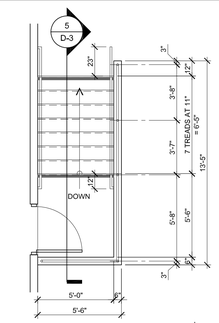
Concrete Stair Section | SCALE 1/4"=1'-0" | 25



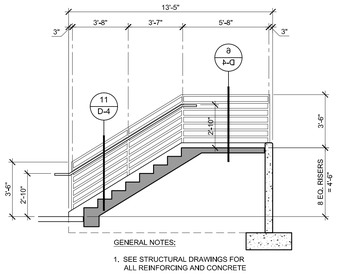
Enlarged Concrete Stair Plan | SCALE 1/4"=1'-0" | 20



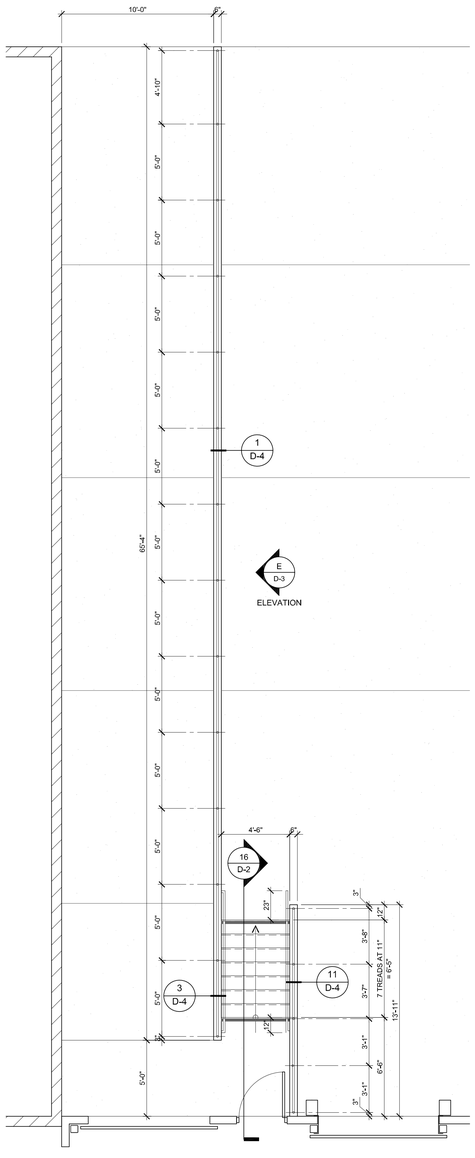
Concrete Stair Section | SCALE 1/4"=1'-0" | 15



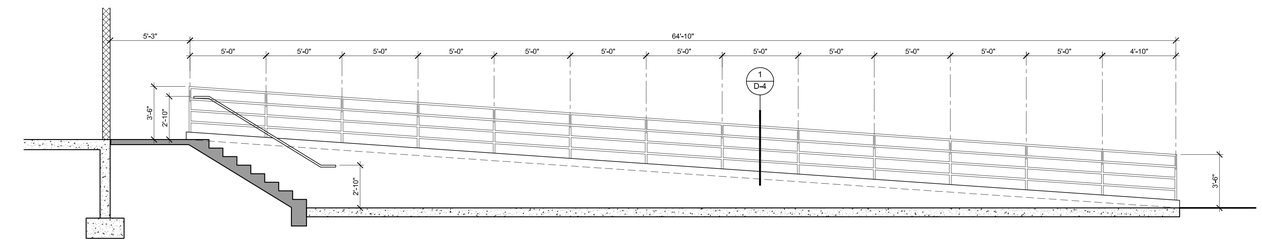
Enlarged Concrete Stair Plan | SCALE 1/4"=1'-0" | 10



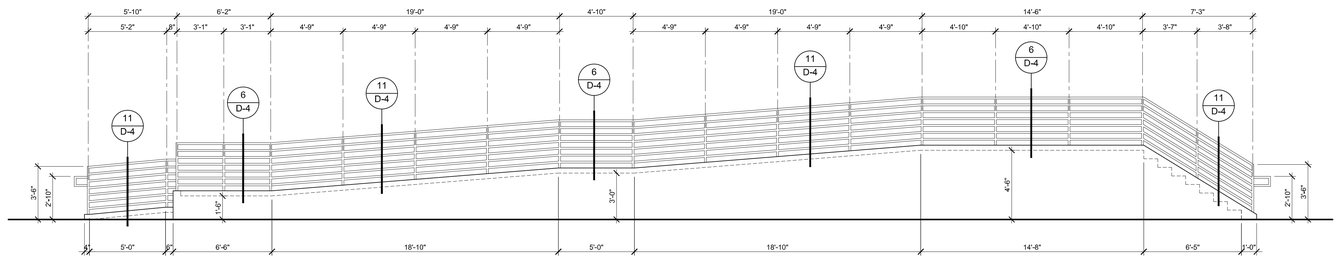
Concrete Stair Section | SCALE 1/4"=1'-0" | 5



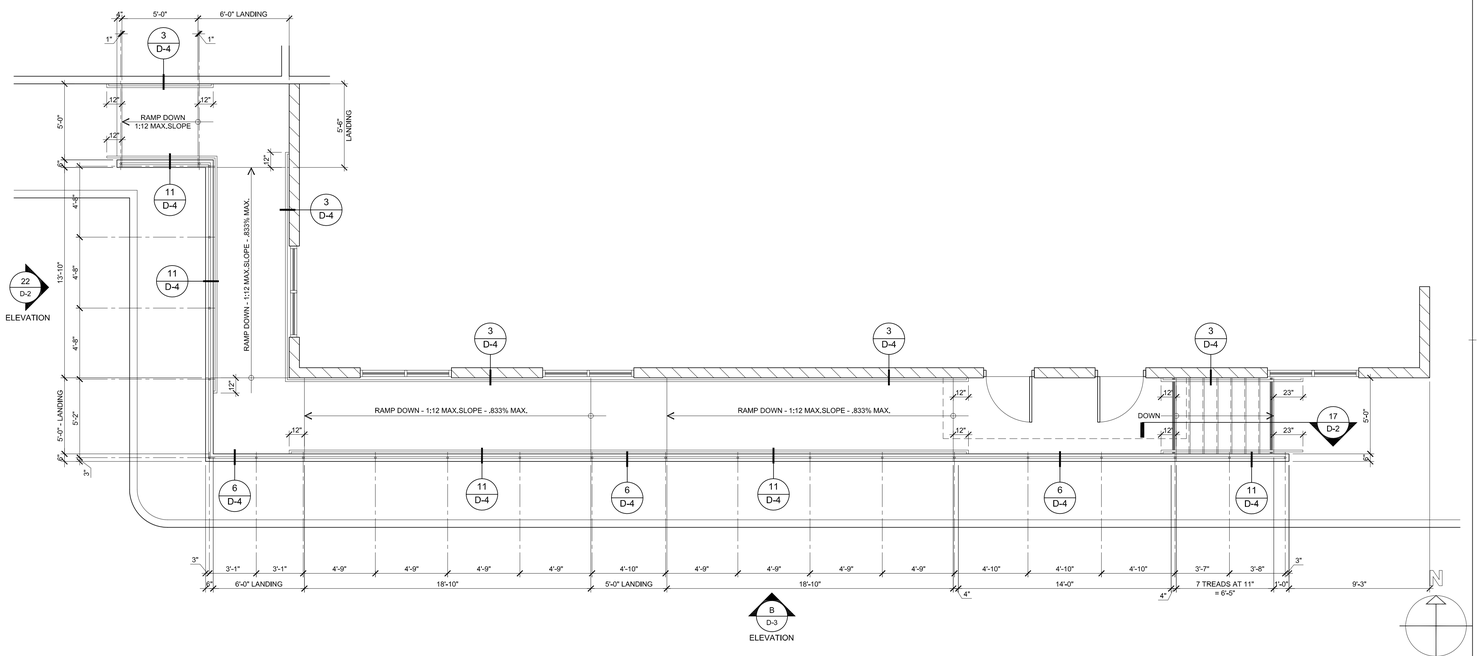
ENLARGED LOADING RAMP PLAN AT RECEIVING DOCK | SCALE 1/4"=1'-0" | C



ENLARGED FRONT ENTRANCE ACCESS RAMP ELEVATION | SCALE 1/4"=1'-0" | E



ENLARGED LOADING RAMP ELEVATION AT RECEIVING DOCK | SCALE 1/4"=1'-0" | D



ENLARGED FRONT ENTRANCE ACCESS RAMP PLAN | SCALE 1/4"=1'-0" | A

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MIEKO HOGUND No. C31177 REG. 01/31/23 STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

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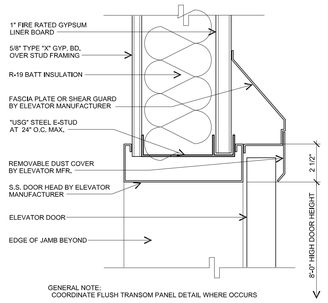
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JOB NO:	19010
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DRAWN BY:	SPZ
CHECK BY:	SPZ

SHEET NO:

D-3

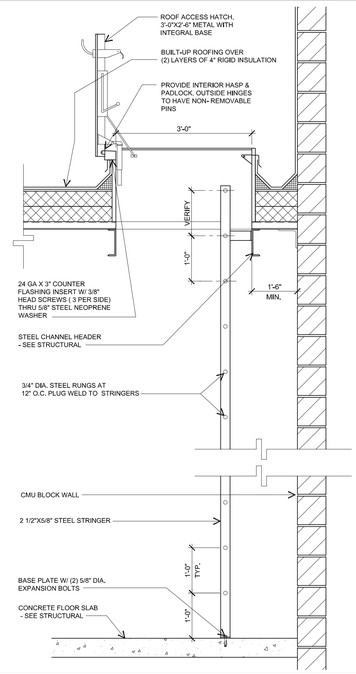


Elevator - Door Head - 1 Hour Rated | SCALE 3"=1'-0" | 24

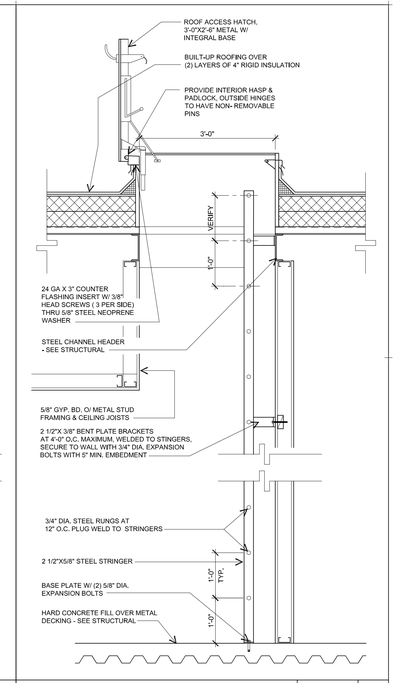
Not Used | SCALE 1/8" = 1' | 25

Not Used | SCALE 1/8" = 1' | 20

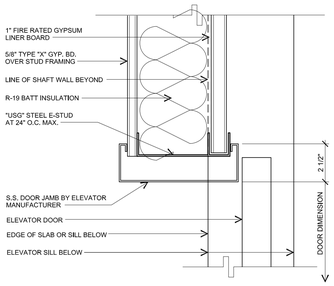
Not Used | SCALE 1/8" = 1' | 15



Roof Hatch at Maintenance Shop | SCALE 3/4"=1'-0" | 9



Roof Hatch at Office | SCALE 3/4"=1'-0" | 4

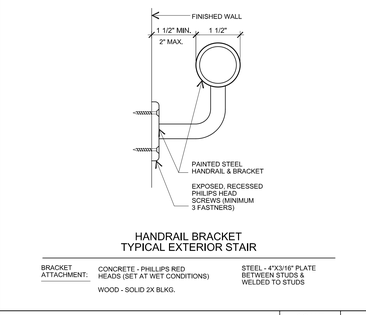


Elevator - Door Jamb - 1 Hour Rated | SCALE 3"=1'-0" | 23

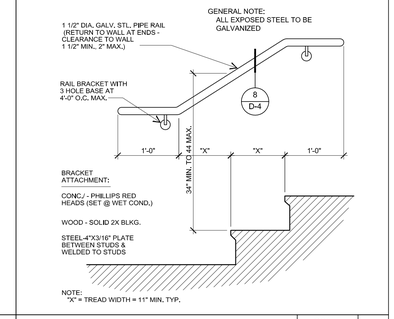
Not Used | SCALE 1/8" = 1' | 24

Not Used | SCALE 1/8" = 1' | 19

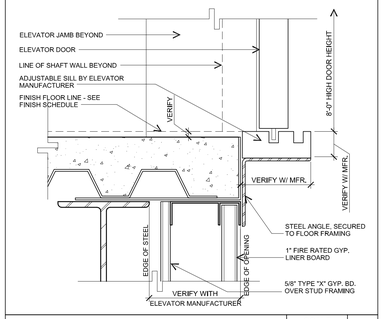
Not Used | SCALE 1/8" = 1' | 14



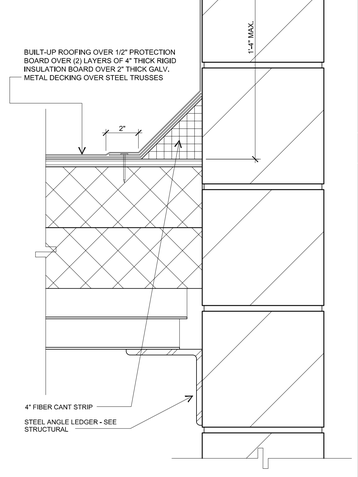
Handrail Attachement | SCALE 3"=1'-0" | 8



Typical Steel Handrail | SCALE 1"=1'-0" | 3

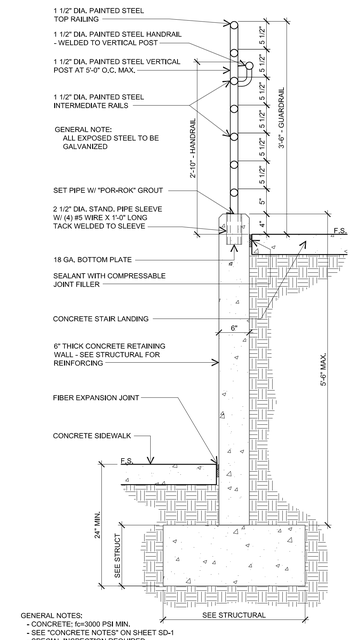


Second Floor - Elevator - Door Sill - 1 Hour Rated | SCALE 3"=1'-0" | 22

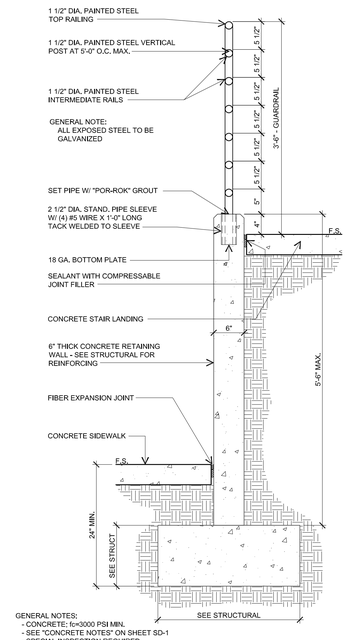


Not Used | SCALE 1/8" = 1' | 18

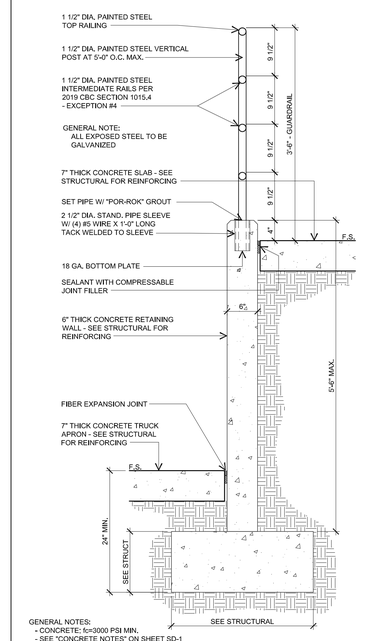
Not Used | SCALE 1/8" = 1' | 13



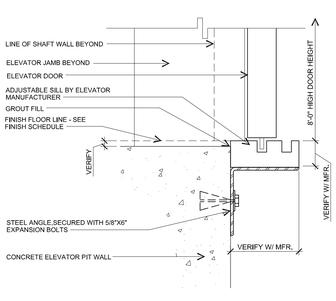
Handrail at Exterior Stairs | SCALE 1"=1'-0" | 11



Guardrail at Exterior Stair Landing | SCALE 1"=1'-0" | 6



Loading Dock Guardrail | SCALE 1"=1'-0" | 1



First Floor - Elevator - Door Sill - 1 Hour Rated | SCALE 3"=1'-0" | 21

Roof Structure at CMU Block Parapet | SCALE 3"=1'-0" | 22

Not Used | SCALE 1/8" = 1' | 17

Elevator Pit Ladder | SCALE 1/2"=1'-0" | 28

Not Used | SCALE 1/8" = 1' | 21

Not Used | SCALE 1/8" = 1' | 16

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MEKO HOGUND REG. C31117 EXP. 01/31/23 STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME

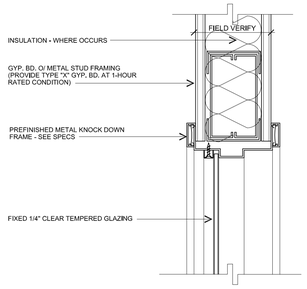
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	07.18.22	1st Plan Check Submittal

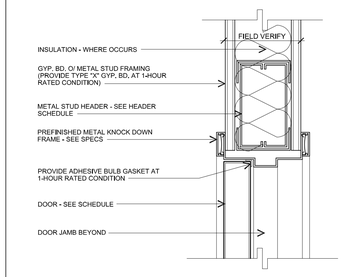
JOB NO:	19010
DATE ISSUED:	07.18.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

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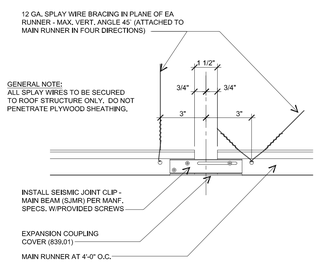
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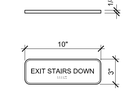
Interior Metal Knock-Down Frame - Window Head | SCALE 3"=1'-0" | 30



Interior Metal Knock-Down Frame - Door Head | SCALE 3"=1'-0" | 25



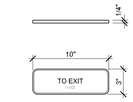
Suspended Ceiling Seismic Joint | SCALE 3"=1'-0" | 20



NOTES:

1. THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRAST WITH THE COLOR AND CONTRAST OF THE WALL.
2. SIGNS ARE CENTERED ON THE WALL 60" FROM THE FLOOR.
3. LETTER AND NUMERALS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS ARE MINIMUM 5/8" HIGH AND MAXIMUM OF 2" HIGH.

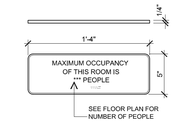
Interior Stair Tac Tile Signage | SCALE 1 1/2"=1'-0" | 15



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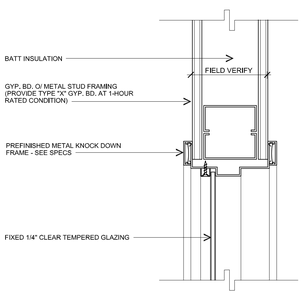
Tac Tile Exit Signage | SCALE 1 1/2"=1'-0" | 10



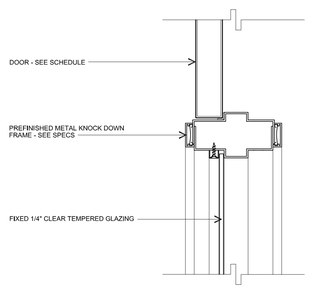
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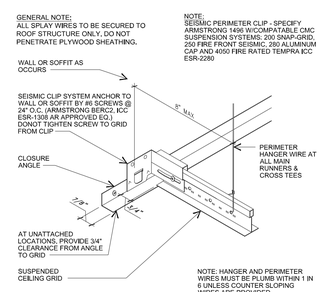
Tac Tile Occupant Load Signage | SCALE 1 1/2"=1'-0" | 5



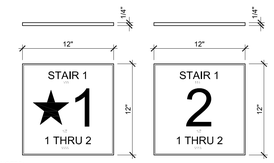
Interior Metal Knock-Down Frame - Window Jamb | SCALE 3"=1'-0" | 29



Interior Metal Knock-Down Frame - Door Jamb | SCALE 3"=1'-0" | 24



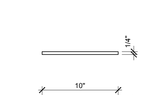
Perimeter Seismic Clip - Unattached End | SCALE 3"=1'-0" | 19



NOTES:

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2. SIGNS ARE CENTERED ON THE WALL 60" FROM THE FLOOR.
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4. AT DISCHAGE LEVEL, THE SIGN SHALL INCLUDE A RASED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. DIAMETER OF THE STAR SHALL BE 5"

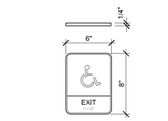
Interior Stair Tac Tile Signage | SCALE 1 1/2"=1'-0" | 14



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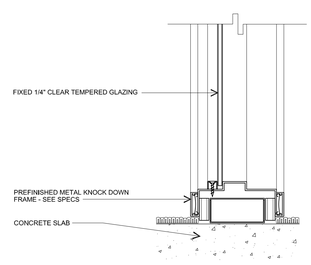
Tac Tile Exit Signage | SCALE 1 1/2"=1'-0" | 9



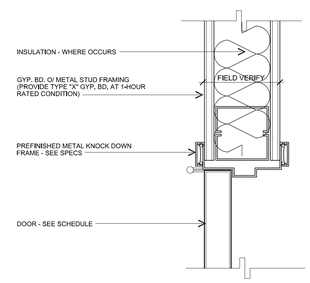
NOTES:

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE BORDER DIMENSION OF THIS PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
2. VERBAL DESCRIPTION AS TO RESTROOM USAGE IS PLACED DIRECTLY BELOW THE PICTORGRAM SIGNAGE.
3. THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRAST WITH THE COLOR AND CONTRAST OF THE WALL.
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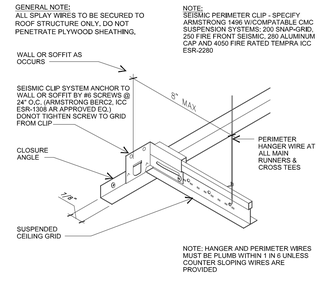
Tac Tile Exit Signage | SCALE 1 1/2"=1'-0" | 4



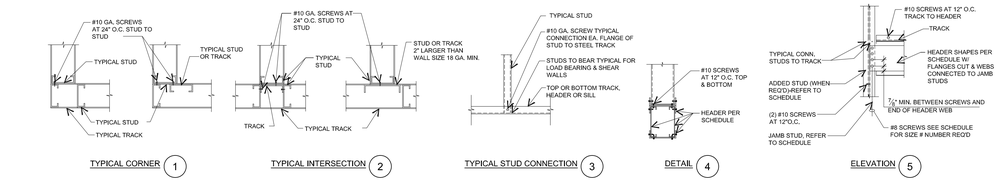
Interior Metal Knock-Down Frame - Window Sill | SCALE 3"=1'-0" | 28



Interior Metal Knock-Down Frame - Door Jamb | SCALE 3"=1'-0" | 23



Perimeter Seismic Clip - Attached End | SCALE 3"=1'-0" | 18



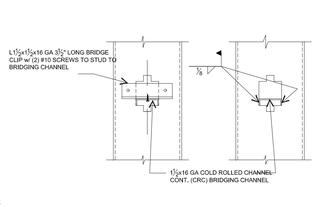
TYPICAL CORNER 1 | TYPICAL INTERSECTION 2 | TYPICAL STUD CONNECTION 3 | DETAIL 4 | ELEVATION 5

COLD FORM STEEL FRAMING:

(STEEL STUDS, JOISTS ETC.)

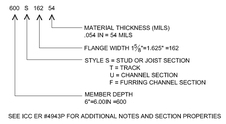
1. DESIGN, FABRICATION, AND INSTALLATION OF COLD FORMED METAL FRAMING SHALL CONFORM TO THE LATEST EDITION OF THE AISI "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS"
2. STEEL STUDS, JOISTS, AND TRACKS SHALL BE MANUFACTURED BY STEEL STUD MANUFACTURER'S ASSOCIATION PER ICC ER No. 4943P
3. ALL COLD FORMED STEEL FRAMING SHALL CONFORM TO ASTM A-653 OR A-568 WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI. GALVANIZED COATING SHALL CONFORM TO ASTM A-653. MATERIAL NOT TO BE GALVANIZED SHALL BE PRIMED WITH RUST INHIBITIVE PAINT MEETING THE PERFORMANCE REQUIREMENTS OF TT-P-636C.
4. WELDING SHALL BE PERFORMED BY WELDERS HOLDING A CURRENT CERTIFICATE FOR LIGHT GAGE WELDING AND BE FAMILIAR WITH THIS TYPE OF CONSTRUCTION.
5. STEEL STUDS AND JOISTS SHALL NOT BE SPLICED UNLESS SPECIFICALLY DETAILED. BRIDGING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. TRACKS SHALL BE DEEP-LEG AND UNPUNCHED.
6. WALL AND CEILING FINISHES SHALL BE ANCHORED AS FOLLOWS UNLESS ARCHITECTURAL DRAWINGS ARE MORE RESTRICTIVE. SEE ARCH'L FOR SPECIAL FIRE RESISTIVE CONSTRUCTION REQUIREMENTS.
   - A. GYPSUM WALLBOARD - PROVIDE #6 x 1" LONG DRYWALL SCREWS AT 7" O.C.
   - B. SHEATHING - PROVIDE #8 x 1" PHILLIPS WAFER HEAD SELF DRILLING SCREWS AT 6" O.C. ALL EDGES, 12" O.C. FIELD UNLESS NOTED OTHERWISE.
   - C. PLASTER WIRE LATH - PROVIDE #8 x 1/2" ROUND WASHER HEAD SCREWS (3/8" MIN. HEAD) AT 6" O.C.

   NOTE: SCREWS SHALL BE SPACED ALONG ALL STUDS, JOISTS, TOP TRACK, BOTTOM TRACK, AND BLOCKING. A 3/8" EDGE DISTANCE SHALL BE MAINTAINED WITH GYPSUM WALLBOARD AND PLYWOOD.



BRIDGING - TYPICAL 6 | STRAPPING - TYPICAL 7

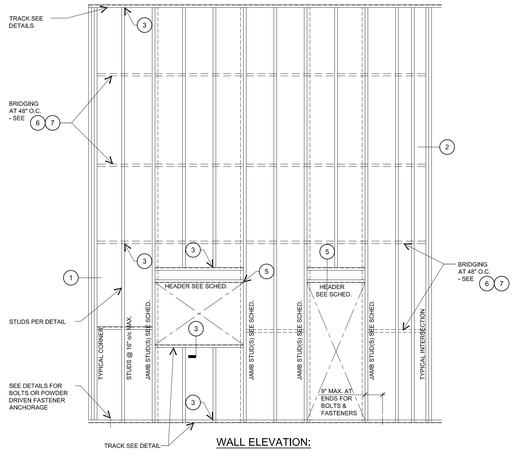
PRODUCT IDENTIFICATION LEGEND:



SEE ICC ER #4943P FOR ADDITIONAL NOTES AND SECTION PROPERTIES

CONVERSION CHART		
MIN. THICK. (MILS)	GAUGE	DESIGN THICK. (IN)
33	20	0.0346
43	18	0.0451
54	16	0.0566
68	14	0.0713
97	12	0.1017

DESIGNATION	A_g (IN²)	$S_{x(IN^3)}$	$I_{x(IN^4)}$
362S137-33	0.239	0.264	0.479
400S137-43	0.323	0.388	0.776
600S137-54	0.514	0.839	2.518
6005250-54	0.670	1.273	3.819
8005250-97	1.271	2.801	11.203
8005250-97	1.372	3.197	12.789
362T150-33	0.229	0.264	0.499
362T150-43	0.298	0.343	0.650
600T150-43	0.405	0.673	2.072
800T200-97	1.218	2.683	11.212

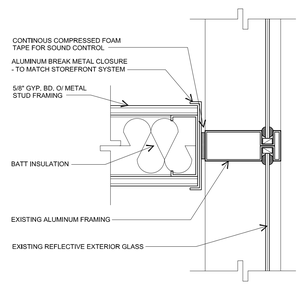


WALL ELEVATION:

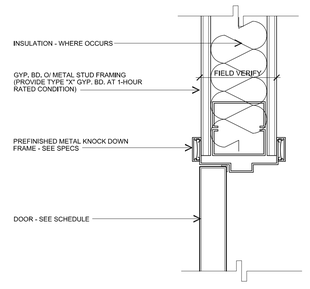
HEADER SCHEDULE		
OPENING SIZE	LINTEL	# OF SCREWS AT ENDS
UP TO 4'-0"	(2) 400S137-43 + (2) 600T150-33 (BOTH UNPUNCHED)	(2)
4'-1" TO 8'-0"	(2) 600S137-43 + (2) 600T150-43 (BOTH UNPUNCHED)	(3)

JAMB STUD SCHEDULE	
OPENING SIZE	NUMBER OF JAMB STUDS
UP TO 4'-0"	(2) 600S162-43
4'-1" TO 8'-0"	(2) 6005250-54

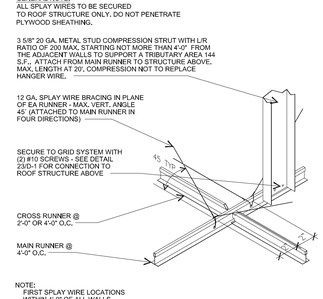
Typical Metal Stud Framing | SCALE 3/4"=1'-0" | 1



Interior Partition Closure at Exterior Aluminum Framing | SCALE 3"=1'-0" | 27



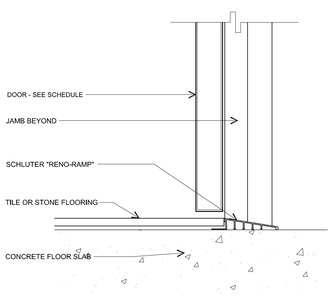
Interior Metal Knock-Down Frame - Door Jamb | SCALE 3"=1'-0" | 22



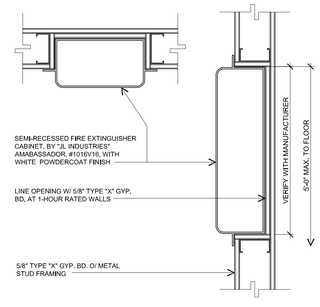
Suspended Acoustical Ceiling - Std. Bracing | SCALE 1 1/2"=1'-0" | 16

CEILING GENERAL NOTES:

- A. SUSPENDED CEILINGS TO COMPLY WITH ASCE 7-05 SECTION 13.5.6
- B. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED AS DEFINED IN ASTM C 635
- C. SUSPENSION SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ C,B,C, SECTION 803 AND ASTM C635, C636, & ASTM E580, SECTION 5-SEISMIC DESIGN CATEGORIES D, E AND F, HANGERS SHALL BE FASTENED TO OR IMBEDED IN THE STRUCTURAL FRAMING, HANGERS SHALL BE SADDLE TIED AROUND MAIN RUNNERS TO DEVELOP FULL STRENGTH OF HANGERS. DO NOT USE FLAT HANGERS.
- D. WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2". IN EACH ORTHOGONAL HORIZONTAL DIRECTION. ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A .75" CLEARANCE FROM THE WALL AND SHALL REST UPON AND FREE TO SLIDE ON A CLOSURE ANGLE.
- E. FOR CEILING AREA EXCEEDING 144 S.F., SHALL HAVE HORIZONTAL AND VERTICAL RESTRAINTS OF THE CEILING TO THE STRUCTURAL SYSTEM
- F. CEILING AREAS EXCEEDING 2,500 S.F. SHALL HAVE FULL HEIGN PARTITIONS THAT BREAK THE CEILING UP IN AREAS NOT EXCEEDING 2,500 S.F.
- G. SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 INCH OVERSIZE RING SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS.
- H. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING LUMINARIES, SPEAKERS, DUCTS AND GRILLES, CABLES, CABLES TRAYS, ELECTRICAL BOXES, AND CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING (IN FIRE-RATED ASSEMBLIES, WHERE INDEPENDENT SUPPORT WIRES ARE USED, THEY SHALL BE DISTINGUISHABLE BY COLOR, TAGGING, OR OTHER EFFECTIVE MEANS FROM THOSE THAT ARE PART OF THE FIRE-RATED DESIGN [SECTION 300.11(A)(1) OF THE ELECTRICAL CODE])
- J. SUSPENDED CEILING SHALL BE LIMITED TO 6 FEET BELOW THE STRUCTURAL DECK UNLESS THE LATERAL BRACING IS DESIGNED BY A LICENSED ENGINEER OR ARCHITECT.
- K. CABLE TRAYS, ELECTRICAL CONDUITS AND PIPING SHALL BE INDEPENDENTLY SUPPORTED AND INDEPENDENTLY BRACED FROM HE STRUCTURE.



Interior Door Sill - Tile to Carpet | SCALE 3"=1'-0" | 26



Fire Extinguisher Cabinet | SCALE 1 1/2"=1'-0" | 21

DRA ARCHITECTS
32 Executive, Suite 100
Irvine, CA 92614
T 949.833.3800 - F 949.833.3806

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PROFESSIONAL SEAL:



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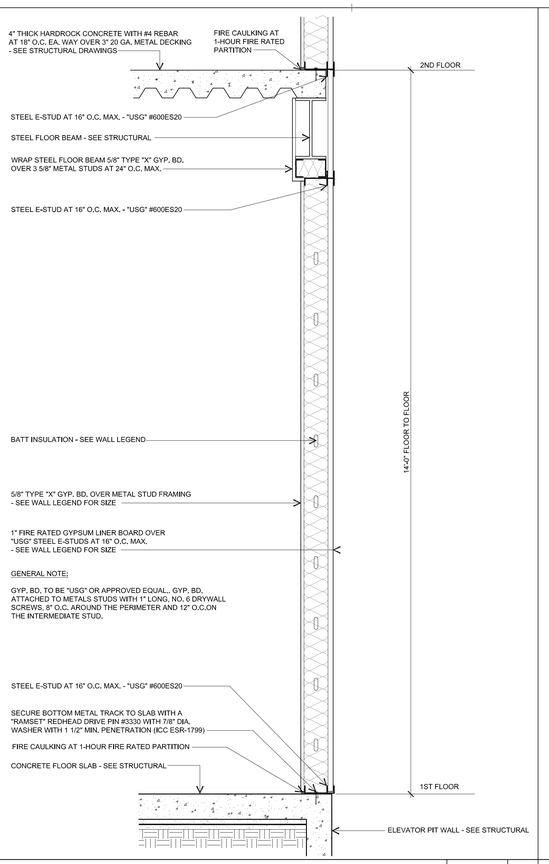
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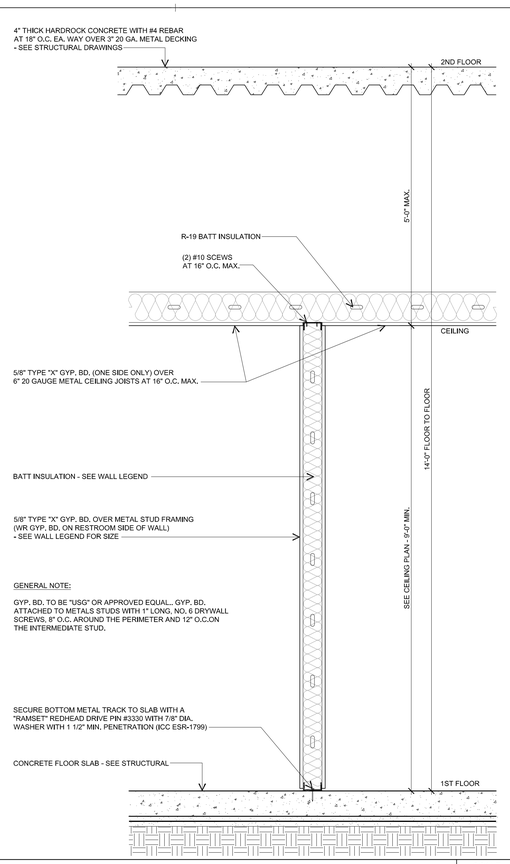
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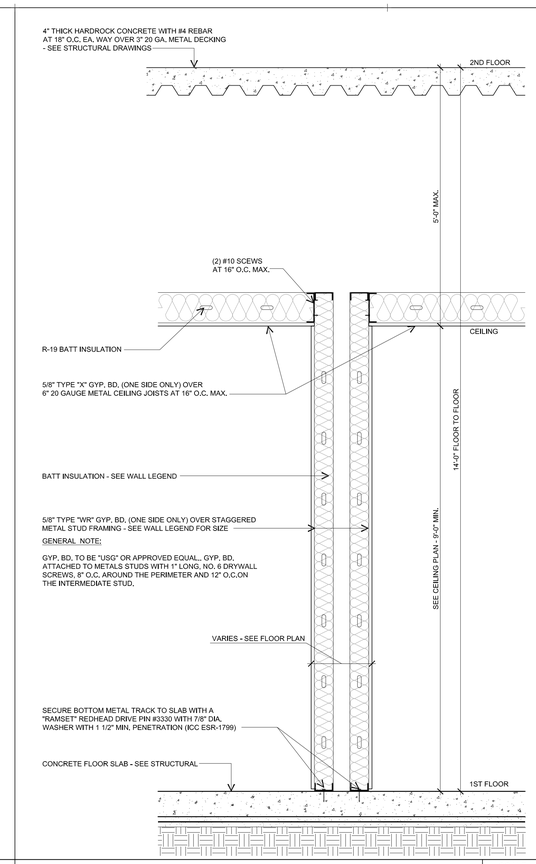
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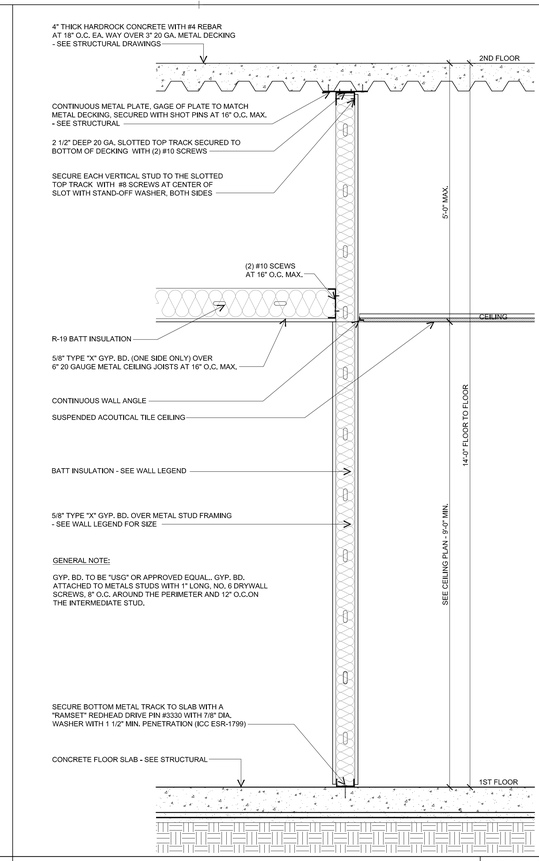
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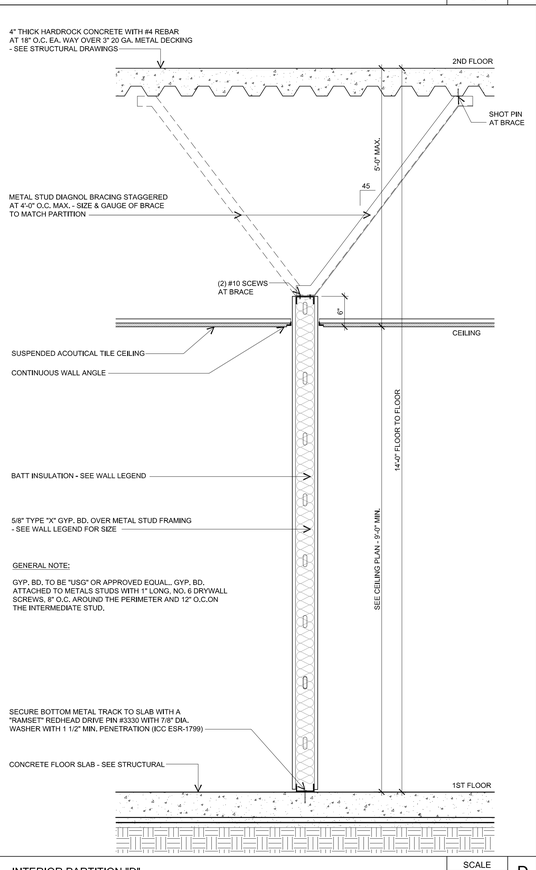
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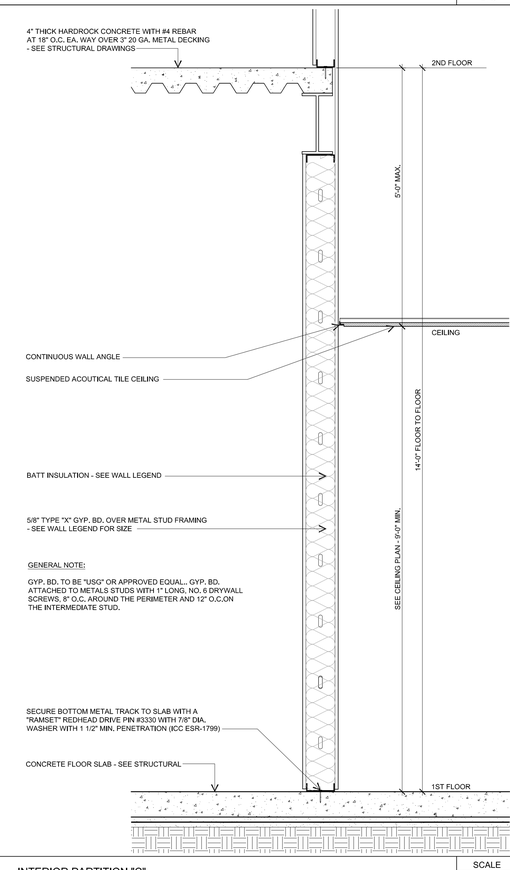
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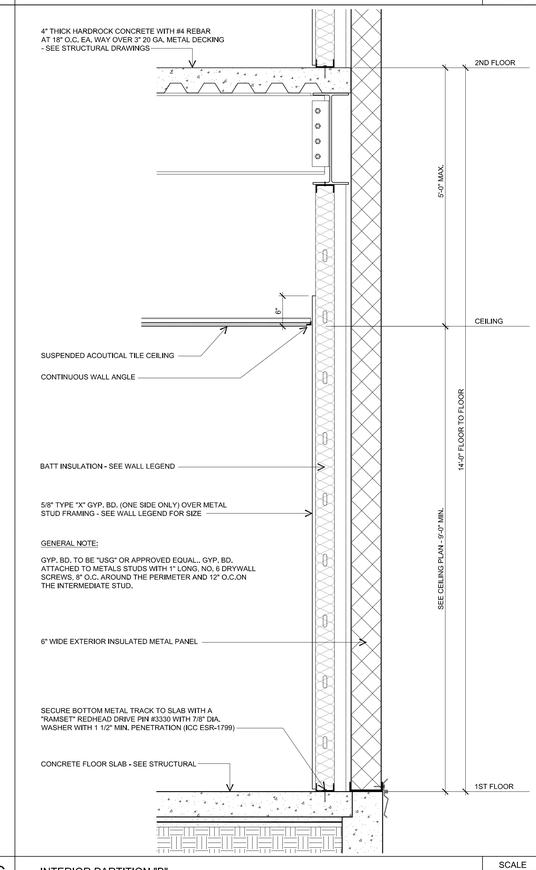
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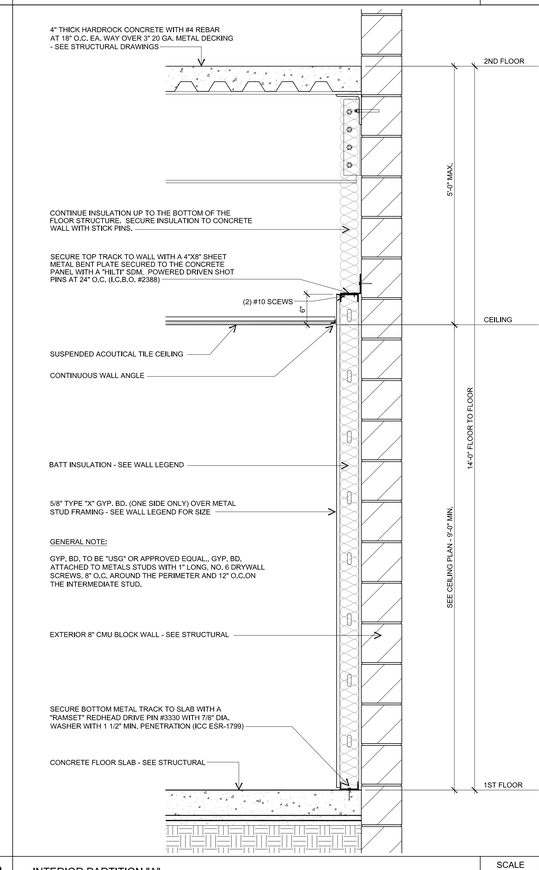
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INTERIOR PARTITION "C" | SCALE 1"=1'-0" | C



INTERIOR PARTITION "B" | SCALE 1"=1'-0" | B



INTERIOR PARTITION "A" | SCALE 1"=1'-0" | A

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT
CARRIE MIEKO HOGUND
No. C39177
Ex. 01/31/23
STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

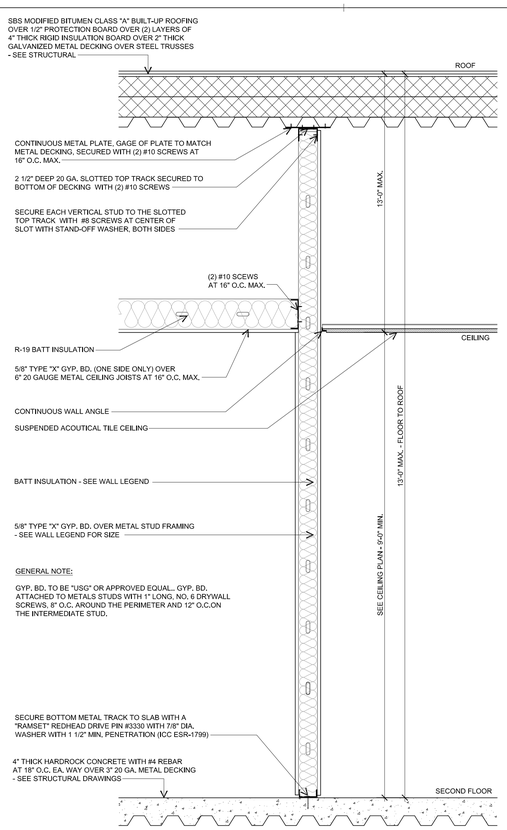
CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME
INTERIOR WALL DETAILS

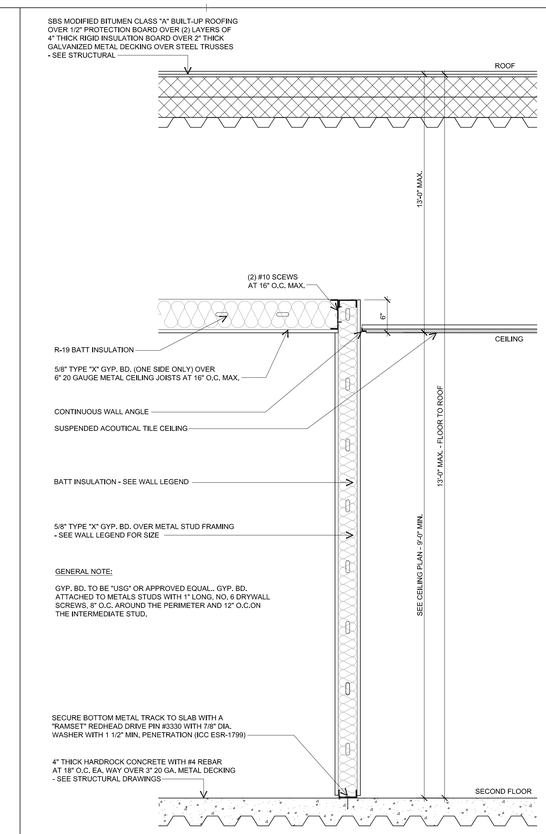
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	07.18.22	1st Plan Check Submittal

JOB NO:	19010
DATE ISSUED:	07.18.22
DRAWN BY:	SPZ
CHECK BY:	SPZ

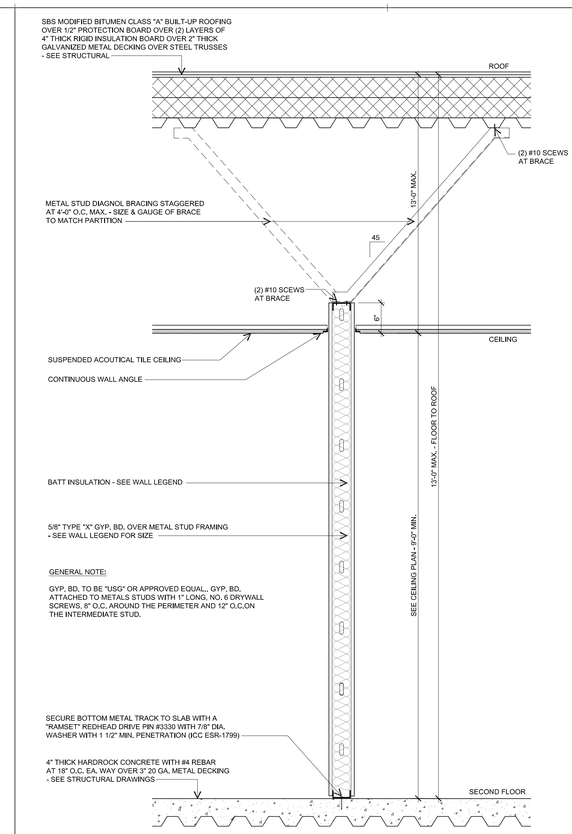
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D-6



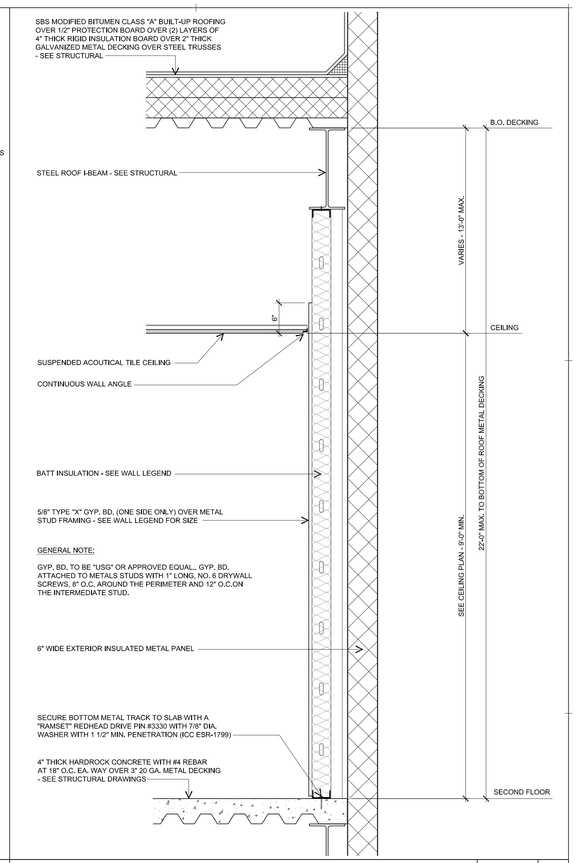
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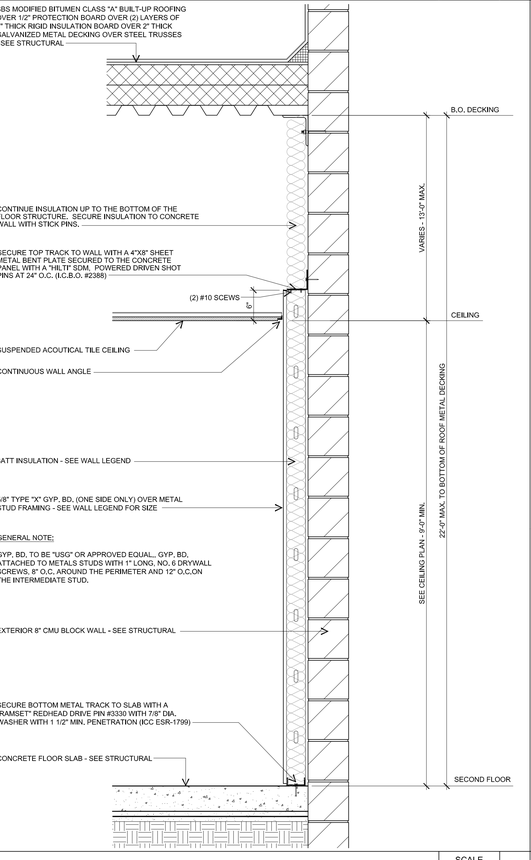
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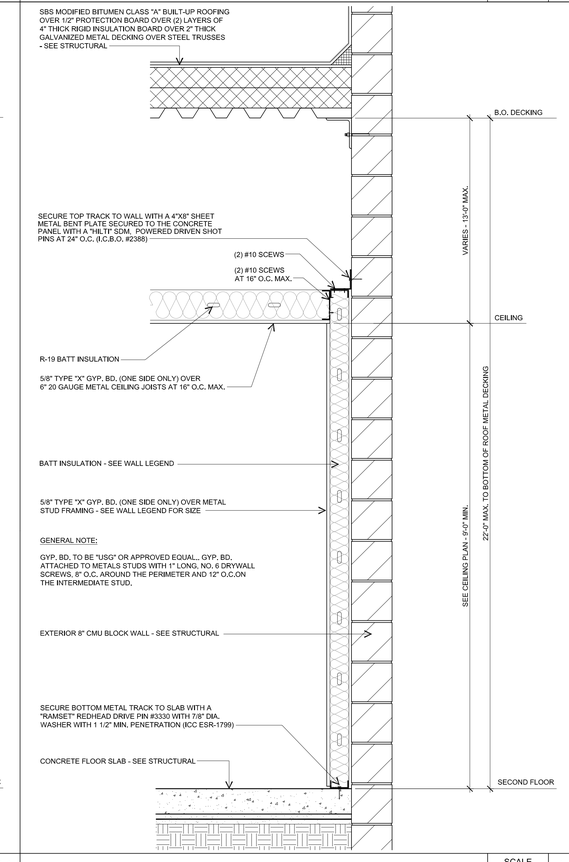
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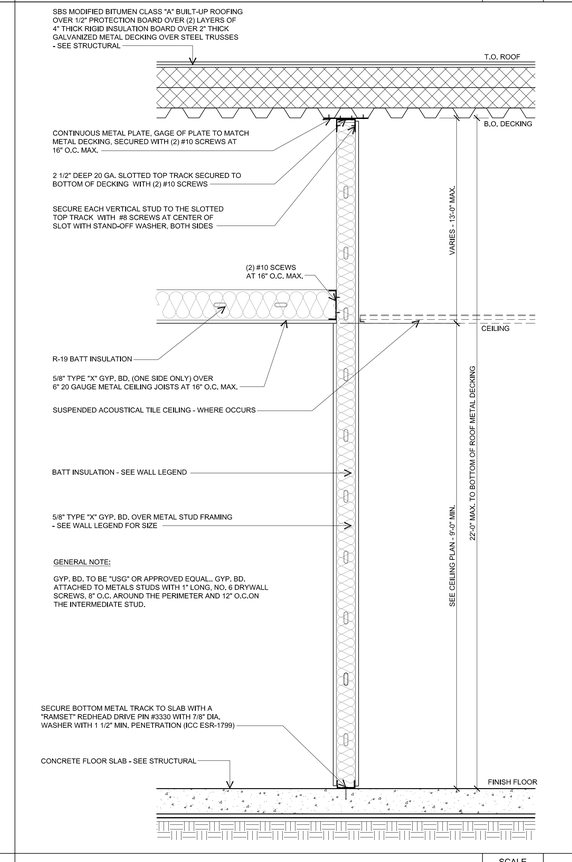
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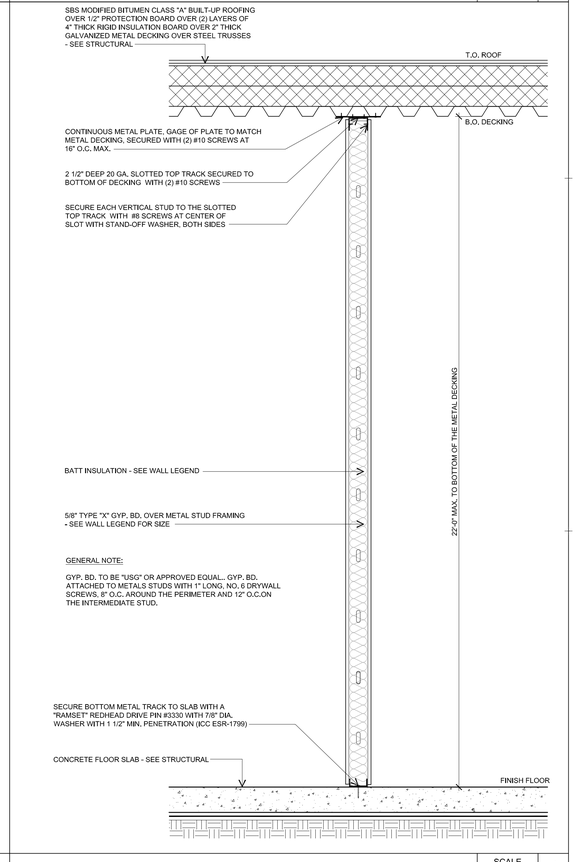
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INTERIOR PARTITION "L" | SCALE 1"=1'-0" | L



INTERIOR PARTITION "K" | SCALE 1"=1'-0" | K



INTERIOR PARTITION "J" | SCALE 1"=1'-0" | J

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MEKO HOGUND C-34177 EXP. 01/31/23 STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
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(714) 566-9090

SHEET NAME
INTERIOR WALL DETAILS

NO:	DATE:	DESCRIPTION:
	07.18.22	1st Plan Check Submittal

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DRAWN BY:	SPZ
CHECK BY:	SPZ

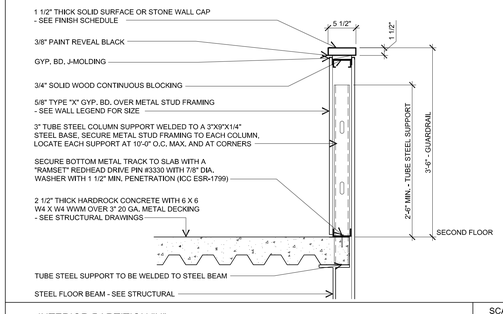
SHEET NO:
D-7

INTERIOR PARTITION "Z"

SCALE 1"=1'-0" — Z

GENERAL NOTE:

GYP. BD, TO BE "USG" OR APPROVED EQUAL., GYP. BD, ATTACHED TO METALS STUDS WITH 1" LONG, NO. 6 DRYWALL SCREWS, 8" O.C. AROUND THE PERIMETER AND 12" O.C.ON THE INTERMEDIATE STUD.



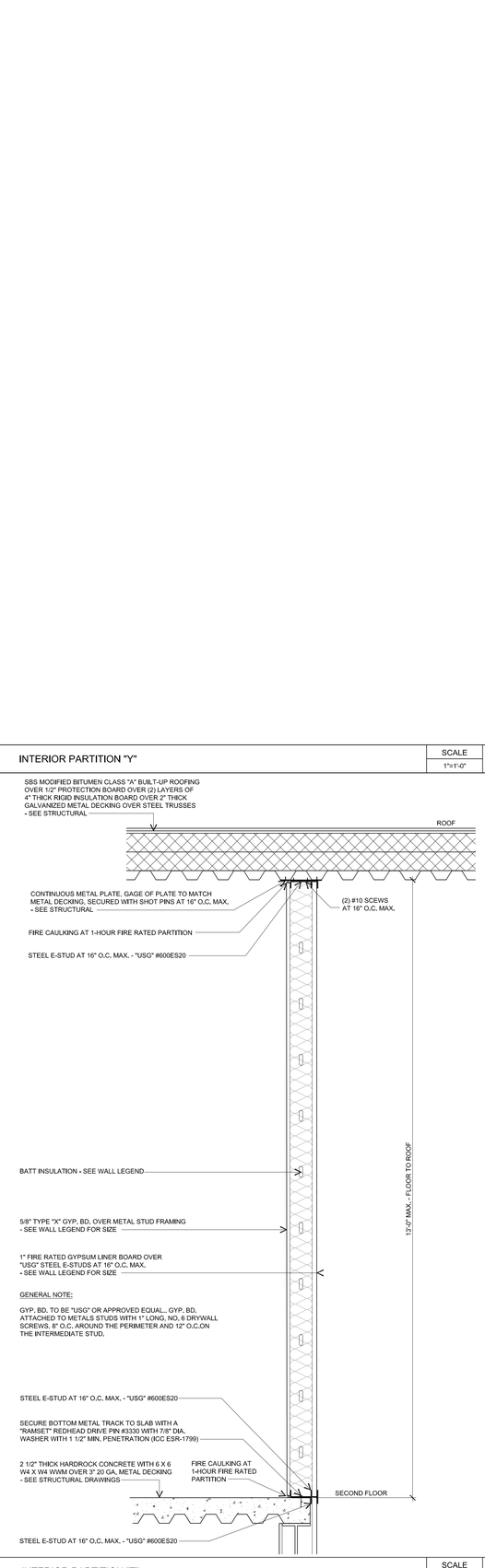
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SCALE 1"=1'-0" — U

INTERIOR PARTITION "Y"

SCALE 1"=1'-0" — Y

SBS MODIFIED BITUMEN CLASS "A" BUILT-UP ROOFING OVER 1/2" PROTECTION BOARD OVER (2) LAYERS OF 4" THICK RIGID INSULATION BOARD OVER 2" THICK GALVANIZED METAL DECKING OVER STEEL TRUSSES - SEE STRUCTURAL



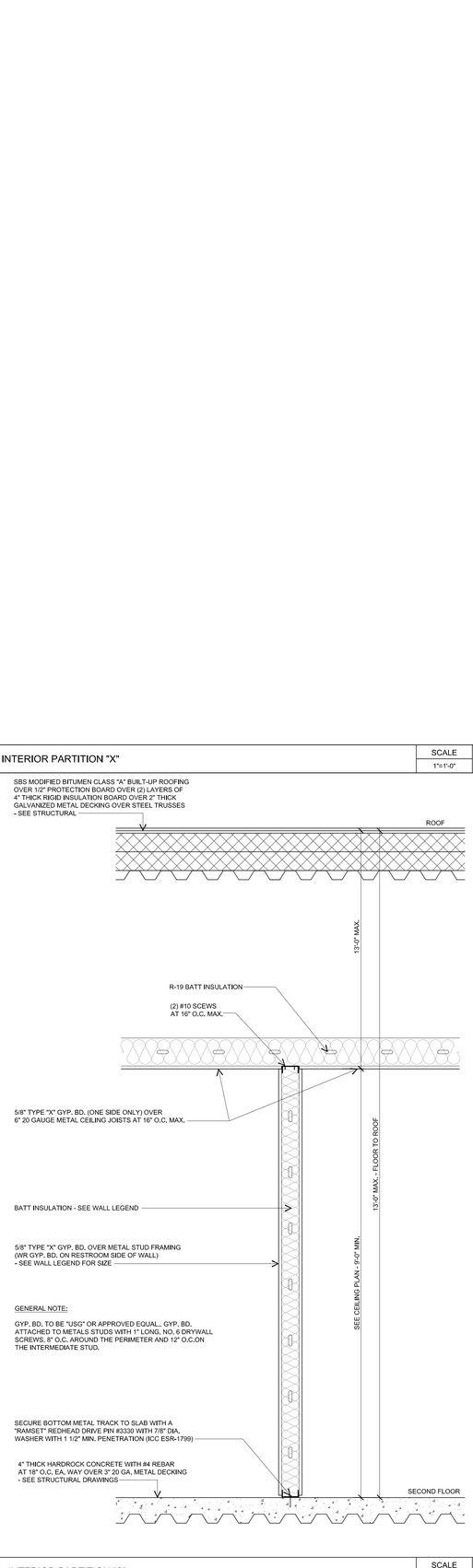
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SCALE 1"=1'-0" — T

INTERIOR PARTITION "X"

SCALE 1"=1'-0" — X

SBS MODIFIED BITUMEN CLASS "A" BUILT-UP ROOFING OVER 1/2" PROTECTION BOARD OVER (2) LAYERS OF 4" THICK RIGID INSULATION BOARD OVER 2" THICK GALVANIZED METAL DECKING OVER STEEL TRUSSES - SEE STRUCTURAL



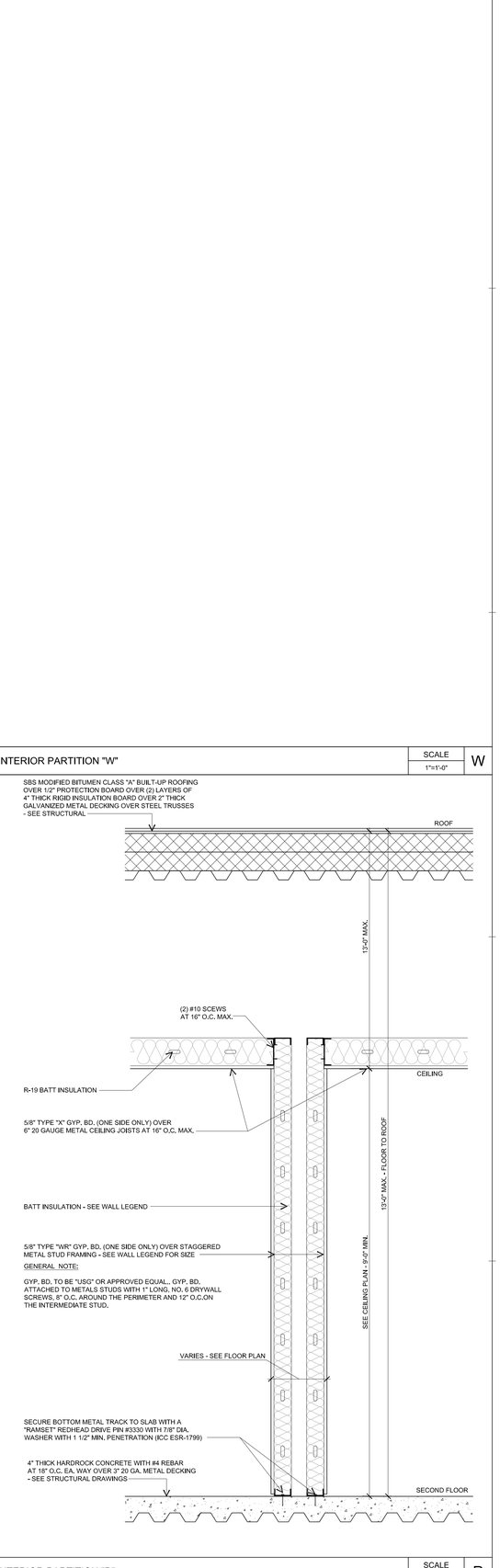
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SCALE 1"=1'-0" — S

INTERIOR PARTITION "W"

SCALE 1"=1'-0" — W

SBS MODIFIED BITUMEN CLASS "A" BUILT-UP ROOFING OVER 1/2" PROTECTION BOARD OVER (2) LAYERS OF 4" THICK RIGID INSULATION BOARD OVER 2" THICK GALVANIZED METAL DECKING OVER STEEL TRUSSES - SEE STRUCTURAL



INTERIOR PARTITION "R"

SCALE 1"=1'-0" — R

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CONSULTANT:

PROFESSIONAL SEAL:

LICENSED ARCHITECT CARRIE MIEKO HOGUE No. C31127 Exp. 01/31/23 STATE OF CALIFORNIA

07.18.22

PROJECT TITLE

PROPOSED
COLD STORAGE FACILITY
5980 Arcturus Avenue
Oxnard, California 93033

CLIENT NAME

CONTROLLED ENVIRONMENTS CONSTRUCTION, INC.
1562 Parkway Loop, Suite "E"
Tustin, CA 92780
(714) 566-9090

SHEET NAME
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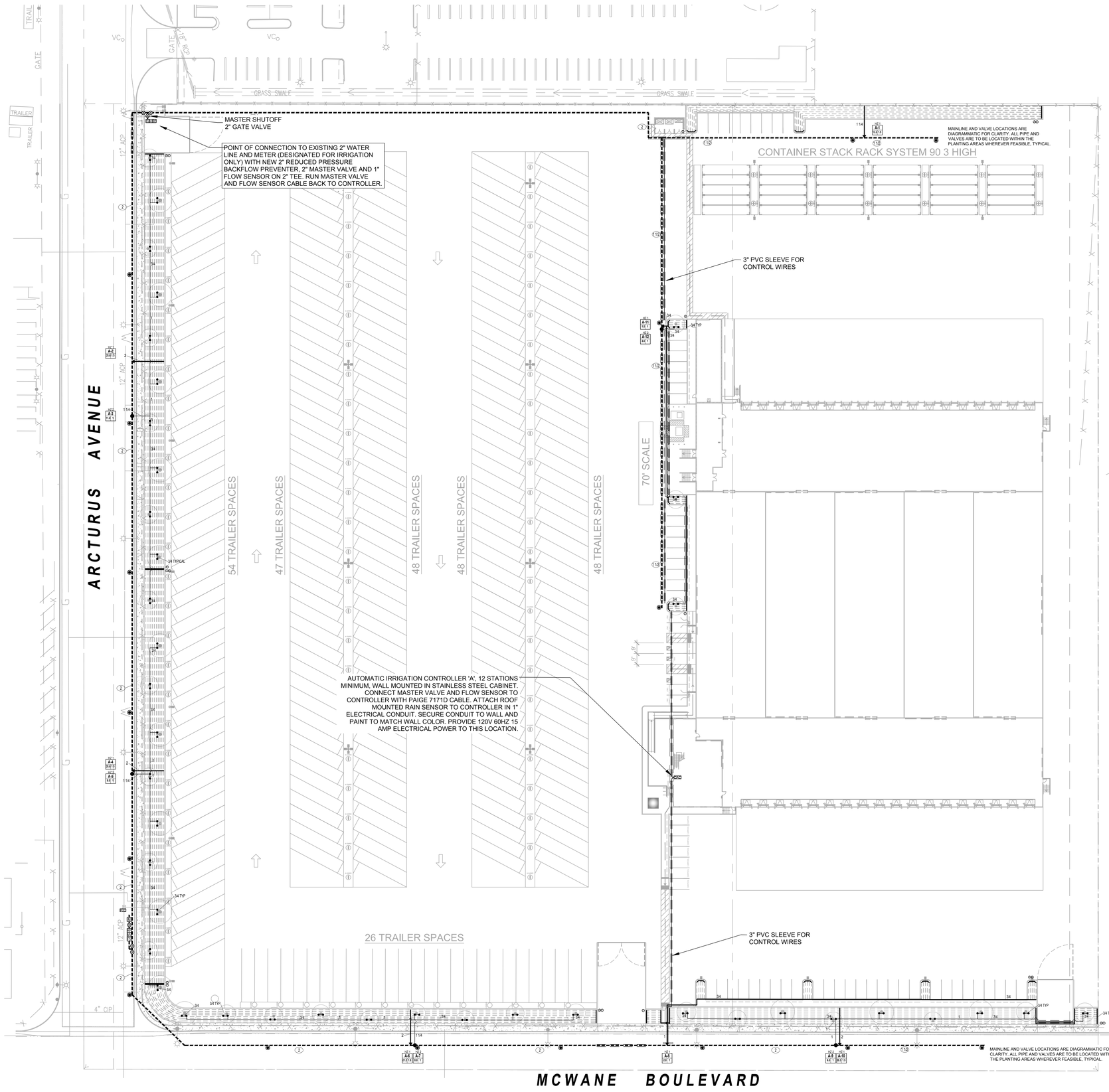
SHEET NO:
D-8

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PSI	GPM	RAD	MANUFACTURER / MODEL	DETAIL
●	TREE BUBBLER	20	.50	--	RAIN BIRD 1402 IN 1806 PRS BODY	G / L1.02
— — —	SUB SURFACE DRIPLINE, 18" SPACING, 18" O.C.	25	0.9 GPH	18"	RAIN BIRD XFD-09-18	M / L1.02
Ⓐ	DRIP IRRIGATION AIR/VACUUM RELIEF VALVE				RAIN BIRD ARV-050	O / L1.02
Ⓕ	DRIP IRRIGATION FLUSH VALVE				RAIN BIRD FLUSH CAP, ECP-15 OR APPROVED EQUAL	N / L1.02
▼	REMOTE CONTROL VALVE FOR DRIP SYSTEMS				RAIN BIRD XCZ-100 PRBR & 150-LCDR	K, L / L1.02
●	REMOTE CONTROL VALVE				RAIN BIRD EFB-CP SERIES	F / L1.02
⊗	GATE VALVE, LINE SIZE				NIBCO T-113	D / L1.02
⊙	QUICK COUPLER VALVE				RAIN BIRD 44LRC W/ 44K KEY & SH-1 SWIVEL	E / L1.02
M	MASTER CONTROL VALVE				SUPERIOR 3100	F / L1.02
FS	FLOW SENSOR, 1 " SIZE				RAIN BIRD FS-100P	J / L1.02
RP	REDUCED PRESSURE BACKFLOW PREVENTER				FEBCO LF825Y W/ WILKINS 500YSBR STRAINER / REGULATOR	C / L1.02
M	WATER METER				PER CITY STANDARDS	H / L1.02
C	AUTOMATIC IRRIGATION CONTROLLER, WALL MOUNTED				RAIN BIRD ESP12-LXME2P W/ HUNTER MINI-CLIK RAIN SENSOR	H, I / L1.02
———	LATERAL (NON-PRESSURE) PIPING, SIZE AS SHOWN				J-M OR EQUAL CL 200	A, B / L1.02
▬ ▬ ▬	PVC MAIN LINE (PRESSURE) PIPING, SIZE AS SHOWN				J-M OR EQUAL SCH 40	A, B / L1.02
═══	PVC SLEEVE, 2X CARRYING PIPE DIAMETER MIN.				J-M OR EQUAL SCH 40	A, B / L1.02

HYDROZONES	
1	MIXED - SPRAY
2	MIXED - STREAM ROTORS
3	TREE DEEP WATER - BUBBLERS

HZ1 HYDROZONE
CONTROLLER A-1 SEQUENCE NUMBER
APPROXIMATE GPM 6 1 VALVE SIZE, INCHES



IRRIGATION NOTES

1 EXISTING UTILITIES AND CONDITIONS: PRIOR TO CUTTING INTO THE SOIL OR PAVING, LOCATE ALL CABLES, CONDUITS, AND OTHER UTILITIES THAT ARE COMMONLY FOUND UNDERGROUND, AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, PROMPTLY NOTIFY OWNER WHO WILL ARRANGE FOR RELOCATIONS IF REQUIRED. PROCEED IN THE SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITIONS ENCOUNTERED UNDERGROUND MAKE CHANGES ADVISABLE.

2 THE INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO ALL APPLICABLE REGULATIONS AND CODES.

3 THE IRRIGATION SYSTEM IS SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATE ALL PIPING, HOSE, EQUIPMENT AND APPURTENANCES WITHIN PROPERTY LINE AND WITHIN THE PLANTING AREAS SHOWN UNLESS NOTED OR DIRECTED OTHERWISE. LOCATE ALL VALVES AND VALVE BOXES 6" MIN., 12" MAX FROM PAVING. LOCATE QUICK COUPLER VALVES AT THE EDGE OF PLANTING AREAS. LOCATE PRESSURE MAIN LINES WITHIN 18" OF EDGE OF PLANTING AREAS.

4 ALL PIPE AND WIRING UNDER PAVING & ROADWAYS SHALL BE SLEEVED. COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES TO ENSURE PROPER AND TIMELY INSTALLATION IN LOCATIONS REQUIRED. PIPES MAY BE SLEEVED TOGETHER IF AN EQUIVALENT INCREASE IN SLEEVE SIZE IS MADE.

5 ALL BRASS PIPE AND FITTINGS TO BE IPS RED BRASS, STANDARD PIPE SIZE, SCHEDULE 40. ALL COPPER PIPE AND FITTINGS TO BE TYPE "K" COPPER. PROVIDE DIELECTRIC COUPLINGS BETWEEN DISSIMILAR METALS.

6 USE TEFLON PIPE PASTE OR TAPE FOR ALL THREADED CONNECTIONS (NOT BOTH).

7 ADJUST ALL SPRAY HEADS TO AVOID OVERTHROW ONTO WALLS, WALKS OR STREETS. AVOID UTILITY BOXES, TRANSFORMERS, ETC.

8 PROVIDE PULL BOXES FOR CONTROL WIRING AT ALL CHANGES OF DIRECTION AND WHERE RUNS EXCEED 200 FEET. SPLICES SHALL BE MADE ONLY IN PULL BOXES OR VALVE CONTROL BOXES.

9 SYSTEM DESIGN IS BASED ON A DESIGN PRESSURE OF 50 PSI.

10 WIRING IS BASED ON THE USE OF ONE 24 VOLT DC REMOTE CONTROL VALVE OPERATING AT ONE TIME. ALLOWANCE IS MADE FOR OPENING/CLOSING SEQUENCES.

11. THE USE OF A MANUFACTURER'S NAME AND MODEL OR CATALOG NUMBER IS FOR THE PURPOSE OF ESTABLISHING THE STANDARD OF QUALITY AND CONFIGURATION DESIRED ONLY. DESIGN OF IRRIGATION SYSTEM IS BASED ON THESE MATERIALS. IF OTHER EQUIPMENT IS SUBSTITUTED, WITH APPROVAL, DESIGN REQUIREMENTS ARE TO BE ADJUSTED ACCORDINGLY.

12. UNLESS NOTED OTHERWISE ON PLANS, ALL LATERAL END RUNS TO HEADS ARE TO BE 3/4 INCH SIZE.

13. FINAL LOCATION OF CONTROLLER SHALL BE CONFIRMED WITH DISTRICT'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

14 MAINLINE, GATE VALVES, QUICK COUPLER VALVES AND REMOTE CONTROL VALVES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYPICAL.

15 LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTING AREAS.

16 BUBBLERS SHALL BE ALIGNED WITH TREES AT EDGE OF ROOTBALL AND EDGE OF PLANTING PIT, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

17 TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION HEADS. WHERE FULL CIRCLE OR FULL SQUARE HEADS ARE SHOWN IN CONFLICT WITH TREE LOCATION, USE TWO HALF HEADS.

18 ROUTE LATERAL LINES AROUND EXISTING TREE ROOT SYSTEMS WHERE NECESSARY.

19 ACTUAL LOCATION FOR A NEW INSTALLATION OF A BACKFLOW PREVENTER, MASTER VALVE AND FLOW SENSOR IS TO BE DETERMINED IN THE FIELD BY THE DISTRICT'S AUTHORIZED REPRESENTATIVE.

20 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN FROM THE CONTROLLER.

21 ALL COMPONENTS TO BE OF LEAD FREE COMPOSITION.

22 POTABLE WATER IS TO BE USED ON THIS SITE.

MAWA

MAWA					
ET DATA FROM: OXNARD					
ETO	EFFECTIVE PRECIP	IN TO GAL	ET ADJ FACTOR	TOTAL AREA	SPECIAL AREAS
43.50	0.00	0.620	0.45	25900	0
MAWA = ETO - EFFECTIVE RAIN x IN TO GAL x((ET ADJ FACTOR x TOTAL AREA) + (SPECIAL AREA x 0.55))					
MAWA =	307,109	GAL/YEAR			

ETWU

ETWU = ETO - EFFECTIVE RAIN x IN TO GAL x((PLANT FACTOR x AREA) / (IRRIG EFFICIENCY))

	HYDROZONE	WATER USE	WUCOLS PLANT FACTOR (PF)	SQ FT AREA (HA)	IE	PF/IE ETAF	ETAFxHA	ETWU
MIXED	1	LOW-MED	0.30	25900	.81	.370	9592.59	252,765
TREES	2	LOW	0.10	4100	.81	.123	253.09	6,669
							SUB TOTAL	259,434
SPECIAL USE AREA								
N/A	-	-	0	0	0	0	0	0
							TOTAL ETWU	**259,434**
							MAWA	**307,109**
							DIFFERENCE	**(47,676)**

* NOTE: THE WATER USE IN HYDROZONE 2 (TREES) OCCURS WITHIN MIXED HYDROZONE 1. THE WATER AMOUNT SHOWN IS FOR ADDITIONAL DEEP WATERING AND IS IN ADDITION TO THE HYDROZONE 1 WATER AMOUNTS. THE PLANT FACTORS ARE COMBINED FOR THE TREES, GIVING THEM A TOTAL PLANT FACTOR OF 0.30+0.10= 0.40.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER USE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

APPLICANT DATE

MARK	DATE	BY	REVISION DESCRIPTION

GRAPHIC TITLE
IRRIGATION PLAN

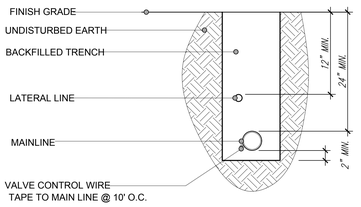
PROJECT TITLE
CEC OXNARD

PROJECT LOCATION
5980 & 6000 ARCTURUS AVENUE
OXNARD, CA 93033

JOB #	
DESIGN	RB
DRAWN	RB
CHECKED	JK
DATE	01/09/24
SCALE	
SHEET	L-1.01

951 E. Santa Ana Blvd.
Santa Ana, CA 92701
(714) 973-2200
(714) 973-0203 FAX

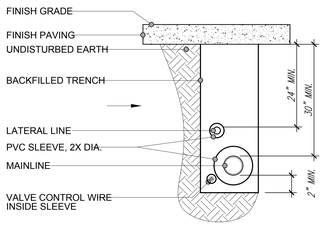
CORNERSTONE STUDIOS, INC.
951 E Santa Ana Blvd.
Santa Ana, CA 92701
714. 973. 2200 Voice
714. 973. 0203 Fax
• LANDSCAPE ARCHITECTURE • URBAN DESIGN • PLANNING • RESOURCE ANALYSIS



PROVIDE 2" OF CLEAN SAND UNDER ALL MAINLINE PIPE.
ALL IRRIGATION PIPE AND EQUIPMENT SHALL BE A MINIMUM OF 18" IN FROM EDGE OF PAVING.

A Trenching in Planting Areas

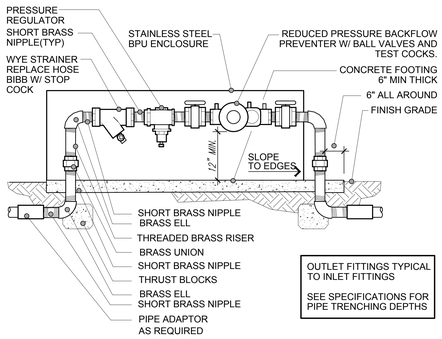
N.T.S.



PROVIDE 2" OF CLEAN SAND UNDER ALL MAINLINE PIPE.
ALL IRRIGATION PIPE AND EQUIPMENT SHALL BE A MINIMUM OF 18" IN FROM EDGE OF PAVING.

B Trenching Under Paving

N.T.S.

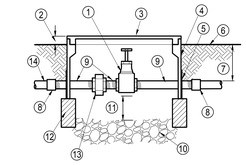


OUTLET FITTINGS TYPICAL TO INLET FITTINGS

SEE SPECIFICATIONS FOR PIPE TRENCHING DEPTHS

C Reduced Pressure Backflow Assembly

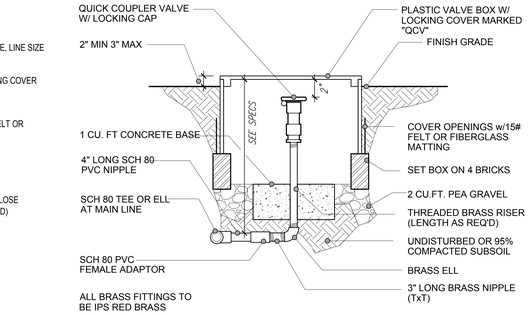
N.T.S.



1. GATE VALVE W/ CROSS HANDLE, LINE SIZE
2. 1" MIN, 2" MAX
3. PLASTIC VALVE BOX W/ LOCKING COVER MARKED "GV"
4. EXTENSIONS AS REQUIRED
5. COVER OPENINGS WITH 15# FELT OR FIBERGLASS MATTING
6. FINISH GRADE
7. SEE SPECS
8. SCH 80 PVC ADAPTER (FxF)
9. SCH 80 PVC NIPPLE (TxT, NO CLOSE NIPPLES, LENGTH AS REQUIRED)
10. 2 CU FT PEA GRAVEL MIN.
11. 2" MIN 6" MAX CLEAR
12. SET BOX ON FOUR BRICKS
13. BRASS UNION
14. PVC MAIN

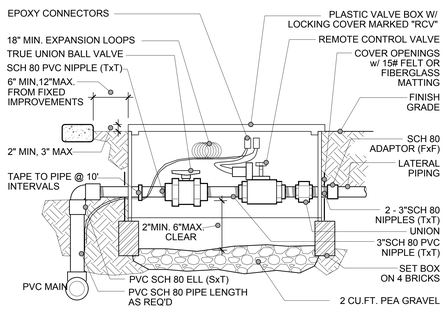
D Gate Valve

N.T.S.



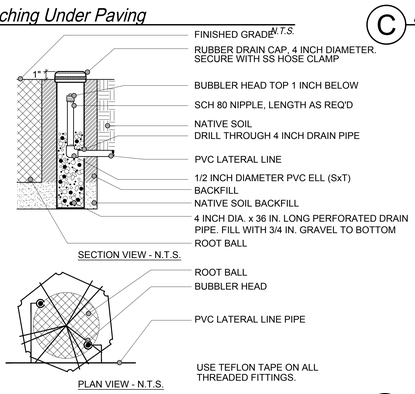
E Quick Coupler Valve

N.T.S.



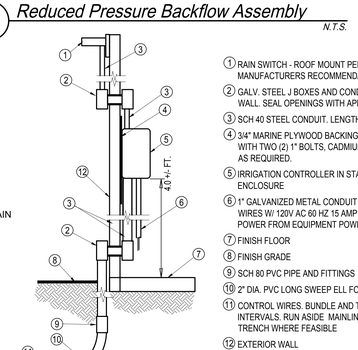
F Master Valve and Remote Control Valve

N.T.S.



G Tree Bubbler

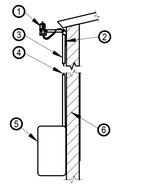
N.T.S.



1. RAIN SWITCH - ROOF MOUNT PER MANUFACTURERS RECOMMENDATIONS
2. GALV. STEEL J BOXES AND CONDUIT THROUGH WALL. SEAL OPENINGS WITH APPROVED SEALANT.
3. SCH 40 STEEL CONDUIT. LENGTH AS REQUIRED.
4. 3/4" MARINE PLYWOOD BACKING. SECURE TO WALL WITH TWO (2) 1" BOLTS, CADMIUM PLATED. LENGTH AS REQUIRED.
5. IRRIGATION CONTROLLER IN STAINLESS STEEL ENCLOSURE
6. 1" GALVANIZED METAL CONDUIT FOR POWER WIRES W/ 120V AC 60 HZ 15 AMP ELECTRICAL POWER FROM EQUIPMENT POWER PANEL
7. FINISH FLOOR
8. FINISH GRADE
9. SCH 80 PVC PIPE AND FITTINGS
10. 2" DIA. PVC LONG SWEEP ELL FOR CONTROL WIRES
11. CONTROL WIRES. BUNDLE AND TAPE @ 10 FT INTERVALS. RUN ASIDE MAINLINE PIPE IN SAME TRENCH WHERE FEASIBLE
12. EXTERIOR WALL

H Controller Wall Mount - Interior

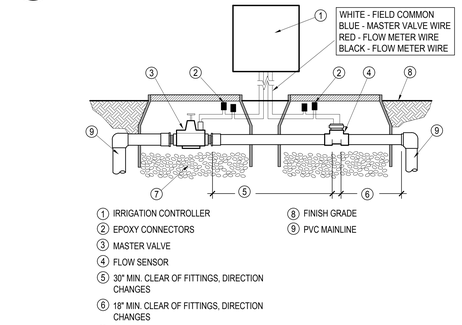
N.T.S.



1. RAIN SENSOR - EXTEND MOUNT OUT IF REQUIRED TO CLEAR ROOF OVERHANG
2. SECURE TO WALL WITH GALV BOLTS
3. 1" DIAM. GALV. SCH 40 STEEL CONDUIT. PAINT TO MATCH BUILDING WALL.
4. TWO WIRE CABLE TO CONTROLLER
5. WALL MOUNTED CONTROLLER
6. WALL

I Rain Sensor on Wall

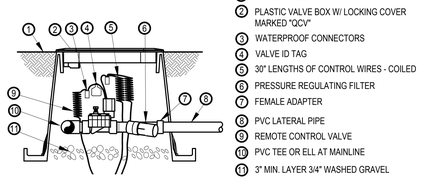
N.T.S.



1. IRRIGATION CONTROLLER
2. EPOXY CONNECTORS
3. MASTER VALVE
4. FLOW SENSOR
5. 30" MIN. CLEAR OF FITTINGS, DIRECTION CHANGES
6. 18" MIN. CLEAR OF FITTINGS, DIRECTION CHANGES
7. 2 CU FT 3/4" GRAVEL, TYP.
8. FINISH GRADE
9. PVC MAINLINE

J Flow Sensor - Inline

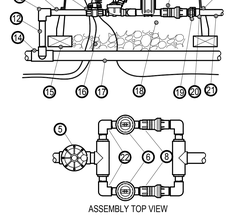
N.T.S.



1. FINISH GRADE
2. PLASTIC VALVE BOX W/ LOCKING COVER MARKED "QCV"
3. WATERPROOF CONNECTORS
4. VALVE ID TAG
5. 30" LENGTHS OF CONTROL WIRES - COILED
6. PRESSURE REGULATING FILTER
7. FEMALE ADAPTER
8. PVC LATERAL PIPE
9. REMOTE CONTROL VALVE
10. PVC TEE OR ELL AT MAINLINE
11. 3" MIN. LAYER 3/4" WASHED GRAVEL

K Drip Control Valve - 1"

N.T.S.

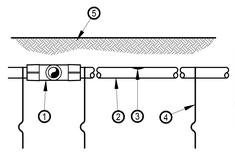


ASSEMBLY TOP VIEW

1. TOP OF MULCH
2. FINISH GRADE
3. CONTROL WIRES W/ 24" COILED WIRE
4. WATERPROOF CONNECTORS
5. CONTROL VALVE
6. FILTERS
7. 3" MIN CLEAR
8. PRESSURE REGULATORS
9. JUMBO VALVE BOX WITH LOCKING COVER
10. BALL VALVE
11. PVC SCH 80 SHORT NIPPLES
12. PVC SCH 80 NIPPLE, LENGTH AS REQ'D
13. PVC SCH 80 ELL
14. SCH 80 TEE OR ELL AT MAIN
15. SET ON FOUR BRICKS
16. 2 CU FT MIN. PEA GRAVEL
17. PVC MAINLINE
18. PREASSEMBLED CONTROL ZONE KIT
19. PVC SCH 80 UNION
20. PVC SCH 80 FEMALE SxT ADAPTER
21. PVC LATERAL PIPE
22. FITTINGS PROVIDED W/ ASSEMBLY

L Drip Control Valve - 1 1/2"

N.T.S.

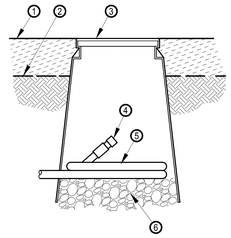


1. COMPRESSION TEE
2. SUBSURFACE DRIP LINE
3. IN-LINE EMITTER
4. TIEDOWN STAKE / LANDSCAPE PIN
5. FINISH GRADE

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

M Subsurface Drip Line

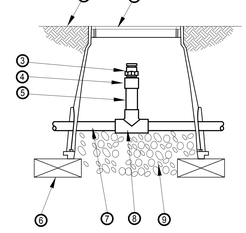
N.T.S.



1. TOP OF MULCH LAYER
2. FINISH GRADE
3. EMITTER BOX
4. COMPRESSION FITTING AND FLUSH CAP
5. 12" LENGTH OF SOLID DRIP HOSE
6. 3-INCH MIN. DEPTH OF 3/4" WASHED GRAVEL

N Flush Valve

N.T.S.



1. FINISH GRADE
2. EMITTER BOX
3. 1/2" AIR RELIEF VALVE: INSTALL AT HIGH POINT IN EACH DRIP VALVE ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL

O Air Relief Valve

N.T.S.

MARK	DATE	BY	REVISION DESCRIPTION

DRAWING TITLE

IRRIGATION DETAILS

PROJECT TITLE

CEC OXNARD

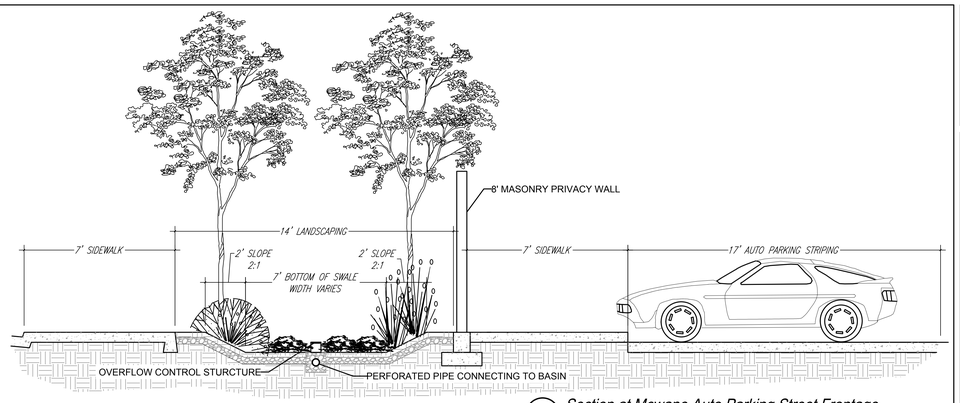
PROJECT LOCATION

5980 & 6000 ARCTURUS AVENUE
OXNARD, CA 93033

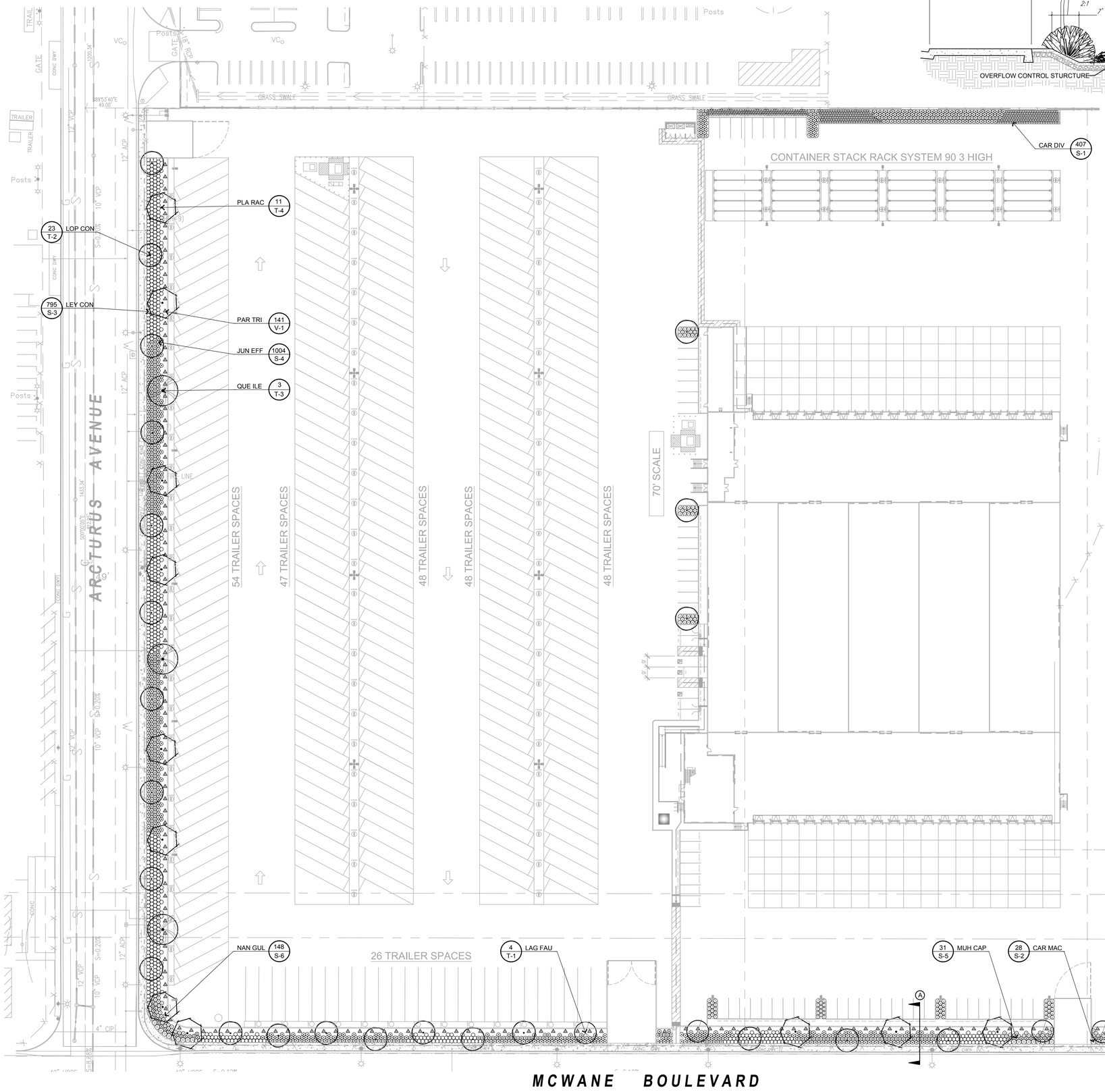
JOB #	
DESIGN	RB
DRAWN	RB
CHECKED	JK
DATE	01/09/24
SCALE	
SHEET	L-1.02

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• PLANNING • RESOURCE ANALYSIS



A *Section at Mcwane Auto Parking Street Frontage*
N.T.S.



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	DETAIL REF.
TREES					
T-1	LAGERSTROEMIA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	MULTI TRUNK, 36" BOX	4	DETAIL A, E / SHEET L-2.02
T-2	LOPHOSTEMON CONFERTUS	BRISBANE BOX	SINGLE TRUNK, 24" BOX	23	DETAIL A, E / SHEET L-2.02
T-3	QUERCUS ILEX	HOLLY OAK	SINGLE TRUNK, 24" BOX	3	DETAIL A, E / SHEET L-2.02
T-4	PLATANUS RACEMOSA	WESTERN SYCAMORE	SINGLE TRUNK, 24" BOX	11	DETAIL A, E / SHEET L-2.02
SHRUBS					
S-1	CAREX DIVULSA	BERKELEY SEDGE	5 GAL. @ 2' O.C.	407	DETAIL B, D/ SHEET L-2.02
S-2	CARISSA MACROCARPA 'TUTTLE'	DWARF NATAL PLUM	5 GAL. @ 4' O.C.	28	DETAIL B, D/ SHEET L-2.02
S-3	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL. @ 3' O.C.	795	DETAIL B, D/ SHEET L-2.02
S-4	JUNCUS EFFUSUS SSP. PACIFICUS 'QUARTZ CREEK'	QUARTZ CREEK SOFT RUSH	5 GAL. @ 3' O.C.	1004	DETAIL B, D/ SHEET L-2.02
S-5	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL. @ 3' O.C.	31	DETAIL B, D/ SHEET L-2.02
S-6	NANDINA 'GULF STREAM'	HEAVENLY BAMBOO	5 GAL. @ 3' O.C.	148	DETAIL B, D/ SHEET L-2.02
V-1	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII	BOSTON IVY	5 GAL. @ 10' O.C.	141	DETAIL C/ SHEET L-2.02

NOTES

LANDSCAPE WILL COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPES SECTION OF THE CITY OF OXNARD LANDSCAPE STANDARDS AND SPECIFICATIONS. THE LANDSCAPING AND IRRIGATION WILL COMPLY WITH THE CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO. 2822) AND LANDSCAPE WATER CONSERVATION STANDARDS.

BOTANICAL NAME (ABBREVIATED) / PLANT COUNT / PLANT REF.
SF 900 A-1 SPE GEN
SPE GEN 100 A-1 SF

PLANTING NOTES :

1. WORK SHALL MEET THE REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL GOVERNING CODES, ORDINANCES, LAWS, REGULATIONS, SAFETY ORDERS AND DIRECTIVES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF/HERSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
3. CONTRACTOR MUST CHECK ALL SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. ALL PLANT QUANTITIES ARE IDENTIFIED BY TYPICAL SYMBOLS. REFER TO PLANT LEGEND FOR QUANTITIES. PLANT QUANTITIES ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL PLANT QUANTITIES PRIOR TO BIDDING. IN THE EVENT OF DISCREPANCIES IN PLANT COUNT, QUANTITIES INDICATED BY PLANT SYMBOLS SHALL PREVAIL.
5. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE, IF PRIOR TO BIDDING, ANY SPECIFIED PLANT MATERIAL IS FOUND TO BE UNAVAILABLE.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PESTS OR DISEASE.
7. ALL PLANT MATERIAL DELIVERED TO THE SITE SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
8. ALL PLANT MATERIAL SHALL BE SET OUT AS SHOWN ON PLAN. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. ALL AREAS NOT PLANTED IN TURF AND LESS THAN 4:1 SLOPE SHALL BE COVERED WITH 3" ORGANIC MULCH. SUBMIT 1 CU. FT. SAMPLE PRIOR TO APPLICATION. NO USE OF MULCH INSIDE SWALE.
10. LOCATE PLANTS MINIMUM 12" AWAY FROM ALL EDGE OF PAVING, CURB, AND OR WALL.
11. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE OPERATIONS.
12. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE THE SOLE JUDGE AS TO WHEN THE MAINTENANCE PERIOD BEGINS.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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.

DIAL BEFORE YOU DIG
1-800-422-4133
DIGALERT
PLAY IT SAFE. DIAL BEFORE YOU DIG!
AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
SERVING NINE SOUTHERN CALIFORNIA COUNTIES

MARK	DATE	BY	REVISION DESCRIPTION

DRAWING TITLE: **LANDSCAPE PLAN**

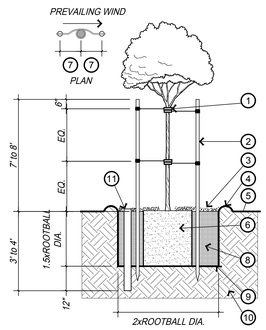
PROJECT TITLE: **CEC OXNARD**

PROJECT LOCATION: **5980 & 6000 ARCTURUS AVENUE OXNARD, CA 93033**

JOB #	
DESIGN	JK
DRAWN	JL
CHECKED	JK
DATE	01/09/24
SCALE	1" = 30'-0"
SHEET	**L-2.01**

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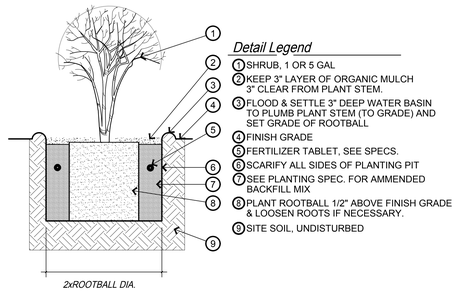


Detail Legend

1. TREE SUPPORT. BLACK CORDED RUBBER HOSE. SECURE TO THE POLE WITH GALV. NAIL AND CONNECTED WITH 12" GAUGE GALV. WIRE TO POST.
2. PLUMB LODGEPOLE TREE STAKE, 2"x10'-0". STAKE SHALL NOT PIERCE ROOTBALL AND SHALL EXTEND INTO UNDISTURBED SOIL.
3. KEEP 3" THICK LAYER OF ORGANIC MULCH 6" CLEAR OF TREE TRUNK AND 8' DIAMETER MULCH FOR NEW TREES.
4. FLOOD 3" DEEP WATER BASIN TO PLUMB TREE TRUNK & SET GRADE OF ROOTBALL
5. FINISH GRADE
6. ROOTBALL, INSTALL 2" ABOVE GRADE.
7. 12" FOR MDL TB24 FOR 15 GAL TREE OR 18" FOR MDL TB36 FOR 24" TO 36" BOX
8. SEE SPECS FOR AMMENDED BACKFILL MIX.
9. SCARIFY PLANTING PIT EDGE
10. SITE SOIL, UNDISTURBED
11. FILL 3" PERF. PIPE W/ 3/4" CRUSHED ROCK CAP w/ ATRIUM GRATE, FOR 24" BOX & LARGER, UNLESS INDICATED OTHERWISE BY OWNER'S (OR CITY'S) REPRESENTATIVE

NOTE: MIN. (4) FLEXIBLE TIES [TOP & BOTTOM] REQUIRED. HOLD TREE IN UPRIGHT POSITION. TREE TIES TO BE HIGH IN THE CANOPY FOR WIND PROTECTION.

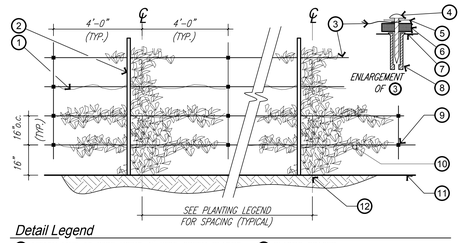
A *Tree Planting (Double Stake)*
N.T.S.



Detail Legend

1. SHRUB, 1 OR 5 GAL
2. KEEP 3" LAYER OF ORGANIC MULCH 3" CLEAR FROM PLANT STEM.
3. FLOOD & SETTLE 3" DEEP WATER BASIN TO PLUMB PLANT STEM (TO GRADE) AND SET GRADE OF ROOTBALL
4. FINISH GRADE
5. FERTILIZER TABLET, SEE SPECS.
6. SCARIFY ALL SIDES OF PLANTING PIT
7. SEE PLANTING SPEC. FOR AMMENDED BACKFILL MIX
8. PLANT ROOTBALL 1/2" ABOVE FINISH GRADE & LOOSEN ROOTS IF NECESSARY.
9. SITE SOIL, UNDISTURBED

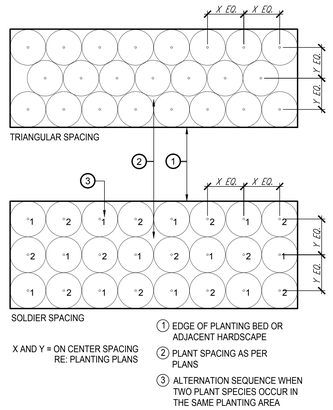
B *Shrub Planting*
N.T.S.



Detail Legend

1. *ATTACH VINE TO WIRE USING 1" WIDE GREEN PLASTIC NURSERY TAPE @ 18" o.c.*
2. *REMOVE TEMPORARY NURSERY STAKE*
3. *12 GA. GALVANIZED WIRE TWISTED AROUND LAG SCREW CONT. ALONG LENGTH OF WALL TO BE PLANTED*
4. *1-1/2" X 1/4" DIA LAG SCREW*
5. *1" GALVANIZED WASHER*
6. *PLASTIC SPACER*
7. ***CMU BLOCK WALL***
8. *LEAD EXPANSION SHIELD*
9. *1-1/2" EXPANSION SHIELD W/ 1/4" DIA. LAG SCREW SECURED TO CONC. BLOCK WALL*
10. *PLANT VINE PER SHRUB DETAIL*
11. *FINISH GRADE*
12. *12" TRIANGLE BENDA BOARD VINE POCKET IN GRAVEL LOCATIONS. SEE SHEET L-2.1.*

C *Vine Planting*
N.T.S.



D *Groundcover and Shrub Spacing*
N.T.S.

CONTAINER SIZE	NO. OF TABLETS	POSITION @ ROOTBALL
1 GALLON	1	
5 GALLON	3	
15 GALLON	4	
24" BOX	6	
36" BOX	8	

E *PLANTING TABLET SCHEDULE*
N.T.S.

MARK	DATE	BY	REVISION DESCRIPTION

DRAWING TITLE
LANDSCAPE DETAILS

PROJECT TITLE
CEC OXNARD

PROJECT LOCATION
5980 & 6000 ARCTURUS AVENUE
OXNARD, CA 93033

JOB #	
DESIGN	JK
DRAWN	JL
CHECKED	JK
DATE	12/01/23
SCALE	
SHEET	**L-2.02**

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ATTACHMENT
C

FINAL IS-MND 23-02 (MARCH 2024)

SEE LINK BELOW

[HTTPS://WWW.OXNARD.GOV/COMMUNITY-DEVELOPMENT/PLANNING-ENVIRONMENTAL-SERVICES/ENVIRONMENTAL-POSTINGS]

ATTACHMENT D

General Plan Consistency Chart

Attachment D
Arcturus Warehouse LLC
General Plan Consistency Table

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

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

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	I	Promote the efficient use of larger vacant parcels of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	The project is a large vacant parcel that is bordered by urban development on three sides and includes electric plugs for truck trailers to reduce GHG emissions.
CD-14.1 CD-14.2	I	Design review process that continues to ensure that public and private development projects comply with City design policies, plans, and guidelines. Continue to require that a staff Development Advisory Committee review new development projects for consistency with the City's development policies and	The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval.

		appropriateness for the proposed sites.	
CD-5.1 CD-5.3 CD-5.5	I	*Industrial Clustering* Encourage the clustering of industrial uses into areas that have common needs and are compatible in order to maximize efficiency. *Available Services* Encourage industrial activities to locat where municipal services are available including adequate storm drainage and water facilities, as well as easy access to multiple modes of transportation. *"Green" Major Transportation Routes* Guide industrial development to locate near transportation facilities capable of handling goods movements in an efficient manner without decreasing the level of service on the transportation network or dividing existing neighborhoods.	The project site is located within an industrial area that is bordered on three sides by industrial uses. The project site has adequate municipal services and access to road infrastructure capable of handling goods without decreasing the level of service.
CD-8.5	I	*Impact Mitigation* Ensure that new development avoids or mitigates impacts on air quality, traffic congestion, noise, and environmental resources to the maximum extent feasible.	A Mitigated Negative Declaration (MND) was prepared to evaluate project impacts and mitigations measures have been incorporated as conditions of approval.
CD-9.2 CD-16.5	II	Revitalization and Redevelopment *Industrial and Commercial Development Standards*	The project is subject to conditions of approval that meet these Level II policies.
ICS-1.2	II	*Development Impacts to Existing Infrastructure*	The project was reviewed by DAC for impacts to

ICS-1.3 ICS-1.4 ICS-12.6 ICS-20.5 ICS-20.7 ICS-20.8 ICS-20.10		*Fuding for Public Facilities* *Infrastructure Conditions of Approval* *Timing of Future Development* *Fire Services to New Development* *Adherence to City Standards* *Development Review* *Adequate Emergency Access and Routes*	infrastructure and is subject to conditions of approval requiring improvements and payment of development impact fees.
ICS-3.1 ICS-3.1	II	*CEQA Level of Service Threshold* *New Development Level of Service C*	The MND did not identify significant impacts to Level of Service. The project is subject to conditions of approval requiring payment of impact fees.
ICS-7.1	II	*Require Transportation Demand Management Programs (TDM)*	The project is subject to a condition of approval requiring development of a TDM.
ICS-11.7	I	*Water Wise Landscapes* Promote water conservation in landscaping for public facilities and streetscapes, residential, commercial and industrial facilities and require new developments to incorporate water conserving fixtures (low water usage) and water-efficient plants into new landscaping.	Project is subject to conditions of approval requiring water efficient landscaping.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

ATTACHMENT
E

Draft Planning Commission Resolution Adopting Mitigated Negative Declaration (MND) 23-02 And Approving PZ Permit Nos. 21-200-09 (Development Design Review)

RESOLUTION NO. PZ 21-200-09

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD ADOPTING MITIGATED NEGATIVE DECLARATION NO. 23-02 AND APPROVING PLANNING AND ZONING PERMIT NO. 21-200-09 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR THE CONSTRUCTION OF A 105,383 SQUARE FOOT WAREHOUSE BUILDING, AND INFRASTRUCTURE IMPROVEMENTS ON A 14.33 ACRE LOT LOCATED AT 5980 AND 6000 ARCTURUS AVENUE (APNS: 231-0-093-135 AND 231-0-093-155), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY GARY GUESMAN, CONTROLLED ENVIRONMENTS CONSTRUCTION, INCORPORATED, 1562 PARKWAY LOOP, SUITE E, TUSTIN, CALIFORNIA 92780.

WHEREAS, on November 5, 2021, Gary Guesman, on behalf of Arcturus Warehouse LLC, ("**Property Owner**") submitted a request to approve Planning and Zoning Permit No. 21–200-09 (Development Design Review) to permit the construction of a cold storage facility for the import/export and distribution of fresh produce and refrigerated food stuff which includes a 105,383-square foot, two-story building, a container stack rack system with the capacity for 90 containers and a maximum height of three containers, a pit-type truck scale, a guard check-in station, two refrigeration chillers, a covered trash enclosure, an eight-foot-tall decorative concrete block wall around the perimeter of the site, landscaping, and related on-site and off-site improvements, located at 5980-5990 Arcturus Avenue (APNs: 231-0-093-135 and 231-0-093-155) (the **"Project"**); and

WHEREAS, the City of Oxnard as the Lead Agency, has prepared Final IS/MND No. 23-02 in accordance with the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines; and

WHEREAS, Pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures which lessen potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) (MND No. 23-02) for the Project was published and posted on October 31, 2023, at the Ventura County Recorder's Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on October 31, 2023 and ending on November 30, 2023; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 4 of the Response to Comment document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND No. 23-02 containing all comments received on the Draft IS/MND No. 23-02, written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND No. 23-02; and

WHEREAS, on May 21, 2024, the Community Development Director conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 21-200-09 (Development Design Review Permit) for a cold storage facility, in accordance with Section 16-525 through 16-525.11 of the Oxnard City Code; and

WHEREAS, Section 16-525 of the OCC authorizes the Community Development Director of the City of Oxnard (**"Director"**) to approve a Development Design Review Permit; and

WHEREAS, the Director finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Sections 16-525.5 of the OCC; and

WHEREAS, the Director considered Final IS/MND No. 23-02 prior to taking action on the Project; and

WHEREAS, on May 21, 2024, the Director conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, in accordance with Section 16-525 of the Oxnard City Code (OCC); and

WHEREAS, the Director finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Sections 16-525 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 permit; and

WHEREAS, the Director 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 Community Development Director Hearing Staff Report; and

WHEREAS, Mitigated Negative Declaration (MND) No. 23-01 has been prepared to evaluate potential environmental impacts of the proposed Project. The MND was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The City of Oxnard is the Lead Agency. The MND is appropriate pursuant to CEQA Guidelines § 15070 since the initial study identifies potentially significant effects that will be mitigated to a less than significant level through the adoption of a mitigation a monitoring plan that will be enforced through conditions of approval; and

WHEREAS, the Director has held a public hearing at which it received and considered oral and written testimony on Mitigated Negative Declaration No. 23-02 (MND) for the proposed project, the MND documents are incorporated by reference in this resolution; and

WHEREAS, the Director has held a duly noticed public hearing and received and reviewed written and oral comments related to the Project; and

WHEREAS, the Director 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 COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

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

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

   The Project has a zoning designation of Light Manufacturing (M-1) which is consistent with the 2030 General Plan land use designation of Industrial Light Manufacturing (ILT). As discussed in detail in the Community Development Director Staff Report Sections 6) b, c, d, and e, the Project, as designed and conditioned, meets all applicable development standards. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

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

   Pursuant to the 2030 General Plan land use designation "Light Industrial," the proposed use of the project site as a cold storage facility with associated site improvements, is an allowed use. The surrounding uses are characterized by light industrial uses to the north, east and west and agricultural uses to the south. Construction activities, anticipated uses, and development design are subject to standard construction requirements of the local Building, Fire, and Traffic Codes. Additionally, federal, state and local regulations provide controls for projects which use substantial amounts of hazardous materials, including ammonia. Per existing regulations, the California Office of Emergency Services (OES) and the City of Oxnard Fire Department (Fire), including the Certified Unified Program Agency (CUPA), have regulatory authority over projects which include hazardous materials. The Project has been preliminary reviewed by the Fire Department for consistency with CUPA requirements, and the applicant team has submitted a Facility Hazard Assessment as required by the California Accidental Release Program (CalARP)

to confirm that the refrigeration and cooling system shall be designed to be consistent with federal, state and local regulations, and the development shall not have a substantial risk of an upset as defined by the criteria described in the 2017 City of Oxnard CEQA Guidelines (Section 8, Hazards and Hazardous Materials). Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

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

   As proposed and conditioned, the Project will meet the development standards of the Light Manufacturing (M-1) zone to ensure that development is adequately proportional to the size of the property and served by public infrastructure. The Project site is a 14.33-acre vacant lot. The Project has been designed to be consistent with the development and design standards included within the Light Manufacturing zone and the Oxnard Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, parking standards, and equipment screening standards. The Project provides on-site parking consistent with the Zoning Code. The proposed Project's landscaping is designed to be consistent with the Landscape Water Conservation Standards of the Zoning Code. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

   The Project site is located along Arcturus Avenue and McWane Boulevard. Access to the site will be provided via three new gated driveways: two driveways along McWane Boulevard and one driveway along Arcturus Avenue. The site includes parking for 67 vehicles (53 standard, one van accessible, two standard accessible, one EVCS van accessible, seven carpool/vanpool, and three EVCS stall spaces) and 10 bicycle parking spaces. The cold storage facility is required to provide 67 parking spaces, based on a formula of 1 space per 250 gross square feet of building area for office use and the graduated requirements for warehouse structures over 40,000 square feet resulting in a calculation of 45 parking spaces for the applicable warehouse square footage. The project is consistent with City parking requirements. Additionally, the facility includes 271 truck trailer spaces in the western portion of the Project site. The Project has been conditioned to submit a draft Transportation Demand Management Plan (TDMP) that identifies means for encouraging employee use of alternative transportation as well as additional conditions to make public transit improvements.

   Therefore, the site will be served by streets and highways adequate to carry the kind and quantity of traffic such use will generate.

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 connected to sewer lines managed by the City of Oxnard, which direct wastewater to the Oxnard Wastewater Treatment Plant (OWTP). The proposed Project will not require additional wastewater conveyance or treatment capacity to serve proposed Project demands. The proposed Project expected water demand is within City demand projections outlined in the 2020 Urban Water Management Plan (UWMP). The proposed Project will not result in new or expanded fire facilities to serve the development. The Project will include the installation of fire sprinklers within buildings and two City fire hydrants onsite to enhance fire safety and support fire services. The proposed Project will include the installation of underground detention, ribbon drains, and bioswales to reduce the increase in stormwater runoff into City storm drainage facilities. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The City of Oxnard as the Lead Agency has prepared Final IS/MND 23-02 in accordance with the requirements of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, Section 15000, et seq., CEQA Guidelines, and the City's Environmental Review Guidelines. Pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the Project will not have a significant effect on the environment because of the inclusion of certain mitigation measures to mitigate potential adverse impacts to a less than significant level. Therefore, the Planning Division has prepared a Mitigated Negative Declaration (23-02) with mitigation measures and a monitoring program in accordance with the provisions of CEQA which have been incorporated as conditions of approval.

SECTION 3. The Final IS/MND was presented to the Community Development Director, which, at a hearing before the public, reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration prior to taking action regarding the Project and its associated development entitlements.

SECTION 4. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Community Development Director Staff Report and all attachments thereto, the Community Development Director finds pursuant to CEQA Guidelines §15074, the Final MND reflects the City's independent judgment and analysis. The Community Development Director has independently reviewed and analyzed the Final IS/MND 23-02 prepared for the Project. The Final IS/MND 23-02 is an accurate and complete statement of the potential environmental impacts of the project. The Final IS/MND 23-02 was prepared under the direction of the City of Oxnard Planning Division and reflects its independent judgment and analysis of the environmental impacts.

SECTION 5. The Community Development Director hereby adopts the Final IS/MND 23-02, set forth attached hereto and incorporated herein by reference, and based thereon and on the Record as a whole, the Community Development Director hereby finds that all potentially significant environmental effects of the Project its associated development

entitlement actions have been reduced to a less-than-significant level in that all significant environmental effects have been eliminated or substantially lessened as set forth in the IS-MND. Based upon the foregoing, the Community Development Director finds, determines that the Project and its associated actions will not have a significant effect upon the environment.

SECTION 6. The Community Development Director hereby adopts the mitigation measures set forth in the Final IS/MND 23-02 and its accompanying Mitigation, Monitoring, and Reporting Program ("MMRP"), pursuant to Public Resources Code Section 21081.6, which is a program design to ensure compliance with the mitigation measures imposed to avoid or substantially lessen the significant effects identified in the Mitigated Negative Declaration/Initial Study and said mitigation measures are described in the MMRP included therein and incorporated herein by reference.

SECTION 7. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Director hereby approves Planning and Zoning Permit No. 21-200-09 (Development Design Review), subject to the attached conditions of approval.

SECTION 8. The decision of the Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL ON NEXT PAGE

ARCTURUS WAREHOUSE, LLC
CONDITIONS OF APPROVAL
DEVELOPMENT DESIGN REVIEW PERMIT NO. 21-200-09

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 May 21, 2024, ("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 Community Development Director. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

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

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

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

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

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

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

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

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

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

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

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

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

LANDSCAPE CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)

17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)

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

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

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

23. Consistent with the City Council Resolution 14,741 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the follow mandatory water conservation requirements for as long as City Council Resolution 14,741 is in effect:
    a. The use of potable water in a fountain or other decorative water feature is prohibited, except where the water is part of a recirculating system.
    b. Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape and other outside irrigation is prohibited except between 4:00 p.m. and 9:00 a.m. or 6:00 p.m. and 9:00 a.m. during daylight savings. Additionally, watering is limited to no more than twice a week and only on the designated days per odd and even addresses. Exceptions to allow for irrigation outside of the designated periods include (1) watering of newly installed, drought-tolerant landscapes for up to 1 year after planting, and (2) hand watering of potted plants or stressed vegetation with use of a container (e.g., bucket or watering can) or a hose fitted with a shut-off valve.

c. Irrigation of newly constructed home and building exteriors with potable water is prohibited unless drip or microspray systems are used.
d. Irrigation of ornamental turf on public medians with potable water is prohibited.
e. Irrigation of park and school ground areas with potable water will only be permitted during the twice weekly designated irrigation periods noted above in this condition and only if necessary. Sport activity fields may irrigate more frequently, but only as necessary to maintain playing surface quality.
f. Application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.

24. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property if such assessment district is proposed to be created. In the event that such an assessment district is not proposed or formed, Developer agrees to maintain the project landscaping for the life of the project.

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

26. 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)

27. 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)

28. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

FIRE DEPARTMENT CONDITIONS

29. 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*)

30. 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*)

31. 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*)

32. 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*)

33. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

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

35. 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*)

36. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

37. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

38. 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*)

39. 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*)

40. 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)*

41. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F15*)

42. 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*)

43. The ammonia (R-717) refrigeration system shall meet applicable American National Standards Institute (ANSI), International Institute of Ammonia Refrigeration (IIAR), and American Society of Refrigeration and Air Conditioning Engineers (ASHRAE) reference standards.

44. The high piled storage shall be permitted and meet the requirements of Chapter 32 of the California Fire Code.

45. 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.

46. 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.

47. Developer shall asses for the two-way emergency responder communication coverage (ERCC) for emergency responders. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

48. The proposed use of over 500 pounds of ammonia (R-717) on site has been categorized as a single process, subject to regulation under CUPA programs including the California Accidental Release Program (CalARP).

49. The ammonia (R-717) refrigeration system shall meet applicable American National Standards Institute (ANSI), International Institute of Ammonia Refrigeration (IIAR), and American Society of Refrigeration and Air Conditioning Engineers (ASHRAE).

50. An updated Hazard Assessment report shall be submitted and approved prior to issuance of building permit.

POLICE DEPARTMENT CONDITIONS

Exterior Lighting:

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

i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.

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

52. 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.

53. All exterior lighting shall operate from dusk to dawn.

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

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

56. 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.

57. 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:

58. 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.

59. Security camera system 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. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
    l. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
    m. 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.
    n. Security cameras shall be installed to monitor activity around each side of the building's exterior.

Access Control Systems:

60. The site shall be equipped with an access control system that shall restrict human and vehicle access to semi-public areas of the site. The areas considered "semi-public" shall include: parking areas restricted to visitors and the building lobby.

61. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capability to add or subtract an access instrument assigned to a particular residential unit, employee, or service provider.

62. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

63. "Click-To-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders.

Security Plan:

64. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:
    a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
    b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
    c. The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi-public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible party or resident. This would include access to the lobby, parking garage, laundry room, mailroom, emergency exits, etc. When a camera is positioned for face capture it shall be noted on the camera chart.
    d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
    e. The Security Plan shall identify all the components of the access control system their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model. The access control system shall provide site access to tenants and persons authorized by the site management. The access control sites shall include areas deemed semi-public such as the lobby, parking garage, laundry room, mailroom and any shared facility such as an activity room or community kitchen.
    f. Click-to-Enter technology shall be installed to provide access for first responders to all entrances to the facility that serve as an interface between public and semi-public areas. All such access points shall be identified on the Security Plan.
    g. The permittee/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.

65. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

66. A Security Plan shall be submitted to and approved by the Police Department prior to the issuance of building permits. The submission shall be made in a PDF format and sent to specialprojects@oxnardpd.org. The email "subject line" shall have the 7-digit Planning "PZ" number and the site's address to identify the project. The plan shall include the location of the security features at the site consistent with the Security Plan Requirements document provided during the development review process. The Security Plan shall not be submitted with other development documents or plan sheets. This is done to maintain a level of confidentiality of the security features of the site between the developer/end user of the development and the Oxnard Police Department.

Alarms:

67. 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.

Landscape:

68. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.

69. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.

70. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.

71. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a combination of vines and shrubs or hedging arranged to protect walls from vandals is required. Any plantings shall be supported by appropriate irrigation and maintenance by the property owner.

72. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

73. Block walls on the site, including trash enclosures, shall have landscape elements in place that dissuades the application of graffiti. Creeping fig or similar plantings are suggested.

74. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.

Site Management:

75. Graffiti shall be removed or painted over within 48-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.

Signage:

76. 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)

77. 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".

PLANNING DIVISION CONDITIONS

78. 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)

79. 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*)

80. 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 and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)

81. 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 Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

82. 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*)

83. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development

without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

84. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

85. 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*)

86. 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*)

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

88. 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*)

89. 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*)

90. 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*).

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

92. 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*)

93. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible, to the extent feasible as determined by the Community Development Director, on any exterior building elevations.

94. 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*)

95. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

96. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, *PL-48*)

97. Developer shall stripe loading zones for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

98. Applicant shall deposit $10,000.00 prior to grading permit for conditions compliance, CEQA mitigation monitoring and reporting associated with development project, PZ 21-200-09 Additional funds will be required throughout construction deposited in $5,000.00 increments prior to issuance of building permit, and as needed to address field review and planning cost recovery related to construction monitoring. Funds will be requested periodically as deposits are depleted to less than $5,000.00 or as additional funds are needed as determined by the Community Development Director, and shall be capped at a total amount of $50,000.00 unless a larger cap is mutually agreed upon by the Developer and the Community Development Director. (PL).

99. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, 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)

100. 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)

101. Prior to the issuance of a Building Permit, the Applicant shall submit a draft Transportation Demand Management Plan (TDMP) to the Community Development Director for review and approval. The TDMP shall identify how the project is consistent with the Oxnard City Code

Vehicle Trip Reduction (Sections 16-630 through 16-633) requirements. The TDMP shall describe the current and potential future project design to include the following:

a) provide adequate transportation demand management and trip reduction measures as required by the City's Traffic Engineer;
b) provide bicycle racks or other secure bicycle parking in accordance with the provisions of Oxnard City Code 16-623 and 16-637, including showers and locker rooms for employees;
c) provide an adequate number of vanpool and carpool parking spaces as determined and required by the City's Traffic Engineer; and
d) Prior to the issuance of a Certificate of Occupancy, the TDMP shall be approved by the Community Development Director in consultation with the City's Traffic Engineer.

102. The proposed development shall provide a bulletin board, display case, or kiosk displaying transportation information including, but not limited to, the following: a) current maps, routes and schedules for public transit routes serving the site, b) ridesharing promotional material supplied by commuter-oriented organizations, c) telephone numbers for referrals on transportation information, including numbers for the regional ridesharing agency, dial-a-route, and local transit operators, and d) a listing of facilities and services available for carpoolers, vanpoolers, bicyclists, and public transit riders.

103. This Development Design Review Permit No. 21-200-09 includes the use of the Project site as a cold storage facility which uses an ammonia system for operations. The project site shall contain less than 1,000 pounds of ammonia at any given time as verified by City staff in consultation with Fire Department staff. Any change to the proposed refrigeration system shall require approval by the Fire Chief and Community Development Director and may require further environmental review as determined by the Community Development Director.

MITIGATION MEASURES FROM MND NO. 23-02

The following Mitigation Measures set forth in the Reporting/Monitoring Program, adopted for Mitigated Negative Declaration No. 23-02 (Arcturus Warehouse LLC) on May 21, 2024 with the City of Oxnard, lead agency, shall be fully satisfied to mitigate potential impacts of the proposed development. Proposed mitigation for those impacts is as follows:

104. Mitigation Measure AIR-1: Construction Fugitive Dust Control. The Project developer shall implement fugitive dust control measures throughout all phases of construction. The Project developer shall include in construction contracts the control measures required and recommended by the Ventura County APCD at the time of development. These measures, like all EIR mitigation measures, are binding on subsequent parties and developers. Examples of the types of measures currently required and recommended include the following:

a. Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations.
b. Pre-grading/excavation activities shall include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities.

c. All trucks shall be required to cover their loads as required by California Vehicle Code §23114.
d. All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or rollcompaction as appropriate. Watering shall be done as often as necessary.
e. Material stockpiles shall be enclosed, covered, stabilized, or otherwise treated, to prevent blowing fugitive dust off site.
f. Graded and/or excavated inactive areas of the construction site shall be monitored by a City-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.
g. Signs shall be posted on the site limiting onsite traffic to 15 miles per hour or less.
h. During periods of excessive winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties, typically wind speeds of 30-40 mph or gusts in excess of 55 mph), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either off site or on site. The site superintendent/supervisor shall use his/her discretion in conjunction with the Ventura County APCD in determining when winds are excessive.
i. Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.
j. Personnel involved in grading operations, including contractors and subcontractors shall be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.

105. Mitigation Measure AIR-2: Construction Equipment Emissions Control. The Project developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the Project construction phases. The Project developer shall include in construction contracts the control measures required and recommended by the Ventura County Air Pollution Control District at the time of development. Required measures shall include the following:
    a. The Project shall utilize off-road diesel-powered construction equipment that meets or exceeds the California Air Resources Board (CARB) and United States Environmental Protection Agency Tier 4 Final off-road emissions standards or equivalent for equipment rated at 50 horsepower (hp) or greater during Project construction where available within the Ventura County region. Such equipment shall be outfitted with Best Available Control Technology, which means a CARB certified Level 3 Diesel Particulate Filter or equivalent.
    b. Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer's specifications.
    c. Limit truck and equipment idling time to five minutes or less.

d. Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October).
e. Use alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, to the extent feasible.

106. Mitigation Measure AIR-3: Building Energy. The Project developer shall include in construction and building management contracts the requirement to install and use solar or low-emission water heaters in new buildings where feasible and as in common practice in similar new construction in the Oxnard area, or other measure shown to be equally effective.

107. Mitigation Measure AIR-4: Rooftop. The Project developer shall include in construction and building management contracts the requirement that new buildings shall be designed with roof systems capable of supporting equipment that generates electricity from sunlight and/or wind if economically feasible and subject to review by the Fire Department. The roof systems may be designed to service the building and/or enter into a commercially reasonable public or private utility agreement for purposes of generating energy or transmission.

108. Mitigation Measure AIR-5: Landscaping. The Project developer shall include in building management contracts the requirement that commercial landscapers providing services at the common areas of Project Site use electric or battery-powered equipment, or other internal combustion equipment that is either certified by the California Air Resources Board or is three years old or less at the time of use, to the extent that such equipment is reasonably available and competitively priced in Ventura County (meaning that the equipment can be easily purchased at stores in Ventura County and the cost of the equipment is not more than 20 percent greater than the cost of standard equipment).

109. Mitigation Measure AIR-6: Mitigation Fund. The Project developer shall contribute to a cumulative impacts mitigation "buy-down" fund managed by the City based on the Ventura County Air Pollution Control District fee schedule effective at the time a building permit is issued. The City shall consider transit and traffic demand management improvements and other programs suggested by the Project developer, in excess of those otherwise required, as credits against the fee and/or to be funded from the fee fund.

110. Mitigation Measure BIO-1: A preconstruction Burrowing Owl survey shall be conducted following the protocol detailed in the CDFW Staff Report on Burrowing Owl Mitigation. An initial take avoidance survey shall be conducted no less than 14 days prior to initiating ground disturbance activities, and a subsequent take avoidance survey shall be conducted within 24 hours prior to ground disturbance.

111. Mitigation Measure BIO-2: If work activities occur within the bird nesting season (generally defined as February 15 through September 15), a qualified biologist shall conduct a nesting bird survey within 3-7 days prior to the proposed construction start date, to identify any active nests within 500 feet of the Project site. If an active nest is found, the nest shall be avoided and a suitable buffer zone shall be delineated in the field such that no impacts shall occur until the chicks have fledged the nest as determined by a qualified biologist. Construction buffers shall be 300 feet for passerines and up to 500 feet for raptor species; however, avoidance buffers may be reduced at the discretion of the biologist, depending on the

location of the nest and species tolerance to human presence and construction-related noises and vibrations.

112. Mitigation Measure CUL-1: The Applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (Qualified Archaeologist) to carry out all mitigation related to archaeological resources. Prior to the start of ground-disturbing activities, the Qualified Archaeologist or their designee shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the types of archaeological resources that may be encountered, the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains, and safety precautions to be taken when working with archaeological monitors. The Developer shall ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance.

113. Mitigation Measure CUL-2: Archaeological monitoring shall be conducted during ground disturbing activities, such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. Monitoring shall be conducted by an archaeologist who is familiar with the types of archaeological resources that could be encountered and who will work under the direct supervision of the Qualified Archaeologist. Monitoring can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist, based on field observations. In the event that archaeological resources are unearthed during ground-disturbing activities, the archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the discovery until it has been evaluated. The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries.

114. Mitigation Measure CUL-3: In the event of the unanticipated discovery of archaeological materials, the Developer shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery until it can be evaluated by the Qualified Archaeologist. Construction shall not resume until the Qualified Archaeologist has conferred with the City on the significance of the resource. If it is determined that the discovered archaeological resource constitutes a historical resource or unique archaeological resource pursuant to CEQA, avoidance and preservation in place shall be the preferred manner of mitigation. Preservation in place maintains the important relationship between artifacts and their archaeological context and also serves to avoid conflict with traditional and religious values of groups who may ascribe meaning to the resource. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is determined to be infeasible and data recovery through excavation is the only feasible mitigation available, an Archaeological Resources Treatment Plan shall be prepared and implemented by the Qualified Archaeologist that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The City shall consult with appropriate Native American tribal representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. The treatment plan shall include provisions for the final disposition of the recovered resources,

which may include onsite reburial, curation at a public, non-profit institution, or donation to a local Native American Tribe, school, or historical society.

115. Mitigation Measure CUL-4: At the conclusion of archaeological monitoring and prior to the release of the grading bond, the Qualified Archaeologist shall prepare a final monitoring report. The report shall include a summary of monitoring results, description of resources unearthed, if any, significance evaluation and treatment of the resources, and the results of the artifact processing, analysis, and research. Appropriate California Department of Parks and Recreation 523 Forms shall be appended to the report, as necessary. The report shall be submitted by the Applicant to the City to signify the satisfactory completion of the Project and required mitigation measures. The Qualified Archaeologist shall submit the final report to the South Central Coastal Information Center within 30 days of its acceptance by the City.

116. Mitigation Measure CUL-5: If human remains are encountered, the Applicant or its contractor shall halt work in the vicinity (within 100 feet) of the discovery and contact the Ventura County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the landowner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the MLD on all reasonable options regarding their preferences for treatment.

117. Mitigation Measure HAZ-1: The Project Applicant shall abide by the requirements of the Soil and Groundwater Management Plan (SGMP), prepared by Northgate, to address all activities that disturb the soil at or below 5 feet bgs, including excavation, grading, removal, trenching, filling, earth movement, mining, or drilling. The procedures and protocols shall be followed during redevelopment activities at the Site, including excavation of soil, dewatering, and trenching for subsurface structures or utilities. The plan addresses monitoring and actions required should impact soil be encountered.

118. During construction, Developer shall water the area to be graded or excavated, including unpaved onsite roadways, 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. Reclaimed water shall be used whenever possible. (C-3)

119. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (C-7)

120. 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). (C-8)

121. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (C-9)

122. 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)

ENVIRONMENTAL RESOURCES DIVISION CONDITIONS

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

124. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be submitted that demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

125. An Occupancy Plan must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Plan must clearly state how all three waste streams will comply with all applicable state laws, including AB 939, AB 341, AB 1826, and SB 1383, and any subsequent legislation adopted in the future, will be managed on site in perpetuity.

126. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.

127. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle

path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.

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

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

DEVELOPMENT SERVICES DIVISION CONDITIONS

130. 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)

131. 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)

132. 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)

133. 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)

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

135. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

136. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

137. 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)

138. Developer shall install onsite and offsite 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)

139. Developer shall place existing overhead utility lines on and adjacent to the project underground in accordance with City Code in effect at the time City issues a grading/site improvement permit. Before issuance of a site improvement permit, Developer shall post security satisfactory to the Finance Director guaranteeing utility relocation. (DS-13)

140. 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)

141. 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)

142. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) or USB portable drive 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 or USB portable drive containing all changes that occur during construction. (DS-16)

143. 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)

144. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If

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)

145. 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)

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

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

148. 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)

149. "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)

150. 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 "asbuilt" plans after project completion. Developer's submittal of certified "asbuilt" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

151. 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)

152. 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)

153. 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)

154. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

155. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)

156. 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)

157. 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)

158. 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)

159. Prior to issuance of a grading or other site improvement permit, Developer shall dedicate rights of ingress and egress as directed by the City Engineer. (DS-50)

160. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

161. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and crossconnection control. (DS-59)

162. 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)

163. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

164. 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)

165. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

166. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

167. 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)

168. 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)

169. 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)

170. 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)

171. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)

172. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

173. 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. Priority Land Use is high density residential, industrial, commercial, mixed urban, and public transportation stations. 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)

174. 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)

175. The project shall construct the frontage street improvements on Arcturus Avenue and McWane Boulevard that include the curb, gutter, 7-foot sidewalk, and commercial driveway approaches meeting the City standards. Developer shall grant new sidewalk easement(s) to the City for any portions of the sidewalk and public path of travel that are not located inside the existing public right-of-way. (DS)

176. Developer shall design the vehicular gates at the driveway entrances to be located from the back of walk with sufficient length to allow at least one loaded semi-truck to get off the street. The semi-truck shall not block the public sidewalk while waiting for the gates to open. In no instance shall the length be less than 40-feet measured from the back of walk. (DS)

177. The primary onsite walkway connecting the public sidewalk to the onsite facilities shall be separated by at least 10-feet from the vehicular area of the driveway approaches unless approved otherwise by the City Engineer. (DS)

178. Developer shall construct a new accessible curb ramp located at the northeast corner of the intersection of Arcturus Avenue and McWane Boulevard. (DS)

179. Except for facilities used for the transmission of electrical energy at voltages in excess of 33,000 volts, Developer shall underground existing overhead utilities along the project frontages on McWane Boulevard and Arcturus Avenue in accordance with the City of Oxnard Municipal Code Section 21- 26. The undergrounding work may be deferred for a maximum of 5 years after building occupancy if such additional time is required by SCE. The City acknowledges that the Developer has no control over SCE's Design and Construction process. The City further acknowledges that it will extend the time to complete the undergrounding work for an additional length of time as necessary, but not to exceed an additional 3 years, should the developer demonstrate to the satisfaction of the Director that a) they have been diligently pursuing the undergrounding work in collaboration with SCE and b) the time extension beyond 5 years is solely the result of the SCE Design and Construction process timelines. The Developer will post a cash bond equal to 150% of the cost of the undergrounding work prior to obtaining building occupancy or temporary occupancy. The Developer is responsible for providing adequate cost estimates for the purposes of determining the cash bond amount, however the determination of the cash bond amount to be collected shall be at the sole discretion of the Director. The City may utilize the cash bond to cause the required overhead utilities to be undergrounded should the work not be completed within 8 years after building occupancy, or after 5 years if items a) and b) have not been demonstrated to the satisfaction of the Director.

180. The project shall provide Electric Vehicle (EV) parking spaces per the latest applicable California Green Building Standard. The parking depth for accessible and EV parking spaces shall be 19-feet deep or 18-feet deep with a 2-foot overhang. (DS)

181. Except for accessible and EV parking spaces, the City Code requires that standard parking spaces be 9'x19' or 9'x17' plus two-feet of overhang. Compact parking is not allowed. (DS)

182. Where affected by vehicle overhang, the affected sidewalk shall provide a 5-foot wide unobstructed pedestrian path, requiring a 7-foot sidewalk measured from the face of curb. (DS)

183. The building setback shall be designed to meet the justification area requirements of the latest applicable California Building Code edition at the time of building permit application. (DS)

184. Except for flatwork constructed for ingress and egress purposes, Developer shall not construct any improvements that would interfere with the existing 24-foot BMW of North America Inc. (BMW) easement. Developer shall locate driveway at the southeast corner of the project site to line up with easement to the maximum extent feasible. (DS)

185. The drainage report and calculations shall be prepared to meet the City standard format. A non-compliant format will not be accepted for review. (DS)

186. The project shall provide stormwater detention to maintain pre-development flow rates for 10 to 100-year storm events. Previously permitted construction improvements are permitted to be counted as pre-development. The method used for computing the detention system shall be in accordance with the latest edition of the County of Ventura Drainage Manual. The detention

basin(s) shall be designed in accordance with Public Works standards and policies. The Developer shall provide a City standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to the approval of the grading/site improvement plans. (DS)

187. The detention system shall have a sediment collection chamber/vault with a trash screening device to prevent sediment and debris from migrating into the primary detention chamber. The sediment/trash collection system shall be a certified trash amendment device sized to treat the 1-year 1-hour storm event. (DS)

188. The proposed bioswales and other stormwater conveyance systems shall be sized to convey the 100-year post-development storm to allow the onsite stormwater runoff to be routed to the detention system. (DS)

189. The onsite hydrology and flow calculations shall utilize the Cook's Method per City standard plate using the "C" factor value of 80 when the impervious level is at 80% or greater. (DS)

190. The stormwater treatment design shall allow the treated stormwater to discharge directly into the public street gutter. If a pump system is needed to pump water into the street, the treated runoff shall be pumped to a bioswale with a minimum flow length of 100-feet. (DS)

191. If the storm drainage system relies on a pump system, the pump system shall be configured to operate at the Stormwater Quality Design Flowrate (SQDF). Only when greater storm events occur can the pump system run higher than the SQDF. Developer shall demonstrate how the pump system design will attenuate the post-development flow rates from 10 to 100-year storm events to pre-development levels. (DS)

192. During the plan check, Developer shall prepare a water system hydraulic analysis to demonstrate that the onsite public water system can provide adequate pressure and flow to the onsite fire hydrants. (DS)

193. Prior to permit issuance, the Developer shall acquire all necessary permits from the appropriate railroad company/agency to remove the existing railroad tracks on the project site. (DS)

194. Except for curb, gutter, pavement, and other flatwork improvements, no other structures are permitted to be within the proposed water easement. Building structures and equipment such as the chilling station shall be located outside of the proposed water easement. The proposed water easement can overlap with the BMW easement, provided that BMW updates its easement and have it recorded before the issuance of the grading permit. The updated BMW easement language shall prohibit the installation of underground drainage and sewer pipes within the area overlapping with the water easement.

195. The domestic, irrigation, and fire services and backflow shall be constructed to City standards. The services and backflow devices shall be located outside of the bioswale. (DS)

196. 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 that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City standard plan on file with the Building and Engineering Division. 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)

197. The design of the trash enclosure shall include the architectural mesh, or an approved equal treatment, between the top of the wall and the ceiling. 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. An accessible path of travel shall connect the trash enclosure to the nearest onsite walkway. (DS)

198. 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)

199. The public street asphalt pavement is less than 10 years old. If saw-cutting the recently paved public streets occurs, Developer shall restore the asphalt pavement with rubberized asphalt curb to curb unless approved otherwise by the City Engineer. (DS)

200. All existing and proposed easements within and around the project site shall be shown on the civil improvement plans. (DS)

201. Unless directed otherwise by the Fire Department, the ammonia system shall be reviewed and approved by the Fire Department prior to building permit issuance. (DS)

202. Developer shall install new and retrofit existing High-Pressure Sodium Vapor (HPSV) street lights to light-emitting diode (LED). LED lights shall be 39 watts, 4000K light temperature, Type II asymmetric wide distribution. Arm length shall be 6-feet. The new light poles shall be 25-foot octagonal uncoated black and white concrete, subject to review and approval by the City Traffic Engineer. The maximum distance between the new street lights along the Arcturus Avenue project frontage shall be 180-feet. (TR)

203. The civil improvement plans shall show the exact location/s where the bike racks are proposed to be installed. The location of the bike racks shall be near the building's main entrance, well lighted, and shall be consistent with the recommendations contained in the City of Oxnard Bicycle & Pedestrian Facilities Master Plan (COBPFMP); pages A39 to A46. (TR)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this May 21, 2024.

_____ _____

Date

Jeff Pengilley,
Community Development Director

ATTACHMENT F

PUBLIC COMMENT LETTER

January 18, 2024

Advocates for the Environment

A non-profit public-interest law firm
and environmental advocacy organization



Jay Dobrowalski
Planning Supervisor
City of Oxnard
214 South C Street,
Oxnard, CA 93030

Via U.S. Mail and email to Jay.Dobrowalski@oxnard.org

re: Comments on Mitigated Negative Declaration for the Arcturus Warehouse LLC Project, SCH No. 2023100860

Dear Mr. Dobrowalski:

Advocates for the Environment submits the comments in this letter regarding the Mitigated Negative Declaration (**MND**) for the Arcturus Warehouse LLC Project (**Project**). The 14.33-acre Project Site is located on the intersection of Arcturus Avenue and McWane Boulevard in the City of Oxnard (**City**). The Project would construct a 105,383-square-foot cold storage facility.

Advocates for the Environment is a public-interest law firm and advocacy organization with the mission to educate the public about the law as it pertains to the environment and provide legal services in support of environmental causes. We have reviewed the MND released in October 2023 and submit comments regarding the sufficiency of the MND's Greenhouse-Gas (**GHG**) analysis under the California Environmental Quality Act (**CEQA**).

The City Should Require the Project to be Net-Zero

Given the current regulatory context and technological advancements, a net-zero significance threshold is feasible and extensively supportable. GHG emissions from buildings, including indirect emissions from offsite generation of electricity, direct emissions produced onsite, and from construction with cement and steel, amounted to 21% of global GHG emissions in 2019. (IPCC Sixth Assessment Report, Climate Change 2022, WGIII, Mitigation of Climate Change, p. 9-4.) This is a considerable portion of global GHG emissions. It is much more affordable to construct new building projects to be net-zero than to obtain the same level of GHG reductions by expensively retrofitting older buildings to comply with climate change regulations. Climate damages will keep increasing until we reach net zero GHG emissions, and there is a California state policy requiring the state to be net-zero by 2045. It therefore is economically unsound to construct new buildings that are not net-zero.

Environmental groups have achieved tremendous outcomes by litigation under CEQA. Two of the largest mixed-use development projects in the history of California, Newhall Ranch (now FivePoint Valencia), and Centennial (part of Tejon Ranch) decided to move forward as net-zero communities after losing CEQA lawsuits to environmental groups. The ability for these large projects to become net-zero indicates that it is achievable, even for large-scale developments. The Applicant for this Project should do the same.

We urge the City to adopt net-zero as the GHG significance threshold for this project. This threshold is well-supported by plans for the reduction of GHG emissions in California, and particularly the CARB Climate Change Scoping Plans. The CARB 2017 Scoping Plan states that "achieving no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development." (CARB 2017 Scoping Plan, p. 101.) Additionally, the CARB 2022 Scoping Plan reaffirms the necessity of a net zero target by expressing: "it is clear that California must transition away from fossil fuels to zero-emission technologies with all possible speed … in order to meet our GHG and air quality targets." (CARB 2022 Scoping Plan, p. 184.) CARB further encourages a net-zero threshold in its strategies for local actions in Appendix D to the 2022 Scoping Plan. (CARB 2022 Scoping Plan, Appendix D p. 24-26.)

Moving this Project forward as a net-zero project would not only be the right thing for the City to do, but also would also help protect the City and the Applicant from CEQA GHG litigation.

GHG Significance Analysis

The MND adopted three significance thresholds, two of which are based on the CEQA Guidelines Appendix G, and a third threshold that analyzes whether the Project would "[c]ontribute or be subject to potential secondary effects of climate change (e.g., sea level rise, increase fire hazard)." (MND, p. 49.) Overall, the MND concluded that the Project's GHG emissions are less than significant. Given the inadequacy of analysis and estimated annual emissions of 6,164.2 Metric Tons of Carbon Dioxide Equivalent (**MTCO2e**), there is a fair argument that the Project may have a significant impact under the second threshold, which requires that the Project does not conflict with any applicable plan, policy, or regulation for the reduction of GHG emissions. A finding of significance under one threshold alone would require a finding of significant impact for the Project.

There Is a Significant GHG Impact Because the MND Did Not Demonstrate the Project Would Not Conflict with Applicable Plans, Policies, and Regulations.

The City adopted a significance threshold which asked whether the Project would "[c]onflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases." (MND, p. 47.) This language requires that the MND analyze the Project's consistency with *all* other applicable plans, not just the plans that the City prefers to analyze. The City only considered the Project's consistency with the 2022 Scoping Plan and the City of Oxnard Climate Action Plan (**CAP**), ignoring other applicable plans, policies, and regulations.

The City concluded that the Project would have a less than significant impact because it claimed that it did not conflict with any plans, policies, or regulations for the reduction of GHGs. Yet, this conclusion is invalid because the Project would conflict with aspects of the 2022 Scoping Plan from the California Air Resources Board (**2022 Scoping Plan**) that were ignored by the City, and the MND failed to include an analysis of all other applicable plans, policies, and regulation for the reduction of GHGs.

The Project Would Conflict with the 2022 Scoping Plan

Although the City claimed that the Project would not conflict with the 2022 Scoping Plan, the MND did not discuss any project design feature or plan to be consistent with one of the principal goals of the 2022 Scoping Plan: to reduce statewide GHG emissions to 85% below 1990 levels by 2045. The Project is inconsistent with these goals because it would create an additional large source of emissions from non-renewable sources, contrary to the statewide electrification and decarbonization contemplated by the 2022 Scoping Plan.

Additionally, the 2022 Scoping Plan sets a goal to reduce Vehicle Miles Traveled (**VMT**) per capita to 25 percent below 2019 levels by 2030 and 30 percent below 2019 levels by 2045. In relation to this goal, the City indicated that the Project would have a "less than significant transportation impact," based on 50 average daily employee vehicle trips, to support the contention that it would not conflict with this strategy. (MND, p. 75).

Yet, transportation impact is an entirely separate category of environmental impact under CEQA, with different thresholds that cannot support a finding of less-than-significance for other portions of the MND. GHG impact may intersect with transportation impact by both utilizing a VMT calculation to derive further assessments, but ultimately different GHG analyses and outcomes can be made with the same VMT number, depending on fuel type and vehicle type. Therefore, the fact that the City concluded that transportation would have a less-

than-significant impact is not indicative or supportive of a less-than-significant determination for the GHG impact.

Moreover, this explanation failed to account for non-employee vehicle trips that the Project would involve, such as commercial vehicles and large transport trucks that may be utilized. Even though the City noted that heavy-duty truck trips are not required to be part of the VMT calculation for the purposes of determining transportation impact under CEQA, VMT calculation for the purposes of GHG impact estimation necessarily requires the disclosure and analysis of truck trips. Although the MND stated that the Project would create 173 daily truck trips in its discussion of transportation and circulation impact, it omitted truck trips in the GHG section, instead focusing exclusively on the 50 passenger vehicle trips. (MND, p. 98; p. 75). This is misleading of the Project's GHG impact because it would lead the reader to think that the only vehicle emissions from the Project would be from 50 vehicle trips rather than 223 vehicle trips, including daily truck trips.

In order to demonstrate that the Project does not conflict with this goal, the MND should have acknowledged the per capita target that represents 25 percent and 30 percent lower than 2019 levels—amounting to approximately 17 daily VMT/capita and 16 daily VMT/capita, respectively[1]—and accordingly should have made a direct comparison to the per-capita VMT of the Project.

However, the MND did not include a total VMT calculation, instead opting to disclose only the number of vehicle trips (rather than miles). If total vehicle miles traveled had been calculated, based on factors likely known or should be able to be estimated by the applicant and/or the City, but not disclosed on the MND, a per capita metric would ordinarily be able to be inferred by the fact that the Project would generate a total of 25 employees. (MND, p. 4). Yet, the information provided by the MND is not sufficient to determine compliance with this 2022 Scoping Plan VMT goal because there is no way to for members of the public or decision-makers to independently estimate the vehicle miles traveled.

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[1] $332{,}032{,}770{,}000\ annual\ statewide\ VMT\ from\ 2019 \div 365\ days/year = 909{,}678{,}822\ daily\ VMT$
$909.678822\ million\ daily\ VMT \div 39.4\ million\ Californians\ in\ 2019 =$
$approx.\ 23.09\ daily\ VMT\ per\ capita$
$25\%\ lower\ than\ 23\ VMT\ per\ capita: 23 \times 0.75 = 17.25\ VMT\ per\ capita$
$30\%\ lower\ than\ 23\ VMT\ per\ capita: 23 \times 0.70 = 16.10\ VMT\ per\ capita$
California population obtained from Google Data Commons at https://datacommons.org/tools/timeline#&place=geoId/06&statsVar=Count_Person (Extrapolated from Census Data from www2.census.gov).
California Annual VMT Data obtained from Caltrans California Public Road Data, p. 5, obtained at https://dot.ca.gov/-/media/dot-media/programs/research-innovation-system-information/documents/california-public-road-data/prd-2019v2-a11y.pdf, also available from the AB 32 EJ Advisory Committee, 2022 Scoping Plan Recommendations, F1D (https://ww2.arb.ca.gov/sites/default/files/barcu/board/books/2022/090122/finalejacrecs.pdf)

The City contends that the Project is consistent with the 2022 Scoping Plan's VMT goal because the Project is near bicycle facilities and "would not remove or interfere with any bicycle or pedestrian facilities." (MND, p. 49.) Yet, because the VMT target as stated by the 2022 Scoping Plan is numerical, this qualitative support alone is merely a disclosure of the Project features that may influence VMT and is not sufficient to demonstrate that the Project would meet its share of the statewide target. Even if such facilities positively influence VMT, the Project's lack of improvement on pedestrian and bicycle infrastructure could potentially demonstrate a conflict with the 2022 Scoping Plan, which emphasizes the need for infrastructure improvements to encourage the use of alternative transportation—not stagnation at current levels. At most, the existence of nearby bicycle and pedestrian facilities could have been used to inform the estimate of the Project's anticipated VMT. Thus, as the Project would not contribute or enhance bicycle or pedestrian facilities, but merely would retain the current infrastructure, this cannot reasonably be seen as a factor that would reduce VMT beyond the current level as the 2022 Scoping Plan intends.

The MND also states that the Project would provide 67 parking spaces, which is completely irrelevant for the VMT inquiry. (MND, p. 49.) In order to be consistent with the 2030 statewide goal, which is inherently proportional because it is a per-capita metric, each of the estimated 223 vehicle trips (including truck trips) would need to be less than two miles on average.[2] The City did not claim nor demonstrate that the Project would meet this goal. Warehouse projects such as this one that are inconsistent with on a project-level basis with VMT goal set by the 2022 Scoping Plan will undermine progress to reach the statewide goal.

Overall, the Project would conflict with the 2022 Scoping Plan because it does not demonstrate it would be able to meet the targets that are set out under the 2022 Scoping Plan, including some of which the City inadequately and deceptively analyzed.

The Project Would Conflict with Other Applicable Plans and Policies that the City Failed to Analyze

In the MND's analysis, the Project would have significant GHG impacts if it would "conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases or otherwise conflict with the state goal for reducing greenhouse gas emissions in California." (MND, p. 47.) This threshold requires the City to analyze the Project's compliance with all relevant GHG-reduction plans, not just the 2022 Scoping Plan and the City's general plan.

[2] $25\ employees \times 17\ \frac{Daily\ VMT}{capita} = 425\ daily\ VMT$
$425\ daily\ VMT \div 223\ vehicle\ trips = 1.9\ miles\ per\ vehicle\ trip$

For example, the MND must demonstrate consistency with Executive Order B-55-18 (**EO B-55-18**) and the 2017 CARB Scoping Plan, which the City did not demonstrate here.

EO B-55-18 requires the State of California to achieve carbon neutrality—net zero GHG emissions—by 2045. The Project is inconsistent with EO B-55-18 because it does not prohibit the use of gasoline, diesel, and natural gas, and burning such non-renewable fuels results in substantial GHG emissions.

The MND also did not address the 2017 Scoping Plan was developed to facilitate California's compliance with SB 32, which requires statewide GHG emissions to be reduced to 40% below 1990 levels by 2030. (Health & Safety Code § 38566.) The MND did not discuss how the Project is consistent with any of the goals, including the 2050 goal of 80% below 1990 levels. The 2017 Scoping Plan also sets out statewide goals for total GHG emissions targets of 6 MTCO2e/capita by 2030, and 2 MTCO2e/capita by 2050 (CARB Scoping Plan, p. 99). With the Project's per-service population GHG emissions of 246.56 MTCO2e/capita, it would greatly exceed both of these targets.[3] Thus, the Project's GHG impact is significant under the second threshold because it is inconsistent with applicable plans for the reduction of GHGs.

The City Should Have Prepared an EIR

Certain air quality mitigation measures were considered to simultaneously reduce GHGs, but no specific GHG mitigation measures were adopted due to the erroneous determination of less-than-significant impact. However, because the City should have found significant impact for GHG emissions based on inconsistency with applicable plans, it should update its findings accordingly and would therefore be required to create a full Environmental Impact Report (**EIR**) and mitigate to the extent required by CEQA. The air quality mitigation measures that were identified as having co-benefits to GHG reductions (mitigation measures Air-2 through Air-6) would contribute only minutely to the mitigation of GHG emissions, and there are other feasible measures, including those to specifically address the cold-storage aspect of the Project, which could considerably contribute to GHG emissions.

If the City had used appropriate significant thresholds and accurate analysis, it would have concluded that the Project's GHG emissions are significant. Inconsistency with applicable plans for the reduction of GHG emissions demonstrates that the Project would have a significant environmental effect under the chosen significance threshold. Because the above discussion provides a fair argument that the Project may have significant GHG impacts, the City must prepare an EIR. Therefore, the City was mistaken in its choice to create an MND for a Project that would likely create such a considerable GHG impact.

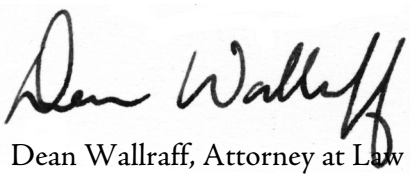
[3] $6{,}164.2\ MTCO2e \div 25\ employees\ (MND, p.4) = 246.56\ MTCO2e/service\ population$

Conclusion

For the reasons given in this letter, the MND is not in conformance with CEQA requirements. Notably, the significance analysis was incorrect because there is a fair argument that the Project would contribute to a significant GHG impact even after implementation of adopted plans, policies, and regulations.

Please put Advocates for the Environment on the interest list to receive updates about the progress of this Project.

Sincerely,



Dean Wallraff, Attorney at Law
Executive Director, Advocates for the Environment