

MEMO



DATE: October 3rd, 2024

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

SUBJECT: **Project Name: Mister Car Wash** - Planning and Zoning Permit No. 23-500-01 (Special Use Permit): A request for approval of a Special Use Permit (SUP) for the construction of a 5,400 square-foot drive-thru, automated car wash with 14 canopy-covered vacuum stations, landscaping, and other site improvements on a 1.35 acre vacant parcel located at 2441 North Vineyard Avenue, within the General Commercial - Planned Development (C-2-PD) zoning district. The project is exempt from environmental review pursuant to Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. Filed by Adriana Wright of Mister Car Wash on behalf of the property owner 2441 Vineyard Oxnard LLC, 12550 Whittier Blvd. #202, Whittier, CA 90602.

Recommendation:

That the Planning Commission

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
- b) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. PZ 23-500-01 (Special Use Permit), subject to certain findings and conditions.

Background:

Due to a technical issue with zoom, which prevented members of the public from being able to provide public comments at the September 5, 2024 Planning Commission, the Mister Car Wash Project must have a second hearing to allow for public comment.

During the Planning Commission hearing on September 5, 2024, staff received communication from a member of the public concerned with the proposed project. This member tried to provide their public comment, however, could not access the meeting via the provided zoom link as a result of the issue.

For the convenience of the Planning Commission and interested parties attached to this memo are the following documents originally prepared for the Planning Commission's public hearing on September 5, 2024.

1. Staff Report and associated attachments.

PZ 23-500-01, Mister Car Wash

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With the exception of the changes to the Resolution as made in the hearing on September 5, 2024, the staff report and other attachments have not changed. Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address: https://www.youtube.com/watch?v=xyhh_Xvo0xA



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: September 5, 2024

SUBJECT: Planning and Zoning Permit No. 23-500-01 (Special Use Permit), Property Located at 2441 North Vineyard Avenue (APN: 142-0-021-265).

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and
 - b. Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 23-500-01 (Special Use Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for approval of a Special Use Permit (SUP) for the construction of a 5,400 square-foot drive-thru, automated car wash with 15 canopy-covered vacuum stations, landscaping, and other site improvements on a 1.35 acre vacant parcel located at 2441 North Vineyard Avenue, within the General Commercial - Planned Development (C-2-PD) zoning district. For purposes of this Staff Report, the forgoing project description shall be referred to as the “**Project**”. Filed by Adriana Wright of Mister Car Wash on behalf of the property owner 2441 Vineyard Oxnard LLC, 12550 Whittier Blvd. #202, Whittier, CA 90602 (the “**Applicant**”)

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

- 3) **Existing & Surrounding Land Uses:** The 58,991 square foot parcel is currently vacant, and mostly covered in concrete/asphalt. The only recent use of the parcel has been an annual christmas tree lot through a temporary use permit. The project site is located along the southbound side of North Vineyard Avenue immediately south of West Esplanade Drive and the Highway 101 interchange (Attachment A). The following table lists the surrounding zoning, general plan, and land uses immediately adjacent to the project site:

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LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	C-2PD (General Commercial - Planned Development)	Commercial General (CG)	Vacant lot
North	C-2-PD (General Commercial - Planned Development)	Commercial General (CG)	Multi-tenant Commercial Business Building with Gold's Gym, and a Gas Station
South	C-2-PD (General Commercial - Planned Development)	Commercial General (CG)	Multi-tenant Commercial Business Buildings
East	C-O (Commercial Office)	Commercial Office (COF)	Multi-tenant Commercial Business Buildings
West	C-2-PD and ESM-RW (General Commercial - Planned Development and Easement - Right-of-Way)	Commercial General (CG) and Easement (ESM)	Approved Uhaul project and Railroad Tracks

- 4) **Background Information:** The project site is a vacant lot currently. It had a 4,200 square foot metal building, a 660 square foot masonry building, and a 450 square foot prefab metal building, which were all approved for demolition in 2009 via permit 2009-00759. The prefab metal building was added in 1985 to the other two existing buildings through a building permit for AutoWorld. The most recent approved use by the Planning department were annual Temporary Use Permits for the hosting of a seasonal Christmas Tree Lot. Within the last decade multiple projects were approved, but not built. The first, PZ 07-540-05 was approved on December 4th, 2008, to allow a two-story 21,861 square foot multi-tenant retail and office building, with a later modification for a sign program. Again, another project was approved on December 20th, 2018, PZ 16-540-03. This time for a 15,940 square foot single story multi-tenant commercial retail center. A lot merger was also processed on the property in 2019.
- 5) **Environmental Determination:** In accordance with § 15303, Class 3 (New Construction) of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures, including those up to 10,000 square feet in urban areas” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a 5,400 square foot car wash in an urban area surrounded by developed lots. No environmental sensitive areas are on or adjacent to the property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

6) **Analysis:**

- a) **General Discussion:** The proposed 5,400 square foot, 35 foot tall building will primarily consist of an automated car wash tunnel, with a small office area and bathrooms attached. The project will be screened by a landscape buffer along the frontage. The car wash proposes fifteen (15) vacuum stalls. The access into the carwash area and vacuum bay area will be through the rear of the property. According to the applicant, the hours of operation will be as follows:

Winter: 8AM to 7PM (Weekends 7AM to 7PM)
 Summer: 8AM to 8PM (Weekends 7AM to 8PM)

The business will have three shifts with up to 3 employees per shift. Project plans are provided in Attachment B.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial General (CG) uses which allows for freestanding commercial uses along arterial. Approval of this SUP has been determined to be consistent with the General Plan and the property's land use designation.

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

- 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
CD1.2	I	Infill Development, Priority to Mixed Use: Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	This project will develop a vacant parcel that is completely surrounded by existing development rather than expanding the footprint of the city wider.

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POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD 8.1	I	Limited Development: Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The Project is proposing to develop an existing lot of record, served by existing services, streets and facilities.
ER 6.5	I	Control of Lighting and Glare: Require that all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward and, where public safety would not be compromised, encourage the use of low-pressure sodium lighting for all outdoor light fixtures.	The proposed Project is conditioned to provide lighting that is shielded, placed, and controlled in a manner to not cause a traffic nuisance
CD 1.7	I	Compact Development: Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	The project utilizes a thin vacant infill parcel that could be a challenge to develop due to the shape and size.
CD 4.4	I	Commercial Area Aesthetics: Require that older commercial development upgrade/improve landscaping and architecture, if warranted, during discretionary review opportunities.	The project would greatly beautify a vacant, concrete filled parcel by adding landscaping on the property and along the frontage, which is a prominent corridor.

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the Commercial General Planned Development (C-2-PD) zone district. In accordance with the City Code, the proposed Project may be permitted with an approved SUP. Applicable development standards of the C-2-PD zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height 16-137	2 stories or 35 feet. Additional stories may be permitted as part of an SUP (OCC Sections 16-530—16-553)	35 feet	Yes, subject to approval of SUP.
Front yard setback 16-139	10 feet from property line; 30 feet from designated thoroughfares (per General Plan).	Approximately 100 feet from the street curb.	Yes
Side yard setback 16-140	5 feet. Zero when abuts another C-2 zoned lot.	The building is 20' from the side and the Vacuum stalls are 5.5 feet.	Yes
Rear yard setback 16-141	None if ≤ 16 feet in height; 15 feet if > 16 feet in height;	Over 170 feet setback from building to property line	Yes

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DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
	10 feet if abuts an alley.		
Floor Area Ratio	30% max. (per GP)	FAR = 61,273/5,400 =11.3 %	Yes
Off-street parking: Handicapped Motorcycle (16-264) Bicycle (16-623 & 16-637) Loading Carpool/Vanpool (16-633)	Auto washing (self-service or coin-operated) Two spaces for each washing stall exclusive of vacuum unit space One loading space for commercial from 0-15,000 square feet	3 spaces are provided for employee parking plus 15 vacuum bays and one loading space	Yes
Parking space sizes & design: • Standard (16-636 & 16-638) • Loading (16-644)	9' W x 19' L – standard parking - Loading is conditioned to be in off hours.	9' W X 19' L (Employee) 13' W X 19' L (Vacuum)	Yes
Parking area Landscape Req. (16-641): - Along streets/alleys - Along interior PLs (for lots with 20 or more spaces) - Parking/vehicle area (16-641) - Landscape fingers (16-641) - Trees (for lots with 20+) - If located adjacent to residential see 16-641 e	- Min. 10' wide strip. - Min. 5' wide in parking areas. Minimum 5% of area, exclusive of any other required landscaped area abutting a street or alley 9' W x 20' L - every 10 spaces with 2 trees. - Min. 40' O.C.	A parking lot is not provided on site. The development consists of 15 vacuum bays and three parking spaces for employees only. These three spaces are incorporated into the site design and the landscaping provided.	Yes
Trash enclosures & transformers	To be screened at installation.	Trash Enclosure and electrical equipment is sited in the rear will. It would not be seen from the road.	Yes
Lighting 16-320	Comply with Section 16-320 of the City Code.	Lighting is downcast and between 1-7 footcandles.	Yes

- d) **Site Design:** The 61,273 (1.4 acres) square foot project site is T-shaped and is located along North Vineyard Avenue with 134.5 feet of frontage. The property is

bounded by existing commercial development on the sides and the railroad in the back. The proposed car wash would connect to existing utility infrastructure serving the property (water, wastewater, drainage, and gas/electrical services). Due to the orientation of the property the tunnel faces Vineyard Avenue, where landscaping will screen the building along the frontage.

As shown on the site plan (Attachment B), the interior floor space of the car wash building would be largely occupied by the 132.4' foot long car wash tunnel and associated equipment. Restroom facilities are provided on the southwest side of the tunnel with the office located adjacent along the same elevation. Across the drive aisle from this elevation are the 15 vacuum stalls. An approximately 283 square foot trash enclosure is located on the north side of the property at the rear and would be screened from Vineyard Avenue due to the tunnel and landscaping along the frontage. The operations of the carwash will take place in a semi-enclosed area that is not visible to the public; the stacking area will accommodate 15 vehicles. The entrance into the carwash will be visible from North Vineyard Avenue, but is conditioned to be screened with a 3 foot high decorative wall or a landscaped area that is raised 3 feet, either of these options will have landscaping as part of the screening.

- e) **Circulation and Parking:** The applicant is proposing to construct 15 uncovered parking stalls with vacuum stations. Since the 15 vacuum stations are intended for customers, the applicant is also proposing three employee parking spaces in the rear by the trash enclosure. Employees will work in three shifts a day with two employees per shift. Therefore, the three proposed employee parking spaces will be sufficient. A dedicated loading zone is not proposed, however, there is sufficient room for any type of delivery vehicle or truck to make deliveries. The project will be conditioned to have all deliveries/pick-ups outside of operational hours to avoid conflicts with traffic circulation.

The project site is accessed from Vineyard Avenue with the driveway access directly to the road. There are also connections to the adjacent property from the access driveway along the frontage as well as through the rear of the property. Customers will enter the carwash from the rear of the property by entering from the front and circling around to the back and through the entry lanes. Exiting the site will be through the front either from the exit of the tunnel that terminates at the front access road or from the vacuum stall area on the south side of the main drive aisle. The drive aisle between the row of vacuum stalls and carwash building going all the way through the rear of the property and on to the adjacent property has a minimum of 26-foot wide clearance to allow for fire access.

- f) **Building Design:** The proposed single story carwash structure is predominantly under 26' in height with the tower elements rising up to 35' tall. The carwash facility has been designed with multiple surface materials, primarily consisting of

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stone veneer, painted stucco, and metal siding. The entrances into the carwash tunnel will have aluminum air-lift doors to allow the entire facility to be closed up when not in operation.

- g) **Signs:** The signage of the proposed Project will be reviewed and approved as part of a separate sign permit. A master sign program is conditioned to be created due to the presence of drive-thru and circulation signage. The total signage (not counting circulation and drive-thru signage) will be based on the 134.5' frontage length.
 - h) **Landscaping and Open Space:** Oxnard Code Section 16-641(A) requires a minimum of 5% landscape within the parking lot area. The general plan requires a 30 foot landscaped buffer parallel to our designated scenic roadways, of which Vineyard Avenue is. The project is providing landscaping along all property lines as well as in landscape islands on the parcel between areas of circulation. Therefore, the project complies with the City's on-site landscaping and parking lot landscaping requirements. A pedestrian walkway is incorporated into the front landscape planting areas along Vineyard Avenue. There is also an addition to an existing bike path that starts at the northwest corner of the property. This path would now continue along the rear of the property for the full length of the rear and terminate at the adjacent southern property. This path would still need further connections in the future on or adjacent to this southern parcel to continue in the future.
 - i) **Noise:** The proposed car wash is projected to generate noise from the operation of drying fans at the exit area of the car wash and from user-operated vacuum stations on the south side of the property. The Oxnard City Code (OCC) requires exterior noise levels at all property lines adjacent to commercial uses to be 65 decibels (dBA) from 7:00 a.m. - 10:00 p.m. (OCC 7-185). The project will be conditioned to provide evidence that the equipment installed will be compliant with Oxnard City Code.
7. **Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) including the Traffic Division, Environmental Resources, the Fire Department, the Police Department, and Development Services for conditions. These conditions of approval from DAC are included in the attached resolution. The Development Advisory Committee (DAC) reviewed this project together on the following dates: March 22, 2023 and October 4, 2023. Primary concerns focused on access to adjacent parcels, siting, and connections to existing utility and stormwater infrastructure. The project was reviewed further by the Planning Division and Development Services to address remaining issues beyond the two DAC meetings.
 8. **Community Workshop:** A Community Workshop was conducted on November 20, 2023; no comments from the public were received during the meeting. The full neighborhood was noticed. Only one comment was received by call and email, which was from a local car wash with general concerns.

PZ 23-500-01, Mister Car Wash

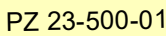
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9. **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted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

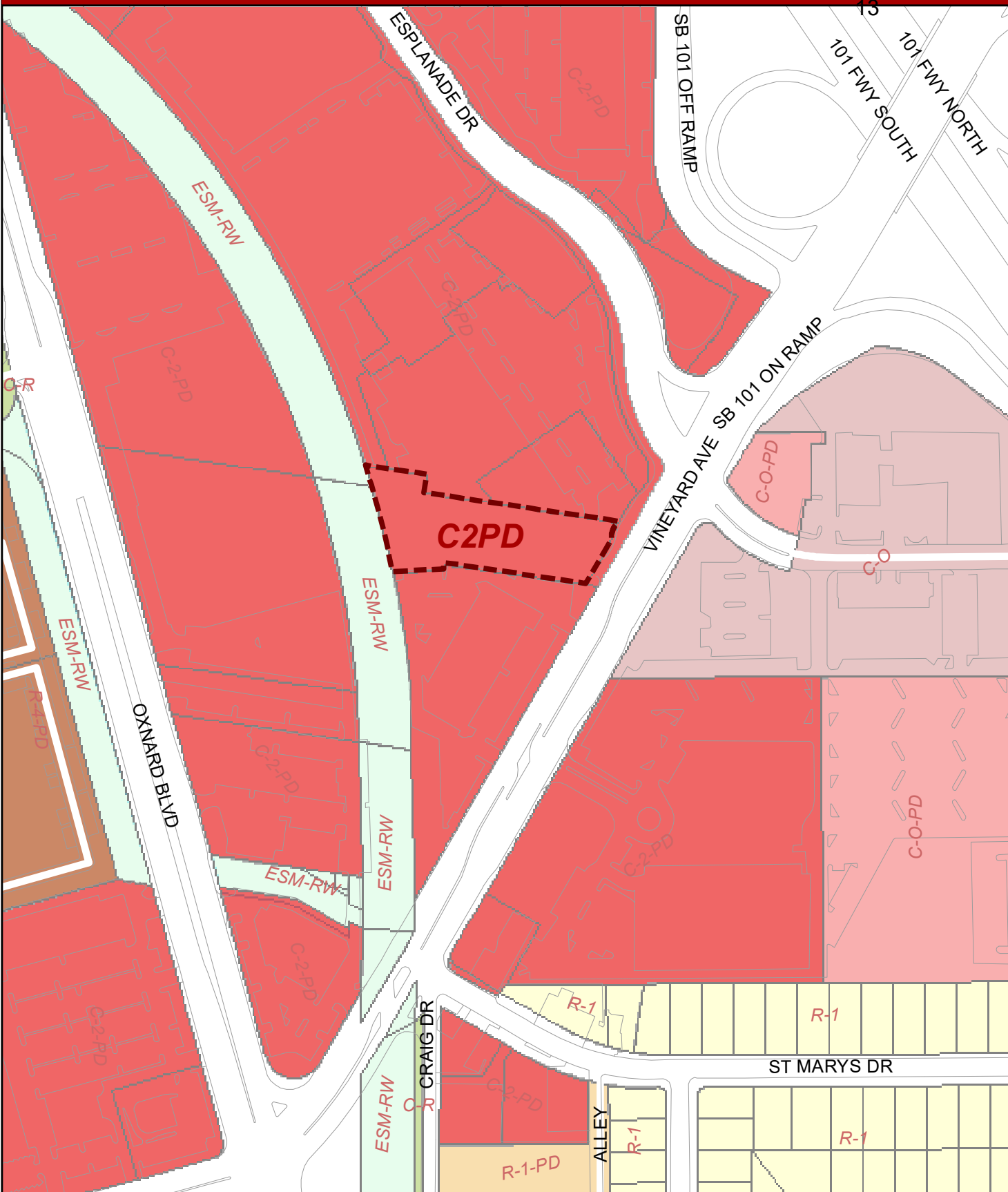
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Notice of Exemption
- D. Draft Resolution 23-500-01
- E. Staff Presentation

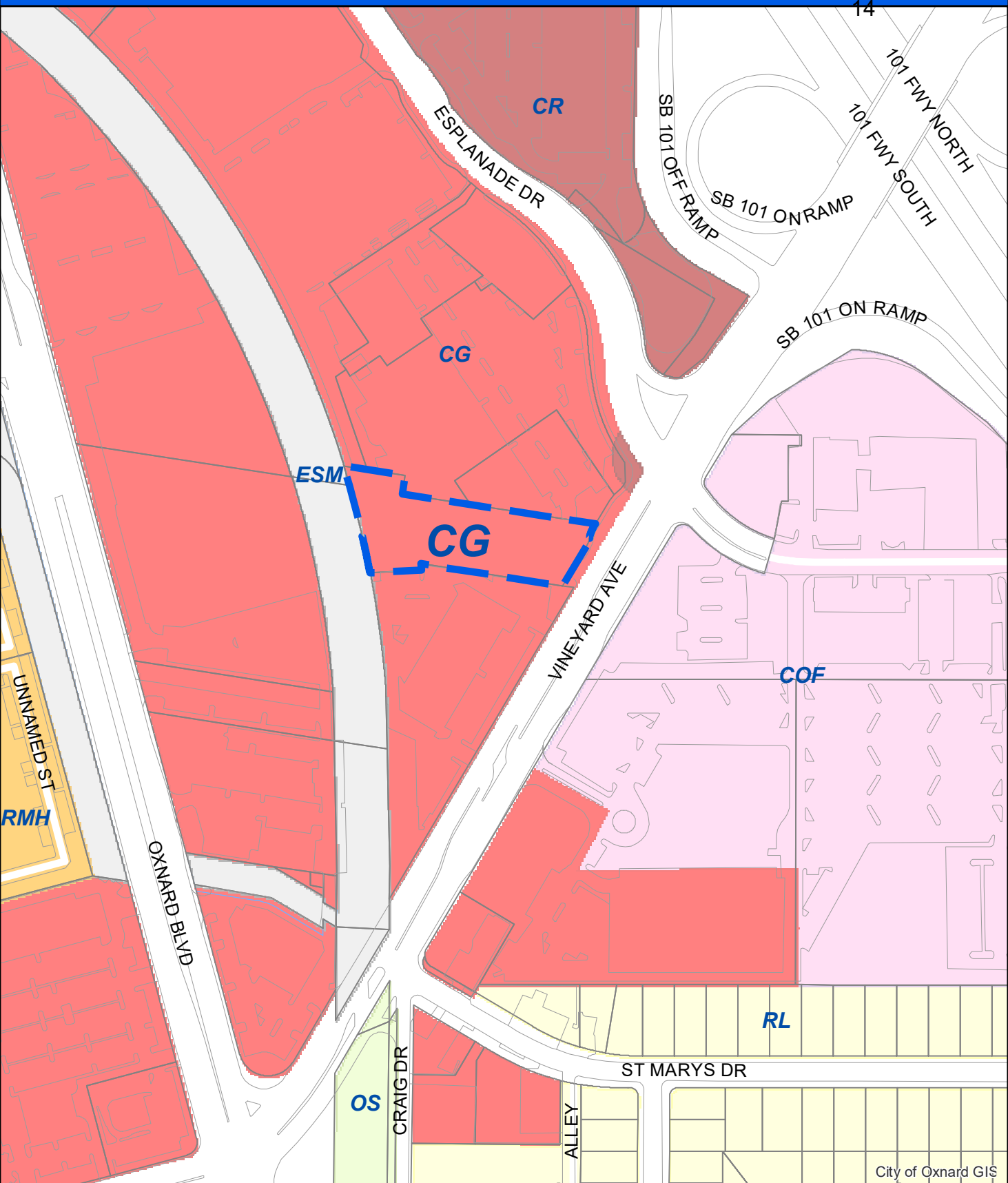




Zoning/Specific Plan Map



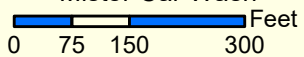
2030 General Plan Land Use Map



Oxnard Planning

June 26, 2024

PZ 23-500-01
Location: 2441 N Vineyard Ave
APN: 1420021265
Mister Car Wash



2030 General Plan Land Use Map



1:3,000

City of Oxnard GIS

Drawing name: K:\ORA_LDEV\Mister Car Wash\194448003 - MCW CA1028 Orchard Park (Oxnard)\CAADD\Exhibits\Entitlement Set\1 - Cover Sheet.dwg Jun 04, 2024 11:29am by: moryn.santiago
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT TEAM

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KIMLEY-HORN AND ASSOCIATES, INC.



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MISTER CAR WASH



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CONTACT: MATTHEW MARCUS, PE, PG

OWNER

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WHITTIER, CA 90602
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CONTACT: MARDY YING

UTILITY PROVIDERS

WATER

CITY OF OXNARD WATER
DIVISION
251 S HAYES AVE,
OXNARD, CA 93030
(805) 385-8136

ELECTRIC

SOUTHERN CALIFORNIA EDISON
(800) 684-8123

GAS

SOUTHERN CALIFORNIA GAS
COMPANY
(800) 427-2000

PHONE & CABLE

VERIZON
(800) 483-4000

BENCHMARK NOTE

CITY OF OXNARD BENCHMARK NAME "TOWER"
DESIGNATION: TOWER
ELEVATION 24.453 FEET [DATUM: NAVD 88]
DESCRIPTION: A BRASS DISK STAMPED "TOWER 2000"
LOCATION: SET ON THE SIDEWALK AT THE NORTHEAST CORNER OF THE
INTERSECTION OF VINEYARD AVE. AND ESPLANADE DR. THE DISK IS 13.5' WEST OF
THE SOUTHERLY NOSE OF CURB AND 1.5' NORTH OF CURB FACE.

BASIS OF BEARINGS NOTE

THE BEARING OF NORTH 33°39'20" WEST, BEING THE CENTERLINE OF ESPLANADE
DRIVE, AS SHOWN ON PARCEL MAP NO. 12-300-1, RECORDED IN BOOK 71, PAGE(S)
1 THROUGH 7, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
VENTURA, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS
MAP.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OXNARD, IN THE
COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL OF PARCELS 1 AND 2 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF
CALIFORNIA, AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED MARCH 25, 2010 AS INSTRUMENT NO. 20100325-00046380-0 OF OFFICIAL
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID PARCEL 1 WITH THE
NORTHWESTERLY LINE OF SAVIERS ROAD, 50 FEET WIDE; THENCE ALONG SAID
NORTHERLY LINE NORTH 80°37'25" WEST, 31.31 FEET; THEN NORTH 80°37'25" WEST,
394.28 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 1 TO THE EAST LINE OF
SAID PARCEL 2; HENCE ALONG THE EAST AND NORTH LINE OF SAID PARCEL 2 OF THE
FOLLOWING THREE (3) COURSES:

NORTH 09°22'35" EAST, 35.00 FEET; THENCE NORTH 80°37'25" WEST, 116.46 FEET TO A
POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF
1959.91 FEET; A RADIUS TO SAID POINT BEARS NORTH 73°37'28" EAST, SAID CURB
ALSO BEING THE EASTERLY RIGHT OF WAY OF SOUTHERN PACIFIC RAILROAD, 100 FEET
WIDE; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY AND CURVE, 207.43 FEET
THROUGH A CENTRAL ANGLE OF 06°03'50" TO THE SOUTH LINE OF SAID PARCEL 1;
THENCE SAID SOUTH LINE THE FOLLOWING COURSES:

NORTH 87°22'35" EAST, 96.66 FEET; THENCE NORTH 02°10'25" WEST, 12.06 FEET;
THENCE SOUTH 80°37'25" EAST, 319.89 FEET TO THE NORTHWESTERLY LINE OF SAVIERS
ROAD, 50 FEET WIDE; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 31°06'38"
EAST, 134.50 FEET TO THE POINT OF BEGINNING.

APN 142-0-021-265

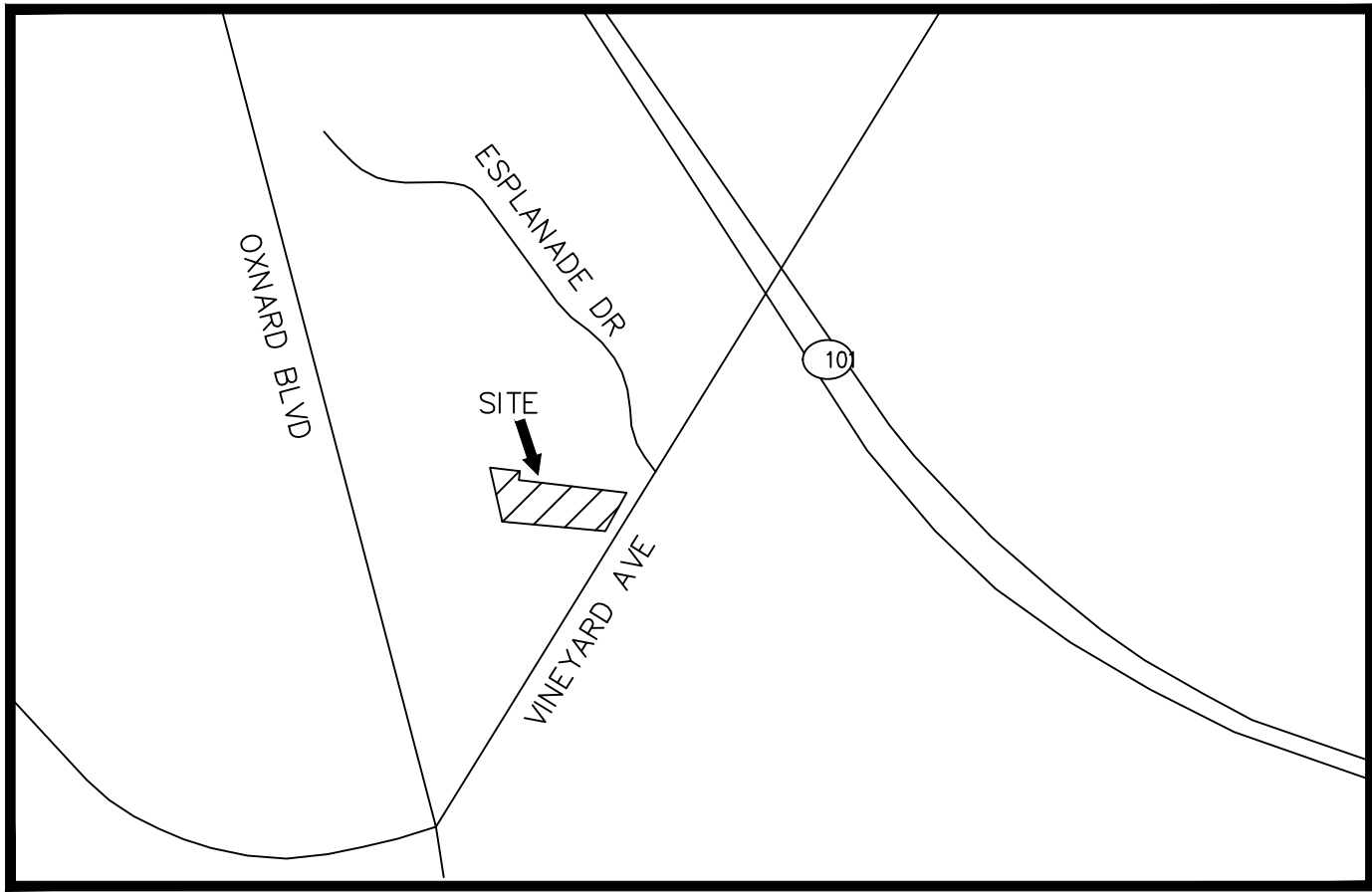
SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF APPROVAL
FOR LOT MERGER NO. 19-310-01 RECORDED OCTOBER 5, 2020 AS INSTRUMENT NO.
20201005-00162035 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER
OF VENTURA, STATE OF CALIFORNIA.

ENTITLEMENT PLANS

FOR

MISTER CAR WASH - CA 1028 ORCHARD PARK
SPECIAL USE PERMIT

2441 E VINEYARD AVE,
OXNARD, CA 93036



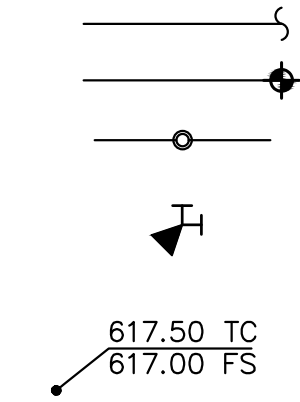
VICINITY MAP
NOT TO SCALE



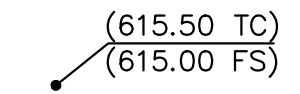
LEGEND



CENTER LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT
GRADE BREAK LINE
RIDGE LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM DRAIN LINE
EXISTING WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM DRAIN LINE
PROPOSED DOMESTIC WATER LINE
PROPOSED FIRE WATER LINE
ROLLED CURB



POINT OF CONNECTION (@ BLDG)
POINT OF CONNECTION (TO EXISTING)
PROPOSED SEWER CLEANOUT
PROPOSED THRUST BLOCK



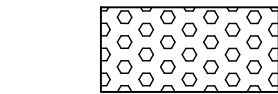
PROPOSED SPOT GRADE
EXISTING SPOT GRADE



PROPOSED FLOW
(DIRECTION AND SLOPE)



DIRECTION OF FLOW



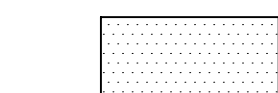
DETECTABLE WARNING (TRUNCATED DOMES)



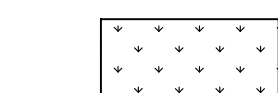
HEAVY DUTY CONCRETE PAVEMENT



STANDARD DUTY CONCRETE PAVEMENT



STANDARD DUTY SIDEWALK PAVEMENT



PROPOSED LANDSCAPE AREA

ABBREVIATIONS

AB - AGGREGATE BASE
AC - ASPHALT
AVE - AVENUE
AZ - ARIZONA
BC - BACK OF CURB
BLDG - BUILDING
BLVD - BOULEVARD
BS - BOTTOM OF STEP
BW - BACK OF WALK
C - CIVIL
CA - CALIFORNIA
CB - CATCH BASIN
CF - CURB FACE
C/L - CENTERLINE
CONC. - CONCRETE
CONST. - CONSTRUCT, CONSTRUCTION
CY - CUBIC YARDS
DF - DEEPEENED FOOTING
DI - DRAIN INLET
DW - DOMESTIC WATER
E - EAST
EG - EDGE OF GUTTER
EL - ELEVATION
ELCC - ELECTRIC
EP - EDGE OF PAVEMENT
EXP - EXPIRATION
FF - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOW LINE
FS - FINISHED SURFACE
FT - FEET
FW - FIRE WATER
G - GAS
GB - GRADE BREAK
HP - HIGH POINT
INV - INVERT
IRR - IRRIGATION WATER
JS - JUNCTION STRUCTURE
LP - LOW POINT
MH - MANHOLE
N - NORTH
NO - NUMBER
PCC - PORTLAND CEMENT CONCRETE
PE - PROFESSIONAL ENGINEER
PG - PAGE
P/L - PROPERTY LINE
PUE - PUBLIC UTILITY EASEMENT
PIV - POST INDICATOR VALVE
PVC - POLYVINYL CHLORIDE
QSP - QUALIFIED SWPPP ENGINEER
R - RADIUS
RCE - REGISTERED CIVIL ENGINEER
RD - ROOF DRAIN
RW - RECLAIMED WATER
R/W - RIGHT-OF-WAY
S - SEWER OR SOUTH
SD - STORM DRAIN
SS - SANITARY SEWER
SSPWC - STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
ST - STREET
STA - STATION
SW - SIDE WALK
SWPPP - STORM WATER POLLUTION PREVENTION PLAN
T - TELEPHONE
TC - TOP OF CURB
W - WATER OR WEST
WDID - WASTE DISCHARGE IDENTIFICATION
XXX.XX - PROPOSED ELEVATION
(XXX.XX) - EXISTING ELEVATION

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY GRADING PLAN
7	FIRE TRUCK TURN EXHIBIT
8	TRASH TRUCK TURN EXHIBIT
9	EASEMENT EXHIBIT
10	PRELIMINARY LANDSCAPE PLAN
11	CROSS SECTIONS



ISSUE	DATE	DESCRIPTION

JC
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AB
CHECKED BY
JP
RECOMMENDED

ENGINEERS SEAL

Kimley»Horn
245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 9/30/23
AMELIA BELTRAN, R.C.E. NO. 87468 EXP.

CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY:
OXNARD CITY ENGINEER
REVIEWED AND RECOMMENDED BY:

Mister
2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD
COVER SHEET

SHEET NUMBER
1 of 12
CITY PROJECT NO.

Drawing name: K:\ORA\DEV\Water Car Wash\194448003 - MCW CA1028 Orchard Park (Oxnard)\CADD\Exhibits\Entitlement Set\1 - Cover Sheet.dwg Jun 04, 2024 12:58pm by: mary.santiago
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TOPOGRAPHIC SURVEY

CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA

SITE ADDRESS

THE PROPERTY ADDRESS IS 2441 VINEYARD AVENUE, OXNARD, CA 93036

DATE OF SURVEY

THE PROPERTY DESCRIBED ON THIS PLAT WAS SURVEYED FEBRUARY 18, 2022.

BASIS OF BEARINGS

THE BEARING OF NORTH 33°39'20" WEST, BEING THE CENTERLINE OF ESPLANDE DRIVE, AS SHOWN ON PARCEL MAP NO. 12-300-1, RECORDED IN BOOK 71, PAGE(S) 1 THROUGH 7, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK

CITY OF OXNARD BENCHMARK NAME "TOWER"

DESIGNATION: TOWER

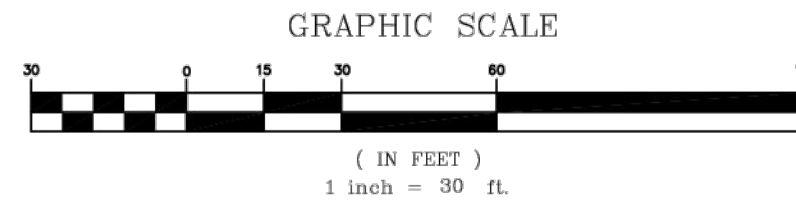
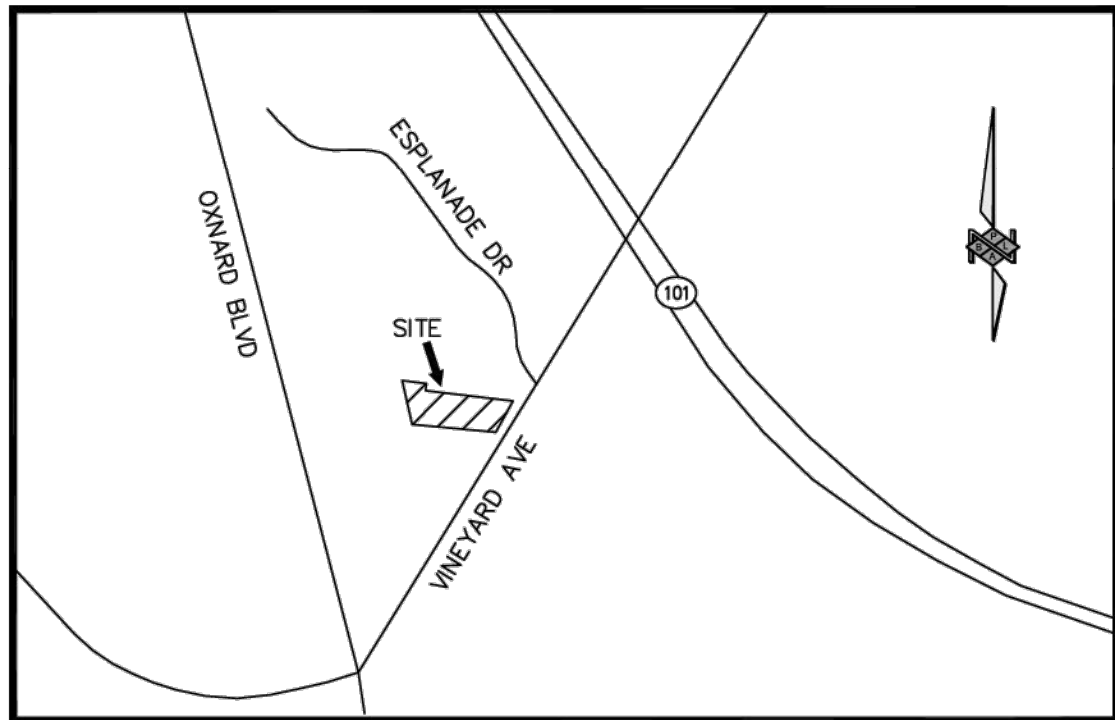
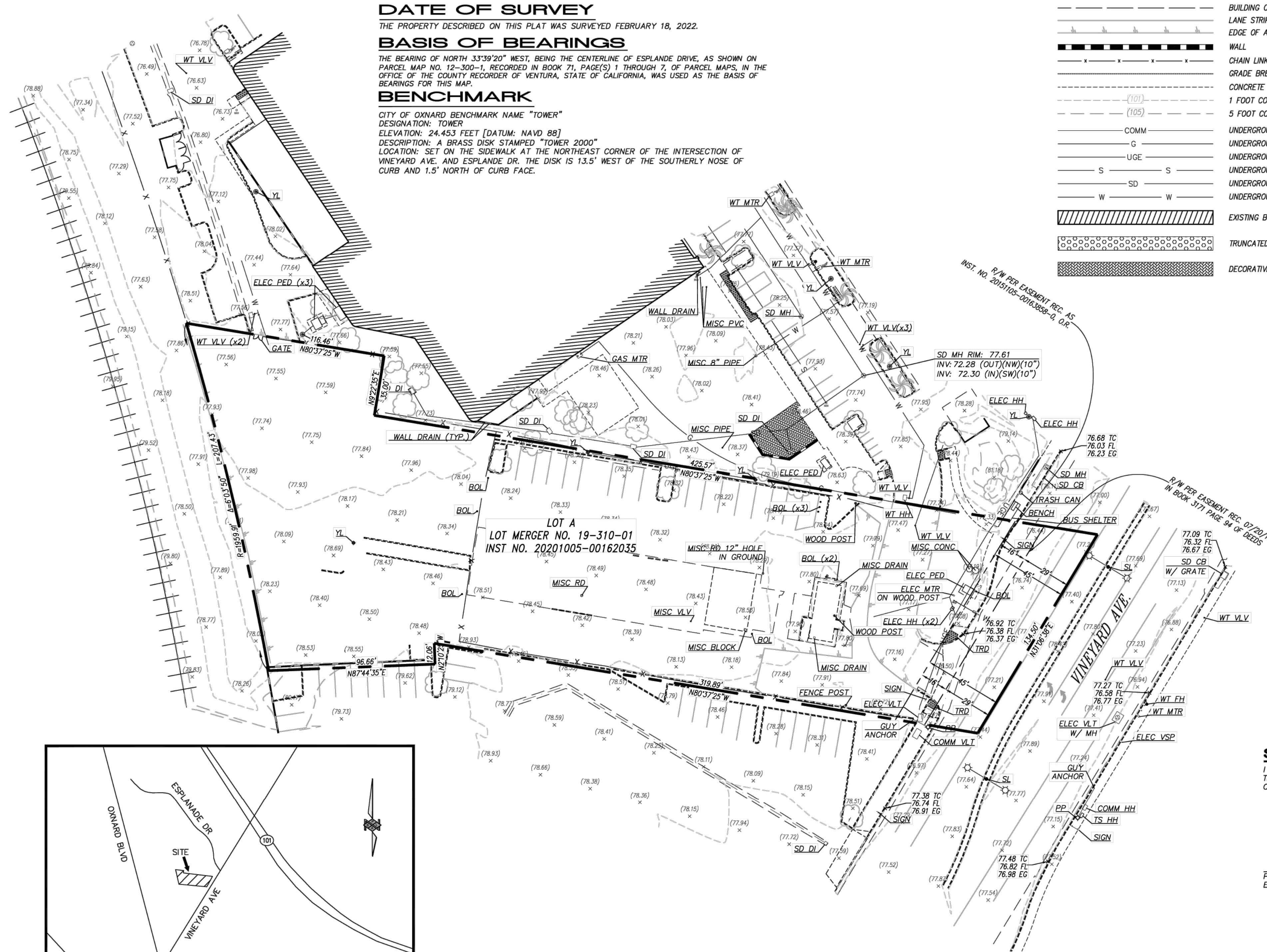
ELEVATION: 24.453 FEET [DATUM: NAVD 88]

DESCRIPTION: A BRASS DISK STAMPED "TOWER 2000"

LOCATION: SET ON THE SIDEWALK AT THE NORTHEAST CORNER OF THE INTERSECTION OF VINEYARD AVE. AND ESPLANDE DR. THE DISK IS 13.5' WEST OF THE SOUTHERLY NOSE OF CURB AND 1.5' NORTH OF CURB FACE.

LEGEND

CONCRETE	S	- SOUTH	VALVE
CURB	N	- NORTH	WT FH
BUILDING OVERHANG LINE	W	- WEST	WT BFP
LANE STRIPING	E	- EAST	UTILITY MH
EDGE OF ASPH PAVEMENT	SLY	- SOUTHERLY	SIGN
WALL	WLY	- NORTHERLY	POST
CHAIN LINK FENCE	WLY	- WESTERLY	STREET LIGHT
GRADE BREAK LINE	ELY	- EASTERLY	DOUBLE CHECK DETECTOR
CONCRETE SIDEWALK	C/L	- CENTERLINE	BOLLARD
1 FOOT CONTOUR INTERVAL	R/W	- RIGHT-OF-WAY LINE	TREE
5 FOOT CONTOUR INTERVAL	(TYP)	- TYPICAL	PALM
UNDERGROUND COMM	APN	- ASSESSORS PARCEL NUMBER	YARD LIGHT
UNDERGROUND GAS	PUE	- PUBLIC UTILITY EASEMENT	SEWER CLEANOUT
UNDERGROUND ELECTRIC	ABOVE GROUND FEATURES		ABOVE GROUND GAS METER
UNDERGROUND SEWER	CONC	- CONCRETE	HANDICAP STALL DECAL
UNDERGROUND STORM DRAIN	ASPH	- ASPHALT	DOOR/GATED ACCESS
UNDERGROUND WATER	SWLK	- SIDEWALK	GUY WIRE
EXISTING BUILDING	AD	- AREA DRAIN	
TRUNCATED DOME PAD	BFP	- BACKFLOW PREVENTOR	
DECORATIVE CONCRETE	CB	- CATCH BASIN	
	CO	- CLEANOUT	
	DDC	- DOUBLE DETECTOR CHECK VALVE	
	DWY	- DRIVEWAY	
	EP	- EDGE OF PAVEMENT	
	FDC	- FIRE DEPT. CONNECTION	
	FH	- FIRE HYDRANT	
	GUY	- GUY WIRE	
	HH	- HANDHOLE	
	ICV	- IRRIGATION CONTROL VALVE	
	MH	- MANHOLE	
	MTR	- METER	
	PB	- PULLBOX	
	PED	- PEDESTAL	
	PIV	- POST INDICATOR VALVE	
	PM	- PAD MOUNT FOR TRANSFORMER	
	PP	- POWER POLE	
	SL	- STREET LIGHT	
	TRANS	- TRANSFORMER	
	TRD	- TRUNCATED DOME PAD	
	TS	- TRAFFIC SIGNAL	
	VLT	- VAULT	
	VLV	- VALVE	
	UTILITIES		
	COMM	- COMMUNICATION	
	ELEC	- ELECTRIC	
	SD	- STORM DRAIN	
	SWR	- SEWER	
	TEL	- TELEPHONE	
	WT	- WATER	

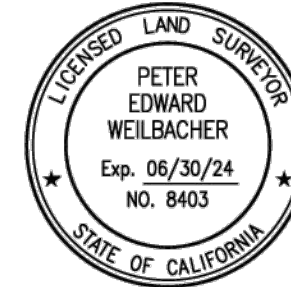


SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION IN MARCH, 2022.

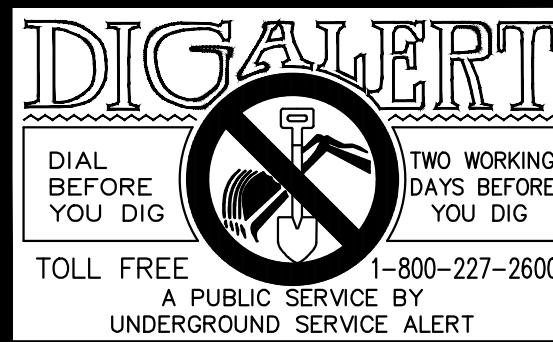
PETER E. WEILBACHER, PLS 8403
EXPIRES 06-30-24

Feb 08 2024
DATE:



PREPARED FOR:	PREPARED BY:	DATE	BY	REVISION	APP'D	JOB NO.
KimleyHorn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92668 PHONE: 919-234-9411 WWW.KIMLEY-HORN.COM	PBLA SURVEYING, INC. Planning • Engineering • Surveying 981 CORPORATE CENTER DR., STE. 168 POMONA, CALIF. 91768 (888) 714-9642 • (714)389-9191 FAX	03/16/2022	SC	FIRST RELEASE - DRAFT	PW	5001-555
		12/30/2022	DH	SECOND RELEASE	PW	
		02/06/2024	DH	THIRD RELEASE - PROPERTY LINE	PW	
						Sht. 1 of 1

FOR REFERENCE ONLY



ISSUE	DATE	DESCRIPTION

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CHECKED BY JP
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(714) 939-1030

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AMELIA BELTRAN, R.C.E. NO. 87468
EXP. 9/30/23

CITY OF OXNARD
DEPARTMENT OF ENGINEERING

APPROVED BY:

OXNARD CITY ENGINEER

REVIEWED AND RECOMMENDED BY:

Mister

2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD

EXISTING CONDITIONS

SHEET NUMBER

2 of 12

CITY PROJECT NO.

Drawing name: K:\ORA_LDEV\Mister Car Wash\194448003 - MCW CA1028 Orchard Park (Oxnard)\CADD\Exhibits\Entitlement Set\3 - Demolition Plan.dwg 3 - Demolition Plan Jun 04, 2024 11:29am by: moryn.santiago

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LEGEND

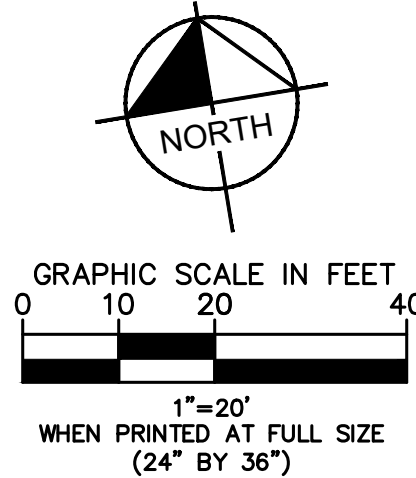
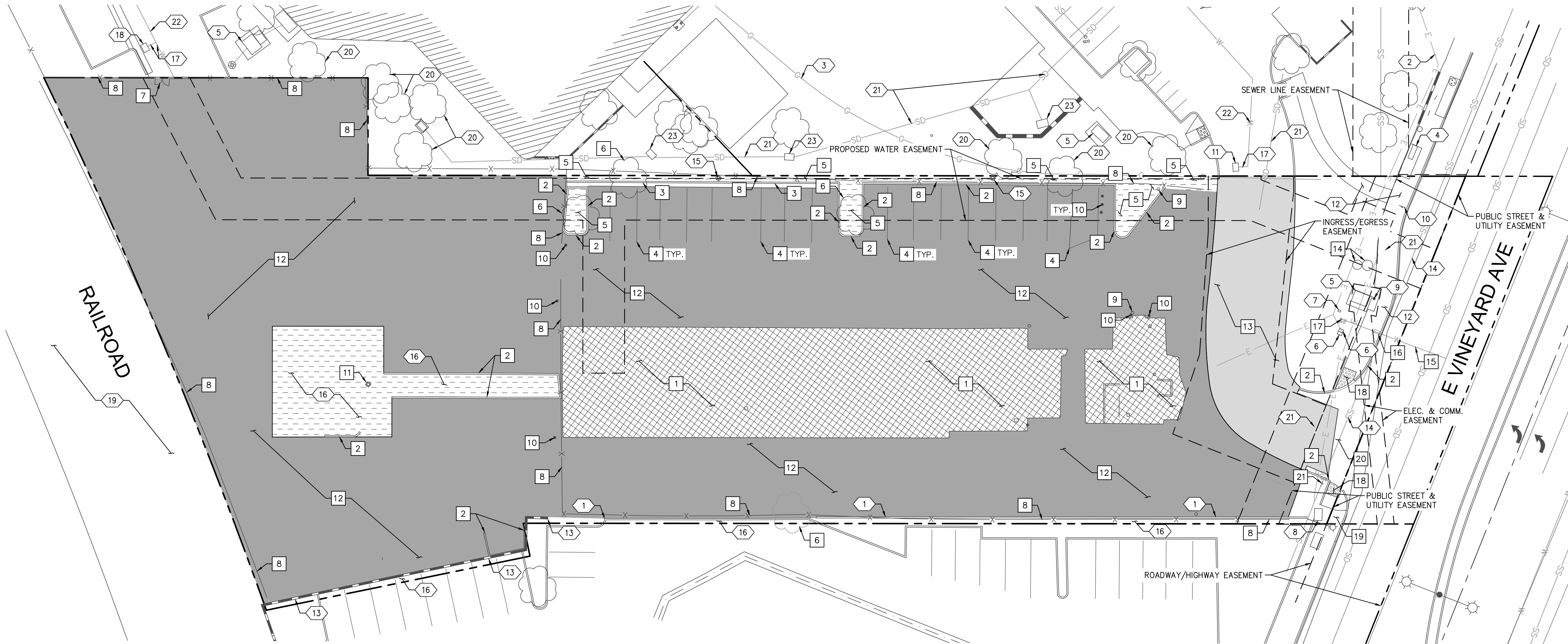
- CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SS EXISTING SANITARY SEWER LINE
- SD EXISTING STORM DRAIN LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- E E EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING LANDSCAPE TO BE REMOVED
- EXISTING HEAVY DUTY ASPHALT PAVEMENT TO BE REMOVED
- EXISTING STANDARD DUTY ASPHALT PAVEMENT TO BE REMOVED
- EXISTING CONCRETE PAD TO BE REMOVED.

PROTECTION NOTES

- 1 PROTECT-IN-PLACE EXISTING CURB.
- 2 PROTECT-IN-PLACE EXISTING ELECTRICAL LINE.
- 3 PROTECT-IN-PLACE EXISTING GAS LINE.
- 4 PROTECT-IN-PLACE EXISTING BUS STOP.
- 5 PROTECT-IN-PLACE EXISTING ELECTRIC TRANSFORMER AND PAD.
- 6 PROTECT-IN-PLACE EXISTING ELECTRIC BOX.
- 7 PROTECT-IN-PLACE EXISTING ELECTRIC METER ON WOOD POST.
- 8 PROTECT-IN-PLACE EXISTING ELECTRIC VAULT.
- 9 PROTECT-IN-PLACE EXISTING BOLLARD.
- 10 PROTECT-IN-PLACE EXISTING SIGN.
- 11 PROTECT-IN-PLACE EXISTING WATER HAND HOLE.
- 12 PROTECT-IN-PLACE EXISTING SIDEWALK.
- 13 PROTECT-IN-PLACE EXISTING BLOCK WALL.
- 14 PROTECT-IN-PLACE EXISTING SEWER LINE.
- 15 PROTECT-IN-PLACE EXISTING LIGHT POLE.
- 16 PROTECT-IN-PLACE EXISTING LANDSCAPING.
- 17 PROTECT-IN-PLACE EXISTING WATER VALVE.
- 18 PROTECT-IN-PLACE EXISTING WATER BLOWOFF.
- 19 PROTECT-IN-PLACE EXISTING RAILROAD AND SURROUNDING FEATURES.
- 20 PROTECT-IN-PLACE EXISTING TREE.
- 21 PROTECT-IN-PLACE EXISTING STORM DRAIN LINE.
- 22 PROTECT-IN-PLACE EXISTING WATER LINE.
- 23 PROTECT-IN-PLACE EXISTING STORM DRAIN INLET.

DEMOLITION NOTES

- 1 REMOVE EXISTING CONCRETE PAD AND SURROUNDING FEATURES.
- 2 REMOVE EXISTING CURB.
- 3 REMOVE EXISTING CURB AND GUTTER.
- 4 REMOVE EXISTING STRIPING.
- 5 REMOVE EXISTING LANDSCAPING.
- 6 REMOVE EXISTING TREE.
- 7 REMOVE EXISTING GATE.
- 8 REMOVE EXISTING FENCE.
- 9 REMOVE EXISTING WOOD POLE.
- 10 REMOVE EXISTING BOLLARD.
- 11 REMOVE EXISTING LIGHT POLE.
- 12 REMOVE EXISTING STANDARD DUTY ASPHALT PAVEMENT.
- 13 REMOVE EXISTING HEAVY DUTY ASPHALT PAVEMENT.
- 14 REMOVE EXISTING CONCRETE STRUCTURE.
- 15 REMOVE EXISTING WATER LINE AND CAP AT MAIN.
- 16 REMOVE EXISTING WATER METER.
- 17 REMOVE EXISTING BACKFLOW PREVENTER.
- 18 REMOVE EXISTING CURB RAMP.
- 19 REMOVE EXISTING SIDEWALK.
- 20 REMOVE EXISTING GUTTER.
- 21 REMOVE EXISTING SIGN.



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ISSUE	DATE	DESCRIPTION

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CHECKED BY JP
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ENGINEERS SEAL

KimleyHorn
245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 9/30/23
AMELIA BELTRAN, R.C.E. NO. 87468 EXP.

CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY: _____ DATE: _____
OXNARD CITY ENGINEER
REVIEWED AND RECOMMENDED BY: _____ DATE: _____

Mister
2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD
DEMOLITION PLAN

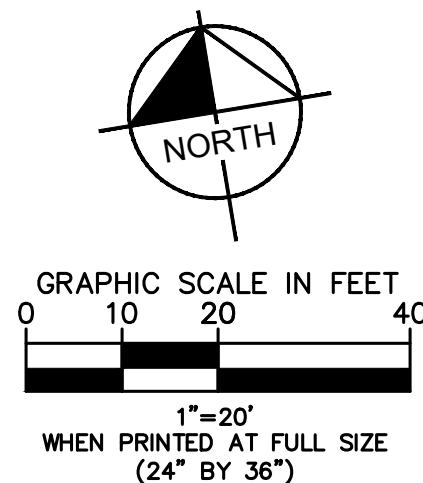
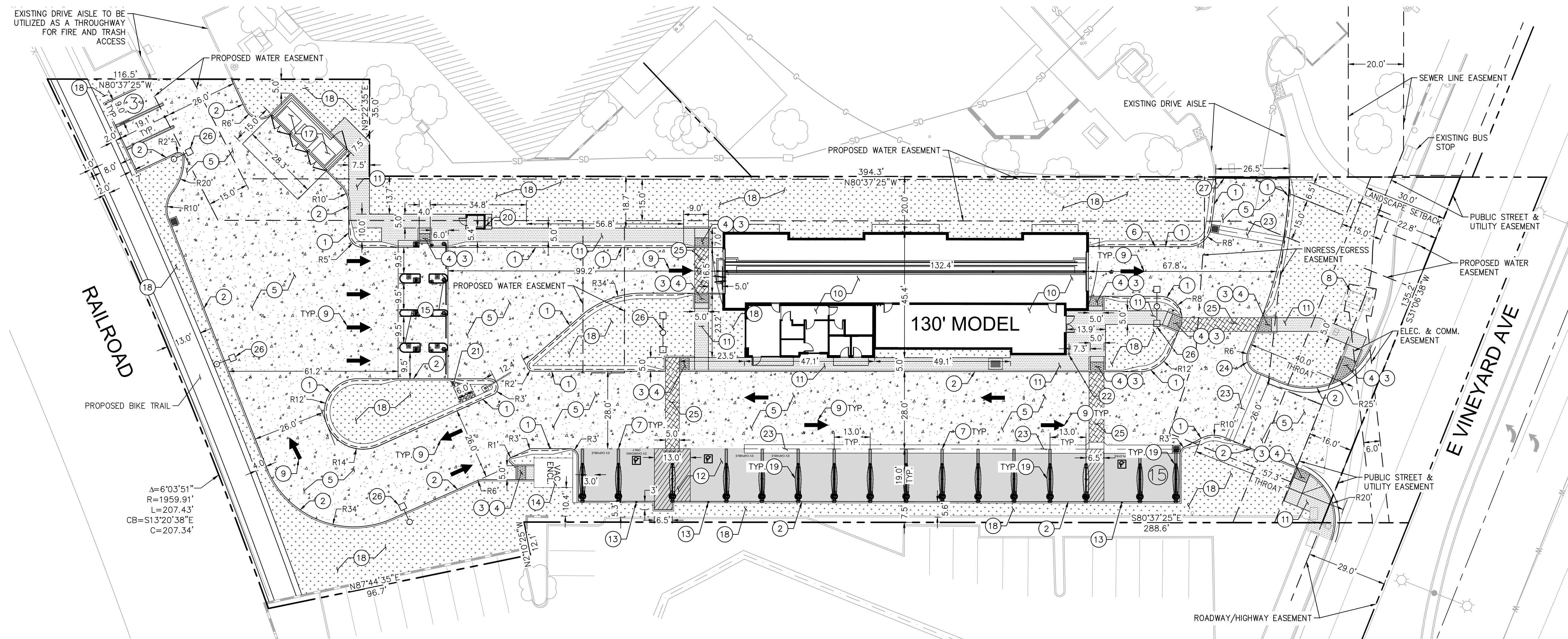
SHEET NUMBER
3 of 12
CITY PROJECT NO.

DEVELOPER/APPLICANT	MISTER CARWASH 222 E 5TH ST TUCSON, AZ 85705		
PLAN PREPARED BY	KIMLEY-HORN AND ASSOCIATES 1100 W TOWN & COUNTRY RD, SUITE 700 ORANGE, CA 92668 (714) 939-1080		
SITE ADDRESS	2441 E VINEYARD AVE OXNARD, CA 93036		
ZONING DISTRICT	C-2-PD		
LOT AREA	±61,273 SF (±1.4 ACRES)		
EXISTING USE	VACANT LAND (PAVED)		
PROPOSED USE	AUTOMATED CARWASH		
BUILDING AREA	±5,400 SF		
PARKING SUMMARY:			
VACUUM SPACES	—	REQUIRED	14 PROVIDED
EV CHARGING SPACES	4		4
EV CHARGING VAN	1		1
EV CHARGING CAPABLE	3		3
ACCESSIBLE PARKING SPACES	1	REQUIRED	1 PROVIDED
	(1 ADA VACUUM STALL)		
PARKING SPACES	—	REQUIRED	3 PROVIDED
TOTAL PARKING COUNT:	—	REQUIRED	18 PROVIDED
LANDSCAPE BUFFER:	N: 0'		
	S: 0'		
	E: 30'		
	W: 0'		
SETBACK INFORMATION:	N: 0'		
	S: 0'		
	E: 10'		
	W: 0'		

	PROPOSED 6" CONCRETE CURB
	PROPOSED 6" CONCRETE ROLLED CURB
	EXISTING 6" CONCRETE CURB
	SIGN POST
	PROPOSED DETECTABLE WARNING
	PROPOSED HEAVY DUTY PCC PAVEMENT
	PROPOSED STANDARD DUTY PCC PAVEMENT
	PROPOSED PCC SIDEWALK PAVEMENT
	PROPOSED COLORED STAMPED CONCRETE PAVEMENT
	PROPOSED LANDSCAPE/PLANTER AREA
	STEP STONES
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE

NOTE: STORM WATER TREATMENT SYSTEM TO HAVE A MINIMUM SETBACK OF 8 FT TO THE BUILDING AND THE SIDE PROPERTY PER THE TGM.

1	INSTALL 6" CONCRETE ROLLED CURB.	25	INSTALL COLORED STAMPED CONCRETE PAVEMENT.
2	INSTALL 6" CONCRETE CURB.	26	SITE LIGHTING.
3	INSTALL 0" CURB WITH DETECTABLE WARNING, 3' WIDE PER CBC 11B-247.	27	INSTALL TRENCH DRAIN.
4	INSTALL CURB RAMP PER CBC 11B-406 WITH DETECTABLE WARNING 3' WIDE PER CBC 11B-247 WHERE SHOWN.		
5	INSTALL HEAVY DUTY PCC PAVEMENT PER MISTER CARWASH STANDARDS AND SPECIFICATIONS.		
6	INSTALL TRENCH DRAIN WITH EXIT SIGN PER MISTER CARWASH STANDARDS AND SPECIFICATIONS.		
7	INSTALL VACUUM STALL STRIPING PER MISTER CARWASH STANDARDS AND SPECIFICATIONS.		
8	EXISTING TRANSFORMER.		
9	INSTALL DIRECTIONAL TRAFFIC ARROW PER GREENBOOK STANDARDS.		
10	PROPOSED BUILDING, REFER TO ARCHITECTURAL PLANS FOR TENANT IMPROVEMENT.		
11	INSTALL PCC SIDEWALK PAVEMENT PER MISTER CARWASH STANDARDS AND SPECIFICATIONS.		
12	INSTALL ACCESSIBLE PAVEMENT MARKING AND ACCESS AISLE PER CBC 11B-502.		
13	INSTALL ACCESSIBLE PARKING SIGN PER CBC 11B-502.		
14	PROPOSED VACUUM ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.		
15	PROPOSED POS, CANOPY AND EQUIPMENT. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.		
16	INSTALL YARD GATE PER MISTER CARWASH STANDARDS AND SPECIFICATIONS.		
17	PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.		
18	PROPOSED LANDSCAPE AND IRRIGATION PER LANDSCAPING PLANS.		
19	PROPOSED VACUUM. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.		
20	INSTALL ATTENDANT HUT PER MISTER CARWASH STANDARDS AND SPECIFICATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DETAILS.		
21	PROPOSED STEP STONES PER LANDSCAPING PLANS.		
22	PROPOSED BIKE RACK.		
23	INSTALL 3' VALLEY GUTTER.		
24	INSTALL 6" CONCRETE CURB AND GUTTER.		



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CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY:

OXNARD CITY ENGINEER	DATE
REVIEWED AND RECOMMENDED BY:	DATE

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2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD

SITE PLAN

SHEET NUMBER

4 of 12

CITY PROJECT NO.

	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED GREASE WASTE PIPE
	PROPOSED FIRE WATER PIPE
	PROPOSED DOMESTIC WATER PIPE
	PROPOSED STORM DRAIN PIPE
	EXISTING STORM DRAIN PIPE
	EXISTING WATER PIPE
	EXISTING SANITARY SEWER PIPE
	POINT OF CONNECTION (● BLDG)
	POINT OF CONNECTION (TO EXISTING)
	PROPOSED SEWER CLEANOUT
	PROPOSED REDUCED PRESSURE DETECTOR ASSEMBLY
	LANDSCAPE/PLANTER AREA
	METER
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	THRUST BLOCK

- (W1) CONNECT TO EXISTING 10" WATER LINE
- (W2) INSTALL 2" DOMESTIC WATER PIPE
- (W3) INSTALL 2" DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTOR, OR APPROVED EQUAL
- (W4) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE)
- (W5) INSTALL 2" DOMESTIC WATER METER
- (W6) CONNECT TO EXISTING 8" WATER LINE
- (W7) INSTALL 10" DOMESTIC WATER PIPE

- (R1) CONNECT TO PROPOSED 10" WATER LINE
- (R2) INSTALL 1" IRRIGATION WATER PIPE
- (R3) INSTALL 1" IRRIGATION WATER REDUCED PRESSURE BACKFLOW PREVENTOR, OR APPROVED EQUAL
- (R4) IRRIGATION POINT OF CONNECTION. REFER TO LANDSCAPE PLANS FOR CONTINUATION.
- (R5) INSTALL 1" IRRIGATION WATER METER

(S1) CONNECT TO EXISTING SEWER LINE PER CITY OF OXNARD STANDARD PLANS

(S2) INSTALL 4" SDR-35 SANITARY SEWER LINE. TRENCH PER CITY OF OXNARD STANDARD PLANS

(S3) INSTALL SAND/OIL SEPARATOR/CLARIFIER. REFER TO PLUMBING PLANS FOR MORE INFORMATION.

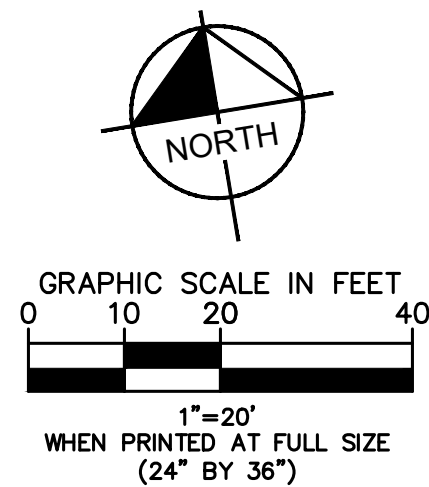
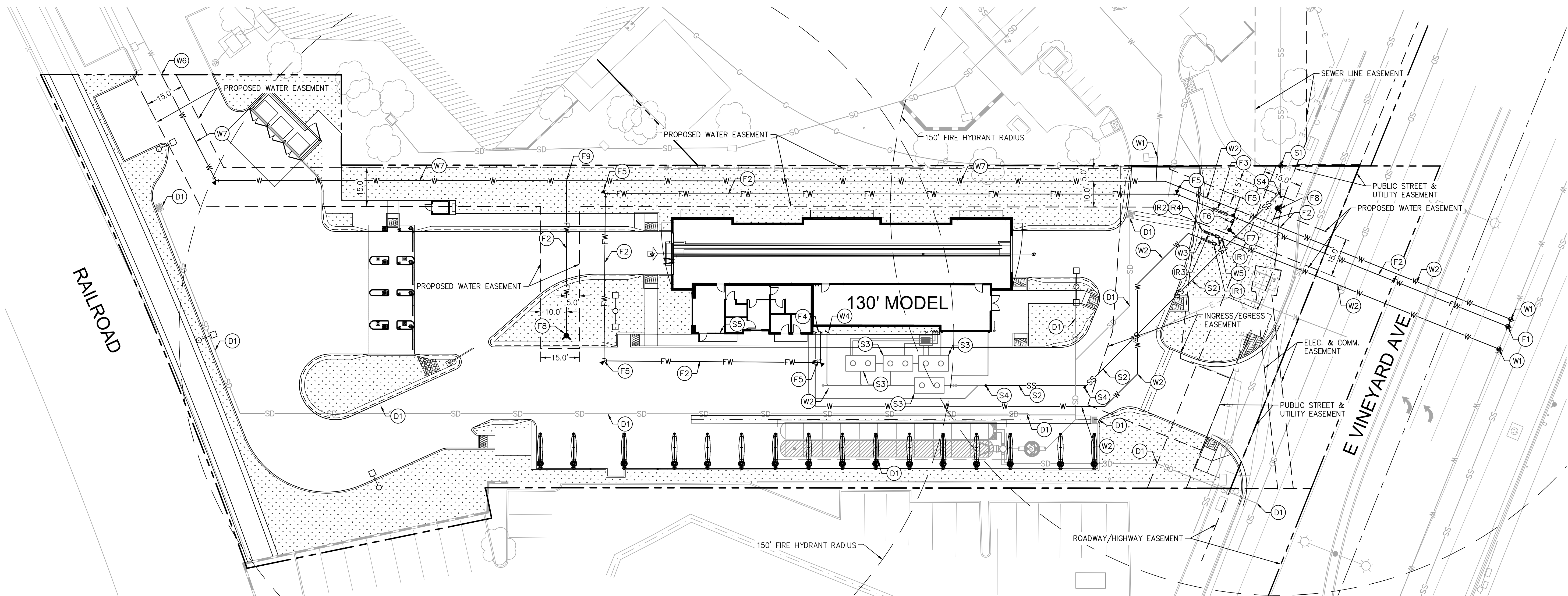
(S4) INSTALL SEWER CLEANOUT. REFER TO PLUMBING PLANS FOR MORE INFORMATION.

(S5) BUILDING POINT OF CONNECTION (5'-FT FROM BUILDING FACE)

- (F1) CONNECT TO EXISTING 12" WATER LINE
- (F2) INSTALL 6" FIRE WATER PIPE
- (F3) INSTALL 6" FIRE WATER REDUCED PRESSURE BACKFLOW PREVENTOR, OR APPROVED EQUAL
- (F4) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE)
- (F5) INSTALL LINE SIZE C-900 PVC CLASS 150 BEND WITH THRUST BLOCK
- (F6) INSTALL POST INDICATOR VALVE
- (F7) PROPOSED FIRE DEPARTMENT CONNECTION
- (F8) PROPOSED FIRE HYDRANT
- (F9) CONNECT TO 10" WATER LINE

(D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO PRELIMINARY GRADING PLAN FOR MORE INFORMATION.

1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS, A TOPOGRAPHICAL AND UNDERGROUND SURVEY WILL BE REQUIRED TO DETERMINE THE FINAL LOCATION OF ALL EXISTING AND PROPOSED UTILITY ROUTINGS.
2. COORDINATION WITH UTILITY PURVEYORS WILL BE REQUIRED TO DETERMINE FINAL LOCATION OF ALL PROPOSED CONNECTIONS TO PUBLIC MAIN LINES.
3. ALL DRY AND WET UTILITY CROSSING SHALL HAVE MIN. 12" VERTICAL CLEARANCE.



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CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY:

OXNARD CITY ENGINEER	DATE
REVIEWED AND RECOMMENDED BY:	DATE



2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD

PRELIMINARY UTILITY PLAN

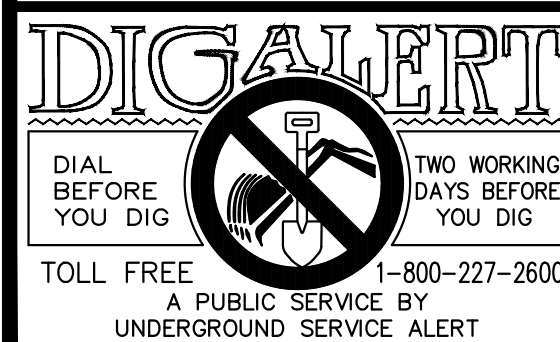
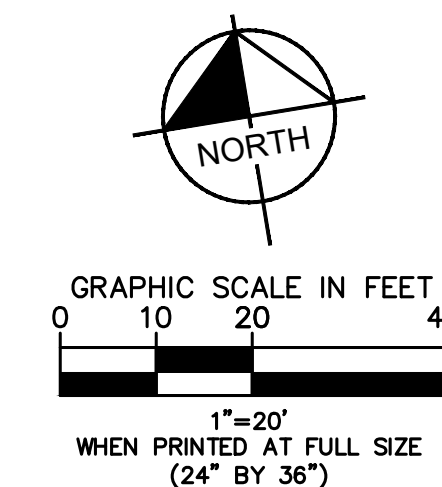
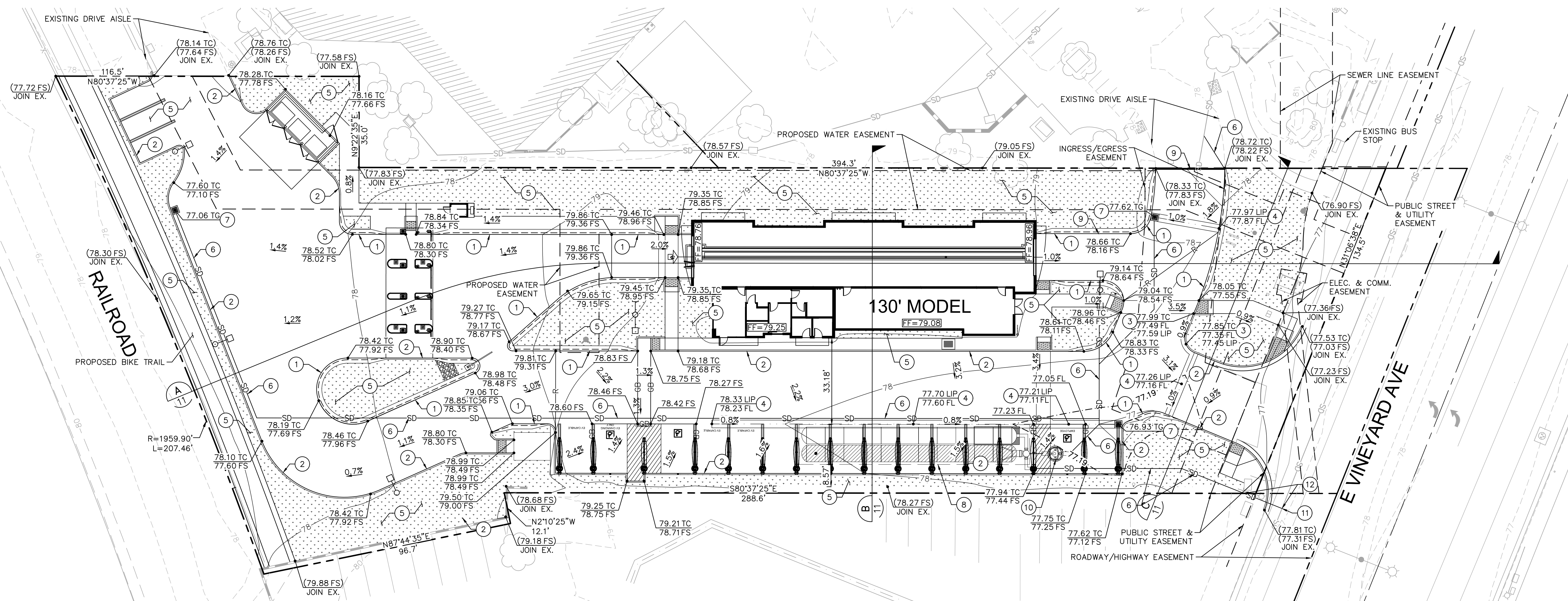
SHEET NUMBER

5 of 12

CITY PROJECT NO.

	CENTER LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE / SETBACK LINE
	PROPOSED RIDGE LINE
	PROPOSED GRADE BREAK LINE
	100-YEAR FLOOD ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	LANDSCAPE/PLANTER AREA

- ① CONSTRUCT 6" CONCRETE ROLLED CURB.
- ② CONSTRUCT 6" CONCRETE CURB.
- ③ CONSTRUCT 6" CONCRETE CURB AND GUTTER.
- ④ CONCRETE 3' VALLEY GUTTER.
- ⑤ LANDSCAPE/PLANTER AREA. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
- ⑥ 12" SDR-35 PVC STORM DRAIN PIPE SLOPED AT 1.0% MIN.
- ⑦ 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE.
- ⑧ PROPOSED STORMTECH MC-3500.
- ⑨ PROPOSED TRENCH DRAIN.
- ⑩ PROPOSED BARRACUDA MAX S4.
- ⑪ CONNECT TO EXISTING STORM DRAIN LINE.
- ⑫ 18" SDR-35 PVC STORM DRAIN PIPE SLOPED AT 1.0% MIN.

[illegible]

JC
DRAWN BY
AB
CHECKED BY
JP
RECOMMENDED

Kimley»Horn

245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE:

AMELIA BELTRAN, R.C.E. NO. 87468 EXP. 9/30/23

CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY:

OXNARD CITY ENGINEER	DATE
REVIEWED AND RECOMMENDED BY:	DATE

Mister™
2441 E VINEYARD AVE.
OXNARD, CA 93036

CITY OF OXNARD

PRELIMINARY
GRADING PLAN

SHEET NUMBER

6 of 12

CITY PROJECT NO.

Drawing name: K:\ORA_LDEV\Mister Car Wash\194448003 - MCW CA1028 Orchard Park (Oxnard)\CADD\Exhibits\Entitlement Set\7 - Truck Turn Exhibit.dwg Jun 04, 2024 11:30am by: moryn.santiago

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TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

ISSUE	DATE	DESCRIPTION

JC
DRAWN BY AB
CHECKED BY JP
RECOMMENDED

ENGINEERS SEAL

Kimley»Horn

245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

AMELIA BELTRAN, R.C.E. NO. 87468

DATE: 9/30/23

EXP. 9/30/23

CITY OF OXNARD DEPARTMENT OF ENGINEERING
APPROVED BY:
OXNARD CITY ENGINEER
REVIEWED AND RECOMMENDED BY:

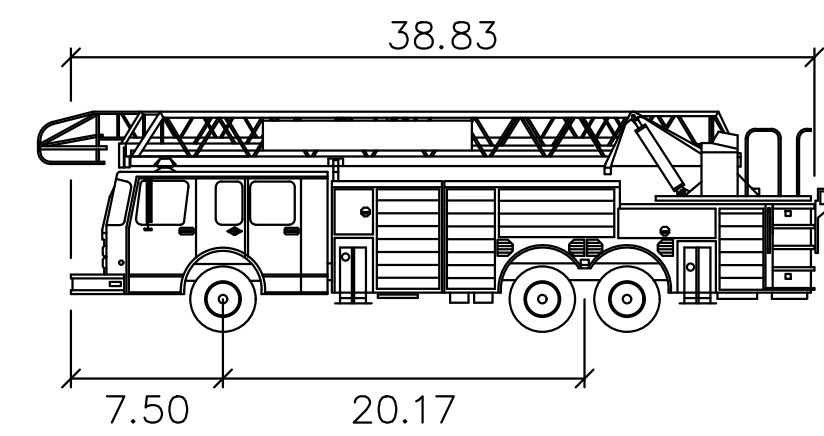
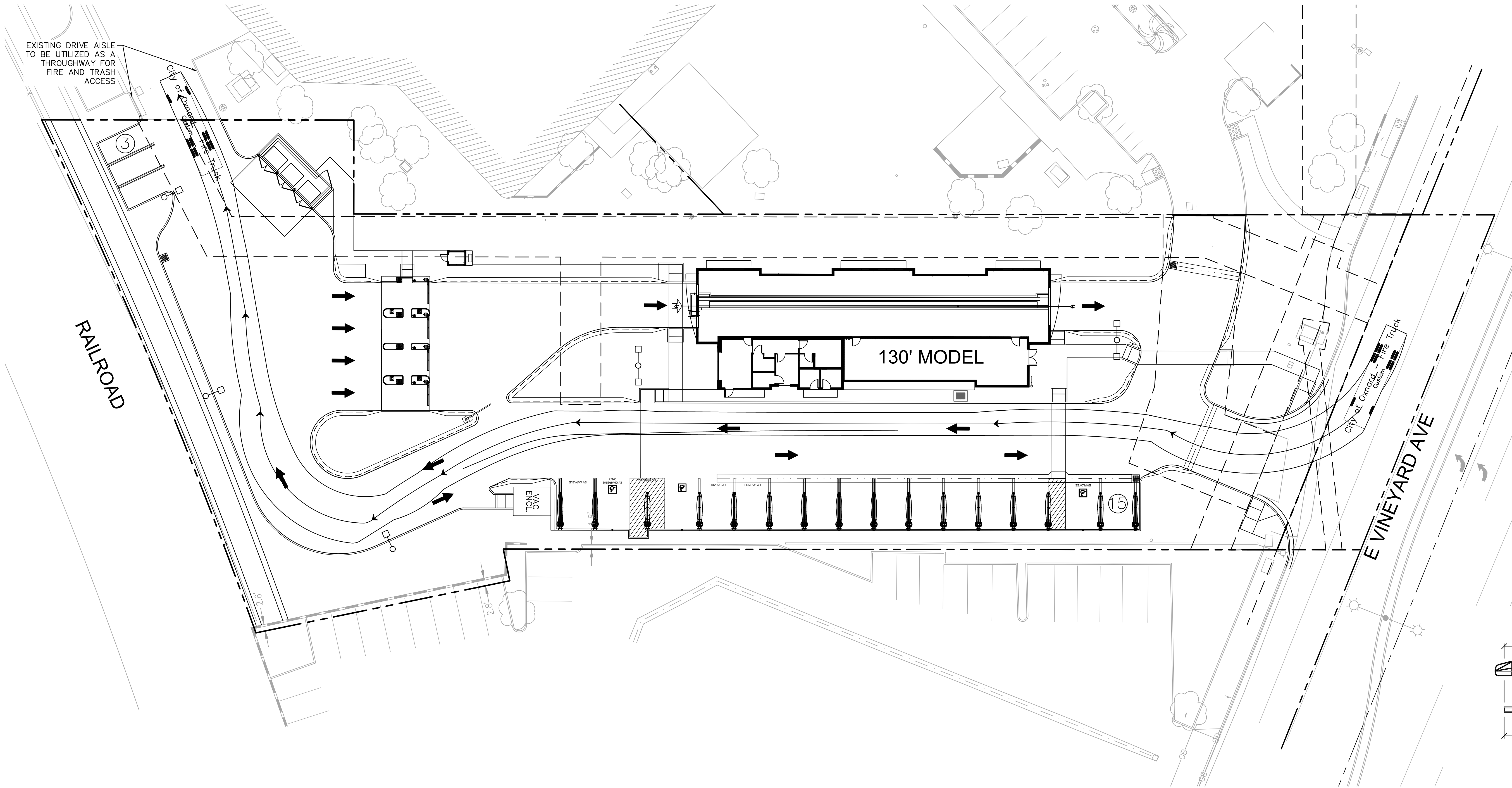
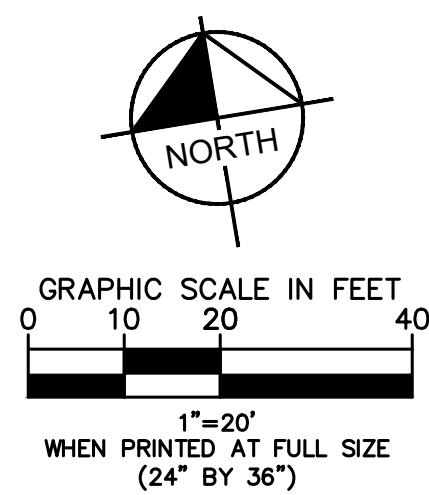
Mister

2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD

FIRE TRUCK TURN EXHIBIT

SHEET NUMBER
7 of 12
CITY PROJECT NO.



City of Oxnard — Fire Truck

feet

Width : 8.50

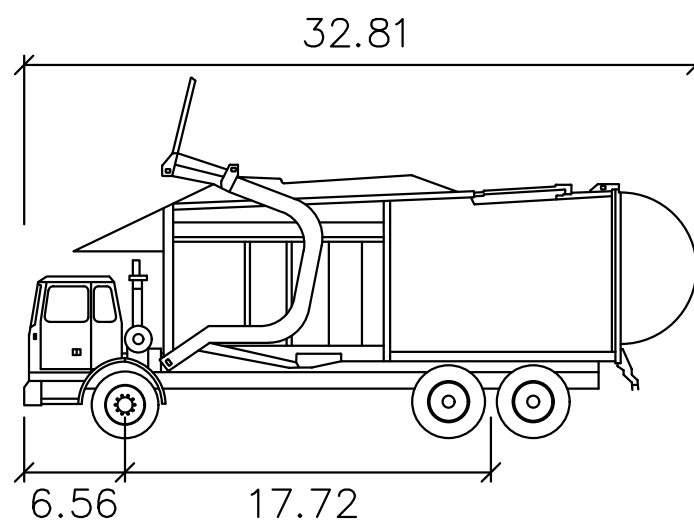
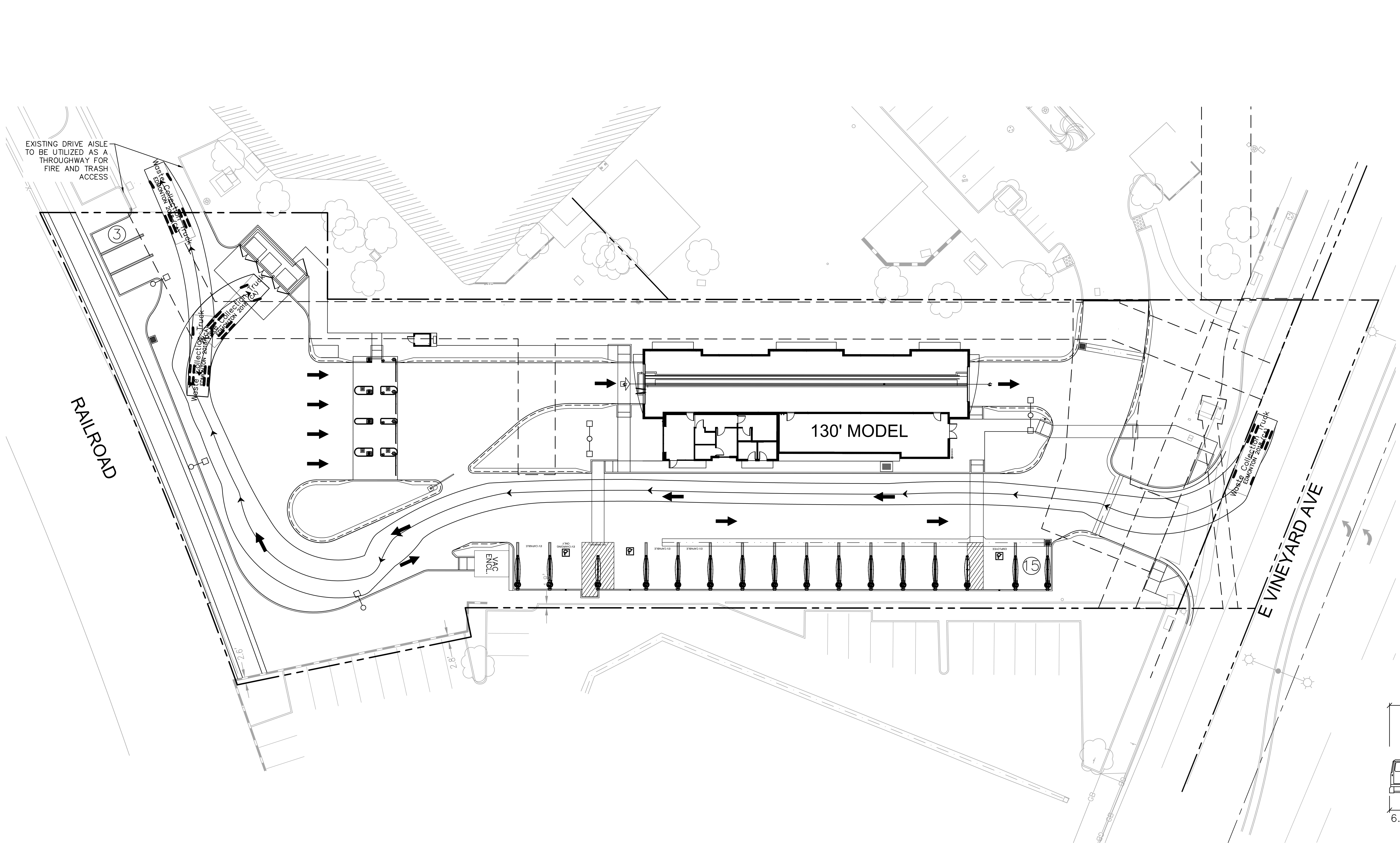
Track : 8.50

Lock to Lock Time : 6.0

Steering Angle : 44.0

Drawing name: K:\ORA_LDEV\Mister Car Wash\194448003 - MCW CA1028 Orchard Park (Oxnard)\CADD\Exhibits\Entitlement Set\7 - Truck Turn Exhibit.dwg Jun 04, 2024 11:30am by: moryn.santiago

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Waste Collection Truck

feet

Width : 8.53

Track : 8.53

Lock to Lock Time : 6.0

Steering Angle : 27.7



ISSUE	DATE	DESCRIPTION

JC
DRAWN BY AB
CHECKED BY JP
RECOMMENDED

ENGINEER'S SEAL

Kimley»Horn

245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: 9/30/23

AMELIA BELTRAN, R.C.E. NO. 87468

CITY OF OXNARD
DEPARTMENT OF ENGINEERING

APPROVED BY:

OXNARD CITY ENGINEER

DATE:

REVIEWED AND RECOMMENDED BY:

DATE:

Mister™

2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD

**TRASH TRUCK TURN
EXHIBIT**

SHEET NUMBER

8 of 12

CITY PROJECT NO.

2 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: THE CITY OF OXNARD

PURPOSE: PUBLIC ROAD AND/OR HIGHWAY

RECORDING DATE: JULY 20, 1967

RECORDING NO: BOOK 3171, PAGE 94 OF OFFICIAL RECORDS

AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

3	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF:	SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE:	OVERHEAD AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS CONSISTING OF POLES, GUYS, AND ANCHORS, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS
RECORDING DATE:	NOVEMBER 22, 1985
RECORDING NO:	85-134417 OF OFFICIAL RECORDS
AFFECTS:	A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: KIR OXNARD L.P., A LIMITED PARTNERSHIP
PURPOSE: INGRESS AND EGRESS AND THE PASSAGE AND ACCOMMODATION OF
VEHICLES AND PEDESTRIANS
RECORDING DATE: APRIL 08, 2010
RECORDING NO: 20100408--00053236-0 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID
DOCUMENT.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

15 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: SEWER LINE EASEMENT AGREEMENT
DATED: APRIL 23, 2015
EXECUTED BY: RALPHS GROCERY COMPANY, AN OHIO CORPORATION AND 2441 VINEYARD
OXNARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: MAY 04, 2015
RECORDING NO: 20150504-00067108-0 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

16 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: THE CITY OF OXNARD
PURPOSE: PUBLIC STREETS AND PUBLIC UTILITY PURPOSES
RECORDING DATE: NOVEMBER 05, 2015
RECORDING NO: 20151105-00163858-0 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

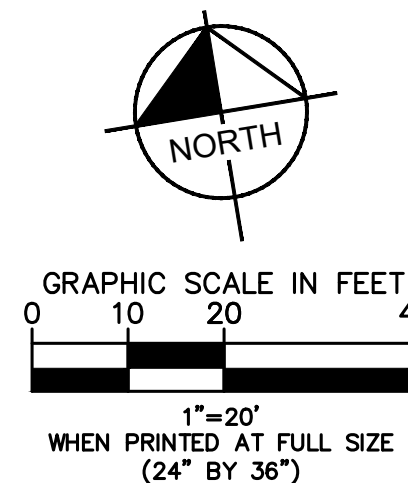
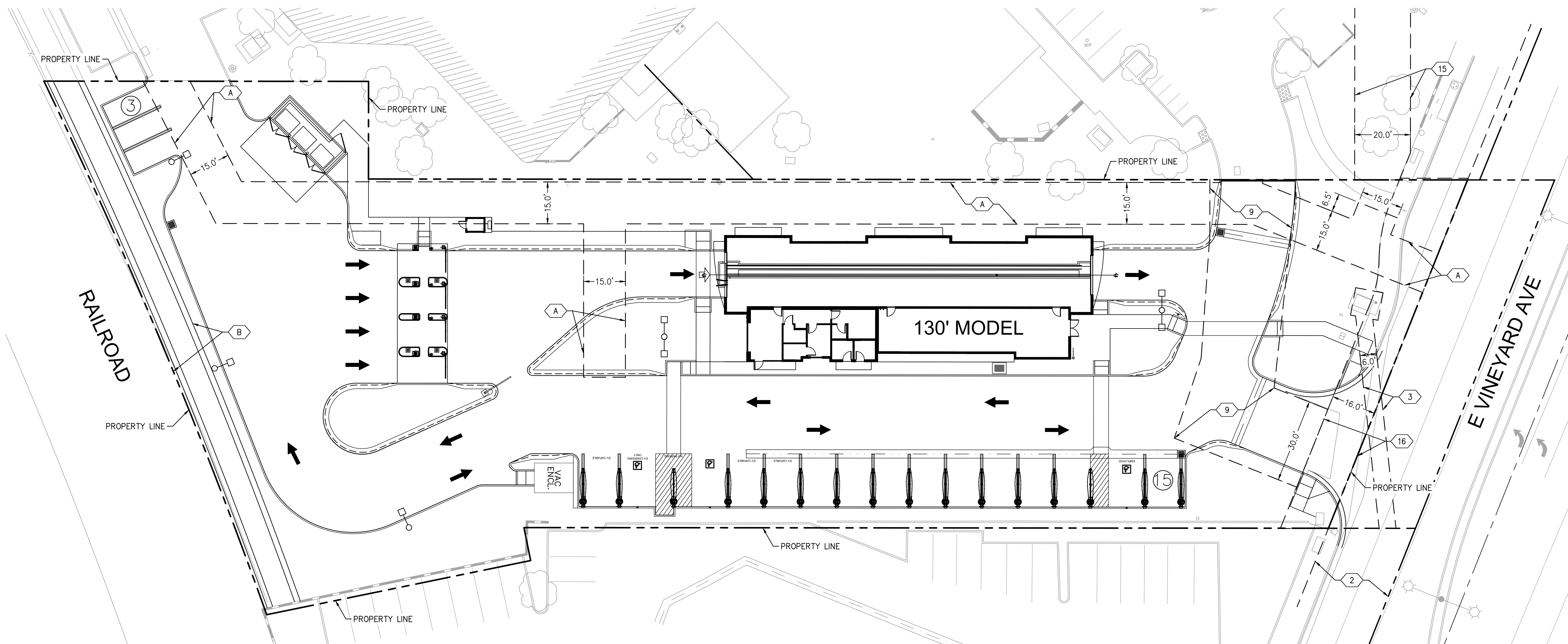
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: COVENANT & DEED RESTRICTION FOR STORM WATER QUALITY CONTROL
MEASURES MAINTENANCE AND ACCESS
DATED: APRIL 5, 2020
EXECUTED BY: MANDY YING, MANAGER OF 2441 VINEYARD OXNARD LLC AND CITY OF
OXNARD, A MUNICIPAL CORPORATION
RECORDING DATE: DECEMBER 15, 2020
RECORDING NO: 20201215--00219745-0 OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

A WATER EASEMENT TO THE CITY OF OXNARD.

B IRREVOCABLE OFFER TO THE CITY OF OXNARD FOR MUTLI-USE TRAIL. PROJECT SHALL MAINTAIN THE AREA OF MULTI-USE TRAIL UNTIL SUCH TIME WHEN THE CITY ACCEPTS THE OFFER.



DIGALERT

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BEFORE
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TWO WORKING
DAYS BEFORE
YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

[illegible]

JC

 DRAWN BY
 AB

 CHECKED BY
 JP

 RECOMMENDED

ENGINEERS SEAL

Kimley»Horn

245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: _____

AMELIA BELTRAN, R.C.E. NO. 87468 EXP. 9/30/23

CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY:

OXNARD CITY ENGINEER	DATE
REVIEWED AND RECOMMENDED BY:	DATE

Mister™
2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD

EASEMENT EXHIBIT

SHEET NUMBER

9 of 12

CITY PROJECT NO. _____

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>HEIGHT/SPREAD</u>	<u>CAL.</u>	<u>WUCOLS</u>
<u>TREES</u>						
	20	EXISTING TREE ON ADJACENT LOT - TO REMAIN	-	-	-	-
	6	EXISTING TREES TO BE REMOVED	-	-	-	-
	13	LOPHOSTEMON CONFERTUS / BRISBANE BOX	36" BOX	10-12' HT. X 4-5' SPR.	1.5" CAL.	MODERATE
	8	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK	36" BOX	10-12' HT. X 4-5' SPR.	1.5" CAL.	MODERATE
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SPACING</u>	<u>WUCOLS</u>	<u>MATURE SIZE</u>
<u>SHRUBS</u>						
	11	AGAVE ATTENUATA 'SUPER NOVA' / SUPER NOVA FOXTAIL AGAVE	5 GAL.	60" O.C.	LOW	
	87	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	36" O.C.	LOW	
	110	DIANELLA REVOLUTA / SPREADING FLAX LILY	5 GAL.	24" O.C.	LOW	
	188	DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY	5 GAL.	24" O.C.	MODERATE	
	205	ELYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	5 GAL.	36" O.C.	LOW	
	81	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	5 GAL.	36" O.C.	LOW	
	104	HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA	5 GAL.	36" O.C.	VERY LOW	
	160	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER	5 GAL.	24" O.C.	LOW	
	25	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	5 GAL.	48" O.C.	LOW	
	93	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL.	36" O.C.	MODERATE	
	90	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	48" O.C.	LOW	
	19	NANDINA DOMESTICA 'LEMON LIME' / LEMON LIME NANDINA	5 GAL.	60" O.C.	LOW	

INERT MATERIALVINES

GROUND COVERS

INERTSINERTS 3 105 SF

LANDSCAPE MOUNDS - EACH CONTOUR LINE REPRESENTS A 12" RISE IN THE GRADE.
LANDSCAPE MOUNDS TO BE GRADED SMOOTH USING SITE SOIL IF AVAILABLE. IF SITE
SOIL IS NOT AVAILABLE, CONTRACTOR SHALL IMPORT CLEAN, SANDY LOAM TOPSOIL,
SUITABLE FOR LANDSCAPE PLANTINGS. A SEPARATE SOIL ANALYSIS REPORT SHALL
BE PROVIDED FOR ANY IMPORTED SOIL

11,554 SF	WOOD BARK MULCH - 3" DEPTH
-----------	----------------------------



THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER. LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF OXNARD MUNICIPAL CODE.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF OXNARD MUNICIPAL CODE.

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

Michael P. Macken

MICHAEL P. MADSEN, LLA 5798

LANDSCAPE REQUIREMENTS

TREES SHALL BE SPACED AT INTERVALS OF
40' O.C. ALONG ALL STREETS

REQUIRED 4 STREET TREES
PROVIDED = 4 PROPOSED TREES

TREES SHALL BE SPACED AT INTERVALS OF
40' O.C. ALONG ALL PERIMETERS

REQUIRED 21 PERIMETER TREES
PROVIDED = 21 PROPOSED TREES

TREE REPLACEMENT REQUIREMENTS

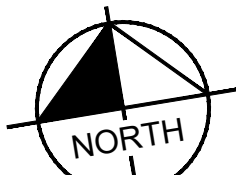
ECONOMIC APPRAISAL VALUE OF REMOVED
TREES SHALL BE PUT BACK INTO
PROPOSED TREES

ECONOMIC APPRAISAL VALUE OF REMOVED TREES = \$28,874*

ESTIMATED COST OF PURCHASE AND
INSTALLATION OF PROPOSED 36" BOX TREES = \$1,500 X 21 TREES = \$31,500

PROPOSED ESTIMATE REPLACEMENT VALUE = \$31,500

*SEE CONSULTING ARBORIST REPORT PREPARED
BY MICHAEL GREEN OF EVERGREEN ARBORIST
CONSULTANTS INC. DATED 01.30.2023



GRAPHIC SCALE IN FEET

0 10 20 40



1"=20'

WHEN PRINTED AT FULL SIZE
(24" BY 36")

DIGALERT

DIAL
BEFORE
YOU DIG

TWO WORKING
DAYS BEFORE
YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

[illegible]

JC

 DRAWN BY
 AB

 CHECKED BY
 JP

 RECOMMENDED

ENGINEERS SEAL

Kimley»Horn

245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: _____

AMELIA BELTRAN, R.C.E. NO. 87468 EXP. 9/30/23

CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY:

OXNARD
CITY ENGINEER

REVIEWED AND RECOMMENDED BY: _____ DATE: _____


Mister™

2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD

PRELIMINARY LANDSCAPE PLAN

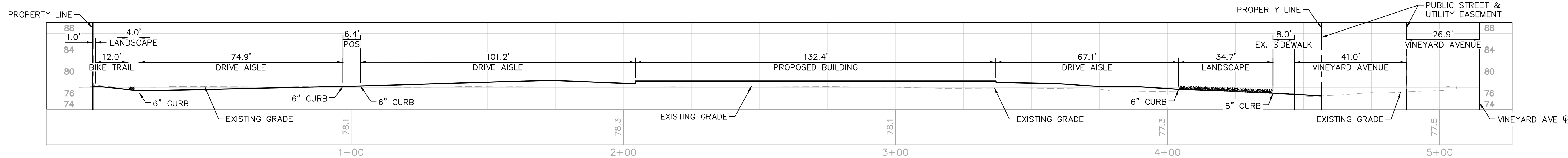
SHEET NUMBER

10 of 12

PROJECT NO.

Drawing name: K:\ORA_LDEV\Mister Car Wash\194448003 - MCW CA1028 Orchard Park (Oxnard)\CADD\Exhibits\Entitlement Set\6 - Preliminary Grading Plan.dwg 10 - Cross Sections Jun 04, 2024 11:31am by: mary.santiago

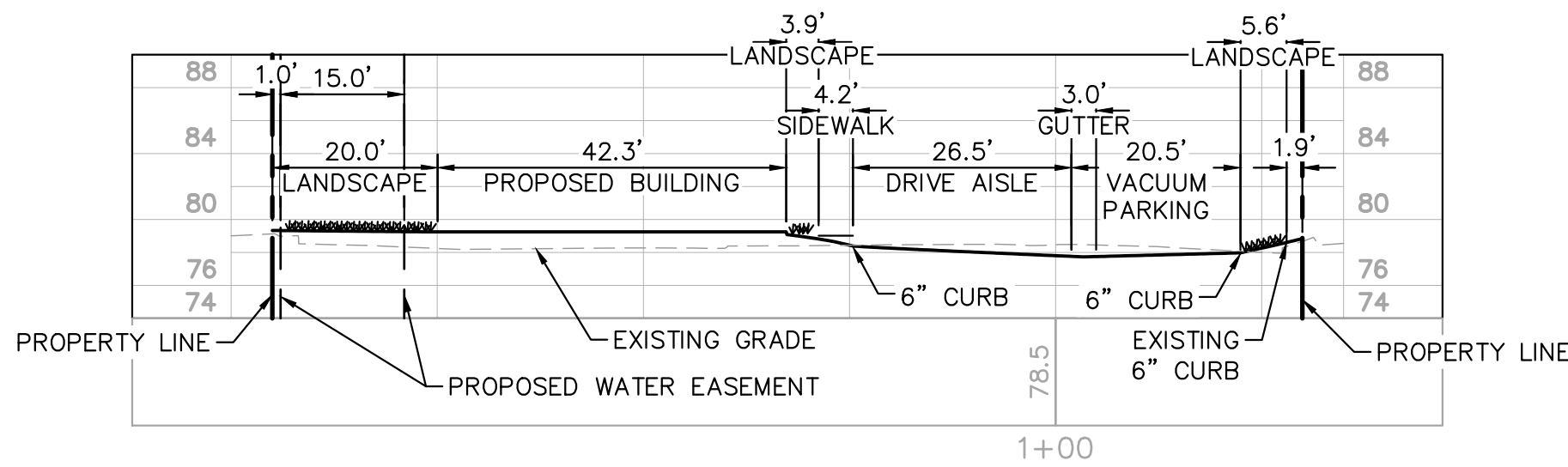
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SECTION A-A

HORIZONTAL SCALE: 1" = 20' WHEN PRINTED AT FULL SIZE (24" X 36")

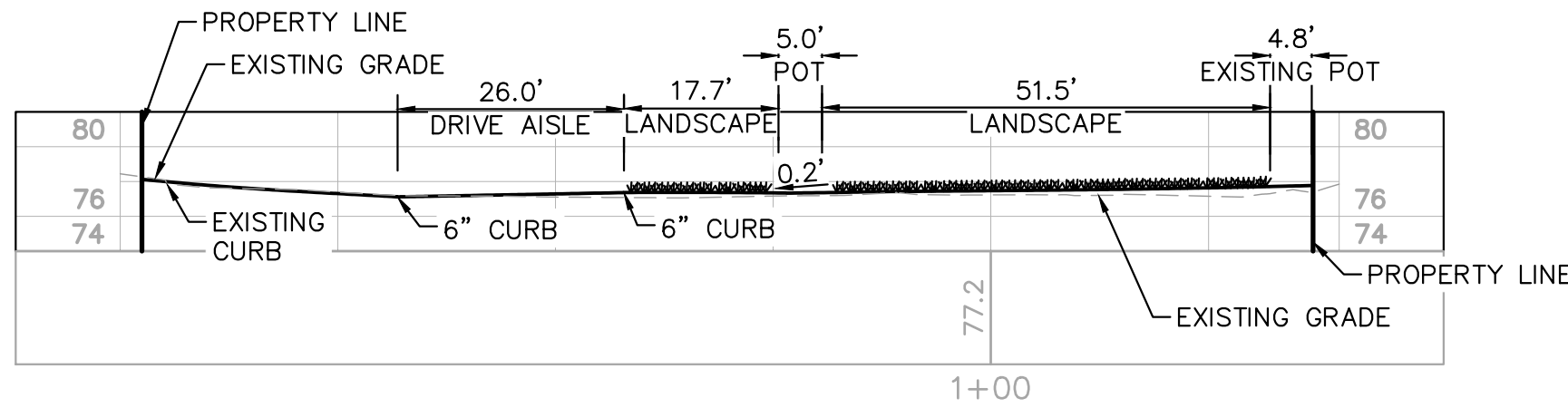
VERTICAL SCALE: 1" = 2' WHEN PRINTED AT FULL SIZE (24" X 36")



SECTION B-B

HORIZONTAL SCALE: 1" = 20' WHEN PRINTED AT FULL SIZE (24" X 36")

VERTICAL SCALE: 1" = 2' WHEN PRINTED AT FULL SIZE (24" X 36")



SECTION C-C

HORIZONTAL SCALE: 1" = 20' WHEN PRINTED AT FULL SIZE (24" X 36")

VERTICAL SCALE: 1" = 2' WHEN PRINTED AT FULL SIZE (24" X 36")



ISSUE	DATE	DESCRIPTION

JC
DRAWN BY AB
CHECKED BY JP
RECOMMENDED

ENGINEERS SEAL

Kimley»Horn
245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 9/30/23
AMELIA BELTRAN, R.C.E. NO. 87468

CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY:
OXNARD CITY ENGINEER
REVIEWED AND RECOMMENDED BY:

Mister™
2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD
CROSS SECTIONS

SHEET NUMBER
11 of 12
CITY PROJECT NO.

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>HEIGHT/SPREAD</u>	<u>CAL.</u>	<u>WUCOLS</u>
<u>TREES</u>						
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	6	EXISTING TREES TO BE REMOVED	-	-	-	-
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	8	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK	36" BOX	10-12' HT. X 4-5' SPR.	1.5" CAL.	MODERATE
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SPACING</u>	<u>WUCOLS</u>	<u>MATURE SIZE</u>
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	19	NANDINA DOMESTICA 'LEMON LIME' / LEMON LIME NANDINA	5 GAL.	60" O.C.	LOW	

INERT MATERIAL

VINES

GROUND COVERS

INERTS

LANDSCAPE MOUNDS - EACH CONTOUR LINE REPRESENTS A 12" RISE IN THE GRADE. LANDSCAPE MOUNDS TO BE GRADED SMOOTH USING SITE SOIL IF AVAILABLE. IF SITE SOIL IS NOT AVAILABLE, CONTRACTOR SHALL IMPORT CLEAN, SANDY LOAM TOPSOIL, SUITABLE FOR LANDSCAPE PLANTINGS. A SEPARATE SOIL ANALYSIS REPORT SHALL BE PROVIDED FOR ANY IMPORTED SOIL

	11,554 SF	WOOD BARK MULCH - 3" DEPTH
--	-----------	----------------------------

LANDSCAPE NOTE:

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

Michael P. Macken

MICHAEL P. MADSEN, LLA 5798

LANDSCAPE REQUIREMENTS

TREES SHALL BE SPACED AT INTERVALS OF
40' O.C. ALONG ALL STREETS

REQUIRED 4 STREET TREES
PROVIDED = 4 PROPOSED TREES

TREES SHALL BE SPACED AT INTERVALS OF
40' O.C. ALONG ALL PERIMETERS

REQUIRED 21 PERIMETER TREES
PROVIDED = 21 PROPOSED TREES

TREE REPLACEMENT REQUIREMENTS

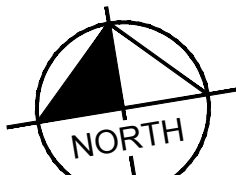
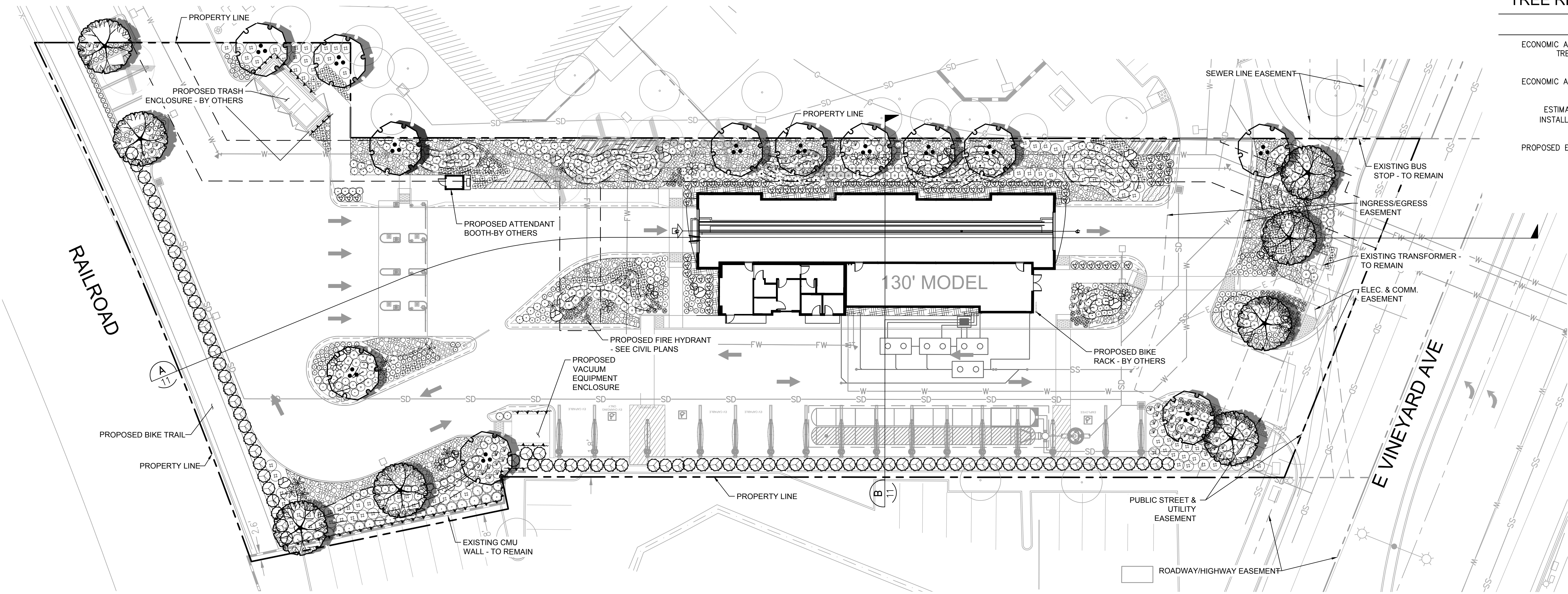
ECONOMIC APPRAISAL VALUE OF REMOVED
TREES SHALL BE PUT BACK INTO
PROPOSED TREES

ECONOMIC APPRAISAL VALUE OF REMOVED TREES = \$28,874*

ESTIMATED COST OF PURCHASE AND
INSTALLATION OF PROPOSED 36" BOX TREES = \$1,500 X 21 TREES=\$31,500

PROPOSED ESTIMATE REPLACEMENT VALUE = \$31,500

*SEE CONSULTING ARBORIST REPORT PREPARED
BY MICHAEL GREEN OF EVERGREEN ARBORIST
CONSULTANTS INC. DATED 01.30.2023



GRAPHIC SCALE IN FEET
0 10 20 40
1"=20'
WHEN PRINTED AT FULL SIZE
(24" BY 36")

DIGALERT

DIAL
BEFORE
YOU DIG

TWO WORKING
DAYS BEFORE
YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

[illegible]

JC
DRAWN BY
AB
CHECKED BY
JP
RECOMMENDED

ENGINEERS SEAL

Kimley»Horn

245 E THIRD STREET
LONG BEACH, CA 90802
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: EXP. 9/30/23

AMELIA BELTRAN, R.C.E. NO. 87468

CITY OF OXNARD
DEPARTMENT OF ENGINEERING
APPROVED BY:

OXNARD CITY ENGINEER	DATE
REVIEWED AND RECOMMENDED BY:	DATE



2441 E VINEYARD AVE,
OXNARD, CA 93036

CITY OF OXNARD

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

12 of 12

TY PROJECT NO.



Revisions	
▲ CITY REVIEW	09.01.23
▲ SUP REVIEW	11.17.23

SITE PLAN



Mister Car Wash CA1028
ORCHARD PARK - 130.W.I.M
2441 W. Vineyard Ave.
Oxnard, CA 93036

711 East 9th Street
Tucson, Arizona 85719
520.933.2323 phone
www.a23studios.com

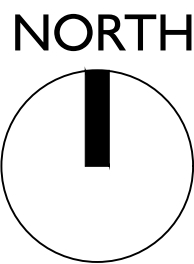
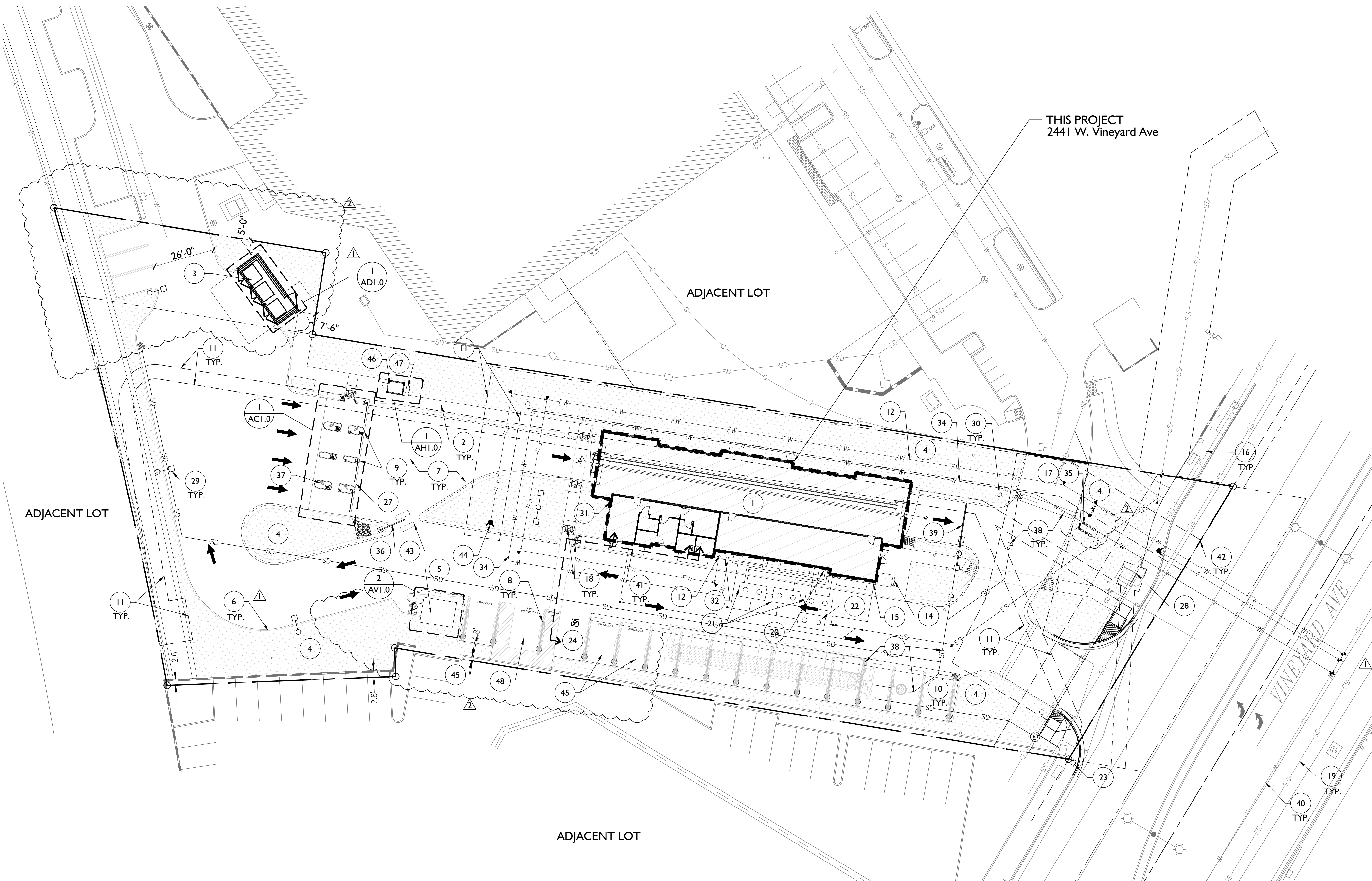


Project	22030
Date	07.11.23
Scale	Noted
Sheet	

A1.0

OVERALL SITE PLAN KEYNOTES

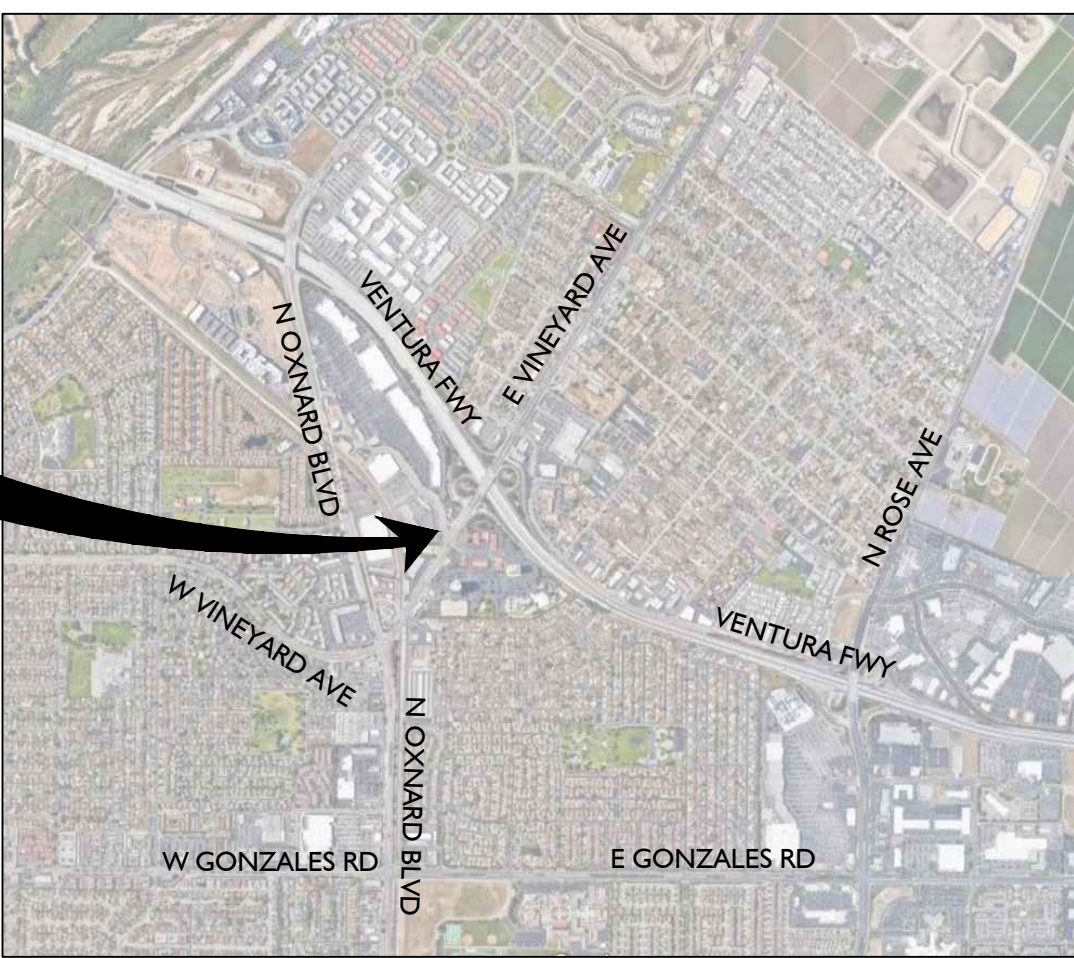
1. BUILDING FOOTPRINT.
2. CONCRETE SIDEWALK. TYP. MEDIUM BROOM NON-SKID FINISH. JOINT LINES AND FINAL LAYOUT TO BE VERIFIED BY THE ARCHITECT PRIOR TO ANY FORMING. SEE CIVIL DRAWINGS.
3. DUMPSTER ENCLOSURE LOCATION. SEE CIVIL DRAWINGS. REFER TO AD1.0 FOR MORE INFORMATION.
4. LANDSCAPE AREA PER LANDSCAPE PLANS, TYP.
5. VACUUM EQUIPMENT ENCLOSURE. REFER TO AV1.0 FOR MORE INFORMATION
6. CONCRETE CURB, TYP. SEE CIVIL PLANS.
7. DRIVE/PAVING. SEE CIVIL DRAWINGS FOR EXTENT.
8. VACUUM STATIONS AND CANOPIES, REF. VACUUM EQUIPMENT, PLUMBING, ELECTRICAL, PLANS FOR MORE INFO. PROVIDE POWER FOR LED LIGHTS PER ELEC. PLANS. NOTE: CANOPIES NOT SHOWN. COORDINATE WITH OWNER'S VENDOR. CANOPIES ARE A DEFERRED SUBMITTAL.
9. POS ISLANDS / STATIONS PER EQUIPMENT MANUFACTURER. COORDINATE ALL REQUIREMENTS. REFER TO AC1.0 FOR MORE INFORMATION.
10. PARKING SPACE PER CIVIL PLAN.
11. UTILITY EASEMENT PER CIVIL PLANS PER CIVIL PLANS.
12. PROPOSED FIRE WATER LINE PER CIVIL PLANS.
13. BUILDING SETBACK PER CIVIL PLANS.
14. BICYCLE PARKING PER CIVIL PLANS.
15. SEWER CONNECTION TO BUILDING. SEE CIVIL DRAWINGS.
16. EXISTING CONCRETE SIDEWALK PER CIVIL PLANS.
17. WATER METER LOCATION. SEE CIVIL DRAWINGS AND BUILDING PLUMBING DRAWINGS.
18. ACCESS RAMP FROM PARKING. SEE CIVIL DRAWINGS.
19. EXISTING SANITARY SEWER.
20. ELECTRICAL CONNECTION TO BUILDING. SEE ELECTRICAL PLANS.
21. UG SETTLEMENT TANKS. SEE EQUIPMENT, PLUMBING PLANS, SHEET P5.0
22. UG OIL SEPARATOR. SEE EQUIPMENT, PLUMBING PLANS, SHEET P5.0.
23. POWER POLE PER CIVIL PLANS.
24. ACCESSIBLE PARKING SPACE, RAMP AND SIGN LAYOUT PER CIVIL PLANS.
25. SITE GUTTER PER CIVIL PLANS.
26. OWNER PROVIDED / OWNER INSTALLED MONUMENT SIGN. GC TO PROVIDE PEDESTAL PER STRUCTURAL DETAIL 32/S1-4. CONDUIT PER ELECTRICAL PLANS. SEE VENDOR'S SHOP DRAWINGS FOR MORE INFO. NOTE: SIGNAGE PER SEPARATE PERMIT.
27. METAL POS STATION CANOPY W/ DECORATIVE PIERS TO MATCH BUILDING STANDARD. DEFERRED SUBMITTAL PER CANOPY FABRICATOR.
28. EXISTING TRANSFORMER PER CIVIL PLANS.
29. SITE LIGHTING PER ELECTRICAL PLANS.
30. SITE DIRECTIONAL SIGNAGE. LOCATION SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR MORE INFO. NOTE: SIGNAGE PER SEPARATE PERMIT.
31. ROOF MAIN DRAIN AN OVERFLOW PER FLOOR PLAN. ROOF MAIN DRAIN TO CONNECT TO SITE STORM DRAIN PER CIVIL PLANS.
32. WATER ENTRANCE TO BUILDING PER PLUMBING PLANS.
33. UNDERGROUND ELECTRIC. FIELD VERIFY. COORDINATE EXACT LOCATION WITH UTILITY. REFERENCE ELECTRICAL PLANS FOR MORE INFORMATION.
34. NEW UNDERGROUND WATER SERVICE PER CIVIL, PLUMBING PLANS. VERIFY WITH UTILITY.
35. IRRIGATION METER AND REDUCED PRESSURE BACK-FLOW PREVENTION DEVICE PER CIVIL, PLUMBING PLANS.
36. OWNER PROVIDED, OWNER INSTALLED BAIL-OUT GATE. GC TO PROVIDE 2'-0"x2'-0" CONCRETE PAD PER STRUCTURAL DETAIL 19/S1.3. CONDUIT PER ELECTRICAL PLANS. COORDINATE EXACT REQUIREMENTS WITH VENDOR'S SHOP DRAWINGS.
37. CANOPY DRAIN TO TIE INTO SITE STORM DRAIN SYSTEM.
38. STORM DRAIN SYSTEM. REFER TO CIVIL PLANS.
39. TRENCH DRAIN. VERIFY EXACT LOCATION IN FIELD WITH OWNER PRIOR TO ROUGH-IN AND INSTALLATION. SLOPE HARDSCAPE TO DRAIN PER OWNER / CIVIL PLAN REQUIREMENTS. REFERENCE CIVIL PLANS FOR MORE INFORMATION.
40. EXISTING WATER MAIN PER CIVIL PLANS.
41. ACCESSIBLE ROUTE. REFER TO CIVIL PLANS FOR MORE INFORMATION.
42. PROPERTY LINE.
43. 2' X 6' GATE LOOP AT BAIL-OUT GATE. REFER TO ELECTRICAL PLANS. COORDINATE REQUIREMENTS WITH VENDOR'S SHOP DRAWINGS.
44. PROPOSED FIRE HYDRANT PER CIVIL PLANS.
45. PROPOSED EV CHARGER CAPABLE SPACES LOCATIONS.
46. ATTENDANT SHELTER W/ STOREFRONT GLAZING. SEE DETAILS. REFER TO AH1.0 FOR MORE INFORMATION. COORDINATE ALL REQUIREMENTS.
47. OUTDOOR UNIT AND CONCRETE SLAB. REFERENCE AH1.0 FOR MORE INFORMATION. COORDINATE MANUFACTURER'S REQUIREMENTS PRIOR TO ROUGH-IN AND INSTALLATION.
48. PROPOSED EV CHARGING STATION LOCATION.



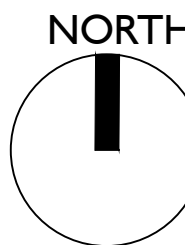
REFERENCE ONLY SITE PLAN

SCALE 1"=20'-0"

THIS PROJECT

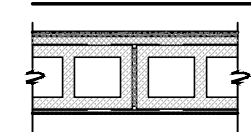


Location Map



NOTE: THESE DOCUMENTS ESTABLISH THE GENERAL STANDARDS OF QUALITY AND DETAIL FOR DEVELOPING A NEGOTIATED CONSTRUCTION CONTRACT.

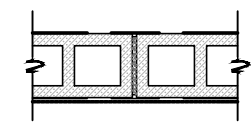
WALL TYPES: □



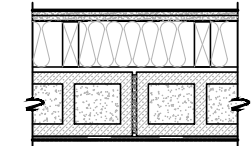
A. EXTERIOR WALL - 8"x8"x16 CONCRETE MASONRY UNIT w/ STRUCK JOINTS, EXTRUTECH PLASTIC PANEL FINISH AT INTERIOR / CAR WASH TUNNEL SIDE. GC TO PROVIDE PAINT-ON AIR BARRIER AT CAR WASH TUNNEL SIDE. REF. BUILDING ELEVATIONS, STRUCTURAL SHEETS FOR MORE INFORMATION.

THIN STONE VENEER EXTERIOR SIDE:
ELDERADO VANTAGE 30 w/ STANDARD JOINTS PER ELEVATIONS OVER WATERPROOF MEMBRANE, METAL LATH AND MORTAR PER MANUFACTURER.

HORIZONTAL METAL BATTEN OVER METAL HAT CHANNEL OVER WATERPROOF MEMBRANE.



B. INTERIOR BEARING WALL - 8"x8"x16 CONCRETE MASONRY UNIT w/ STRUCK JOINTS, EXTRUTECH PLASTIC PANEL FINISH AT CAR WASH TUNNEL SIDE, PRIMED AND PAINTED FINISH AT MECHANICAL ROOM SIDE. GC TO PROVIDE PAINT-ON VAPOR BARRIER AT CAR WASH TUNNEL SIDE. REF. INTERIOR FINISH PLAN, STRUCTURAL SHEETS FOR MORE INFORMATION.

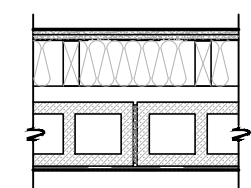


C. INTERIOR BEARING WALL - 8"x8"x16 CONCRETE MASONRY UNIT, SOLID GROUT ALL CELLS, w/ STRUCK JOINTS, FULL HEIGHT FURR WALL AT OFFICE SIDE: 2X4 FRAMING AT 24" O.C., w/ 1/2" AIR GAP BEHIND THE FRAMING, w/ R-13 SOUND BATT INSULATION FULL DEPTH OF FRAMING, w/ AIR BARRIER UNDER GYP. BD., w/ (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. PROVIDE SOUND RATED SEALANT AT ALL JOINTS AND PENETRATIONS. GC TO PROVIDE PAINT-ON VAPOR BARRIER AT CAR WASH TUNNEL SIDE. REF. INTERIOR FINISH PLAN, STRUCTURAL SHEETS FOR MORE INFORMATION.

EXTRUTECH PLASTIC PANEL FINISH OVER PAINT ON AIR BARRIER AT CAR WASH TUNNEL SIDE.

PAINT ON AIR BARRIER AT MECHANICAL ROOM SIDE.

REFERENCE INTERIOR ELEVATION FOR BRAKE ROOM AND RESTROOM FOR INTERIOR FINISHES.

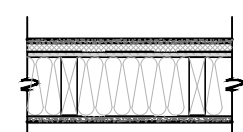


D. EXTERIOR WALL - 8"x8"x16 CONCRETE MASONRY UNIT. FULL HEIGHT FURR WALL: 2X4 WOOD STUDS AT 24" O.C. w/ AIR GAP BEHIND THE FURR WALL, w/ 3-1/2" R-13 SOUND BATT INSULATION FULL DEPTH OF FRAMING, REFERENCE A7.0, AND (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. (TO 6" ABOVE CEILING) AT INTERIOR SIDE. PROVIDE SOUND RATED SEALANT AT ALL JOINTS AND PENETRATIONS. REF. BUILDING ELEVATIONS FOR MORE INFORMATION.

THINS STONE VENEER EXTERIOR SIDE:
ELDERADO VANTAGE 30 w/ STANDARD JOINTS PER ELEVATIONS OVER METAL LATH AND MORTAR PER MANUFACTURER OVER 2 LAYERS OF WEATHER BARRIER.

PRE-FINISHED METAL PANELS
EXTERIOR SIDE:
CORRUGATED PANEL PER ELEVATIONS
OVER WEATHER BARRIER.

HORIZONTAL METAL BATTEN
OVER METAL HAT CHANNEL
OVER SINGLE-PLY EPDM MEMBRANE.



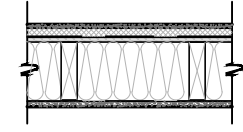
E. BUILDING WALL - 2X6 WOOD STUDS w/ PLYWOOD SHEATHING PER STRUCTURAL PLANS w/ 5-1/2" R-20 BATT INSULATION, AND 5/8" TYPE 'X' GYP. BD. AT INTERIOR SIDE. REF. BUILDING ELEVATIONS FOR MORE INFORMATION.

EIFS FINISH EXTERIOR SIDE: POLYMER BASED FINISH OVER 1" RIGID INSULATION, AND WATERPROOF MEMBRANE.

THIN STONE VENEER EXTERIOR SIDE:
ELDERADO VANTAGE 30 w/ STANDARD JOINTS PER ELEVATIONS OVER WATERPROOF MEMBRANE, METAL LATH AND MORTAR PER MANUFACTURER.

PRE-FINISHED METAL PANELS EXTERIOR SIDE:
CORRUGATED PANEL PER ELEVATIONS OVER WEATHER BARRIER.

HORIZONTAL METAL BATTEN OVER METAL HAT CHANNEL OVER SINGLE-PLY EPDM MEMBRANE.

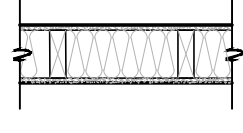


F. BUILDING WALL - 2X6 WOOD STUDS w/ PLYWOOD SHEATHING PER STRUCTURAL PLANS w/ 5-1/2" R-20 BATT INSULATION, AND 5/8" G1S PWD, PRIMED AND PAINTED. AT INTERIOR SIDE. REF. BUILDING ELEVATIONS FOR MORE INFORMATION.

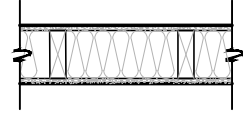
EIFS FINISH EXTERIOR SIDE: POLYMER BASED FINISH OVER 1" RIGID INSULATION, AND WATERPROOF MEMBRANE.

THIN STONE VENEER EXTERIOR SIDE:
ELDERADO VANTAGE 30 w/ STARDARD JOINTS PER ELEVATIONS OVER WATERPROOF MEMBRANE, METAL LATH AND MORTAR PER MANUFACTURER.

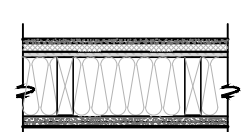
PRE-FINISHED METAL PANELS EXTERIOR SIDE:
CORRUGATED PANEL PER ELEVATIONS OVER WEATHER BARRIER.



H. FULL HEIGHT INTERIOR PLUMB./ ELEC. EQUIPMENT WALL - 2X6 WOOD STUDS @ 24" O.C. w/ R-20 BATT INSULATION FULL DEPTH, 5/8" TYPE 'X' GYP. BD. BOTH SIDES (TO 6" ABOVE CLNG. GRID OR HARD CLNG. WHERE OCCURS; TO B.O. ROOF DECK WHERE CLNG. IS OPEN TO STRUCTURE) U.N.O.



J. FULL HEIGHT PARTITION WALL - 2X4 WOOD STUDS @ 24" O.C. w/ R-13 SOUND BATT INSULATION, w/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES (TO 6" ABOVE CEILING GRID OR HARD CEILING WHERE OCCURS; TO B.O. ROOF DECK WHERE CEILING IS OPEN TO STRUCTURE) U.N.O.



K. BUILDING WALL - 2X6 WOOD STUDS w/ PLYWOOD SHEATHING PER STRUCTURAL PLANS w/ 5-1/2" R-20 BATT INSULATION, AND (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. AT INTERIOR SIDE. REF. BUILDING ELEVATIONS FOR MORE INFORMATION.

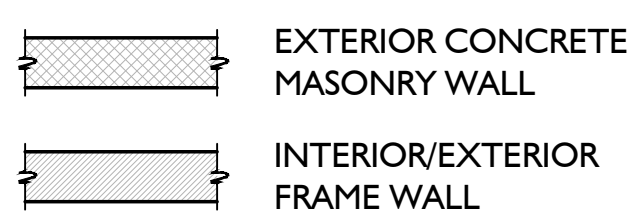
EIFS FINISH EXTERIOR SIDE: POLYMER BASED FINISH OVER 1" RIGID INSULATION, AND WATERPROOF MEMBRANE.

HORIZONTAL METAL BATTEN OVER METAL HAT CHANNEL OVER SINGLE-PLY EPDM MEMBRANE.

WALL TYPE NOTES:

- G.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE & NOTIFY ARCHITECT OF ANY OMISSIONS, DISCREPANCIES AND / OR CONFLICTS BEFORE PROCEEDING w/ THE WORK.
- USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS U.N.O. SEE FINISH SCHEDULE FOR TUNNEL WALL FINISH SYSTEM.
- USE 1/2" CEMENT BOARD UNDER CERAMIC TILE AND ANY FRP IF OCCURS.
- PROVIDE FULL DEPTH ACOUSTIC INSULATION IN ALL INTERIOR PARTITIONS.
- ALL INTERIOR FRAME WALLS TO BE FINISHED WITH PLASTER FINISH PER FINISH SCHEDULE FROM FLOOR TO UNDERSIDE OF ROOF DECK WITH 5/8" TYPE 'X' GYP. BD., FIRE TAPED BEDDED. COORDINATE GYP. BD. INSTALLATION WITH WALL ROUGH-INS.
- SEAL TOP & BOTTOM JOIST, AND ALL PENETRATIONS, AIR TIGHT w/ PROPERLY RATED FIRE STOPPING MATERIAL.
- WALL BACKING PER DETAIL SHEETS.
- SEE ADDITIONAL PARTITION DETAILS ON DETAIL SHEETS.
- SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- SEE SPECIFICATIONS FOR ALL WEATHER BARRIER / WATERPROOF MEMBRANE REQUIREMENTS.
- ALL BATT INSULATION LEFT EXPOSED ABOVE CEILING TO BE COVERED WITH CLASS A FOIL PER SPECIFICATIONS.

WALL TYPE LEGEND:



FLOOR PLAN KEYNOTES:

- NOT USED.
- ELECTRICAL METER AND SERVICE ENTRANCE PER ELECTRICAL PLANS.
- EXTERIOR BUILDING WALL PER WALL TYPES. REFERENCE BUILDING ELEVATIONS FOR EXTERIOR FINISH.
- PRE-ENGINEERED ALUMINUM TRELLIS/CANOPY ABOVE.
- EXTERIOR GRADE DOOR AND FRAME ASSEMBLY. REFERENCE DOOR SCHEDULE, DETAIL SHEETS FOR MORE INFORMATION.
- STOREFRONT DOOR / WINDOW ASSEMBLY. REFERENCE DOOR AND WINDOW SCHEDULE FOR MORE INFORMATION.
- NOT USED.
- WOOD POST PER STRUCTURAL PLANS, TYP. OF (11).
- FURR OUT FRAME WALL TO MATCH FURR OUT AT ADJACENT CMU WALL.
- ROOF DRAIN AND OVERFLOW DOWN THROUGH WALL. CONNECT TO STORM DRAIN PER CIVIL PLANS. (ALTERNATE: PROVIDE COW'S TONGUE NOZZLE AT EXTERIOR FACE. VERIFY W/OWNER/ARCHITECT). REFER TO BUILDING ELEVATIONS, DETAIL SHEETS, PLUMBING PLANS.
- SERVICE SINK PER PLUMBING PLAN.
- WALL HUNG WATER HEATER PER PLUMBING PLANS.
- ROOF LADDER AND HATCH ABOVE. SEE RCP / DETAILS FOR ADDITIONAL INFORMATION.
- STAINLESS STEEL RECESSED FIRE EXTINGUISHER CABINET TO FIT 2A-10B-C FIRE EXTINGUISHER. VERIFY REQUIREMENTS WITH FIRE MARSHAL PRIOR TO ROUGH-IN AND INSTALLATION.
- HI-LO WATER FOUNTAIN WITH BOTTLE FILLER. REFERENCE PLUMBING PLANS FOR MORE INFORMATION.
- MILLWORK. REFERENCE ENLARGED PLAN FOR MORE INFORMATION.
- INTERIOR DOOR PER DOOR SCHEDULE, TYP.
- VINYL DOOR PER DOOR SCHEDULE.
- STEP DOWN IN FLOOR ELEVATION FROM BUSINESS AND MECHANICAL AREAS TO TUNNEL. HEIGHT VARIES, 5 1/2" MAX.
- PROVIDE AIR BARRIER AT WALL WHERE ADJACENT TO CONDITIONED INTERIOR SPACES, TYP. EXTEND TO B.O. ROOF DECK.
- STACKED WASHER / DRYER UNIT AS SELECTED BY OWNER.
- CAR WASH EQUIPMENT SHOWN FOR REFERENCE ONLY. REFERENCE CAR WASH EQUIPMENT, MECH., PLUMB., AND ELEC. PLANS FOR MORE INFORMATION.
- CAR WASH TUNNEL CONVEYOR AND TRENCH BY GC. COORDINATE ALL REQUIREMENTS WITH CARWASH EQUIPMENT PLANS / STRUCTURAL DETAILS.
- OPENING IN CMU WALL FOR CAR WASH EQUIPMENT, TYP. OF (3). REFERENCE BUILDING SECTIONS, CAR WASH PLANS FOR MORE INFORMATION.
- FLOOR SLAB CONTROL JOINT. REFERENCE STRUCTURAL PLANS FOR MORE INFORMATION.
- MASONRY CONTROL JOINT PER STRUCTURAL PLANS.

- MOTOR CONTROL CENTER. REF. CAR WAS EQUIPMENT, ELECTRICAL PLANS FOR MORE INFORMATION.
- TUNNEL CONTROL CENTER. REF. CAR WASH EQUIPMENT, ELECTRICAL PLANS FOR MORE INFORMATION.
- ELECTRICAL PANEL. REFERENCE ELECTRICAL PLANS FOR MORE INFORMATION.
- LIGHTING CONTROL PANEL PER STRUCTURAL PLANS.
- FLOOR DRAIN PER PLUMBING PLAN. VERIFY EXACT LOCATION WITH EQUIPMENT PLAN / INSTALLER PRIOR TO ROUGH-IN. SLOPE CONCRETE FLOOR TO DRAIN AT 2% IN ALL DIRECTIONS.
- POURED AND FORMED TRENCH DRAIN, 8" CLEAR INSIDE DIMENSION, WITH GALVANIZED EMBEDS BY GC. FIBERGLASS GRATE PROVIDED BY OWNER AND INSTALLED BY GC. TRENCH DRAIN CENTERED AND SLOPED 1/8" 12" TO PREVENT POOLING. REFERENCE PLUMBING PLANS AND CAR WASH EQUIPMENT SHOP DRAWINGS FOR MORE INFORMATION.
- WATER RECLAIM TANKS, TYP. OF (3). SHOWN FOR REFERENCE ONLY. REFERENCE CIVIL AND PLUMBING PLANS, CAR WASH EQUIPMENT SHOP DRAWINGS FOR MORE INFORMATION.
- OIL-WATER SEPARATOR. SHOWN FOR REFERENCE ONLY. REFERENCE CIVIL AND PLUMBING PLANS, CAR WASH EQUIPMENT SHOP DRAWINGS FOR MORE INFORMATION.
- REDUCED PRESSURE BACK-FLOW PREVENTION DEVICE(S) PER PLUMBING PLANS.
- POLYCARBONATE GLAZED ALUMINUM AIR-LIFT OVERHEAD DOOR PER DOOR SCHEDULE.
- FIRE RISER. REFER TO PLUMBING PLANS FOR MORE INFORMATION.
- LANDSCAPE IRRIGATION CONTROL PANEL. REFERENCE ELECTRICAL PLANS.
- RECESSED DOOR SILL FLUSH TO CONCRETE SLAB T BUSINESS AREA ONLY. REFERENCE DETAIL 15/A9.2.



Revisions

ARCHITECTURAL FLOOR PLAN

Mister

Mister Car Wash CA1028
ORCHARD PARK - 130.W.I.M
2441 W. Vineyard Ave.
Oxnard, CA 93036

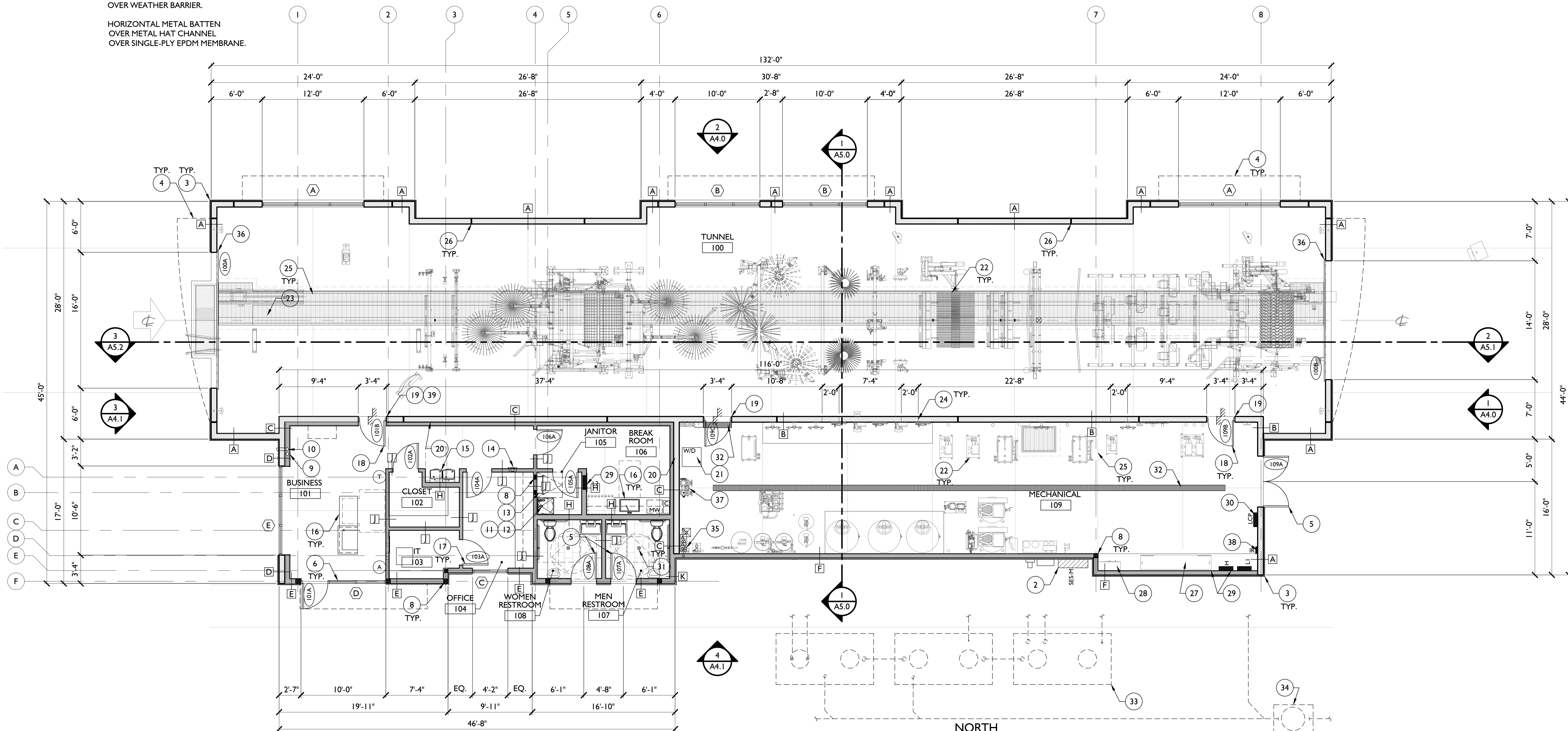
711 East 9th Street
Tulsa, OK 74103
www.a23studios.com

a.23 studios

Project 22030
Date 01.27.23
Scale Noted
Sheet

A2.0

NOTE:
THESE DOCUMENTS ESTABLISH THE GENERAL
PRINCIPLES OF QUALITY AND DETAIL FOR
DEVELOPING A NEGOTIATED CONSTRUCTION
CONTRACT.



FLOOR PLAN

SCALE: 3/16" = 1'-0"



Revisions

ROOF PLAN GENERAL NOTES:

- A. ALL MECHANICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. GC TO COORDINATE EXACT LOCATION WITH CODE REQUIRED CLEARANCES, MANUFACTURER'S INSTALLATION REQUIREMENTS AND RECOMMENDATIONS, AND FINAL ROOF JOIST / TRUSS LAYOUT. REFERENCE MECHANICAL / STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS.
- B. ALL PLUMBING VENTS THROUGH ROOF SHOWN FOR REFERENCE ONLY. REFERENCE PLUMBING PLANS FOR MORE INFORMATION.
- C. ALL HEATER EQUIPMENT COMBUSTION AIR INTAKE AND EXHAUST VENTS SHOWN FOR REFERENCE ONLY. GC TO COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS AND FINAL FIELD LAYOUT PER OWNER'S REQUIREMENTS.
- D. ALL HEATER EQUIPMENT COMBUSTION AIR VENTS MUST NOT PENETRATE STANDING SEAM METAL ROOFS. VENTS MUST ROUTE THROUGH ROOF WELL OR ADJACENT WALLS. ALL PENETRATIONS THROUGH ADJACENT WALL MUST BE APPROVED BY OWNER / ARCHITECT PRIOR TO ROUGH-IN AND INSTALLATION.
- E. METAL ROOF COLOR IS A CUSTOM COLOR. NO ALTERNATE WILL BE ACCEPTED.
- F. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF SHEATHING AT WOOD FRAME WALLS OR CMU TO FINISH FACE OF ROOF ELEMENTS, U.N.O..

ROOF INSULATION SCHEDULE NOTES:

- A. TUNNEL TOWER: R-38 MIN. VINYL FACED BATT INSULATION UNDER ROOF SHEATHING W/ CLASS II VAPOR BARRIER PER SPECIFICATIONS.
- B. R-25 MIN. CONT. RIGID INSULATION ABOVE ROOF DECK W/ CLASS II VAPOR BARRIER PER SPECIFICATIONS.
- C. R-38 MIN. BATT INSULATION AT CEILING LEVEL W/ CLASS II VAPOR BARRIER PER SPECIFICATIONS. ATTIC LOUVER MIN. FREE AREA AS NOTED. CONFIRM FINAL PLACEMENT W/ ARCHITECT.

ROOF PLAN KEYNOTES:

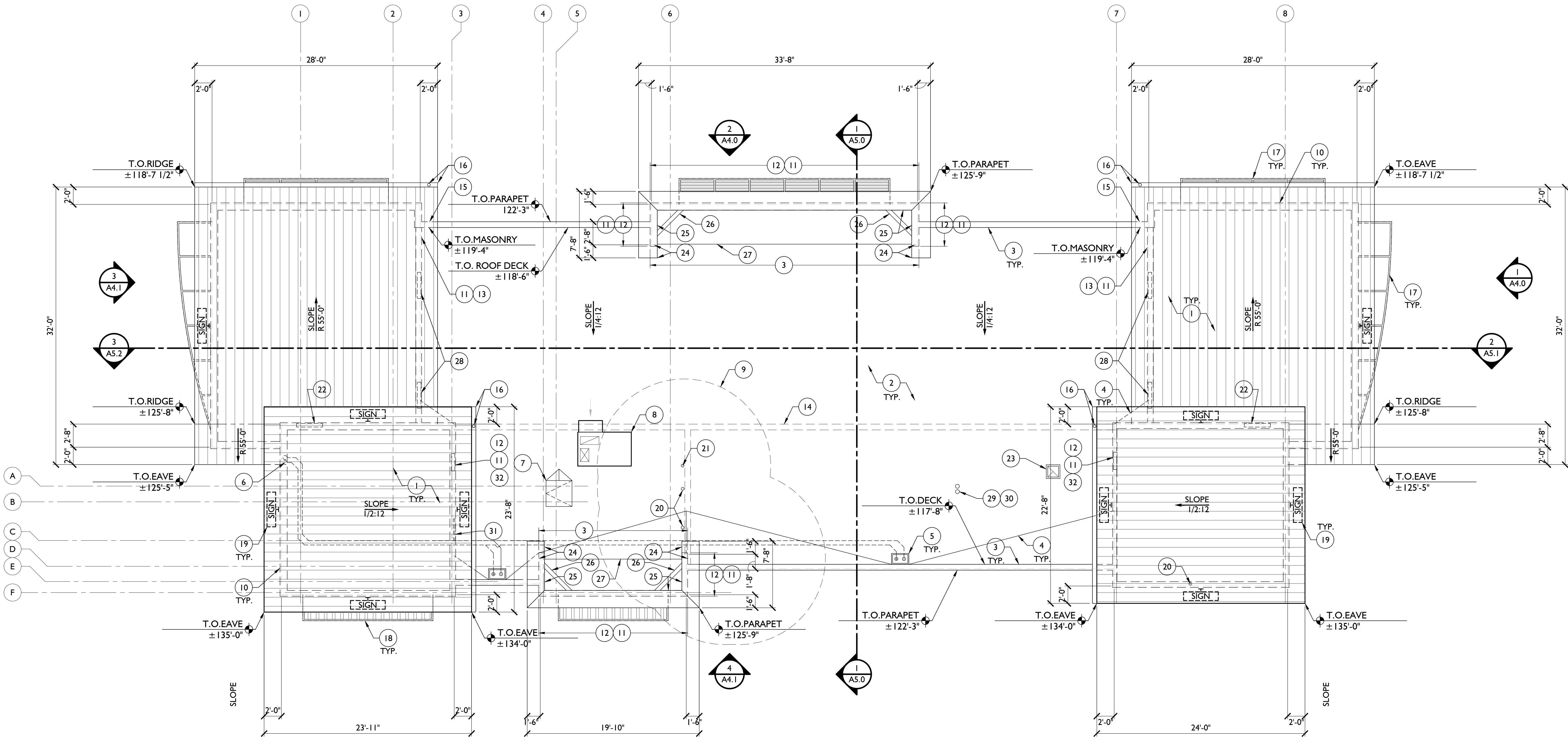
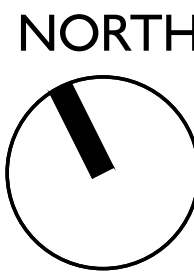
- 1. PRE-FINISHED STANDING SEAM METAL ROOF OVER WATERPROOF MEMBRANE. CUSTOM COLOR PER BUILDING ELEVATIONS. REFERENCE DETAILS, SPECIFICATIONS, STRUCTURAL PLANS FOR MORE INFORMATION.
- 2. SINGLE PLY 60 MIL. PVC OR TPO ROOF OVER TAPERED RIGID INSULATION, R-25 MIN.. INSTALL PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATION. REFERENCE SPECIFICATIONS FOR MORE INFORMATION.
- 3. WRAP SINGLE PLY ROOF UP PARAPET WALL. REFERENCE BUILDING SECTIONS, DETAILS FOR MORE INFORMATION.
- 4. SINGLE PLY ROOF OVER TAPERED RIGID INSULATION CRICKET.
- 5. ROOF DRAIN AND OVERFLOW DRAIN PER PLUMBING PLANS. REFERENCE DETAILS FOR MORE INFORMATION.
- 6. ROUTE ROOF DRAIN AND OVERFLOW DRAIN DOWN THROUGH WALL BELOW. REFERENCE DETAILS, PLUMBING PLANS FOR MORE INFORMATION.
- 7. ROOF ACCESS HATCH. REFERENCE DETAILS, SPECIFICATION FOR MORE INFORMATION.
- 8. ROOF TOP MECHANICAL EQUIPMENT. APPROXIMATE LOCATION, VERIFY IN FIELD. REFERENCE MECHANICAL PLANS FOR MORE INFORMATION.
- 9. MECHANICAL UNIT / PLUMBING VENT-THROUGH-ROOF CLEARANCE. VERIFY EXACT EXTENT IN FIELD.
- 10. LINE OF EXTERIOR WALL BELOW. REFERENCE FLOOR PLAN, BUILDING SECTIONS FOR MORE INFORMATION.
- 11. WOOD FRAME WALL ABOVE ROOF DECK: EXTERIOR FINISH OVER PLYWOOD SHEATHING OVER 2x6 WOOD STUDS. REFERENCE BUILDING SECTIONS, STRUCTURAL PLANS FOR MORE INFORMATION.
- 12. ALUMINUM SIDING OVER METAL HAT CHANNEL OVER 60MIL. SINGLE PLY EPDM MEMBRANE. COLOR BLACK. OVER WALL SHEATHING TO WRAP AROUND WALL. REFERENCE BUILDING SECTION, DETAILS FOR MORE INFORMATION.
- 13. WRAP SINGLE PLY ROOF UP WALL AND TERMINATE AT ROOF SOFFIT. REFERENCE BUILDING SECTIONS, DETAILS FOR MORE INFORMATION.
- 14. LINE OF CMU TUNNEL WALL BELOW. REFERENCE FLOOR PLAN FOR MORE INFORMATION.
- 15. PORTION OF CMU WALL TO STEP BELOW BARREL ROOF EAVE. REFERENCE BUILDING ELEVATIONS FOR MORE INFORMATION.
- 16. PRE-FINISHED GUTTER AND DOWNSPOUT. TERMINATE DOWNSPOUT AT ROOF WELL BELOW.
- 17. PRE-ENGINEERED ALUMINUM TRELLIS. SEE ELEVATIONS AND STRUCTURAL SHEETS.
- 18. PRE-ENGINEERED ALUMINUM AWNING W/ SANDING SEAM METAL ROOF TO MATCH BUILDING STANDARD. SEE ELEVATIONS AND STRUCTURAL SHEETS.
- 19. J-BOX FOR FUTURE BUILDING SIGNAGE PER SEPARATE PERMIT. REFERENCE BUILDING ELEVATIONS, ELECTRICAL PLANS FOR MORE INFORMATION.
- 20. PLUMBING VENT-THROUGH-ROOF. REFERENCE PLUMBING PLANS FOR MORE INFORMATION.
- 21. DRYER VENT-THROUGH-ROOF PER PLUMBING PLANS.
- 22. PROVIDE 36"x24" WEATHER TIGHT WALL MOUNTED ATTIC VENTILATION LOUVERS IN TOWER ROOF. REFERENCE MECHANICAL PLANS FOR MORE INFORMATION. COORDINATE EXACT LOCATION IN FIELD WITH OWNER, SIGN VENDOR PRIOR TO ROUGH-IN AND INSTALLATION.
- 23. EXHAUST FAN. REFERENCE MECHANICAL PLANS.
- 24. EXTEND PARAPET BEHIND WALL.
- 25. TOP OF PARAPET SLOPE 3/4:12. REFERENCE SECTION AND DETAILS FOR MORE INFORMATION.
- 26. PARAPET BRACE AT DOUBLE TOP PLATE. FULLY WRAP WITH TPO ROOF MEMBRANE.
- 27. TPO ROOF MEMBRANE OVER PLYWOOD SHEATHING OVER 2X FRAMING @ PARAPET BRACING PER STRUCTURAL PLANS.
- 28. PROVIDE (2) 36"x24" WEATHER TIGHT WALL MOUNTED ATTIC VENTILATION LOUVERS IN BARREL ROOF. REFERENCE MECHANICAL PLANS FOR MORE INFORMATION. COORDINATE EXACT LOCATION IN FIELD WITH OWNER PRIOR TO ROUGH-IN AND INSTALLATION.
- 29. UNIT HEATER COMBUSTION AIR INTAKE. REFERENCE PLUMBING PLANS FOR MORE INFORMATION.
- 30. UNIT HEATER VENT-THROUGH-ROOF. REFERENCE PLUMBING PLANS FOR MORE INFORMATION.
- 31. AIRTIGHT/WATERTIGHT ACCESS PANEL MIN. 30" x 30" CLR. PROVIDE FRAMING AND HDWR. AS REQD.
- 32. PROVIDE 24"x24" WEATHER TIGHT WALL MOUNTED ATTIC VENTILATION LOUVERS IN TOWER ROOF. REFERENCE MECHANICAL PLANS FOR MORE INFORMATION. COORDINATE EXACT LOCATION IN FIELD WITH OWNER, SIGN VENDOR PRIOR TO ROUGH-IN AND INSTALLATION.

ATTIC NATURAL VENTILATION CALC:
AREA: 630 SF
REQUIRED VENTILATION: 1/150 x 630 SF = 4.2 SF
LOUVER PROVIDED: (2) @ 6 SF EACH
VENTILATION REQUIREMENTS MET.

ATTIC NATURAL VENTILATION CALC:
AREA: 374 SF
REQUIRED VENTILATION: 1/150 x 374 SF = 2.5 SF
LOUVER PROVIDED: 2x3 = 6 SF
2x2 = 4 SF
VENTILATION REQUIREMENTS MET.

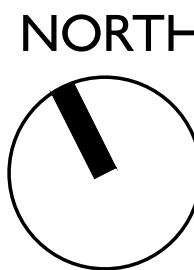
ROOF ATTIC VENTILATION AND INSULATION SCHEDULE DIAGRAM

NOT TO SCALE



ROOF PLAN

SCALE: 3/16" = 1'-0"



NOTE:
THESE DOCUMENTS ESTABLISH THE GENERAL STANDARDS OF QUALITY AND DETAIL FOR DESIGNING A NEGOTIATED CONSTRUCTION CONTRACT.



Revisions

BUILDING ELEVATIONS

Mister

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Project 22030
Date 01.27.23
Scale Noted
Sheet

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B. EXTERIOR LIGHTING LOCATIONS SHOWN. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHTING SPECIFICATIONS AND REQUIREMENTS. COORDINATE J-BOX LOCATIONS W/ FUTURE OWNER LIGHTING.
C. APPLY CLEAR WATERPROOF SEALER TO ALL EXPOSED STONE VENEER AND CMU.
D. METAL ROOF COLOR IS A CUSTOM COLOR. NO ALTERNATE WILL BE ACCEPTED.

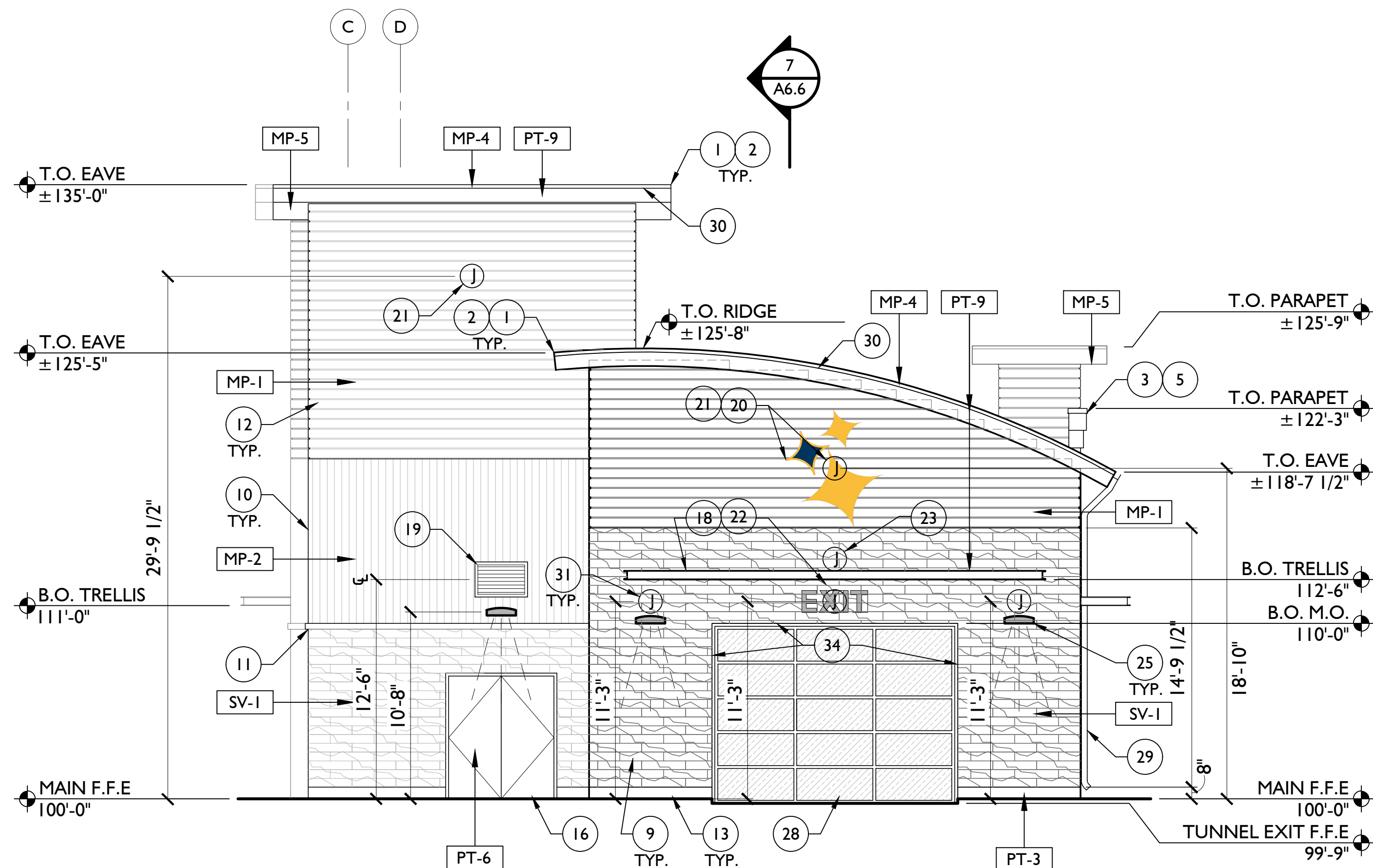
ELEVATION KEYNOTES:

- PRE-FINISHED STANDING SEAM METAL ROOF. REFERENCE ROOF PLAN, DETAILS, SPECIFICATIONS FOR MORE INFORMATION.
- PRE-FINISHED METAL FASCIA AND SOFFIT PANEL TO MATCH METAL ROOF. REFERENCE DETAILS, SPECIFICATIONS FOR MORE INFORMATION.
- PRE-FINISHED METAL PARAPET CAP. PAINT FINISH TO MATCH ADJACENT EIFS FINISH.
- EIFS WALL FINISH. PAINT FINISH AS INDICATED. REFERENCE FLOOR PLAN, DETAILS, SPECIFICATIONS FOR MORE INFORMATION.
- EIFS ACCENT / CORNICE BAND. PAINT FINISH AS INDICATED.
- ALUMINUM CHANNEL EIFS CONTROL JOINT PER MFR. LAYOUT AS DIMENSIONED.
- EXPOSED CMU. REFERENCE FLOOR PLAN, SPECIFICATIONS FOR MORE INFORMATION.
- CMU CONTROL JOINT W/ SEALANT TO MATCH. REFERENCE STRUCTURAL PLANS FOR MORE INFORMATION.
- MANUFACTURED STONE VENEER FINISH. REFERENCE DETAILS, SPECIFICATIONS FOR MORE INFORMATION.
- CONCEALED FASTENER, VERTICAL RIB, PRE-FINISHED METAL WALL PANEL. COLOR AS INDICATED. REFERENCE DETAILS, SPECIFICATIONS FOR MORE INFORMATION.
- PRE-FINISHED METAL PANEL "BEAUTY" TRIM. REFERENCE DETAILS FOR MORE INFORMATION.
- ALUMINUM SIDING OVER METAL HAT CHANNEL OVER 60MIL SINGLE-PLY EPDM MEMBRANE, COLOR BLACK. REFERENCE SPECIFICATIONS AND DETAILS FOR MORE INFORMATION.
- CLEAN AND PARGE EXPOSED CONCRETE STEM WALL. PAINT FINISH AS INDICATED. REFERENCE SLAB PLAN, DETAILS, STRUCTURAL PLANS FOR MORE INFORMATION.
- ALUMINUM STOREFRONT WINDOW / DOOR ASSEMBLY. REFERENCE DOOR AND WINDOW SCHEDULE FOR MORE INFORMATION.
- PROVIDE MIRRORRED GLASS OR ALTERNATE MIRRORRED FILM THIS WINDOW ONLY. VERIFY WITH OWNER PRIOR ORDERING.
- INSULATED HOLLOW METAL DOOR AND FRAME ASSEMBLY. PAINT FINISH AS INDICATED. REFERENCE DOOR SCHEDULE, DETAILS FOR MORE INFORMATION.
- PRE-ENGINEERED ALUMINUM AWNING. COLOR PER SCHEDULE.
- PRE-ENGINEERED ALUMINUM TRELLIS. COLOR PER SCHEDULE.
- WALL LOUVER PER MECHANICAL PLANS. PAINT FINISH TO MATCH ADJACENT WALL. REFERENCE RCP FOR MORE INFORMATION.
- BUILDING SIGNAGE PER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. VERIFY WITH OWNERS SIGN VENDOR.
- GC TO INSTALL J-BOX, CONDUIT, AND BLOCKING AT INTERIOR FACE OF WALL FOR OWNER PROVIDED / OWNER INSTALLED SIGNAGE. VERIFY EXACT REQUIREMENTS WITH OWNERS SIGN VENDOR PRIOR TO ROUGH-IN AND INSTALLATION. REFERENCE RCP, ELECTRICAL PLANS FOR MORE INFORMATION.
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- GC TO INSTALL J-BOX, CONDUIT WITHIN WALL FOR FUTURE ACCENT LIGHTING BY OWNER. MOUNT ABOVE ALL AWNINGS / TRELLISES AS CLOSE AS POSSIBLE. PROVIDE COVER PLATE AT EXTERIOR WALL, PAINT FINISH TO MATCH ADJACENT WALL.
- ROOF DRAIN MAIN NOZZLE AT WALL. REFER TO FLOOR PLAN, PLUMBING PLANS FOR MORE INFORMATION.
- WALL MOUNTED LIGHT FIXTURE. REFERENCE RCP, ELECTRICAL PLANS FOR MORE INFORMATION.
- APPROXIMATE AREA FOR ELECTRICAL SERVICE ENTRANCE. PAINT EQUIPMENT TO MATCH WALL BEHIND. REFERENCE ELECTRICAL PLANS FOR MORE INFORMATION.
- NOT USED.
- POLYCARBONATE GLAZED ALUMINUM AIR-LIFT DOORS PER FLOOR PLAN, DOOR SCHEDULE.
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- PROVIDE 36"x24" WEATHER TIGHT WALL MOUNTED ATTIC VENTILATION LOUVERS IN TOWER ROOF. COORDINATE EXACT LOCATION WITH OWNER, SIGN VENDOR. REFERENCE DETAIL 19/A9.5, MECHANICAL PLANS FOR MORE INFORMATION.
- BRAKE METAL CLOSURE AT HEAD AND JAMBS, PAINT FINISH PT-10, REFERENCE DETAILS FOR MORE INFORMATION.

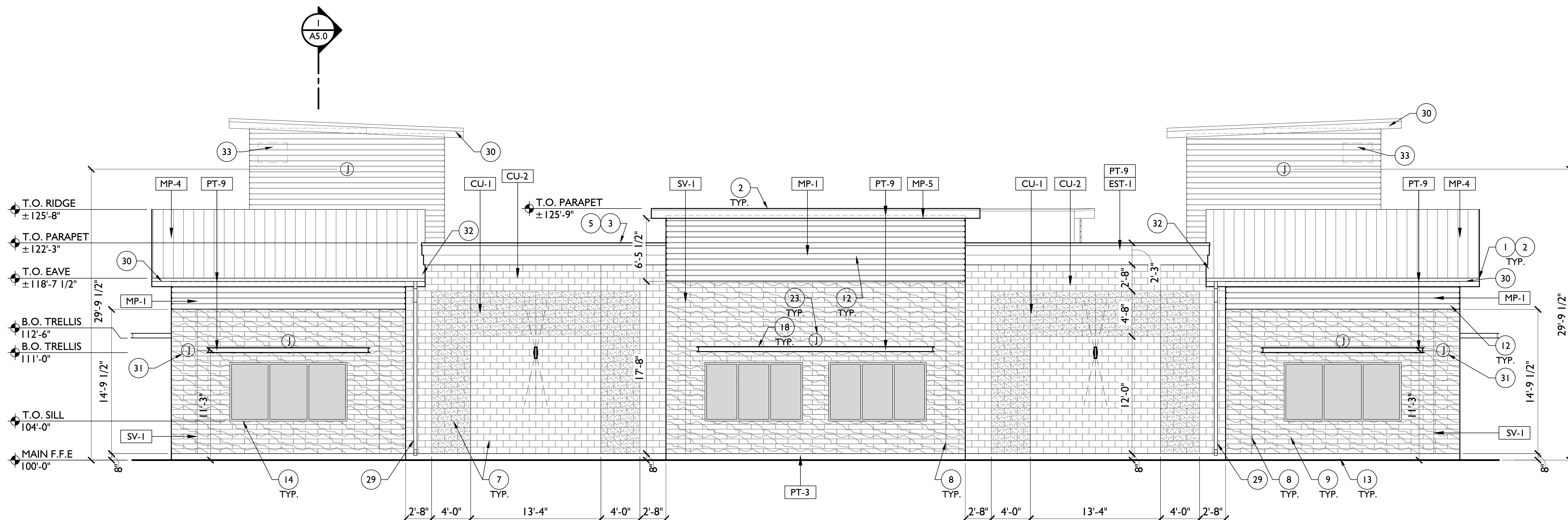
EXTERIOR MATERIAL FINISH KEY

MARK	MATERIAL	MANUFACT.	DESCRIPTION
EST-1	EIFS	---	(CUSTOM INTEGRAL COLOR TO MATCH PAINT PER ELEVATIONS), SAND FINISH.
CU-1	CMU (TEXTURED)	TBD	COLOR TO BE CLOSE MATCH TO PT-3, TO BE VERIFIED WITH OWNER / ARCHITECT PRIOR TO ORDERING
CU-2	CMU (SMOOTH)	TBD	COLOR TO BE CLOSE MATCH TO PT-6, TO BE VERIFIED WITH OWNER / ARCHITECT PRIOR TO ORDERING
SV-1	STONE VENEER	EL DORADO	6" H x 30" L x 1" D - 6" - COLLECTION: VANTAGE 30; COLOR: WHITE ELM; SHAPE: LINEAR; TYPE: PLANK STONE; STANDARD JOINT GROUT PER MANUFACTURER; GROUT COLOR TO MATCH STONE COLOR, TO BE VERIFIED WITH OWNER PRIOR TO ORDERING.
MP-1	METAL PANEL	ROLLFAB METAL PRODUCTS	PRE-FINISHED 2 PIECE INTERLOCKING METAL BATTEN SYSTEM: 1"x 6" ALUMINUM BATTEN WITH 3/4" MAX. GAPS BETWEEN BATTENS, COLOR: HAZELNUT BROWN. INSTALL OVER METAL HAT CHANNEL OVER 60MIL SINGLE-PLY EPDM MEMBRANE, BLACK COLOR PER OWNERS REQUIREMENTS.
MP-2	METAL PANEL	CTMRS (OR EQUAL)	PRE-FINISHED CONCEALED FASTENER METAL PANEL : PROFILE PER SPECIFICATIONS, COLOR: IN THE NAVY - SW9178.
MP-4	METAL PANEL	CTMRS (OR EQUAL)	PRE-FINISHED STANDING SEAM METAL ROOF: PROFILE PER SPECIFICATIONS, COLOR: CUSTOM. COLOR MATCH SHERWIN WILLIAMS - IN THE NAVY SW9178.
MP-5	METAL PANEL	CTMRS (OR EQUAL)	PRE-FINISHED CONCEALED FASTENER METAL FASCIA AND SOFFIT PANEL: PROFILE PER SPECIFICATIONS, COLOR: CUSTOM. COLOR MATCH SHERWIN WILLIAMS - IN THE NAVY SW9178
PT-3	EXTERIOR PAINT	SHERWIN-WILLIAMS	WALL STREET - SW7665, SHEEN PER PAINT FINISH NOTE. R: 101, G: 109, B: 115. HEX: #656D73. LRV: 15. COLOR COLLECTION: ENTHUSIAST.
PT-6	EXTERIOR PAINT	SHERWIN-WILLIAMS	MORNING FOG - SW6255, SHEEN PER PAINT FINISH NOTE. R: 168, G: 174, B: 177. HEX: #A8AE81. LRV: 42. COLOR COLLECTION: LUXE.
PT-9	EXTERIOR PAINT	SHERWIN-WILLIAMS	IN THE NAVY - SW9178, SHEEN PER PAINT FINISH NOTE. USE ON ALL EXTERIOR PRE-FINISHED METAL U.N.O. R:40, G:56, B: 73. HEX: #283849. COLOR COLLECTION: 2018 UNITY. LRV: 4.
PT-10	EXTERIOR PAINT	SHERWIN-WILLIAMS	CREAMY - SW7012, SHEEN PER PAINT FINISH NOTE. R: 239, G:232, B: 219. HEX: #EFE8DB. LRV: 81.

PAINT FINISH NOTE: EIFS, SCRATCH COAT, / SIDING TO BE 'A-100 SATIN'; METAL TO BE 'PRO-CRYL' UNIVERSAL PRIMER W/ 'PROINDUSTRIAL DTM S/G'.



1 CAR WASH TUNNEL EXIT ELEVATION
3/16" = 1'-0"



2 CAR WASH TUNNEL WALL ELEVATION
3/16" = 1'-0"

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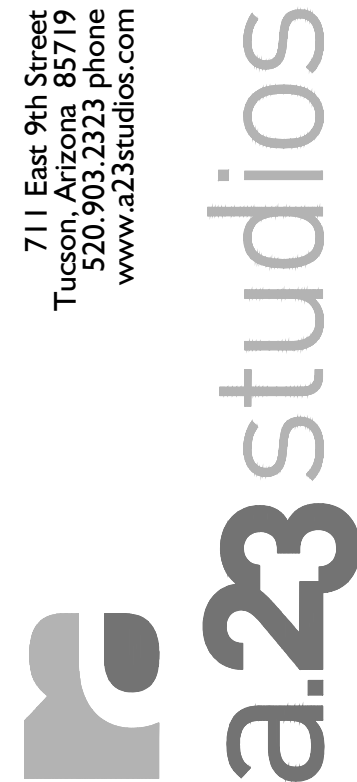
Revisions

BUILDING ELEVATIONS



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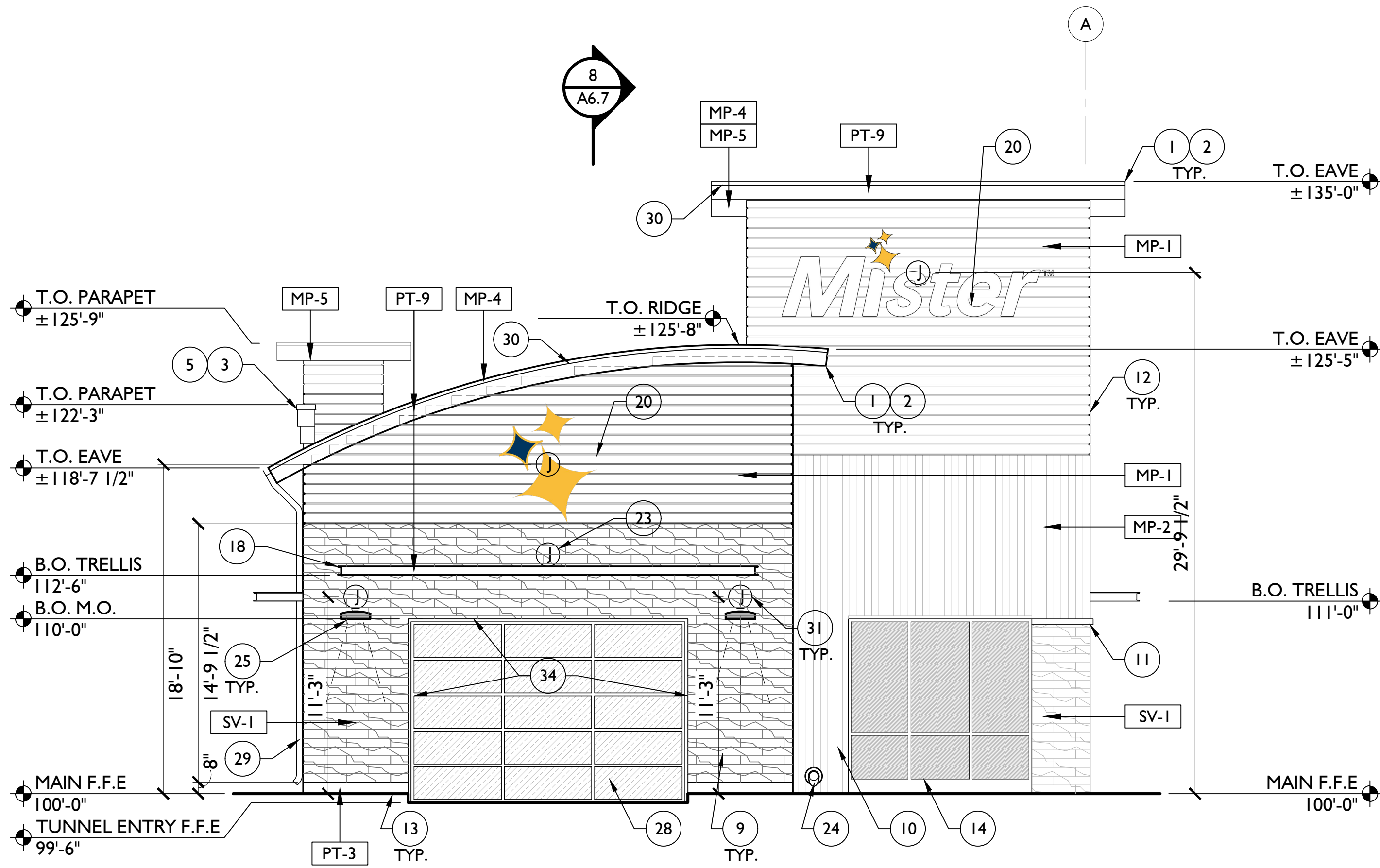
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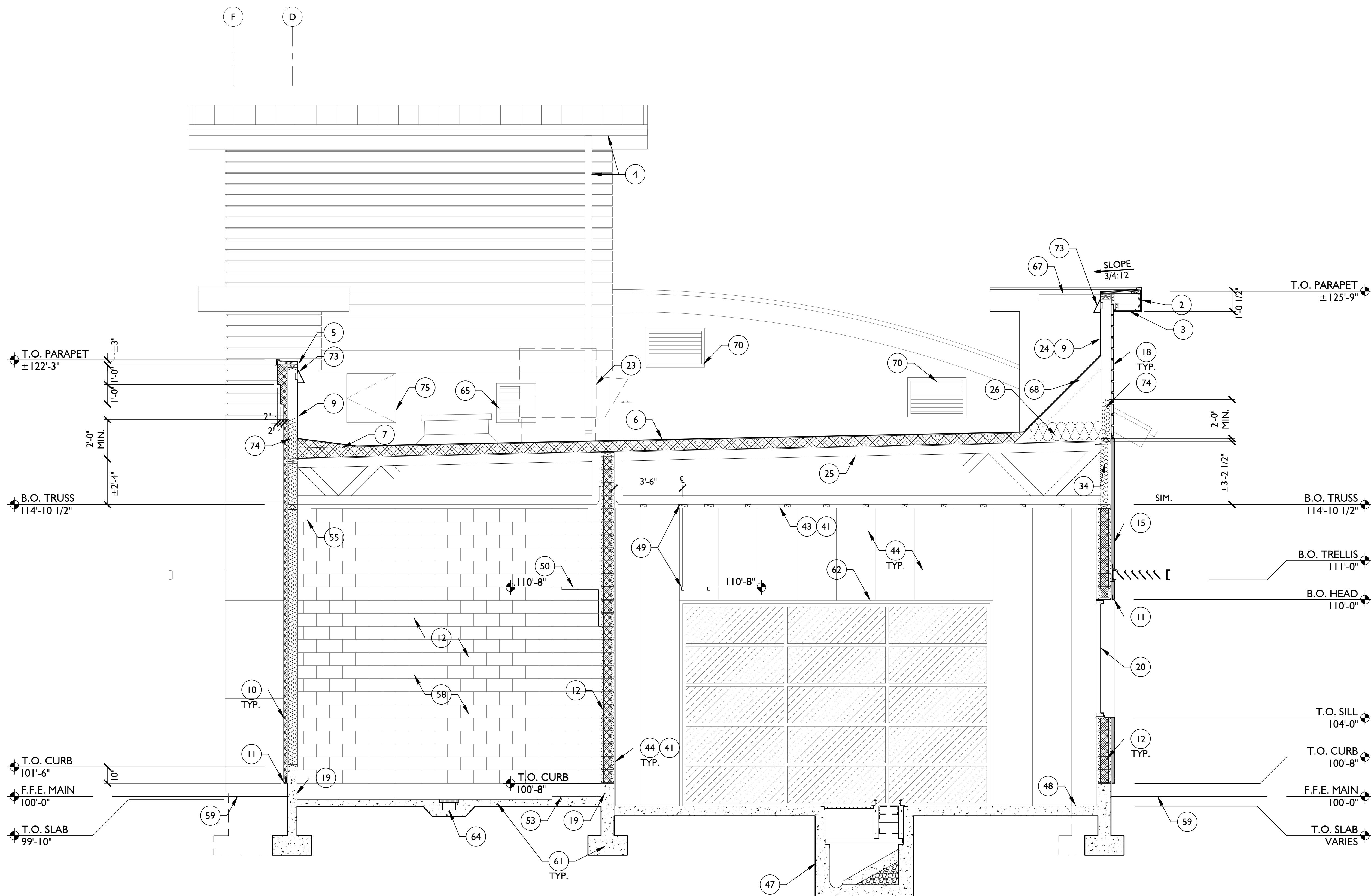
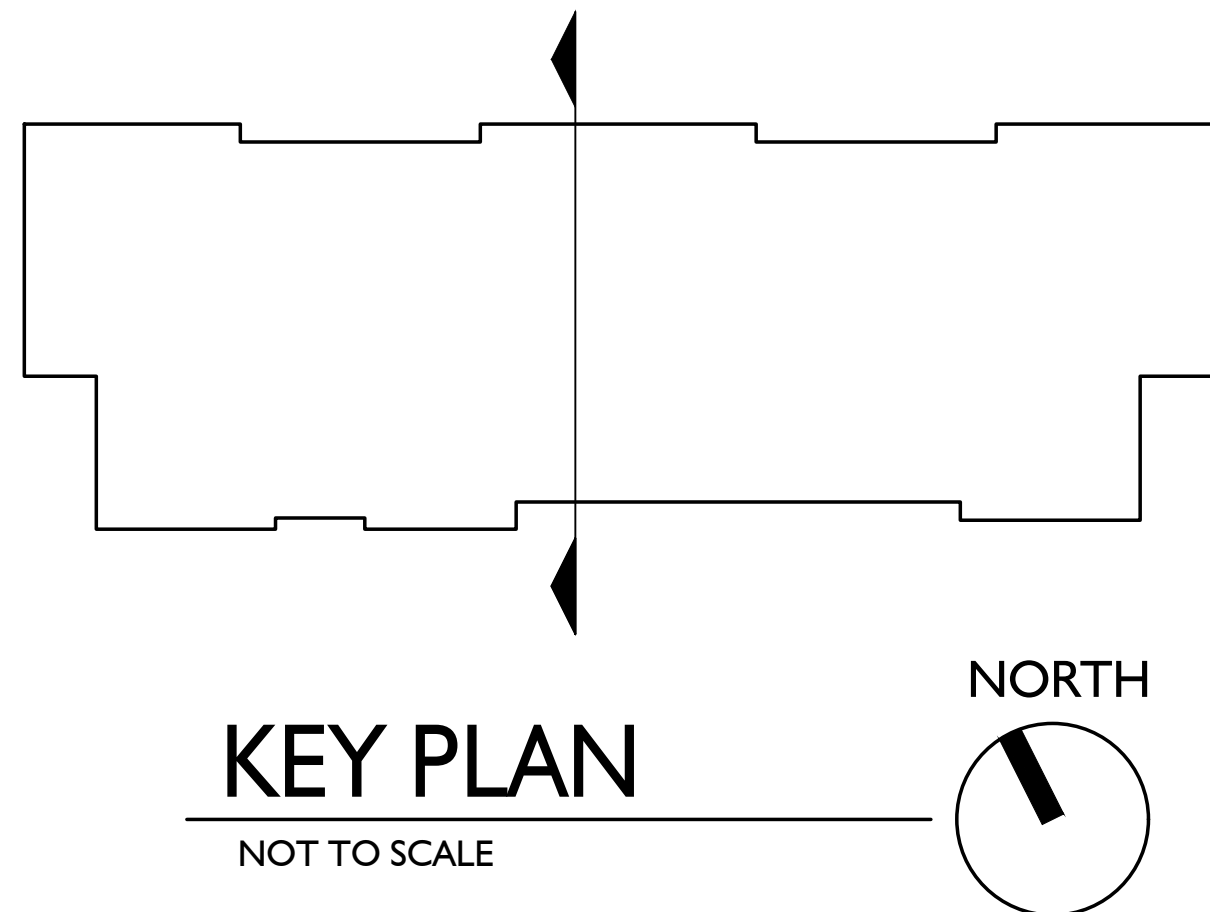
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- PRE-FINISHED METAL FASCIA OVER EAVE FRAMING.
- METAL SOFFIT PANEL, TO MATCH ROOF, OVER METAL FURRING CHANNEL OVER SOFFIT FRAMING PER STRUCTURAL PLANS.
- PRE-FINISHED GUTTER AND DOWNSPOUT. TERMINATE DOWNSPOUT AT ROOF WELL BELOW.
- PRE-FINISHED 2-PIECE SNAP ON METAL PARAPET COPING OVER PRESSURE TREATED WOOD BLOCKING.
- SINGLE PLY 60 MIL. PVC OR TPO ROOF OVER RIGID INSULATION, R-25 MIN..
- SINGLE PLY ROOF OVER TAPERED RIGID INSULATION CRICKET.
- NOT USED.
- SINGLE PLY ROOF TO WRAP UP PARAPET AND TOWER WALL, AND TERMINATE AS REQUIRED PER FINISH TRANSITION.
- EIFS WALL FINISH PER BUILDING ELEVATIONS.
- FLASHING AND WEEP SCREED PER FINISH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- CMU PER WALL TYPE.
- FURR-OUT WALL PER WALL TYPE.
- NOT USED.
- MANUFACTURED STONE VENEER FINISH PER BUILDING ELEVATIONS.
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- PRE-ENGINEERED WOOD TRUSS PER DEFERRED SUBMITTAL. REFER TO S1.1 FOR STRUCTURAL NOTES. SEE S1.1 & A0.0 FOR LIST OF DEFERRED SUBMITTALS.
- R-38 MIN. BATT INSULATION AT ROOF AND ATTIC SPACES. REFERENCE ROOF INSULATION SCHEDULE PER ROOF PLAN FOR MORE INFORMATION.
- PLYWOOD OVER WOOD JOISTS. PROVIDE ACCESS PANEL WHERE INDICATED PER REFLECTED CEILING PLAN. REFERENCE STRUCTURAL PLANS FOR MORE INFORMATION.

- PRE-ENGINEERED METAL TRUSS PER DEFERRED SUBMITTAL. REFER TO S1.1 FOR STRUCTURAL NOTES. SEE S1.1 & A0.0 FOR LIST OF DEFERRED SUBMITTALS.
- STEEL BEAM PER STRUCTURAL PLANS.
- WOOD BEAM PER STRUCTURAL PLANS.
- INTERIOR DOOR PER FLOOR PLAN.
- ACOUSTIC CEILING TILE AND GRID PER REFLECTED CEILING PLAN.
- PAINTED GYP.BD. CEILING ASSEMBLY PER REFLECTED CEILING PLAN.
- BATT INSULATION PER WALL TYPE, R-20 MIN. AT EXTERIOR, FOIL FACED WHERE EXPOSED ABOVE CEILING.
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- WALL MOUNTED TRANSFORMER. MOUNT TO WOOD POSTS WITH MANUFACTURER'S PROVIDED MOUNTING KIT AS HIGH AS POSSIBLE. REFER TO ELECTRICAL, STRUCTURAL PLANS FOR MORE INFORMATION.
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 2441 W. Vineyard Ave.
 Oxnard, CA 93036

711 East 9th Street
 Torrance, CA 90501
 310.502.9033 phone
 www.a23studios.com

a.23studios

Project 22030
 Date 01.27.23
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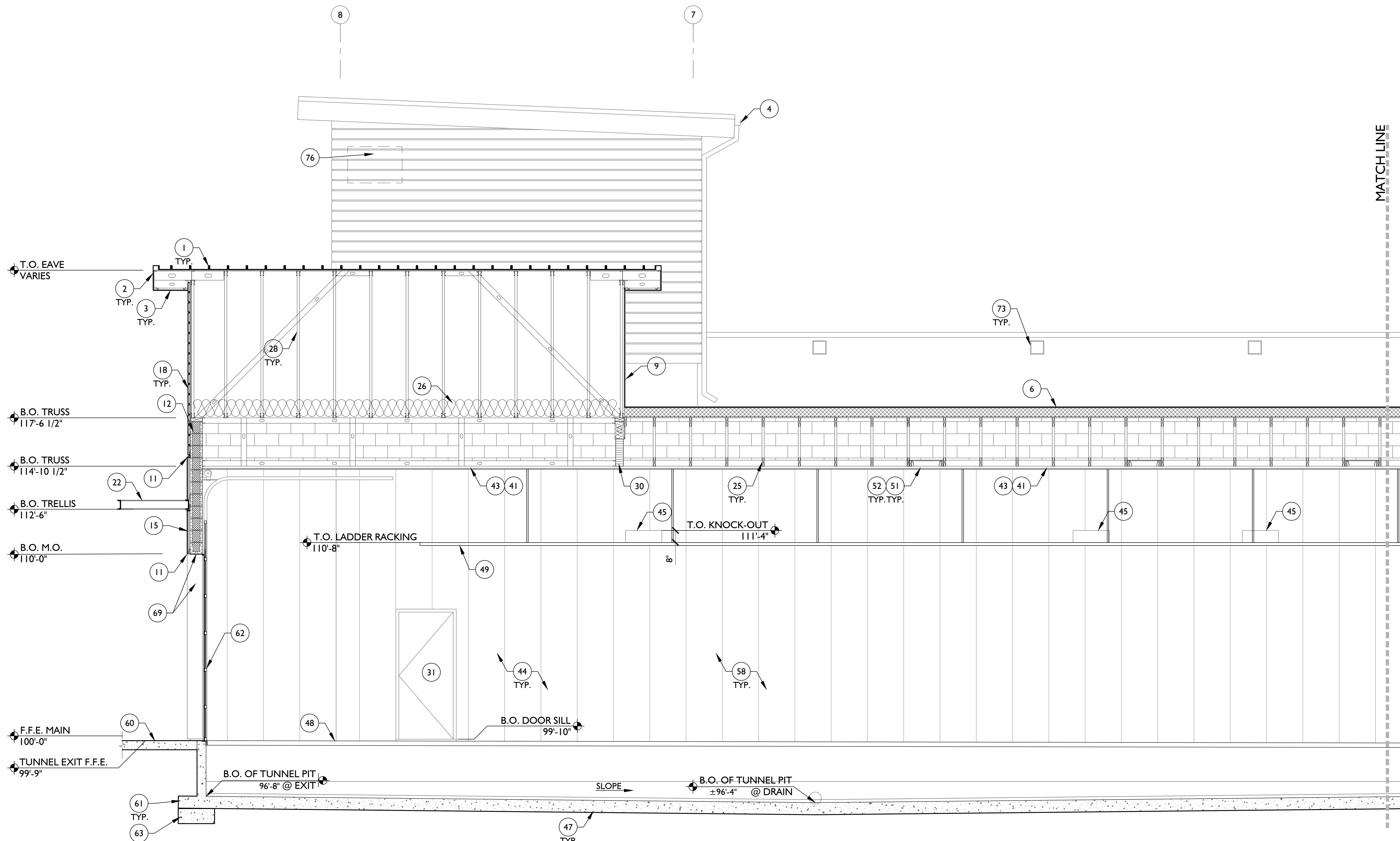
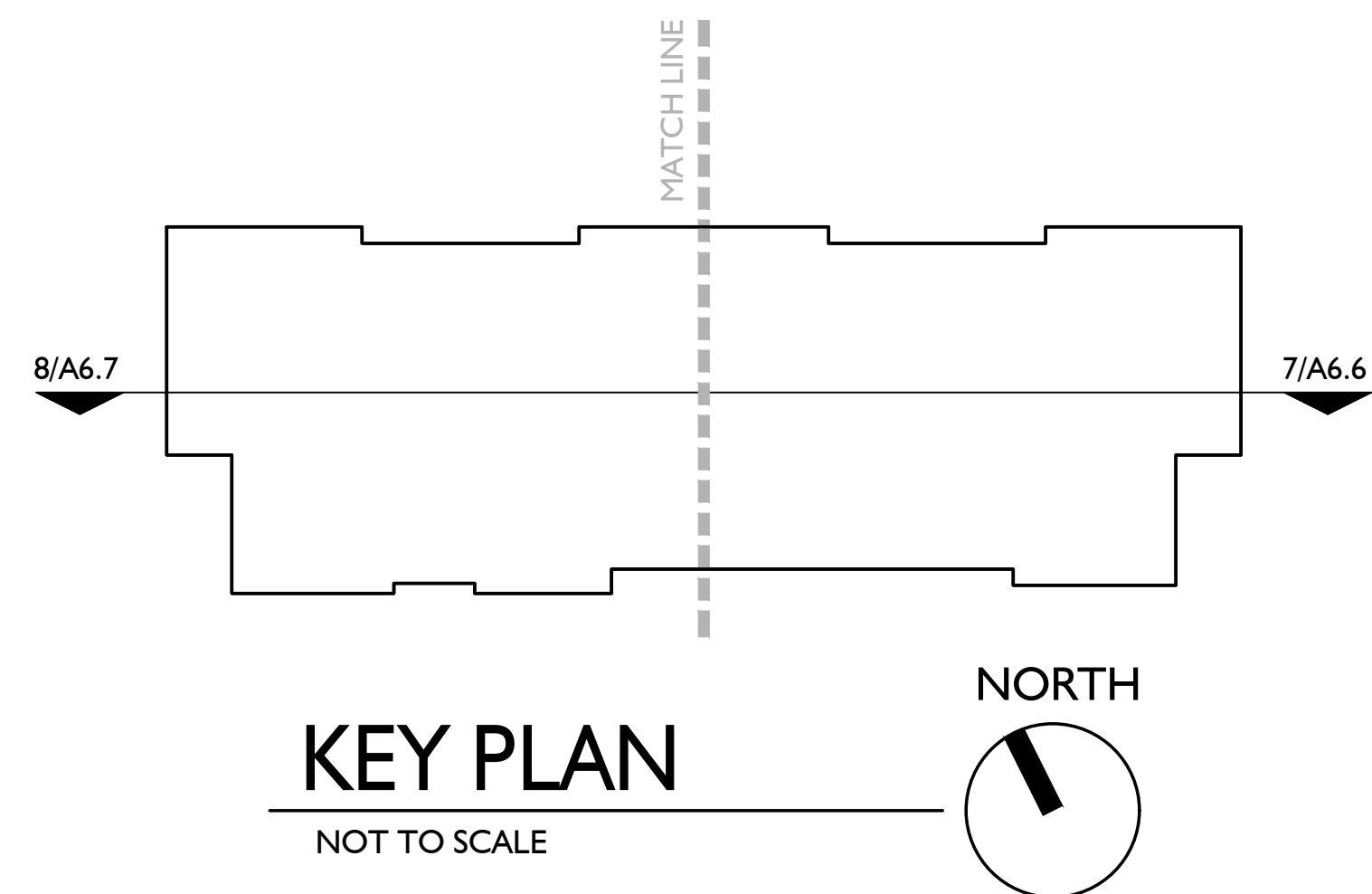
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ORCHARD PARK - 130.W1.M
2441 W. Vineyard Ave.
Oxnard, CA 93036

711 East 9th Street
Tucson, AZ 85719
320.903.2323 phone
www.a23studios.com

a.23studios

Project 22030
Date 01.27.23
Scale Noted
Sheet

A5.1

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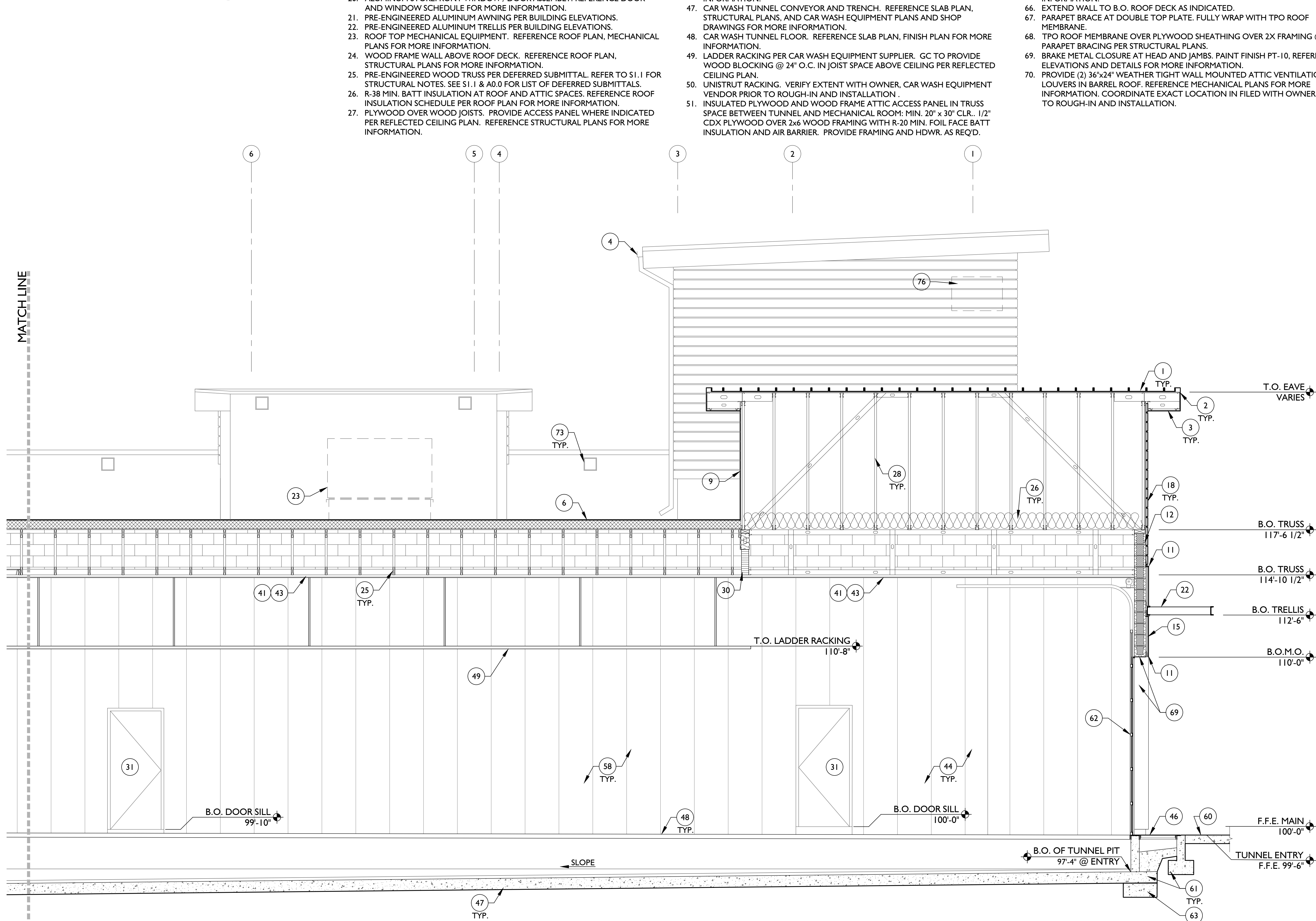
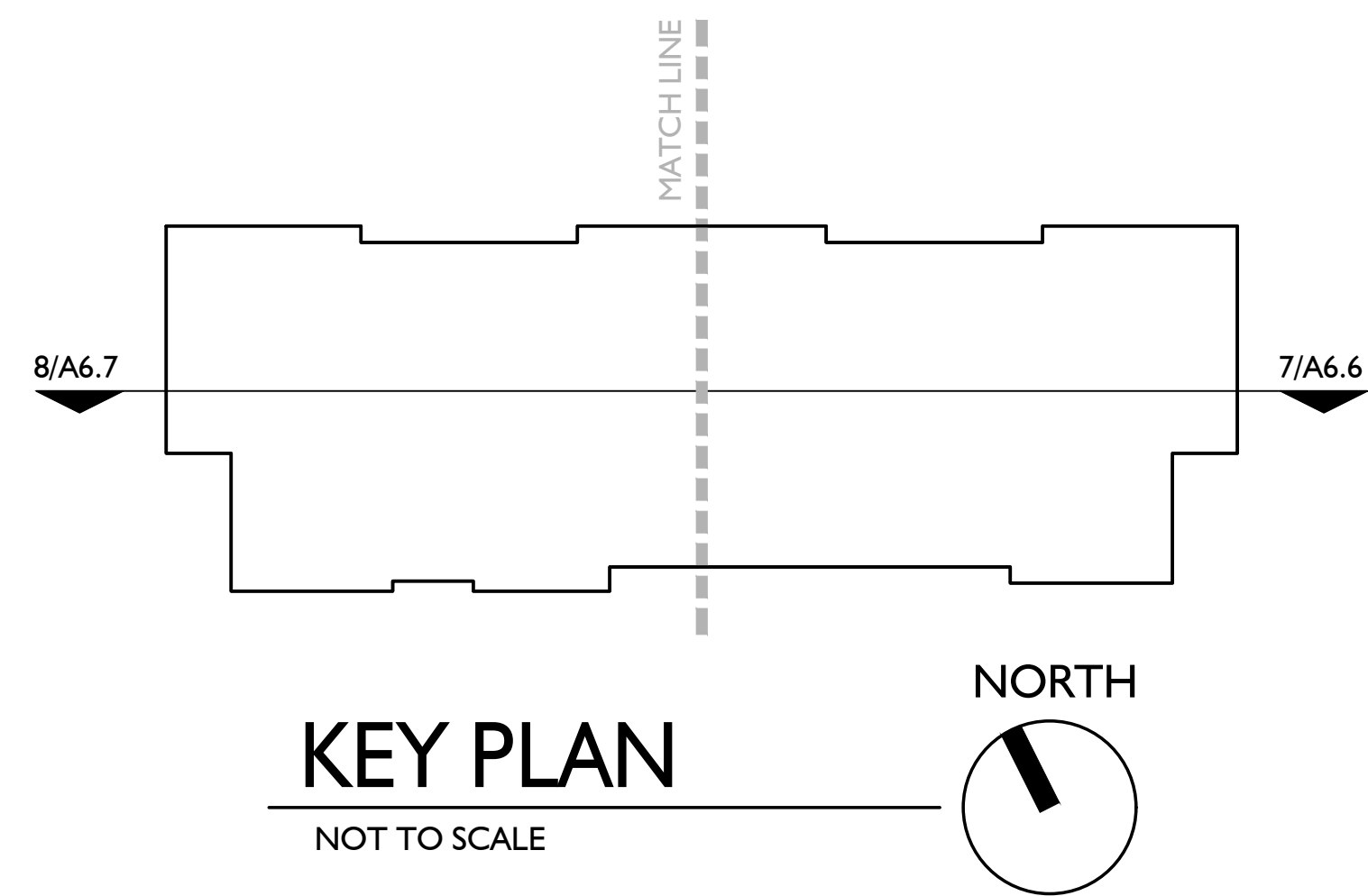
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66. EXTEND WALL TO B.O. ROOF DECK AS INDICATED.
67. PARAPET BRACE AT DOUBLE TOP PLATE. FULLY WRAP WITH TPO ROOF MEMBRANE.
68. TPO ROOF MEMBRANE OVER PLYWOOD SHEATHING OVER 2X FRAMING @ PARAPET BRACING PER STRUCTURAL PLANS.
69. BRAKE METAL CLOSURE AT HEAD AND JAMBS. PAINT FINISH PT-10, REFERENCE ELEVATIONS AND DETAILS FOR MORE INFORMATION.
70. PROVIDE (2) 36"x24" WEATHER TIGHT WALL MOUNTED ATTIC VENTILATION LOUVERS IN BARREL ROOF. REFERENCE MECHANICAL PLANS FOR MORE INFORMATION. COORDINATE EXACT LOCATION IN FILED WITH OWNER PRIOR TO ROUGH-IN AND INSTALLATION.

71. PERFORATED METAL SOFFIT PANEL, TO MATCH ROOF, OVER METAL FURRING CHANNEL OVER SOFFIT FRAMING PER STRUCTURAL PLANS.
72. 4" CORE DRILL VENT HOLES @ 6" O.C. IN SHEATHING. CENTER ON EACH TRUSS BAY. PROVIDE INSECT SCREEN AT INTERIOR FACE.
73. 4" HOODED PARAPET WALL VENT, WITHOUT DAMPER, W/ CAP AND INTEGRAL INSECT SCREEN @ 12" O.C. ALONG LENGTH OF PARAPET CENTERED BETWEEN STUDS. FIELD CUT SLEEVE TO FIT WITHIN WALL CAVITY. REFERENCE DETAILS FOR MORE INFORMATION.
74. FILL PARAPET WALL 24" ABOVE ROOF DECK WITH R-20 MIN. UNFACED FIBERGLASS BATT INSULATION PER WALL TYPE.
75. 30"x30" MIN. CLEAR OPENING AIRTIGHT/ WATERTIGHT ACCESS DOOR. PROVIDE FRAMING AND HDWR. AS REQUIRED. COORDINATE EXACT LOCATION IN FIELD WITH OWNER PRIOR TO ROUGH-IN AND INSTALLATION.
76. PROVIDE 36"x24" WEATHER TIGHT WALL MOUNTED ATTIC VENTILATION LOUVERS IN TOWER ROOF. COORDINATE EXACT LOCATION WITH OWNER, SIGN VENDOR. REFERENCE DETAIL 19/A9.5, MECHANICAL PLANS FOR MORE INFORMATION.

Revisions



3 SECTION

3/8" = 1'-0"

NOTE:
THIS DOCUMENTS ESTABLISH THE GENERAL
STANDARDS OF QUALITY AND DETAIL FOR
DEVELOPING A NEGOTIATED CONSTRUCTION
CONTRACT.

BUILDING SECTIONS

Mister Car Wash CA1028
 ORCHARD PARK - 130.W.I.M
 2441 W. Vineyard Ave.
 Oxnard, CA 93036

711 East 9th Street
 Torrance, CA 90503
 310.503.2323 phone
 www.a23studios.com

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Project 22030
 Date 01.27.23
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 Sheet

A5.2



Revisions
CITY REVIEW
09.01.23

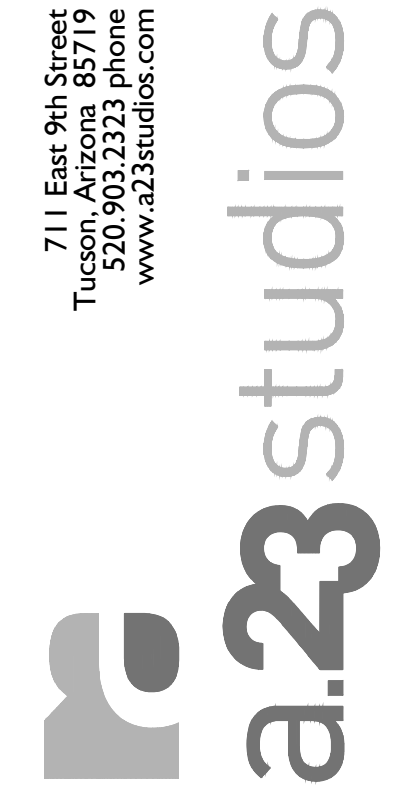
ENTIRE SHEET

DUMPSTER ENCLOSURE
PLANS



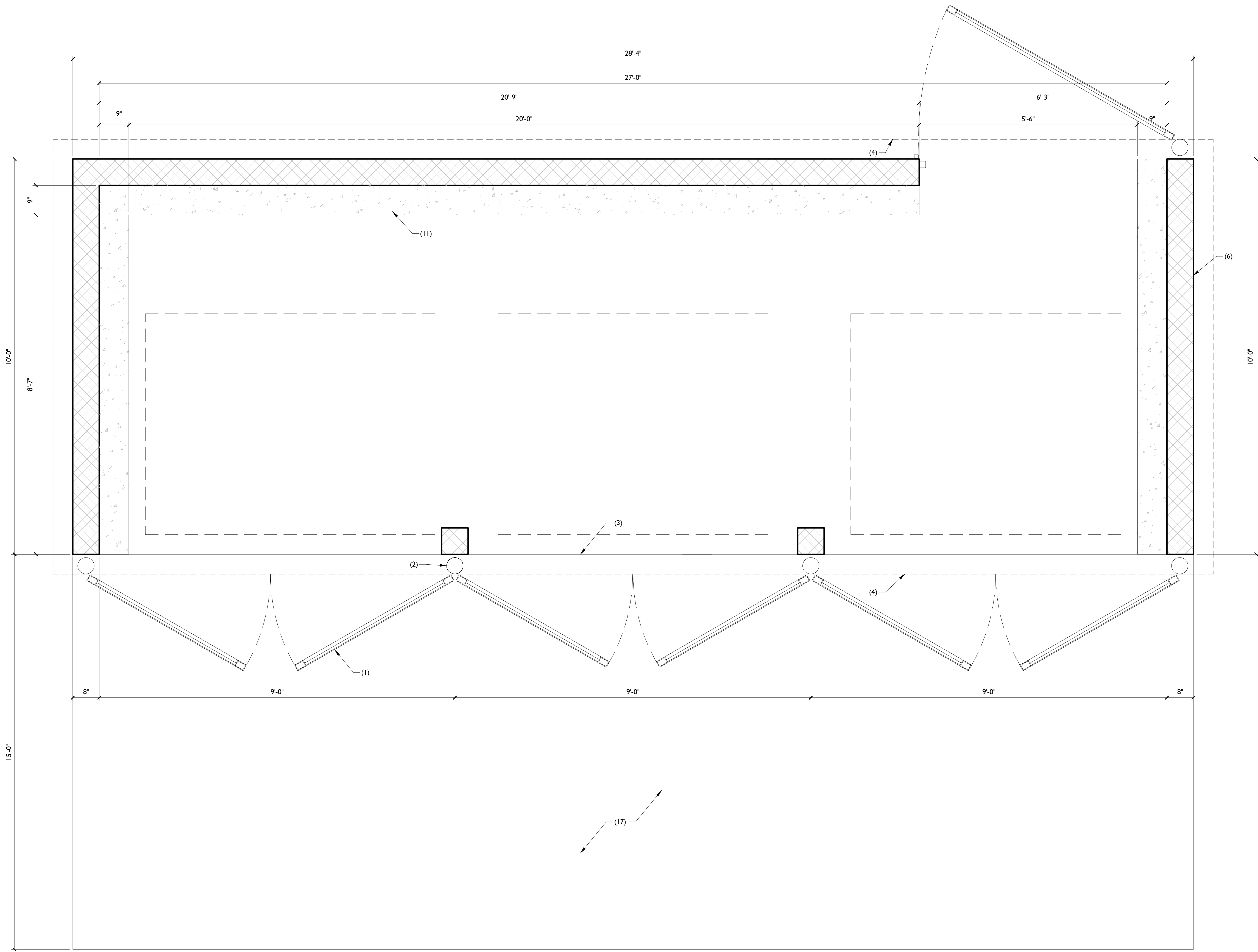
Mister Car Wash CA1028
ORCHARD PARK - 130.W.I.M
2441 W. Vineyard Ave.
Oxnard, CA 93036

711 East 9th Street
Tulsa, Oklahoma 74103
www.a23studios.com

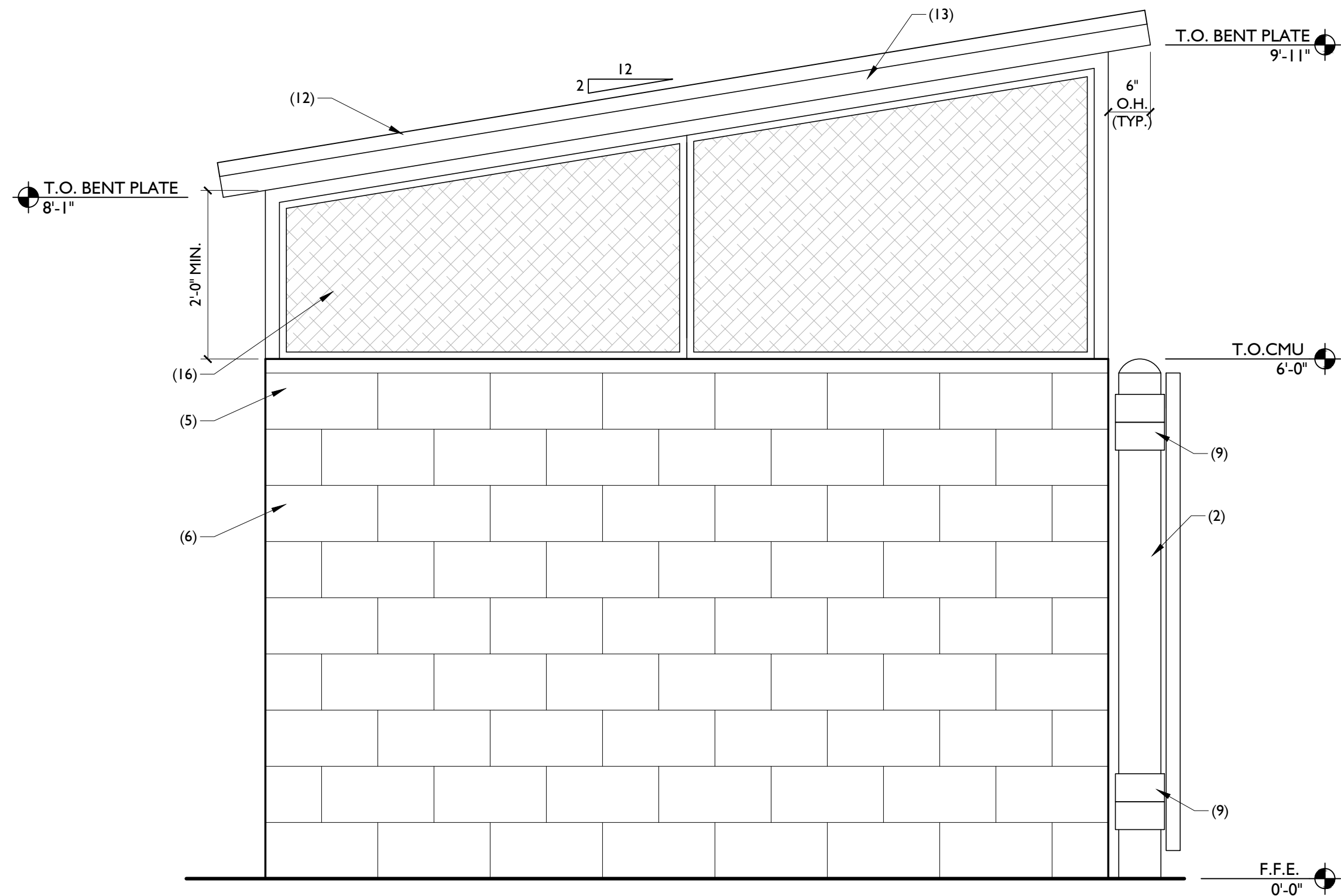


Project 22030
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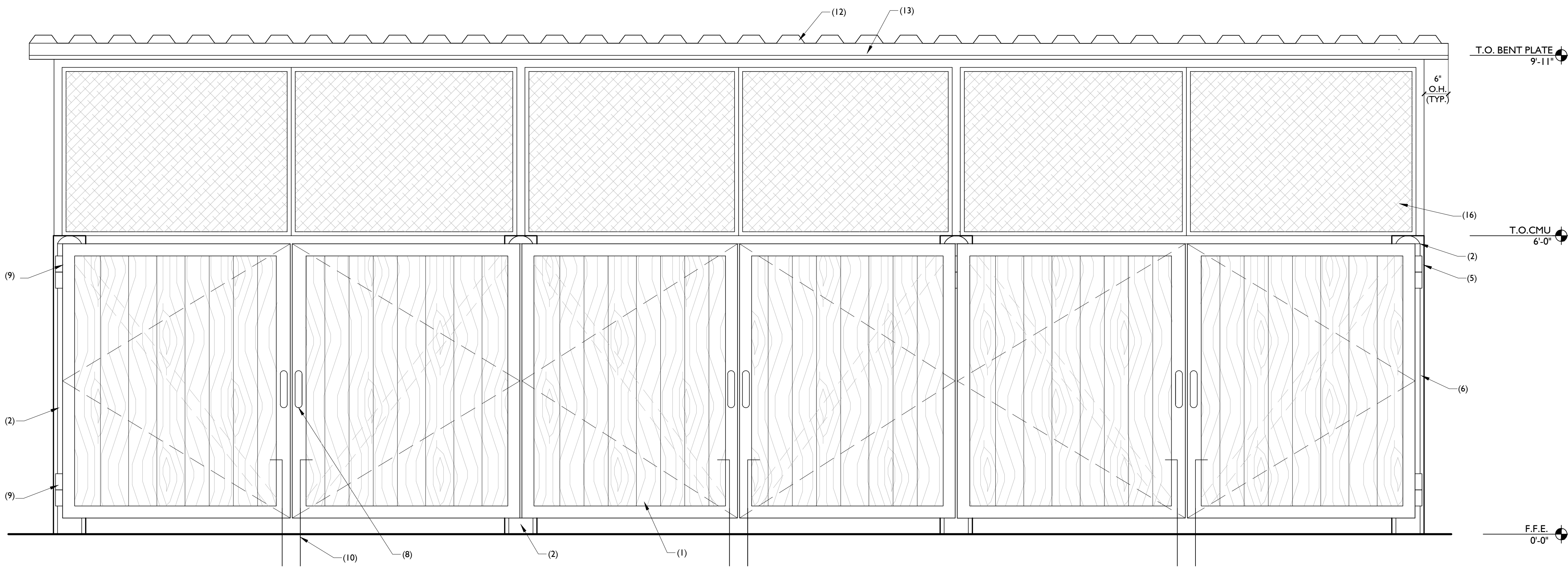
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PLAN



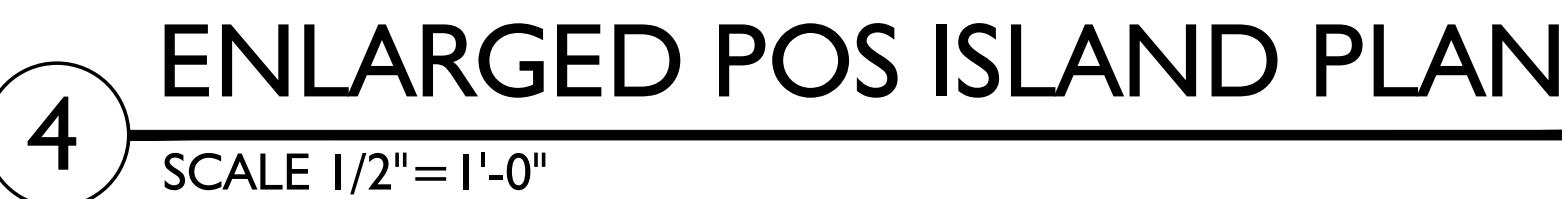
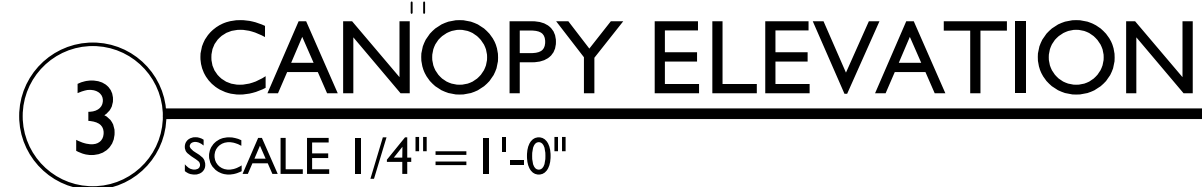
SIDE ELEVATION



FRONT ELEVATION

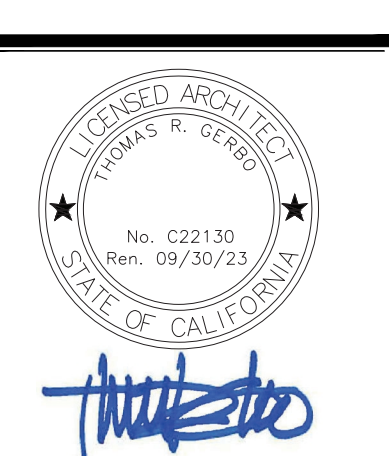
NOTE:
THESE DOCUMENTS ESTABLISH THE GENERAL
STANDARD OF QUALITY AND DETAIL FOR
DEVELOPING A NEGOTIATED CONSTRUCTION
CONTRACT.

1. CANOPY COLUMN (TYP.) SEE DETAIL 5/A1.C.1
2. STEEL CANOPY ABOVE.
3. POS ISOLATES AND STATIONS PER MANUFACTURER.
4. CONCRETE CURB PER CIVIL PLANS.
5. CIVIL PLANS TO tie DRAINS INTO STORM/SEWER IF POSSIBLE.
6. ATTENDANT HUT.
7. CONCRETE SIDEWALK. REFER TO CIVIL PLANS.
8. NOT USED.
9. 3" SCHEDULE 40 PVC ROOF DRAIN MAIN THROUGH STEEL TUBE COLUMN AND CONNECT TO SEWER PER CIVIL PLANS. LOCATION SHOWN FOR REFERENCE ONLY. EXACT LOCATION PER CANOPY MFR.
10. 2"x4" OVERFLOW SCUPPER PER CANOPY MFR. TYP. OF (6) / EACH FRONT AND REAR ELEVATION.
11. J-BOX FOR GREEN INDICATOR LIGHTS FOR EACH LANE. REFER TO ELECTRICAL PLANS.
12. PERIMETER GUTTER PER CANOPY MANUFACTURER.
13. METAL SOFFIT PANEL PER CANOPY MANUFACTURER.
14. LED LIGHT PER OWNER. REFERENCE ELECTRICAL PLAN FOR MORE INFORMATION.
15. DEPRESSED CURB AT STEP.
16. LANDSCAPE REFER TO SITE PLAN.



- NOTE:**
- VERIFY ALL PLUMBING/ELECTRICAL WITH OWNER, VENDOR PRIOR TO ROUGH-IN AND INSTALLATION.

NOTE:
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STANDARDS OF QUALITY AND DETAIL FOR
DEVELOPING A NEGOTIATED CONSTRUCTION
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Revisions
CITY REVIEW
09.01.23

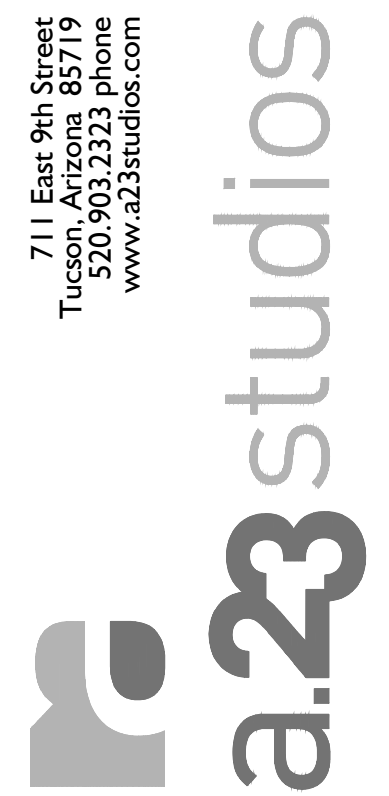


ATTENDANT SHELTER PLANS
AND DETAILS



Mister Car Wash CA1028
ORCHARD PARK - 130.W.I.M
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Oxnard, CA 93036

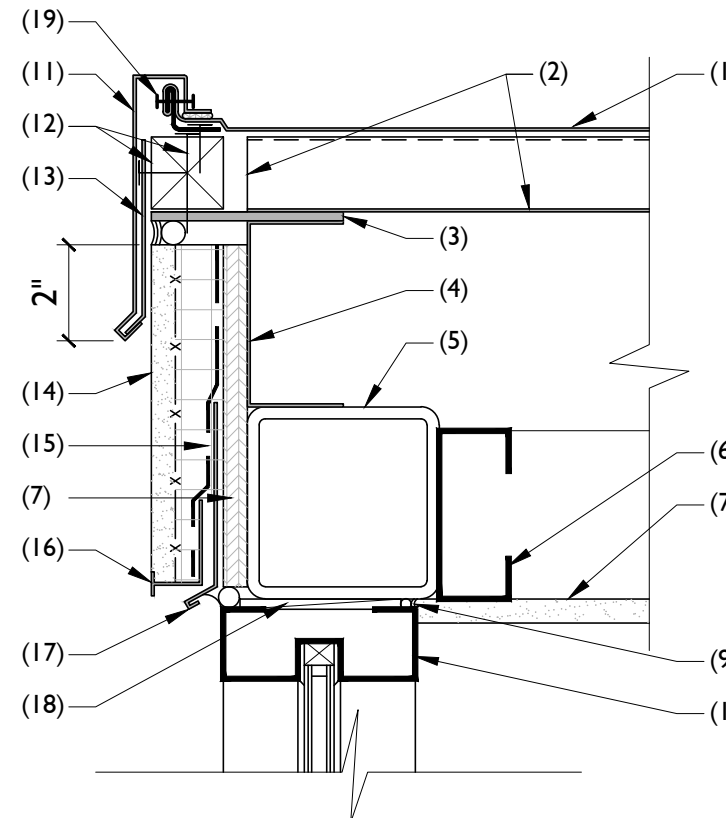
711 East 9th Street
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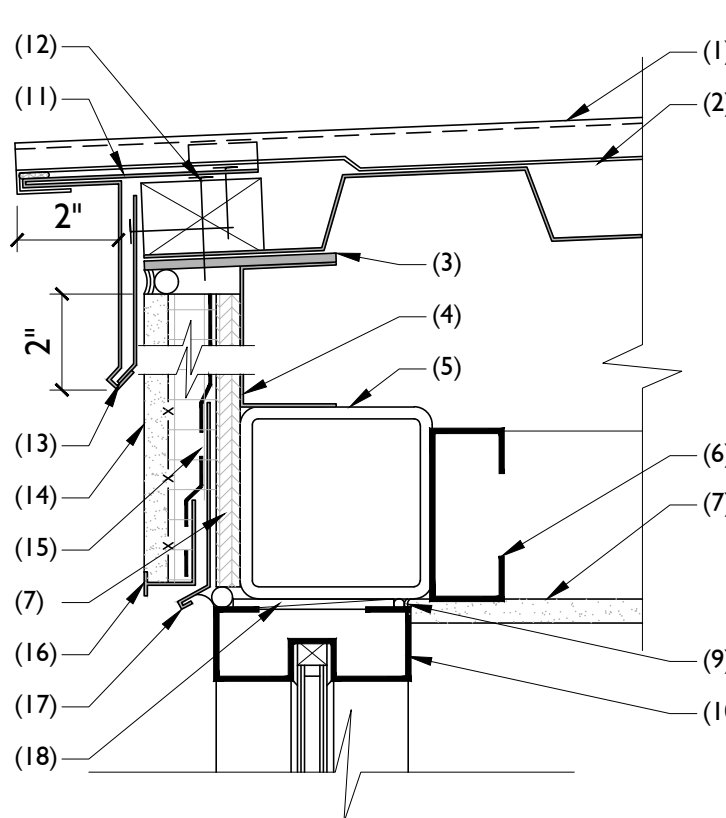
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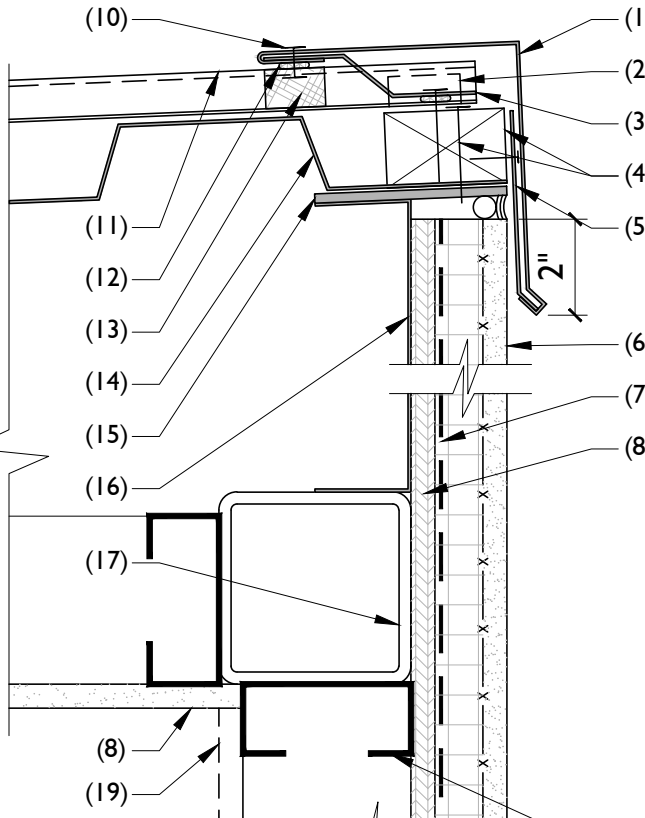
NOTE:
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CONTRACT.



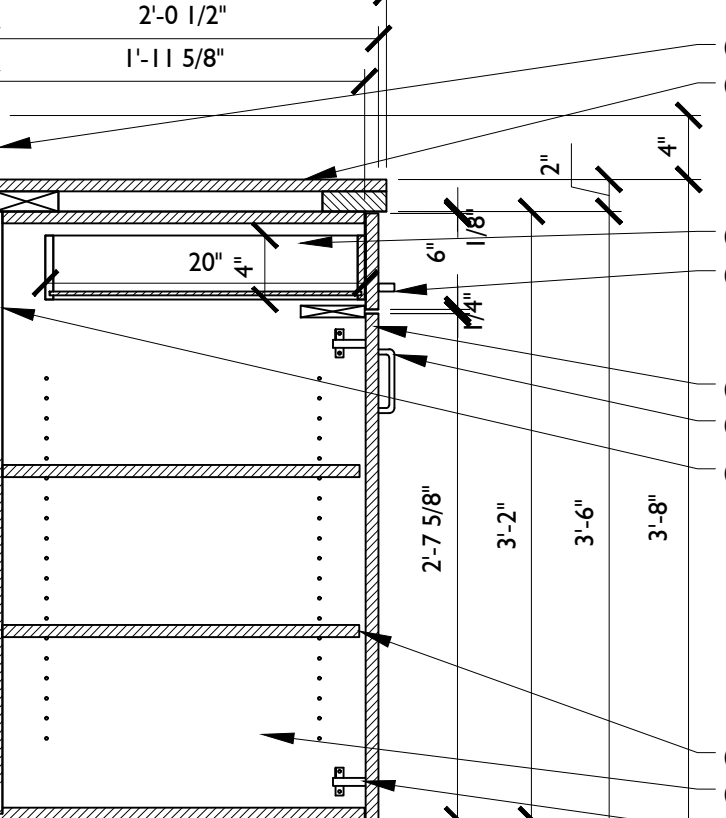
- KEYNOTES
1. STANDING SEAM METAL ROOF ASSEMBLY.
 2. B-DECK PER STRUCTURAL PLANS. HOLD OF EDGE AS REQUIRED FOR 2x WOOD BLOCKING.
 3. 3/16" STEEL PLATE.
 4. BENT PLATE PER STRUCTURAL PLANS.
 5. HSS PER STRUCTURAL PLANS.
 6. 3 5/8" 18GA. METAL FRAMING.
 7. 5/8" GYP. BD. CEILING TYPE X.
 8. NOT USED.
 9. BACKER ROD AND SEALANT.
 10. STOREFRONT WINDOW ASSEMBLY.
 11. 24GA. BRAKE METAL COPING PER S.S. ROOF MFR.
 12. PRESSURE TREATED WOOD BLOCKING. ATTACH TO STEEL PLATE WITH SELF TAPPING FASTENERS AT 8" O.C.
 13. CLEAT.
 14. EIFS OVER 1" RIGID INSULATION.
 15. WATERPROOF MEMBRANE.
 16. WEEP SCREED PER EIFS MFR.
 17. 24GA. BRAKE METAL FLASHING W/ HEMMED DRIP EDGE FULLY SET IN SEALANT.
 18. SHIM.
 19. RIVET FASTENERS AT 8" O.C.



- KEYNOTES
1. STANDING SEAM METAL ROOF ASSEMBLY.
 2. B-DECK PER STRUCTURAL PLANS.
 3. 3/16" STEEL PLATE.
 4. BENT PLATE PER STRUCTURAL PLANS.
 5. HSS PER STRUCTURAL PLANS.
 6. 3 5/8" 18GA. METAL FRAMING.
 7. 5/8" GYP. BD. CEILING TYPE X.
 8. NOT USED.
 9. BACKER ROD AND SEALANT.
 10. STOREFRONT WINDOW ASSEMBLY.
 11. 24GA. BRAKE METAL LOCKING STRIP PER S.S. ROOF MFR.
 12. PRESSURE TREATED WOOD BLOCKING. ATTACH TO STEEL PLATE WITH SELF TAPPING FASTENERS AT 8" O.C.
 13. CLEAT.
 14. EIFS OVER 1" RIGID INSULATION.
 15. WATERPROOF MEMBRANE.
 16. WEEP SCREED PER EIFS MFR.
 17. 24GA. BRAKE METAL FLASHING W/ HEMMED DRIP EDGE FULLY SET IN SEALANT.
 18. SHIM.
 19. RIVET FASTENERS AT 8" O.C.



- KEYNOTES
1. 24GA. BRAKE METAL COPING PER S.S. ROOF MFR.
 2. CLIP PER S.S. ROOF MFR.
 3. Z-CLIP PER S.S. ROOF MFR.
 4. PRESSURE TREATED WOOD BLOCKING. ATTACHED TO STEEL PLATE WITH SELF TAPPING FASTENERS AT 8" O.C.
 5. CLEAT.
 6. EIFS OVER 1" RIGID INSULATION.
 7. WATERPROOF MEMBRANE.
 8. 5/8" GYP. BD. CEILING TYPE X.
 9. 3 5/8" 18GA. METAL FRAMING.
 10. RIVET FASTENERS PER S.S. ROOF MFR.
 11. STANDING SEAM METAL ROOF ASSEMBLY.
 12. CONTINUOUS SEALANT JOINT PER S.S. ROOF MFR.
 13. CONTINUOUS NEOPRENE GASKETING PER S.S. ROOF MFR.
 14. B-DECK PER STRUCTURAL PLANS.
 15. 3/16" STEEL PLATE.
 16. BENT PLATE PER STRUCTURAL PLANS.
 17. HSS PER STRUCTURAL PLANS.
 18. NOT USED.
 19. EXTRUTECH.



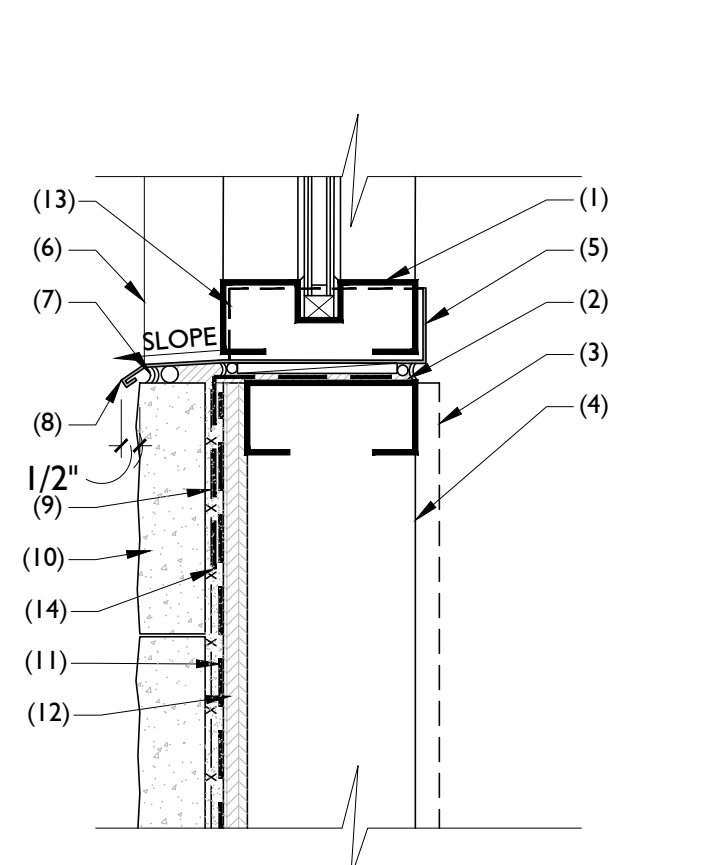
- KEYNOTES
1. COUNTERTOP & SPLASH (WHERE OCCURS): 3/4" PLYWOOD WITH QUARTZ QA-1 WITH RADIUS EDGE.
 2. DRAWER BOX: 1/2" MELAMINE SIDES. 1/4" MELAMINE BOTTOM. DRAWER SLIDES: ACCURIDE #2132 SLIDE 20" LONG.
 3. DRAWER FRONT: 3/4" PLYWOOD WITH MAPLE VENEER AND STAIN WD-1.
 4. FULL-ANVOROCK "BAY": 6-5/16" (160mm) CENTER-TO-CENTER PULL IN SATIN NICKEL.
 5. BACK: 1/4" PLYWOOD STAINED TO MATCH.
 6. DOOR: 3/4" PLYWOOD AT WITH MAPLE VENEER ALL SIDES AND STAIN WD-1.
 7. ADJUSTABLE SHELF: 3/4" PLYWOOD WITH MAPLE VENEER AND STAIN WD-1 ALL EXPOSED SIDES.
 8. CASE: 3/4" MELAMINE AT INTERIOR.
 9. HINGE: BLUM #77M580 (125" SELF-CLOSING FULL OVERLAY) BASE PLATE #175L8100.
 10. TOEKICK: 3/4" PLYWOOD WITH STAINED MAPLE VENEER.
 11. REF. INTERIOR ELEVATIONS FOR WHERE BACKSPLASH OCCURS.

9 S.S. MTL. ROOF-EDGE EV. @ ATTEND.
3" = 1'-0"

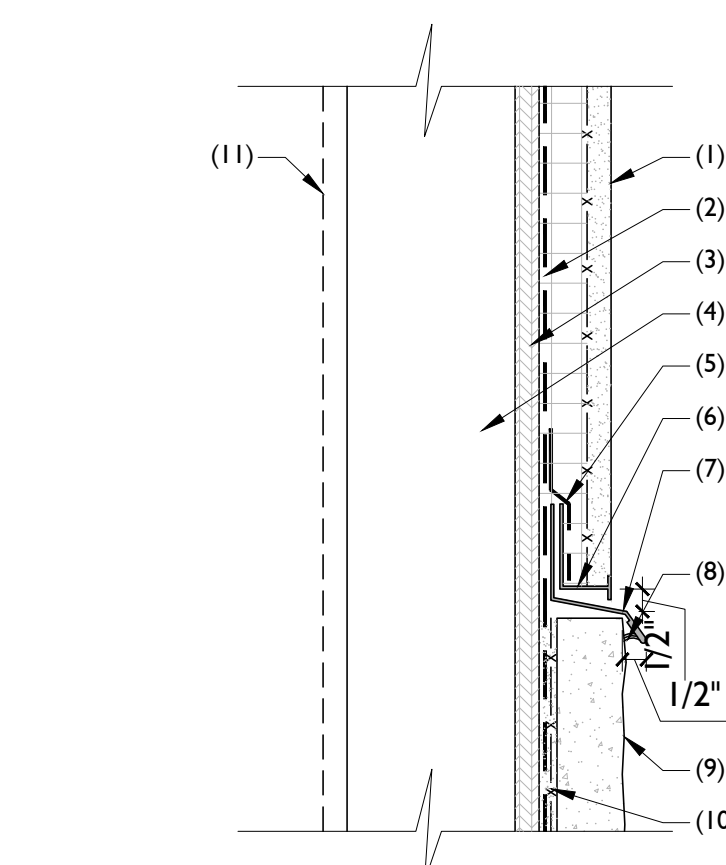
10 S.S. MTL. ROOF- LOW EAVE @ ATTEND.
3" = 1'-0"

11 S.S. MTL. ROOF- HIGH EAVE @ ATTEND.
3" = 1'-0"

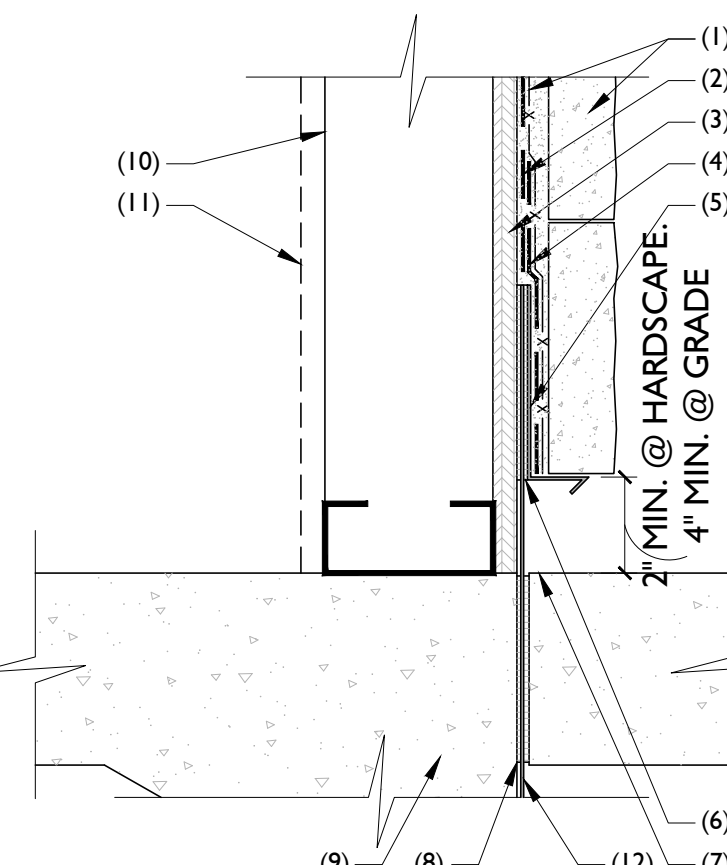
12 BASE CABINET
SCALE: 1" = 1'-0"



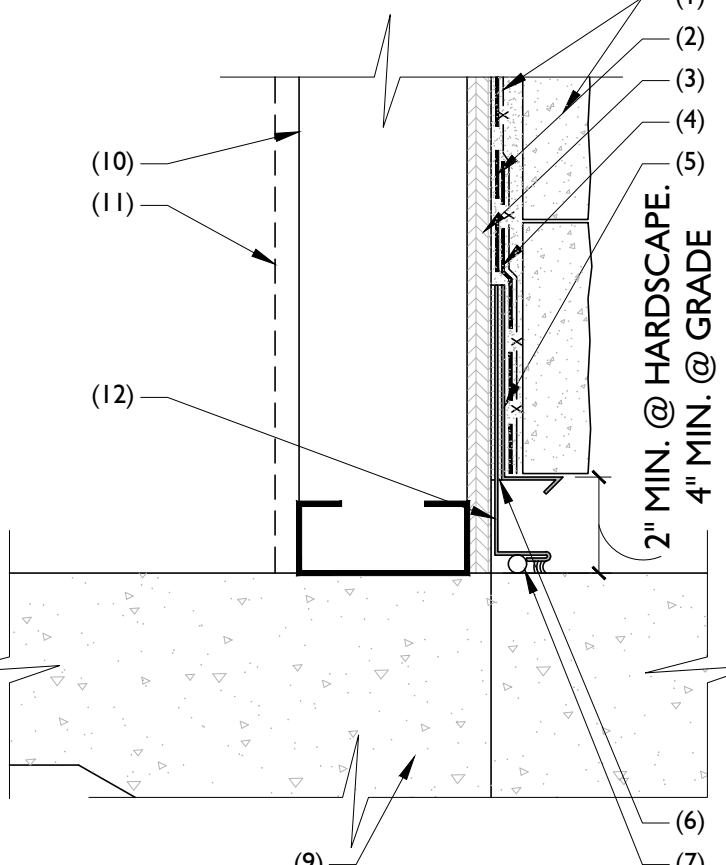
- KEYNOTES
1. STOREFRONT WINDOW ASSEMBLY.
 2. FULLY SET IN SEALANT.
 3. EXTRUTECH WALL PANEL.
 4. 3 5/8" 18GA. METAL FRAMING.
 5. ALUMINUM SILL PAN FLASHING WITH END DAMS TURNED UP AT ENDS. ALL SEALS TO BE COMPLETELY WELDED AND WATER TIGHT.
 6. ALUMINUM JAMB BEYOND.
 7. CONTINUOUS BACKER ROD @ SEALANT.
 8. 18GA. ALUMINUM SILL W/ HEMMED DRIP EDGES.
 9. METAL LATH PER STONE VENEER MFR.
 10. STONE VENEER OVER THINSET MORTAR.
 11. WATERPROOF MEMBRANE.
 12. 1/2" CDX.
 13. ALUMINUM END DAMS.
 14. SELF-ADHERING FLASHING TO WRAP ROUGH OPENING.



- KEYNOTES
1. EIFS OVER 1" RIGID INSULATION.
 2. WATERPROOF MEMBRANE.
 3. 1/2" CDX.
 4. 3 5/8" 18GA. METAL FRAMING.
 5. SELF ADHERING MEMBRANE FLASHING.
 6. WEEP SCREED PER EIFS MFR.
 7. 24GA. BRAKE METAL FLASHING W/ HEMMED DRIP EDGE FULLY SET IN SEALANT.
 8. CONTINUOUS SEALANT JOINT.
 9. STONE VENEER OVER THINSET MORTAR.
 10. METAL LATH.
 11. EXTRUTECH WALL PANEL.



- KEYNOTES
1. STONE VENEER OVER THINSET MORTAR.
 2. WATERPROOF MEMBRANE.
 3. 1/2" CDX.
 4. SELF ADHERING MEMBRANE FLASHING.
 5. WEEP SCREED PER EIFS MFR.
 6. SEALANT JOINT.
 7. CONCRETE HANDSCAPE PER CIVIL PLANS.
 8. FIBROUS EXPANSION JOINT.
 9. CONCRETE SLAB PER STRUCTURAL PLANS.
 10. 3 5/8" 18GA. METAL FRAMING.
 11. EXTRUTECH WALL PANEL.
 12. 18GA. BRAKE METAL FLASHING EXTEND 6" ABOVE AND BELOW F.F.E. FULLY SET IN SEALANT.



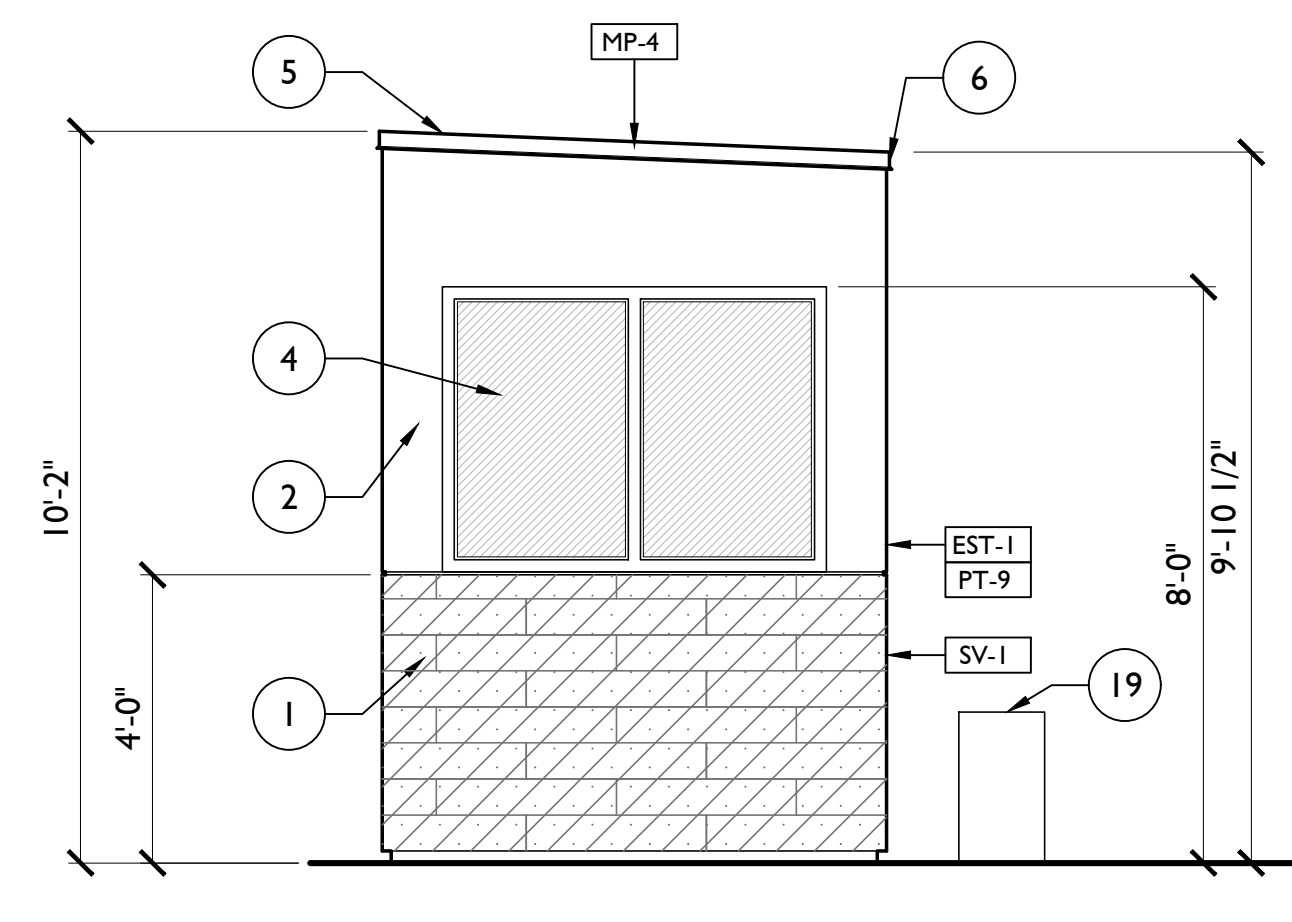
- KEYNOTES
1. STONE VENEER OVER THINSET MORTAR.
 2. WATERPROOF MEMBRANE.
 3. 1/2" CDX.
 4. SELF ADHERING MEMBRANE FLASHING.
 5. WEEP SCREED PER EIFS MFR.
 6. SEALANT JOINT.
 7. CONTINUOUS BACKER ROD AND SEALANT.
 8. NOT USED.
 9. CONCRETE SLAB PER STRUCTURAL PLANS.
 10. 3 5/8" 18GA. METAL FRAMING.
 11. EXTRUTECH WALL PANEL.
 12. 18GA. BRAKE METAL FLASHING WITH HEMMED DRIP EDGE. FULLY SET IN SEALANT.

13 STORFT. WIND. SILL @ ATTEND. HUT
3" = 1'-0"

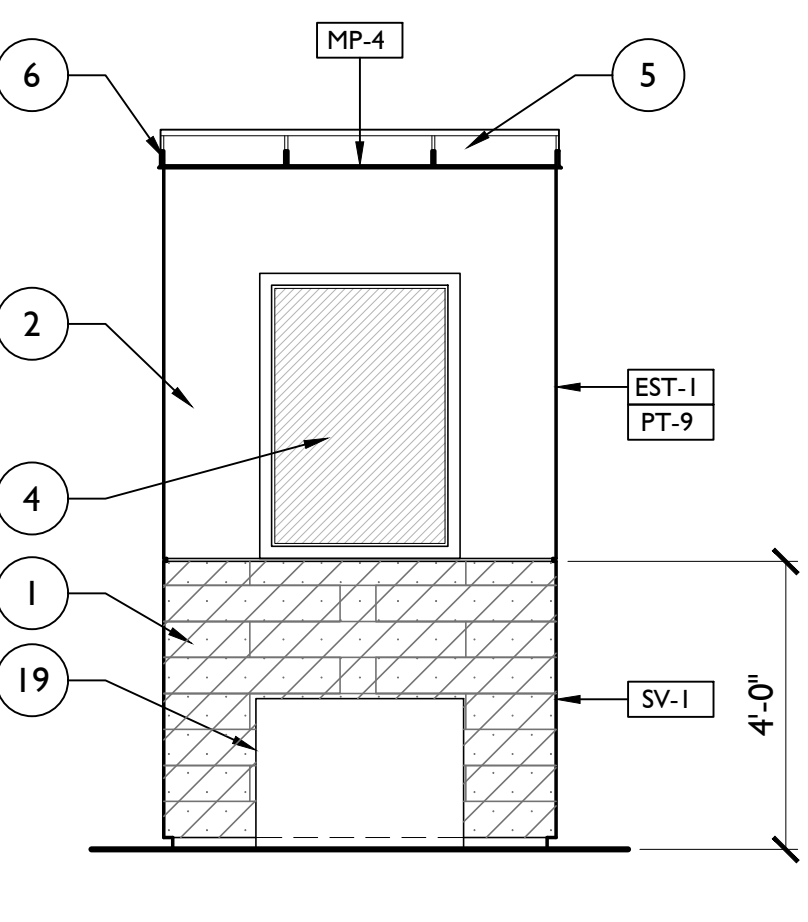
14 EIFS TRANS. @ STONE @ ATTEND. HUT
3" = 1'-0"

15 FRAME WALL BASE @ ATTEND. HUT
3" = 1'-0"

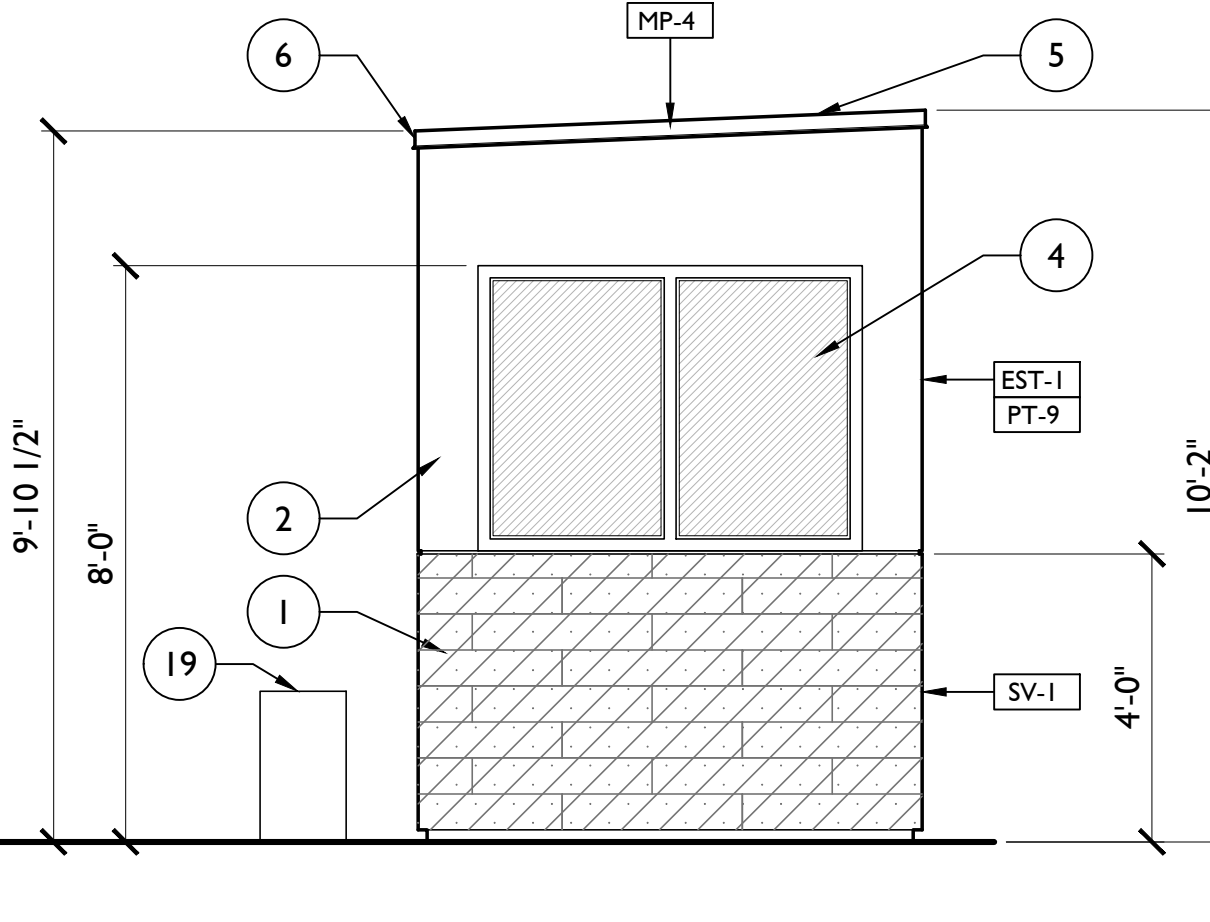
16 FRAME WALL BASE @ ATTEND. HUT
3" = 1'-0"



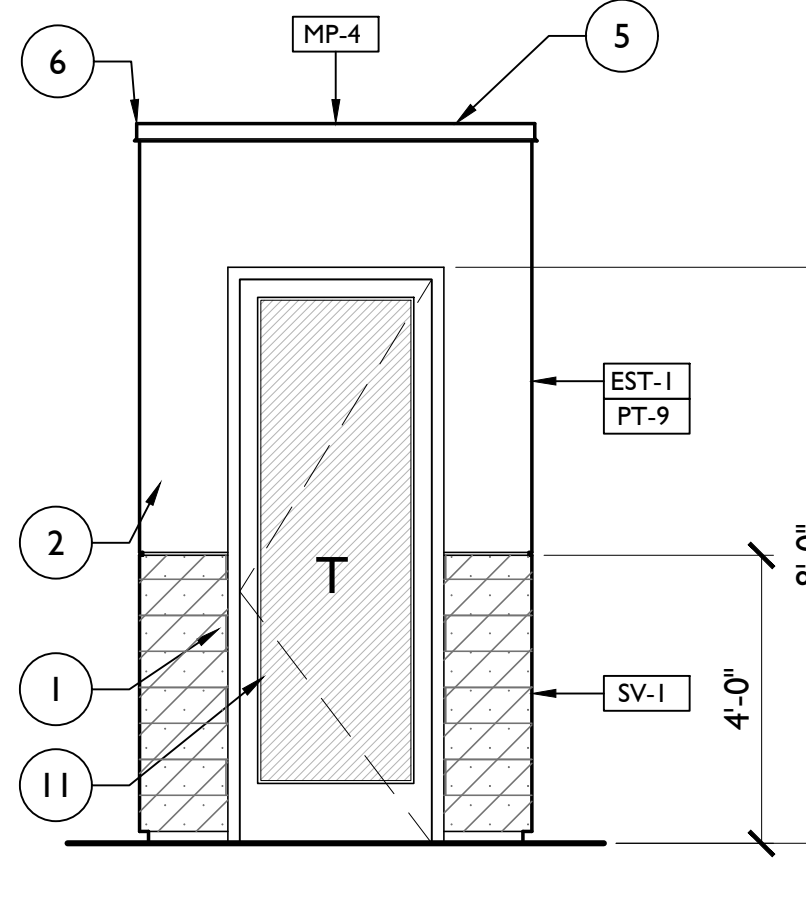
8 ELEVATION
SCALE 3/8" = 1'-0"



7 ELEVATION
SCALE 3/8" = 1'-0"



6 ELEVATION
SCALE 3/8" = 1'-0"

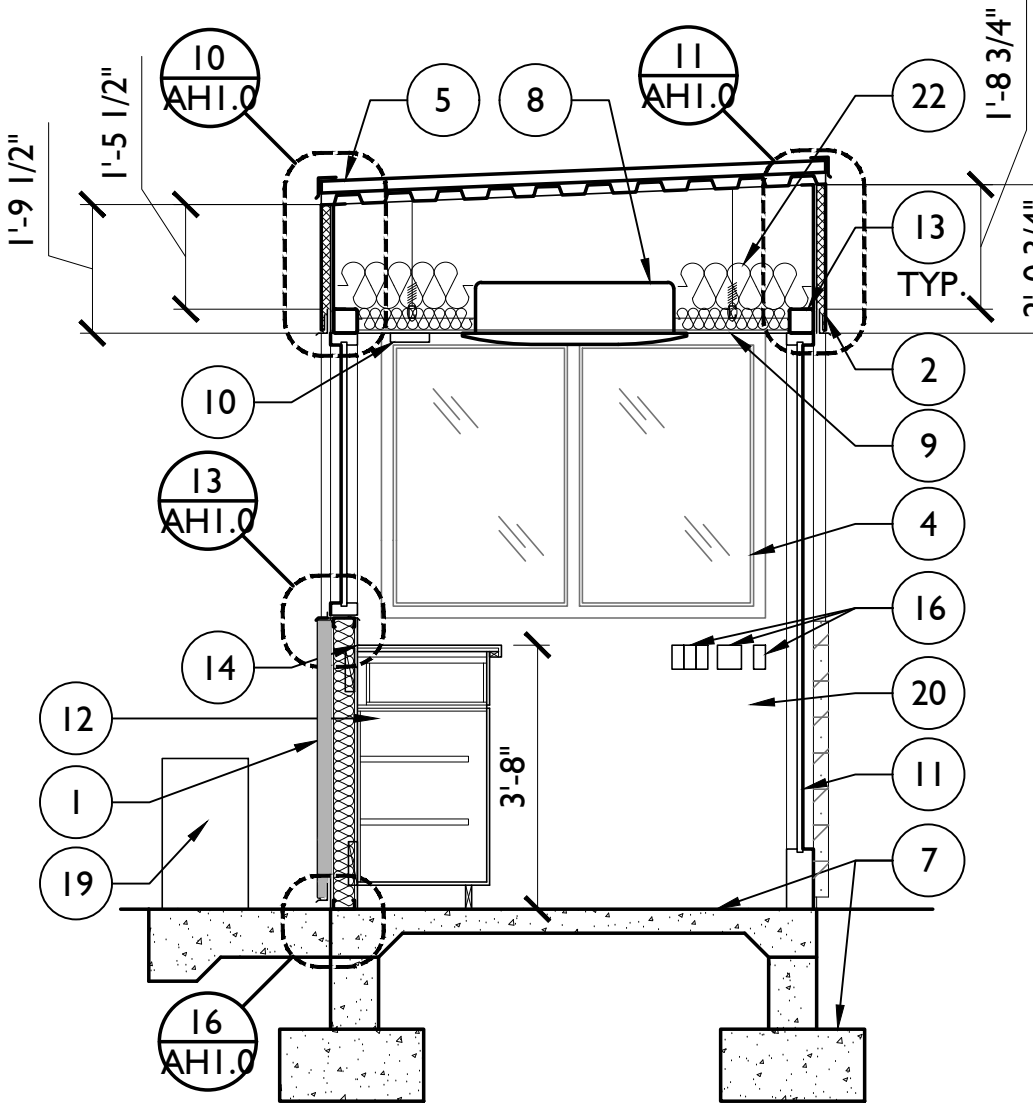


5 ELEVATION
SCALE 3/8" = 1'-0"

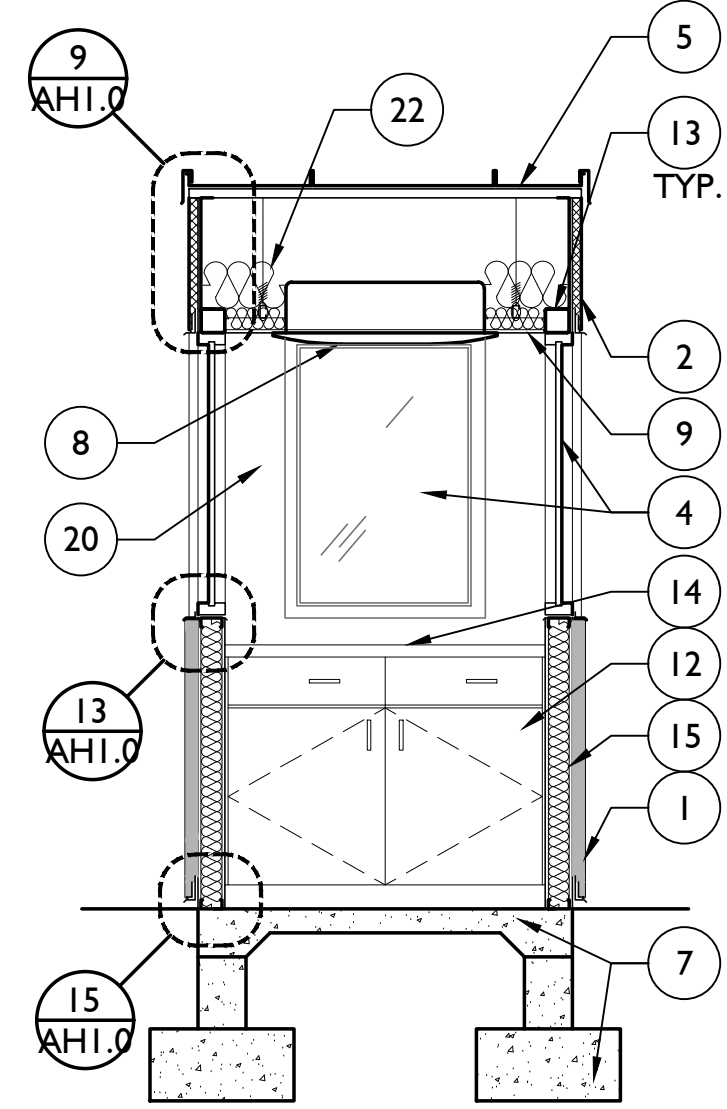
ATTENDANT SHELTER KEYNOTES: #

1. MANUFACTURED STONE VENEER FINISH. REFERENCE DETAILS, SPECIFICATIONS FOR MORE INFORMATION.
2. EIFS WALL FINISH. PAINT FINISH AS INDICATED. REFERENCE FLOOR PLAN, DETAILS, SPECIFICATIONS FOR MORE INFORMATION.
3. HSS 4 x 4 STEEL COLUMN REFERENCE STRUCTURAL PLANS.
4. ALUMINUM STOREFRONT WINDOW SYSTEM TYP. REFERENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
5. PRE-FINISHED 24GA STANDING SEAM METAL ROOF OVER B-DECK PER ROOF PLAN / DETAILS.
6. PRE-FINISHED METAL DRIP EDGE / CLOSURE PER METAL ROOF MANUFACTURER.
7. CONCRETE SLAB AND FOUNDATION PER STRUCTURAL PLANS.
8. CEILING RECESSED AC UNIT. REFERENCE MECHANICAL, ELECTRICAL PLANS FOR MORE INFORMATION. COORDINATE MANUFACTURER'S REQUIREMENTS PRIOR TO ROUGH-IN AND INSTALLATION.
9. PAINTED 5/8" GYP.BD. CEILING ASSEMBLY TYPE X.
10. SURFACE MOUNTED LIGHT PER ELECTRICAL PLANS.
11. STOREFRONT DOOR WITH SURFACE MOUNTED OVERHEAD CLOSER AND FULL MORTISED LOCK AND HANDLE SET PER BUILDING STANDARDS.
12. MELAMINE CABINET W/ DRAWERS.
13. HSS 4 x 4 STEEL BEAM REFERENCE STRUCTURAL PLANS.
14. 2'-0" DEEP SOLID SURFACE COUNTERTOP, QA-1, OVER BASE CABINET. PROVIDE BLOCKING IN WALL. REFERENCE SIMILAR DETAIL 12/AH1.0.
15. 3 5/8" 18GA. METAL FRAMING @ 24" O.C. MIN. PROVIDE R15 MIN. HIGH DENSITY BATT INSULATION.
16. IN-WALL OUTLET, SWITCH AND DATA. REFER TO ELECTRICAL PLANS.
17. CORE DRILL 2" DIA. ACCESS HOLES IN COUNTERTOP.
18. CONCRETE SLAB. REFERENCE STRUCTURAL PLANS FOR MORE INFORMATION.
19. OUTDOOR UNIT. REFERENCE MECHANICAL, ELECTRICAL PLANS. COORDINATE MANUFACTURER'S REQUIREMENTS PRIOR TO ROUGH-IN AND INSTALLATION.
20. EXTRUTECH WALL PANEL OVER 1/2" CDX.
21. 12"x24" CEILING ACCESS PANEL.
22. R-38 MIN. FIBERGLASS BATT INSULATION AT CEILING.

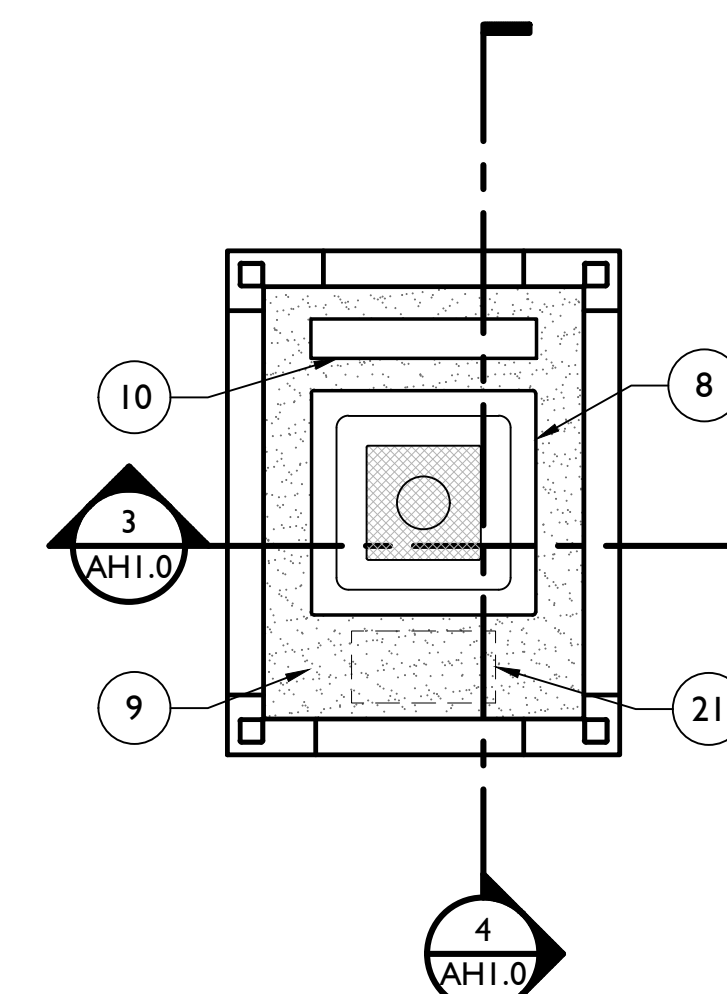
NOTE:
FOR GENERAL STRUCTURAL NOTES, SHOP DRAWINGS, AND SPECIAL INSPECTION REQUIREMENTS, REFERENCE BUILDING PLANS IN THIS DRAWING SET.



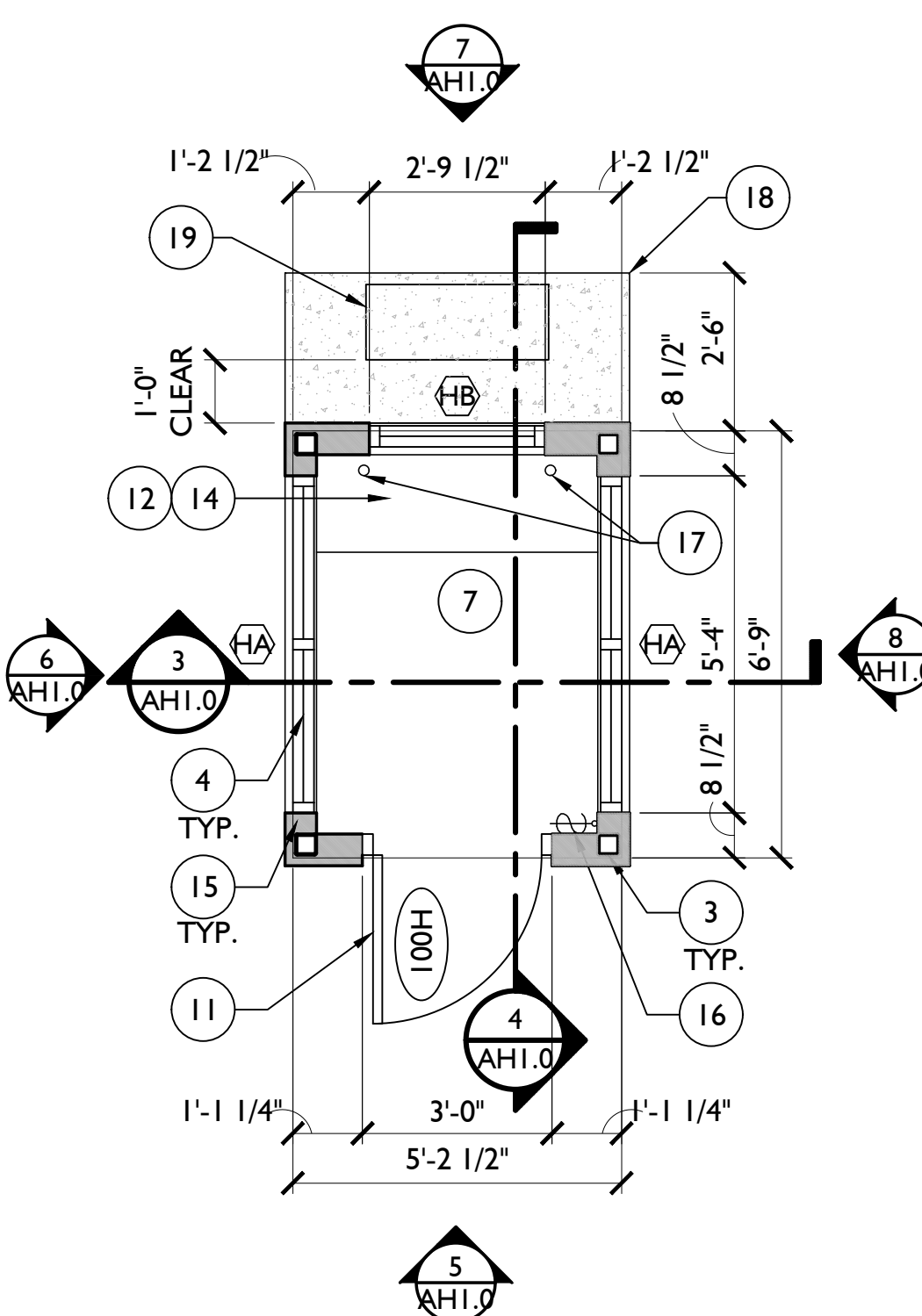
4 SECTION
SCALE 3/8" = 1'-0"



3 SECTION
SCALE 3/8" = 1'-0"



2 RCP
SCALE 3/8" = 1'-0"

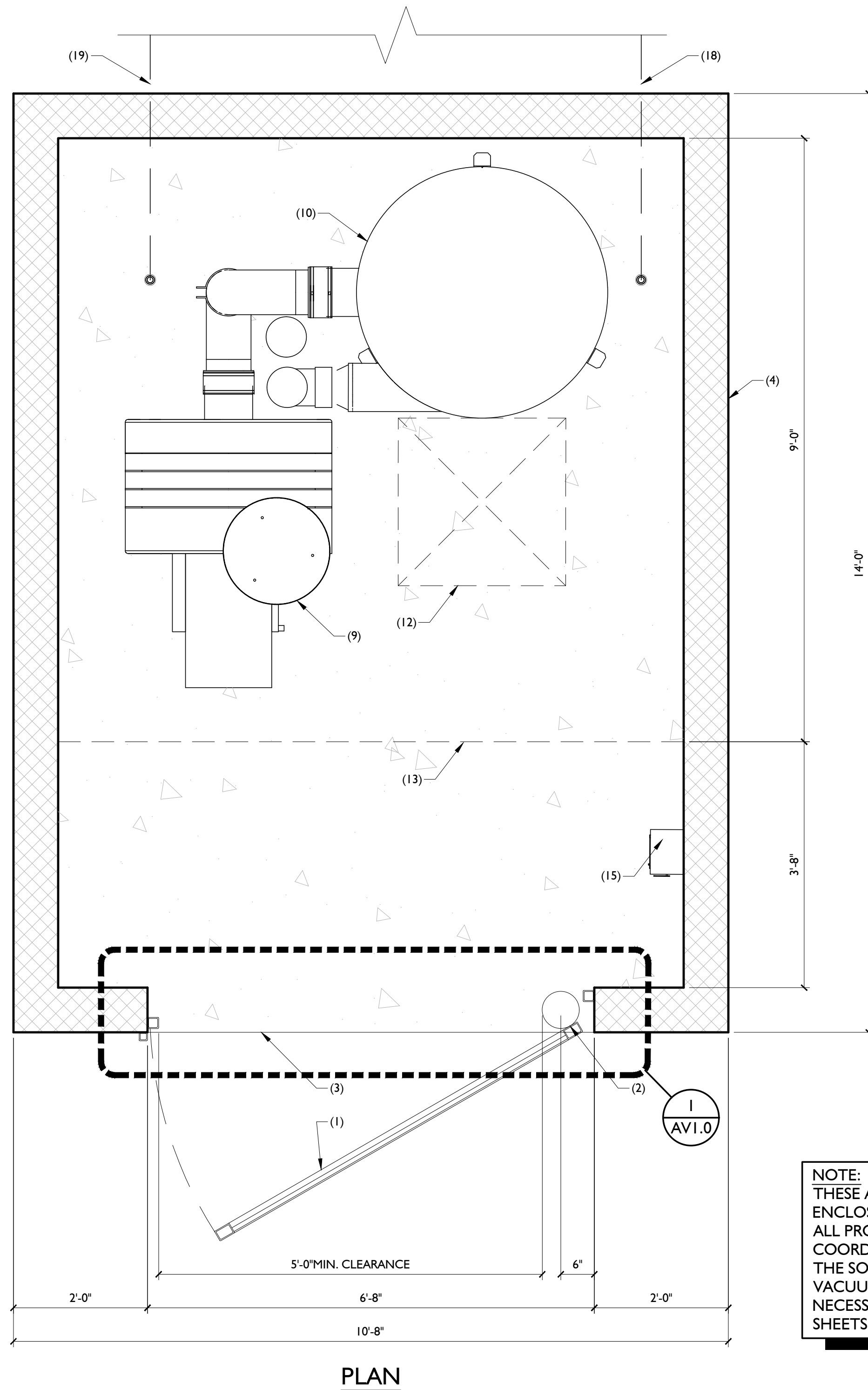
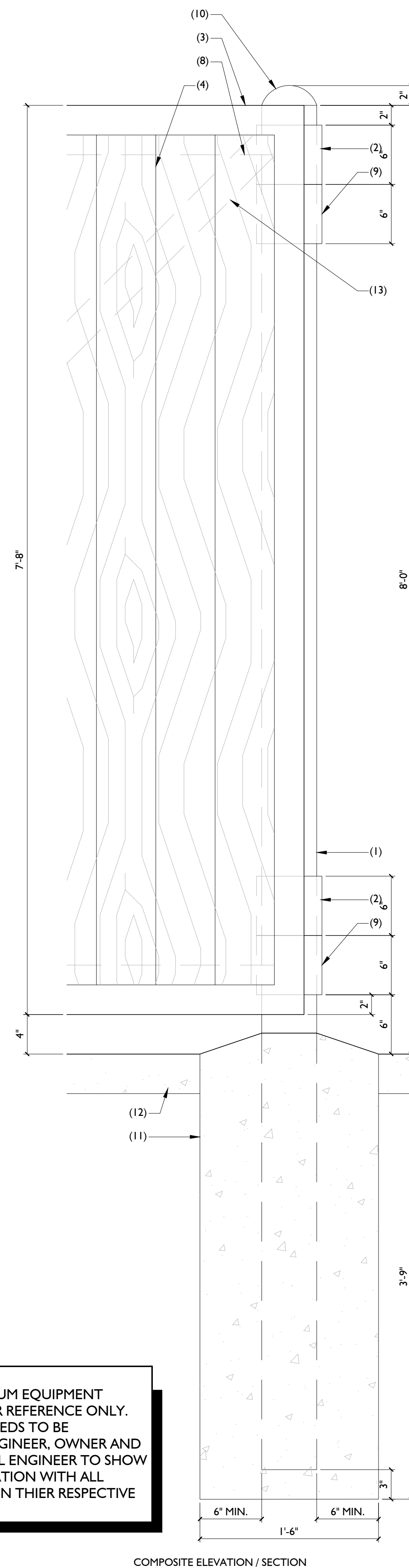
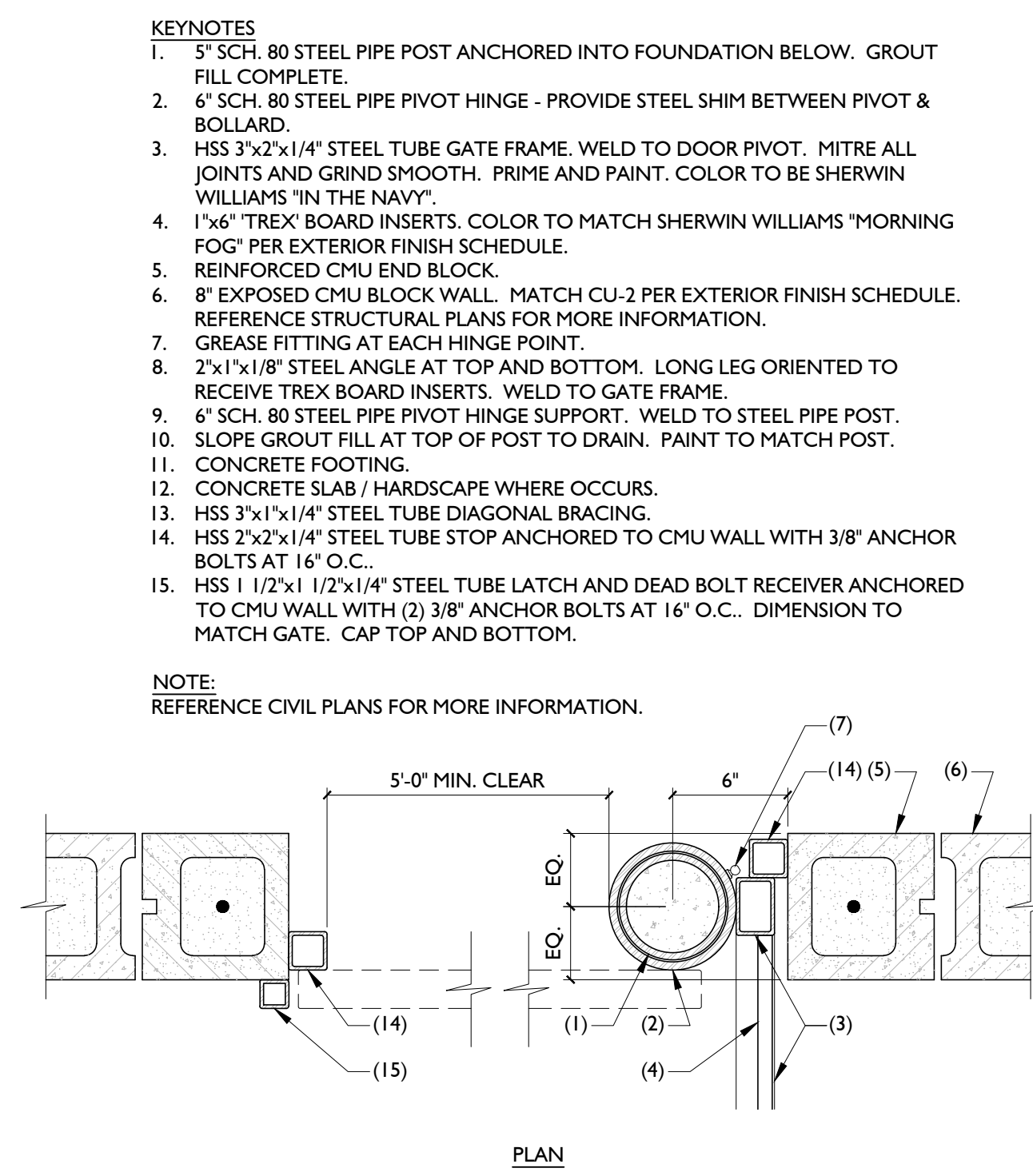
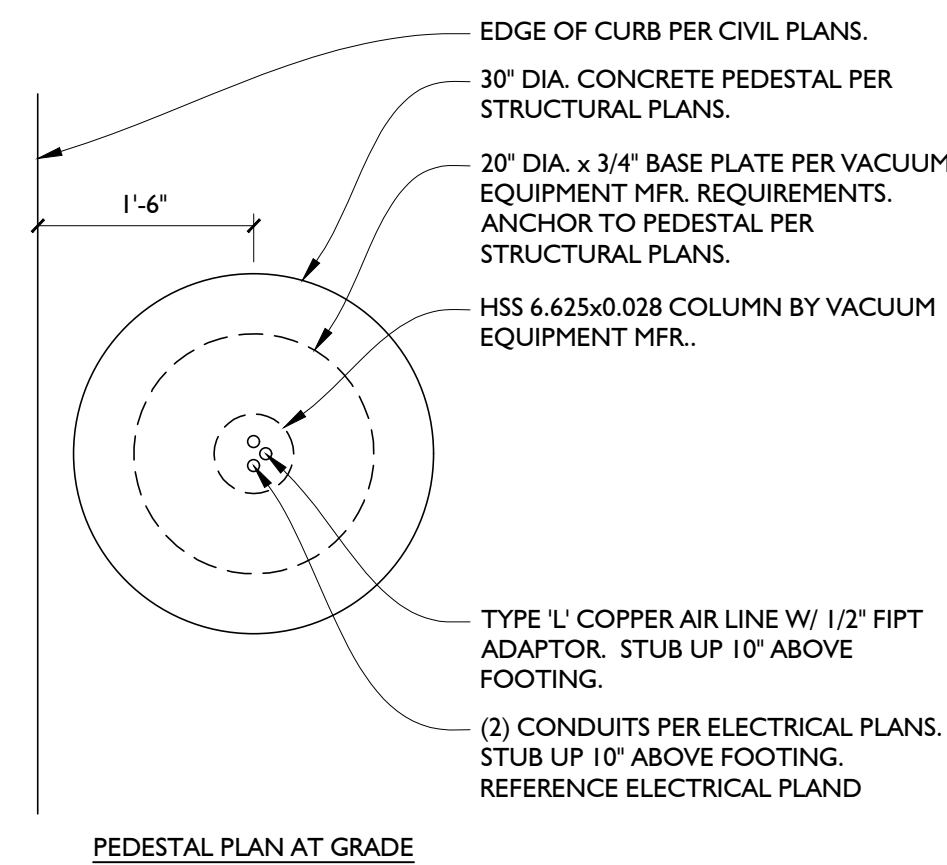
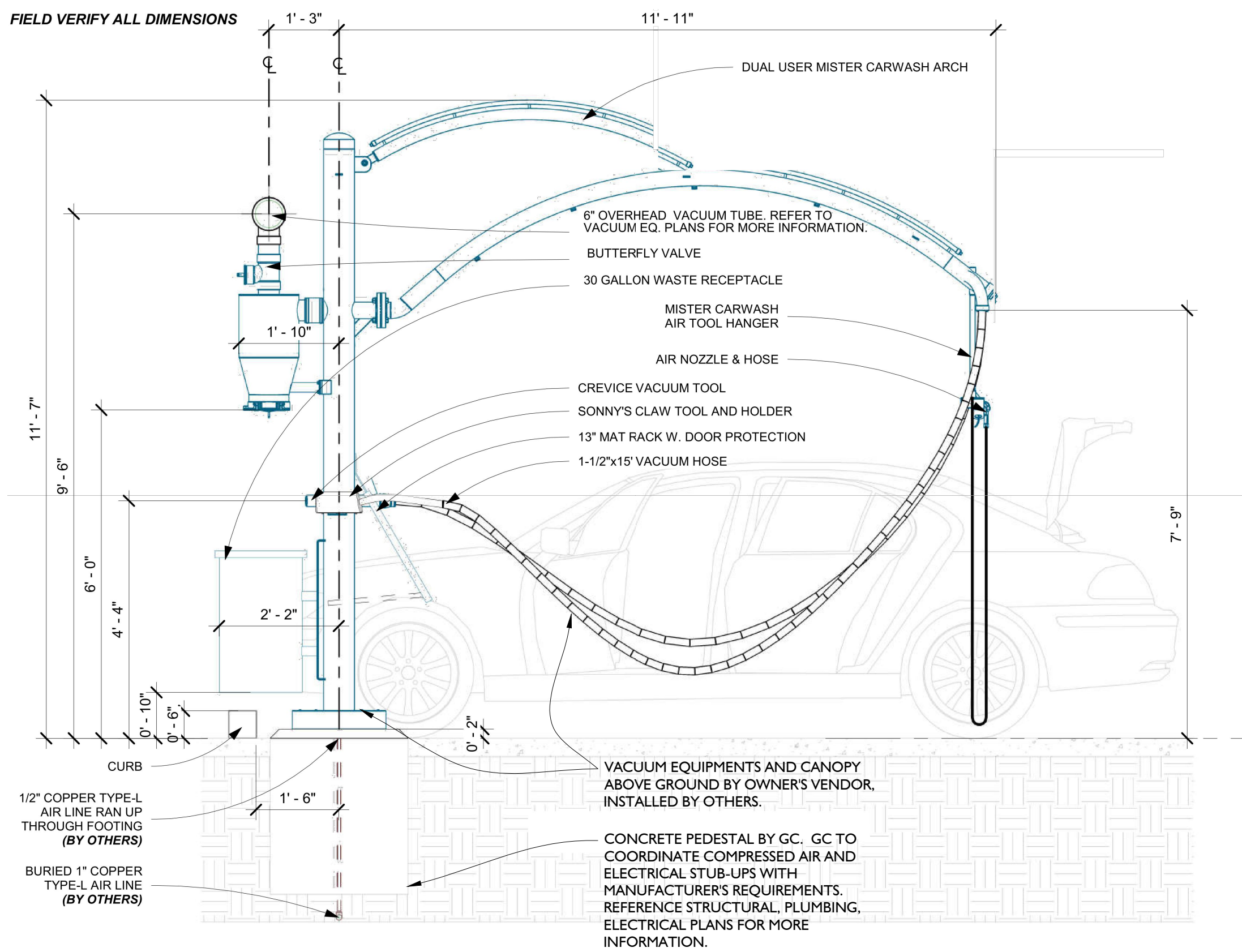


1 FLOOR PLAN
SCALE 3/8" = 1'-0"



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09.01.23

NEW SHEET

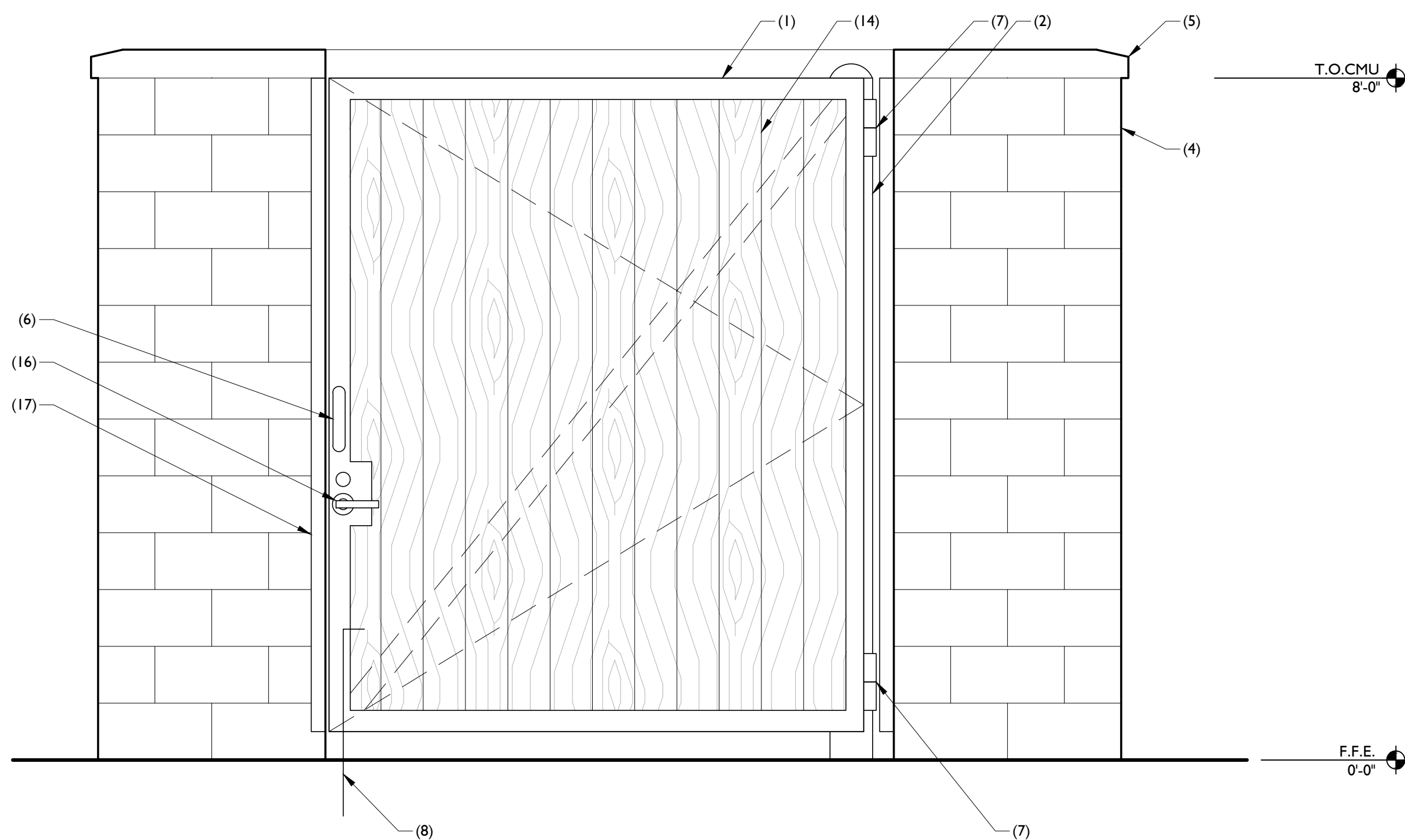


NOTE: THESE ARE TYPICAL SITE DETAILS. VACUUM EQUIPMENT ENCLOSURE DETAILS ARE INTENDED FOR REFERENCE ONLY. ALL PROJECT SPECIFIC INFORMATION NEEDS TO BE COORDINATED WITH THE G.C., CIVIL ENGINEER, OWNER AND THE SOILS INVESTIGATION REPORT. CIVIL ENGINEER TO SHOW VACUUM EQUIPMENT ENCLOSURE LOCATION WITH ALL NECESSARY DIMENSIONS AND DETAILS ON THEIR RESPECTIVE SHEETS.

4 VACUUM STATION ELEVATION AND PEDESTAL DETAIL

NOT TO SCALE

- KEYNOTES
- VACUUM ENCLOSURE GATE: 2"x3" TUBE STEEL FRAME. PRIME AND PAINT. COLOR TO BE SHERWIN WILLIAMS "IN THE NAVY" PER EXTERIOR FINISH SCHEDULE.
 - 5" SCHED. 80 GATE POSTS FILLED WITH CONCRETE. PRIME AND PAINT. COLOR TO BE SHERWIN WILLIAMS "IN THE NAVY" PER EXTERIOR FINISH SCHEDULE.
 - 6" SLAB ON GRADE WITH REBAR REINFORCING WITHIN ENCLOSURE AND AT APRON.
 - 8" EXPOSED CMU BLOCK WALL. MATCH CU-2 PER EXTERIOR FINISH SCHEDULE. REFERENCE STRUCTURAL PLANS FOR MORE INFORMATION.
 - 4" CONCRETE CAP.
 - STEEL HANDLE WELDED TO GATE FRAME.
 - 6" SCHED. 80 STEEL PIPE HINGE. TYP. OF (2). PRIME AND PAINT. COLOR TO BE SHERWIN WILLIAMS "IN THE NAVY" PER EXTERIOR FINISH SCHEDULE.
 - CLOSER HASP.
 - TURBINE ASSEMBLY PER VACUUM EQUIPMENT MANUFACTURER.
 - VACUUM FILTER SEPARATOR. SIZE VARIES.
 - 30"x30" CLEARANCE.
 - VACUUM EQUIPMENT SPACE REQUIREMENT. VERIFY WITH MANUFACTURER.
 - 1"x6" TREX BOARD INSERTS. COLOR TO MATCH SHERWIN WILLIAMS "MORNING FOG" PER EXTERIOR FINISH SCHEDULE.
 - DISCONNECT PER VACUUM EQUIPMENT MANUFACTURER. VERIFY EXACT LOCATION IN FIELD.
 - DOOR HANDLE AND DEAD BOLT PER DOORHARDWARE SET 6.
 - ENTRANCE LOCK: ND93PD X SPA 626 (SCH), FLUSH BOLT: FB319 626 (IVE); COORD.: COR-FL X MTG. BRKTS. 628 (IVE).
 - HSS 1 1/2"x1 1/2"x1/4" STEEL TUBE LATCH AND DEAD BOLT RECEIVER ANCHORED TO CMU WALL WITH (2) 3/8" ANCHOR BOLTS AT 16" O.C.. DIMENSION TO MATCH GATE. CAP TOP AND BOTTOM.
 - (1) 3/4" PVC CONDUIT UNDERGROUND FROM EACH VACUUM EQUIPMENT SEPARATOR SENSOR TO T.C.C.. VERIFY EXACT NUMBER AND LOCATION IN FIELD WITH VACUUM EQUIPMENT SHOP DRAWINGS, OWNER. REFERENCE CONDUIT PLAN Q2.2.
 - (1) 3/4" PVC CONDUIT UNDERGROUND FROM EACH VACUUM EQUIPMENT SEPARATOR MOTOR TO M.C.C.. VERIFY EXACT LOCATION IN FIELD WITH VACUUM EQUIPMENT SHOP DRAWINGS. REFERENCE CONDUIT PLAN Q2.2.



GATE SIDE ELEVATION

2 VACUUM EQUIPMENT ENCLOSURE

3/4" = 1'-0"

NOTE: THESE DOCUMENTS ESTABLISH THE GENERAL STANDARDS OF QUALITY AND DETAIL FOR DEVELOPING A NEGOTIATED CONSTRUCTION CONTRACT.

VACUUM EQUIPMENT ENCLOSURE PLANS AND DETAILS



Mister Car Wash CA1028
ORCHARD PARK - 130.WI.M
2441 W. Vineyard Ave.
Oxnard, CA 93036

711 East 9th Street
Tulsa, OK 74103
505.463.9335
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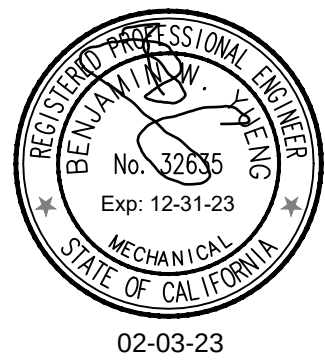


Project 22030
Date 07.11.23
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AVI.0

1 VAC. ENCLOSURE GATE

1 1/2" = 1'-0"



Revisions

PLUMBING SCHEDULES



Mister Car Wash CA1028
ORCHARD PARK - 130.W1.M
2441 W. Vineyard Ave.
Oxnard, CA 93036

711 East 9th Street
Tucson, AZ 85710
www.a23studios.com



22030

Date 01.27.23

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9000 E. Pima Center Pkwy
Suite 320
Scottsdale, AZ 85258
PH: 480-566-2265
www.imegcorp.com
IMEG #

P3.1

PLUMBING FIXTURE SPECIFICATIONS	
MARK	DESCRIPTION
P-1	WATER CLOSET (ACCESSIBLE) - KOHLER "HIGHLINE" #K-3493, PRESSURE ASSISTED 1.28 GAL PER FLUSH MAXIMUM VITREOUS CHINA, TANK TYPE WATER CLOSET WITH ADA COMPLIANT HIGH BOWL. PROVIDE CHURCH #3500SSC SELF-SUSTAINING CHECK HINGES, OPEN FRONT SEAT & MCGUIRE CHROME PLATED LOOSE KEY ANGLE STOP & SUPPLY. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS PRIOR TO ROUGH-IN.
P-2	LAVATORY (ACCESSIBLE) - BRADLEY "VERGE" #LVQD1, WALL HUNG LAVATORY WITH AUTOMATIC SOAP DISPENSER AND 1200W HAND-DRYER. FAUCET: "WASHBAR" WB1 INTEGRATED INTO LAVATORY (0.5 GPM, 0.25 GALS. MAX PER CYCLE) & INTEGRATED TRENCH DRAIN WITH STAINLESS STEEL DRAIN CAP. CHROME PLATED "P" TRAP. PROVIDE ASSE 1070 CERTIFIED THERMOSTATIC MIXING VALVE EQUAL OF WATTS MODEL #LFUSG-B WITH 3/8" FITTINGS. BOWL AND WASHBAR FINISH PER ARCHITECT.
P-3	SINK - HOUSER PNL-3600-1 MOEN M-DURAB138, UNDERMOUNT, STAINLESS STEEL, 1-COMPARTMENT. FAUCET: DELTA #175-DST FAUCET WITH 1.8 GPM @ 60 PSI AERATOR & SPRAY, #LK-3S STAINLESS STEEL BASKET STRAINER, MCGUIRE CHROME PLATED, LOOSE KEY ANGLE STOPS & SUPPLIES & CAST BRASS "P" TRAP. PROVIDE ASSE 1070 CERTIFIED THERMOSTATIC MIXING VALVE EQUAL OF WATTS MODEL #LFUSG-B WITH 3/8" FITTINGS.
P-4	ELECTRIC WATER COOLER (ACCESSIBLE) - ELKAY #LSTLBWLK TWO STATION, BARRIER FREE ACCESS WITH WATERSENTRY VII FILTER SYSTEM. 8.0 GPH OF 50°F WATER BASED ON 90°F AMBIENT. 4.0 FLA, 120/1/60. PROVIDE "P" TRAP AND MCGUIRE CHROME PLATED LOOSE KEY ANGLE STOP & SUPPLY. MOUNT TO ADA REQUIREMENTS. REFRIGERANT SHALL BE NON-CFH/NON-HCFc.
P-5	MOP SINK - FIAT #MSB-2424 MOP SERVICE BASIN, 24"x24", #231 WHITEDRIFT. FAUCET: FIAT CHROME PLATED SERVICE FAUCET #830-AA WITH VACUUM BREAKER, HOSE AND HOSE BRACKET #832-AA, MOP HANGER #889-CC AND VINYL BUMPER GUARD #E-77-AA.
P-6	WASHER BOX - WATER TITE #W2700 HA WASHING MACHINE OUTLET BOX WITH WASTE CONNECTION, (2) BRASS QUARTER TURN VALVES WITH HOSE END AND INTEGRAL WATER HAMMER ARRESTORS.
P-7	COFFEE MACHINE - OWNER FURNISHED.
FD-1	FLOOR DRAIN - JAY R. SMITH #2005-BP, COATED CAST IRON BODY, ADJUSTABLE 5" ROUND NIKALOY STRAINER WITH TRAP SEAL EQUAL OF PROVENT "TRAP GUARD".
FS-1	FLOOR SINK - JAY R. SMITH #3130, 12"x12"x10" DEEP WITH NO GRATE.
RD/OD-1	ROOF DRAIN - FPM #850-4N (3N), COATED CAST IRON BODY & DOME STRAINERS COMBINATION ROOF DRAIN AND OVERFLOW DRAIN.
RBPB	REDUCED PRESSURE BACKFLOW PREVENTER, WATTS #LF009-QT WITH INLET AND OUTLET BALL VALVES
HB-1	HOSE BIBB (WALL HYDRANT) - WOODFORD MODEL B65, FREEZE RESISTANT, RECESSED BRONZE BOX WITH COVER, 3/4" HOSE VALVE, INTEGRAL VACUUM BREAKER, ROUGH CHROME FINISH, TEE HANDLE DOOR KEY / VALVE OPERATOR.
HB-2	HOSE BIBB - WOODFORD MODEL 24, ANTI SIPHON, 3/4" HOSE VALVE, INTEGRAL VACUUM BREAKER, ROUGH CHROME FINISH, WHEEL HANDLE AND LOOSE TEE KEY.
TD1	TRENCH DRAIN - CAST-IN PLACE TRENCH DRAIN. REFER TO ARCHITECTURAL AND STRUCTURAL FOR ADDITIONAL REQUIREMENTS.

PLUMBING FIXTURE SCHEDULE								
MARK	FIXTURE	ROUGH-IN (INCHES)					REMARKS	
		C.W.	TW	HW	V	S/W		
P-1	WATER CLOSET	1/2	-	-	2	4	-	FLOOR MOUNT - ACCESSIBLE
P-2	LAVATORY	1/2	-	1/2	1 1/2	2	1 1/4 X 1 1/2	WALL HUNG
P-3	SINK	1/2	-	1/2	1 1/2	2	-	UNDERMOUNT, ACCESSIBLE
P-4	WATER COOLER	1/2	-	-	1 1/2	2	-	ACCESSIBLE
P-5	MOP SINK	3/4	-	3/4	2	3	-	FLOOR MOUNT
P-6	WASHER BOX	3/4	-	3/4	2	2	-	
FD-1	FLOOR DRAIN	-	-	-	1 1/2	2	-	SIZE AS SHOWN UNLESS NOTED OTHERWISE
FS-1	FLOOR SINK	-	-	-	1 1/2	2	-	SIZE AS SHOWN UNLESS NOTED OTHERWISE
RD-1	ROOF DRAIN	-	-	-	-	-	-	REFER TO DWGS. FOR EXACT SIZES
ORD-1	OVERFLOW DRAIN	-	-	-	-	-	-	REFER TO DWGS. FOR EXACT SIZES
HB-1	HOSE BIBB	3/4						
HB-2	HOSE BIBB	3/4						
PROVIDE STOPS ON ALL FIXTURES NOT FURNISHED WITH INTEGRAL STOPS. REFER TO PLANS FOR TEMPERED/HOT WATER LOCATIONS.								

PLUMBING FIXTURE SCHEDULE		
MARK	DESCRIPTION	DRAINAGE FIXTURE UNITS (DFU)
P-1	WATER CLOSET	4
P-2	LAVATORY	1 **
P-3	SINK	2
P-4	WATER COOLER	0.5 PER BUBBLER
P-5	MOP SINK	3
P-6	WASHER BOX	3
FD-1	FLOOR DRAIN	*
FS-1	FLOOR SINK	2
* - EMERGENCY FIXTURES HAVE (0) FIXTURE UNITS		
** - FOR LAVATORIES IN GROUPS OF 2 OR 3, THE GROUP OF LAVATORIES SHALL BE WORTH 2 DFU.		

EXPANSION TANK SCHEDULE							
MARK	MANUFACTURER MODEL	LOCATION	TANK VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	AIR PRE-CHARGE (PSI)	OPERATING WEIGHT (LBS)	NOTES
ET 1	AMTROL ST-12	JANITOR	4.4	3.2	150	-	1, 2
1. BLADDER TYPE. 2. 150 PSI WORKING PRESSURE FOR POTABLE HOT WATER USE. 3. MOUNT ON 4" HOUSEKEEPING PAD. 4. APPLICATION PER FDA REQUIREMENTS.							

DOMESTIC WATER SIZING CALCULATIONS	
CONNECTED WATER SUPPLY FIXTURE UNITS = 27 WSFU = 22 GPM DEMAND	
CAR WASH EQUIPMENT DEMAND = 49 GPM	
TOTAL GPM DEMAND = 71 GPM	
AVAILABLE WATER PRESSURE (AFTER METER AND BACKFLOW LOSSES) = 50 PSI *	
DEVELOPED LENGTH (WITHIN BUILDING) =	115 FEET
ADD 50% (ELBOW, VALVES)	58 FEET
EQUIVALENT LENGTH =	173 FEET
PSI LOSS: 50 - (25 + (15 x 0.43)) = 18.55 PSI	
18.55 x 100 / 173 = 10.7 PSI PER 100 FEET ALLOWABLE	
PIPING SIZED AT 6.0 PSI PER 100 FEET.	
*AVAILABLE WATER PRESSURE BASED ON ASSUMPTION. CONTRACTOR TO VERIFY ACTUAL PRESSURE PRIOR TO COMMENCING WORK. ENGINEER TO BE NOTIFIED IF AVAILABLE PRESSURE IS LESS THAN ASSUMED OR GREATER THAN 80 PSI	

SEWER DEMAND CALCULATIONS		
TYPE OF FLOW	DEMAND	UNIT OF MEASURE
AVERAGE DAILY FLOW	10,000 MINIMUM	GALLONS PER DAY
PEAK DAILY FLOW	19,200 MAXIMUM	GALLONS PER DAY
VALUES IN THIS TABLE ARE BASED ON TYPICAL CALCULATED WATER USAGE FOR FULL SERVICE CAR WASH		
19,200 GPD MAXIMUM DAILY FLOW FOR AN 8 HOUR DAY = 40 GPM MAXIMUM DAILY FLOW		

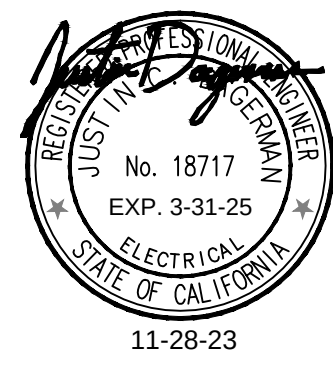
SAND/OIL SEPARATOR SIZING	
6 CUBIC FT FOR THE FIRST 100 SQFT OF AREA TO BE DRAINED + 1 CUBIC FT FOR EACH ADDITIONAL 100 SQFT	
STORAGE ROOM = 1,064 SQFT + WASH AREA = 3,141 SQFT = 4,205 SQFT OF AREA TO BE DRAINED	
6 CUBIC FT FOR THE FIRST 100 SQFT = 6 CUBIC FT + 1 CUBIC FT FOR EACH ADDITIONAL 100 SQFT = 42 CUBIC FT = SAND OIL SEPARATOR TO BE 48 CUBIC FEET = 360 GALLON MINIMUM SEPARATOR SIZE REQUIRED PER SVSD = 450 GALLON SEPARATOR SIZE PROVIDED = 750 GALLON	
SAND OIL SEPARATOR SIZED PER IPC SECTION 1003	

ELECTRIC WATER HEATER SCHEDULE											
MARK	GENERAL DATA					ELECTRICAL				OPERATING WEIGHT (LBS)	REMARKS
	MANUFACTURER MODEL	LOCATION	STORAGE CAPACITY (GAL)	RECOVERY RATE (GPH)	TEMP RISE (°F)	INPUT (KW)	QTY OF ELEMENTS	AMPS	V/PH/HZ		
WH 1	BRADFORD AND WHITE LE150L3-3	JANITOR CLOSET	47	55	90	12	2	14.5	460/3/60	140	1,2
1. SEISMIC RESTRAINT STRAP. 2. TP&R VALVE.											

RECIRCULATING PUMP SCHEDULE							
MARK	MANUFACTURER MODEL	SERVICE	FLOW GPM	HEAD FT	MOTOR		REMARKS
					HP	V/PH/HZ	
CP 1	TACO 0034EPLUS	D.H.W.	1	25	170 WATTS	120/1/60	1, 2
1. PROVIDE WITH HONEYWELL #L6006C SURFACE MOUNTED AQUSTAT WITH SINGLE POLE DOUBLE THROW SWITCH FOR CIRCULATOR CONTROL AND ADJUSTABLE DIFFERENTIAL SET TO 10F. SET AQUSTAT TO SHUT OFF RECIRCULATION PUMP AT 3F ABOVE SET POINT AND ON AT 7F BELOW SET POINT. 2. ALL LEAD FREE BRASS CONSTRUCTION.							

PLOTTED BY: JUSTIN C. DAGERMAN ON Friday, February 03, 2023 AT 11:08 AM FROM C:\Users\Justin.C.Dagerman\OneDrive - IMEG Corp\Desktop\MCW\Design\001_Prototype\130 Warm Mirror CA\CAD\PLUMB\MCW-P60.dwg

NOTE: THESE DOCUMENTS ESTABLISH THE GENERAL STANDARDS OF QUALITY AND DETAIL FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE DESIGN OR CONSTRUCTION SHALL BE MADE BY A NEGOTIATED CONSTRUCTION CONTRACT.



Revisions

PHOTOMETRIC SITE PLAN



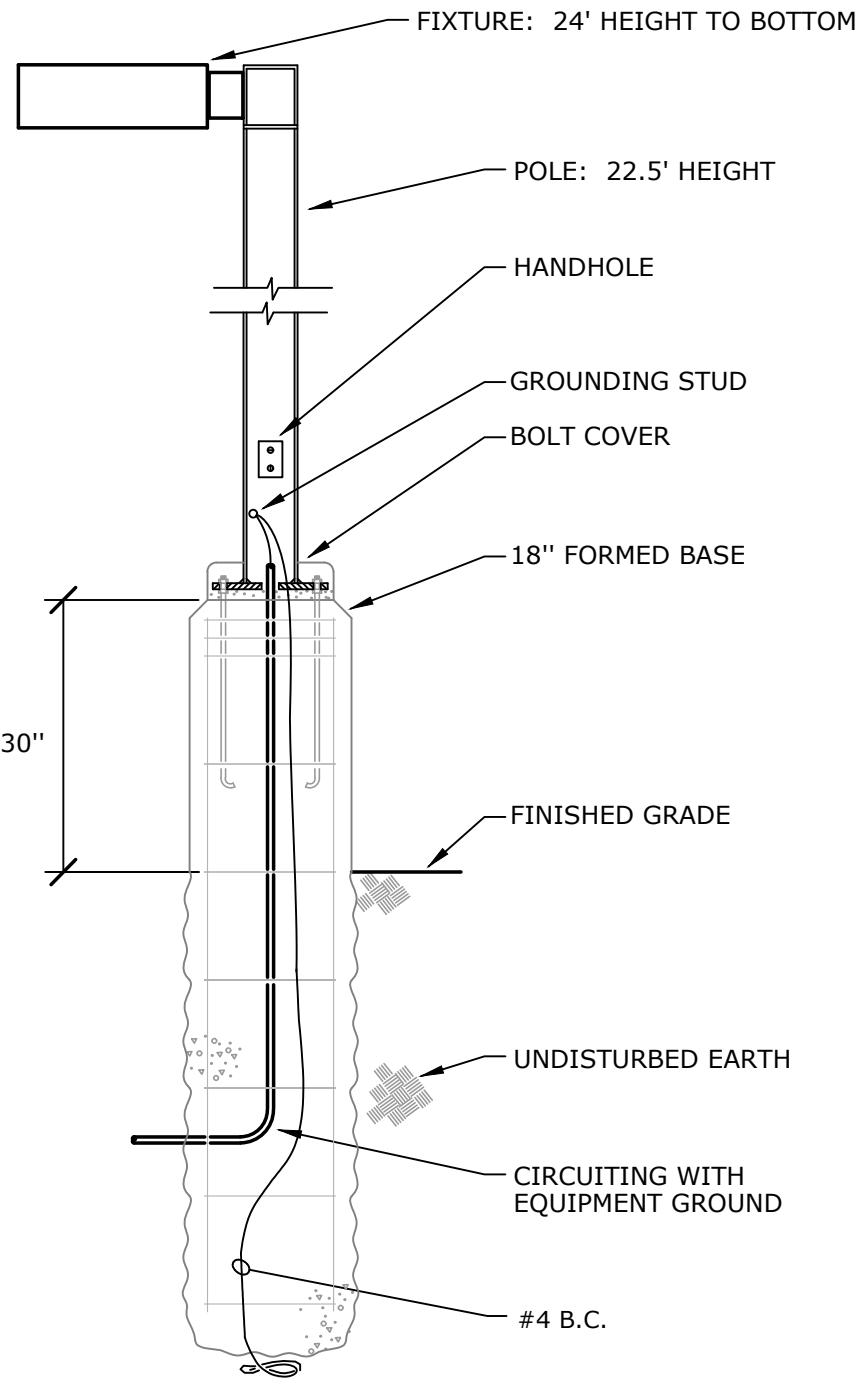
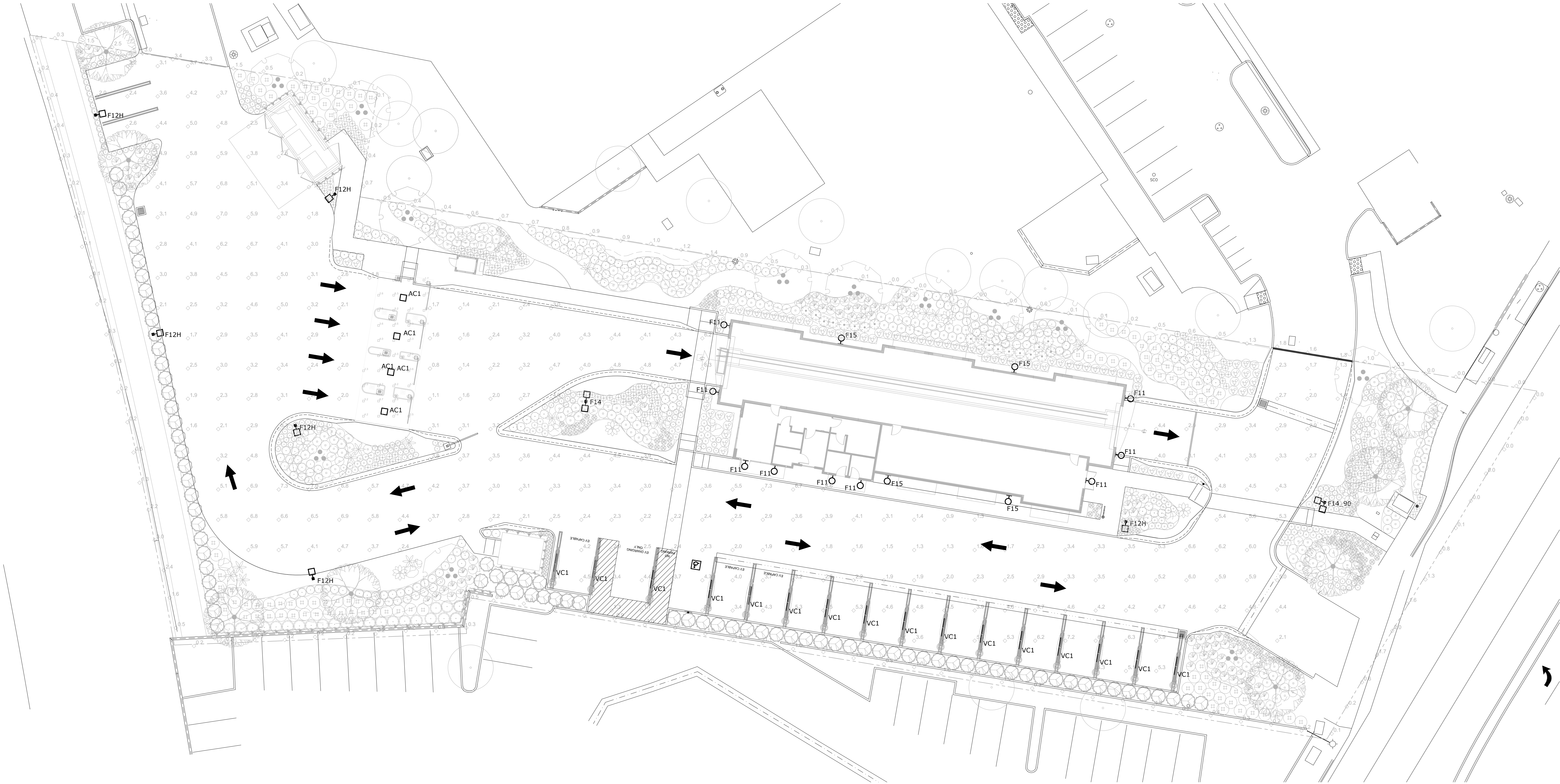
Mister Car Wash CA1028
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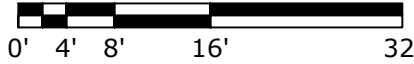
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NOTE:
ASSEMBLY SHALL BE FACTORY CERTIFIED TO
WITHSTAND 110 MPH WINDS (1.3 GUST
FACTOR) WITHOUT DAMAGE OR PERMANENT
DEFLECTION.
PROVIDE POLE BASE SHOP DRAWING FOR
REVIEW. REFER TO STRUCTURAL DRAWINGS
FOR ADDITIONAL POLE BASE DIAGRAMS.

B POLE BASE DIAGRAM
1.0 NO SCALE

A PHOTOMETRIC SITE PLAN
EP1.0 1/16" = 1'-0"



Parking (Symbol: +)
Average 3.7 fc
Maximum 7.3 fc
Minimum 0.8 fc
Max/Min 9.1:1
Average/Min 4.6:1

POS Canopy (Symbol: □)
Average 4.5 fc
Maximum 7.4 fc
Minimum 1.7 fc
Max/Min 4.4:1
Average/Min 2.6:1

Property Line (Symbol: ◇)
Average 0.7 fc
Maximum 3.4 fc
Minimum 0.0 fc
Max/Min N/A
Average/Min N/A

LIGHTING FIXTURE SCHEDULE

FIXTURE SCHEDULE GENERAL NOTES:

1. FIXTURES SHALL HAVE APPROPRIATE U.L. LABEL (i.e., DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES.
2. FIXTURES SHALL INCLUDE ALL ACCESSORIES NECESSARY FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND AS REQUIRED BY CODES AND LOCAL ORDINANCES.
3. PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.
4. ALL LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXTURE SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMP(S) AND BALLAST(S). (OSRAM SYLVANIA SERIES)
5. CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
6. PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILINGS.
7. LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION.
8. ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS, ESPECIALLY DIMMED SYSTEMS. FIXTURES, LED DRIVERS, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS SHALL BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
9. PROVIDE CLEARANCES FROM COMBUSTIBLES: A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH ARE NON-IC RATED.
10. FOR FIXTURES RECESSED IN SUSPENDED T-BAR CEILING, PROVIDE A MINIMUM OF TWO (2) #12 SUPPORT WIRES ATTACHED TO BUILDING FRAME IN ADDITION TO T-BAR CLIPS.
11. FIXTURES WITH EMERGENCY BATTERY BACKUP SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING IN COMPLIANCE WITH NEC ARTICLE 700.
12. EMERGENCY LIGHTING UNITS SHALL BE EQUIPPED WITH FACTORY-INSTALLED INTEGRAL TEST SWITCHES.
13. FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS, PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR GASKETING, INVERTED LENS, AND FOOD SERVICE RATING.
14. LED FIXTURES SHALL EQUAL OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS:
 - L8/S0: 80% OF LUMEN OUTPUT AT 50,000 HOURS
 - CRI GREATER THAN OR EQUAL TO 80.
 - LUMENS PER WATT: DOWNLIGHTS = GREATER THAN 60, OTHERWISE GREATER THAN 90.
 - UNIFORMITY: (3) MCADAMS ELLIPSES.
 - FUNCTIONAL LIFE: GREATER THAN 60,000 HOURS
 - INTERIOR AMBIENT: GREATER THAN 40°C, 104°F
 - EXTERIOR AMBIENT: GREATER THAN 50°C, 122°F
 - SEAL AGAINST DUST AND INSECT ENTRY.
 - POWER FACTOR: 0.9 OR BETTER.
 - MANUFACTURERS GUARANTEE: 5 YEARS.
15. FOR LED RETROFIT LAMPS, PROVIDE SELF-BALLASTED LED LAMPS WITH THESE CHARACTERISTICS:
 - CRI GREATER THAN OR EQUAL TO 80.
 - COLOR = 2700K OR 3000K
 - LIFE = GREATER THAN OR EQUAL 25,000 HOURS
 - MANUFACTURERS GUARANTEE = 5 YEARS.
 - DIMMABLE AS NOTED.
 - LUMENS AS NOTED.
16. WHERE FIXTURE AND/OR LAMP IS SPECIFIED BY MANUFACTURER AND CATALOG NUMBER, PERFORMANCE OF PROPOSED SUBSTITUTE SHALL EQUAL OR EXCEED PUBLISHED DATA OF THE SPECIFIED FIXTURE.

TYPE	DESCRIPTION	LAMP	CONTROL	VOLTAGE	LOAD	MANUFACTURER	SERIES	NOTES
F11	WALL MOUNTED LED WALL SCONCE, DARK BRONZE FINISH	LED: 3460 Lm 4000K 80CRI	ON/OFF	120/277	23W	LSI	XWM-FT-LED-03-40-UE-BRZ	
F11E	WALL MOUNTED LED WALL SCONCE, DARK BRONZE FINISH WITH EMERGENCY BATTERY BACKUP	LED: 3460 Lm 4000K 80CRI	ON/OFF	120/277	23W	LSI	XWM-FT-LED-03-40-UE-BRZ-BB	
F12H	SINGLE POLE MOUNTED LED AREA LIGHT, TYPE 3 DISTRIBUTION, DARK BRONZE FINISH, WITH 20" 4" SQUARE POLE WITH HOUSE SIDE SHIELD, PROVIDE WITH FIXTURE MOUNTED OCCUPANCY SENSOR TO DIM FIXTURE DURING UNOCCUPIED HOURS.	LED: 12000 Lm 4000K 70CRI	0-10V	120/277	85W	LSI	MRM-LED-12L-SIL-3-UN V-DIM-40-70CRI-BRZ-IL	
F14	SAME AS TYPE F12 EXCEPT WITH DUAL HEADS MOUNTED 180 DEGREES APART AND NO HOUSE SIDE SHIELD PROVIDE WITH FIXTURE MOUNTED OCCUPANCY SENSOR TO DIM FIXTURE DURING UNOCCUPIED HOURS.	LED: 12000 Lm 4000K 70CRI EACH	0-10V	120/277	170W	LSI	MRM-LED-12L-SIL-3-UN V-DIM-40-70CRI-BRZ	
F14_90	SAME AS TYPE F12 EXCEPT WITH DUAL HEADS MOUNTED 90 DEGREES APART AND NO HOUSE SIDE SHIELD PROVIDE WITH FIXTURE MOUNTED OCCUPANCY SENSOR TO DIM FIXTURE DURING UNOCCUPIED HOURS.	LED: 12000 Lm 4000K 70CRI EACH	0-10V	120/277	170W	LSI	MRM-LED-12L-SIL-3-UN V-DIM-40-70CRI-BRZ	
F15	WALL MOUNTED LED 15 DEG. DOWN LIGHT SCONCE, TEXTURED BRONZE	LED: 820 Lm 4000K 80CRI EACH	ON/OFF	120/277	7W	INSIGHT	SSL-DN-7W-40K-15-40K -05-WW -277-DIM-TBR	
VC1	VACUUM CANOPY ARCH LIGHT - FURNISHED WITH VACUUM CANOPY WITH GLARE CONTROL FOR DOWNLIGHT ONLY FUNCTIONALITY	LED	ON/OFF	120/277	27W	G&G	GPX-6-SO-40K-GC SERIES	
AC1	POS CANOPY LIGHT - FURNISHED WITH POS CANOPY	LED: 1500 Lm 4000K	ON/OFF	120/277	60W	LITHONIA	LDN6-40/15-AR-LSS SERIES	

NOTE:
THESE DOCUMENTS ESTABLISH THE GENERAL
PRINCIPLES OF QUALITY AND DETAIL FOR
DEVELOPING A NEGOTIATED CONSTRUCTION
CONTRACT.

NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Mister Car Wash

Project Applicant: Adriana Wright of Mister Car Wash

Project Location - Specific: 2441 North Vineyard Avenue, Oxnard, CA, 93036, Ventura County, APN 188-0-160-085.

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 23-500-01 (Special Use Permit): A request for approval of a Special Use Permit (SUP) for the construction of a 5,400 square-foot drive-thru, automated car wash with 14 canopy-covered vacuum stations, landscaping, and other site improvements on a 1.35 acre vacant parcel located at 2441 North Vineyard Avenue, within the General Commercial - Planned Development (C-2-PD) zoning district. Filed by Adriana Wright of Mister Car Wash on behalf of the property owner 2441 Vineyard Oxnard LLC, 12550 Whittier Blvd. #202, Whittier, CA 90602.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Adriana Wright, Designated Agent

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: Section 15303
- ☐ Statutory Exemptions. State code number:

Reason(s) why project is exempt: In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures, including those up to 10,000 square feet in urban areas” may be found to be exempt from the requirements of the California

Environmental Quality Act (CEQA). This proposal includes the construction of a 5,400 square foot car wash in an urban area surrounded by developed lots. No environmental sensitive areas are on or adjacent to the developed property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Daniel Houck, Associate Planner, 805-385-7556

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-500-01 (SPECIAL USE PERMIT) TO CONSTRUCT AND OPERATE A 5,400 SQUARE FOOT DRIVE-THRU CAR WASH WITH 14 VACUUM BAYS, LANDSCAPING, AND OTHER SITE IMPROVEMENTS (MISTER CAR WASH) LOCATED AT 2441 NORTH VINEYARD AVENUE (APN: 142-0-021-265), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ADRIANA WRIGHT ON BEHALF OF CWP CALIFORNIA CORP, 225 E. 5TH STREET, TUCSON, AZ, 85705.

WHEREAS, on February 28, 2023, Adriana Wright on behalf of CWP California Corp (the **“Applicant”** and/or **“Permittee”**), submitted a request to allow a 5,400 square foot automated drive-thru car wash and 14 vacuum stalls located at 2441 North Vineyard Avenue; and

WHEREAS, on October 3, 2024, the Planning Commission of the City of Oxnard (**“Planning Commission”**) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 23-500-01 (Special Use Permit) to construct and operate a 5,400 square foot drive-thru car wash with 15 vacuum stalls, landscaping, and other site improvements (Mister Car Wash) (the **“Project”**) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Section 16-540 of the Oxnard City Code authorizes the Planning Commission to approve a Special Use Permit; and

WHEREAS, the Project has been reviewed by the Development Advisory Committee (DAC) and the DAC has prepared conditions of approval that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

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

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

The project site is located within the 2030 General Plan land use designation of Commercial General and the zoning designation is for General Commercial - Planned Development (C-2-PD). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern and are currently either vacant (project parcel) or developed with commercial retail buildings (adjacent parcels). Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Special Use Permit request for an automated car wash building is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the uses and development in the project area, which are commercial retail buildings. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

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

The proposed Special Use Permit request for an automated car wash will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. 51% of the water is slated to be recycled. The commercial development will not alter or vastly deviate from the character of the surrounding development, which is also commercial. The property does not contain any unusual environmental characteristics as the property is surrounded on all sides by roadways and developments. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

The project is along State Highway 232, but is not located in or adjacent to a State designated scenic highway. The project is not taller than adjacent commercial uses in the vicinity and will be screened by the existing buildings and proposed landscaping. Therefore, it won't have a significant impact on scenic resources.

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

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

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

The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing proposed or potential Historic District. The existing vacant commercial parcel does not have any significant architecture or known historical significance. No physical improvements are proposed to an existing building at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

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

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

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

The City's 2030 General Plan land use designation for the subject site is Commercial General (CG) uses which allows for freestanding commercial uses along arterial. Approval of this Special Use permit has been determined to be consistent with the General Plan and the property's land use designation.

- (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.**

The proposed use is consistent with uses considered and permitted by the General Commercial, Planned-Development (C-2-PD) zone. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

- (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.**

Development as proposed will meet the development standards of the General Commercial - Planned Development (C-2-PD) zone, parking and landscape design standards as described and shown in Section 6c of the Planning Commission Staff Report. As such, the subject site is adequate in terms of size and as proposed the development meets or exceeds City's design standards and parking will be met on-site.

- (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 development is located along a major thoroughfare in the City and as described in Section 6 of the Planning Commission Staff Report, the Project will construct driveway improvements in accordance with the requirements of the City's Traffic Engineer and the City's Fire Department. As a result, the site has sufficient access to streets and highways that are adequate in size and after construction intersections considered in the review of the Project will operate at acceptable levels of service.

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

The Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water and sewer connections. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with

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stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, § 15303(Class 3) of the State CEQA Guidelines. These sections pertain to projects characterized as new, small facilities. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 23-500-01 (Special Use Permit), subject to the attached conditions of approval.

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

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

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

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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 approved October 3, 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 Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, G-3)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Applicant agrees, as a condition of adoption of this resolution, at Applicant’s own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Applicant shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)

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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 STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the City's Landscape Architect. (PK, *PK-3*)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result

in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)

20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. At the time of planting, Developer shall provide at least 24-inch box size for all new trees planted on the subject property by. All shrubs and vines planted under the subject permit by the Developer 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 15,569 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 mandatory water conservation requirements for as long as City Council Resolution 15,569 is in effect or is amended/replaced by the City of Oxnard.

LANDSCAPE SPECIAL CONDITIONS

24. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Planning Division or designee with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, PK-16)
25. Developer shall provide landscape and irrigation improvements within Caltrans freeway right of way and shall maintain such improvements permanently or until such time as Caltrans assumes full maintenance responsibilities. The design of the landscape improvements shall be approved by both Caltrans and the City's Landscape Architect. (PK, PK-17)
26. An arborists tree report is required for health and economic appraisal value of any existing trees to be removed or displaced from the site due to construction. City staff will have final approval on selection of an arborist. The arborists tree report shall be prepared by a certified arborist and shall follow the format as outlined in Valuation of Landscape Trees, Shrubs and Other Plants. The tree report shall include text, photos, and a site plan that clearly labels and numbers all trees to be saved, removed or transplanted. The methodology for the tree appraisal value shall be based on the "Trunk Formula" method with calculation work sheets included in the report. The economic appraisal value of the

trees removed shall be put back into new tree sizes for the project and shall be in addition to meeting the City's minimum size of 24" box. (PL).

27. At the time of landscape plan check submittal, the landscape plans shall contain a listing of all existing trees on the 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 which are to remain, be removed or be transplanted. The chart shall contain the arborist's economic appraisal value of all trees to be removed as well as a computation showing how the removed tree value was put back into new tree sizes for the project. The new tree sizes for the project shall be in addition to meeting the minimum tree size of 24" box. (PL).
28. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
29. 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)
30. 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)
31. Prior to submitting plans to Building and Engineering for Plan Check, the project plans are to be modified to add drive-through and vacuum stall screening along Vineyard Avenue to the satisfaction of the Community Development Director. No less than four trees shall be present within the landscaped area fronting Vineyard Avenue in front of the tunnel and no less than two trees shall be present within the landscaped area fronting Vineyard Avenue in front of the vacuum stalls. In addition to the trees, a 36-inch high landscaped berm or a combination of a 36-inch high decorative wall and landscaping shall be provided to screen both the drive-through tunnel and the vacuum stalls.
32. A one foot landscape buffer must be planted and maintained by the developer between the property line and the Multi-Use Path. Landscaping must be maintained to not encroach into the Multi-Use Path. The buffer shall be primarily planted with vines and fenced along the property line to match the Multi-Use Path on the northern adjacent property.

BUILDING AND ENGINEERING DIVISION STANDARD CONDITIONS

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33. 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)
34. 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)
35. Developer shall have the site improvement plans prepared using standard Building and Engineering 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 Building and Engineering Division. (DS-3)
36. 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)
37. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
38. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
39. Before connecting the project to existing sewer and water service laterals, Developer shall conduct an inspection (pothole or video) of the 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)
40. 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)
41. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
42. 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

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- improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
43. Developer shall install all new on-site electric, cable, telephone and similar utility service laterals underground. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
 44. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements and perform grading 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)
 45. A California licensed civil engineer shall prepare the public/site 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)
 46. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide updated digital files containing all changes that occur during construction. (DS-16)
 47. 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)
 48. 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 City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)
 49. 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)

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50. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
51. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
52. 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)
53. "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)
54. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
55. 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)
56. 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)
57. 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)
58. 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)
59. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
 60. 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)
 61. 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)
 62. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
 63. 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 with a minimum of two flowing hydrants. The water system for the building fire sprinkler 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)
 64. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
 65. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
 66. 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, streetlights, telephone and cable television lines) in accordance with City standard plans. (DS-61)
 67. 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)
 68. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS-69)

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69. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
70. 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)
71. 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)
72. Using forms provided by the Building and Engineering 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 City Engineer 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)
73. 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)

74. Developer shall provide pre-treatment for all infiltration-based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
75. 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)
76. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)
77. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
78. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access agreement with the adjacent property owner. (DS-103)
79. 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 Building and Engineering Division prior to issuance of a building permit. (DS-105)

FIRE DEPARTMENT STANDARD CONDITIONS

80. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots

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- 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*)
81. 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*)
 82. 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*)
 83. 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*)
 84. 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*)
 85. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
 86. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
 87. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
 88. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
 89. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
 90. 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*)
 91. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a

fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

92. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

93. 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.
94. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
95. Fire hydrants shall be operational and accessible at all times. No Parking storage or staging of equipment/supplies shall be located within 10 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
96. 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.
97. Developer shall allow through access for fire access to neighboring property on the Northwest side of the property.

PLANNING DIVISION STANDARD CONDITIONS

98. 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*)
99. 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*)
100. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)

101. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
102. Developer acknowledges that because of population limitations placed on the city by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
103. 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*)
104. 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)
105. 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.
106. 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*)
107. 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*)
108. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

109. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code Section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, PL-12)
110. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
111. 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)
112. 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)
113. 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).
114. 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)
115. Developer shall recess or screen new 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)

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116. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
117. 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*)
118. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art, and General Plan maintenance connection and/or impact fees before issuance of building permits. (PL-44)
119. Before the City issues building permits, Developer shall submit and obtain approval for a master sign program for the project, which shall indicate on the site plan the elevations, the size, placement, materials, and color of all proposed free-standing and building signs. The square footage of all signs for the project (excluding directional and site circulation signs without any business identification, i.e. names, logos, etc.) shall not exceed 134.5 square feet, calculated in accordance with the City Code. (PL/ B, *PL-46*)
120. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

121. Developer shall install toilets that have automatic flush sensors in all public restrooms. Such toilets shall be included on the plans submitted for a building permit and shall be maintained and in working order at all times. (PL)
122. 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)
123. 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)
124. Design measures to avoid vehicle and pedestrian/bicycle conflicts shall be maintained. Direct pedestrian entry through the front of the building shall be maintained from streets

and sidewalks to the building entrance. Well articulated pedestrian routes and zones shall be maintained on the site, linking building entrances and parking areas. Drive-through lanes should be maintained to minimize conflicts with pedestrian walkways, bicycle routes, and paths of travel. Drive-through lanes that obstruct a pedestrian pathway between parking areas or sidewalks and entries into the building should maintain a pedestrian crossing that is delineated by landscaping, curbing, and raised or decorative paving to separate pedestrian and vehicular access and circulation to the satisfaction of the Community Development Director.

125. Car Wash operations shall be restricted as follows: 7AM to 9PM (PL)
126. When the car wash is non-operational (after hours), access into the car wash structure shall be secured with the approved roll up doors, to block access into the drive through wash area. (PL).
127. All deliveries and pick-ups shall be conducted outside of operational hours to avoid circulation conflicts with the absence of a dedicated loading zone.
128. Car wash operator is restricted from playing music on the outside of the car wash facility (PL).
129. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications.
130. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
131. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities.
132. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

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133. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
134. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
135. 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).
136. 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).
137. 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.
138. 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)
139. In accordance with Oxnard City Code Section 7-185, all equipment and vacuum installations shall be in conformance with allowable exterior sound levels.
140. Prior to issuance of permits, a queue management plan shall be submitted and approved for the management of circulation and potential drive-thru overflow.
141. Developer shall remove all existing above ground improvements (primarily pavement) from the limits of the MUT and the MUT area shall be left in a relatively level condition. Stormwater drainage from the MUT shall be conveyed to the Developer's site. The MUT shall not alter drainage from the adjacent railroad property.

ENVIRONMENTAL RESOURCES DIVISION

142. 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.

143. 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.
144. 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.
145. 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.
146. 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.
147. 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.
148. 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.

TRAFFIC DIVISION SPECIAL CONDITIONS

149. Developer shall provide a compliant pedestrian path of travel at the frontage of the property. (TR)
150. Developer shall install directional signs and pavement markings indicating the route to the proposed drive through and the flow of traffic exiting at the proposed drive through exit. (TR)
151. Developer shall install R1-1 signs and associated pavement markings at the proposed southerly driveway entries. Final signing and striping shall be approved by the City Traffic Engineer. (TR)

BUILDING AND ENGINEERING DIVISION SPECIAL CONDITIONS:

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152. The project shall clearly delineate between private and public improvements on the construction drawings. The storm drain line shall be privately owned to the point of connection at the public main or structure. (DS)
153. The project shall connect the public water main to the existing public water main stub out located at the West end of the lot. This connection will complete the water main loop with the existing development to the North. All fire hydrants shall be fed from this loop. (DS)
154. Prior to grading permit issuance, a 15-foot water easement shall be granted to the City for the public water main and public fire hydrants located inside the parcel. (DS)
155. Prior to grading permit issuance, the Developer shall grant an irrevocable easement offer on the Western end of the property for a multi-use trail to the City of Oxnard. The Multi-Use Trail easement shall be 12 feet wide and be located 1 foot offset from the parcel boundary and shall be in congruence with Parcel Map No. 12-300-01 (71PM%). The project shall reserve and maintain the area of the multi-use trail until such time when the City accepts the offer. The irrevocable offer shall be made prior to grading permit issuance. (DS)
156. Any storm water quality covenants previously recorded against the parcel, that are no longer in effect, shall be quitclaimed prior to grading permit issuance. (DS)
157. The project shall keep the existing drive isle at the West end of the lot open for ingress and egress from the Northern parcel for fire access and trash service.(DS)
158. Except for accessible and electric vehicle (EV) parking spaces, parking stalls shall be delineated with double 3-inch stripes. (DS)
159. Regular parking stalls shall be 19-feet deep. Where the 17-foot parking stall depth design is used for standard parking spaces, the cars shall be allowed to overhang by 2-feet. (DS)
160. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all the infiltration basin(s) after all grading has been completed and no further compaction is expected. Geotechnical engineer shall provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer.(DS)
161. The trash enclosure shall be constructed to meet the latest city requirements with a roof and be large enough to store three (3) 4-yard bins. The trash enclosure shall include a 15-foot reinforced concrete service apron in front of the trash enclosure. The trash enclosure shall have architectural mesh, or approved equal treatment, between the top of

the wall and the roof. The 15-foot concrete apron in front of the trash enclosure shall have a maximum slope of 2% in any direction. (DS)

162. Developer shall properly remove at the public main all existing sewer and water laterals to the project site that are not proposed for use by the project. (DS)
163. The detention and infiltration facilities shall be located at least 10-feet from property lines and structural facilities. A vertical membrane shall be installed parallel to neighboring property on the vertical sides of detention and infiltration facilities unless the project soils engineer recommends otherwise. (DS)
164. The onsite catch basins and pipelines shall be sized hydraulically to handle the 10-year storm event that accounts for the downstream tailwater elevation or hydraulic grade line from the connection point. Developer is responsible for conducting research on as-built drawing to justify the downstream hydraulic grade line information acceptable to the City Engineer. The onsite drain inlets shall be designed with a 50% clogging factor at depressed locations. (DS)

POLICE DEPARTMENT STANDARD CONDITIONS

Exterior Lighting

165. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
 - a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
 - e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To

prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

166. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme.
167. All exterior lighting shall operate from dusk to dawn.
168. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
169. 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.
170. Outdoor lighting instruments shall not be placed in close proximity of parking lot 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.
171. A Security Camera System is required 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. The applicant plans for a Security Camera System shall meet the Police Department's Security Plan Guidelines. These guidelines can be obtained upon request via specialprojects@oxnardpd.org.
172. 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.

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- 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. A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
 - n. 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.
 - o. Security cameras shall be installed to monitor activity around each side of the building's exterior.
173. 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.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of October, 2024.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 3rd day of October, 2024, and carried by the following vote:

AYES: Commissioner(s):

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NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

Mister Car Wash Project

Planning and Zoning Permit No. 23-500-01 (Special Use Permit)

Applicant: Adriana Wright (Mister Car Wash)

Daniel Houck, Associate Planner

Planning Commission
September 5, 2024

Project Description

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- A request for a Special Use Permit for a 5,400 square foot drive-thru car wash building with 15 vacuum stalls, landscaping, and other site improvements.

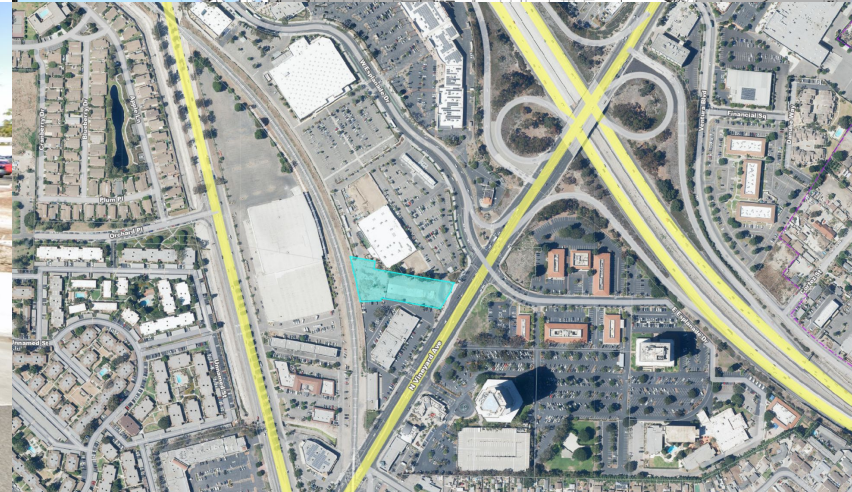
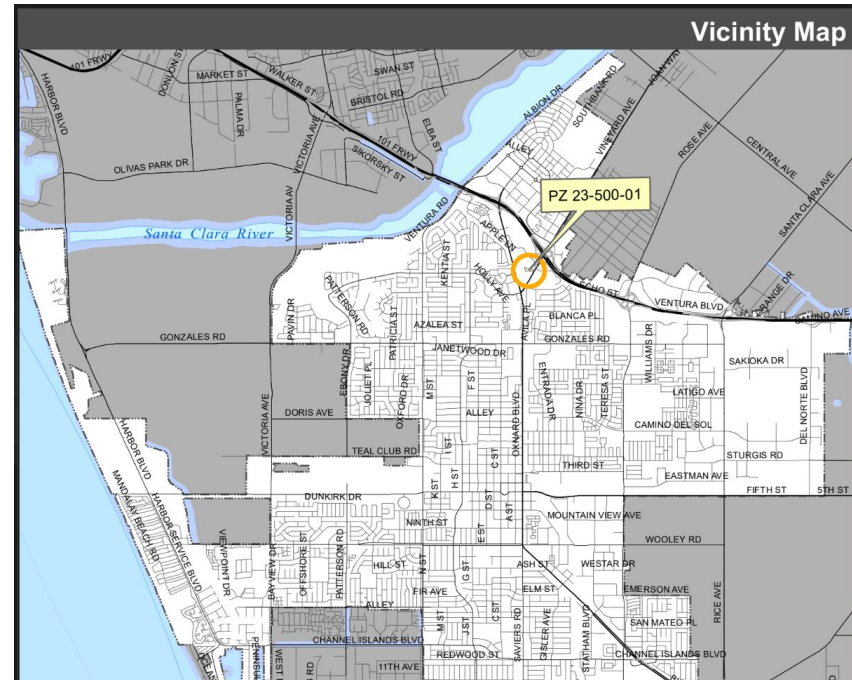


Project Location

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**Subject Sites:
2441 North Vineyard Avenue
(Vacant Parcel)**

Looking north from North Vineyard Avenue at the project property:



Subject Site: 2441 North Vineyard Avenue

Surrounding Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	C-2PD (General Commercial - Planned Development)	Commercial General (CG)	Vacant lot
North	C-2-PD (General Commercial - Planned Development)	Commercial General (CG)	Multi-tenant Commercial Business Building with Gold's Gym, and a Gas Station
South	C-2-PD (General Commercial - Planned Development)	Commercial General (CG)	Multi-tenant Commercial Business Buildings
East	C-O (Commercial Office)	Commercial Office (COF)	Multi-tenant Commercial Business Buildings
West	C-2-PD and ESM-RW (General Commercial - Planned Development and Easement - Right-of-Way)	Commercial General (CG) and Easement (ESM)	Approved Uhaul project and Railroad Tracks

Adjacent Uses to the Project Property

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Gold's Gym, North of the project property:



Uhaul project and Railroad, behind the project property (west):

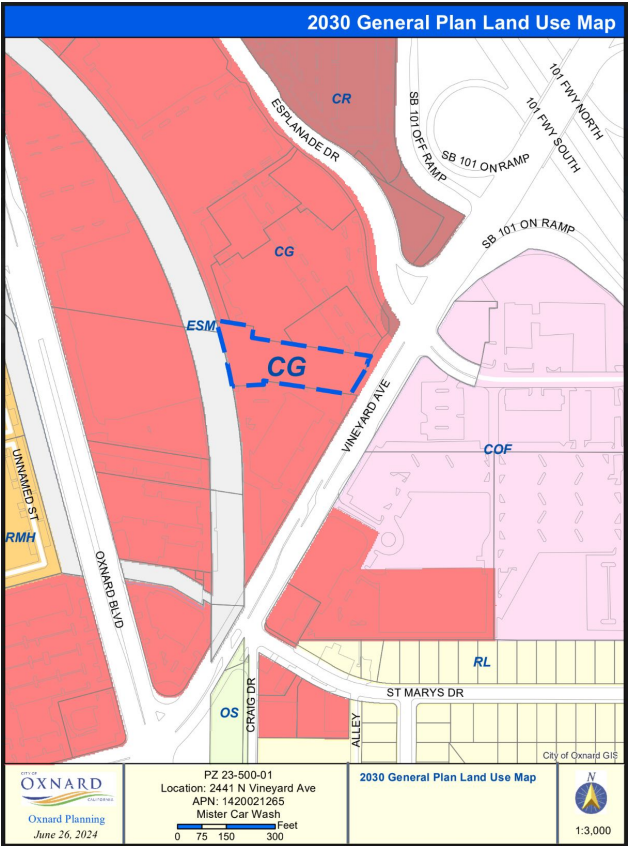


Commercial development, south of the project property:



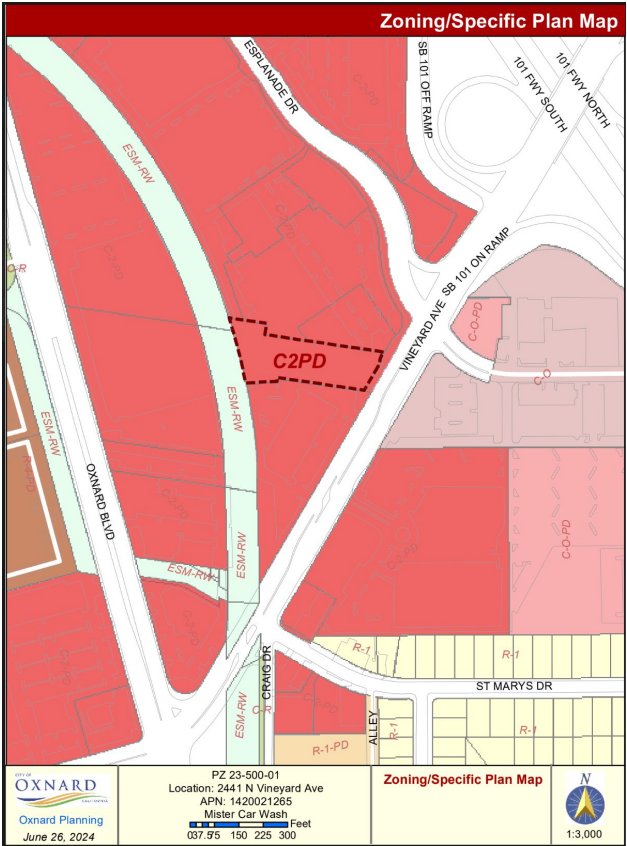
Commercial development, across Vineyard Avenue from the project property (east):

General Plan Land Use Designation



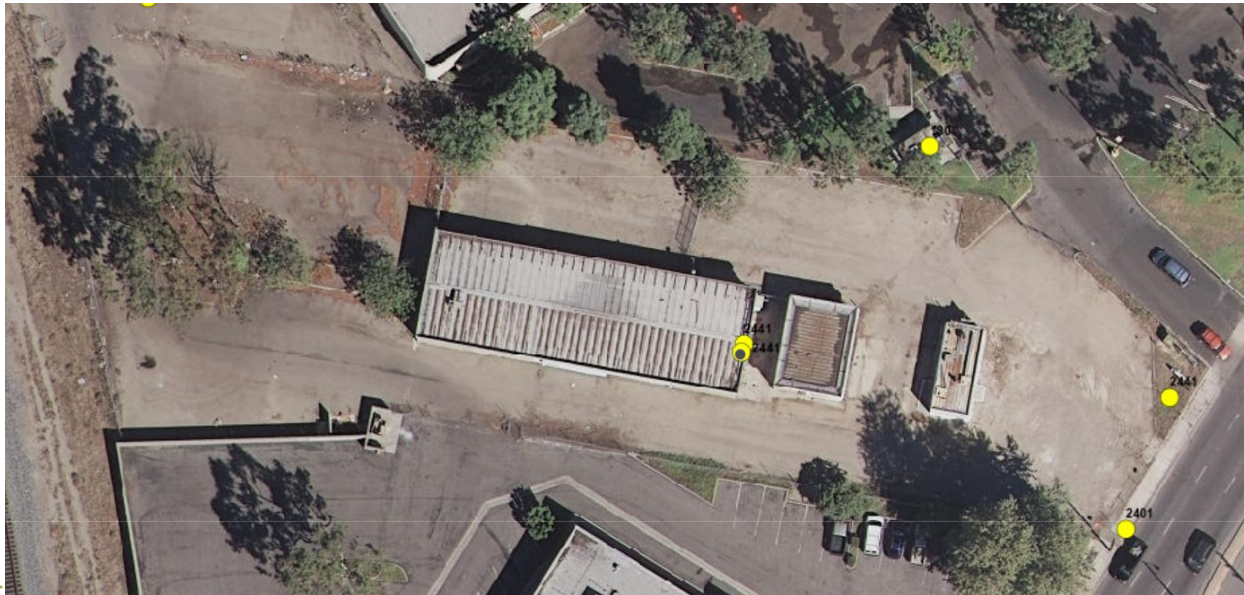
Commercial General

Zoning Designation



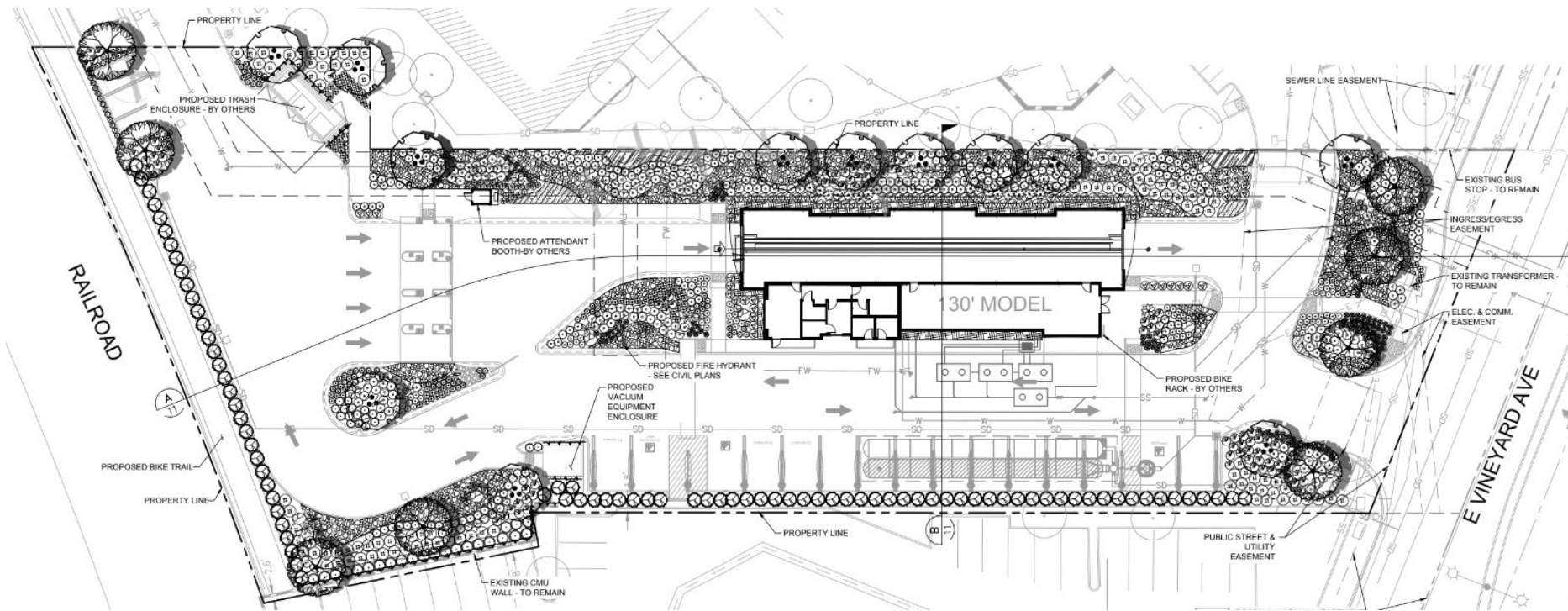
Commercial General - Planned Development

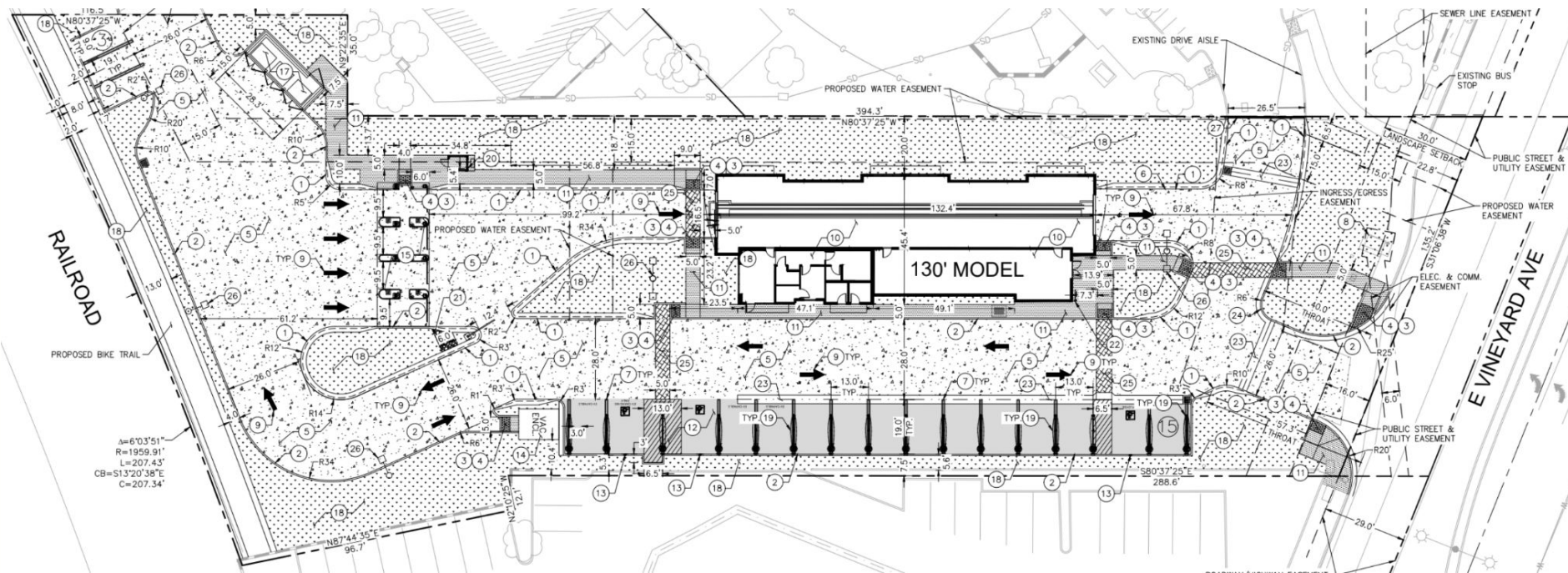
- The property was previously developed with three commercial buildings, which were approved for demolition in 2009.
- Multiple entitlements for retail commercial buildings were approved in the last decade, but were not built.
- The vacant parcel has most recently been used as a seasonal christmas tree lot for multiple years through temporary use permits.



Proposed Project Landscaping Plan

79

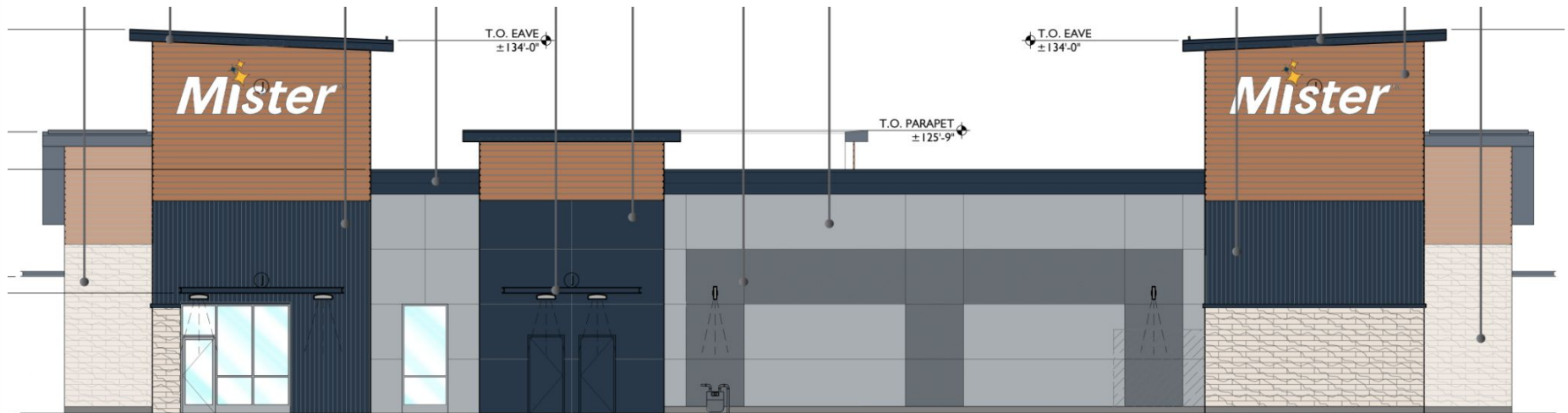
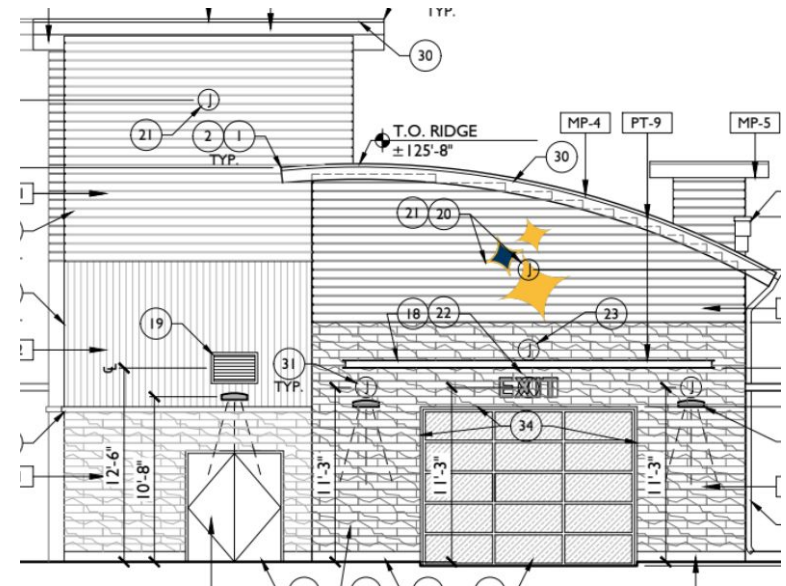




Proposed Project (Elevations)

81

Looking west at the tunnel from North Vineyard Avenue:



Looking north from North Vineyard Avenue at the project property:

The development of the proposed Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report. Some of the key policies are:

- Policy CD 8.1: Limited Development: Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.
- CD 1.2: Infill Development, Priority to Mixed Use: Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.
- CD 1.7 : Compact Development: Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.

- Setbacks
 - Front 35 ft - Proposed 35 ft
 - Rear 15 ft - 170 ft
 - side 5 feet - 20 ft and 5 ft
- Parking
- Landscaping
- Trash Enclosure
- Lighting

Environmental Determination

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving “the construction of new, small facilities or structures in urbanized areas under 10,000 square feet in floor area” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). The project is 5,400 square feet in floor area on a previously developed property in an urbanized area and is consistent with other allowances through the Class 3 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

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

- Notice of PC hearing was provided:
 - Newspaper,
 - On-site posting; and
 - Mailed to property owners within 300 feet.
- To date, no public comment has been submitted in support or in opposition of the project.

Select Recommended Conditions of Approval: 86

- There are 173 conditions total, coming from the city departments within the Development Advisory Committee
- Some key conditions specific to this project are:
 - Landscape and wall screening along the frontage.
 - The noise level will need to comply with Oxnard City Code.
 - Multiple conditions concerning the easement for the Multi-Use Path in the rear of the property.
 - Deliveries/Pickups are required to be outside of operational times.
 - A queue management plan will need to be submitted and approved for site circulation and potential drive-thru line back ups.

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and
- b) Adopt Resolution 2024-XX approving PZ 23-500-01 (Special Use Permit), subject to certain findings and conditions.





PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Juan Carlos Torres, Associate Planner

DATE: October 3, 2024

SUBJECT: **Project Name: Rancho Event Center;** Planning and Zoning Permit No. 23-520-01 (Special Use Permit) to permit the use of a 5,097 square-foot banquet hall for private and public events within an existing multi-tenant commercial building, located at 517 West Hueneme Road (APN: 222-0-082-665).

1) Recommendation: That the Planning Commission (“**Commission**”):

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities)); and
- b) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 23-520-01 (Special Use Permit), subject to certain findings and conditions.

2) Project Description and Applicant: A request to permit the operation of a banquet hall for events within an existing 5,097 square-foot commercial tenant space located in a 20,436 sq. ft multi-tenant building on a 1.48 acre lot. The applicant has requested to operate seven (7) days a week between the hours of 5 p.m and 2 a.m, and allow for a mix of public and private events. However, the banquet facility will be restricted to operate between 8 a.m. to 10 p.m. Sunday through Thursday and 8 a.m. to 12 a.m. for Friday and Saturday, subject to approval of the draft conditions.

In addition, the application is requesting to

The Project is located at 517 West Hueneme Road within the General Commercial (C-2) zone and Commercial General land use designation (Attachment A). For the purposes of this Staff Report, the foregoing project description shall be referred to as the “**Project.**” Filed by Aurelio Lopez Ayala (the “**Applicant**”), on behalf of property owner Jon Bell, 750 South B Street Oxnard, California, 93030.

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

3) Existing & Surrounding Land Uses: The project site is developed with an Assessor’s Parcel Number of 222-0-082-665 and legal description of Lot 23,24,25,26 and 27, Tract 1283 as

recorded in book 222, page 8 of Miscellaneous Records. The existing multi-tenant commercial building is located on a 1.48 acre lot. The lot is part of a larger 3.02- acre shopping center.

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

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General (CG)	General Commercial (C-2)	Commercial
North	Residential Medium High (RMH)	High Rise Residential (R-4)	Multi-family Residential
South	Industrial Light (ILT)	Light Manufacturing – Planned Development (M-1-PD)	Vacant
East	Commercial General (CG)	General Commercial -Affordable Housing Permitted (C-2-AHP)	Commercial
West	Commercial General (CG)	General Commercial (C-2)	Commercial

4) Background Information: In approximately the Mid-1980, the 23,960 square foot building located within the property was used as a roller skating facility (Skate Palace).

In September of 2003, the Planning Commission approved Special Use Permit (SUP) No. 02-520-09 to allow the site to operate a 23,960 square-foot community hall with music, dancing, and entertainment. The SUP prohibited the sale or availability of alcohol on the premises. Pursuant to the SUP, the premise was formerly licensed as El Rodeo Community Center.

In October 1, 2009, the Planning Commission approved a Major Modification, PZ 09-550-06, to Special Use Permit 02-520-09 to allow alcohol to be catered and served at certain events held within the existing community center. The project was appealed to the City Council on November 4, 2009, and adopted a resolution upholding the Planning Commission's decision.

On March 22, 2011, the City Council accepted a periodic status report to consider any nuisance related issues once alcohol was allowed on the premises.

Recent business tax certificates for dancing and entertainment permit show that the former 23,960 community center ceased operations in mid 2017.

On January 30, 2018, the building was approved to split the former community hall into two tenant-spaces, facade improvements, landscaping upgrades, and parking lot improvements. One of the units created under the approved modification was for the Family Dollar Tree Store of approximately 9,480 square feet. The remaining 11,873 square feet was for prospective retail uses.

On January 10, 2022, a building permit was issued for a self-service laundry facility of approximately 6,720 square feet. The remaining square footage is being proposed for the Rancho Nuevo Community Center as part of this application.

More Recently, on September 25, 2023, the Planning Division approved an Over the Counter Minor Modification to allow for the construction of a new trash enclosure to comply with the City's Ordinance 3007. The proposed trash enclosure would include receptacles for trash, recycling, and organic waste. The proposed improvements also included the removal of two parking spaces. The approved trash enclosure is currently being reviewed by the Service Center for a building permit.

5) Environmental Determination: In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving "negligible or no expansion of use beyond that existing at the time of the lead agency's determination" may be found to be exempt from the requirements of CEQA. The Project involves a request to operate a banquet hall within an existing multi-tenant commercial building, the project request will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission find the Project is Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) (Attachment C).

6) Analysis:

a) General Discussion: The Applicant is seeking approval of a Special Use Permit to operate a 5,097 square-foot banquet/event center for private events, however, Staff is recommending they be allowed to do private events, comedy and live music performances. The Project proposes to operate seven (7) days a week between the hours of 5 p.m and 2 a.m. The hours for public events would be from 8 p.m. and 2:00 a.m. and would include events such as comedy shows, sit down musical performances, and similar events. The proposed hours for private events would be from 5 p.m. to 12 p.m. and would include weddings, family celebrations, birthday celebrations and other similar private events. However, as conditioned the banquet facility will be restricted to operate between 8 a.m. to 10 p.m. Sunday through Thursday and 8 a.m. to 12 a.m. for Friday and Saturday. The banquet hall will feature areas for dining, dancing and exhibits, sound, four (4) restrooms and proposes to have a maximum of 135 guests and four (4) employees, although staff is recommending a maximum of 124 guests as a result of the parking demand study.

b) General Plan Consistency: The City's 2030 General Plan land use designation of the subject site is Commercial General (CG) which allows retail centers and free-standing

commercial uses along arterials. The zoning designation is General Commercial (C-2) which allows retail commercial uses and related neighborhood services uses. The banquet hall use falls under the related uses classification which permits certain uses with the approval of a Special Use Permit granted by the Planning Commission. Approval of this Special Use Permit has been determined to be consistent with the General Plan and the property's land use designation.

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

- 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-3.1	I	Neighborhood Preservation	-The banquet facility is proposing to utilize an existing vacant unit of approximately 5097 square feet, and is not proposing any exterior modifications that would change the character of the building and is anticipated to continue the compatible activities and land uses.
CD-4.1		Mitigate Land Use Conflicts	-The project involves locating a banquet hall within an established commercial shopping center which allows for the operations of such use under a Special use Permit. The proposed business would operate with other businesses that engage in similar residential serving businesses. Therefore, the project would be compatible.
CD-4.2		Commercial Revitalization and Redevelopment	-The proposed Project will fill and reuse existing 5,076 square foot vacant tenant space within an existing shopping center and increase overall jobs in the shopping center.
CD-18.1		Attract New Business	-Activating the space is anticipated to attract community business compatible and not detrimental with the community's climate.
ICS-21.1		Accommodating Growth	--the change of use to allow a banquet facility accommodates the growth of a much needed

	I		private event center within the neighborhood. -As such, the proposed Project is consistent with General Policy Nos. CD-3.1;CD-4.1; CD-4.2; CD-18.1; ICS-21.1
CD-2.1	II	Zoning and General plan Consistency	-The General Commercial (C-2) zoning designation is consistent with the Commercial General designation of the 2030 General Plan Land Use Designation. Therefore, the proposed application is consistent with General Plan Policy CD 2.1
CD-5.2		-Compatible Land Use	-The project involves a change of use and reuse of a vacant tenant space. The proposed use is expected to contribute to and be compatible with the building and the surrounding commercial developments.
CD-15.1		-Quality of Life	-The change of use from vacant to banquet facility is compatible with the uses allowed in the general commercial areas, would enhance the City's quality of life through providing additional banquet facilities that are much needed in the area.
	III	All Policies not listed above	Assumed consistent

The applicable policies have been compared with the proposed project as follows:

c) Zoning Consistency: The proposed Project is located within the General Commercial (C-2) zone district. The C-2 zone is intended to provide a wide range of commercial uses. The Project, as conditioned, is in compliance with the (C-2) zone, subject to the parking reduction discussed below. Therefore, with approval of this permit, the proposed use is consistent with the zoning designation of the property.

d) Site Design: the proposed project does not include tenant improvements to the exterior site of the building or property. A separate Planning Division approval (PZ 23-143-08) was issued to the existing property for the construction of a new trash enclosure. The proposed Project will be conditioned for the construction of the trash enclosure to be completed prior to the issuance of a zone clearance for the banquet facility, Rancho Nuevo Community Center.

f) Circulation: Vehicular access to the front of the tenant space will be provided through Hueneme Road which provides access to the parking lot that is shared with the various tenants within the multi-tenant building and adjacent center. Additional access to the rear parking of the unit will be provided through an alley located north of the shopping center. The alley connects to Perkins Road and Courtland Street. Additionally, the rear parking lot is enclosed with a wrought iron gate with two sliding access gates, one on each end of the rear of the property.

g) Parking: The Project proposes a 5,076 square foot banquet hall facility within a neighborhood commercial retail shopping center of approximately 41,985 square feet. The shopping center is composed of five(5) parcels. The subject site is the largest parcel of shopping center with 1.48 acres and contains a multi-tenant commercial building of approximately 20,436 square feet.

The project in accordance with OCC Sections 16-622(F) Commercial (Shopping Centers-neighborhood) requires one space per 250 square feet of gross area and Miscellaneous (banquet facilities) requires one space per five seats within the main auditorium or one space per 35 square feet of gross floor area. The OCC parking requirement for the proposed banquet facility and existing retail uses are shown on the table below as follows:

Existing/ Proposed Use	Square Feet	Required Parking		Provided Parking
Rancho Banquet Facility	5,076	1 space per 35 SF of floor area	145	220 (includes 4 motorcycles spaces counted per in accordance with OCC Section 16-624
Other Retail	36,909	1 space per 250 of floor area	148	
Total:	41,985		293	
In accordance with OCC Off-Street Parking requirements, the Project will provide a deficit of 73 parking spaces. A deficit of 100 parking spaces with the onsite and share parking only.				

The shopping center with the proposed banquet facility provides a total of 220 parking spaces including shared and non-shared parking stalls providing a deficit of 73 parking stalls, therefore an administrative relief from parking revision is necessary in accordance with OCC Section 16-651.

A Parking Study for the Rancho Nuevo Community Center (Parking Study-Attachment D) dated June 25, 2024, was submitted by applicant and prepared by Associated Transportation Engineers for the City's review. The Parking Study uses parking demand rates and time-of-day factors contained in the Institute Transportation Engineers (ITE) and Urban Land Institute (ULI) for the proposed use. The parking rates used in the Parking Study for similar uses to a banquet facility were compared to live theaters (ITE and ULI manuals), outdoor amphitheaters (ULI manuals), and two Oxnard Venue Surveys (Oxnard Performing Arts Center-OPAC, and River Ridge Golf Club) in which ranges from .38 to .42 parking spaces per guest.

Rancho Nuevo Community Center's required parking in accordance with the submitted Parking Study is based on 135 guests and four (4) employees. The trip generation estimate, Table 4 of the Parking Study) assumes an Average Vehicle Occupancy (AVO) of 2.4 attendees per vehicle

(Oxnard Venue Surveys) which is comparable to the ITE and ULI manuals. The trip generation based on the number of guests and employees for the proposed banquet hall facility, Rancho Nuevo Center, requires a total of 61 parking spaces (57 for the use and 4 for employees).

The Parking Study also included a shared weekday and weekend parking demand survey to determine the parking demands generated by existing uses within the shopping center. Table 5 and 6 of the Parking Study includes a forecast parking demand for the proposed Rancho Nuevo Community Center.

According to the Shopping Center Estimated Shared Weekday Parking Demands (Table 5 of the Parking Analysis) shows a peak parking demand of 169 parking spaces (73 retail uses, 61 Rancho Nuevo Community Center, and 35 for vacant units) between 5:00pm - 6:00pm in which 193 stalls are provided. The shopping center, therefore, would have an excess of 24 parking spaces for all the uses. Additionally, the shopping center provides 27 non-shared parking spaces along the rear of the building located adjacent and westerly to the subject site, which are utilized by tenants within their respective parcels.

The Shopping Center Estimated Shared Weekend Parking Demands (Table 6 of the Parking Analysis) shows a peak parking demand of 193 parking spaces (102 retail uses, 60 Rancho Nuevo Community Center, and 32 for vacant units) between 7pm and 8pm. The weekend parking demand for the retail uses increased the use of parking by 29 parking stalls compared to the weekday parking demand as shown on Table 5 as expected. Rancho Nuevo Community Center parking requirements will remain the same (60), and vacant units are provided parking was reduced by four (4) stalls. According to the parking study, the shopping center with the proposed Rancho Nuevo Community Center would require 193 parking spaces in which 193 parking spaces are provided.

Parking Concerns:

The Parking Study includes information for parking demand rates used in the Institute Transportation Engineers (ITE) and Urban Land Institute (ULI) manuals for comparable uses to the proposed banquet hall facility. The comparable uses provided in the submitted Parking Study includes; live theaters, outdoor amphitheaters and a comparable parking rate used for two existing venues within the City of Oxnard (OPAC Community Center & River Ridge Golf Club).

Additional information included in the Parking Study includes a weekday and weekend observation parking demand survey of the existing uses and a survey of the hours of operation for the existing uses. Furthermore, the Parking Study as submitted limits the proposed 5,097 square-foot banquet hall facility to 135 guests and four (4) employees in order to meet the parking requirement as listed in the Parking Study, however, Staff believes that the Parking Study includes some discrepancies and is recommending to reduce the number of guest to conform with the parking requirements as analyzed in the Parking Study as further described below.

Staff, after reviewing the Parking Study dated June 25, 2024, noted some inconsistencies in the information provided on Table 5 and 6 of the Shopping Center Estimated Shared Weekday/Weekend Parking Demands, Vacant Areas section. According to the information provided on Table 5-Vacant Areas section shows (future vacant uses) that the required parking demand is consistent with OCC Section 16-622(F) Shopping Centers, which are required to provide one (1) parking stall per every 250 feet of floor area. The square footage of the vacant units are approximately 8,640 square feet for a total parking demand of 35 parking spaces.

On Table 6-Vacant Areas section shows that the existing vacant units only require 31 spaces, four (4) parking spaces less than what is shown on Table 5-Vacant Areas section. Assuming that the methodology of the Parking Study is correct, vacant units will be considered to be for a mix of retail/restaurant uses when occupied, then it will be incorrect to assume that the parking requirements for retail uses will be less during the weekends than weekdays if using the same criteria as observed for existing in operation retail uses. As the uses of the vacant spaces are not known at this time, we must assume, the demand for parking will be no less than the number of required parking spaces as shown on Table 5-Vacant Areas section, and shall not be less than 35 parking spaces as required by OCC Section 16-622(F) Shopping Centers. Therefore, the maximum number of guests allowed in the banquet facility will be 124 and four employees, requiring a total of 193 parking spaces for the use in which 193 parking spaces will be provided.

Based on the size of the facility, the California Building Code would allow up to potentially 340 guests, subject to other improvements. To ensure that the Project does not exceed the maximum number of guests as proposed by the City, conditions approval, Condition No. 42, 44, 45 &, have been included for the Applicant to provide a monitoring periodic status report to the Planning Division Project Manager six months from the grand opening for review and consideration of the Special Use Permit, PZ 23-520-01.

Additionally, the Project has been conditionally approved as long as reciprocal access and parking exist within the shopping center as stated in the existing recorded document currently in place for the existing Shopping Center. See Declaration of Establishment of Conditions, Restrictions, and Reservations (Attachment E).

The following conditions regarding the proposed guests limitation, periodic status report, and reciprocal access and parking, have been identified below for ease of reference:

Condition No. 42:

The applicant is to submit periodic status reports **every six months**, for a period of two years, from the **grand opening** of the banquet hall facility (Rancho Nuevo Community Center) for the Planning Division to consider any nuisance related to the number of guests, consumption of alcohol, and any parking conflicts with adjoining properties. The periodic status report from the Police Department or any code violations or parking concerns will need to be provided to the Planning Division Project Manager for review and compliance with the approved Special Use Permit.

Condition No. 44:

The proposed banquet hall facility, Rancho Nuevo Center, shall be limited to a total of 124 guests and 4 employees.

Condition No.45 :

The approval of the Special Use Permit, PZ 23-520-01, will only be valid if reciprocal access and parking are provided between the property owners for Lots 17 through 27 of Tract 1283 and as listed in the shopping centers' Declaration of Establishment of Conditions, Restrictions, and Reservations. If the recorded document (Declaration of Establishments of Conditions, Restrictions, and Reservations) is modified to exclude reciprocal access and parking between the above references properties, a modification to PZ 23-520-01 as required by the Planning and Environmental Services Manager will need to be submitted for the use to justify parking requirements as required by the City's Off-Street Parking Code or a Parking Study.

i) Building Design: The proposed project does not include tenant improvements to the interior or exterior of the existing building and will therefore be consistent with the existing building design.

7) Community Workshop and Public Input: The project site is located within the Southwinds Neighborhood. On March 20, 2023, the project was presented to the public during a Community Workshop meeting. A notice of this meeting was posted on the Project site with a brief description and contact information. Staff received comments from three members of the public. The public comments are attached (Attachment F) for reference.

Consistent with public noticing requirements, the Planning Commission Hearing was advertised in the newspaper, with an on-site posting and by mail to property owners within 300 feet of the project site, and residents within 300 feet of the project site.

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

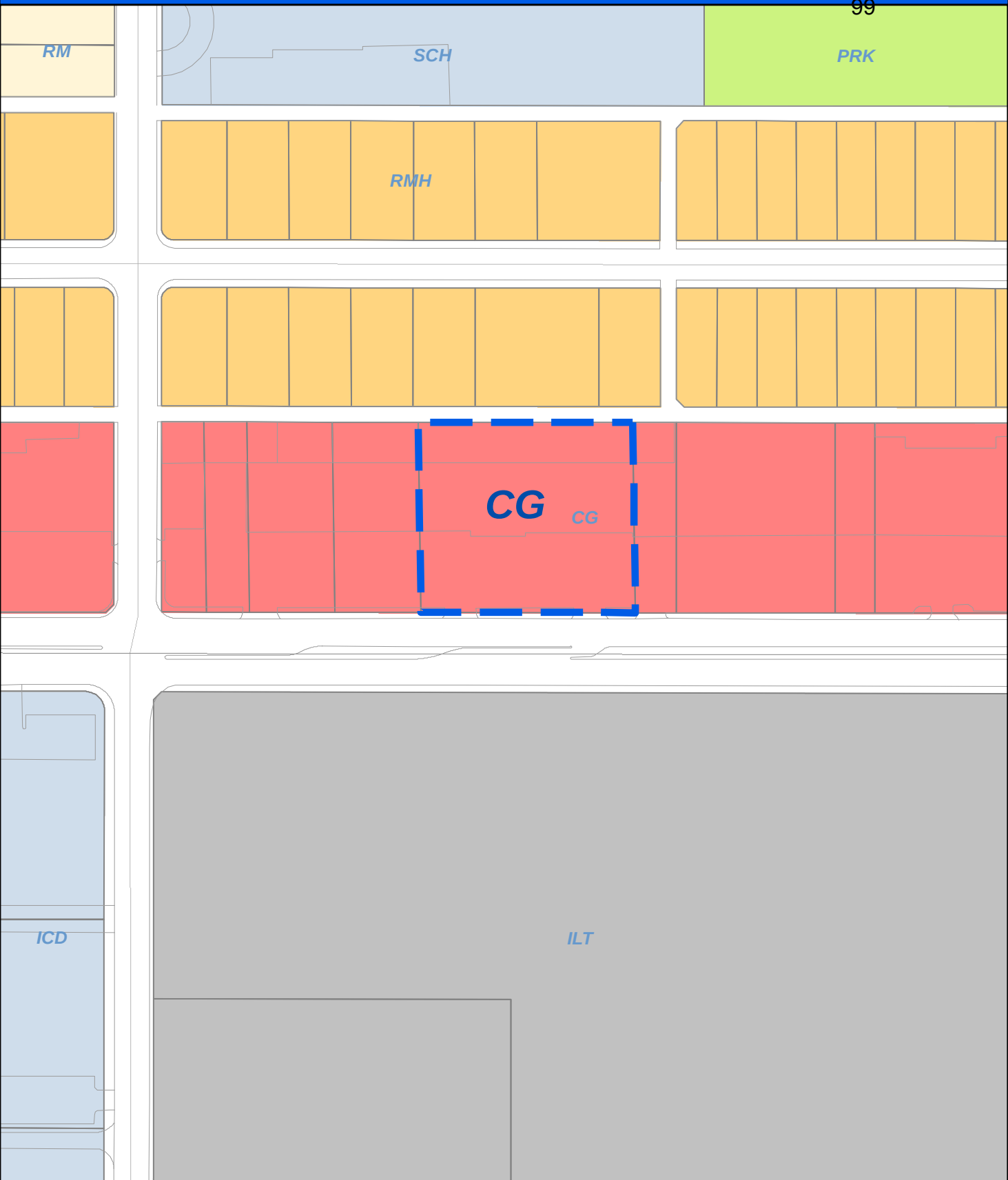
Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Development Project Plans
- C. Notice of Exemption
- D. Parking Study, June 25, 2024
- E. Declaration of Establishment of Conditions, Restrictions, and Reservations
- F. Public Comments
- G. Planning Commission Resolution No. 2024-XX
- H. Staff Presentation



2030 General Plan Land Use Map

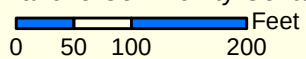
99



Oxnard Planning

May 17, 2023

PZ 23-520-01
Location: 517 Hueneme Rd
APN: 222008257
Rancho Community Center



2030 General Plan Land Use Map



1:2,000

~~100~~

CUESTA DEL MAR DR

ALLEY

HUENEME RD

M-1-PD

Rancho Community Center

Number of Children	Frequency
37	5
5	75
75	150
150	225
225	3

Rancho Community Center

0 37.5 75 150 225 300 Feet



1:2,000



CUESTA DEL MAR DR

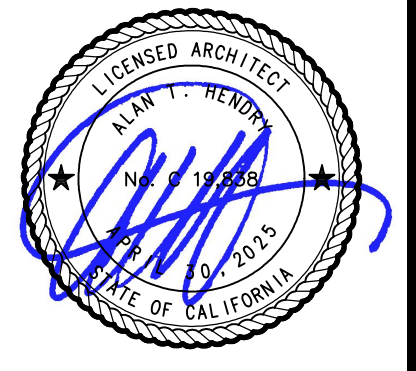
W HUENEME RD



**Alan T. Hendry
Architect**

219 Copperleaf Lane
San Juan Bautista, CA 95045
V. 559.960.9753
E. alan@hendryarch.com
W. www.hendryarch.com

SUBMITTALS / REVISIONS	
	MINOR SPECIAL USE
	08/13/22
Min Sp Use	RESUBMITTAL
	01/25/23
Min Sp Use	RESUBMITTAL
	08/07/23
Min Sp Use	RESUBMITTAL
	10/23/23
Min Sp Use	RESUBMITTAL
	05/20/24
Min Sp Use	RESUBMITTAL
	06/14/24



WET STAMP

A Proposed Tenant Improvement for
RANCHO NUEVO COMMUNITY CENTER
517 West Hueneme Road
Oxnard, California 93033
APN : 222-0-082-57

DRAWN BY	
Alon T. Hendry	
DATE	
05/20/24	
SCALE	
AS NOTED	
JOB NUMBER	
22020	
SHEET	

A1.1

ARCHITECTURAL

- A1.1 EXISTING SITE PLAN
A1.2 EXISTING SHOPPING CENTER PLAN
A2.1 EXISTING / PROPOSED FLOOR PLAN

Sheet Index

NO SCALE	1
-	

Architect

ALAN T. HENDRY, ARCHITECT
219 COPPERLEAF LANE
SAN JUAN BAUTISTA, CALIFORNIA 95045
ph: 559.960.9753
e-mail: alan@hendryarch.com
CONTACT: ALAN T. HENDRY, RA

Tenant

RANCHO NUEVO COMMUNITY CENTER
1130 SOUTH OXNARD BLVD, STE 30
OXNARD, CALIFORNIA 93033
ph: 805-407-5214
e-mail: eliolopez88@gmail.com
CONTACT: AURELIO LOPEZ

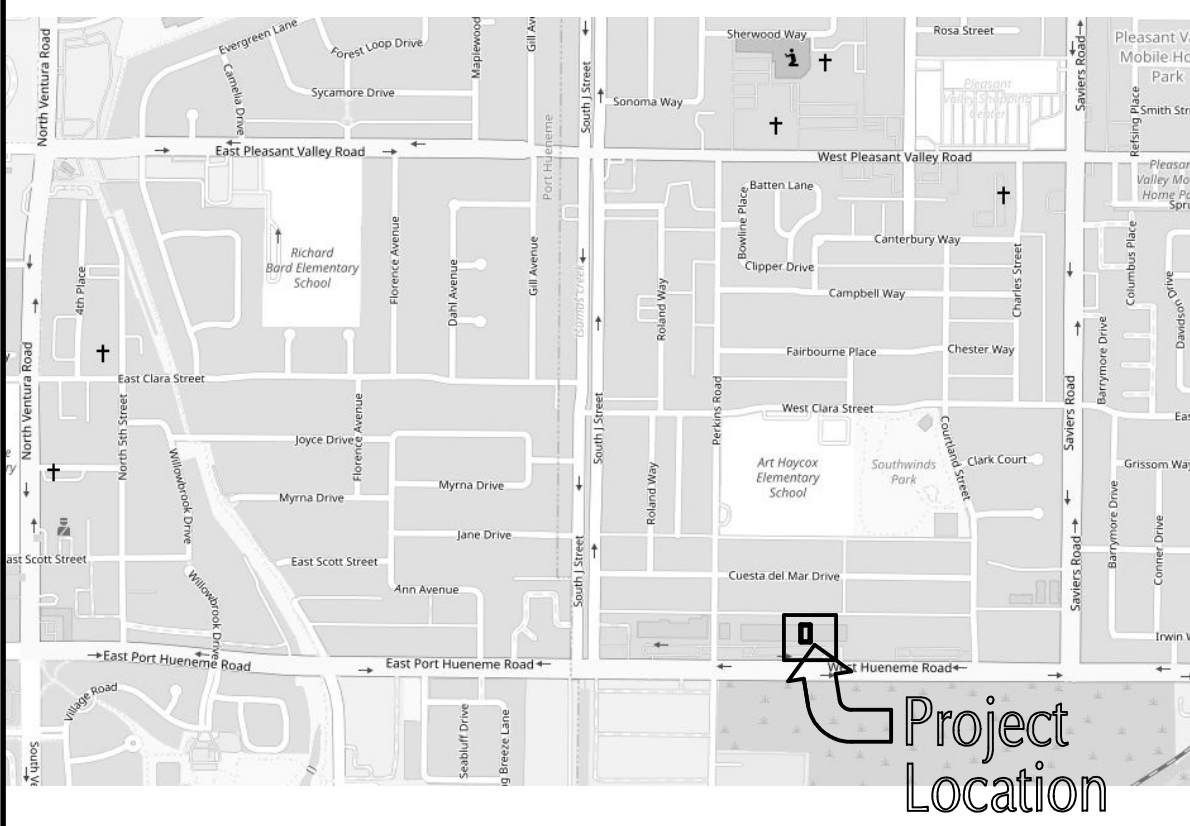
Project Team

NO SCALE	2
-	

PROJECT	A PROPOSED INTERIOR TENANT IMPROVEMENT
PROJECT ADDRESS	517 WEST HUENEME ROAD OXNARD, CALIFORNIA 93033
APN	222-0-082-57
EXISTING PROPERTY AREA	64,562.40 sf (1.48 ACRES)
ZONING	C2
OCCUPANCY	M
CONSTRUCTION TYPE	VB
FIRE SPRINKLERS	NO SPRINKLERS EXISTING OR PROPOSED
LOT COVERAGE	(20,436 / 64,562.4) = 31.65%
EXIST PAVEMENT	40,701 sf = 63.04%
EXIST LANDSCAPE	2,276 sf = 3.53%
EXISTING BUILDING AREA	20,436 sf
PROPOSED TENANT	5,076 sf
EXIST ADJ TENANT	16,480 sf
EXISTING TOTAL ONSITE PARKING STALLS	89 STALLS (81 STANDARD + 2 VAN & 2 STD ACCESSIBLE STALLS + 4 MOTORCYCLE STALLS)
EXISTING SHARED STALLS	167 STALLS
EXISTING MOTORCYCLE STALLS	4 STALLS
EXISTING STALLS @ REAR	22 STALLS
TOTAL PROJECT STALLS	193 STALLS

Project Information

NO SCALE	3
-	



Vicinity Map

No Scale	4
-	

EXISTING APARTMENT BUILDINGS

Alley (20'-0" WIDTH)

EAST 270.00'

517 W. Hueneme Rd
Rancho Nuevo
Community
Center
(5,076 sf)

451 W. HUENEME RD
(ADJACENT TENANT - NOT A PART OF THIS PERMIT)
6,720 sf

445 W. HUENEME RD
(ADJACENT TENANT - NOT A PART OF THIS PERMIT)
8,640 sf

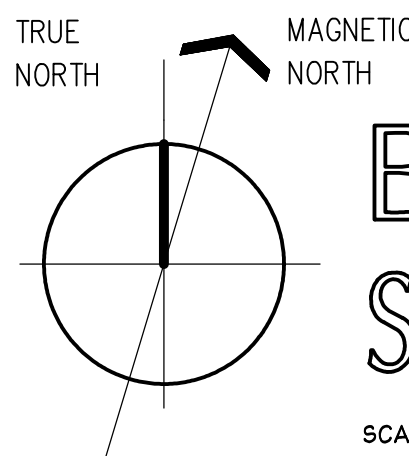
EXISTING ADJACENT PROPERTY

<E> 8'-0" SIDEWALK

EXISTING PARKING

EAST 270.00'

West Hueneme Road (100'-0" WIDTH)



Existing
Site Plan

SCALE : 1/16" = 1'-0"

NOTE:
ALL PROPERTY LINES, BUILDING OUTLINES, CURBS, SIDEWALKS, DRIVEWAY APPROACHES, FENCING, PARKING STRIPING, ETC. WERE OBTAINED THROUGH SOURCES DEEMED RELIABLE BY THE ARCHITECT. THE ACCURACY OF WHICH IS IN NO WAY GUARANTEED. USE OF ANY INFORMATION HEREIN SHOWN OR INFERRED BY ANY GOVERNMENT AGENCY, BUSINESS OR INDIVIDUAL SHALL BE VERIFIED AS ACTUAL PRIOR TO RELYING UPON SUCH INFORMATION.

219 Copperleaf Lane
San Juan Bautista, CA 95045
V. 559.960.9753
E. alan@hendryarch.com
W. www.hendryarch.com

MINOR SPECIAL USE
08/13/22

Min Sp Use RESUBMITTAL

Min Sp Use RESUBMITTAL

Min Sp Use RESUBMITTAL
05/20/24Min Sp Use RESUBMITTAL
06/17/24

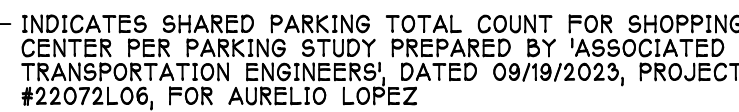
1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.



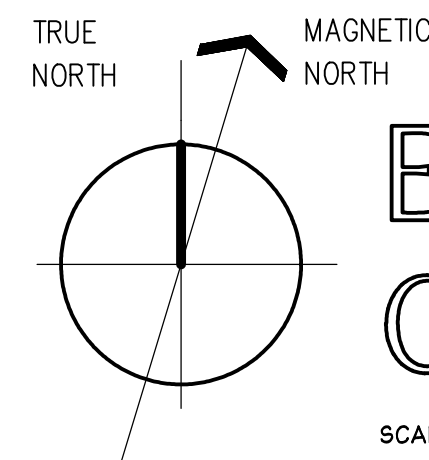
APN: 22-0-082-57

SHEET

A1.2



NOTE:
ALL PROPERTY LINES, BUILDING OUTLINES, CURBS, SIDEWALKS, DRIVEWAY
APPROACHES, FENCING, PARKING STRIPING, ETC. WERE OBTAINED THROUGH
SOURCES DEEMED RELIABLE BY THE ARCHITECT, THE ACCURACY OF WHICH
IS IN NO WAY GUARANTEED. USE OF ANY INFORMATION HEREIN SHOWN OR
INFERRED BY ANY GOVERNMENT AGENCY, BUSINESS OR INDIVIDUAL SHALL
BE VERIFIED AS ACTUAL PRIOR TO RELYING UPON SUCH INFORMATION.



SCALE : 1" = 30'-0"

Existing Shopping Center Plan

		Rept'd Sales / SF	Rept'd Sales	Existing	Shred
445 W. Hueneume	(Retail)	8,640.00 sf	@ 1/250 = 35	28	21
451 W. Hueneume	(Laundromat)	6,720.00 sf	@ 1/250 = 27	28	21
457 W. Hueneume	(Banquet Hall)	5,076.00 sf	@ 1/35 = 145	31	23
527-531 W. Hueneume	(Vacant)	8,640.00 sf	@ 1/250 = 35	45	35
541 W. Hueneume	(Retail)	4,324.50 sf	@ 1/250 = 17	17	12
549 W. Hueneume	(Office)	4,324.50 sf	@ 1/250 = 17	17	12
(Vacant Lot)		sf	@ 1/1 = 0	36	33
561 W. Hueneume	(Bakery)	4,251.00 sf	@ 1/250 = 17	18	14
Existing Totals		41,985.00 sf		263	220

Existing Shopping Center Parking	NONE	1
	-	

219 Copperleaf Lane
San Juan Bautista, CA 95045
V. 559.960.9753
E. alan@hendryarch.com
W. www.hendryarch.com

SUBMITTALS / REVISIONS			
MINOR SPECIAL USE			
			08/13/22
Min	Sp	Use	RESUBMITTAL
			01/25/23
Min	Sp	Use	RESUBMITTAL
			08/07/23
Min	Sp	Use	RESUBMITTAL
			10/23/23
Min	Sp	Use	RESUBMITTAL
			05/20/24
Min	Sp	Use	RESUBMITTAL
			06/17/24



A Proposed Tenant Improvement for
RANCHO NUEVO COMMUNITY CENTER
517 West Hueneme Road
Oxnard, California 93033
APN: 222-0-082-57

DRAWN BY
Alan T. Hendry

DATE
05/20/24

SCALE
AS NOTED

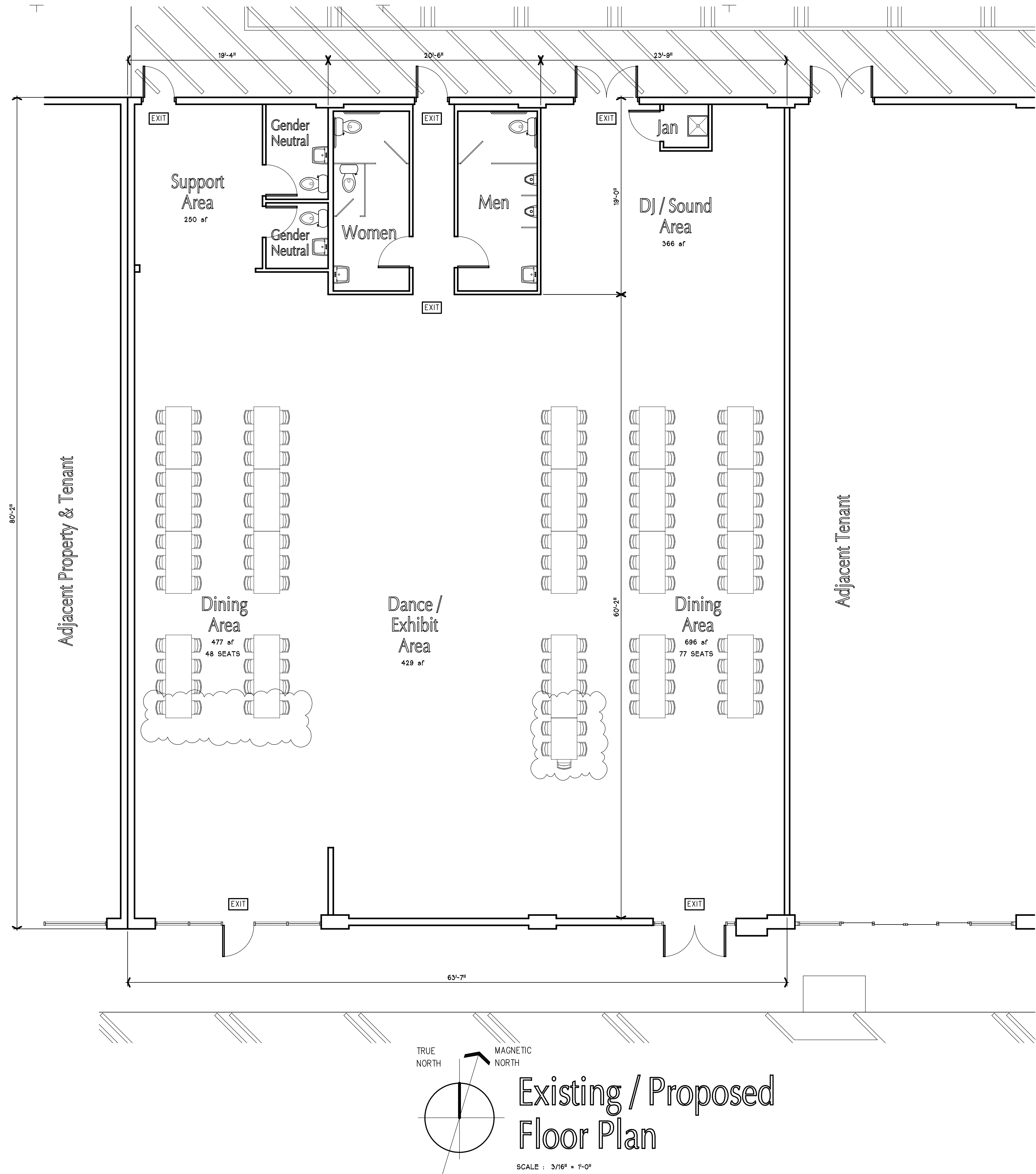
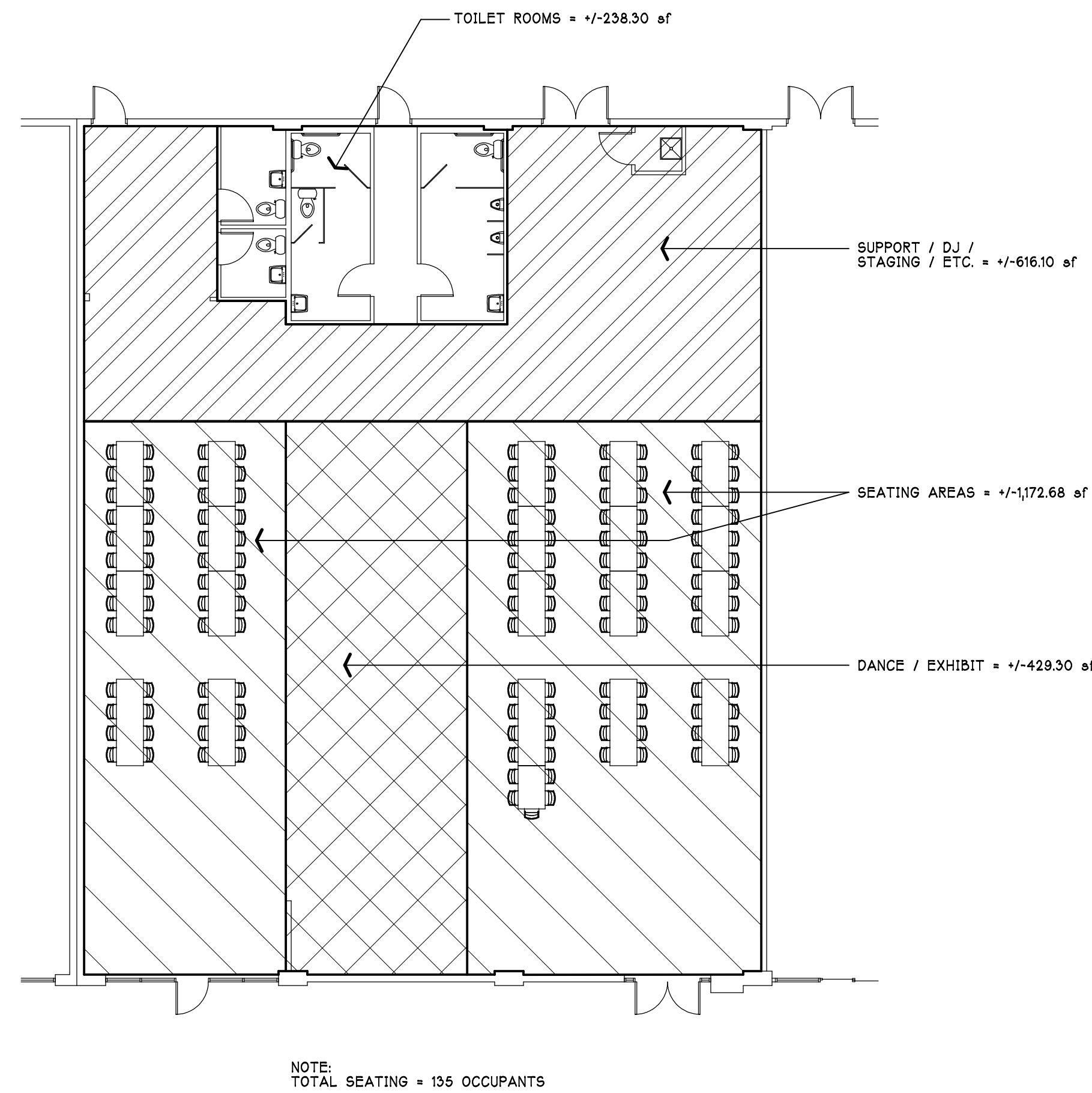
JOB NUMBER
22020

SHEET

A2.1

Tenant Space Square Footage Floor Plan

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



Existing / Proposed Floor Plan

SCALE : 3/16" = 1'-0"

NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Rancho Community Center

Project Applicant: Aurelio Lopez Ayala on behalf of the property owner Jon Bell

Project Location - Specific: 517 West Hueneme Road, Oxnard California, County of Ventura,
APN: 222-0-082-575

Description of Nature, Purpose and Beneficiaries of Project: A request to operate a banquet hall for private and public events within an existing 5,097 square-foot commercial tenant space located in a 20,436 square-foot multi-tenant commercial building, developed on a 1.26 acre lot.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Aurelio Lopez Ayala on behalf of the property owner Jon Bell.

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. Class 1 Section 15301
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with CEQA Guidelines, §15301 (Class 1, Existing Facilities), projects involving “operation of existing structures” may be found to be exempt from the requirements of CEQA. This Project meets the requirements of a Class 1 Categorical Exemption because it consists of locating a banquet hall for private and public events within an existing 5,079 square-foot commercial tenant space located in a 20,436 square-foot multi-tenant commercial building. The project will not increase the square footage of the existing building. This project qualifies for this exemption because the proposed use is allowed by zoning. No Exceptions to the Exemptions (Section 15300.2) apply to defeat

the Exemption. Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

106

Lead Agency Contact Person: Juan Carlos Torres, Associate Planner, 805.385.8156

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



ASSOCIATED TRANSPORTATION ENGINEERS

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

Since 1978

Richard L. Pool, P.E.

Scott A. Schell

June 25, 2024

22072L08

Aurelio Lopez

517 W Hueneme Road

Oxnard, CA 93033

Submitted via email: eliolopez88@gmail.com

UPDATED PARKING STUDY FOR THE RANCHO NUEVO COMMUNITY CENTER PROJECT- CITY OF OXNARD

Associated Transportation Engineers (ATE) has prepared the following updated parking study for the Rancho Nuevo Community Center Project (the "Project"), located in the City of Oxnard. ATE previously submitted a parking study dated October 4, 2023. The updated parking analysis evaluates the Project parking demands to determine if the proposed shared parking supply provided within the existing shopping center would accommodate the parking demands generated by the Project and the existing/future shopping center tenants. The updated parking analysis also addresses the comments provided by City staff on May 3, 2023, August 28, 2023, and February 1, 2024.

PROJECT DESCRIPTION

The Project is proposing to develop a 5,076 SF banquet hall/events facility within the existing 41,985 SF neighborhood shopping center located at 517 W Hueneme Road in the City of Oxnard. Figure 1 (attached) shows the location of the Project site within the City. The Project would operate 7 days a week between the hours of 5:00 PM to 2:00 AM. Private events (weddings, family celebrations, etc.) would be held from the hours of 5:00 PM to 12:00 AM. Public events (comedy shows, dancing, etc.) would be held from the hours of 8:00 PM to 2:00 AM. All events would have a maximum of 135 guests and 4 employees. The shopping center contains a mix of commercial tenants consisting of a meat market, general retail, laundromat, office, and vacant buildings. As shown in Figure 2, the shopping center provides a total of 220 parking spaces (167 vehicle parking spaces and 4 motorcycle spaces in the front of the shopping center, 22 spaces in the northeast portion of the site, and 27 gated spaces in the northwest portion of the site). As noted in Figure 2, the 24 spaces located in the northeast portion of the site will be reduced by 2 spaces due to the construction of a new trash enclosure that was recently approved by the City.

City staff also indicated that the 171 parking spaces in the front of the shopping center would be considered shared parking within the shopping center while the 22 spaces in the northeast portion of the site would be used for the Project and the neighboring tenants (Oxnard Lavenderia and Family Dollar) and staff/employees. The 27 other spaces in the northwest portion of the site are separated by existing gates, therefore these spaces are not included in the analysis. Table 1 summarizes the parking supply for the shopping center. The analysis does not include the 13 parking spaces within Lot 28.

Table 1
Existing Parking Supply

User Lot Area	# of Spaces
Available To Project	
Front of Shopping Center	171 (a)
Rear of Shopping Center (Northeast)	22 (b)
Subtotal	193
Remainder of Site	
Rear of Shopping Center (Northwest)	27
Total	220

(a) Includes 4 motorcycle spaces

(b) Assumes loss of 2 spaces for trash enclosure.

The purpose of the parking analysis is to determine the weekday and weekend parking demands for the shopping center with the addition of the Project. The Project Site Plan is illustrated on Figure 3. The sufficiency of the parking supply is evaluated based on the City of Oxnard Zoning Ordinance requirements and a shared parking demand analysis.

CITY OF OXNARD ZONING ORDINANCE PARKING REQUIREMENTS

The City of Oxnard parking requirements were calculated for the shopping center as shown in Table 2. The City parking space requirements are as follows.

- Shopping Center - 1 space per 250 SF of gross floor area.
- Banquet Hall/Convention Facilities – 1 space per 35 SF of gross floor area.

Table 2
City Zoning Ordinance Parking Requirements

Component	Size	Zoning Requirement	Required Parking	Parking Supply (a)
Shopping Center	36,909 SF	1 space/250 SF	148 Spaces	220 Spaces
Banquet Hall/Convention Facilities	5,076 SF	1 space/35 SF	145 Spaces	
Total Parking Required:			293 Spaces	

(a) 171 shared parking spaces in the front and 22 parking spaces in the northeast portion of the site.
Also includes the 27 additional parking spaces in the northwest portion of the site.

As shown in Table 2, the City of Oxnard Zoning Ordinance requires 293 spaces for the shopping center with the banquet hall. The shopping center provides 220 total on-site parking spaces, thus a modification to the City's parking requirements will be required.

SHARED PARKING DEMAND ANALYSIS

A shared parking model was developed to determine the peak parking demands for the shopping center including the Project for weekday and weekend periods (model attached). The concept of shared parking recognizes that a single space may serve several different uses at different times during the day. Weekday and weekend parking occupancy surveys were conducted within the shopping center to determine the parking demands generated by the existing tenants (data attached). For the vacant shopping center areas, the shared parking model used the parking demand rates and time-of-day factors contained in the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition).¹

As requested by City staff, average vehicle occupancy (AVO) surveys (survey data attached) were conducted at 2 event venues within the City of Oxnard with similar events that the Project is proposing. Table 3 presents the results of the AVO surveys.

Table 3
Average Vehicle Occupancy Surveys

Venue	Event	Vehicles	People	AVO
OPAC Community Center	Quinceanera	32	86	2.7
River Ridge Golf Club	Birthday Party	42	89	2.1
Total		74	175	2.4

The data in Table 3 show that the average AVO for the two venues is 2.4 (parking rate of 0.42/guest). For the Project, the model assumed an AVO of 2.4 guests per vehicle (parking rate of 0.42/guest) plus 4 employee vehicles.

The parking rate of 0.42/guest is comparable to rates for similar land uses in the ITE manual and in the Urban Land Institute (ULI) Shared Parking (3rd Edition)² as presented in Table 4. It is noted that the rates within the ITE and ULI include guests, employees, vendors, etc.

¹ Parking Generation, Institute of Transportation Engineers, 5th Edition, 2019

² Shared Parking, Urban Land Institute, 3rd Edition, 2020.

Table 4
ITE/ULI/ATE Parking Rates

Source/Land Use	AVO	Parking Rate
ITE Live Theater	2.6	0.38/Guest
ULI Outdoor Amphitheater	2.5	0.40/Guest
ULI Live Theater	2.5	0.40/Guest
Oxnard Venue Surveys (a)	2.4	0.42/Guest

(a) Includes two venues that hosted events similar to activities that are anticipated to occur at the Project site.

The ITE shared parking analysis assumed 100 percent occupancy of the shopping center (including the Project). The shared parking analysis accounts for the varying hourly peaking demands of the shopping center tenants. The peak weekday and weekend shared parking demand estimates for the shopping center with the existing tenants, vacant areas, and the Project are shown in Tables 5 and 6. Worksheets showing the hourly parking demand calculations for the shopping center with the Project are attached for reference.

Table 5
Shopping Center Estimated Shared Weekday Parking Demands

Time of Day	Shared Parking Demand				Parking Supply (a)	Parking Surplus
	Existing Center	Vacant Areas	Project	Total		
5:00 PM	73 Spaces	35 Spaces	60 Spaces	168 Spaces	193 Spaces	25 Spaces

(a) 171 shared parking spaces in the front and 22 parking spaces in the northeast portion of the site. The 22 parking spaces in the rear are available for the Project, individual tenants and staff/employees within the subject parcel.

The data presented in Table 4 show that a peak weekday parking demand of 168 parking spaces is forecast for the shopping center between the hours of 5:00 PM - 6:00 PM. The on-site parking supply of 193 parking spaces would accommodate the shared weekday peak demand and provide a parking surplus of 25 spaces.

Table 6
Shopping Center Estimated Shared Weekend Parking Demands

Time of Day	Shared Parking Demand				Parking Supply (a)	Parking Surplus
	Existing Center	Vacant Areas	Project	Total		
7:00 PM	102 Spaces	31 Spaces	60 Spaces	193 Spaces	193 Spaces	0 Spaces

(a) 171 shared parking spaces in the front and 22 parking spaces in northeast portion of the site. The 22 parking spaces in the rear are available for the Project, individual tenants and staff/employees within the subject parcel.

The data presented in Table 5 show that a peak weekend parking demand of 193 parking spaces is forecast for the shopping center between the hours of 7:00 PM - 8:00 PM. The on-site parking supply of 193 parking spaces would accommodate the shared weekend peak demand.

City staff indicated the parking occupancies for the existing center and the parking demands estimates for the vacant areas should be within the same general levels for weekdays and weekends. As shown previously in Tables 5 and 6, the parking demand for the vacant areas during the peak demand period increased by 35 spaces on weekdays and 31 spaces on weekends. The difference in the peak demand forecasts for the vacant areas is based on the different times of the day (5:00 PM on weekdays and 7:00 PM on weekends) that the peak demands occurred. The time-of-day factors from ITE assume a lower percentage at 7:00 PM compared to 5:00 PM for the vacant areas on weekends. If both the weekday and weekend were both compared at 5:00 PM, the vacant areas would be estimated to have a higher parking demand on the weekends compared to weekdays, which would be within the same trend line as the existing center.

SUMMARY

The Project is proposing to develop a 5,076 SF banquet hall/events facility within the existing 41,985 SF neighborhood shopping center located at 517 W Hueneme Road. The City of Oxnard Zoning Ordinance parking requirement for the shopping center with the Project is 293 parking spaces. The shopping center provides 220 total parking spaces. The 27 parking spaces in the northwest portion of the site are separated by existing gates, thus the Project only has access to 193 parking spaces (171 shared parking spaces in the front and 22 parking spaces in the northeast portion of the site). The weekday shared peak parking demand forecast for the shopping center including the Project is 168 spaces, and the weekend peak demand is 193 spaces. The parking supply of 193 parking spaces would meet the weekday and weekend peak parking demands and provide a parking surplus of 25 spaces on weekdays and 0 spaces on weekends.

This concludes ATE's updated parking study for the Rancho Nuevo Community Center Project.

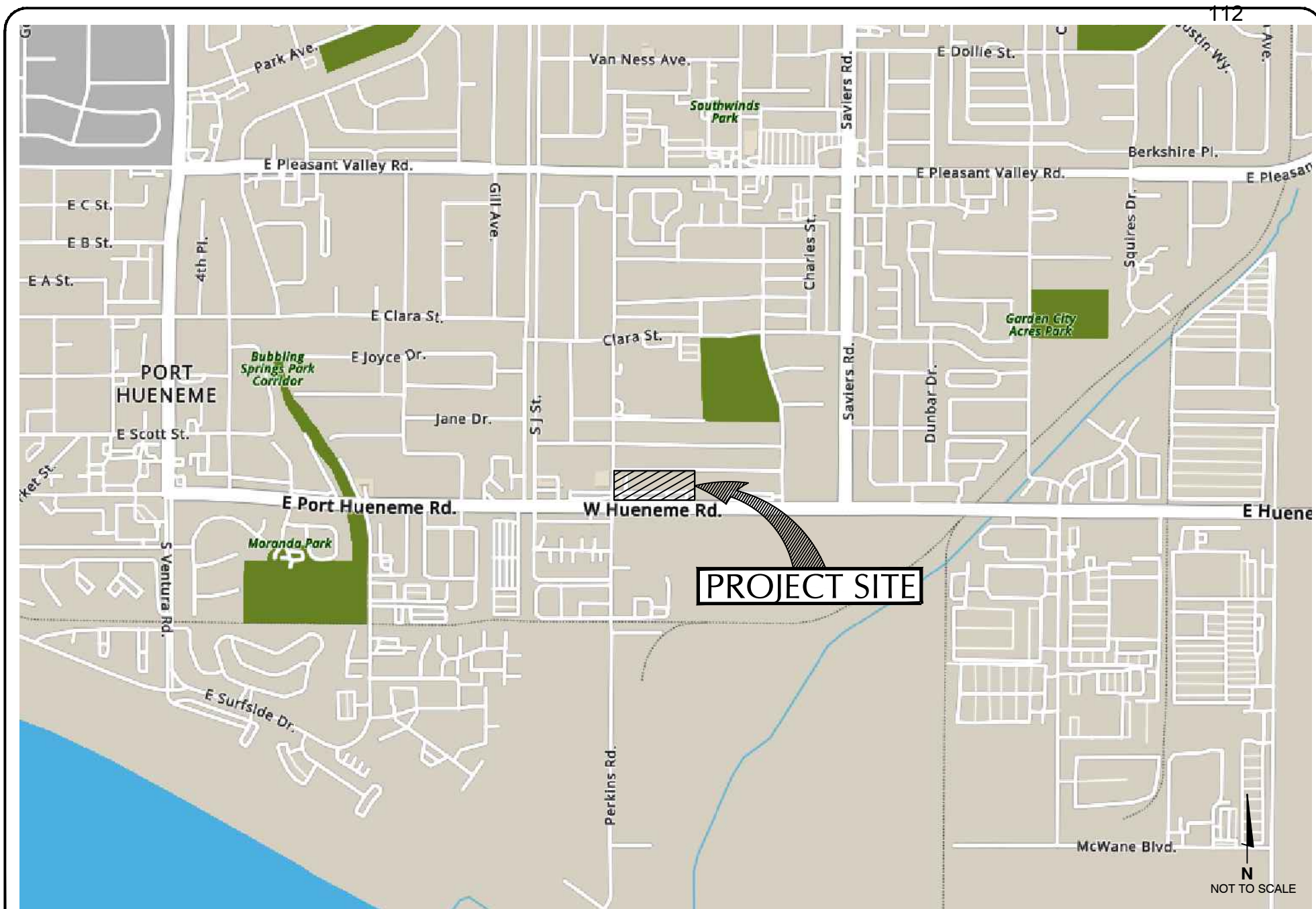
Associated Transportation Engineers



By: Scott A. Schell
Principal Transportation Planner

SAS/GOM

Attachments: Figure 1 – Project Site Location
Figure 2 – Existing Shopping Center Parking Supply
Figure 3 – Project Site Plan
Figure 4 – Project Parking Supply
Project Trip Generation Worksheet
City of Oxnard Event Venue AVO Data
AVO Survey Results
Weekday Shared Parking Spreadsheet
Weekend Shared Parking Spreadsheet



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PROJECT SITE LOCATION

FIGURE

1

GM- ATE#22072

27 gated parking spaces not available to the Project (available to existing tenants within the property boundary).

22 parking spaces available to the Project

2 Spaces lost in recent improvements for trash enclosure.

167 Shared Spaces in front of shopping center

4 Shared Motorcycle Spaces

13 parking spaces in Lot 28 not included in the analysis.



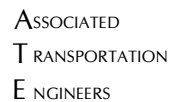
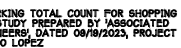
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EXISTING SHOPPING CENTER PARKING SUPPLY - 220 SPACES

FIGURE

2

GM- ATE#22072



PROJECT SITE PLAN

FIGURE (3)



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ENGINEERS

PROJECT PARKING SUPPLY - 193 SPACES

FIGURE 4

GM- ATE#22072

Associated Transportation Engineers Trip Generation Worksheet - Rancho Nuevo Community Center Project #22072		
EVENTS WITH 135 ATTENDEES		
Project Component	AVO	Vehicles
EVENT SIZE 135 Guests Drive(a)	2.4	56
EMPLOYEES 4 Employees(b)	1.1	4
Project Total:		60
(a) Trip generation estimates assume an average vehicle occupancy (AVO) of 2.4 attendees per vehicle for guests. (b) Analysis assumes 4 employees and 1.1 AVO for employees.		

EVENT VENUE AVO DATA

VENUE	VEHICLES	PEOPLE	AVO	PARKING RATE G EST
OPAC Community Center	32	6	2.	.3
River Ridge Golf Club	42		2.1	.4
TOTAL	7	175	2	0.2

ITEMS LIABILITIES VENTURA COUNTY RATES

SOURCE LAND USE	AVO	PARKING RATE G EST
ITE Live Theater (a)	2.6	.3
LI Outdoor Amphitheater (b)	2.5	.4
LI Live Theater (b)	2.5	.4
Los Angeles County Code (c)	3.	.33
Ventura County Code Eating Establishment (d)	3.2	.31
Ventura County Code Theaters (e)	4.	.25

(a) Parking Generation Institute of Transportation Engineers 5th Edition 2011.

(b) Shared Parking Urban Land Institute 3rd Edition 2012.

(c) Los Angeles County Code Table 22.112. A Entertainment assembly and dining.

(d) Ventura County Code Table 14. Eating Establishments. Requires 1 Space per 3.2 Seats.

(e) Ventura County Code Table 14. Theaters. Requires 1 Space per 4 Seats.

Associated Transportatoin Engineers**Average Vehicle Occupancy (AVO) Worksheet - Rancho Nuevo Project #22072**

Date: 4/6/2024

Day: Saturday

Venue: OPAC Community Center

Event: Quinceanera

Vehicle	Occupancy
1	3
2	2
3	1
4	3
5	5
6	2
7	3
8	2
9	4
10	1
11	2
12	2
13	2
14	1
15	2
16	4
17	3
18	3
19	1
20	2
21	5
22	2
23	4
24	2
25	2
26	3
27	5
28	2
29	4
30	3
31	4
32	2
Total	86
Average	2.7

Notes: 2 Employee Vehicles With AVO of 1 and 2

Associated Transportatoin Engineers

Average Vehicle Occupancy (AVO) Worksheet - Rancho Nuevo Project #22072

Date: 5/11/2024

Day: Saturday

Venue: River Ridge Golf Club

Event: Birthday Party

Vehicle	Occupancy
1	1
2	2
3	2
4	1
5	2
6	1
7	3
8	2
9	2
10	1
11	4
12	4
13	2
14	3
15	2
16	2
17	1
18	3
19	1
20	4
21	2
22	1
23	2
24	1
25	4
26	2
27	3
28	1
29	2
30	3
31	2
32	2
33	2
34	2
35	2
36	2
37	3
38	2
39	2
40	2
41	2
42	2
Total	89
Average	2.1

Notes:

RANCHO N EVO COMM NITY CENTER PROJECT #22072 - WEEKDAY PEAK PARKING DEMAND ORECASTS 135 G ESTS
SHARED PARKING CALC LATIONS - ITE DEMAND RATES TIME-O -DAY ACTORS

WEEKDAY PARKING DEMAND CALC LATIONS Y SE

Land se	Si e	nits	Parking Rate	Peak Demand
561 Hueneme Road (a)	3 5	SF	2.61	
441 Hueneme Road (a)	3 2	SF	2.61	
531 Hueneme Road (a)	5	SF	2.61	13
52 Hueneme Road (a)	4	SF	2.61	1
Ban uet Hall (b)				6

(a) ITE rate for Shopping Center (Non-December) - Friday (#820).
(b) Based on proposed operational data (135 guests with AVO of 2.4 and 4 employees with AVO of 1.1).

HO RLY PARKING DEMANDS Y SE

Time o Day	561 W Hueneme Road		1 W Hueneme Road		531 W Hueneme Road		527 W Hueneme Road		an uet Hall		Su total Vacant Project	E isting Parking Demand c	Total Shared Parking Demand	Parking Provided	Availa le Parking
	Hourly % (a)	9	Hourly % (a)	8	Hourly % (a)	13	Hourly % (a)	10	Hourly % (b)	60					
6 a.m.									A					1 3	1 3
a.m.									A					1 3	1 3
a.m.	32	3	32	3	32	4	32	3	A		13	26	3	1 3	154
a.m.	5	5	5	4	5		5	5	A		21	32	53	1 3	14
1 a.m.	6	6	6	5	6		6		A		2	33	6	1 3	133
11 a.m.				6		1			A		31	45	6	1 3	11
12 oon	1		1		1	13	1	1	A		4	41	1	1 3	112
1 p.m.						13		1	A		4	4		1 3	1 4
2 p.m.						12			A		36	54		1 3	1 3
3 p.m.				6		1			A		31	5	1	1 3	112
4 p.m.	1		1	6	1	11	1		A		32	63	5	1 3	
5 p.m.	6		6		6	11	6		A	6	5	3	16	1 3	25
6 p.m.	4		4		4	11	4		A	6	4	6	161	1 3	32
p.m.				6		1			A	6	1	6	15	1 3	34
p.m.		6		6					A	6			165	1 3	2
p.m.									A	6	6	5	11	1 3	4
1 p.m.									A	6	6	4	1	1 3	6
11 p.m.									A	6	6		6	1 3	133
12 a.m.									A	6	6		6	1 3	133

(a) ITE time-of-day factors for Shopping Center (Non-December) - Friday (#820).
(b) Hours of operation 5:00 PM - 2:00 AM
(c) Data from existing parking occupancy surveys. Existing shopping center hours are listed below:
Meat Market: 7:00 AM - 9:30 PM
Food Truck: 3:00 PM - 9:00 PM
Vocational Skills: 9:00 AM - 3:00 PM
Family Dollar: 8:00 AM - 10:00 PM
Oxnard Lavanderia: 6:30 AM - 12:30 AM
Tacos De La Region Mixteca: 4:00 AM - 11:30 AM
Watermill Express: Open 24 Hours

RANCHO N EVO COMM NITY CENTER PROJECT #22072 - WEEKEND PEAK PARKING DEMAND ORECASTS 135 G ESTS
SHARED PARKING CALC LATIONS - ITE DEMAND RATES TIME-O -DAY ACTORS

WEEKEND PARKING DEMAND CALC LATIONS Y SE

Land se	Si e	nits	Parking Rate	Peak Demand
561 Hueneme Road (a)	3 5	SF	2. 1	1
441 Hueneme Road (a)	3 2	SF	2. 1	
531 Hueneme Road (a)	5	SF	2. 1	15
52 Hueneme Road (a)	4	SF	2. 1	12
Ban uet Hall (b)				6

(a) ITE rate for Shopping Center (Non-December) - Saturday (#820).
(b) Based on proposed operational data (135 guests with AVO of 2.4 and 4 employees with AVO of 1.1).

HO RLY PARKING DEMANDS Y SE

Time o Day	561 W Hueneme Road		1 W Hueneme Road		531 W Hueneme Road		527 W Hueneme Road		an uet Hall		Su total Vacant Project	E isting Parking Demand c	Total Shared Parking Demand	Parking Provided	Availa le Parking
	Hourly % (a)	10	Hourly % (a)	9	Hourly % (a)	15	Hourly % (a)	12	Hourly % (b)	60					
6 a.m.									A					1 3	1 3
a.m.									A					1 3	1 3
a.m.	2	3	2	2	2	4	2	3	A		12	4	52	1 3	141
a.m.	46	5	46	4	46		46	6	A		22	46	6	1 3	125
1 a.m.	6		6	6	6	1	6		A		31	45	6	1 3	11
11 a.m.	5		5		5	13	5	1	A		4	51	1	1 3	1 2
12 oon	5	1	5		5	14	5	11	A		44	6	1 4	1 3	
1 p.m.	1	1	1		1	15	1	12	A		46	5	1 3	1 3	
2 p.m.		1				15		12	A		46	55	1 1	1 3	2
3 p.m.	2		2		2	14	2	11	A		42	6	11	1 3	5
4 p.m.	6		6		6	13	6	1	A		4	6	126	1 3	6
5 p.m.					12				A	6	6		1 5	1 3	
6 p.m.	1		1	6	1	11	1		A	6	3	5	1	1 3	5
p.m.	6		6	6	6	1	6		A	6	1	1 2	1 3	1 3	
p.m.	6	6	6	5	6		6		A	6		1 3	1	1 3	3
p.m.	51	5	51	5	51		51	6	A	6	4		1 2	1 3	21
1 p.m.	3	4	3	3	3	6	3	5	A	6		6	13	1 3	55
11 p.m.									A	6	6		6	1 3	133
12 a.m.									A	6	6		6	1 3	133

(a) ITE time-of-day factors for Shopping Center (Non-December) - Saturday (#820).
(b) Hours of operation 5:00 PM - 2:00 AM
(c) Data from existing parking occupancy surveys. Existing shopping center hours are listed below:
Meat Market: 7:00 AM - 9:30 PM
Food Truck: 3:00 PM - 9:00 PM
Vocational Skills: 9:00 AM - 3:00 PM
Family Dollar: 8:00 AM - 10:00 PM
Oxnard Lavanderia: 6:30 AM - 12:30 AM
Tacos De La Region Mixteca: 4:00 AM - 11:30 AM
Watermill Express: Open 24 Hours

At:
1111 Saviers Rd.
Oxnard, Calif.
93130

4139

BOOK 3253 PAGE 171

RECORDED AT REQUEST OF
ERIC CASSIRER
AT 2:28 PM. PAST 1:30 PM
OFFICIAL RECORDS VENTURA COUNTY
JAN 24 1968

BOOK 3253 PAGE 171

Robert L. Hansen RECORDER

DECLARATION OF ESTABLISHMENT OF

CONDITIONS, RESTRICTIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS: That ERIC CASSIRER and FEE \$3.60 3
ILSE CASSIRER, husband and wife, owners of Lots 17 through 27,
inclusive, of Tract 1283, Ventura County, State of California, as
per map recorded in Book 29, pages 83 and 84, of Maps, in the office
of the County Recorder of said Ventura County, do hereby certify
and declare that they have established and do hereby establish for
the benefit of present and future owners and encumbrancers of said
lots, the following conditions, restrictions, and easements subject
to which said lots shall be held by said owners and shall be sold
and conveyed by them, and which shall inure to and pass with each and
every lot described above, and shall apply to and bind the respective
successors and assigns of the present owners:

1. The 100 foot set back adjoining and northerly of Parcel
B on Lots 17 through 27, inclusive, of said Tract 1283 shall be used
for parking for the benefit of all of said lots. No fence, wall or
sidewalk shall be erected, placed or altered within said 100 foot
set back.

2. These covenants are to run with the land and shall be
binding on all parties and all persons claiming under them for a period
of twenty-five years from the date these covenants are recorded, after
which time said covenants shall be automatically extended for successive
periods of ten years unless an instrument signed by a majority of the
then owners of the lots has been recorded, agreeing to change said
covenants in whole or in part.

Jan 24, 1968
+ 25 years

BOOK 3253 PAGE 172

3. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

4. The breach of any of the foregoing restrictions, conditions or covenants shall not defeat or render invalid the lien of any mortgage or Deed of Trust on said property or any part or portion thereof made in good faith and for value, but in case of foreclosure and sale thereunder the purchaser shall take title subject to all of said restrictions, conditions and covenants.

IN WITNESS WHEREOF, ERIC CASSIRER and ILSE CASSIRER have executed this instrument this 24th day of January, 1968.

Eric Cassirer
Eric Cassirer

Ilse Cassirer
Ilse Cassirer

STATE OF CALIFORNIA
COUNTY OF

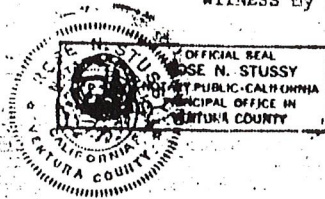
BOOK 3253 PAGE 173

59

On 24 January 1968, before me, the
undersigned, a Notary Public in and for said County and State,
personally appeared Elin Cassin and
Don Cassin

_____, known to me to be the
person whose name s. me subscribed to the within instru-
ment and acknowledged that they executed the same.

WITNESS my hand and official seal.



Rose N. Stussy
Notary Public in and for said
County and State.

My Comm. Expires 12-31-70

END OF RECORDED DOCUMENT.



Carlos Torres, Juan <juan.carlostorres@oxnard.org>

March 20, 2023: Item No. 4

1 message

Southwinds Neighborhood <southwindsoxnard@gmail.com>

Tue, Mar 21, 2023 at 10:20 AM

To: "enerecords@hotmail.com" <enerecords@hotmail.com>

Cc: "juan.carlostorres@oxnard.org" <juan.carlostorres@oxnard.org>, "susan.hernandez@oxnard.org" <susan.hernandez@oxnard.org>

Good morning,

We are excited to see more businesses along Hueneme Rd. corridor. Although we have to strategize on how to not gentrify the area, a banquet hall would be a useful business.

Some of our questions are listed below of which some were answered and others weren't:

- Currently, the lot does not have the best lighting, would the owner make improvements to the lighting?
- Since this project claims to be a Community Center and if this project passes, would they allow the Southwinds Neighborhood Council to have a community event at least once a year at no cost to us?
- Will you have security guards at every event?
- Will alcohol be allowed?
- What would the hours of business be?

Thanks,

Sofia Vega

Southwinds Neighborhood Council Chair

<https://www.facebook.com/Southwinds42/?ref=bookmarks>

O: 805.385.7850

www.oxnard.org

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

----- Forwarded message -----

From: **Christine Tucker** <ctucker1@cmhshealth.org>

Date: Mon, Mar 20, 2023 at 1:54 PM

Subject: [Ask Planning Action] Community Workshop 3/20/2023 @ 1800

To: planning@oxnard.org <planning@oxnard.org>

For your review and consideration:

Agenda Item #3:

I strongly oppose consideration and movement forward with Project Name: Daya Enterprise; Southwinds

Project identifier: 24hr convenience store with 2nd floor office space and fuel stations

Reason for objection:

- 1) There are already 17 same type/like business's within <1-3mi radius from the proposed location.
- 2) Many of these locations, most near the proposed construction site, have become a collection point for individuals lacking domicile, with untreated mental health disorders, and substance abuse disorders.
- 3) These collection points are riddled with trash and safety concerns for the local community members.
- 4) This lot is a prime site for a business that would attract both local consumers and travelers/visitors to our wonderful beach community.
- 5) What should be placed here is a business that has proposed and trended statistical evidence for increased consumerism, potential to draw in other tax paying business, generates increased area/land values, positive gentrification.
- 6) This proposal has offered ZERO associated site/area improvements!

Agenda Item #4:

I strongly oppose consideration and movement forward with Project Name: Rancho Community Center Banquet Hall; Southwinds

Project identifier: Commercial party rental space

Reason for objection:

- 1) There is a banquet hall located on the corner of Bard/Saviors as well as several others in the nearby community.
- 2) The prior, now closed banquet hall was the site of many assaults, drunken outbursts and frequent law enforcement visits.
- 3) The strip mall where the proposed construction has the potential for many thriving businesses to be drawn to our beachside community.
- 4) Hueneme Road has signs posted as "route with a view" to the beach. What view has the Leadership of Oxnard developed. What do visitors and consumers see traveling Hueneme Road once entering in Oxnard City limits?
- 5) What should be placed here are businesses that have proposed and trended statistical evidence for increased consumerism, potential to draw in other tax paying business, increased area/land values, positive gentrification.
- 6) This proposal has offered ZERO associated site/area improvements!

-

City of Oxnard Planning Committee, South Oxnard has been long overlooked by the Leadership of this Community. We are homeowners, landlords, businesses, workers, student, and families that desire and deserve the growth and attention North Oxnard is and has been continuously receiving for years.

South Oxnard is a beautifully diverse community with the GREAT potential to attract business, homeowners, renters, tourists, and thriving business alike. Please seriously consider growth and building potential projects that highlight our beach community, and not designed to keep us in the same status quo time warp we've been in for years.

Sincerely,

Christine Tucker

Christinemichelle2009@live.com

Homeowner, South Oxnard, 20 year resident

Bradley Misner <bradley@csngengr.com>

Mon, Mar 20, 2023 at 7:50 PM

To: "Dobrowalski, Jay" <jay.dobrowalski@oxnard.org>

Cc: Brenna Wengert <brenna.wengert@oxnard.org>, Juan Carlos Torres <juan.carlostorres@oxnard.org>, Rogelio Solis <rogelio.solis@oxnard.org>

Thank you, Jay.

Bradley J. Misner, AICP

Principal Planner

CSG Consultants

310-308-7505

Bradley@csngengr.com

On Mar 20, 2023, at 5:40 PM, Dobrowalski, Jay <jay.dobrowalski@oxnard.org> wrote:

[Quoted text hidden]



Carlos Torres, Juan <juan.carlostorres@oxnard.org>

Permit No. 23-520-01 517 W Hueneme Rd, Oxnard, CA

SEAN MOUSAVI <seanmousavi@yahoo.com>

Mon, Mar 13, 2023 at 2:15 PM

Reply-To: SEAN MOUSAVI <seanmousavi@yahoo.com>

To: "juan.carlostorres@oxnard.org" <juan.carlostorres@oxnard.org>, "Planning@oxnard.org" <Planning@oxnard.org>

Hello,

I received a notice of hearing/workshop regarding the Special Use permit for the above referenced project, I wanted to get a bit more information with regards to the operation of the proposed use,

I would be great if you could clarify the following concerns:

1. Operating Hours and Days,
2. Required parking and provided parking,
3. Will they provide security
4. Will there be alcohol license as part of this approval or will there be alcohol served on the premises,
5. How many occupants is the establishment for

Best regards,

Sean Mousavi
PACIFIC SKYLINE GROUP, INC.
Tel:(323) 263-8182 Direct
Fax:(323) 263-8210
Mobile: (213) 509-9036
DRE License #: 01481367

WARNING: This e-mail and any attachments thereto is intended only for the person(s) to whom it is addressed. If you receive this e-mail by mistake, please either e-mail or call the sender at (213) 509-9036 to let us know of the error. If this email or any attachment thereto contains privileged or otherwise legally-protectable information, disclosure of the information to anyone other than the named addressee(s) is not authorized, and you may not lawfully read, copy, or otherwise use this e-mail unless you are a named addressee or authorized representative thereof.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-520-01 (SPECIAL USE PERMIT) TO PERMIT THE USE OF A 5,097 SQUARE-FOOT BANQUET HALL WITHIN A MULTI-TENANT COMMERCIAL BUILDING ON A 1.48 ACRE LOT LOCATED AT 517 WEST HUENEME ROAD (APN: 222-0-082-575) WITHIN THE GENERAL COMMERCIAL (C-2) ZONE SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY AURELIO LOPEZ AYALA, ON BEHALF OF PROPERTY OWNER JON BELL, 750 SOUTH B STREET, OXNARD, CALIFORNIA 93030.

WHEREAS, on January 27, 2023, Aurelio Lopez Ayala, on behalf of property owner Jon Bell (“**Property Owner**”) submitted a request to approve Planning and Zoning Permit No. 23-520-01 (Special Use Permit) to permit the operation of a banquet hall within an existing 5,097 square-foot commercial multi-tenant commercial building. The proposed project does not include any improvements to the tenant space. The project is located at 517 West Hueneme Road (APN: 222-0-082-575); and

WHEREAS, on October 3, 2024, the Planning Commission of the City of Oxnard (“**Planning Commission**”) has conducted a duly noticed public hearing and considered an application for Planning and Zoning Permit No. 23-520-01, filed by Aurelio Lopez Ayala on behalf of Jon Bell in accordance with Section 16-530 of the Oxnard City Code; and

WHEREAS, Section 16-540 of the Oxnard City Code authorizes the Planning Commission to approve a Special Use Permit; and

WHEREAS, the Project has been reviewed by the Development Advisory Committee (DAC) and the DAC has prepared conditions of approval that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

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

- (a) **Location. Classes 1, 4, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its**

impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances..

The project site is located within the 2030 General Plan land use designation of Commercial General and the zoning is General Commercial (C-2). The Project is surrounded by multi-family residential, commercial and industrial land uses. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern..

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

The proposed banquet hall is consistent with the 2030 General Plan, and the Oxnard City Code and is compatible with the scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The proposed banquet hall facility will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the multi-family residential, commercial or industrial uses of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by an established commercial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on September 19, 2024.

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

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

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

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

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

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

The proposed banquet hall is an allowable use within the General Commercial (C-2) zone, subject to approval of a Special Use Permit. Therefore, the proposed use is in conformance with the 2030 General Plan, Oxnard City Code, and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

- (2) **The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed modification to a Special Use Permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The proposed use is consistent with the uses permitted on the project site, and the proposed use incorporates conditions to clarify, restrict, and permit certain uses determined to be compatible with the commercial building and the surrounding community. The project does not include exterior and interior modifications, therefore, the proposed use is not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this Project meets this finding.

- (3) **The site that is subject to the Special Use Permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).**

The Project will be located within an existing development within the General Commercial (C-2) zone which has previously been reviewed and approved to ensure the development is adequately proportional to the size of the property and served by public infrastructure. The existing project site is located within an existing 5,097 square-foot commercial tenant space located in a 46,296 square-foot multi-tenant commercial building, developed on a 1.48 acre lot. Pursuant to the C-2 zone, the Project will be located within an existing building designed to be consistent with the development and design standards included within the C-2 zone, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, and equipment screening standards.

The associated parking lot for the commercial multi-tenant building will provide shared parking for a minimum of 171 vehicles along the front of the shopping center, including 4 accessible parking spaces, 163 standard parking spaces, and 4 motorcycle parking spaces. Within the rear of the shopping center a total of 49 stalls are provided but divided for each of amongst property owners in which 22 stalls are within the rear of the property of the project site.

According to the submitted parking study dated June 25, 2024, submitted by Associated Transportation Engineers, uses parking demand rates and time-of-day factors contained in the Institute Transportation Engineers (ITE) and Urban Land Institute (ULI) for the proposed use. The parking rates used in this study for similar uses to the proposed Rancho Nuevo Community Center included ITE live theaters, ULI outdoor amphitheatres, ULI live theaters, and Oxnard venue survey

which ranges from .38 to .42 parking spaces per guest as shown on Table 4 of the parking study.

In accordance with the parking study, at the busiest times during the day on weekends, the required parking for the overall existing and proposed uses requires a total of 194 parking spaces according to the submitted parking analysis, in which a total of 220 parking spaces are provided (171 shared parking spaces along the front of the property, 22 spaces within the rear of the property, and 27 non-shared parking spaces along the rear of the adjacent properties. The proposed Rancho shopping center and the proposed Rancho Nuevo Community Center provide a surplus of 26 parking spaces during the busiest times of the weekends. Therefore, this Project meets this finding.

- (4) The site that is subject to the Special Use Permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

The project is currently served by existing infrastructure and will continue to be accessed directly from West Hueneme Road and indirectly connects to California State Route 1. The proposed banquet hall, Rancho Nuevo Community Center, is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the banquet hall will be served by roads or highways adequate in width and improved as necessary to carry project-generated traffic. Therefore, the site will be served by streets, highways, transit and bike facilities adequate to provide access to the proposed building and its anticipated uses. Therefore, this Project meets this finding.

- (5) The site that is subject to the Special Use Permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The proposed use will occupy an existing building that has existing sewer, water, fire, and storm drainage services in place to serve the buildings. The proposed banquet hall will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed banquet hall will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determined that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to operate a banquet hall within an existing commercial building, the project request will not increase the square footage of the existing building. No Exceptions to the

Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the Project will have a significant effect on the environment. The Planning and Environmental Services Manager is hereby authorized to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 23-520-01 (Special Use Permit), subject to the attached conditions of approval.

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

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

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1).
2. This permit is granted for the plans dated September 19, 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 Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless the Applicant obtains a zone clearance and business license for the proposed use. (PL, G-3)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the 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 STANDARD CONDITIONS

16. Prior to the issuance of a Zone Clearance or Certificate of Occupancy, the landscaping within the existing property must be refurbished, reinstated, and consistent with the approved and completed facade and parking lot improvements under minor modification PZ 17-140-20.
17. Any new changes to the previously approved landscape plans shall be submitted for review and approval by the Planning Division prior to the issuance of a zone clearance or certificate of occupancy.
18. Prior to submission 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*)
19. 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*)

20. 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)
21. 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)
22. Prior to the issuance of City certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
23. 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)
24. 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)

FIRE DEPARTMENT STANDARD CONDITIONS

25. 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)
26. 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)
27. The Project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
28. 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)

FIRE DEPARTMENT SPECIAL CONDITIONS

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

are normally inaccessible.

PLANNING DIVISION STANDARD CONDITIONS

30. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the Project. (PL, *PL-3*)
31. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Applicant has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
32. 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)
33. 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.
34. 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*)
35. 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*)
36. 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*)
37. 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*)

38. 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*).
39. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

PLANNING DIVISION SPECIAL CONDITION

40. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
41. The approval of the Special Use Permit, PZ 23-520-01, is granted for the Rancho Nuevo Community Center facility use and does not include the sales of alcoholic beverages. Any sale of alcohol shall be subject to approval of an Alcohol Special Use Permit.
42. The applicant is to submit periodic status reports every six months, for a period of two years from the **grand opening** of the banquet hall facility (Rancho Nuevo Community Center) for the Planning Division to consider any nuisance related to the number of guests, consumption of alcohol, and any parking conflicts with adjoining properties. The periodic status report from the Police Department or any code violations or parking concerns will need to be provided to the Planning Division Project Manager for review and compliance with the approved Special Use Permit.
43. A new trash enclosure for the proposed new Rancho Nuevo Community Center and other uses within the property shall be constructed prior to the issuance of a certificate of occupancy or a zone clearance. The construction of the trash enclosure must be in accordance with the City Council Ordinance 3007 and Oxnard City Code Section 19-180.
44. The proposed banquet hall facility, Rancho Event Center, shall be limited to a total of 124 guests and 4 employees.
45. The approval of the Special Use Permit, PZ 23-520-01, will only be valid if reciprocal access and parking are provided between the property owners for Lots 17 through 27 of Tract 1283 and as listed in the shopping centers' Declaration of Establishment of Conditions, Restrictions, and Reservations. If the recorded document (Declaration of Establishments of Conditions, Restrictions, and Reservations) is modified to exclude reciprocal access and parking between the above references properties, a modification to PZ 23-520-01 is required by the Planning and Environmental Services Manager will need to be submitted for the use to justify parking requirements as required by the City's Off-Street Parking Code or a Parking Study.

46. Public events shall be limited to comedy shows, sit down music shows, or similar events and shall only be allowed via pre-sale tickets and shall not be open to the general public at the door. The maximum number of guests within the facility when doing a comedy show, live music show, or similar events shall be limited to 124 guests and 4 employees. No alcohol shall be allowed or consumed during public events.
47. The Rancho Nuevo Community Center shall comply with the City 's Noise Ordinance as set for commercial properties.
48. The access door located north of the building, rear parking lot, of the project site, Rancho Nuevo Community Center facility, shall be maintained closed at all times, except for emergencies or services being provided, during live music events to avoid noise nuisance with the residential properties located north of the project site.
49. The rear parking lot area serving the Rancho Nuevo Event Center shall not be used for outdoor events or accessible for patrons except in case of emergency. The rear parking lot shall be used by employees or event staff only.
50. The site/building shall not operate as a nightclub, including requiring a "cover charge" and/or minimum drink purchase requirement.
51. The conditions of approval as stipulated on this permit, PZ 23-520-01, shall be provided to any person or groups holding an event. A copy of the conditions of approval for the Rancho Nuevo Community Center (PZ 23-520-01) and a requirement to comply with the operational conditions shall be included in any event contract.

POLICE DEPARTMENT STANDARD CONDITIONS

52. All outdoor lighting shall comply with the Outdoor Lighting Code & Guidelines:
 - a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

- c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
53. 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.
54. Exterior lighting illuminating the driveways and walkways to front doors shall be operated with motion sensors from dusk to dawn to provide safe pedestrian paths during hours of darkness. Areas where the second-floor overhang provides the opportunity, canned ceiling lighting shall be utilized to meet 1 to 7-foot candle requirements.
55. Lighting instruments that are LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature) shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
56. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.
57. Landscape elements shall provide for clear sightlines from the public sidewalk to the front door alcove of each unit. Trees and shrubs shall be installed and maintained to provide sightlines from 24-inches to 78-inches above grade.
58. There shall be no sales of alcoholic beverages on the site. Consumption of alcoholic beverages may occur only for private party events closed to the public.
59. Private party events where there is the consumption of alcoholic beverages shall have security personnel present during and within one-half hour before and after the event. Security personnel shall keep order inside and immediately outside the location, including the parking areas adjacent thereto. Security personnel shall not permit loitering outside, shall ensure that only persons 21 years and older possess or consume alcoholic beverages, and that open containers of alcoholic beverages are not taken outside the building.
60. Security personnel responsible for monitoring private party events where alcoholic beverages are served shall be under contract to, or employed by the permittee. The permittee shall ensure that the security personnel are properly licensed by the State of California and the contract security company has a current City of Oxnard Business Tax Certificate.

61. Any concert or public dance will require security personnel pursuant to Oxnard City Code 11-174.
62. Events at the Rancho Nuevo Community Center shall be restricted to 8 a.m. to 10 p.m. Sunday through Thursday. Event hours on Friday and Saturday shall be 8 a.m. to 12 a.m. with the provision that music and amplified entertainment must cease at midnight. On New Years Eve hours can be extended to allow music and amplified entertainment till 1 a.m. and the event closing at 1:30 a.m.
63. Activity at the Ranch Nuevo Community Center shall not disturb neighboring uses.
64. Prior to operating under this permit, the permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits, and any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
 - d. The video system shall utilize a Digital Video Recorder (DVR) and/or cloud based system. VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door or entrance to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
 - h. The camera system shall operate 24-hours a day, 7-days a week.
 - i. Cameras shall be located inside as well as outside the premises to monitor general activity.
 - j. The permittee shall provide video recordings to the Oxnard Police Department upon request relevant to any investigation involving the permitted location. Failure to provide video records in a timely manner or failure to cooperate with a police investigation may be grounds to suspend or revoke this special use permit.

ENVIRONMENTAL RESOURCES DIVISION

65. The project site's trash enclosure shall be large enough to provide for three bins- one yard trash bin, one - four yard recycling bin, and a one-two yard organic bin. The trash enclosure

shall comply with the requirements of Section 19-180(A) of our City Code, Section 5.410.1 of the California Green Buildings Standards Code, and Section 18989.1 of SB 1383.

66. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a “City of Oxnard C&D Environmental Resources Management & Recycling Plan” (“Plan”) to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location.
67. Developer shall follow the approved “City of Oxnard C&D Environmental Resources Management & Recycling Plan” and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the “City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed” (“Work Completed Report”) and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility’s letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.
68. 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.
69. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall complete and submit a “City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Plan” (“Occupancy Plan”) to the City’s Environmental Resources Division. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. A “City of Oxnard C&D Environmental Resources Management and Recycling Occupancy Report” shall be submitted to the Environmental Resources Division annually for approval on the anniversary date of the certificate of occupancy or at any such time that the facility’s operational functions change significantly.

WASTEWATER DIVISION STANDARD

70. Any changes to the facility to include a sink or a kitchen shall be required to connect to a minimum 750 gallon grease interceptor. The grease interceptor shall then also have a drain from the trash enclosure (s) connected to it.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

71. 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)
72. 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)
73. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)
74. Developer shall be responsible for all project related actions of the Developer's employees, contractors, subcontractors, and agents until the City accepts the improvements. (DS-23)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

75. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, G-10).
76. Permittee shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
77. Permittee shall not permit any combustible refuse or other flammable mate.
78. 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 prorials to be burned on the project property. (FD, G-12)
79. Permittee shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
80. If Permittee, owner or tenant fails to comply with any of the conditions of this permit, the Permittee, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14) 14. Prior to issuance of building permits, Permittee shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15)
81. Prior to issuance of building permits, Permittee shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15)

Resolution No. 2024-XX (PZ 23-520-01 (SUP) Rancho Event Center)
Planning Commission Hearing Date: October 3, 2024
Page 17 of 17

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of October, 2024.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 3rd day of October 2024, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

Rancho Event Center

Planning & Zoning Permit No. 23-520-01

(Special Use Permit- Minor)

517 W. Hueneme Road

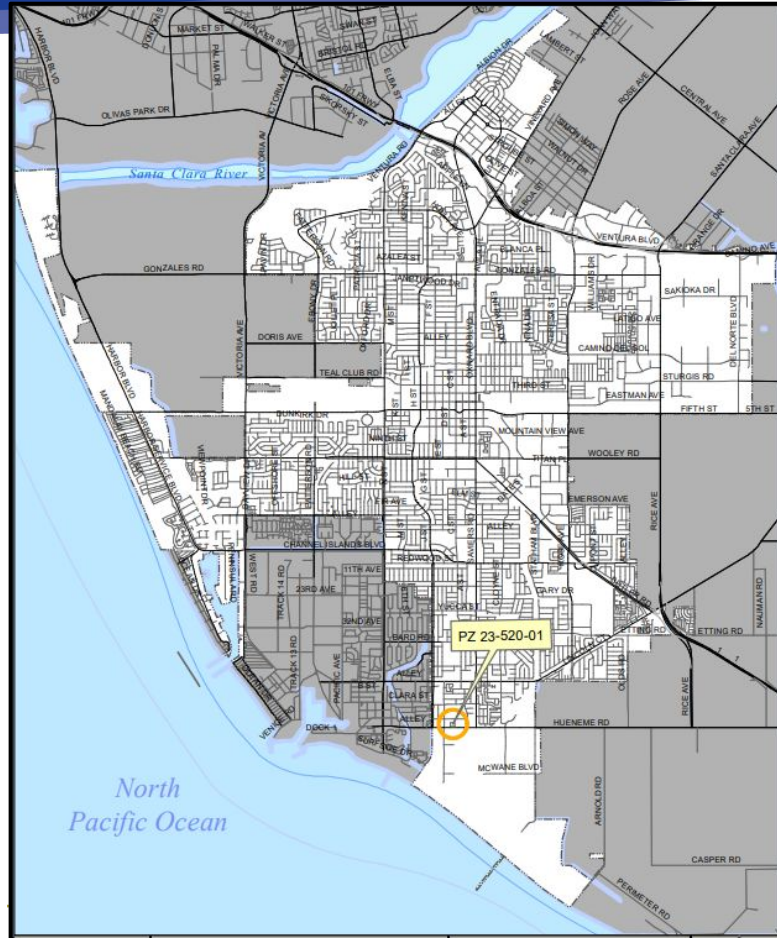
Juan Carlos Torres, Associate Planner
Community Development Department

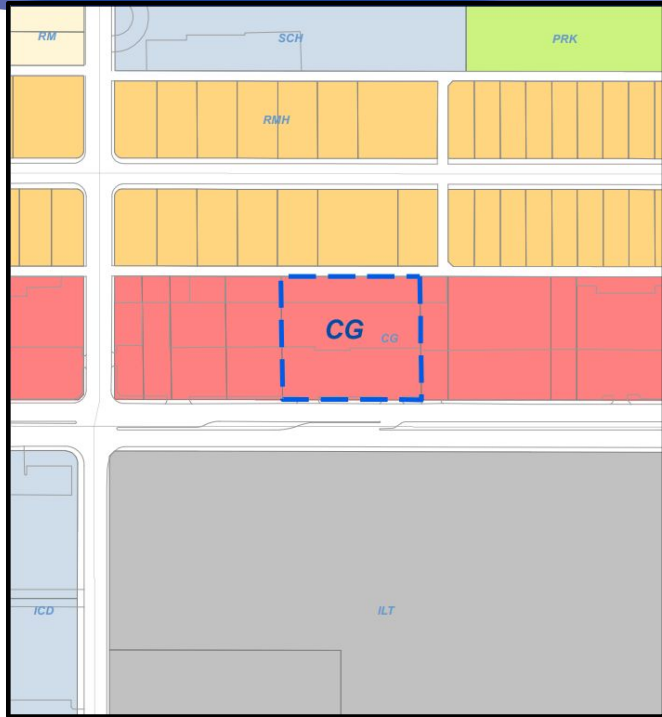
Planning Commission
October 3, 2024

- Request to approve a Special Use Permit (SUP):
A request to permit the operation of a Banquet Hall facility for private events, comedy and live music performances within an existing commercial (5,097 sq. ft.) tenant space (517 W. Hueneme Road) located in a multi-tenant commercial building (20,436 sq. ft) on a 1.48 acre lot. The lot is part of a larger 3.02-acre shopping center. The hours of operation for private events would be from 8 a.m. to 10 p.m. Sunday through Thursday and 8 a.m. to 12 a.m. for Friday and Saturday.
- Request to approve a Administrative Relief From Parking Provision:
A request to reduce the required parking requirements for the proposed banquet hall facility from 145 to 60 parking spaces in accordance with OCC Section 16-651, Administrative relief from parking provisions.

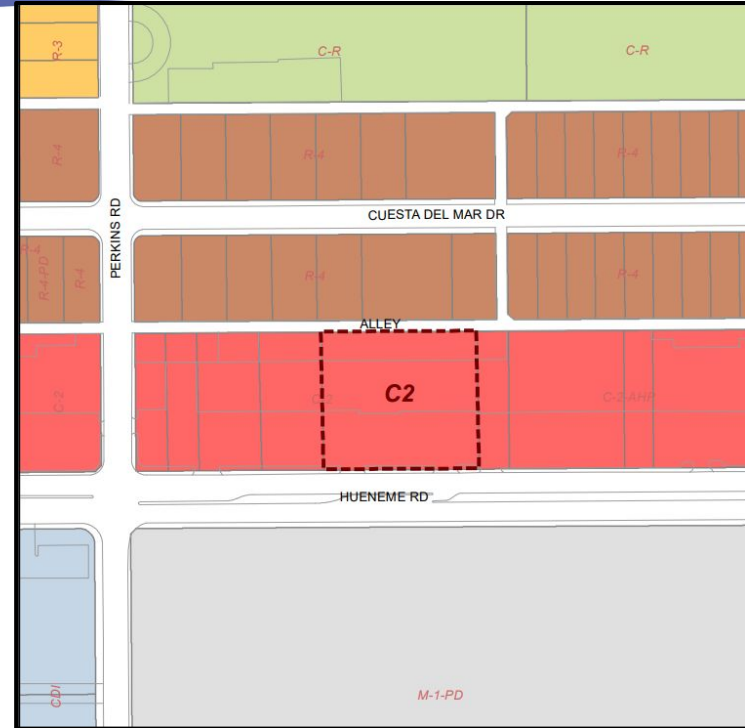
Vicinity Map

149





General Plan: Commercial General (CG)



Zoning: General Commercial (C-2)

Surrounding Uses

- **North:** Apartments (R-4)
- **East:** Laundromat (C-2)
- **South:** Vacant (M-1-PD)
- **West:** Vacant (C-2)



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View from Hueneme Rd looking north

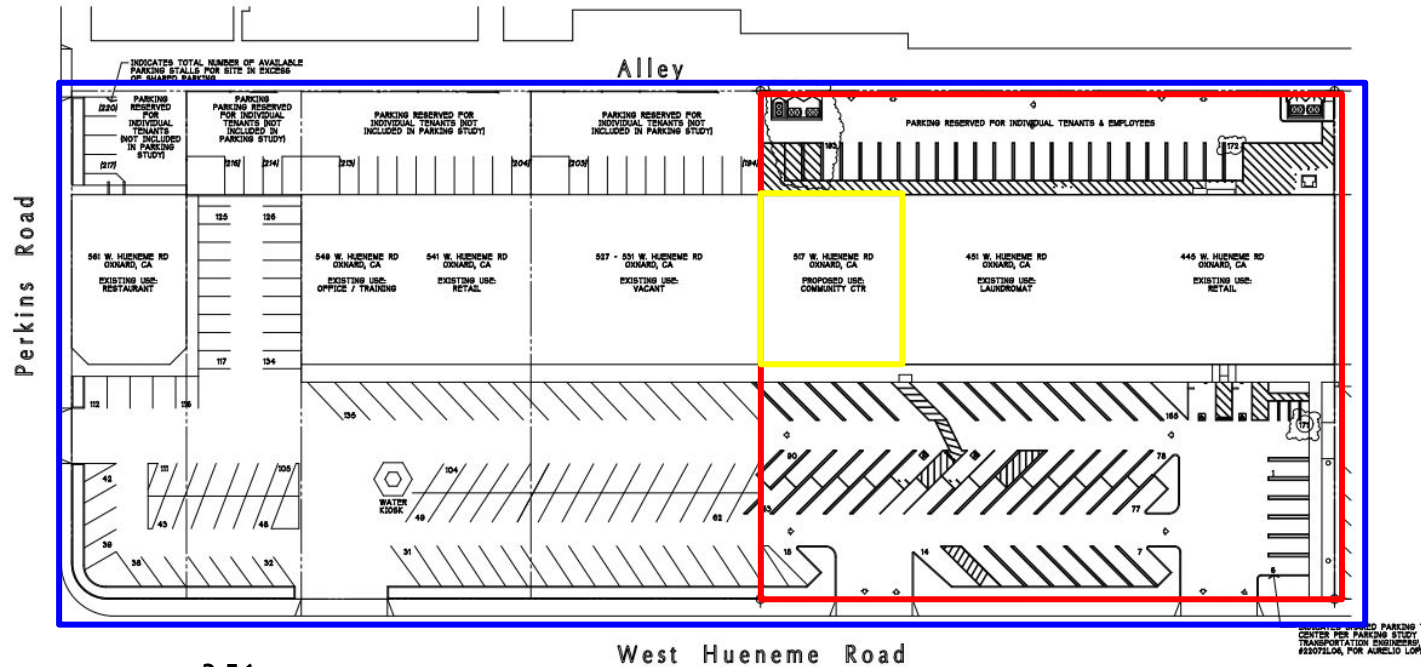
- In the Mid-1980, the 23,960 square-foot building was used as a roller skating facility (Skate Palace).
- In 2003, Planning Commission approved SUP 02-520-09 to operate a 23-960 community hall with music, dancing and entertainment.
- In 2009, Planning Commission approved a Major Modification to the existing community hall, PZ 02-520-09, to allow alcohol to be catered and served. The Project was appealed to the City Council and adopted a resolution upholding the Planning Commission's decision.
- On 2011, City Council accepted a periodic status report to consider any nuisance related issues.
- In 2017, the community center ceased operations.

Shopping Center Site Plan

154

SP Parking spaces: 220
 Shared Parking: 171
 Non-Shared Parking: 27
 Stalls within rear of PS: 22

SP Square footage: 41,985 S.F.
 PS Square footage: 20,436 S.F.
 Banquet Facility Area: 5,076 S.F.



SP Area: 3.56 acres

PS Lot Area: 1.48 acres

Banquet Hall Area 5,097 SQ FT

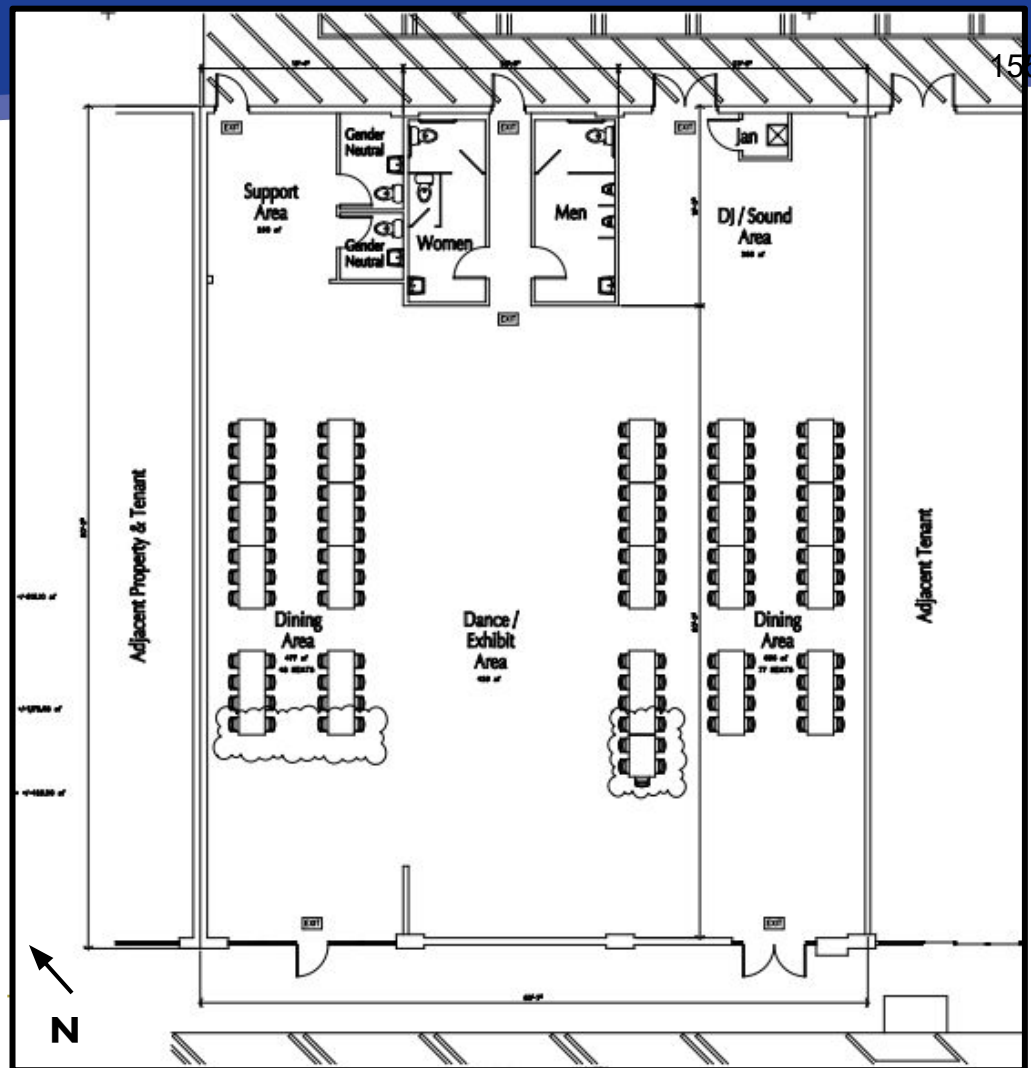
UNDEVELOPED PARKING LOT CENTER PER PARKING STUDY 1 TRANSPORTATION ENGINEERING #220721.04, FOR AURELIO LOPEZ

N

Floor Plan/Layout

Tenant Space Size: 5,076 square feet

- Dining area
- Dance area
- 4 restrooms
- DJ/Sound Area



- The project is consistent with all applicable standards:
 - General Plan
 - Commercial General(C-2) zone with the approval of the SUP
 - Parking requirements:
 - Administrative Relief From Parking Provision, OCC Section 16-651.

Component	Size	Zoning Requirement	Required Parking	Parking Supply (a)
Shopping Center	36,909 SF	1 space/250 SF	148 Spaces	220 Spaces
Banquet Hall/Convention Facilities	5,076 SF	1 space/35 SF	145 Spaces	
Total Parking Required:			293 Spaces	

(a) 171 shared parking spaces in the front and 22 parking spaces in the northeast portion of the site.
Also includes the 27 additional parking spaces in the northwest portion of the site.

Table 5
Shopping Center Estimated Shared Weekday Parking Demands

Time of Day	Shared Parking Demand				Parking Supply (a)	Parking Surplus
	Existing Center	Vacant Areas	Project	Total		
5:00 PM	73 Spaces	35 Spaces	60 Spaces	168 Spaces	193 Spaces	25 Spaces

(a) 171 shared parking spaces in the front and 22 parking spaces in the northeast portion of the site. The 22 parking spaces in the rear are available for the Project, individual tenants and staff/employees within the subject parcel.

Table 6
Shopping Center Estimated Shared Weekend Parking Demands

Time of Day	Shared Parking Demand				Parking Supply (a)	Parking Surplus
	Existing Center	Vacant Areas	Project	Total		
7:00 PM	102 Spaces	31 Spaces	60 Spaces	193 Spaces	193 Spaces	0 Spaces

(a) 171 shared parking spaces in the front and 22 parking spaces in northeast portion of the site. The 22 parking spaces in the rear are available for the Project, individual tenants and staff/employees within the subject parcel.

- **Condition No. 42:**

The applicant is to submit periodic status reports every six months, for a period of two years, from the grand opening of the banquet hall facility (Rancho Nuevo Community Center) for the Planning Division to consider any nuisance related to the number of guests, consumption of alcohol, and any parking conflicts with adjoining properties. The periodic status report from the Police Department or any code violations or parking concerns will need to be provided to the Planning Division Project Manager for review and compliance with the approved Special Use Permit.

- **Condition No. 44:**

The proposed banquet hall facility, Rancho Nuevo Community Center, shall be limited to a total of 124 guests and 4 employees.

- **Condition No. 45:**

The approval of the Special Use Permit, PZ 23-520-01, will only be valid if reciprocal access and parking are provided between the property owners for Lots 17 through 27 of Tract 1283 and as listed in the shopping centers' Declaration of Establishment of Conditions, Restrictions, and Reservations. If the recorded document (Declaration of Establishments of Conditions, Restrictions, and Reservations) is modified to exclude reciprocal access and parking between the above references properties, a modification to PZ 23-520-01 as required by the Planning and Environmental Services Manager will need to be submitted for the use to justify parking requirements as required by the City's Off-Street Parking Code or a Parking Study.

Condition No. 47:

The Rancho Nuevo Community Center shall comply with the City's Noise Ordinance as set for commercial properties.

Condition No. 48:

The access door located north of the building, rear parking lot, of the project site, Rancho Nuevo Community Center facility, shall be maintained closed at all times, except for emergencies or services being provided, during live music events to avoid noise nuisance with the residential properties located north of the project site.

Condition No. 62:

Events at the Rancho Nuevo Community Center shall be restricted to 8 a.m. to 10 p.m. Sunday through Thursday. Event hours on Friday and Saturday shall be 8 a.m. to 12 a.m. with the provision that music and amplified entertainment must cease at midnight. On New Years Eve hours can be extended to allow music and amplified entertainment till 1 a.m. and the event closing at 1:30 a.m.

- March 20, 2023, Community Workshop was conducted.
 - Southwinds Neighborhood Noticed
 - Lighting Improvements
 - Community events for Southwinds Neighborhood Council
 - Security guards for events
 - Alcohol license
 - Hours of operation
 - Number of occupants (Guests)
 - Parking

Exempt for California Environmental Quality Act (CEQA):

1. Section 15301, “Existing facilities”;
2. As proposed Project will not have significant environmental impacts;
3. No Exceptions to the Exemption apply.

That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 23-520-01 (Special Use Permit), subject to certain findings and conditions.

