



*Planning Division*

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Linda Windsor, Associate Planner

**DATE:** June 18, 2009

**SUBJECT:** Planning and Zoning Permit No. 09-550-1 (Major Modification to Special Use Permit No. 1271), Costco Wholesale Car Wash Facility, Located at 2001 Ventura Boulevard.

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 09-550-1 for a Major Modification to a special use permit, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to construct a 3,235 square foot automated, car wash building for members only, as part of the Costco Warehouse, located at 2001 Ventura Boulevard. This property is located within the Rose/Santa Clara Specific Plan area. Filed by designated Attorney in Fact, Barghausen Consulting Engineers on behalf of Costco Wholesale, 999 Lake Drive, Issaquah, Washington, 98027.
- 3) **Existing & Surrounding Land Uses:** The site is a portion of the parking area at the existing Costco Warehouse.

LOCATION	GENERAL PLAN	SPECIFIC PLAN	EXISTING LAND USE
Project Site	Commercial: Specialized	Retail Commercial	Costco Wholesale (retail)
North	Industrial: Limited	Business Park	Business park/retail, Auto dealers,
South	Commercial: Specialized	Retail Commercial	Fast food, US 101 beyond
East	Industrial: Light	Commercial/Manufacturing	Equipment rental center
West	Commercial: Specialized	Retail Commercial	Market Place Shopping Center

- 4) **Background Information:** On January 7, 1988, the Planning Commission adopted Resolution No. 7130, approving Special Use Permit No. 1271, allowing construction of a 120,360 square foot membership department store, with an automotive center (known as

Price Club at that time). The City Council approved the special use permit (on appeal) in February 1988. The original approval required 401 parking spaces; 1000 parking spaces were provided (599 spaces more than the requirement). A subsequent major modification was approved by the Planning Commission in 1996 to allow construction of the gasoline fueling station on the south portion of the property. Several minor modifications have been approved since Costco opened in this location in 1989. These modifications include additions to the tire center, warehouse sales floor and stock area; establishment and additions to the outdoor food service area; and an addition to the fueling station.

- 5) Environmental Determination:** In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible expansion of existing facilities” may be found to be exempt from the requirements of CEQA. This proposal qualifies for this exemption because it is a small addition to the existing Costco Warehouse retail use (significantly smaller than the Class 1 exemption’s 10,000 square foot threshold) in an urbanized area where public services are available. As with the Costco Warehouse and fueling station, this is a members-only use. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment C).

Information provided by the applicant estimates that a “home” car wash uses approximately 60 to 200 gallons of fresh water per vehicle, while this automated car wash uses 57 gallons of water per vehicle, 28 gallons of which is reclaimed. All water used in this car wash is subject to the National Pollutant Discharge Elimination System (NPDES) regulations. Oil and sand in the wash water (road dirt) is separated to remove greases and oils before it reaches the City’s sewer system, where it receives additional treatment before being discharged into the ocean.

**6) Analysis:**

- a) General Discussion:** The car wash is proposed as an ancillary use to the existing Costco Warehouse. Proposed hours of operation would be 6 AM to 9 PM Monday through Friday and 6 AM to 7 PM on Saturday and Sunday. As noted above, the car wash is for Costco members only. Payment would be by credit card or debit card only.

The car wash accommodates vehicles up to 7 foot 2 inches tall. This includes most passenger vehicles, SUVs, and pick-up trucks, except for vehicles with two rear wheels on each side of the rear axle (a “dually” vehicle; typically a pick-up truck).

- b) General Plan Consistency:** In 1988, the Planning Commission determined that the Costco Warehouse was in compliance with the 2020 General Plan and Rose Santa Clara Specific Plan when they approved Special Use Permit No. 1271. As background, the 2020 General Plan land use designation for this property is *Commercial: Specialized*. Uses typically permitted within the *Commercial: Specialized* designation include promotional and “off-price” centers as well as shopping areas which may be tourist-oriented or oriented to other specialized markets. Uses must follow the development

standards of the specific plan. The underlying Rose Santa Clara Specific Plan land use map designates the proposed project site as of Retail Commercial, which is consistent with the General Plan land use designation. The subject modification request does not change the intensity or type of land use, and therefore the project remains consistent with the General Plan and Rose Santa Clara Specific Plan.

**c) Conformance with Zoning and Specific Plan Development Standards:** The proposed development is located in the Retail Commercial specific plan land use area. In accordance with the City Code and Rose Santa Clara Specific Plan, the proposed car wash may be permitted as a service commercial use. Since the existing retail use has a special use permit, approval of a major modification is required. Applicable development standards of the Retail Commercial land use area have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES
Maximum building height	2 stories or 35 feet.	16 feet	Yes
Front yard setback	30 feet (Auto Center Dr & Paseo Mercado)	185 feet 110 feet	Yes
Side yard setback	None required	>60 feet	Yes
Rear yard setback	20 feet (to south)	>100 feet	Yes
Site Coverage	40% maximum	20%	Yes
Off-street parking: Standard size spaces	1 space/250 sq ft gross floor area (145,787 + 3,235)/250 = 596	765	Yes
Drive-through facilities	Drive-through lane to be separated from access routes into and out of the property or any parking space	Separated as described	Yes
	Drive-through lanes to be striped, marked or otherwise distinctly delineated	Separated by raised median	Yes
	Principal pedestrian access to entrance not to cross drive-through lane	No pedestrian access	NA
Parking area landscaping Parking/vehicle area	Min. 5% of parking area, excl. of required landscaped area abutting a street	5.2%	Yes
Landscape finger planters	9'W x 19'L - every 10 spaces with 2 trees	Provided per standard	Yes
Signs	1 sq ft/lf building (125 sq ft) 50 sq ft/building sign	250 sq ft	Yes, with condition
Trash enclosures & transformers	To be screened at installation.	No new trash enclosures	NA
Rooftop equipment	May not protrude above parapet.	None shown	Yes, with condition

- d) Site Design:** The proposed car wash is in the northwest corner of the Costco site, in an area of the parking lot that is less used most of the time and is outside of most of the warehouse customers' traffic pattern. The building is located parallel to Paseo Mercado, with the stacking lanes between the building and existing perimeter landscaping. None of the existing landscaping along Paseo Mercado or Auto Center Drive would be removed as part of this project. The entrance to the building faces south, with the exit facing north. An equipment and storage room is located on the east side of the car wash tunnel.
- e) Circulation and Parking:** No direct access is provided from the street to the car wash. Drivers wishing to use the car wash would enter from other parts of the parking lot. The closest driveways are from Paseo Mercado (south of the car wash) and Auto Center Drive (to the north).

Operation of the car wash is as follows: Member drives into the car wash queue at the north portion of the car wash site and pays for the car wash at one of the two payment stations in each of the two-lane stacking areas. After receiving a receipt, the member continues southward to the stacking area, where the queue becomes one lane, and then continues to the car wash entrance. The member presents the receipt to the Costco employee at the entrance and enters the car wash tunnel. The vehicle continues through the car wash tunnel, which automatically washes and dries each car in approximately three minutes. This facility is fully automated, and no drying service is provided at the end of the tunnel. No vacuum facilities are provided at this car wash.

Prior to entering the car wash building, an "escape" exit allows drivers who are not members (or don't have the proper form of payment) to leave the queue.

According to Costco representatives, the car wash completely dries each vehicle, so stopping at the parking spaces near the exit is not necessary. In addition, Costco prefers that car wash customers not stop in this area to clean out and dry their cars. However, the City Traffic Engineer recommended that parking spaces be provided for the occasional customers who prefer to be sure their cars are completely dry (or remove trash from the car) before leaving the car wash area. To accommodate these customers, the applicant provided twenty 10-foot wide parking spaces (instead of the required nine foot width) east of the car wash facility as part of this project. These spaces are not labeled or dedicated for car wash customer use, but car wash customers can use them if no one else is parked here. (The rest of the parking spaces on the site are the code-required 9 feet wide).

Costco representatives state that two employees would be provided to assist members at the entrance and exit to the facility.

The applicant provided a parking/traffic study showing that 80% of the car washes were for members who were already visiting Costco. In other words, only 20% of the daily and peak hour trips attributable to the car wash were at the site only to visit the car wash. This reduces the number of trips generated solely by the car wash to below the significance threshold.

Seventy-nine standard size parking spaces will be removed for construction of the car wash, and 20 new 10-foot by 20-foot spaces will be reinstalled east of the car wash building (for a net loss of 59 parking spaces). After construction of the car wash, parking provided on the entire site will exceed the requirement by 169 spaces.

The City Traffic Engineer has reviewed site circulation, stacking, the parking/trip generation study, and availability of parking, and recommends approval of the project as proposed.

- f) **Building Design:** The DAC architectural representative and Planning staff worked closely with the applicant to present a building which meets the specific plan's architectural standards and is compatible with the existing Costco Warehouse. The car wash building matches the existing building in color and shape, with a faux colonnade to emulate the warehouse's colonnade on the south and west elevations. The taller entry element into the car wash tunnel is consistent with the specific plan's architectural standard requiring a prominent building entrance. Design treatment provided on the side and rear of the building continues the basic design established for the main building and this building. The roofline is varied, as required by the specific plan, by use of a lower height for the service equipment portion of the building and the higher entry element. Parking area lighting would match the existing lighting fixtures.
- g) **Signs:** Signs shown on the plans do not meet the specific plan sign standards and are not a part of this project approval. A condition is included in the attached resolution requiring the car wash building signs to be consistent with the Rose Santa Clara Specific Plan.
- h) **Landscaping and Open Space:** Existing landscaping around the perimeter of the project will remain, and several planters and trees will be removed from the existing parking area to accommodate the project's construction. Headlights of cars in the car wash stacking area will be screened from traffic along Paseo Mercado by the existing bermed perimeter landscaping (see site section on Sheet DD1.1-02, Floor Plan). The proposed landscaping meets the specific plan and city code requirements. The value of trees removed to prepare the site for the new construction will be added into the new landscaping. The applicant has prepared a tree report to verify the value of the existing trees to be removed. Staff has included a special condition of approval related to the new trees.

**7) Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on April 1, 2009. Recommendations of the DAC have been incorporated into the project and are included in the attached resolution.

**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 working 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.

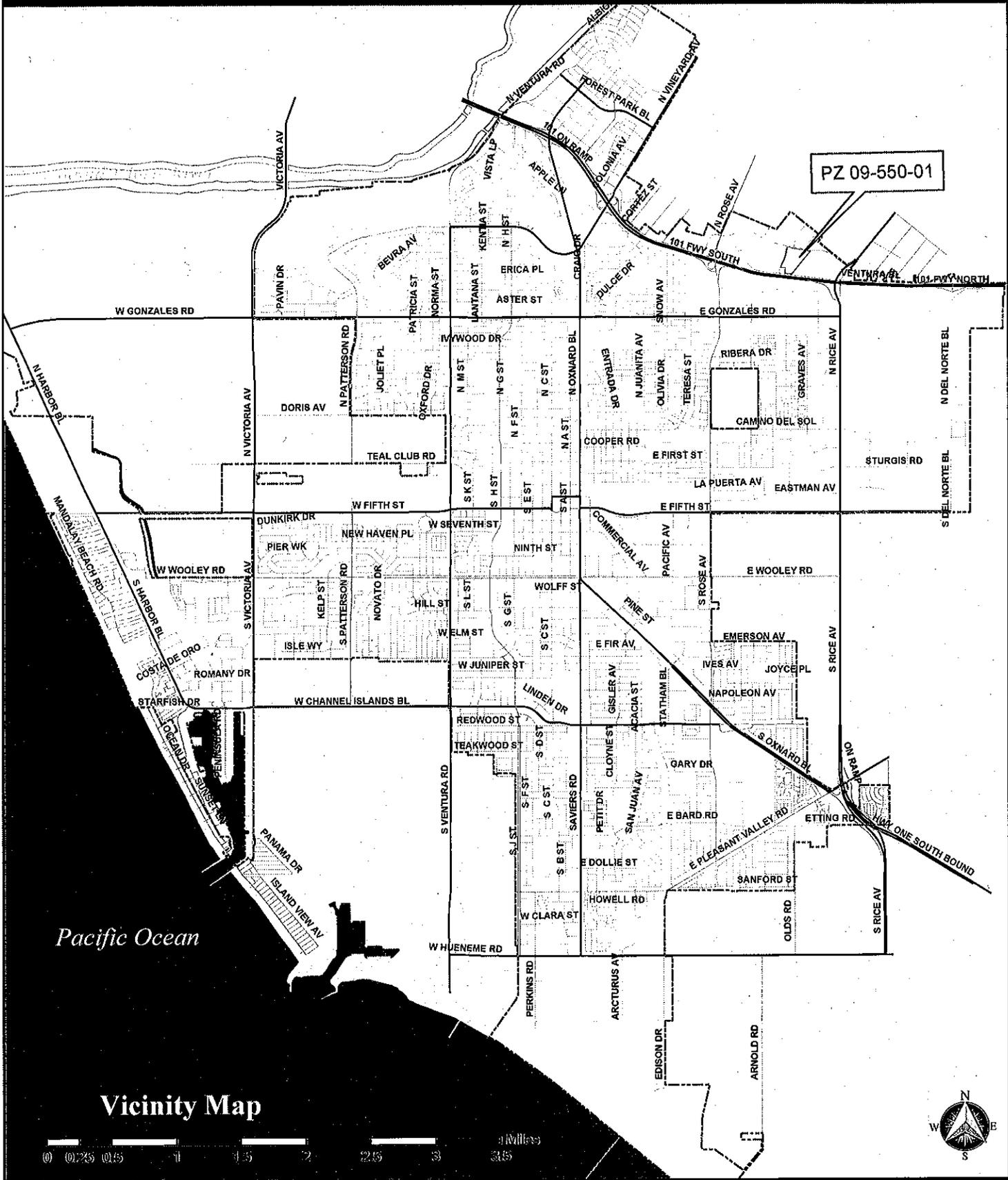
decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

**Attachments:**

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Parking/Trip Generation Study
- E. Resolution

Prepared by: <u>LJW</u> LJW
Approved by: <u>SM</u> SM

# Vicinity Map



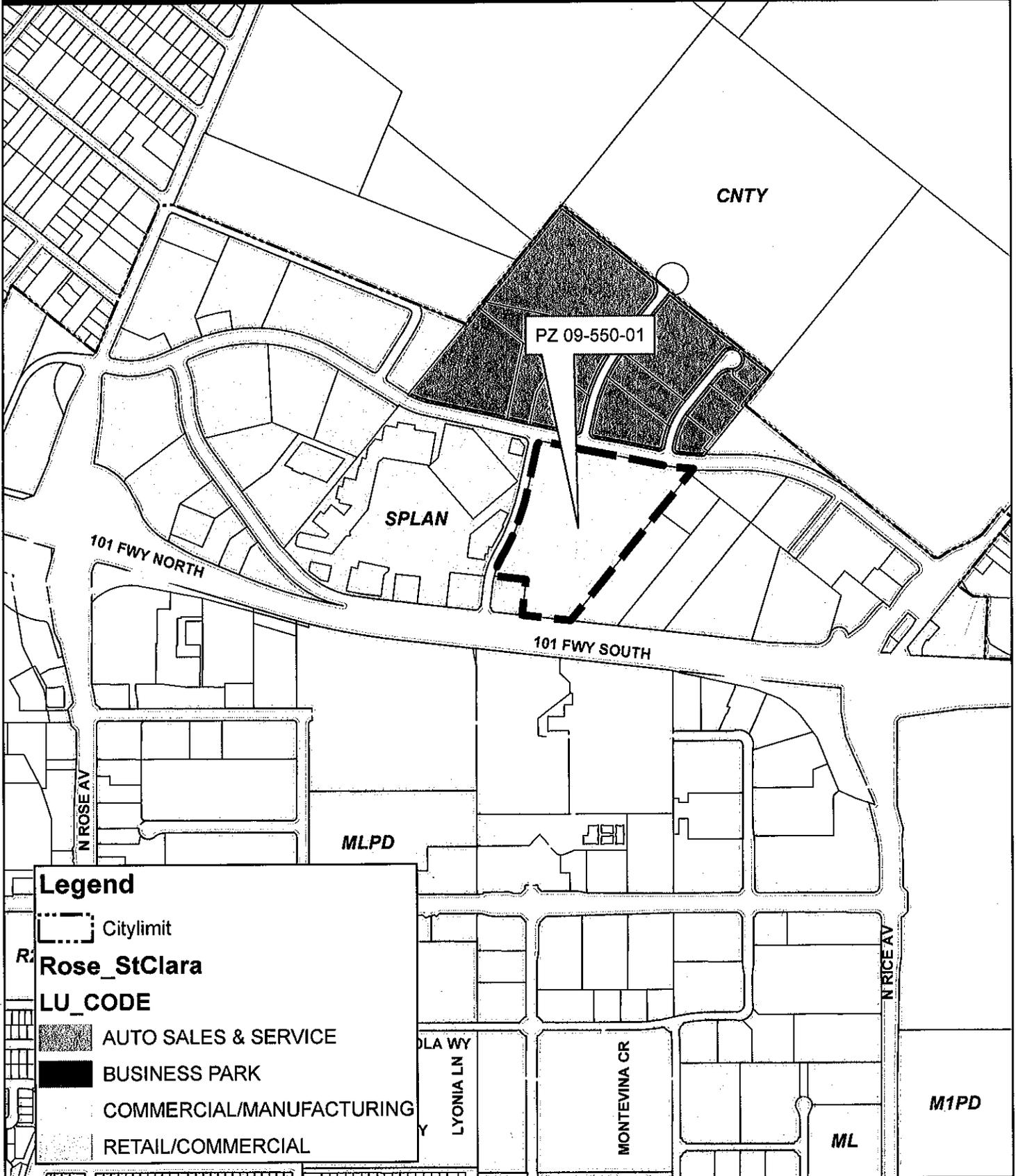
PZ 09-550-01

## Vicinity Map



Oxnard Planning  
June 1, 2009

PZ 09-550-01  
Location: 2001 Ventura Bl  
APN: 1440143055  
Costco Car Wash



### Legend

Citylimit

**Rose\_StClara**

### LU\_CODE

AUTO SALES & SERVICE

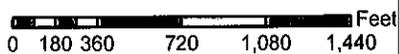
BUSINESS PARK

COMMERCIAL/MANUFACTURING

RETAIL/COMMERCIAL



PZ 09-550-01  
 Location: 2001 Ventura Bl  
 APN: 144014305  
 Costco Car Wash

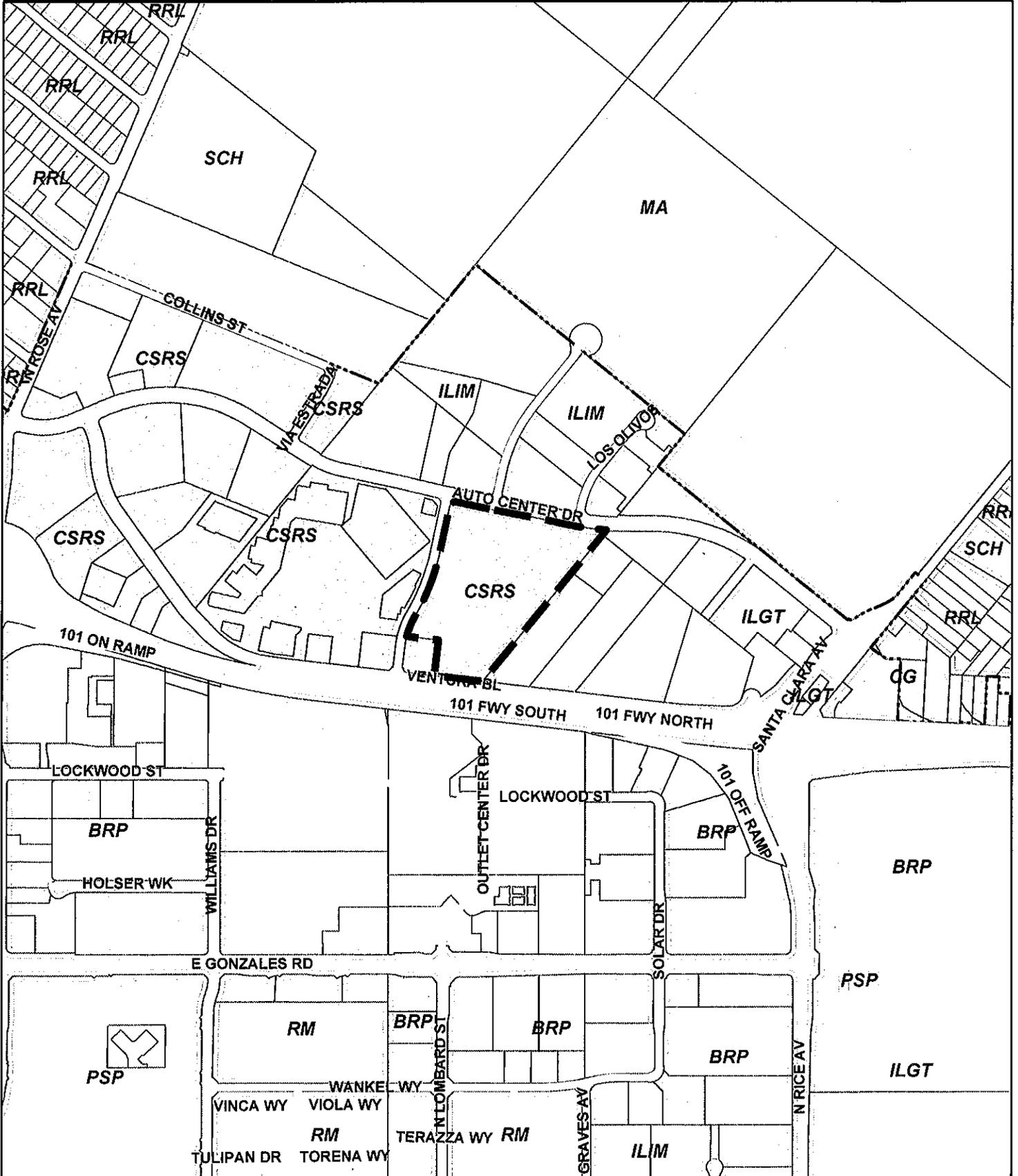


### Zone Map



1:9,843

# General Plan Map



PZ 09-550-01  
Location: 2001 Ventura Bl  
APN: 144014305  
Costco Car Wash

0 250 500 1,000 1,500 2,000 Feet

General Plan Map

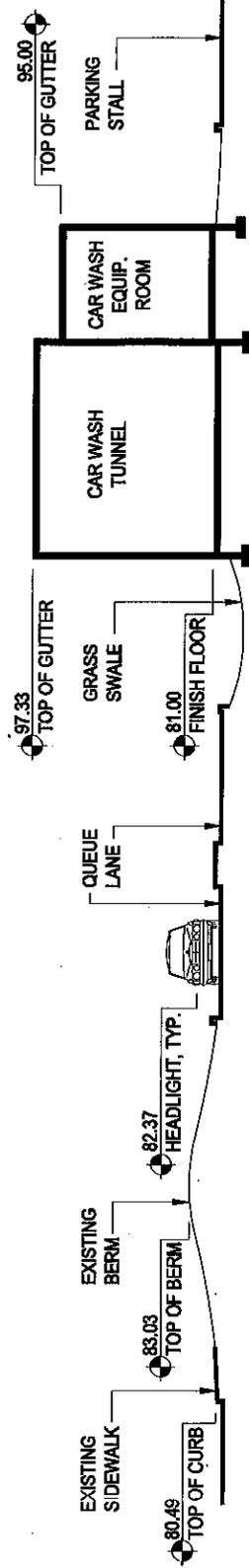




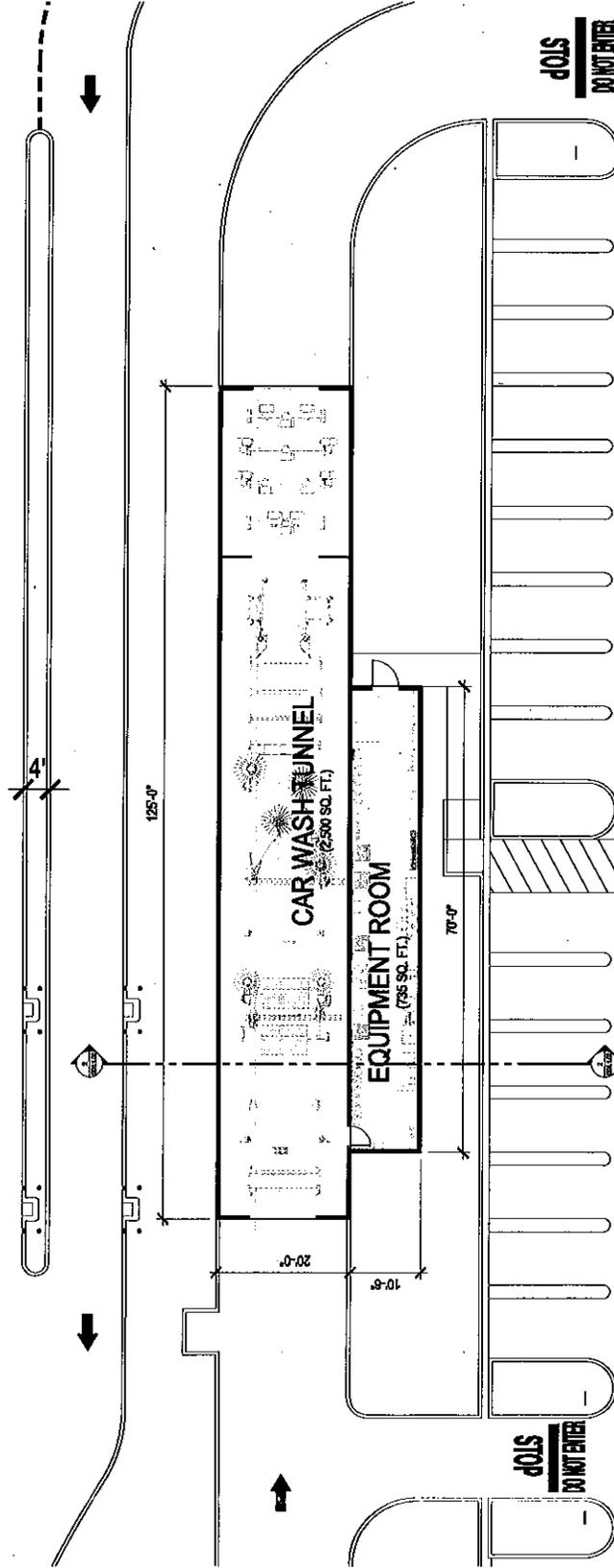








② CROSS SECTION  
SCALE: 1" = 8'-0"



**COSTCO**  
CAR WASH

OXNARD, CA #420  
2001 E. MENTURABUILDING  
OXNARD, CA 93020

MU-VANNY, G2

1100 107TH AVE. #10 | SUITE 100  
BOULDER, CO 80501  
1.888.603.2000 | 303.440.3200

94-0190-24  
MAY 20, 2009  
CAR WASH  
FLOOR PLAN

DD1.1-02

**COSTCO CAR WASH**  
OXNARD, CALIFORNIA

**FLOOR PLAN**  
MAY 20, 2009





## NOTICE OF EXEMPTION

### *Project Description:*

PLANNING AND ZONING PERMIT NO. 09-550-1 (Major Modification to Special Use Permit No. 1271), a request to construct a 3235 square foot automated, members-only car wash building at the existing Costco Warehouse. The subject site is located at 2001 Ventura Boulevard. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Barghausen Consulting Engineers on behalf of Costco Wholesale, 999 Lake Drive, Issaquah, Washington, 98027.

### *Finding:*

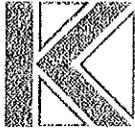
The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

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

**Supporting Reasons:** In accordance with the California Environmental Quality Act (CEQA) Guidelines and Section 15301 of the California Code of Regulations, staff has determined that there is no possibility that the proposed project may have a significant effect on the environment, because the new building is a small addition to the existing Costco Warehouse retail use (significantly smaller than the Class 1 exemption's 10,000 square foot threshold), is for members-only, and is in an urbanized area where public services are available.

(Date)

Susan L. Martin, AICP  
Planning Division Manager



# KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

101 S Capitol Boulevard, Suite 301, Boise, ID 83702 F 208.338.2683 F 208.338.2685

## MEMORANDUM

Date: April 21, 2009

Project #: 9966

To: Briana Armstrong, Barghausen Consulting Engineers

From: Sonia Hennum

Project: Oxnard California Costco Car Wash Addition

Subject: Transportation Information

cc: John Ellingsen, Barghausen Consulting Engineers

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Kittelison & Associates, Inc. (KAI) has prepared a transportation assessment for the proposed car wash addition to the existing Costco Wholesale site at 2001 East Ventura Boulevard, in Oxnard, California. Of particular focus was the anticipated trip generation expected for the proposed car wash.

### **COSTCO CAR WASH TRIP GENERATION**

In discussing the transportation characteristics of Costco car wash facilities, it is important to recognize that the car wash is an ancillary use for the warehouse and there is a large proportion of shared trips between the two. Like the Costco Gasoline fuel stations, the Costco car wash is member-only and requires a membership card for use. The car wash is staffed by two attendants who are trained to manage the circulation of cars both entering and exiting the car wash facility.

To quantify the anticipated trip generation characteristics of the proposed Oxnard Costco car wash, data was obtained from the two other locations where Costco currently provides a car wash facility adjacent to a warehouse. The two existing locations are Seattle, Washington and Poway, California. At both existing sites, a month of transaction data was obtained and summarized to develop weekday daily and weekday p.m. peak hour trip generation estimates for the proposed Oxnard location. In addition, the transaction data was used to quantify the percentage of car wash trips that also frequent the fuel station and/or the warehouse during their visit (i.e., the percentage of car wash trips that are internal to the site) vs. those that visit the car wash exclusively. The resulting trip generation estimate for the proposed Oxnard Costco car wash is summarized in Table 1.

**Table 1**  
**Costco Car Wash Trip Generation Estimate**

	Weekday			
	Daily		PM Peak Hour	
	Vehicles	Trip Ends	Vehicles	Trip Ends
Total	525	1,050	55	110
Internal (80%)	420	840	40	80
<b>Net New Trips</b>	105	210	15	30

As can be seen from Table 1, the proposed Costco car wash is expected to serve a total of approximately 55 vehicles (or 110 trip ends) during the weekday p.m. peak hour. However, 80-percent of these will be shared internal trips from the existing Costco warehouse and fuel station on site. As such, only 20-percent, or approximately 15 vehicles during the weekday p.m. peak hour, can be considered net new vehicles on the surrounding transportation system. On a daily basis, the car wash is anticipated to serve approximately 105 new vehicles (or approximately 210 net new trip ends).

These estimates represent a relatively minimal increase in new trips to the site. Traffic volumes (through an intersection, on a roadway, or to and from a development) are not absolutely consistent from day-to-day. On an arterial street, the traffic volumes can vary by as much as 10-percent on a daily basis. As such, the 15 net new vehicles estimated for the car wash during the typical p.m. peak hour is within the typical range of these daily fluctuations that are experienced at the site as well as on the surrounding transportation system.

We trust this memorandum provides you the information required related to anticipated trip generation for the proposed Oxnard Costco car wash addition. Please contact us at 1-866-900-2683 or [shennum@kittelton.com](mailto:shennum@kittelton.com) if you have any questions or require additional information.

# Automated Car Wash (948)

**Average Vehicle Trip Ends vs: Wash Stalls**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

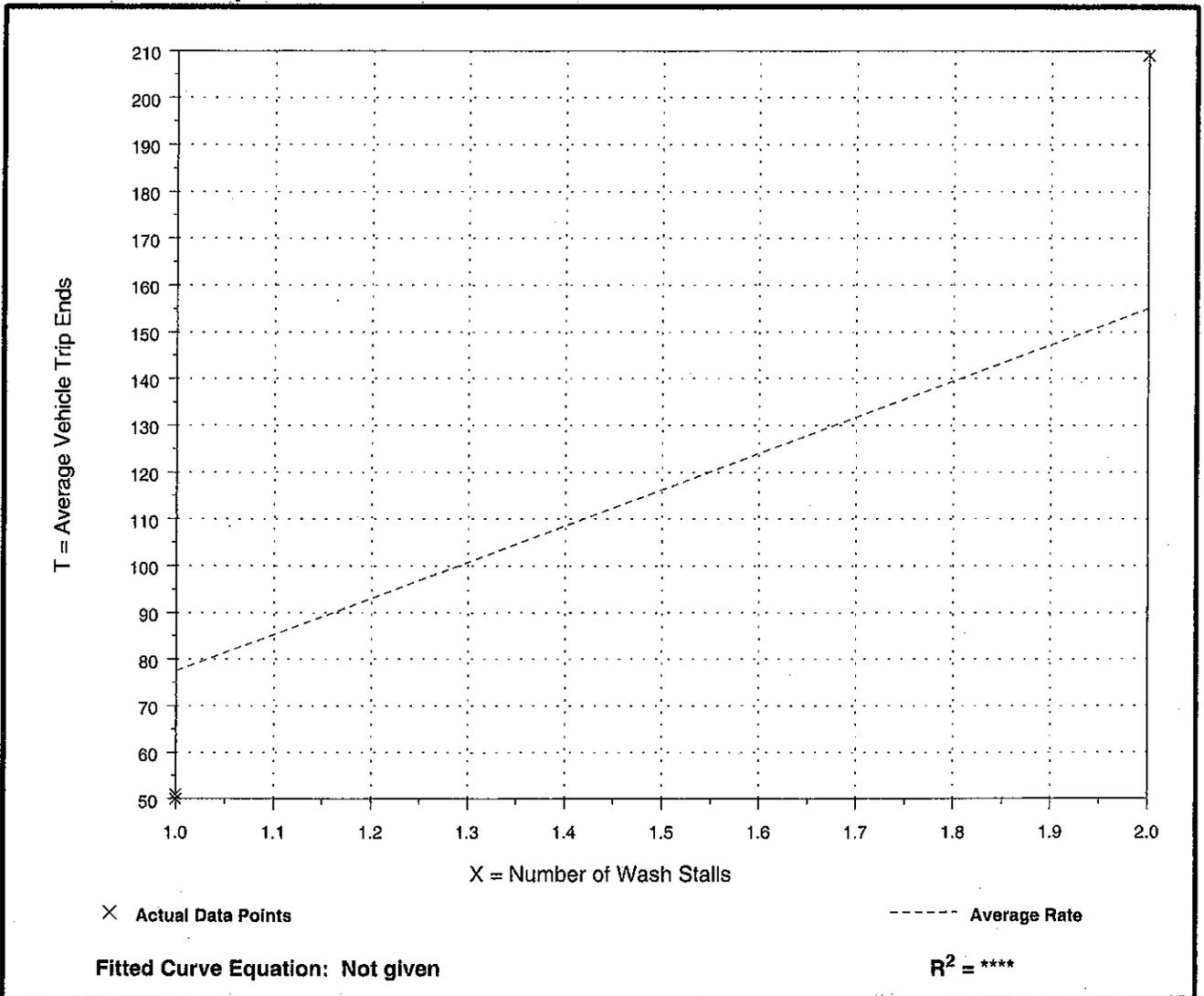
Number of Studies: 3  
 Average Num. of Wash Stalls: 1  
 Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Wash Stall

Average Rate	Range of Rates	Standard Deviation
77.50	50.00 - 104.50	31.73

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



RESOLUTION NO. 2009 – 09-550-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 09-550-1 (MAJOR MODIFICATION TO SPECIAL USE PERMIT NO. 1271), TO ALLOW CONSTRUCTION OF A 3,200 SQUARE FOOT, MEMBERS-ONLY, AUTOMATED CAR WASH BUILDING WITHIN THE PARKING LOT OF THE EXISTING COSTCO WAREHOUSE, LOCATED AT 2001 VENTURA BOULEVARD, WITHIN THE ROSE/SANTA CLARA SPECIFIC PLAN AREA (APN 144-0143-055), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY COSTCO WHOLESALE, 999 LAKE DRIVE, ISSAQUAH, WASHINGTON, 98027.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 09-550-1, filed by Costco Wholesale in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Section 15061(b)(3) of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
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.
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.
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.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.
6. That the proposed development is in conformance with adopted goals, policies and standards of the Rose/Santa Clara Specific Plan.
7. The proposed development is in conformance with Special Use Permit No. 1271 and Planning and Zoning Permit no. 95-500-35.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

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

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

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, 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 date stamped June 9, 2009 (“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. 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. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (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. Signs for this building shall be in compliance with the Rose/Santa Clara Specific Plan sign standards. (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 within the "limits of work" on the project property, as shown in Exhibit "A." (PL, *G-15*).

#### **LANDSCAPE STANDARD CONDITIONS**

16. Before the City issues building permits or the proposed use is initiated, 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*)
17. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)
18. Developer shall 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 will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)
19. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. 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*)
20. All trees planted or placed on the project 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*)
21. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

#### **LANDSCAPE SPECIAL CONDITIONS**

22. 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)

23. Landscape improvements shall be consistent with the Rose/Santa Clara Specific Plan and the existing planting palate on the site. (PK)
24. Staff accepts and approves the Arborist's Tree Report, dated April 8, 2005, and the appraisal value of the trees removed to be \$19,120.00. The value of the trees removed (\$19,120.00) shall be put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)
25. Staff accepts and approves the "Tree Removal and Replacement" chart as contained on Sheet L-1 of the Landscape Plans, which shows how the value of the trees removed is being put back into new tree sizes for the project. (PK)

#### **FIRE DEPARTMENT STANDARD CONDITIONS**

26. 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 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*)
27. 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*)
28. 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*)
29. 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. A mechanical, civil, or fire protection engineer must certify the tests. 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*)
30. All proposed structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)
31. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

32. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 46,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
33. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
34. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
35. 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*)
36. 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*)
37. 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*)
38. 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**

39. Before the City issues a certificate of occupancy, developer shall install a Knox key vault at a location on the building to be determined by the Fire Department.
40. Sprinkler monitoring system shall include exterior strobe(s) visible from the street to easily identify building.

#### **PLANNING DIVISION STANDARD CONDITIONS**

41. The final building plans submitted by Developer with the building permit application shall depict on the building elevation sheets all building materials and colors to be used in construction. (PL/B, *PL-1*)
42. 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*)

43. 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*)
44. 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*)
45. 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*)
46. 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*)
47. 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)
48. 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. (PL)
49. 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 submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
50. 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*)
51. 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 penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

52. 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*)
53. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
54. 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*)
55. 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*)
56. 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*).
57. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed to limit visibility to the maximum extent possible, 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*)
58. 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*)

59. 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*)
60. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles related to this project from the subject property. (PL/B, *PL-47*)

#### **PLANNING DIVISION SPECIAL CONDITIONS**

61. 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)
62. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan for the entire site, subject to the approval the Planning Division Manager. Such plan shall include such elements such as well as washable paint and sealers on the subject building and perimeter walls. (PL)
63. Developer shall participate in the City's Art in Public Places Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 13,103. (PL)
64. Except as modified by this request, all permit conditions of Special Use Permit No. 1271 shall remain in full force and effect. (PL)

#### **ENVIRONMENTAL RESOURCES DIVISION**

65. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.
66. 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.

67. 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 to an authorized facility.
68. 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. A “City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Report” shall be submitted to the Environmental Resources Division annually on the anniversary date of the certificate of occupancy for approval.
69. Developer shall dispose of sewage and solid waste from the project by City’s wastewater and solid waste systems in a manner approved by the City Engineer.

#### **DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS**

70. 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 the time the City issues building permits. (DS-1)
71. 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 show the proposed structural section on the site improvement plans. (DS-2)
72. Developer shall have the site improvement plans prepared on standard Development Services Division mylars 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 the original ink-on-mylar plans filed with the Development Services Division. (DS-3)
73. Developer shall submit improvement plans and drainage calculations that demonstrate that storm drainage 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)

74. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
75. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
76. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)
77. If the existing sewer lateral is larger than four inches in diameter, Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
78. Developer shall install on-site and off-site utility services underground in accordance with City ordinances in effect at the time City issues the building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
79. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code and 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)
80. A civil engineer licensed in the State of California shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not accept an application for the final map or parcel map for the project or issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
81. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
82. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the

- discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
83. 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)
  84. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
  85. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
  86. 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)
  87. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, 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)
  88. Developer shall retain a Civil Engineer licensed in the State of California 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 the certified "as-built" plans is a condition of City's final acceptance of the project. (DS-29)
  89. All grading shall conform to City's grading ordinance and any recommendations of Developer's soils engineer that have been approved by the City Engineer. Developer shall conform to all applicable notes specified on the site improvement/grading plan cover sheet and grading permit. (DS-30)
  90. 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)

91. 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)
92. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)
93. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)
94. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
95. 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)
96. 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)
97. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

#### **STORMWATER QUALITY CONDITIONS**

98. Developer shall comply with all National Pollutant Discharge Elimination System (NPDES) permit Best Management Practice (BMP) requirements in effect at the time of grading or building permit issuance. Requirements shall include, but not be limited to, compliance with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). (DS-78)
99. Developer shall design parking lot and other drive areas to minimize degradation of stormwater quality. Using Best Management Practices (BMPs), such as oil and water separators, sand filters, landscaped areas for infiltration, basins or approved equals, Developer shall intercept and effectively prevent pollutants from discharging to the storm drain system. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of a site improvement permit. (DS-81)
100. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance program ("the Program") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity

qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Program and Developer provides an executed copy for recordation. (DS-82)

101. Developer shall 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. (DS-83)
102. Developer shall 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. (DS-84)
103. Prior to issuance of a certificate of occupancy, on-site storm drain inlets shall be labeled "Don't Dump - Drains to Ocean" in accordance with City standards. Before City issues a site improvement permit, the requirement to label storm drain inlets shall be shown on the civil engineering plans. (DS-85)
104. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall prepare a Stormwater Pollution Control Plan ("SWPCP") on the form provided by City. The SWPCP shall be developed and implemented in accordance with requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System Permit. The SWPCP shall identify potential pollutant sources that may affect the quality of discharges to stormwater and shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit pollutants from the construction site entering the storm drain system. The SWPCP shall be reviewed and approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the SWPCP updated to reflect current site conditions at all times and shall keep a copy of the SWPCP on the site and make it available for City or designated representative to review upon request. (DS-87)

#### **DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS**

105. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)
106. Storm water runoff from this site shall be limited and on-site detention shall be provided in conformance with the approved drainage report for the underlying tract. The proposed modification encroaches into an existing onsite parking lot detention area and must be designed to accommodate the required detention. The redesigned detention area(s) shall be designed in accordance with Public Works Standards and policies. The Developer shall provide a city

standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to approval of the grading/site improvement plans. (DS)

107. All redesigned detention areas shall be provided with a minimum of two (2) signs identifying its use as a detention area. The signs shall have a minimum area of four (4) square feet and shall contain the following message: "WARNING This area has been designed as a storm water detention pond and is subject to periodic ponding to a depth of \_\_\_\_ inches." The material, design, size, and number of signs are subject to the review and approval of the City Engineer. Signs and posts shall be constructed of metal or other long lasting material. All information regarding required detention basin signage shall be included on the grading/site improvement plans. (DS)
108. Developer shall design the grass filter swales in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
109. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings within the grass filter swale areas and that the proposed landscaping conforms to SQUIMP standards for grass filter swales. (DS)
110. Developer shall provide a 6" minimum vertical drop between the flow line of the parking lot concrete gutter and the flow line of the grass filter swale at each location where stormwater enters the filter swale. The transition between gutter flow line and swale flow line shall be constructed similar to a concrete ribbon gutter. (DS)
111. Developer shall install a perforated underdrain below all grass filter swale constructed with a longitudinal slope of less than 1%. Underdrain shall connect to a point of safe discharge as approved by the Development Services Manager. (DS)
112. Developer shall alter the design of the car wash exit area to eliminate the conveyance of stormwater into the sewer system while continuing to collect wash water from vehicles exiting the car wash. This can be accomplished by revising the grading of the exit pad such that the first 15 feet of the pad drains back into the carwash water reclaim system, providing a grade break on the concrete pad and removing the trench drain at the end of the concrete pad or alternative design revisions acceptable to the Development Services Manager. (DS)
113. Developer shall stripe parking stalls in accordance with City of Oxnard Zoning Ordinance, Figure 2 of Section 16-639 (parking lot striping and signage), except the parking spaces immediately east of the car wash building are to be 10 feet wide, as shown on the site plan (Exhibit "A"). (TR)
114. Developer shall provide an easement for the proposed water meter as required by the city. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 18<sup>th</sup> day of June, 2009, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

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Deirdre Frank, Chair

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary