



Planning and Environmental Services

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Jared Rosengren, Consulting Planner

DATE: October 5, 2006

SUBJECT: Planning and Zoning Permit No. 05-500-18 (Special Use Permit), northwest of Albany Drive

1. **Recommendation:** That the Planning Commission adopt resolutions:
Approving Planning and Zoning Permit No. 05-500-18 (Special Use Permit), subject to certain findings and conditions.
2. **Project Description and Applicant:** This is an application proposing the construction and operation of a 26,535 square foot mini-storage facility, 64,185 square foot indoor RV storage building and a 20,090 square foot outdoor (unenclosed) RV storage yard on a vacant lot (APN 220-0-022-09) located northwest of Albany Drive. The proposed application asks for administrative relief of the parking requirements to reduce to the parking provided by 40 spaces. The applicant is Raznick Realty Group, 5525 Oakdale Avenue, #200, Woodland Hills CA, 91364.
3. **Existing and Surrounding Land Use:** The proposed 4.68-acre project site is currently vacant and is accessed from the southeast corner. No related permits have been found in conjunction with the subject property. Ventura County Railroad runs along the west property line. Beyond the railway is a single-family residential neighborhood. Limited Manufacturing uses lie to the east, "The Channel Islands Inn" is to the southeast and Lions Gate Mini Storage is directly south. The property is predominantly flat, slopes down towards the west and is covered with non-native grasses and low-lying brush.
4. **General Plan Policies and Land Use Designation Conformance:** The General Plan land use map designates the proposed project site as Industrial Light (IL-GT). Uses typically permitted within Industrial Light include manufacturing uses where the principal activity occurs within a building, but also permits incidental light outdoor assembly, fabrication and storage. Uses must follow high development and performance standards. Wholesale and retail sales of large commodities related to warehousing or service uses on-site may also be permitting. The underlying zoning designation of Limited Manufacturing (M-L) is consistent with the General

Plan land use designation. The project has been determined to be in conformance with the General Plan and the zoning for the property.

5. **Environmental Determination:** The Planning and Environmental Services Division has determined that the construction of single-story, industrial buildings, comprising of approximately 90,720 square feet in size is exempt from environmental review pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA).

CEQA categorically exempts “infill” development projects where “the project is consistent with the applicable general plan designation policies as well as with applicable zoning designation and regulations; and the proposed development occurs within the city limits on a project site of no more than 5 acres substantially surrounded by urban areas; and the project site has no value, as habitat for endangered, rare or threatened species; and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can adequately served by all required utilities and public services.” Therefore, staff has determined that a Notice of Exemption (see Attachment C) is appropriate for this project.

Surrounding Zoning and Land Uses:

Direction	Zoning	Land Use
North	M-1	Industrial
East	M-L	Industrial
South	C-M-PD	Lions Gate Self Storage
West	R-1	Ventura County Railroad and Residential beyond the railroad

6. **Analysis:**

- a. **General Discussion:** The application proposes to develop one vacant parcel with site improvements and the construction of a self storage facility consisting of four storage buildings totaling 90,720 square feet and a 20,090 square feet of outdoor RV storage area on a 4.68-acre lot and is summarized as follows:

	Square Feet	Use	Number of Units
Building 1	17,745	Mini Storage	96 Storage units
Building 2	3,200	Mini Storage	16 Storage units
Building 3	64,185	Indoor RV Storage	46 Indoor spaces 30 Individual indoor spaces 6 Storage units
Building 4	5,590	Mini Storage	40 Storage units
Total	90,720		118 Storage units 76 Indoor RV spaces

- b. **Relevant Project and Property History, Related Permits:** On August 7, 1997, the Planning Commission approved Special Use Permit (Planning and Zoning Permit) No. PZ 97-5-12 for the construction of a 343-unit self-storage facility called Lions Gate Self Storage located directly south of the subject parcel. The proposed SUP is being requested by the same developer, however each facility will operate independently.

Zoning Compliance: This project requires a Special Use Permit per the Zoning Ordinance as identified above.

The proposed development complies with the development standards listed in Section 16-193 of the Limited Manufacturing division of the Zoning Ordinance. The following chart illustrates the M-L zoning standards as they relate to the proposed project.

DEVELOPMENT STANDARDS	M-L REQUIREMENTS	PROPOSED	COMPLIES
Min. lot area	15,000 square feet	4.65 acres	YES
Min. lot width	100 feet	386 feet	YES
Min. lot depth	150 feet	444 feet	YES
Max. building height	35 feet	26.7 feet	YES
Front yard setback	30 feet	45 feet	YES
Side yard setback	0' setback allowed with approved development plan.	3 feet	YES
Rear yard setback	Height of Building (11 feet)	11 feet	YES
Max. lot coverage	50%	45 %	YES
Site access	30' wide access way	30 feet	YES
Site landscaping	5% in addition to parking lot area	5.3 %	YES
Trash enclosures	To be screened	Provided	YES
Lighting	Comply with City Code.	Photometric plan will be required at bldg pmt. process	YES, as conditioned

- c. **Site Design Analysis:** The project site is on the northwest corner of Albany Drive. The Ventura County Railroad runs along the western property line.

The project has been designed to reflect the scale and character of the area to the south and southeast. The project design encloses the self-storage activity within the property by positioning buildings along or near three of the four property lines. There is an agreement with the property owner to the east for access and maintenance of Bldg 1. The view of the buildings from the adjacent street is of enhanced building exteriors (see exterior elevations). The enclosed RV storage is contained within Building 3. The

entrance to Building 3 is from the south driveway and is one-way in one-way to improve the site circulation. Building 1 contains the office for administration of the facility.

The unenclosed RV storage contains 48 spaces and is located in the middle of the site between the Building No. 3 and Building No. 1. The storage spaces are situated diagonally between two drive aisles decreasing the chances of blocking on-site circulation.

- d. **Circulation and Parking Analysis:** The site has one access drive near the office and a second (emergency) access toward the northeast portion of the site. The main access is accessible to storage customers by a controlled lift gate. The emergency access is for emergency vehicles only and will be equipped with a “click to enter” gate for access purposes. This access has been granted from the adjacent neighbor to the east.

The storage units are all accessed by drive aisles 35 feet in width allowing for parking adjacent to the buildings. The typical practice by customers of self-storage facilities is to park their vehicle as close as possible to their storage unit. This is primarily for the reason of efficiently carrying/moving belongings to and from the storage unit. For this reason 50 parking spaces are located within the gate in close proximity to the self-storage buildings. Two parking spaces are available outside the gated area serving the office area.

The traffic typically generated by such a facility is low in comparison to typical limited industrial uses. The applicant is requesting administrative relief of the parking requirements for this reason. The applicant has provided a parking study prepared by a certified traffic engineer and acceptable to the City Traffic Engineer demonstrating that even with the reduction of 40 parking spaces from the required 92 parking spaces, the proposed amount of 52 parking spaces will exceed the estimated demand (see Attachment D). The reduction in parking is consistent with similar projects approved in the area including Lions Gate Self Storage.

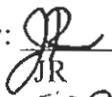
USE	SIZE	PARKING REQUIREMENT	SPACES REQUIRED
OFFICE	1 employee	1 space/per employee	1
STORAGE FACILITY	90,720 sf	1/1000sf	91
TOTAL PARKING REQUIRED			92

- e. **Building Design Analysis:** The project is designed with a utilitarian theme to reflect the scale and character of Lions Gate Storage to the south. The south elevation of building "I" is the only building visible from the street and is enhanced with Mediterranean architectural treatments such as a pitched tile roof and plaster facade.
- f. **Landscaping Code Compliance:** The Parks Division reviewed the proposed landscape plans and found the project to be in compliance with the landscape standards of the City. The northern property boundary will be lined with Brisbane Boxes to soften the northern elevation. The entrance to the storage facility located at the south portion of the property will consist of a mixture of palm trees, shrubs, vines and grass.
- g. **Signs:** No signs are currently proposed for this development. Any future signs shall comply with the provisions of the City Code

7. **Development Advisory Committee (DAC):** The Development Advisory Committee (DAC) considered and reviewed this project on November 2, 2005 and May 24, 2006 and found that the project was ready for project conditions subject to minor changes. The DAC reviewed the revised plans, submitted July 3, 2006 and determined that the project met or exceeded the City's design and development standards subject to the recommended project conditions, which have been incorporated into the draft resolution attached.

8. **Attachments:**

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

Prepared by: 
Approved by:  SM



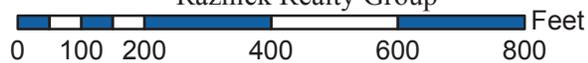
2005 Aerial

PZ 05-500-18
Location: 2751 Statham Bl.
APN: 220022009
Raznick Realty Group

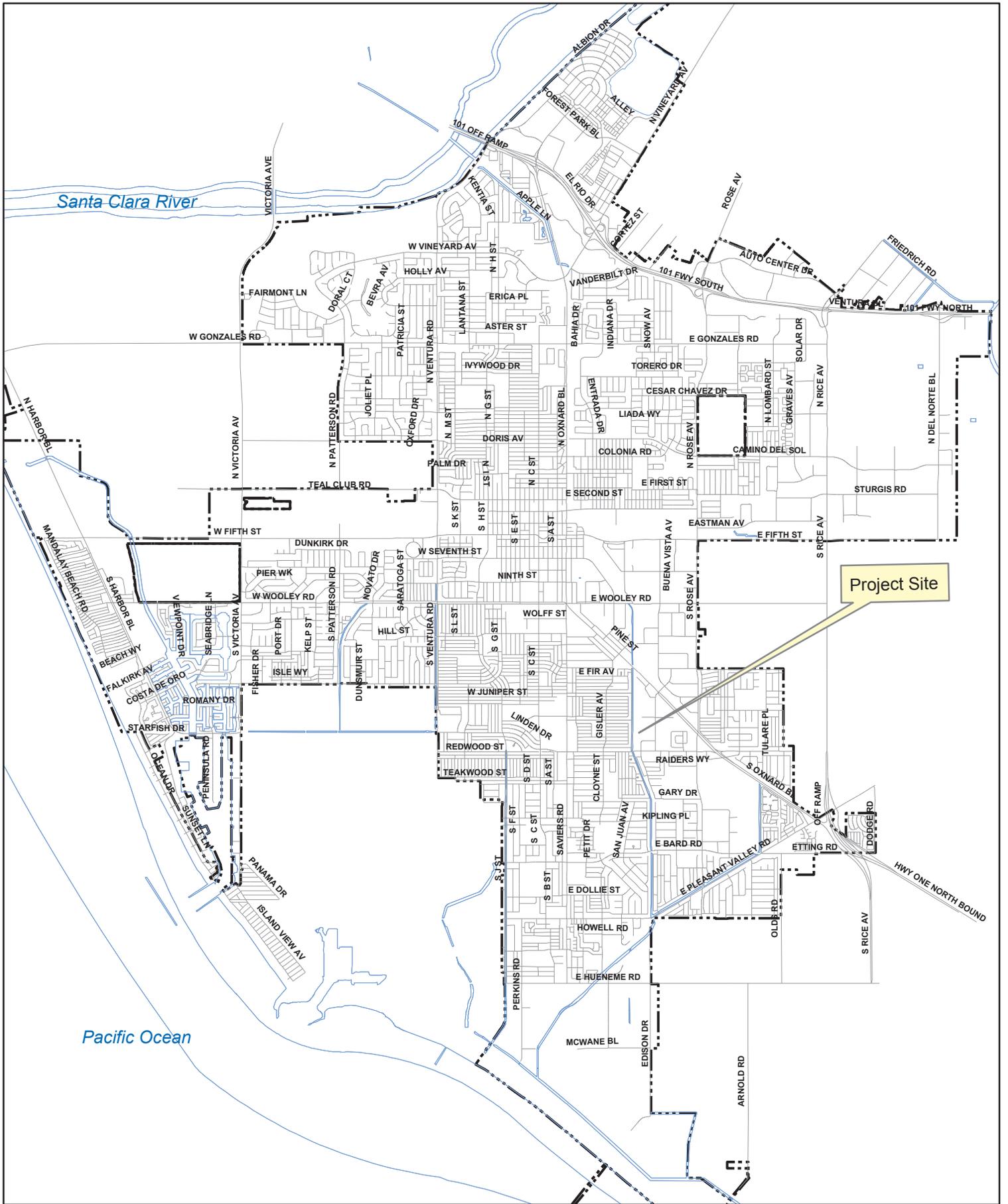
Aerial Map



Planning & Environmental Services



May 23, 2006



PZ 05-500-18
 Location: 2751 Statham Bl.
 APN: 220022009
 Raznick Realty Group

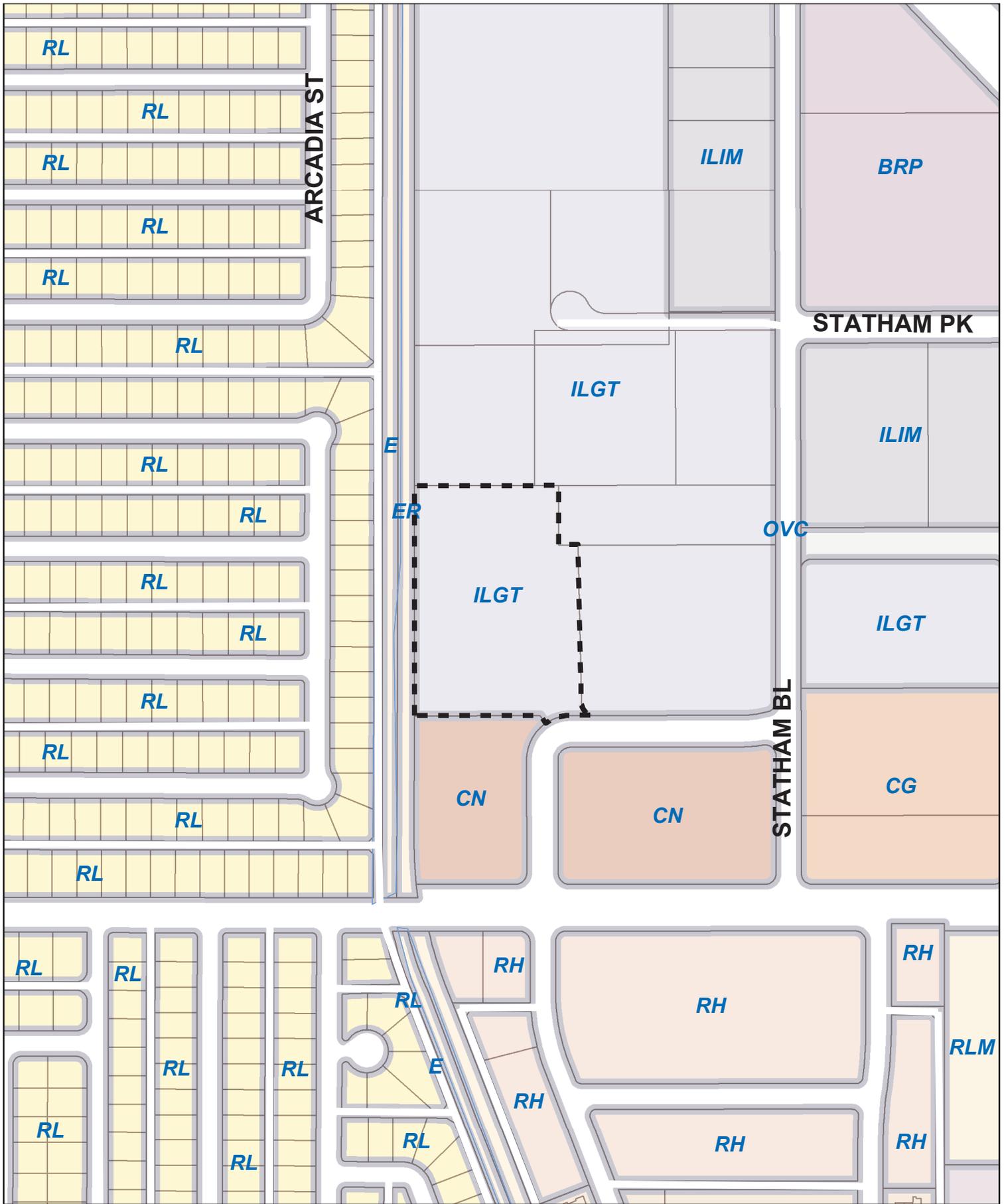
Vicinity Map



Planning & Environmental Services



May 23, 2006



PZ 05-500-18

Location: 2751 Statham Bl.

APN: 220022009

Raznick Realty Group

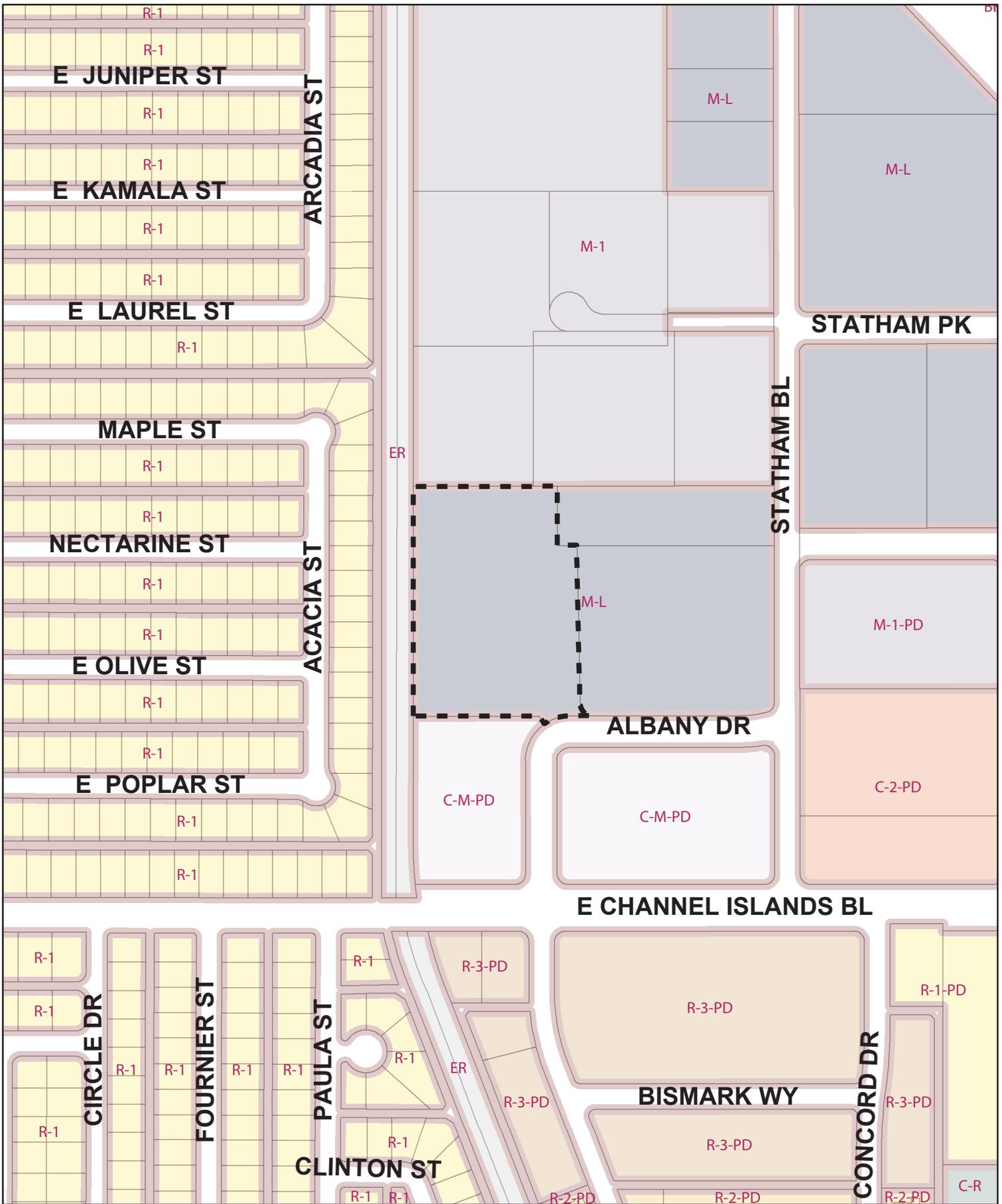
2020 General Plan Map



Planning & Environmental Services



May 23, 2006



PZ 05-500-18
 Location: 2751 Statham Bl.
 APN: 220022009
 Raznick Realty Group

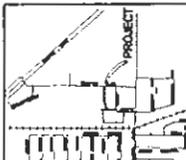
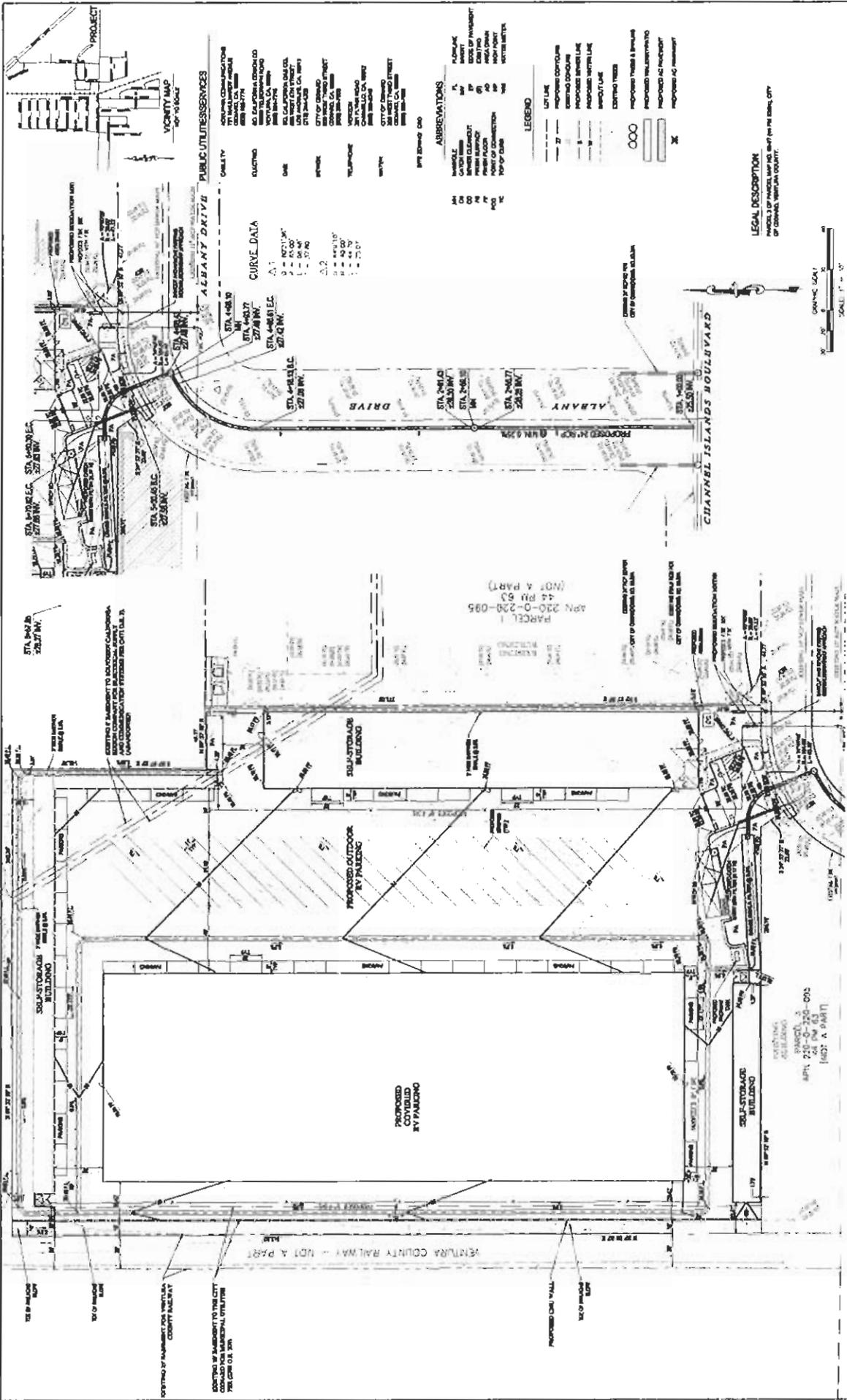
Zone Map



Planning & Environmental Services



May 23, 2006



PROJECT
VICINITY MAP
APR 13 2017

ALBANY DRIVE PUBLIC UTILITIES SERVICES

UTILITY	QUALITY	DEPTH	LOCATION
WATER	18"	48"	UNDER ALBANY DRIVE
SEWER	18"	48"	UNDER ALBANY DRIVE
GAS	18"	48"	UNDER ALBANY DRIVE
ELECTRIC	18"	48"	UNDER ALBANY DRIVE
TELEPHONE	18"	48"	UNDER ALBANY DRIVE
TELEVISION	18"	48"	UNDER ALBANY DRIVE
CABLE	18"	48"	UNDER ALBANY DRIVE

CURVE DATA

STATION	PC	PT	PI	LC	EA	EB	EC
27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00
27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00
27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00	27+78.00

ABBREVIATIONS

SYMBOL	DESCRIPTION
---	PROPOSED CENTERLINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED BOUNDARY
---	PROPOSED EASEMENT
---	PROPOSED SETBACK
---	PROPOSED DRIVE
---	PROPOSED SIDEWALK
---	PROPOSED BIKEWAY
---	PROPOSED UTILITY
---	PROPOSED FENCE
---	PROPOSED TREES & SHRUBS
---	PROPOSED LANDSCAPE
---	PROPOSED SIGNAGE
---	PROPOSED LIGHTING
---	PROPOSED SECURITY
---	PROPOSED ACCESS

LEGAL DESCRIPTION
SECTION 12, TOWNSHIP 11N, RANGE 10E, CALIFORNIA COUNTY OF SAN DIEGO, PARCEL 1, PART.

RECORD MAP
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: APR 13 2017

PREPARED BY:
ARCHITECT:
ENGINEER:

CITY OF OXNARD
CUP. NO. 220-0-220-095
ASSESSOR PARCEL NO. 220-0-220-095
PARCEL 2

RECORD MAP
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: APR 13 2017

PREPARED BY:
ARCHITECT:
ENGINEER:

ARCHITECT:
ADDRESS: [Address]
CITY: [City]

ENGINEER:
ADDRESS: [Address]
CITY: [City]

OWNER:
ADDRESS: [Address]
CITY: [City]

APPROVED BY:
DATE: APR 13 2017

APPROVED BY:
DATE: APR 13 2017

APPROVED BY:
DATE: APR 13 2017



68641
 Project at
 4011 S 190
 Avenue, Suite 100
 Phoenix, AZ 85041
 714-371-1933

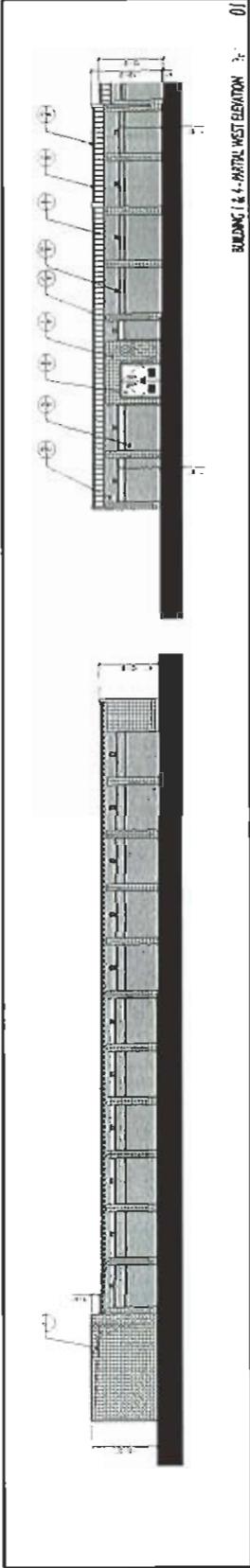
front gate
 annex
 library drive
 annex
 entrance
 entrance parking



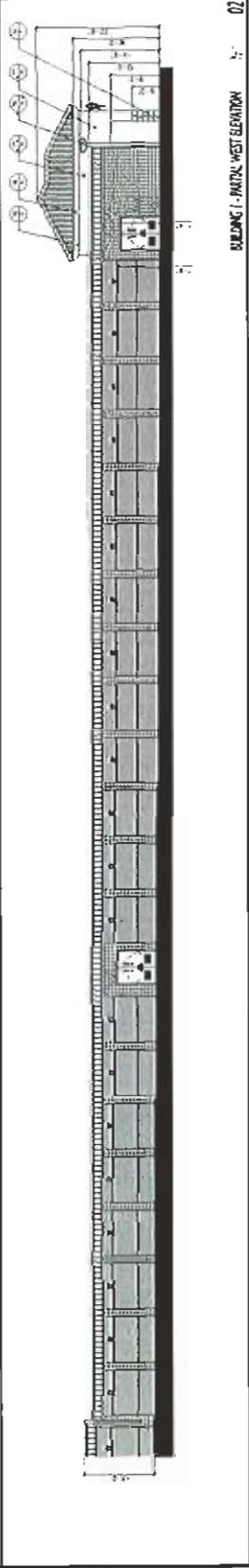
building 1
 partial bldg 4
 exterior
 elevations

BRICK	BRICK
CONCRETE	CONCRETE
GLASS	GLASS
ALUMINUM	ALUMINUM
STEEL	STEEL
WOOD	WOOD
PAINT	PAINT
ROOFING	ROOFING
LANDSCAPE	LANDSCAPE
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
HVAC	HVAC
FINISHES	FINISHES
DETAILS	DETAILS
SECTION	SECTION
FOUNDATION	FOUNDATION
STRUCTURE	STRUCTURE
ENVIRONMENTAL	ENVIRONMENTAL
ENERGY	ENERGY
ACCESSIBILITY	ACCESSIBILITY
SAFETY	SAFETY
SECURITY	SECURITY
LIABILITY	LIABILITY
INSURANCE	INSURANCE
LEGAL	LEGAL
MARKETING	MARKETING
OPERATIONS	OPERATIONS
MAINTENANCE	MAINTENANCE
TRAINING	TRAINING
COMPLIANCE	COMPLIANCE
REGULATIONS	REGULATIONS
PERMITS	PERMITS
CONTRACTS	CONTRACTS
INVOICES	INVOICES
PAYROLL	PAYROLL
TAXES	TAXES
ACCOUNTING	ACCOUNTING
FINANCIAL	FINANCIAL
REPORTS	REPORTS
ANALYSIS	ANALYSIS
REVISIONS	REVISIONS
APPENDICES	APPENDICES
INDEX	INDEX

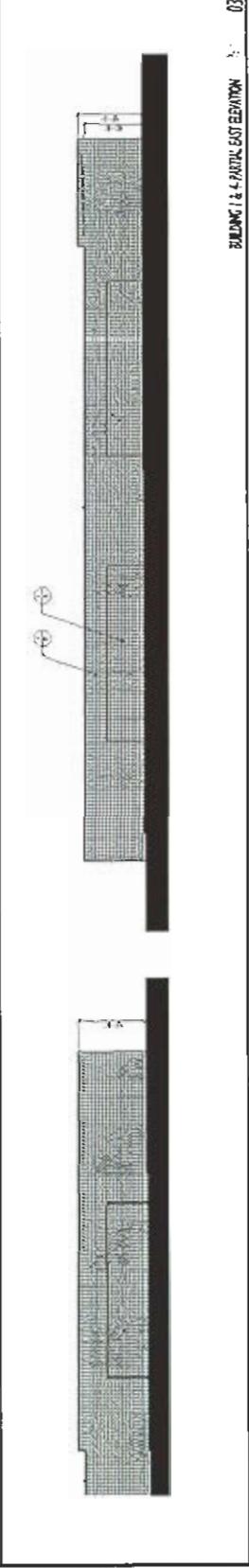
3.10
 3.10
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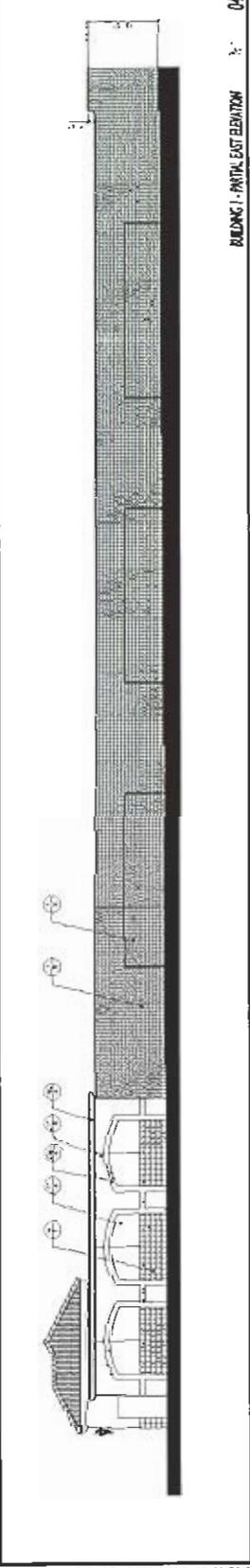
BUILDING 1 & 4 - PARTIAL WEST ELEVATION



BUILDING 1 - PARTIAL WEST ELEVATION



BUILDING 1 & 4 - PARTIAL EAST ELEVATION



BUILDING 1 - PARTIAL EAST ELEVATION

1. Refer to the notes on the site plan
 2. Refer to the notes on the site plan
 3. Refer to the notes on the site plan
 4. Refer to the notes on the site plan
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 8. Refer to the notes on the site plan
 9. Refer to the notes on the site plan
 10. Refer to the notes on the site plan

COLORS

1. Refer to the notes on the site plan
 2. Refer to the notes on the site plan
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 8. Refer to the notes on the site plan
 9. Refer to the notes on the site plan
 10. Refer to the notes on the site plan

STORAGE EXTERIOR ELEVATION NOTES

1. Refer to the notes on the site plan
 2. Refer to the notes on the site plan
 3. Refer to the notes on the site plan
 4. Refer to the notes on the site plan
 5. Refer to the notes on the site plan
 6. Refer to the notes on the site plan
 7. Refer to the notes on the site plan
 8. Refer to the notes on the site plan
 9. Refer to the notes on the site plan
 10. Refer to the notes on the site plan

BUILDING 1 - NORTH ELEVATION

BUILDING 1 - SOUTH ELEVATION

BUILDING 1 - PARTIAL EAST ELEVATION



NOTICE OF EXEMPTION

Project Description:

Planning and Zoning Permit No. PZ 05-500-18 (Special Use Permit)

Finding:

The Planning and Environmental Services 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, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons: In accordance with Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines, projects involving the construction and operation of a 26,535 square foot mini-storage facility, 64,185 square foot indoor RV storage building and a 20,090 square foot outdoor (unenclosed) RV storage yard on a vacant lot located at the northwest corner of Albany Drive may be found to be exempt from the requirements of CEQA. The proposed project the project is consistent with the applicable general plan designation policies as well as with applicable zoning designation and regulations; and the proposed development occurs within the city limits on a project site of no more than 5 acres substantially surrounded by urban areas; and the project site has no value, as habitat for endangered, rare or threatened species; and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can adequately served by all required utilities and public services. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

October 5, 2006

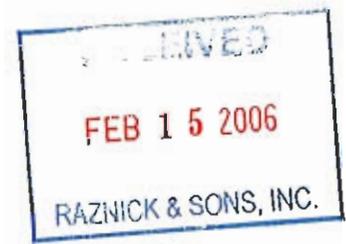
Susan L. Martin, AICP
Planning & Environmental Services Manager



ASSOCIATED TRANSPORTATION ENGINEERS

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

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



February 14, 2006

05169L03.WP

Mr. Aaron Raznik
Raznik Family Ventures
5525 Oakdale Avenue
Woodland Hills, CA 91364

PARKING STUDY FOR LIONS GATE II ANNEX - CITY OF OXNARD

Associated Transportation Engineers (ATE) has prepared the following parking study for the Lions Gate Annex II proposed in the City of Oxnard. The parking analysis will be submitted to the City of Oxnard in support of the parking variance.

PROJECT DESCRIPTION

Lions Gate II Annex is proposing to operate a 95,655 square foot Recreational Vehicle (RV) and mini storage facility with 214 storage units, 76 enclosed parking stalls for RV's and 48 open parking stalls for RV's, located on Albany Drive north of Channel Islands Boulevard in the City of Oxnard as shown on the attached figure. The storage facility is located on a vacant parcel site adjacent to the existing Lions Gate I storage facility. Lions Gate II annex will provide 53 on-site parking spaces for use by patrons of the storage facility.

Zoning Ordinance Parking Requirement. The Zoning Ordinance parking requirements for the Lions Gate Annex is shown in Table 1.

Table 1
City of Oxnard Zoning Ordinance Parking Requirements

Use	Size	Requirement	Spaces Required
Storage Facility	95,655 sq.ft.	1 space/1,000 sq.ft.	96
Storage Facility	1 employee	1 space/per employee	1
Total Parking Required:			97

Table 1 shows that 97 on-site parking spaces are required for the storage facility.

PROJECT HOURLY PARKING DEMANDS

Hourly parking demand estimates for the Lions Gate II Annex were developed based on the parking rates presented in the following source document:

- o Parking Generation Report, Institute of Transportation Engineers (ITE).

The scheduled hours of operation for the Lions Gate II Annex are from 9:00 A.M. to 6:00 P.M. seven days a week. The data presented in Table 2 illustrates the weekday hourly parking demands for the proposed storage facility.

**Table 2
Lions Gate II Annex Estimated Weekday Hourly Parking Demands**

Hour of Day	Parking Demand
9:00 A.M.	3
10:00 A.M.	5
11:00 A.M.	5
12:00 A.M.	3
1:00 P.M.	2
2:00 P.M.	2
3:00 P.M.	2
4:00 P.M.	4
5:00 P.M.	2
6:00 P.M.	2
7:00 P.M.	2

The highest hourly demand presented in Table 2 is 5 parking spaces from 10:00 - 11:00 A.M. and 11:00 - 12:00 noon. The 53 designated parking spaces provided on-site will exceed the estimated demand. In order to validate the foregoing for the Oxnard area, data was collected at the adjacent Lions Gate I facility .

LIONS GATE I ANALYSIS

The daily parking demand for the 51,000 square foot Lions Gate I storage facility was quantified based on the gate activity log for January 10, 2006. Table 3 presents the gate activity log which shows the number of vehicles entering and exiting the site for each hour of the day. The data shows that the number of entering and exiting vehicles are nearly equal for each period. The highest period is from 11:00 - 12:00 noon, where 4 vehicles enter and exit, thus one can conclude that the parking demand is 4 spaces. This result is consistent with the results shown on Table 2.

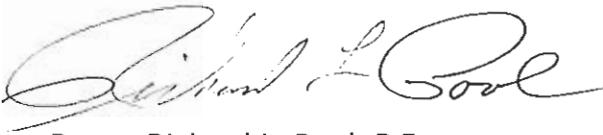
**Table 3
Site Daily Activity**

Gate Activity Log Data		
Tuesday 01/10/06		
Time of Day	Vehicle Entry	Vehicle Exit
12:00-1:00 A.M.	2	2
1:00-2:00 A.M.	0	0
2:00-3:00 A.M.	1	1
3:00-4:00 A.M.	0	0
4:00-5:00 A.M.	0	0
5:00-6:00 A.M.	0	0
6:00-7:00 A.M.	1	1
7:00-8:00 A.M.	0	0
8:00-9:00 A.M.	0	0
9:00-10:00 A.M.	2	3
10:00-11:00 A.M.	2	1
11:00-12:00 P.M.	4	4
12:00-1:00 P.M.	2	3
1:00-2:00 P.M.	3	3
2:00-3:00 P.M.	1	2
3:00-4:00 P.M.	1	1
4:00-5:00 P.M.	2	2
5:00-6:00 P.M.	3	3
6:00 - 7:00 P.M.	1	2
7:00 - 8:00 P.M.	1	1
8:00 - 9:00 P.M.	1	0
9 00 - 10:00 P.M.	1	2
10:00 - 11:00 P.M.	1	1
11:00 - 12:00 P.M.	1	1
Total:	30	33

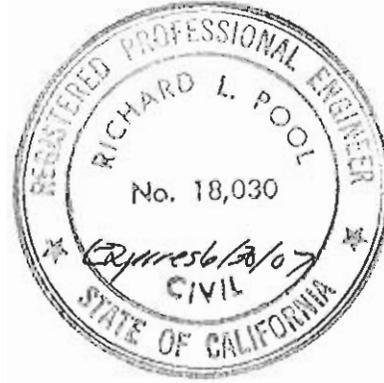
Conclusion

The parking demand for the Lions Gate Annex project, as illustrated on Table 2, is 5 parking spaces. Thus, the 53 spaces proposed will more that meet the parking demand for the project. Based on parking analysis a variance to the Zoning Ordinance parking requirement can be granted.

Associated Transportation Engineers



By: Richard L. Pool, P.E.
President



RLP/DFN

Attachments: Lions Gate I Activity Gate Log, January 10, 2006.

Usually not this many.

Gate Activity Report (E-Y-C)
Lions Gate Self Storage, Oxnard
Beginning on January 10, 2006
Ending on January 10, 2006
Computed on January 11, 2006 at 04:38 PM

DATE	TIME	UNIT	NAME	KEYCODE	CARD ADMITTED	KP	NOTE
1/10/06	11:19:01 PM	13	BELL		N Let Out	2	
1/10/06	11:11:00 PM	13	BELL		N Let In	1	
1/10/06	10:53:00 PM	330	Wilshire		N Let Out	3	
1/10/06	10:50:06 PM	330	Wilshire		N Let In	1	
1/10/06	9:24:28 PM	330	Wilshire		N Let Out	2	
1/10/06	9:24:14 PM	330	Wilshire		N Invalid Code	2	
1/10/06	9:19:47 PM	330	Wilshire		N Let In	1	
1/10/06	9:08:41 PM	36	MORTIMER		N Let Out	2	
1/10/06	8:55:31 PM	36	MORTIMER		N Let In	1	
1/10/06	7:34:22 PM	111	MENDOZA		N Let Out	3	
1/10/06	7:06:14 PM	53	PERKINS		N Sensor Mismatch In	596080	
1/10/06	7:02:57 PM	111	MENDOZA		N Let In	1	
1/10/06	6:29:53 PM	266	RODARTE		N Let Out	3	
1/10/06	6:24:54 PM	162	HARRINGTON		N Let Out	3	
1/10/06	6:23:12 PM	162	HARRINGTON		N Door Close	493504	
1/10/06	6:14:46 PM	162	HARRINGTON		N Door Open	493504	
1/10/06	6:13:22 PM	162	HARRINGTON		N Let In	1	
1/10/06	5:30:14 PM	281	ASBERRY		N Let Out	2	
1/10/06	5:27:20 PM				N Invalid Code	1	
1/10/06	5:25:50 PM	281	ASBERRY		N Let In	1	
1/10/06	5:08:18 PM	100	BRESCIA		N Let Out	3	
1/10/06	5:06:05 PM	197	DIOKNO		N Let Out	3	
1/10/06	5:04:51 PM	100	BRESCIA		N Let In	1	
1/10/06	5:00:05 PM	197	DIOKNO		N Let In	1	
1/10/06	4:55:38 PM	266	RODARTE		N Let In	1	
1/10/06	4:28:41 PM	361	BARRERA		N Let Out	3	
1/10/06	4:25:00 PM	361	BARRERA		N Let In	1	
1/10/06	4:19:26 PM	5AB	FAMILY MEDICAL GROUP		N Tail Out	3	
1/10/06	3:40:08 PM	36	MORTIMER		N Let Out	2	
1/10/06	3:28:48 PM	36	MORTIMER		N Let In	1	
1/10/06	2:40:08 PM	111	MENDOZA		N Tail Out	3	
1/10/06	2:26:15 PM	5AB	FAMILY MEDICAL GROUP		N Let Out	3	
1/10/06	2:14:32 PM	5AB	FAMILY MEDICAL GROUP		N Let In	1	



Security

Security

#36 Transferring from unit to larger unit.

DATE	TIME	UNIT	NAME	KEYCODE	CARD	ADMITTED	KP	NOTE
1/10/06	1:52:05 PM	295	AGUILAR		N	Let Out	3	
1/10/06	1:36:54 PM	9	ESPINOZA		N	Let Out	2	
1/10/06	1:32:49 PM	9	ESPINOZA		N	Let In	1	
1/10/06	1:24:38 PM	295	AGUILAR		N	Let In	1	
1/10/06	1:20:34 PM	335	Trash		N	Let Out	3	
1/10/06	1:17:50 PM	335	Trash		N	Let In	1	
1/10/06	12:35:15 PM	321	GONZALES		N	Let Out	3	
1/10/06	12:24:47 PM	321	GONZALES		N	Let In	1	
1/10/06	12:19:51 PM	322	YANEZ		N	Let Out	3	
1/10/06	12:07:12 PM	322	YANEZ		N	Let In	1	
1/10/06	12:02:44 PM	247AB	TERRI/PANKEY		N	Let Out	3	
1/10/06	11:56:28 AM	247AB	TERRI/PANKEY		N	Let In	1	
1/10/06	11:56:14 AM				N	Invalid Code	1	
1/10/06	11:56:01 AM	247AB	TERRI/PANKEY		N	Let Out	3	
1/10/06	11:41:31 AM	247AB	TERRI/PANKEY		N	Let In	1	
1/10/06	11:32:48 AM	348	LEWIS/Kinar		N	Tail Out	3	
1/10/06	11:19:17 AM	78	LEVIN		N	Let Out	3	
1/10/06	11:14:06 AM	5AB	FAMILY MEDICAL GROUP		N	Let Out	3	
1/10/06	11:09:20 AM	5AB	FAMILY MEDICAL GROUP		N	Let Out	3	
1/10/06	11:05:26 AM	78	LEVIN		N	Let In	1	
1/10/06	10:47:05 AM	348	LEWIS/Kinar		N	Let In	1	
1/10/06	10:45:59 AM	277	AREVALO		N	Let Out	3	
1/10/06	10:44:30 AM	277	AREVALO		N	Let In	1	
1/10/06	9:36:37 AM	224	RAMIREZ		N	Let Out	3	
1/10/06	9:28:23 AM	5AB	FAMILY MEDICAL GROUP		N	Let Out	3	
1/10/06	9:20:11 AM	5AB	FAMILY MEDICAL GROUP		N	Let In	1	
1/10/06	9:16:36 AM	224	RAMIREZ		N	Let In	1	
1/10/06	9:03:42 AM	224	RAMIREZ		N	Tail Out	3	
1/10/06	8:33:25 AM	224	RAMIREZ		N	Late Deny	1	
1/10/06	8:30:28 AM	224	RAMIREZ		N	Late Deny	1	
1/10/06	8:29:40 AM	53	PERKINS		N	Sensor Mischek In	696080	
1/10/06	6:25:16 AM	361	BARRERA		N	Let Out	3	
1/10/06	6:17:17 AM	361	BARRERA		N	Let In	1	
1/10/06	2:29:35 AM	330	Wilshire		N	Let Out	3	
1/10/06	2:27:34 AM	330	Wilshire		N	Let In	1	
1/10/06	12:59:34 AM	330	Wilshire		N	Let Out	3	
1/10/06	12:59:33 AM	330	Wilshire		N	Let In	1	
1/10/06	12:18:49 AM	111	MENDOZA		N	Let Out	2	
1/10/06	12:09:04 AM	111	MENDOZA		N	Let In	1	

Security

DATE TIME UNIT NAME KEYCODE CARD ADMITTED KP NOTE

Total Ins	30
Total Outs	33
Total Others	9

RESOLUTION NO. 2006 –

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ05-500-18 (SPECIAL USE PERMIT) TO ALLOW THE CONSTRUCTION AND OPERATION OF A 90,720 SQUARE FOOT RV AND MINI STORAGE FACILITY LOCATED NORTHWEST OF ALBANY DRIVE (APN 220-0-022-09) SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY RAZNICK REALTY GROUP, 5525 OAKDALE AVENUE, #200, WOODLAND HILLS, CA 91364.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 05-500-18, filed by Raznick Realty Group in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Section 15332 (Class 32) 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. That the proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard;
2. That 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. That 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 conditions of this resolution;
4. That 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 that such use will generate;
5. That the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.
6. That the parking for the proposed use is adequate as determined by a parking study found acceptable to the City Traffic Engineer.

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, 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.

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

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

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 July 3, 2006, ("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 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 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, or the beginning of 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 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&R's) 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&R's and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall record with the Ventura County Recorder a "Notice of Land Use Restrictions and Conditions" in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning and Environmental Services 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. (PL, G-15).

PARKS DIVISION 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)

FIRE DEPARTMENT STANDARD CONDITIONS

22. Developer shall construct all vehicle access driveways on the project property to be at least 25 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)
23. 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)

24. 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*)
25. 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*)
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. At all times during construction, Developer shall maintain all-weather surfaces that provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
29. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
30. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
31. 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*)
32. 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

33. Fire sprinkler coverage shall be required for:
 - Patios, overhangs or any projections that are 48 inches or more from the structure.
 - Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - The protection of the forced air unit when located in the attic or other areas normally inaccessible.
34. The point of transfer for the Propane Fueling Site shall be located at least 10 feet from the trash enclosure and 25 feet from Building 2.

PLANNING STANDARD CONDITIONS

35. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction. (PL/B, *PL-1*)
36. 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*)
37. 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*)
38. Before the City issues building permits, Developer shall provide to the Planning and Environmental Services 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*)
39. 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*)
40. Developer may not modify any use approved by this permit unless the Planning and Environmental Services Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
41. 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 and Environmental Services Manager. (PL/B, *PL-8*)
42. 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*)
43. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)

44. 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*)
45. During construction, Developer shall control dust by the following activities:
 - 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.
 - 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*)
46. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
47. 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*)
48. 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*)
49. 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*).
50. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)

51. 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*)
52. 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*)
54. Developer shall install in public restrooms toilets that have automatic flush sensors. 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, *PL-44*)
55. Developer shall install individual mirrors above each sink in a public restroom to the satisfaction of the Planning and Environmental Services Manager. The details of such mirrors shall be approved prior to issuance of a building permit. Developer shall remove graffiti from the mirrors or replace the mirrors within 24 hours of graffiti appearance. (PL, *PL-45*)
53. Upon issuance of Certificate of Occupancy, Developer shall immediately remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
54. Before the City issues building permits, Developer shall provide to the Planning and Environmental Services Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-50*)

PLANNING SPECIAL CONDITIONS

55. 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)
56. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning and Environmental Services 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)
57. Developer shall limit outdoor storage of recreational vehicles to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL)

POLICE SPECIAL CONDITIONS

58. Unless otherwise approved, all exterior lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:

- 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.
 - 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.
59. Developer shall submit and the Police Chief or designee shall approve a lighting plan prior to the issuance of a building permit. The lighting plan shall include a photometric study that integrates the site's approved landscaping plan (if any). The integrated photometric/landscaping plan will indicate the specific location and canopy size of fully mature trees thereby highlighting potential landscape/lighting conflicts in the future.
60. If installed, electronic security system must comply with Oxnard City Ordinance No. 2601 (available online at <http://oxnardpd.org/documents/alarm-ordinance-2002.pdf>) and shall be properly permitted by the City of Oxnard (available online at <http://oxnardpd.org/documents/alarm-permit.pdf>).
61. If access control gates are installed, developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)
62. Developer shall post all vehicle entrances in compliance with California Vehicle Code §22658(a)(1). Persons in lawful possession of the property may cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission.
63. Developer shall install and maintain landscaping along exterior side of masonry wall adjacent to the railroad track to dissuade vandalism to the wall.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

64. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall submit a "Solid Waste Management & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to Planning & Environmental Services and Solid Waste Divisions and approved by the Solid Waste 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 attached Solid Waste Management & Recycling Plan form or a similar format.

65. Developer shall follow the 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 the Solid Waste Management & Recycling 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 Solid Waste Management & Recycling C&D Report form prior to issuance of a certificate of occupancy.
66. Developer shall arrange for materials collection during construction, demolition, and occupancy with either the City Solid Waste Reduction & Disposal Division or other City permitted hauling companies, or Developer shall arrange for self-hauling to an authorized facility.
67. If the project will generate waste on an ongoing basis during occupancy, Developer shall make provisions to divert at least 50% of the material through source reduction, recycling, reuse, and/or green waste programs. Developer shall submit an Occupancy Recycling Plan which shall include the following information: estimated quantities and materials to be generated, management method to be used to reduce landfill disposal; quantity, size and location of recycling and trash bins, destination of material including the names of haulers and facility locations. Developer shall use the attached Occupancy Recycling Plan form or a similar format. The Occupancy Plan form must be submitted and approved prior to issuance of a certificate of occupancy.
68. In addition, Developer shall submit an Occupancy Recycling Report annually to the Solid Waste Division on the anniversary date of the certificate of occupancy. The Report shall include the following information: material type recycled, reused, salvaged or disposed; quantities, management method, destination of material including hauler names and facility locations. Documentation must be included such as weight tickets or receipts regarding the above.

DEVELOPMENT SERVICES STANDARD CONDITIONS

69. 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-I)
70. 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 section on the site improvement plans. (DS-2)
71. 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 Development Services. (DS-3)
 72. 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)
 73. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
 74. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
 75. 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)
 76. 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)
 77. Where a separate loop or terminal line is required for water mains, fire hydrants or fire sprinkler systems, Developer's site improvement plans shall include an on-site water plan. (DS-11)
 78. 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)
 79. 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)

80. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and 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)
81. 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)
82. 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)
83. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
84. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
85. 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)
86. "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)
87. 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)

88. 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)
89. In order to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way, Developer shall construct required drainage facilities concurrently with the rough grading operations, or with prior approval of the City Engineer, provide interim drainage improvements on a temporary basis. (DS-31)
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. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)
92. 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)
93. 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)
94. 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)
95. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
96. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Before performing the tests, Developer shall obtain permits from the City Engineer. 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)
97. 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)

98. 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)
99. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
100. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)
101. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)

STORMWATER QUALITY CONDITIONS

102. 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)
103. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure. The finish and roof appearance shall be indicated on the building plans and are subject to approval by the Planning and Environmental Services Division. The location and configuration of trash enclosures shall be reviewed and approved by the Solid Waste Collection Division. All refuse bins on the site shall be stored in an approved trash enclosure. No objects other than refuse bins may be stored in the trash enclosure without the written permission of the Solid Waste Collection Division. (DS-79)
104. 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)
105. 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)
106. 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)
 107. 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)
 108. 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)
 109. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall provide the City Engineer with a copy of a letter from the California State Water Resources Control Board, Storm Water Permit Unit assigning a permit identification number to the Notice of Intent (NOI) submitted by Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all additional requirements of the General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP 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. Developer shall keep the SWPPP updated to reflect current site conditions at all times and shall keep a copy of the SWPPP and the NOI on the site and make them available for City or designated representative to review upon request. (DS-86)
 110. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a 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-101)
 111. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and drainage agreement with the adjacent property owner. (DS-104)

112. 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)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

113. Developer shall provide onsite 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 engineer's improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over the waterline using standard City format. Onsite fire sprinkler system shall be separate from the onsite fire hydrant system.
114. Developer shall provide hydraulic calculations demonstrating that the proposed fire hydrant system is capable of providing required fire flows. (DS)
115. Developer shall design site grass swale filter(s) in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
116. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings within the NPDES grass swale filter areas and that the proposed landscaping conforms to SQUIMP standards for grass swale filters. (DS)
117. Developer shall provide a minimum of a 6" vertical transition in elevation between the concrete gutter and the high end of the grass swale filter flowline. This transition area shall be constructed as a concrete ribbon gutter. (DS)
118. NPDES section of the project drainage report shall address the potential impacts of the proposed "dump station" and "wash station" on stormwater quality. Mitigations shall at a minimum include: a) containment of potential spills at the dump station; b) connection of the wash station to the sewer system; c) a roof over the wash station (or other similarly effective measure) to keep rainwater from entering the sewer system; d) installation of a gravity separator (or as otherwise directed by the Wastewater Superintendent) downstream of the wash station. (DS)
119. 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)
120. Developer shall install a gate that has a clear opening that matches the width of the paved portion of the entry driveway. (DS)

121. Developer shall construct a sidewalk along the Albany Drive frontage to complete the sidewalk along this portion of Albany Drive. Sidewalk width shall match the existing adjacent sidewalk. (DS)
122. Developer shall construct a minimum 7-foot wide sidewalk at all locations where the sidewalk is constructed adjacent to the front of parking spaces. Sidewalks shall be a minimum of 5 feet wide in all other locations. (DS)
123. Developer shall obtain written approval from the adjacent railroad company for any construction that either encroaches into areas of railroad jurisdiction or negatively affects railroad drainage. (DS)
124. Project drainage report shall analyze the existing drainage pattern of the adjacent railroad along the project frontage and make recommendations to mitigate any project impacts. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 5th day of October 2006, by the following vote:

AYES:

NOES:

ABSENT:

Ronald R. Fischer, Chairman

ATTEST: _____
Susan L. Martin, Secretary