



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Winston Wright, Associate Planner

DATE: December 20, 2007

SUBJECT: Planning and Zoning Permit No. 07-540-01 (Planned Development Permit) for 272 Apartments with a Common Recreation Facility and Leasing Building Located on a Vacant 15.13 Acre Property Immediately East of St. John’s Regional Medical Center

- 1) **Recommendation:** That the Planning Commission approve Planning & Zoning Permit No. 07-540-01 (Planned Development Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The proposed planned development is a request to construct 272 apartments including interior access roads, private garages, a central leasing and recreation facility, and a pedestrian path on a vacant 15.13 acre property located immediately east of St. John’s Regional Medical Center within the Northeast Community Specific Plan area (APNs 213-0-031-45, 213-0-031-25, & 213-0-031-24). The development is commonly known as *The Artisan Apartments at East Village*. The request includes a 20% reduction of the required distance between structures and a 25% reduction of the required size of balconies for second and third story units. Filed by Danielle Weiman of Shea Properties, 130 Vantis, Suite 200, Aliso Viejo, CA 92656.
- 3) **Existing & Surrounding Land Uses:** The subject property is a vacant lot zoned R3-PD and is located within the Northeast Community Specific Plan (NECSP).

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R3-PD	Residential Medium	Vacant Land
North	ML-PD & BRP	Business & Research Park	Manufacturing, Warehousing, & Offices
East	BRP	Business & Research Park	Child Care Facility & Offices
South	R3-PD	Residential Medium	Multi-Family Residential
West	BRP	Public/Semi-Public	St. John’s Regional Medical Center

- 4) **General Plan Policies and Land Use Designation Conformance:** The 2020 General Plan and Northeast Community Specific Plan designation for the site is for Residential Medium Density (13-18 Dwelling Units/Acre) (RM) uses. The 2020 General Plan "*designation applies to areas intended for garden apartments and condominiums and other forms of attached housing.*" The NECSP further defines development in the RM areas as "*larger attached multi-family housing developments such as courtyard apartments, condominiums, and other housing up to three stories in height.*" With 18 dwelling units per acre housed in three multi-family structures, the proposed project conforms to both the 2020 General Plan and NECSP. Additionally, the proposed project is in the Garden Apartment (R3-PD) zone district which is consistent the land use designation. Therefore, the project is consistent with the City's 2020 General Plan, the NECSP, and Chapter 16 of the Oxnard City Code.
- 5) **Environmental Determination:** *The Artisan Apartments at East Village* is a revised version of the *Gables at East Village* project that was proposed for the subject property (Planned Development Permit No. 03-540-03). *Final Subsequent Environmental Impact Report 03-02* (SEIR 03-02) was prepared to address the potential environmental effects of the proposed Gables project and was certified by the Planning Commission on June 17, 2004. SEIR 03-02 determined that there is the potential for significant impacts in the following areas: aesthetics, air quality, cultural resources, hazards, water quality, land use, noise, and population/housing. SEIR 03-02 concluded that all of the impacts were less than significant or mitigatable to less than significant levels.

The current project differs from the project analyzed in the SEIR 03-02 in the following ways: 1) it reduced the number of proposed residential units from 340 to 272; 2) reduced total number of parking spaces from 707 to 573; 3) increased the number of garage stalls from 364 to 418; 4) eliminated 162 carport spaces; 5) reduced the number of uncovered spaces from 181 to 155; 6) reduced the height of the structures to 35 feet as opposed to 37 feet, 8 inches; 7) modified several architectural details; 8) increased the percentage of land covered by buildings (due to increased number of garages) and 9) decreased the percentage of land covered by paving. According to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, an addendum to SEIR 03-02 may be prepared as only technical changes are proposed in for the current version of the project.

An addendum to the previously certified SEIR 03-02 has been prepared and concludes that there are no additional nor increased possible environmental effects with the proposed project changes that are represented by Planning and Zoning Permit No. 07-540-01 in comparison to the project that was the subject of SEIR 03-02.

6) **Analysis:**

a. **General Discussion:**

The project consists of 272 apartments in 15 multi-family buildings (431,054 square feet of living area), a 5,728 square foot recreational building with a leasing office, and a swimming pool with an associated 1,561 square foot cabana. There are 418 garage parking stalls and 155 guest parking spaces to accommodate the City's parking requirements. The garages are provided on the first floor of the residential structures and in 21 free standing garage structures dispersed throughout the site. The developer is dedicating a public path through the site along the eastern property line to link Gonzales Road to a trail that is designated by the NECSP.

The project meets the design standards for attached dwellings in NECSP and the development standards of the R3 zone district as well as the requirements for attached dwelling units outlined in Chapter 16 of the Oxnard City Code. The developer is requesting that the Planning Commission grant two modifications to the development standards: a reduction in the required distance between structures and a reduction in the minimum size for a balcony for second and third story units. The Planning Commission may grant a modification of a numerical standard up to 25 percent. The request includes a 20% reduction of the required distance between structures onsite and a 25% reduction of the required size of balconies for second and third story units. The requested modifications do not represent a reduction of more than 25 percent of the requirements that apply to the basic zone.

b. **Relevant Project and Property History, Related Permits:**

In 2004, *The Gables at East Village* request included a zone change, general plan amendment, and specific plan amendment to designate the site for residential uses. The request also included a planned development permit and density bonus request to develop the site with 340 residential units and a tentative subdivision map for condominium purposes. On June 17, 2004, the Planning Commission certified SEIR 03-02 for *The Gables at East Village* project. However, on August 5, 2004, the Planning Commission denied the entitlement permits. On appeal, the City Council approved the zone change (from Business Research Park Planned Development to Garden Apartment Planned Development), the general plan amendment (from Business Research Park to Residential Low-Medium), the specific plan amendment (from Business Research Park to Residential Low-Medium), and the tentative subdivision map on November 9, 2004. The City Council directed the applicant to redesign the project before they would consider the planned development permit and density bonus requests. Prior to City Council action, the planned development permit and density bonus applications were withdrawn. The approved tentative subdivision map has subsequently expired.

The current project is a revision of *The Gables at East Village* based on the suggestions made by the Planning Commission and Planning Division staff.

c. **Zoning Compliance:** The proposed development is located in the Garden Apartment Planned Development (R3-PD) zone district. In accordance with the City Code, the proposed project may be permitted with a planned development permit. Applicable development standards of the R3-PD zone district and the development standards for attached dwelling outlined in Chapter 16 of the City Code and the design standards for attached dwellings Northeast Community Specific Plan have been compared with the proposed project, as follows:

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIANT
Min. lot area	None	15.13 acres	YES
Min. lot width	None	780 feet at narrowest	YES
Min. lot depth	None	500 feet at narrowest	YES
Max. building height	3 stories at 35 feet	35 feet	YES
Required enclosed parking	[126 one-bedroom units (1 garage stall/unit)] = 126 garage stalls + [146 two & three-bedroom units (2 garage stalls/unit)] = 292 garage stalls 418 garage stalls	418 garage stalls	YES
Required visitor parking	(One visitor space for 1 st 30 units + ½ space after 31 st unit) 30+121=151 visitor spaces	155 visitor parking spaces	YES
Parking location	Garages and parking access from private ways or alleys	Garages and parking access from private ways or alleys	YES
Trash enclosures	In accordance with City Code, number and size to be determined by Solid Waste Division, and with enclosures integrated into the project's design	The trash enclosures are designed in accordance with City Code; each of the 15 multi-family buildings has a trash enclosure as required by the Solid Waste Division and the trash enclosures have been designed to blend into the site as they relate to location and architectural theme.	YES

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSAL	COMPLIES?
Parking lot landscaping	Landscape fingers required every 10 spaces.	Landscape fingers or end-planters are provided at least every 10 spaces.	YES
Rooftop equipment	May not protrude above height of parapet.	All equipment is screened from view.	YES
Lighting	Comply with City Code.	Wall mounted fixtures & light standard details provided	YES
Bicycle Rack	bike rack for each community recreational area (2)	bike rack for each community recreational area (2)	YES
Parking Lot Striping	City Standard	City Standard	YES
Architectural Standards			
Min. dwelling size	One bedroom= 700 sf Two bedroo = 900 sf	Min. size of one bedroom=716 sf Min. size of two bedroom=1,044 sf	YES
Building Separation	Height of taller structure (35 feet); a 25% reduction may be allowed (26.25 feet).	Minimum 28 feet	At the discretion of PC, a 25% reduction may be allowed.
Recreational Facilities	Common recreational area	Pool area w/cabana, spa, playground, picnic areas, bathrooms & recreational building	YES

Zoning/Standards			
EXISTING STANDARD	REQUIRED MINIMUM	PROPOSED	COMPLIANCE
Open Area	Minimum 2,500 sf turf area with a minimum dimension of 35'X35'.	A turf area of 9600 sf (200'X48') is provided for recreational use/open space. There are other turf areas that provide passive open space however they are primarily intended to detain storm water on-site.	YES
Distance of Garage from Dwelling Unit	200' Maximum	<200'	YES
Balconies and Patios	2 nd and 3 rd story units must have a balcony of 100 sq. ft. and they must be 50% enclosed	Each unit has a balcony that is at least 50% enclosed. The smallest balcony is 75 sq. ft.	At the discretion of PC, a 25% reduction may be allowed.
Storage Areas	225 cubic feet for each dwelling unit	225 cubic feet minimum for each dwelling unit	YES
Garages	Automatic door openers & doors must have architectural detail	Automatic door openers & doors have architectural detail	YES

Zoning Standards			
PLANNING STANDARD	REQUIREMENT	PROPOSED	COMPLIES
Refuse enclosures	Must reflect design elements of project & provide access separate from refuse vehicle access	Reflect design elements of project & provide access separate from refuse vehicle access	YES
Utility Meters	Screened or integrated into building design	Utility plan provided illustrating screening	YES
Neighborhood Community Specific Planning Standards			
Street setback	15 feet	20 feet from Gonzales Rd, 15 feet from Williams Dr., & 20 from Wankel Way	YES
Side yard setback from adjacent parcel	10 feet	Min.30 feet	YES
Rear yard setback at Wankel Way	20 feet	20 feet	YES
Interior yard space	30% of total area, 10'X10' min. dimensions 15.13 acres X 30%= 4.54 acres	31.2 % or 4.72 acres Exhibit prepared	YES
Front porch or a balcony facing the front	=>30% units must have a front porch or a balcony facing the front of the building	=>30% units have a front porch or a balcony facing the front of the building	YES
Entry	Residential buildings adjacent to a public street shall have the entry oriented and visible to the street and the entries shall be given special emphasis.	All of the building adjacent to a public street have enhanced entries facing the street.	YES

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENTS	PROPOSED	COMPLIANT?
Gonzales Rd ROW Dedication	See Figure 4-15 of NECSP	See engineering site plan	YES
Building Surface	<ul style="list-style-type: none"> • Stucco • horizontal wood clapboard (= < 6" wide) • Fenestration design to be carried around side • brick, stone, and/or plaster finish on exterior chimneys with cornice and metal cap • Cantilevers and eaves shall be supported by visible brackets 	<ul style="list-style-type: none"> • horizontal wood clapboard (= < 6" wide) • window treatments and building design carried all the way around building • brick, stone, and/or plaster finish on exterior chimneys with cornice and metal cap on recreation building • Stone finish around base of garages and on some columns • Cantilevers and eaves are supported by visible brackets 	YES
Roofs	<ul style="list-style-type: none"> • Concrete, clay, dimensional asphalt, or fiberglass shingles • Gables preferred • Dormers encouraged • Mansards and shed not permitted 	<ul style="list-style-type: none"> • Dimensional asphalt • Gables provided • Dormers on recreational building • No mansard or 	YES
Buffers/ Greenbelt	30-foot wide minimum path to provide linkage to other areas within the specific plan and to buffer from commercial uses.	30' wide landscaped path would pass through development on eastern property line. Connects Gonzales Road to Rio Lindo Elementary and on to Camino Del Sol through a sidewalk.	YES

- a. **Site Design Analysis:** The subject property is rectangular in shape and is bounded by Gonzales Road to the north, Williams Drive to the west, and Wankel Way to the south. There are entries into the project site from each of the three bordering public roads. The site design places the recreational facility and leasing office as the focal point of the project where the three entry drive aisles converge at the center of the property. Secondary driveways and pedestrian paths provide connections from the central recreational area.

Within the recreational area, there is a combination community building/leasing office, a swimming pool with a cabana including bathrooms, a tot lot, and a barbeque/picnic area. A 9,600 square foot turf area is proposed adjacent to and immediately east of the recreational facility to provide for additional outdoor activity uses and generally providing the site with more open space.

The residential buildings are evenly dispersed throughout the site with most of the primary entrances either facing the public streets or the internal driveways. Two of the residential buildings (BLDG. #2 & BLDG #4) are oriented towards a central path and two (BLDG. #3 & BLDG #5) are oriented towards the public path along the eastern property line. The intent of the buildings' orientation is to "activate" and "have eyes onto" the public streets, private driveways, and paths that run through or around the site. Where the sides of residential buildings abut public streets, central drive aisles, or pathways the side entries have been architecturally enhanced.

Special emphasis has been placed on pedestrian path connectivity throughout and around the site. Concrete sidewalks are laid throughout the project site with stamped concrete crosswalks over the driveways to separate foot traffic from vehicular traffic. Along the frontage of Gonzales Road, Williams Drive, and Wankel Way the public right-of-way has been designed to meet the sidewalk and landscaping standards established by the NECSP. Along the eastern property line a public path links Gonzales Road to a NECSP designated trail. Trail markers will be installed where the path enters the site.

- b. **Circulation and Parking Analysis:** With 418 garage parking stalls and 155 guest parking spaces provided on site, the project has sufficient parking to meet the City's parking requirements. All of the required parking is close enough to the units to meet the City's maximum distance requirements of 200 feet for resident parking and 250 for visitor parking. As a NECSP preference, parking space access is off the private drives with the garage doors and parked cars out of public view to the maximum amount feasible.
- c. **Building Design Analysis:** In keeping with the NECSP architectural design criteria for multi-family attached structures, the project was designed with the California courtyard theme utilizing California craftsman and bungalow architectural elements.

- d. **Signs:** A conceptual sign program has been submitted that has decorative monument signs at the entries, directional signs and key locations, and addresses for the buildings. The signs are integrated into the architectural theme of the project. Prior to the issuance of building permits, the developer shall have a master sign and address plan approved by the Planning Manager in accordance with the City Code.
- e. **Landscaping & Open Space Compliance:** The project meets the NECSP and City Code requirements for landscaping and open space. The public right-of-ways that are adjacent to the site will be improved to match the streetscape design guidelines outlined by the NECSP. The developer will also upgrade and maintain the median landscaping in the center of Gonzales Road to match the design NECSP guidelines.

All onsite landscaping meets the NECSP and the City Code, including the requirement to provide at least one tree for every unit.

- f. **Affordable Housing, Quimby, & TDM fees:** On January 9, 2007, the City Council granted a request to pay an in-lieu affordable housing fee for the subject property. As a residential project, the developer must pay Quimby fees to off-set the project's effect on local parks. Additionally, the project must pay into the TDM air quality impact fees. These fees will be calculated at the time of building permit issuance.

The Oxnard Union High School District, Oxnard School District, and the Rio School District collectively entered into a school facilities agreement with the NECSP landowners in 1996 that stipulated residential projects east of Rose Avenue and with the NECSP must pay \$1.2725 per square foot to the Oxnard Union High School District and \$1.7275 per square foot to the Rio School District.

- c. **Development Advisory Committee (DAC) Consideration:** The Development Advisory Committee (DAC) reviewed this project on July 18, 2007 and September 12, 2007. The DAC recommended conditions in the attached resolution.
- d. **Community Input:** The proposed project was put on the agenda for the Community Workshop on September 17, 2007. The applicant mailed notices to the East Village and West Village Neighborhoods and posted the site for the Community Workshop on September 4, 2007. Four people attended the workshop to learn more about the project. One attendee indicated his preference for the revised proposal, and has some concerns relating to traffic. The applicant was also invited to meet separately with the West Village Neighborhood Council.

- e. **Attachments:**
- A. Maps (Vicinity, General Plan, Zoning)
 - B. Reduced Project Plans
 - C. SEIR No. 03-02
 - D. Addendum to SEIR 03-02
 - E. June 27, 2007 Revised Traffic and Circulation Study
 - F. Resolutions

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



2005 Aerial

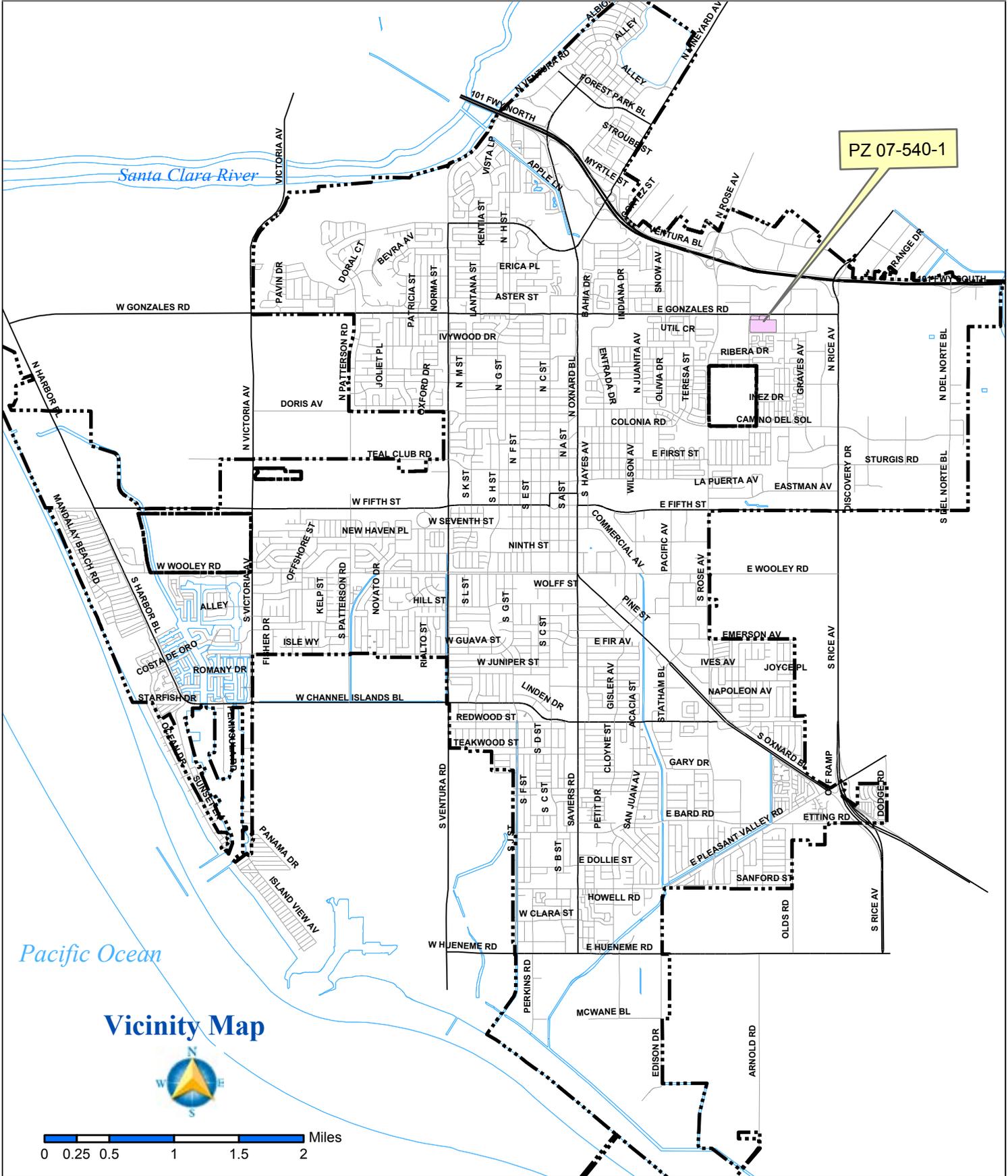


PZ 07-540-1
 Location: 2000 & 2001 E. Gonzales Rd.
 APN: 213003145, 213003126, 213003125
 Shea Properties

Aerial Map



Vicinity Map



Vicinity Map

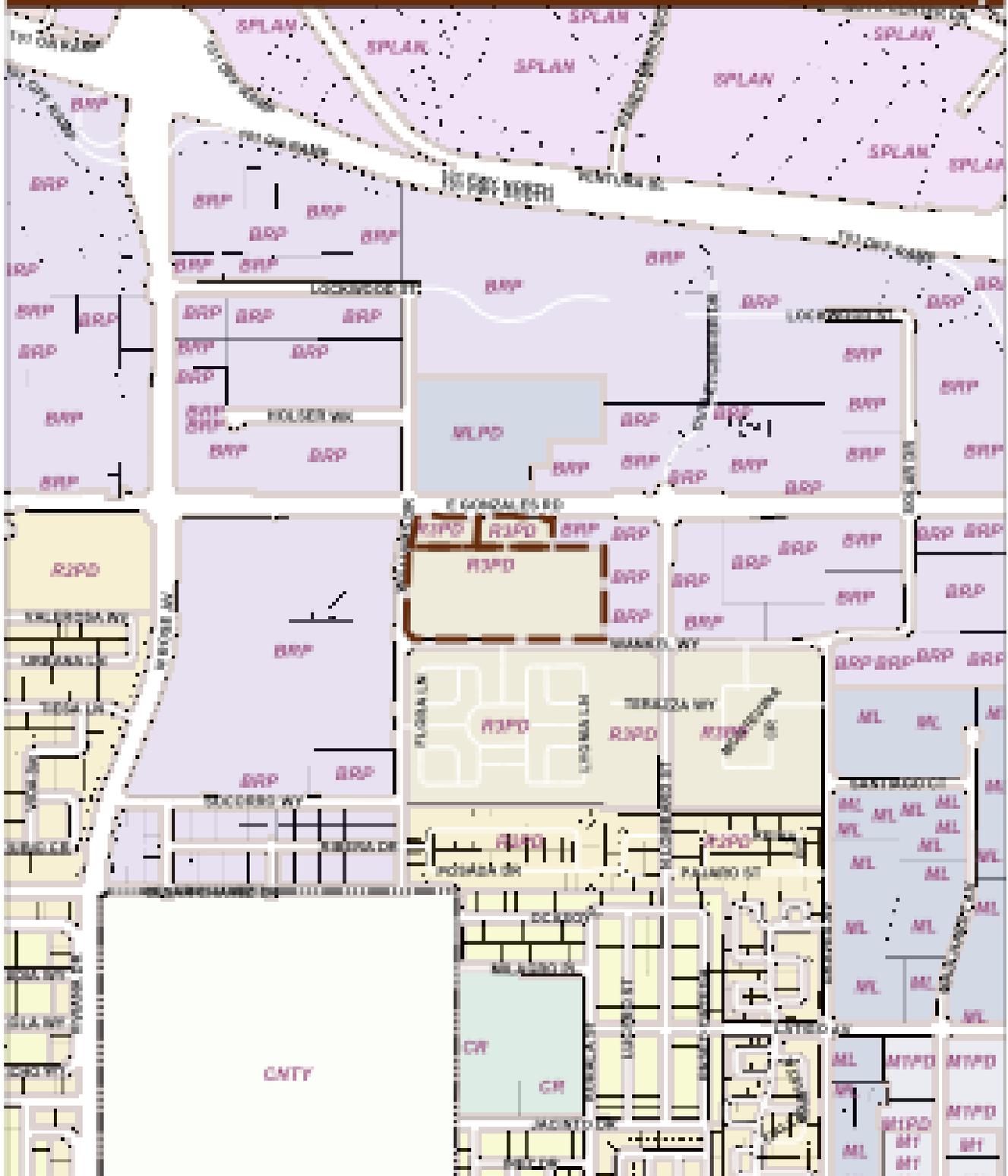


0 0.25 0.5 1 1.5 2 Miles



PZ 07-540-1
Location: 2000 & 2001 E. Gonzales Rd
APN: 213003145, 213003126, 213003125
Shae Properties

Zone Map



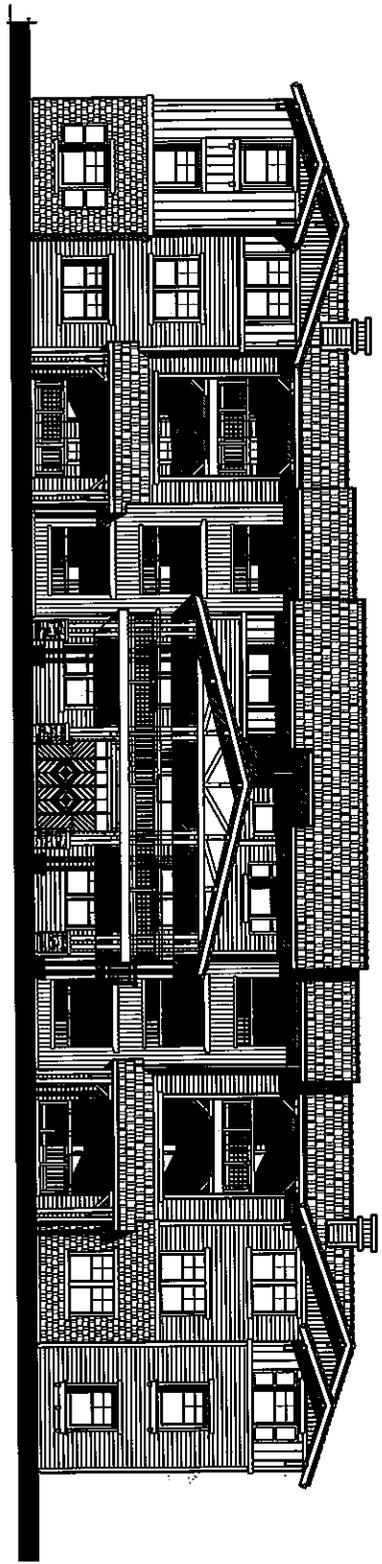
FZ 07-540-1
 Location: 2808 & 2081 E. Gonzales Rd.
 APN: 213800145, 213800126, 213800125
 Scale Properties Feet
 0 250 500 750 1,000

Zone Map



THE ARTISAN

CITY OF OXNARD, CALIFORNIA



PROJECT TEAM

OWNER/GENERAL CONTRACTOR:
 SHEA PROPERTIES
 200 WILSON STREET, SUITE 200
 OXNARD, CALIFORNIA 93025
 TEL: (805) 321-7100

ARCHITECT:
 ARCHITECTS ORANGE
 44 WASHINGTON STREET, SUITE 200
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PLANNING:
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 OXNARD, CALIFORNIA 93025
 TEL: (805) 321-7100

LANDSCAPE ARCHITECT:
 SHEA PROPERTIES
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 OXNARD, CALIFORNIA 93025
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SHEET INDEX

NO.	DESCRIPTION
01	GENERAL NOTES
02	FOUNDATION
03	FLOOR SLABS
04	WALLS
05	ROOFING
06	MECHANICAL
07	ELECTRICAL
08	PLUMBING
09	PAINT
10	FINISHES
11	EXTERIOR
12	INTERIOR
13	MECHANICAL
14	ELECTRICAL
15	PLUMBING
16	PAINT
17	FINISHES
18	EXTERIOR
19	INTERIOR
20	MECHANICAL
21	ELECTRICAL
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410	EXTERIOR
411	INTERIOR
412	MECHANICAL
413	ELECTRICAL
414	PLUMBING
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416	FINISHES
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495	INTERIOR
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499	PAINT
500	FINISHES

THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA

SHEA PROPERTIES

200 WILSON STREET, SUITE 200
 OXNARD, CALIFORNIA 93025
 TEL: (805) 321-7100

PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE

44 WASHINGTON STREET, SUITE 200
 OXNARD, CALIFORNIA 93025
 TEL: (805) 321-7100



04-088 OCT. 08, 2007

1 OF 5 SHEETS

PROJECT SUMMARY

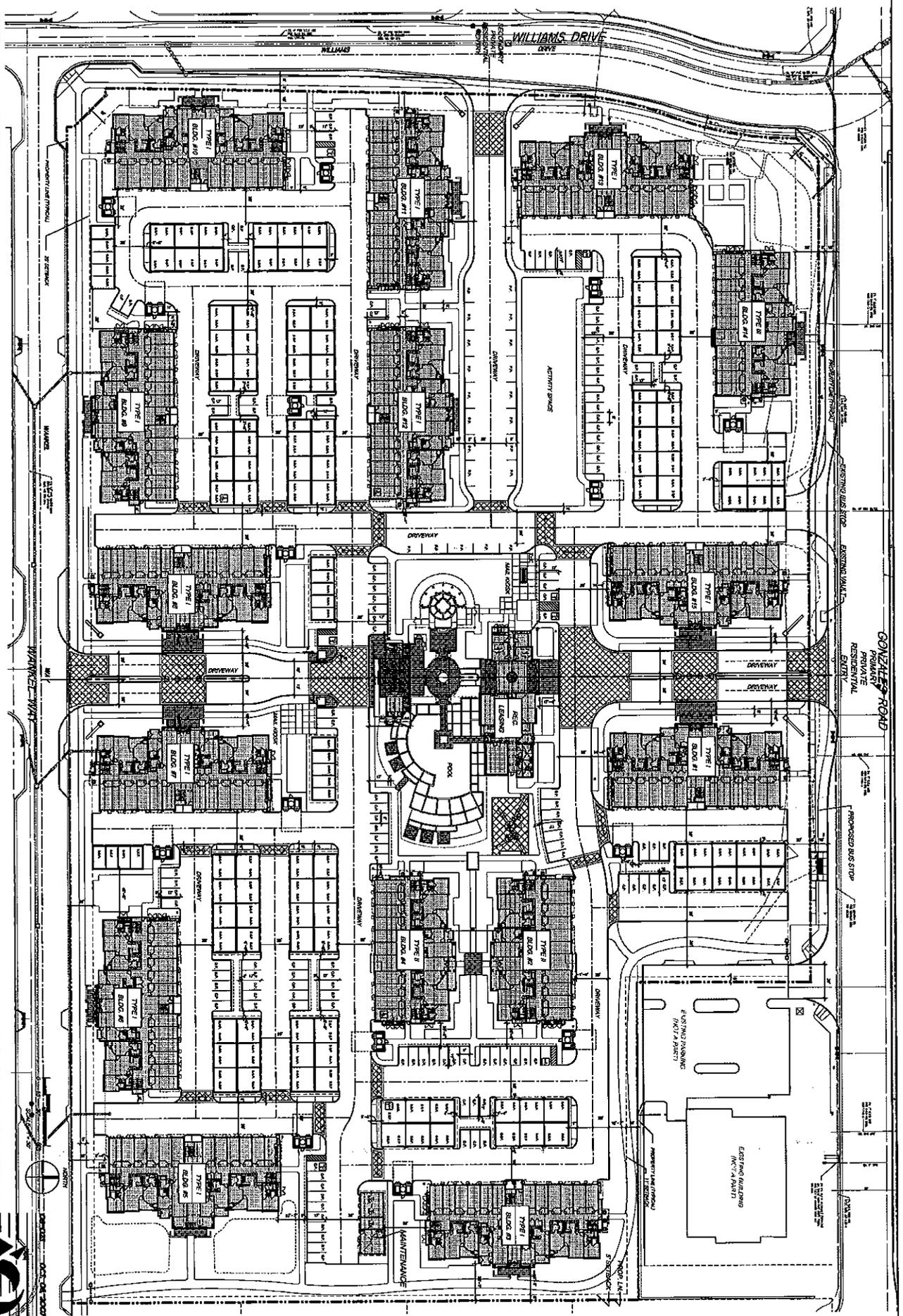
EXISTING ZONING OR SITE	ZONE	UNITS	NO. ST.	ADJACENT
PROPOSED TOTAL # OF SINGLE-FAMILY UNITS	R20	292		
TOTAL GUESTS BY UNIT			10	2920
TOTAL GUESTS BY UNIT			10	2920
PROPOSED DENSITY OF UNITS			28.624	8.18

SITE COVERAGE

NO. ST.	ADJACENT	%
PROPOSED	4.80	32.0%
EXISTING	4.80	32.0%
ADJACENT	2.00	13.3%
TOTAL	6.80	45.3%

LOT COVERAGE - BUILDINGS & STRUCTURES

BLDG NO.	TYPE	QTY	RF	ADJACENT	%
1	1	1	10.00	5.00	4.9%
2	1	1	6.30	6.10	3.4%
3	1	1	10.10	6.20	4.7%
4	1	1	6.10	0.00	3.4%
5	1	1	10.10	6.20	4.7%
6	1	1	10.10	6.20	4.7%
7	1	1	10.10	6.20	4.7%
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18	1	1	10.10	6.20	4.7%
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196					



THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA

SHEA PROPERTIES

SITE PLAN

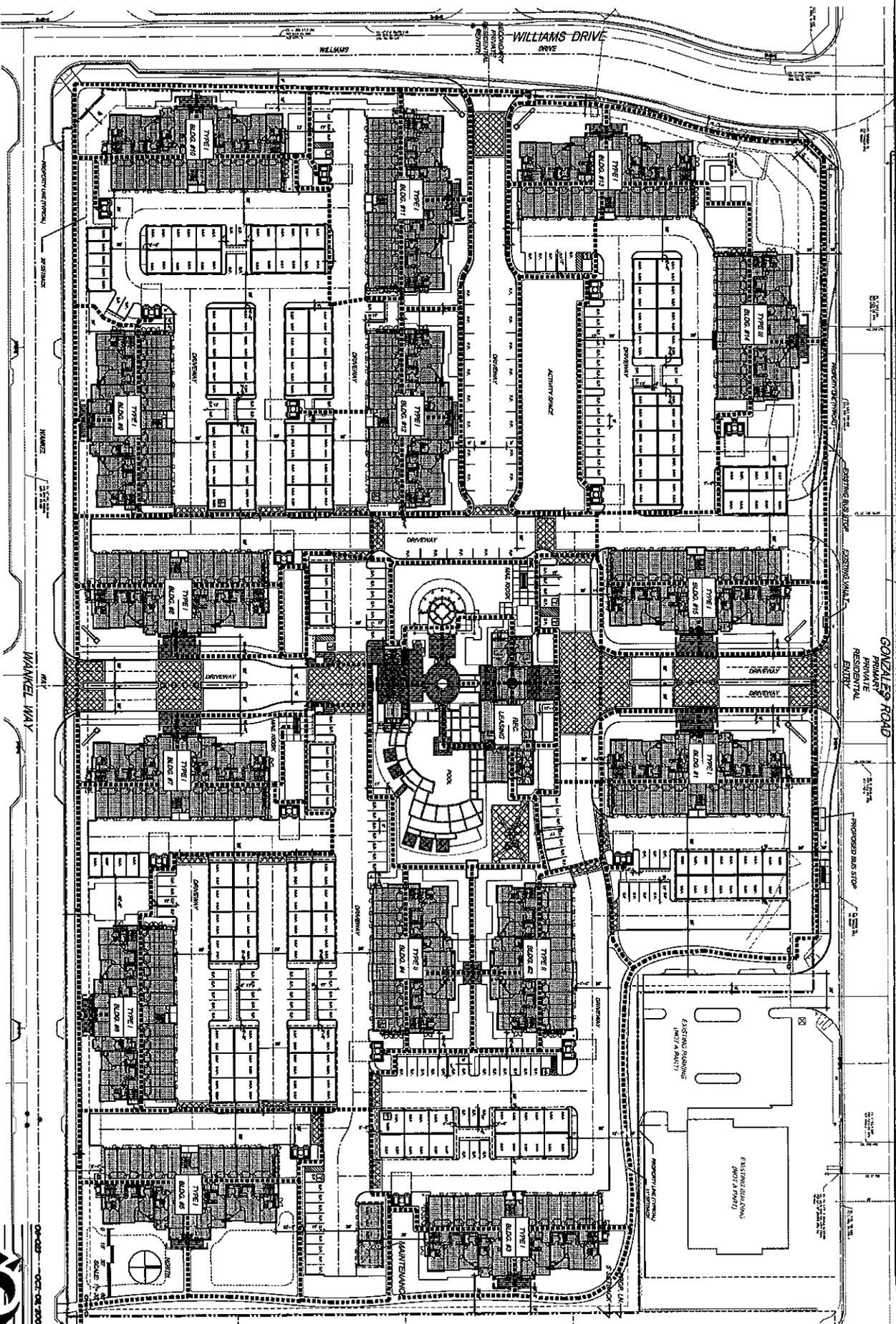
PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE

141 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 938-8880



A-11 OF 21 SHEETS



THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA PATH ACCESSIBILITY PLAN PLANNING COMMISSION SUBMITTAL

SHEA PROPERTIES

131 WILKINS, SUITE 200, ALISO VIEJO, CA 92681 (949) 947-7070 FAX: (949) 384-7442

ARCHITECTS ORANGE

144 NORTH ORANGE STREET, ORANGE, CA 92666 (714) 858-8880



OCT 2007
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 ARCHITECTS ORANGE
 144 NORTH ORANGE STREET, ORANGE, CA 92666 (714) 858-8880
 A-2 OF 21 SHEETS

THE ARTISAN

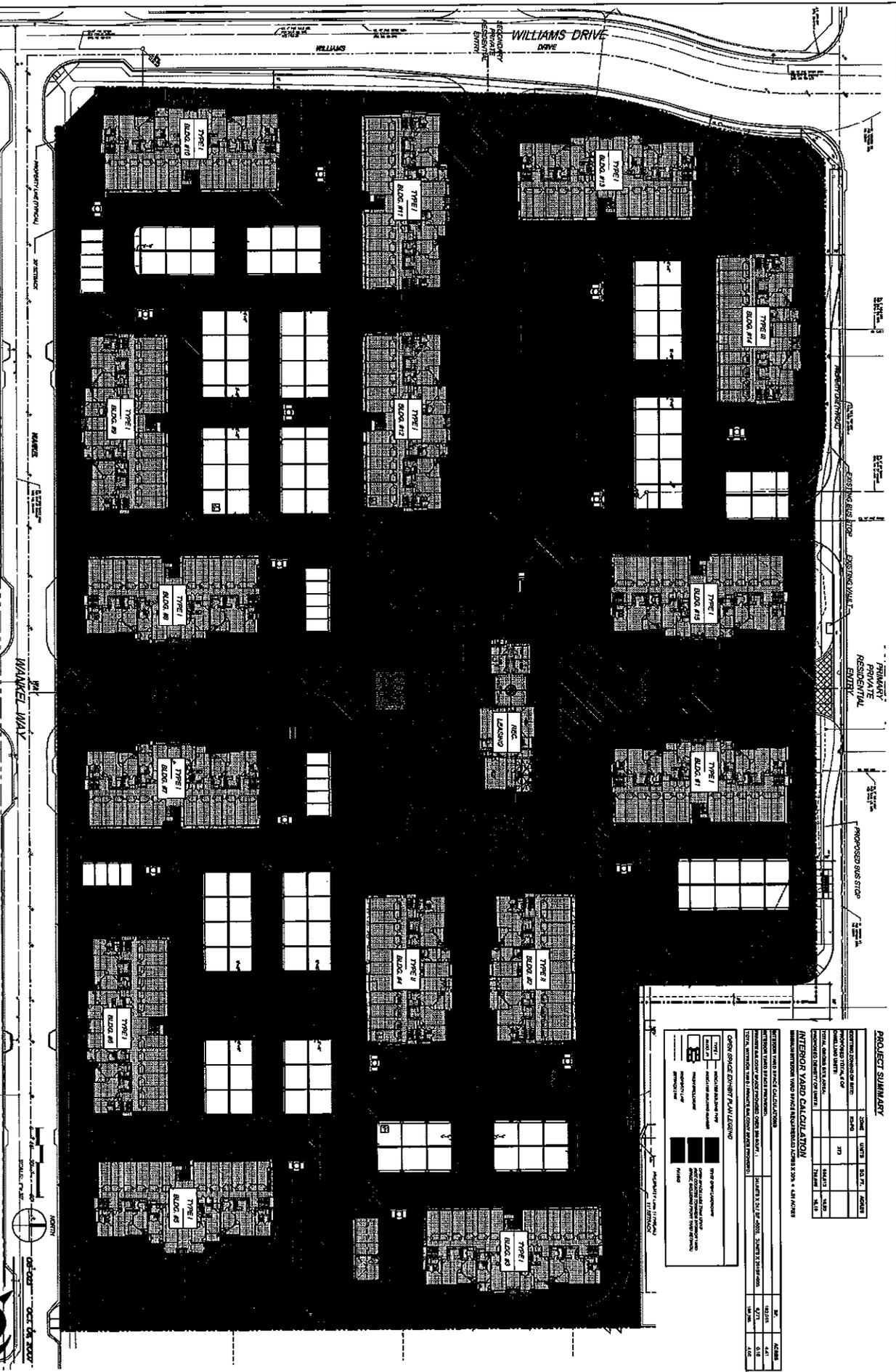
APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA
SHEA PROPERTIES

OPEN SPACE PLAN
PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 534-8880

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A-1.1 OF 21 SHEETS



PROJECT SUMMARY

DESCRIPTION	TYPE	QTY	SQ. FT.	REMARKS
PROPOSED TOTAL GFA	TYPE 1	210	144,000	
TOTAL GROUND LEVEL AREA		144,000	144,000	
TOTAL EXISTING GROUND LEVEL AREA		144,000	144,000	
TOTAL EXISTING GROUND LEVEL AREA		144,000	144,000	

INTERIOR YARD CALCULATION

DESCRIPTION	TYPE	QTY	REMARKS
INTERIOR YARD TOTAL AREA		30	42,000
INTERIOR YARD TOTAL AREA		44	48,000
INTERIOR YARD TOTAL AREA		47	51,000
INTERIOR YARD TOTAL AREA		50	54,000

OPEN SPACE ELEMENT PLAN LEGEND

TYPE	DESCRIPTION
TYPE 1	PROPOSED OPEN SPACE
TYPE 2	EXISTING OPEN SPACE
TYPE 3	PROPOSED LANDSCAPING
TYPE 4	EXISTING LANDSCAPING

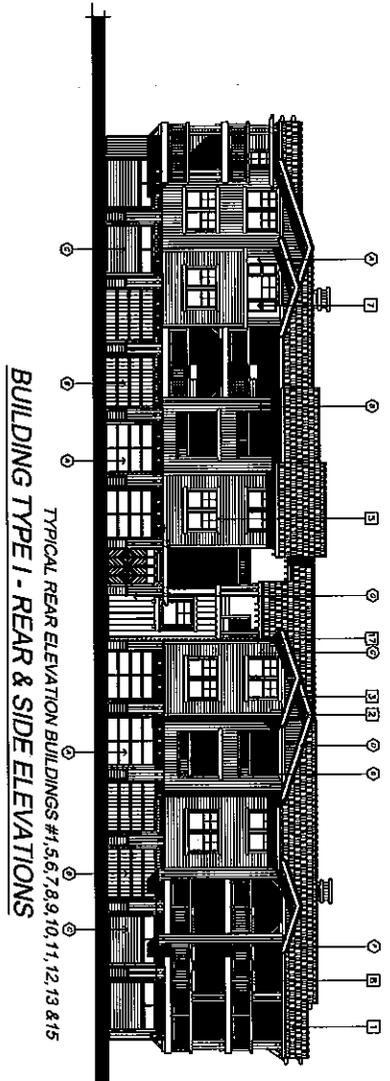
THE ARTISAN

APARTMENTS AT ERST VILLAGE

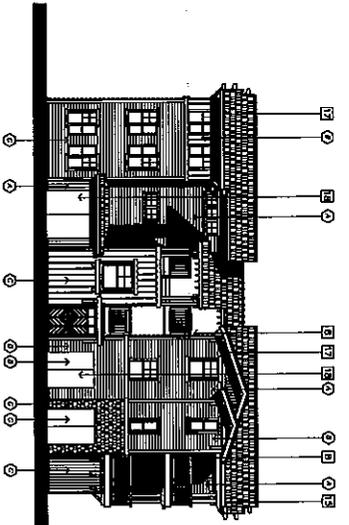
OXNARD, CALIFORNIA
 SHEA PROPERTIES

PLANNING COMMISSION SUBMITTAL
 ARCHITECTS ORANGE

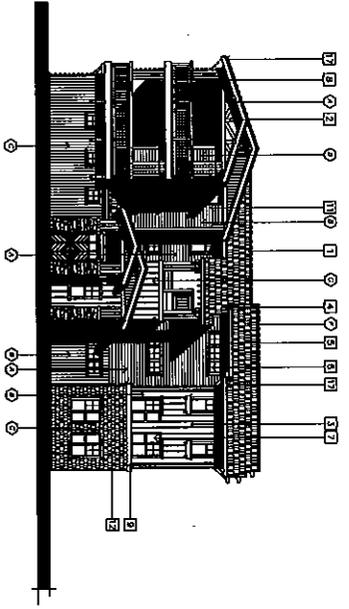
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 A - 2 OF 21 SHEETS



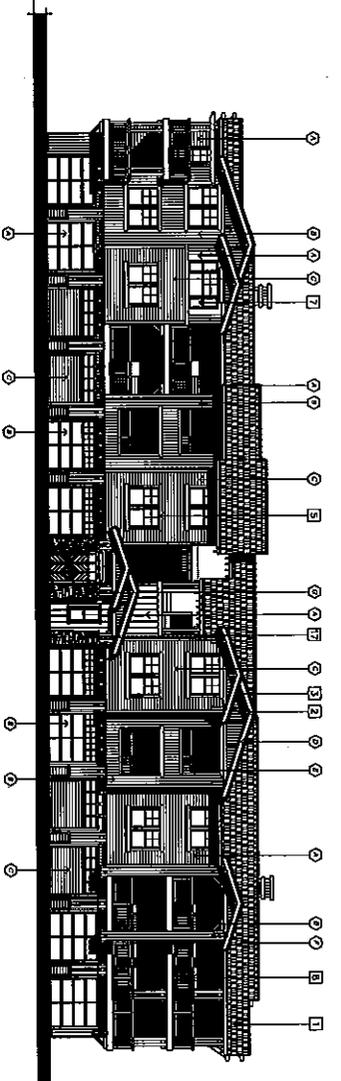
TYPICAL INTERIOR SIDE ELEVATION
 (WITH ELECTRICAL & GAS METER CLOSETS)



TYPICAL SIDE ELEVATION



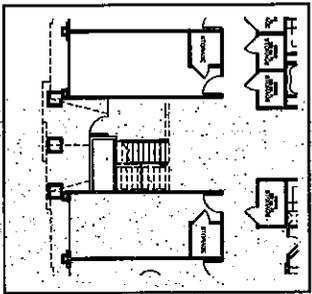
REAR ELEVATION OF BUILDINGS #3



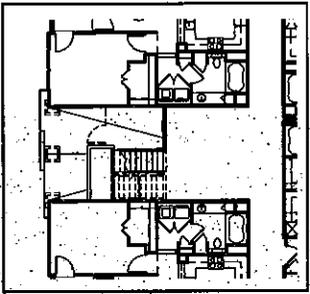
COLOR LEGEND SCHEME #1	MATERIALS AND FINISH LEGEND
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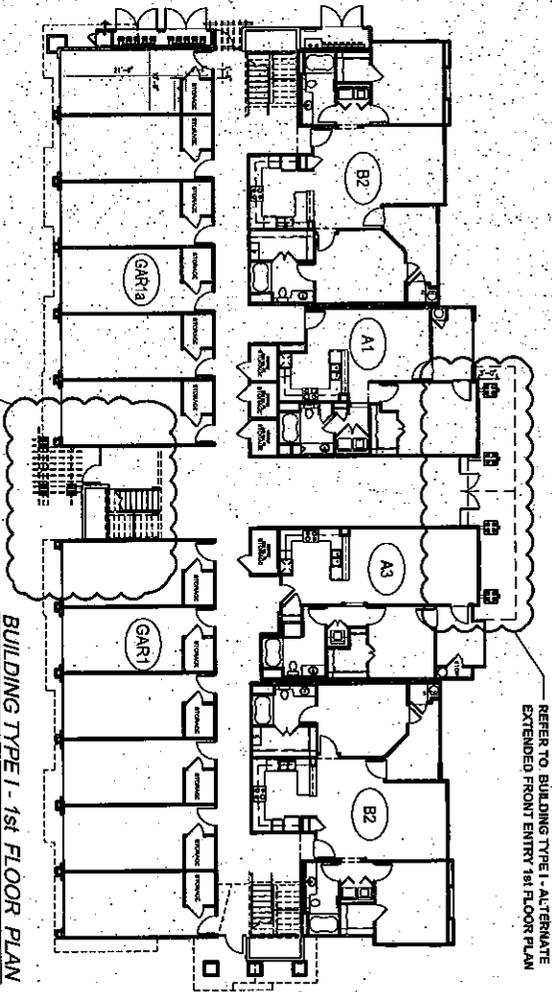
04-029 OCT. 08, 2007



BUILDING TYPE I - ALTERNATE
REAR ENTRY 1ST FLOOR PLAN
ON BUILDING #3



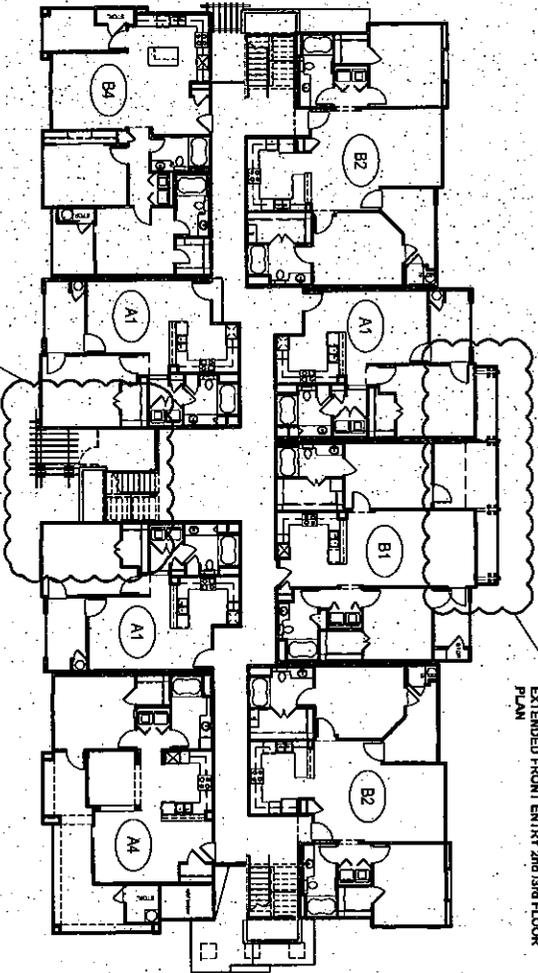
BUILDING TYPE I - ALTERNATE
REAR ENTRY 2nd/3rd FLOOR PLAN
ON BUILDING #3



REFER TO BLDG#3 ALTERNATE
EXTENDED REAR ENTRY
1st FLOOR PLAN ON BUILDING #3

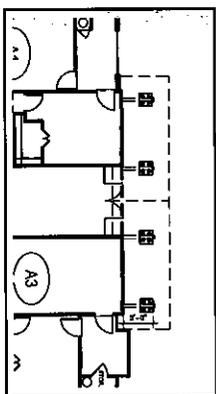
BUILDING TYPE I - 1st FLOOR PLAN
ONLY OCCURS ON BUILDINGS # 1, 5, 9, 10, 12 & 15

REFER TO BUILDING TYPE I - ALTERNATE
EXTENDED FRONT ENTRY 2nd / 3rd FLOOR
PLAN



REFER TO BUILDING TYPE I -
ALTERNATE REAR ENTRY 2nd / 3rd
FLOOR PLAN ON BUILDING #3

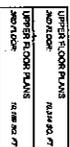
BUILDING TYPE I - 2nd / 3rd FLOOR PLAN
ONLY OCCURS ON BUILDINGS # 6, 9 & 10



BUILDING TYPE I - ALTERNATE EXTENDED
FRONT ENTRY 1st FLOOR PLAN
ONLY OCCURS ON BUILDINGS
1, 3, 5, 7, 8, 11, 12 & 13



BUILDING TYPE I - ALTERNATE EXTENDED
FRONT ENTRY 2nd/3rd FLOOR PLAN
ONLY OCCURS ON BUILDINGS
1, 3, 5, 7, 8, 11, 12, 13 & 15



THE ARTISAN

APARTMENTS AT FIRST VILLAGE

OXFORD, CALIFORNIA

SHEA PROPERTIES

BUILDING TYPE I - FLOOR PLANS

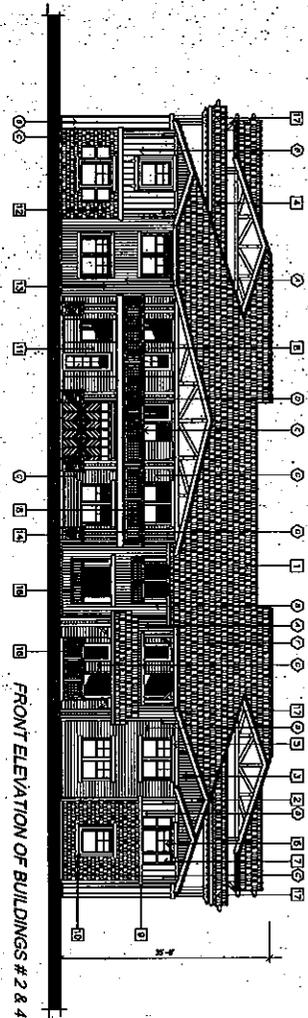
PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE

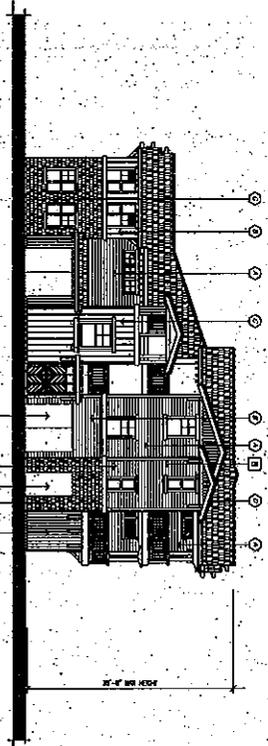
144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 539-5500

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A-12 OF 21 SHEETS

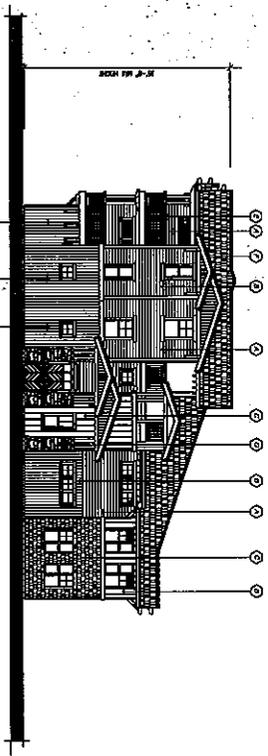
OCT 04, 2007



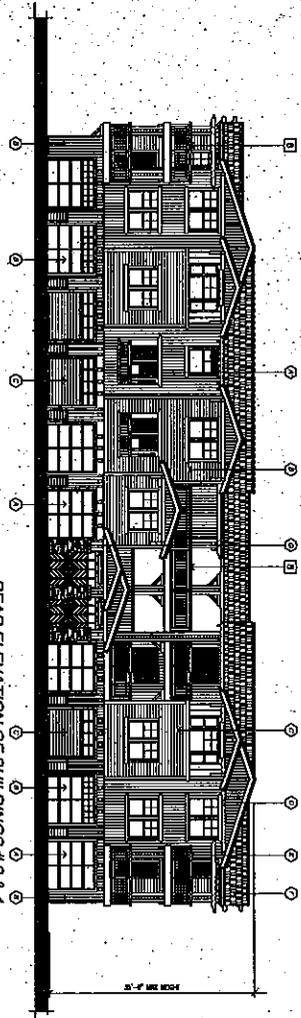
FRONT ELEVATION OF BUILDINGS # 2 & 4



TYPICAL SIDE ELEVATION OF BUILDING # 2 & 4



PARKSIDE FACING ELEVATION OF BUILDING # 2 & 4



REAR ELEVATION OF BUILDINGS # 2 & 4

BUILDING TYPE II - ELEVATIONS

COLOR LEGEND	
SCHEME #1	SCHEME #2
1. LIGHT TONE BRICK	1. LIGHT TONE BRICK
2. MEDIUM TONE BRICK	2. MEDIUM TONE BRICK
3. DARK TONE BRICK	3. DARK TONE BRICK
4. LIGHT TONE STUCCO	4. LIGHT TONE STUCCO
5. MEDIUM TONE STUCCO	5. MEDIUM TONE STUCCO
6. DARK TONE STUCCO	6. DARK TONE STUCCO
7. LIGHT TONE PAINT	7. LIGHT TONE PAINT
8. MEDIUM TONE PAINT	8. MEDIUM TONE PAINT
9. DARK TONE PAINT	9. DARK TONE PAINT
10. LIGHT TONE STONE	10. LIGHT TONE STONE
11. MEDIUM TONE STONE	11. MEDIUM TONE STONE
12. DARK TONE STONE	12. DARK TONE STONE
13. LIGHT TONE TILE	13. LIGHT TONE TILE
14. MEDIUM TONE TILE	14. MEDIUM TONE TILE
15. DARK TONE TILE	15. DARK TONE TILE

COLOR LEGEND	
SCHEME #1	SCHEME #2
1. LIGHT TONE BRICK	1. LIGHT TONE BRICK
2. MEDIUM TONE BRICK	2. MEDIUM TONE BRICK
3. DARK TONE BRICK	3. DARK TONE BRICK
4. LIGHT TONE STUCCO	4. LIGHT TONE STUCCO
5. MEDIUM TONE STUCCO	5. MEDIUM TONE STUCCO
6. DARK TONE STUCCO	6. DARK TONE STUCCO
7. LIGHT TONE PAINT	7. LIGHT TONE PAINT
8. MEDIUM TONE PAINT	8. MEDIUM TONE PAINT
9. DARK TONE PAINT	9. DARK TONE PAINT
10. LIGHT TONE STONE	10. LIGHT TONE STONE
11. MEDIUM TONE STONE	11. MEDIUM TONE STONE
12. DARK TONE STONE	12. DARK TONE STONE
13. LIGHT TONE TILE	13. LIGHT TONE TILE
14. MEDIUM TONE TILE	14. MEDIUM TONE TILE
15. DARK TONE TILE	15. DARK TONE TILE

MATERIALS AND FINISH LEGEND	
SCHEME #1	SCHEME #2
1. ADHESIVE FINISHED FLOOR	1. ADHESIVE FINISHED FLOOR
2. CARPETING	2. CARPETING
3. CONCRETE	3. CONCRETE
4. GYP. BOARD	4. GYP. BOARD
5. INSULATION	5. INSULATION
6. MASONRY	6. MASONRY
7. METAL	7. METAL
8. PAINT	8. PAINT
9. STUCCO	9. STUCCO
10. TILE	10. TILE
11. WOOD	11. WOOD
12. WOOD PANELING	12. WOOD PANELING
13. WOOD TRIM	13. WOOD TRIM
14. WOOD TRIM	14. WOOD TRIM
15. WOOD TRIM	15. WOOD TRIM

THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA

SHEA PROPERTIES

150 WILSON DRIVE, SUITE 200, OXNARD, CA 93030 (805) 348-1000 FAX: (805) 348-1000

PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE

144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 633-8888

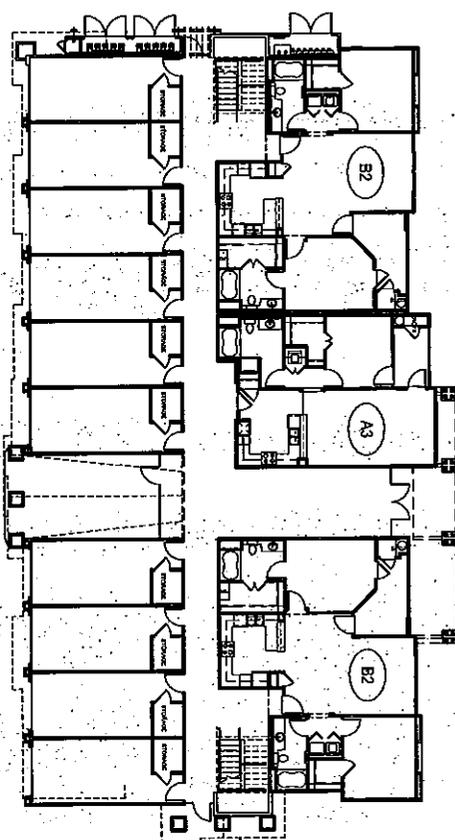


04-023 OCT. 04, 2007



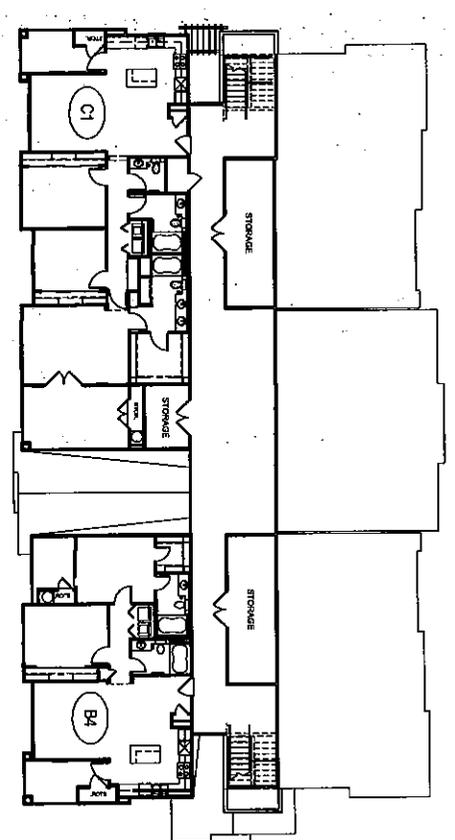
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3 SHEETS
A-2 OF 21 SHEETS



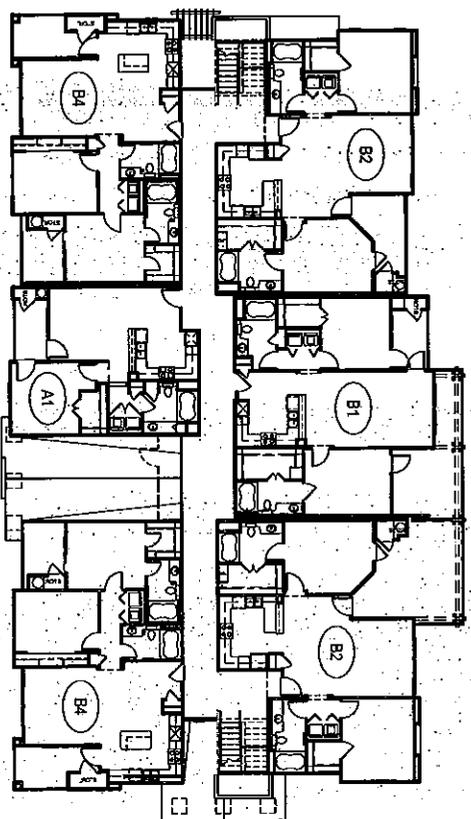
BUILDING TYPE II - 1st FLOOR PLAN
ON BUILDINGS # 2 & 4

GROUND FLOOR PLAN
4/28/07
1/2" = 1'-0"



BUILDING TYPE II - 2nd FLOOR PLAN
ON BUILDINGS # 2 & 4

2ND FLOOR PLAN
4/28/07
1/2" = 1'-0"



BUILDING TYPE II - 3rd FLOOR PLAN
ON BUILDINGS # 2 & 4

3RD FLOOR PLAN
4/28/07
1/2" = 1'-0"

OXNARD, CALIFORNIA

BUILDING TYPE II - FLOOR PLANS
PLANNING COMMISSION SUBMITTAL

SHEA PROPERTIES

ARCHITECTS ORANGE



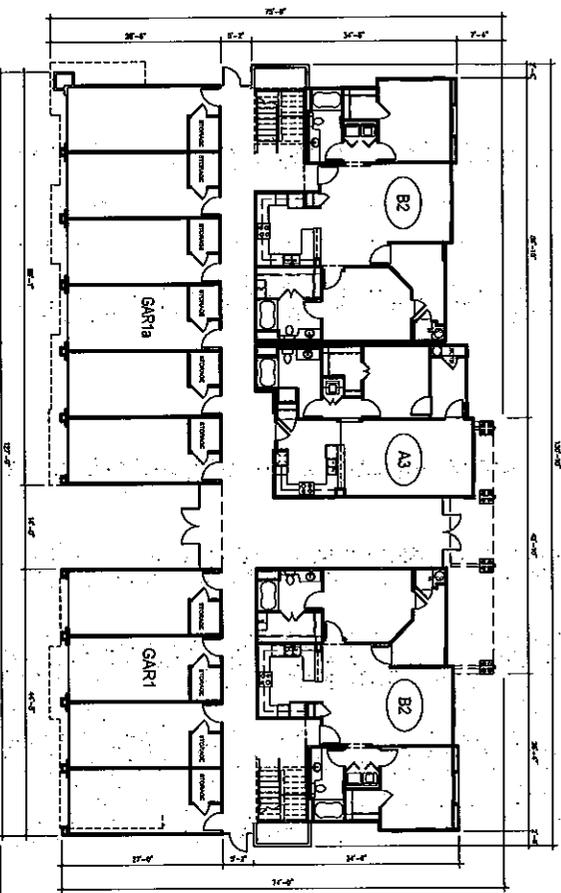
THE ARTISAN

APARTMENTS AT EAST VILLAGE

150 WILSON STREET, SUITE 200, ALHAMBRA, CA 91801 (PH) 626-279-7272 (FX) 626-279-4242

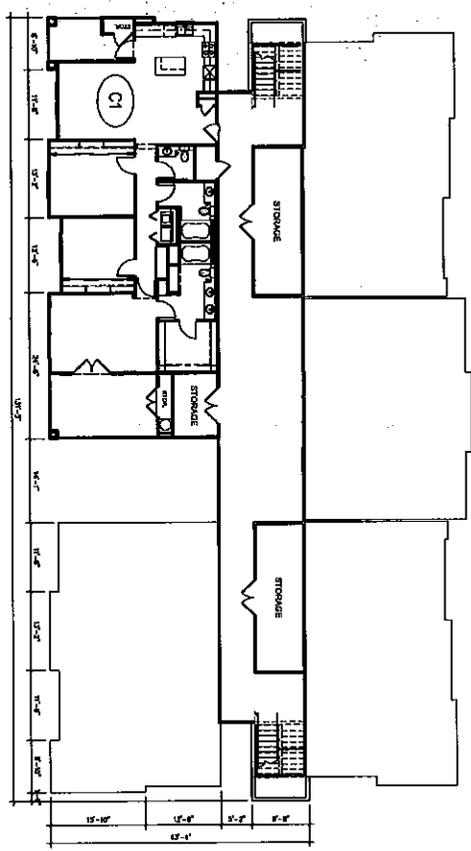
14 NORTH ORANGE STREET, ORANGE, CA 92667 (PH) 949-840-0000

04-028 OCT. 04, 2007
A-3 OF 21 SHEETS



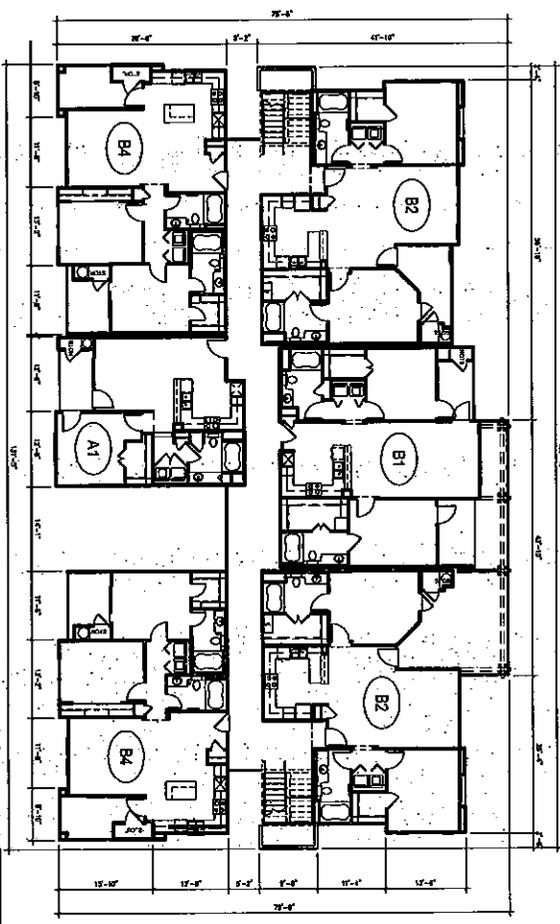
BUILDING TYPE III - 1st FLOOR PLAN
ON BUILDING # 14

GROUND FLOOR PLAN
4,111 SQ. FT.
NO. FLOORS



BUILDING TYPE III - 3rd FLOOR PLAN
ON BUILDING # 14

THIRD FLOOR PLAN
1,170 SQ. FT.
NO. FLOORS



BUILDING TYPE III - 2nd FLOOR PLAN
ON BUILDING # 14

SECOND FLOOR PLAN
4,400 SQ. FT.
NO. FLOORS

BUILDING TYPE III - FLOOR PLANS
PLANNING COMMISSION SUBMITTAL



04-028 OCT 06, 2007
SCALE: 1/8" = 1'-0"
144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 529-8880
A.18 OF 21 SHEETS

THE ARTISAN
APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA

SHEA PROPERTIES

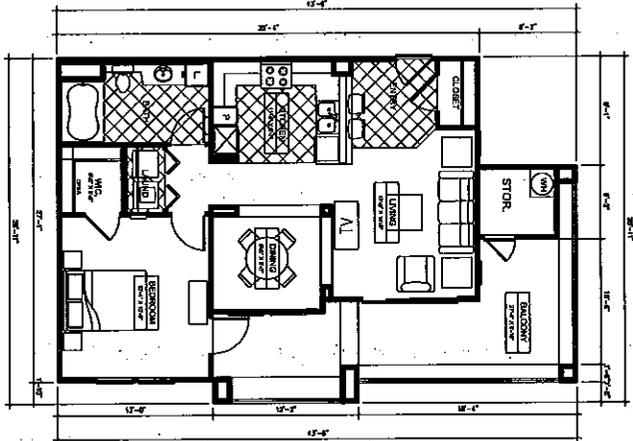
143 HAVENS STATE SQ., ALISO VIEJO, CA 92606 (949) 549-2922

ARCHITECTS ORANGE

144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 529-8880

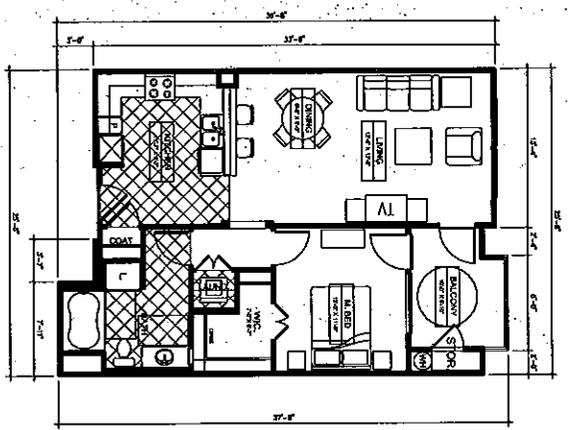


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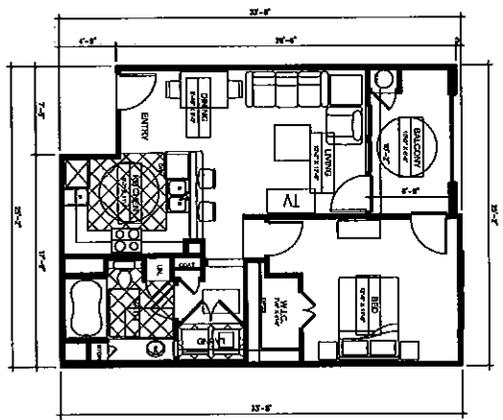
UNIT A4
 UNIT A1 SECTION, THIRD FLOOR PLANS SUBMITTAL
 NOTE: DIMENSIONS REPORTING ARE NOMINAL, 5'-0" (152.40)

UNIT A4 AREAS -	
FIRST FLOOR	780 SQ. FT.
SECOND FLOOR	810 SQ. FT.
THIRD FLOOR	800 SQ. FT.
TOTALS	2390 SQ. FT.
STANDARDIZED GROUND	220 SQ. FT.



UNIT A3
 UNIT A1 SECTION, THIRD FLOOR PLANS SUBMITTAL
 NOTE: DIMENSIONS REPORTING ARE NOMINAL, 5'-0" (152.40)

UNIT A3 AREAS -	
FIRST FLOOR	792 SQ. FT.
SECOND FLOOR	810 SQ. FT.
THIRD FLOOR	800 SQ. FT.
TOTALS	2402 SQ. FT.
STANDARDIZED GROUND	220 SQ. FT.



UNIT A1
 UNIT A1 SECTION, THIRD FLOOR PLANS SUBMITTAL
 NOTE: DIMENSIONS REPORTING ARE NOMINAL, 5'-0" (152.40)

UNIT A1 AREAS -	
FIRST FLOOR	792 SQ. FT.
SECOND FLOOR	810 SQ. FT.
THIRD FLOOR	800 SQ. FT.
TOTALS	2402 SQ. FT.
STANDARDIZED GROUND	220 SQ. FT.

THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA
 SHEA PROPERTIES

130 MAIN ST, SUITE 200, ALISO VIEJO, CA 92606 (949) 360-7000 FAX (949) 360-7402

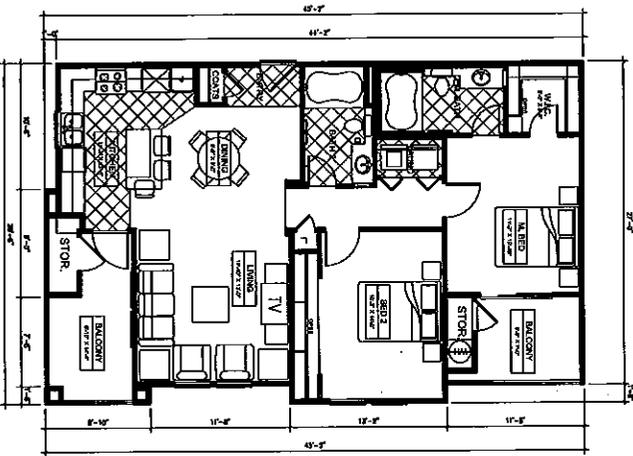
UNIT A1, A3 AND A4 - FLOOR PLANS
 PLANNING COMMISSION SUBMITTAL



ARCHITECTS ORANGE
 144 NORTH ORANGE STREET, ORANGE, CA 92666 (714) 528-8800

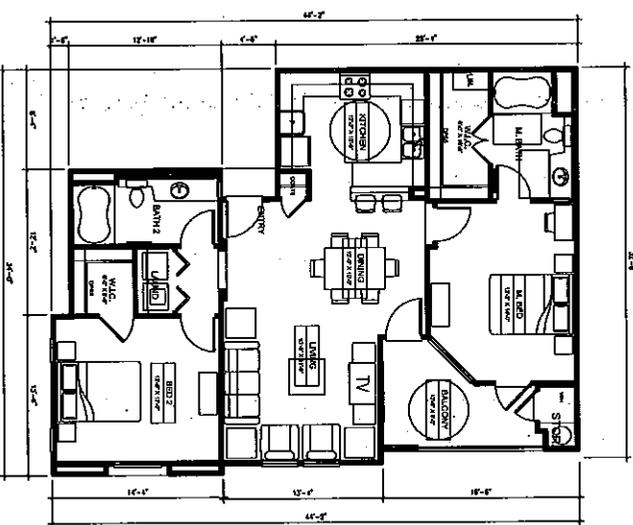
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04-028 OCT 04 2007



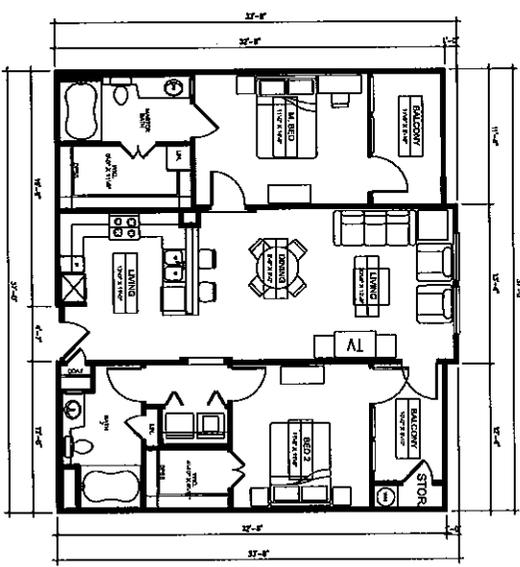
UNIT B4
 (UNIT B4 OCCUPIES THREE FLOOR PLANS SQUARE)
 NOTE: SQUARE METERS ARE IN PARENTHESES, 9'-0" (8.130)

UNIT B4 AREAS:	
UNIT B4 OCCUPIES THREE FLOORS	1075 SQ. FT.
LAND AREA	180 SQ. FT.
PAVING	180 SQ. FT.
TOTALS:	1255 SQ. FT.
STANDARDIZED LAND: 225 SQ. FT.	



UNIT B2
 (UNIT B2 OCCUPIES 3 THREE FLOOR PLANS SQUARE)
 NOTE: SQUARE METERS ARE IN PARENTHESES, 9'-0" (8.130)

UNIT B2 AREAS:	
UNIT B2 OCCUPIES THREE FLOORS	1100 SQ. FT.
LAND AREA	80 SQ. FT.
PAVING	80 SQ. FT.
TOTALS:	1960 SQ. FT.
STANDARDIZED LAND: 225 SQ. FT.	



UNIT B1
 (UNIT B1 OCCUPIES 3 THREE FLOOR PLANS SQUARE)
 NOTE: SQUARE METERS ARE IN PARENTHESES, 9'-0" (8.130)

UNIT B1 AREAS:	
UNIT B1 OCCUPIES THREE FLOORS	1075 SQ. FT.
LAND AREA	122 SQ. FT.
PAVING	1187 SQ. FT.
TOTALS:	1309 SQ. FT.
STANDARDIZED LAND: 225 SQ. FT.	

THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA
 SHEA PROPERTIES

UNIT B1, B2, AND B4 - FLOOR PLANS
 PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE
 144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 938-6889



OCT. 08. 2007
 A-32 OF 21 SHEETS

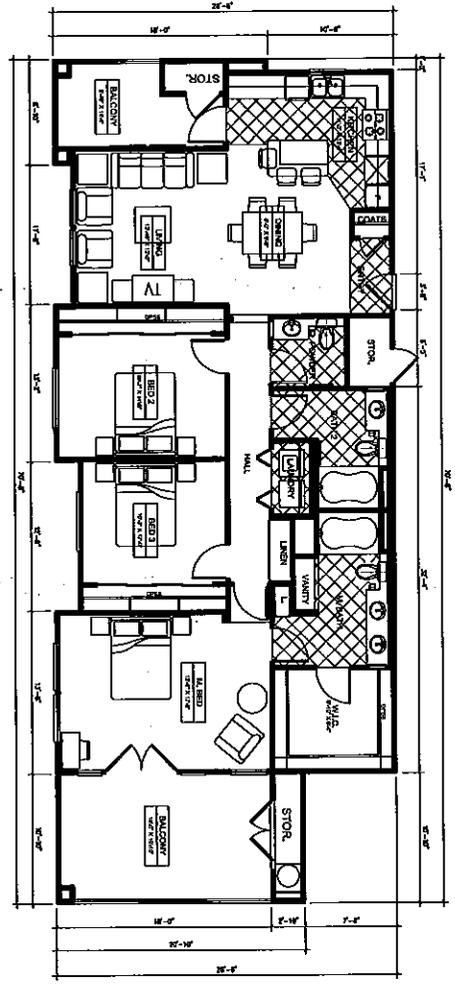
THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA
 SHEA PROPERTIES

UNIT C1 - FLOOR PLAN SUBMITTAL

ARCHITECTS ORANGE
 144 NORTH CHANCE STREET, ORANGE, CA 92668 (714) 633-8800



UNIT C1
 OCCUPANCY: 1 PERSON OR 2 ADULTS

UNIT GROSS AREA	1,200 SQ. FT.
COMMON AREA	120 SQ. FT.
STAIRS	200 SQ. FT.
TOTALS	1,520 SQ. FT.
FINISHING: UNIT, 2/15/07	

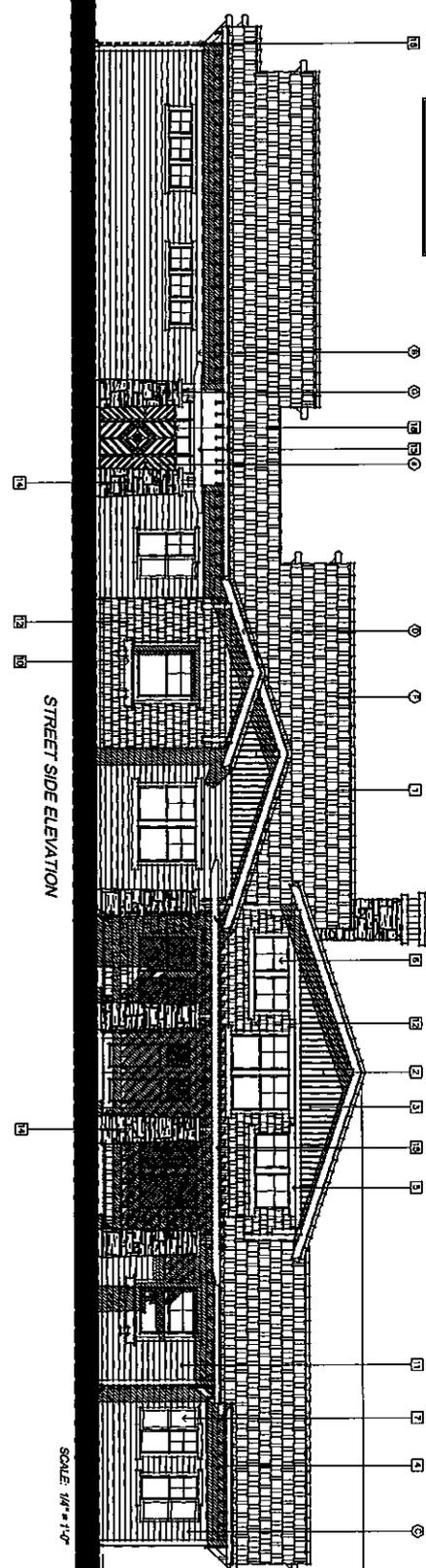
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06-C08 OCT. 08, 2007

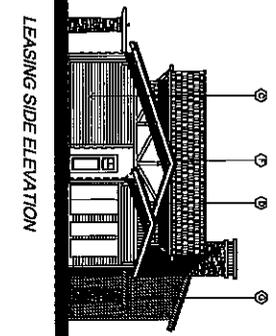
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COLOR LEGEND	
SCHEME #2	
FINISHES	
1	WOOD SHAKE SHINGLES
2	UNPAVED, GRAY BRICK
3	PAVED, GRAY BRICK
4	OLD GROUND, REUSE BRICK
5	BRICKWORK
6	CLAY BRICKS
7	GRAND SELECTION, CLAY BRICK
8	REAR SELECTION, CLAY BRICK
9	REAR SELECTION, CLAY BRICK

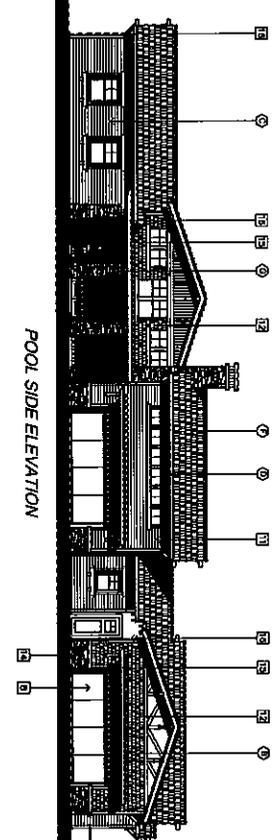
MATERIALS AND FINISH LEGEND	
FINISHES	
1	ADHESIVE FINISH FLOOR
2	CONCRETE
3	WOOD ASH LATH
4	PAVED WALKWAY
5	PAVED WALKWAY
6	PAVED WALKWAY
7	PAVED WALKWAY
8	PAVED WALKWAY
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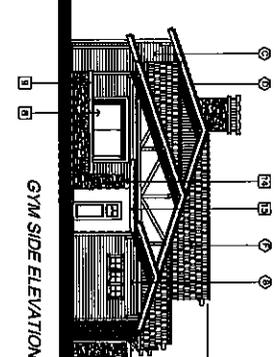
STREET SIDE ELEVATION



LEASING SIDE ELEVATION



POOL SIDE ELEVATION



GYM SIDE ELEVATION

REC BUILDING ELEVATIONS

THE ARTISAN

APARTMENTS AT ERST VILLAGE

OXNARD, CALIFORNIA

SHEA PROPERTIES

129 WATTS STREET 2ND, ALISO VIEJO, CA 92656 (949) 366-7000 FAX: (949) 366-7422

PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE

144 NORTH ORANGE STREET, ORANGE, CA 92669 (714) 850-8899

0'-0" 4' 8' 16'

SCALE: 1/8" = 1'-0"

06-028 OCT 06 2007

Architects Orange
144 North Orange Street
Orange, CA 92669
Tel: (714) 850-8899
Fax: (714) 850-8899

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THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA

SHEA PROPERTIES

PLANNING COMMISSION SUBMITTAL

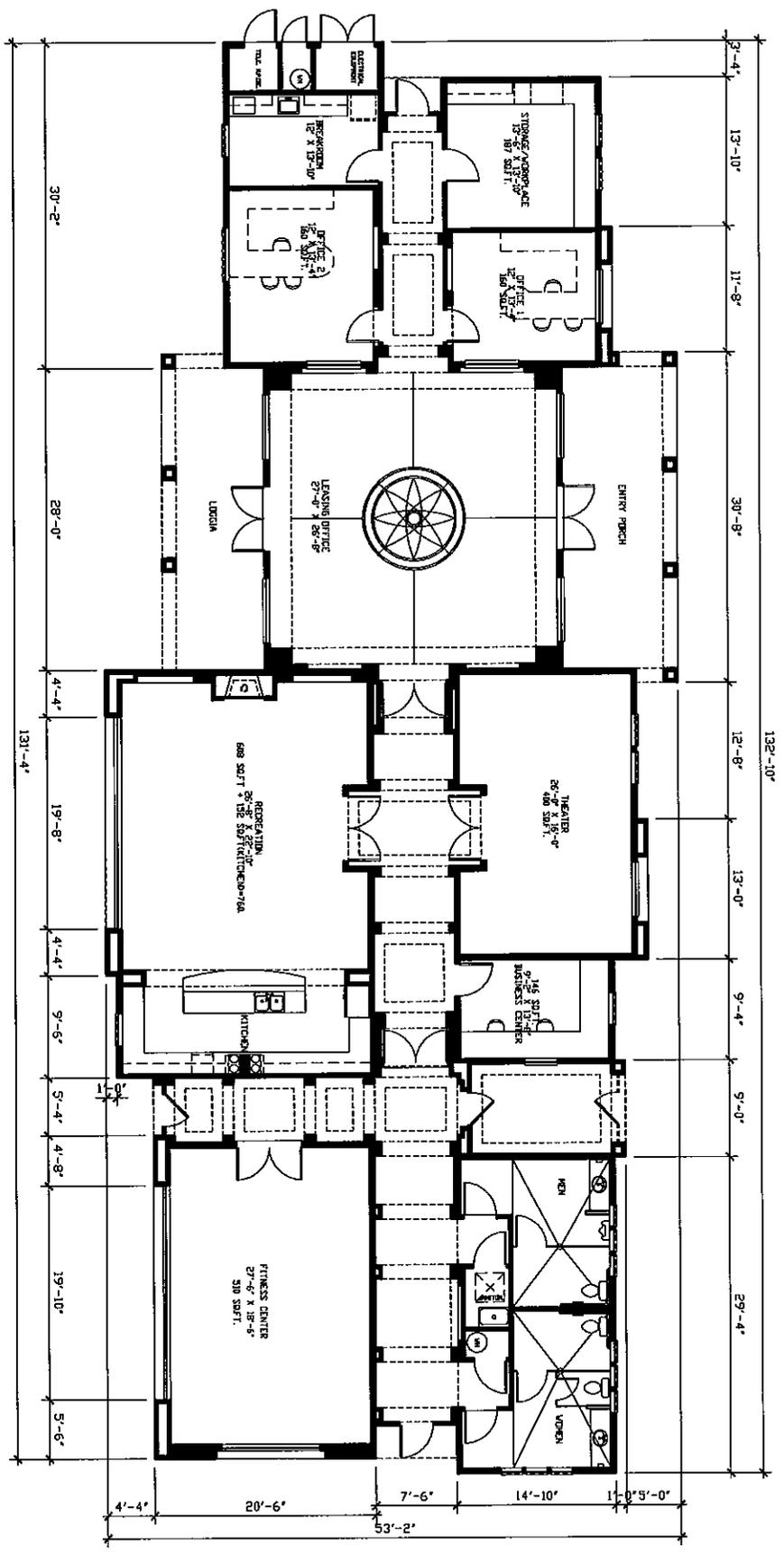
ARCHITECTS ORANGE

144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 536-8800

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A-15 OF 21 SHEETS

REC BUILDING PLAN



THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA
SHEA PROPERTIES

150 NORTH STATE ST., ALSO 1500, CA 93031 (PH) 805.707.7400 FAX 805.707.7402

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ARCHITECTS ORANGE

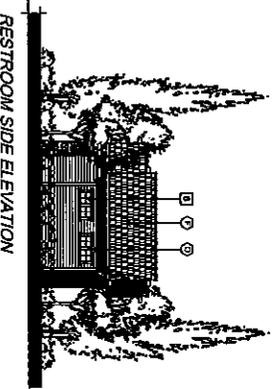
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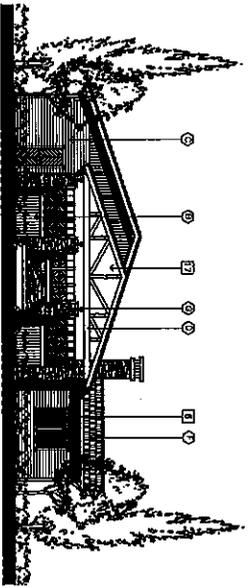
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04-08 OCT. 04, 2007

01 SHEETS
 SHEET 01 OF 21 SHEETS

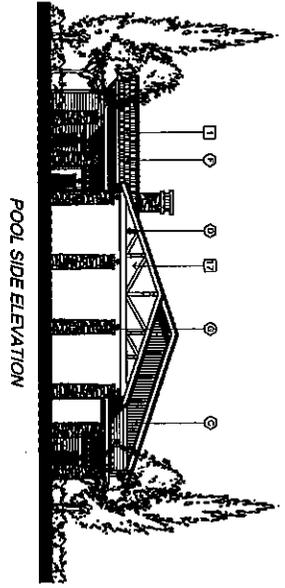
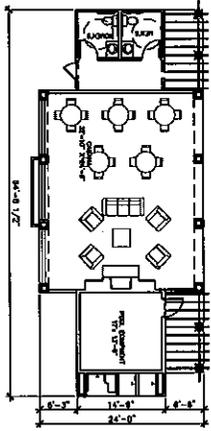


RESTROOM SIDE ELEVATION

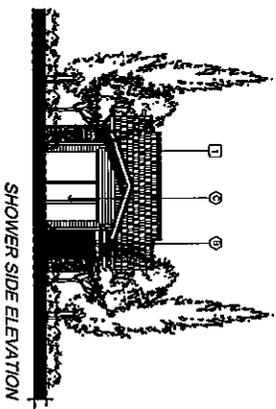


STREET SIDE ELEVATION

CABANA PLAN & ELEVATIONS



POOL SIDE ELEVATION



SHOWER SIDE ELEVATION

COLOR LEGEND	
SCHEME #2	
1	WOOD SHOWN IN PLAN
2	PAINTED (SHOWN IN PLAN)
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100	PAINTED (SHOWN IN PLAN)

MATERIALS AND FINISH LEGEND	
SCHEME #2	
1	CONCRETE
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99	CONCRETE
100	CONCRETE

THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA
SHEA PROPERTIES
 120 WINTERS SUITE 200, ALISO VIEJO, CA 92606 (949) 566-7000 FAX (949) 566-7002

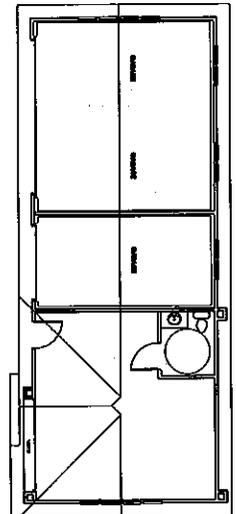
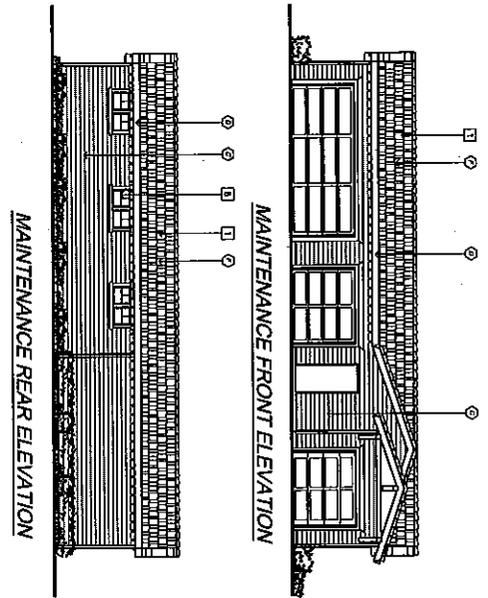
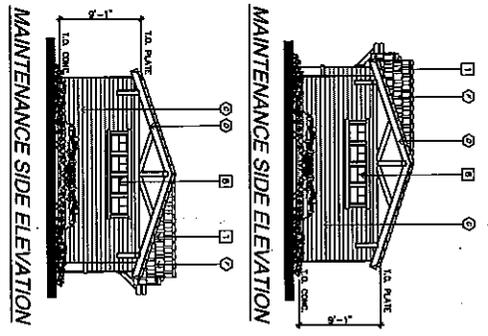
MAINTENANCE BUILDING PLAN
 PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE
 144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 538-8400



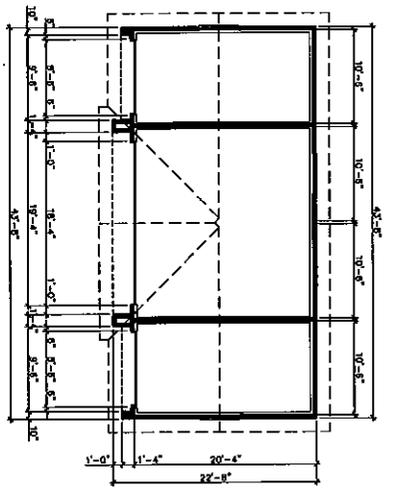
0 2007 HOLDING DRAW
 SHEA PROPERTIES
 144 NORTH ORANGE STREET, ORANGE, CA 92668
 A/E/C OF 22 SHEETS

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 04-028 OCT. 04, 2007

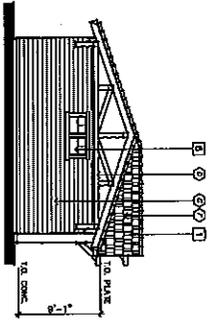


COLOR LEGEND	
1	FUNCTION ROOM PER AREA 1
2	FUNCTION ROOM PER AREA 2
3	FUNCTION ROOM PER AREA 3
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5	FUNCTION ROOM PER AREA 5
6	FUNCTION ROOM PER AREA 6
7	FUNCTION ROOM PER AREA 7
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9	FUNCTION ROOM PER AREA 9
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50	FUNCTION ROOM PER AREA 50

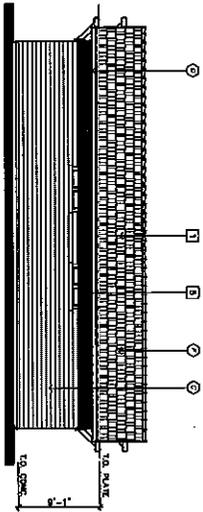
MATERIALS AND FINISH LEGEND	
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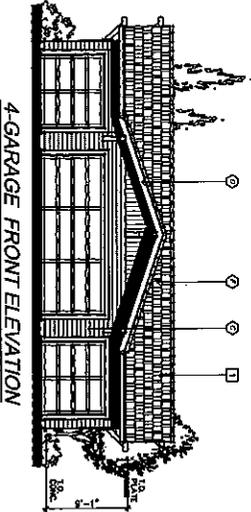
4-GARAGE FLOOR PLAN



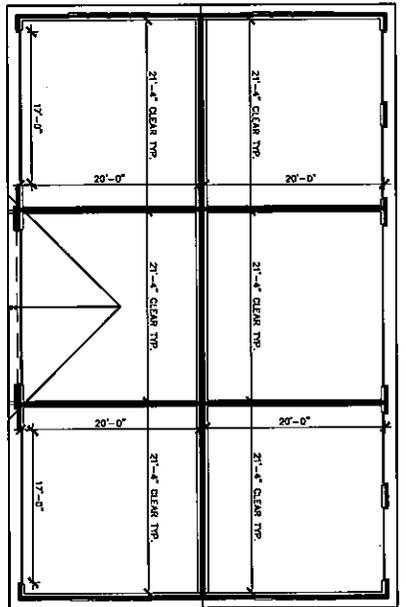
4-GARAGE SIDE ELEVATION



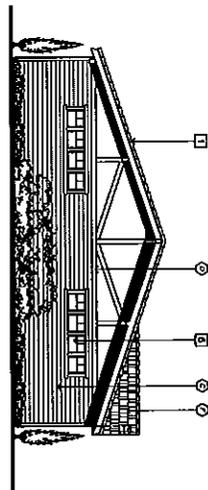
4-GARAGE REAR ELEVATION



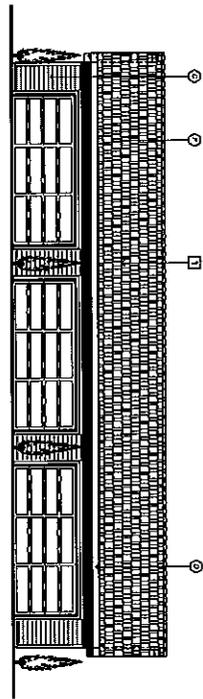
4-GARAGE FRONT ELEVATION



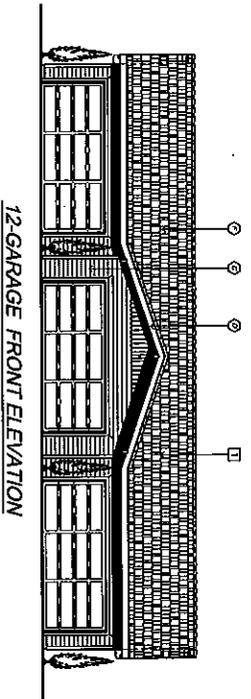
12-GARAGE FLOOR PLAN



12-GARAGE SIDE ELEVATION



12-GARAGE REAR ELEVATION



12-GARAGE FRONT ELEVATION

TYPICAL DETACHED GARAGE - 4 STALLS & 12 STALLS

PLANNING COMMISSION SUBMITTAL

COLOR LEGEND	
SCHEME #1	
EXPLANATION	
①	LANTERN MOOR SCALES
②	VERTICAL GRAY BRICK
③	WOOD SHIP LAP
④	WOOD SHIP LAP
⑤	WOOD SHIP LAP
⑥	WOOD SHIP LAP
⑦	WOOD SHIP LAP
⑧	WOOD SHIP LAP
⑨	WOOD SHIP LAP
⑩	WOOD SHIP LAP
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COLOR LEGEND	
SCHEME #2	
EXPLANATION	
①	LANTERN MOOR SCALES
②	VERTICAL GRAY BRICK
③	WOOD SHIP LAP
④	WOOD SHIP LAP
⑤	WOOD SHIP LAP
⑥	WOOD SHIP LAP
⑦	WOOD SHIP LAP
⑧	WOOD SHIP LAP
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MATERIALS AND FINISH LEGEND	
EXPLANATION	
①	ADHESIVE FLOORING
②	ADHESIVE FLOORING
③	ADHESIVE FLOORING
④	ADHESIVE FLOORING
⑤	ADHESIVE FLOORING
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THE ARTISAN
APARTMENTS AT EAST VILLAGE

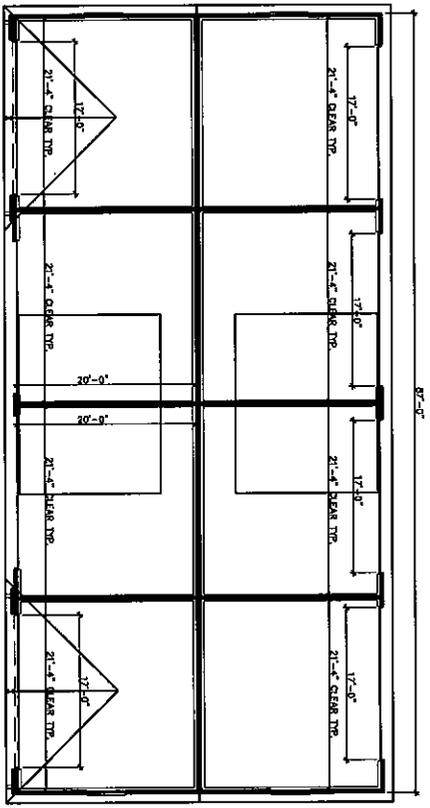
OXNARD, CALIFORNIA
SHEA PROPERTIES

ARCHITECTS ORANGE
144 NORTH ORANGE STREET, ORANGE, CA 92665 (714) 654-4400

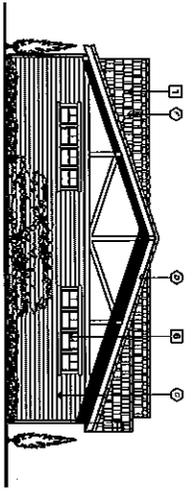


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144 NORTH ORANGE STREET, ORANGE, CA 92665 (714) 654-4400
A. LI. OR J. SHEETS

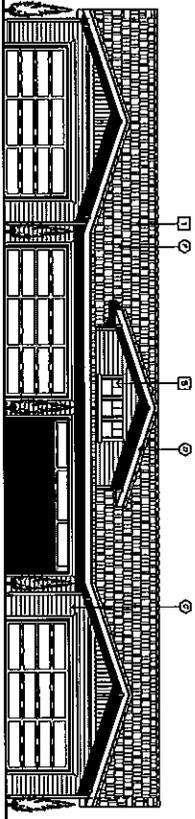
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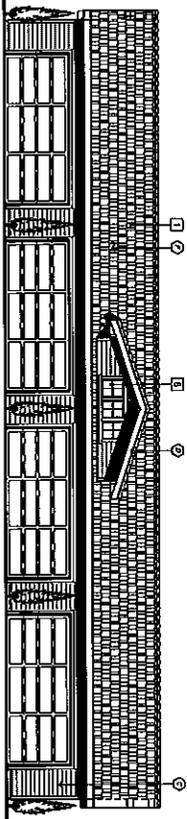
16-GARAGE FLOOR PLAN



12-GARAGE SIDE ELEVATION



16-GARAGE FRONT ELEVATION



16-GARAGE REAR ELEVATION

OXNARD, CALIFORNIA

TYPICAL DETACHED GARAGE - 16 STALLS

SHEA PROPERTIES

PLANNING COMMISSION SUBMITTAL

THE ARTISAN

APARTMENTS AT EAST VILLAGE

180 WATKINS STREET, SUITE 200, ALISO VIEJO, CA 92656 (949) 385-7000 FAX: (949) 385-7002

ARCHITECTS ORANGE

144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 939-8800

COLOR LEGEND	
SCHEME #1	
1	EXTERIOR WALL COLOR
2	EXTERIOR WALL COLOR
3	EXTERIOR WALL COLOR
4	EXTERIOR WALL COLOR
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MATERIALS AND FINISH LEGEND	
SCHEME #2	
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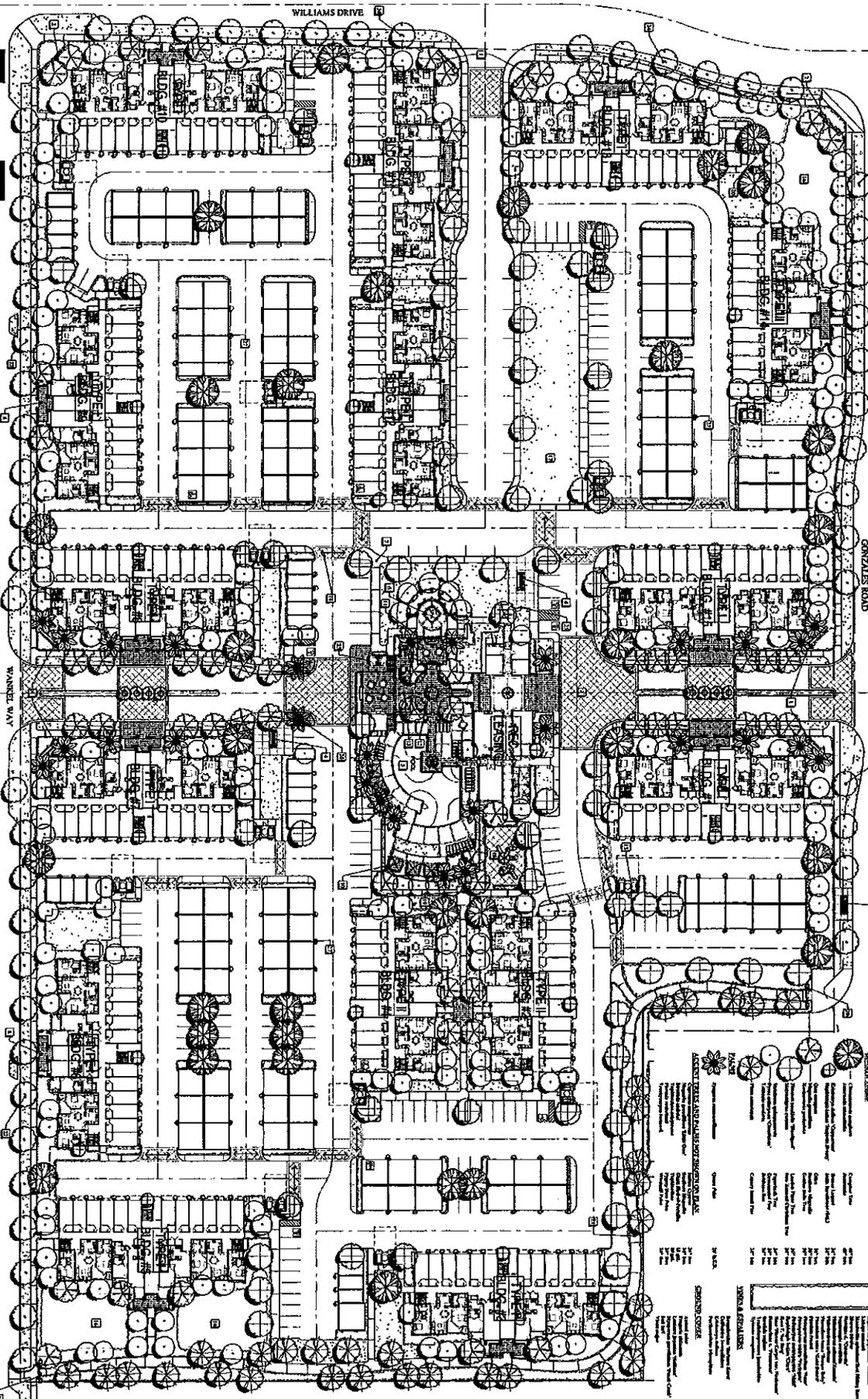
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04-023 OCT. 04, 2007



3151 Main Street
Orange, CA 92668
Tel: (714) 939-8800
Fax: (714) 939-8801
A-18 OF 21 SHEETS

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THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA

SHEA PROPERTIES

CONCEPTUAL LANDSCAPE PLAN - L1

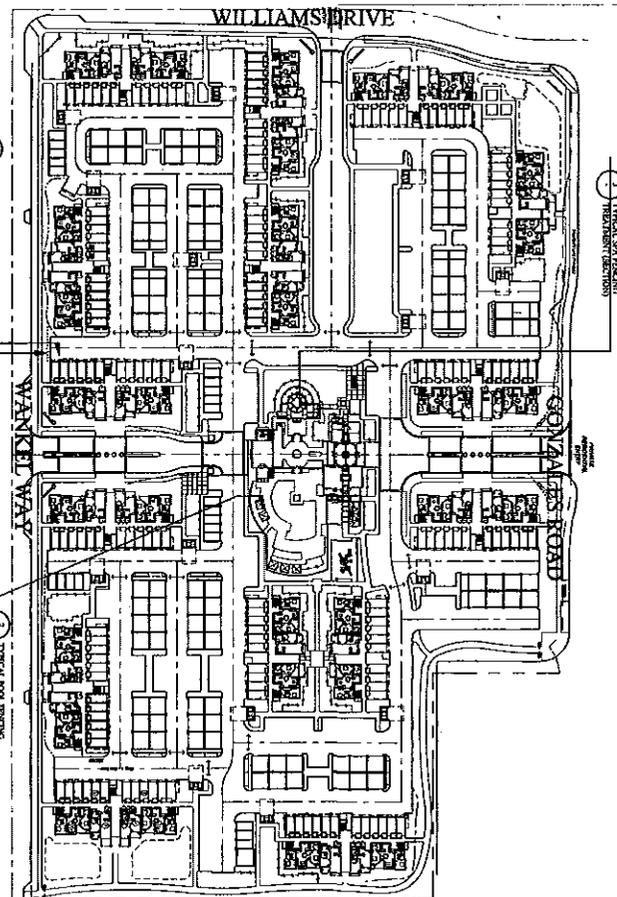
PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE

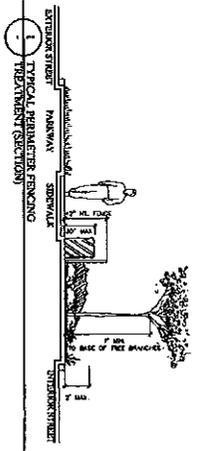
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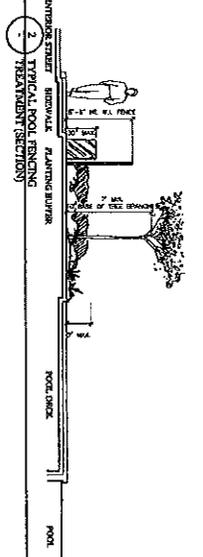
14400 ORANGE STREET, SUITE 200, ORANGE, CA 92668
 714.944.8888
 www.architectsorange.com



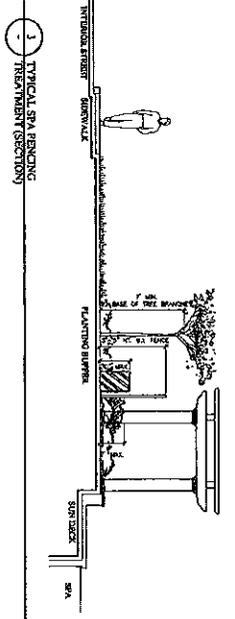
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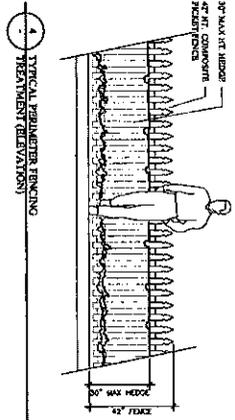
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2 TYPICAL POOL BENCHING TREATMENT SECTION



1 TYPICAL PERGOLA BENCHING TREATMENT SECTION



1 TYPICAL PERGOLA BENCHING TREATMENT SECTION

PLAN VIEW FOR REFERENCE PURPOSES



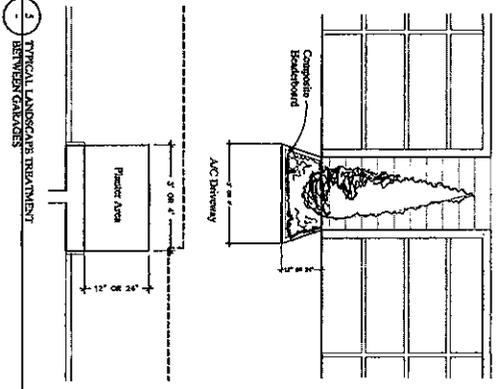
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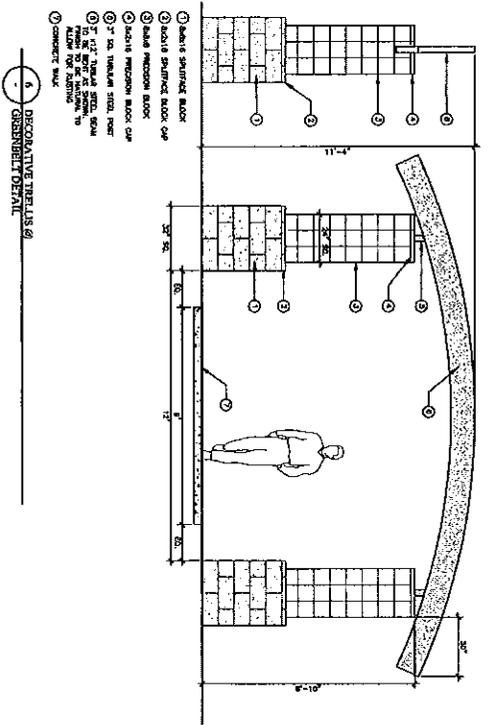
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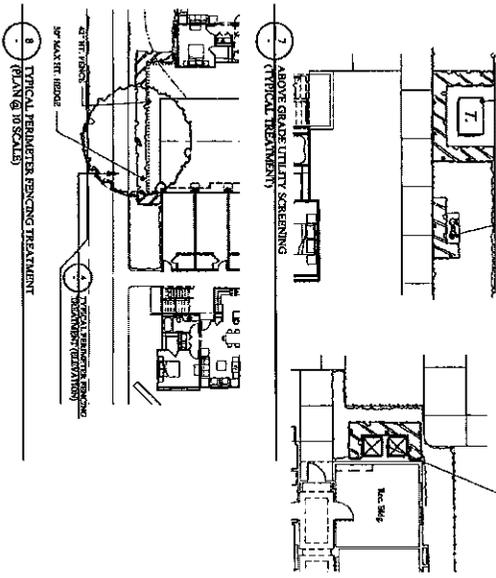
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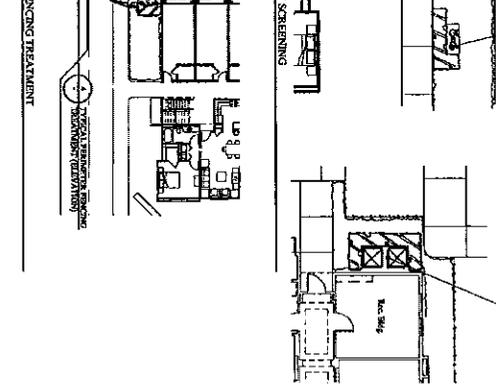
5 TYPICAL LANDSCAPE TREATMENT BETWEEN GARAGES



6 DECORATIVE TRELLIS & GREENBELT DETAIL



7 ABOVE-GRADE UTILITY SCREENING TYPICAL TREATMENT



8 TYPICAL PERGOLA BENCHING TREATMENT (PLAN @ 1/8 SCALE)

THE ARTISAN

APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA

SHEA PROPERTIES

PLANNING COMMISSION SUBMITTAL

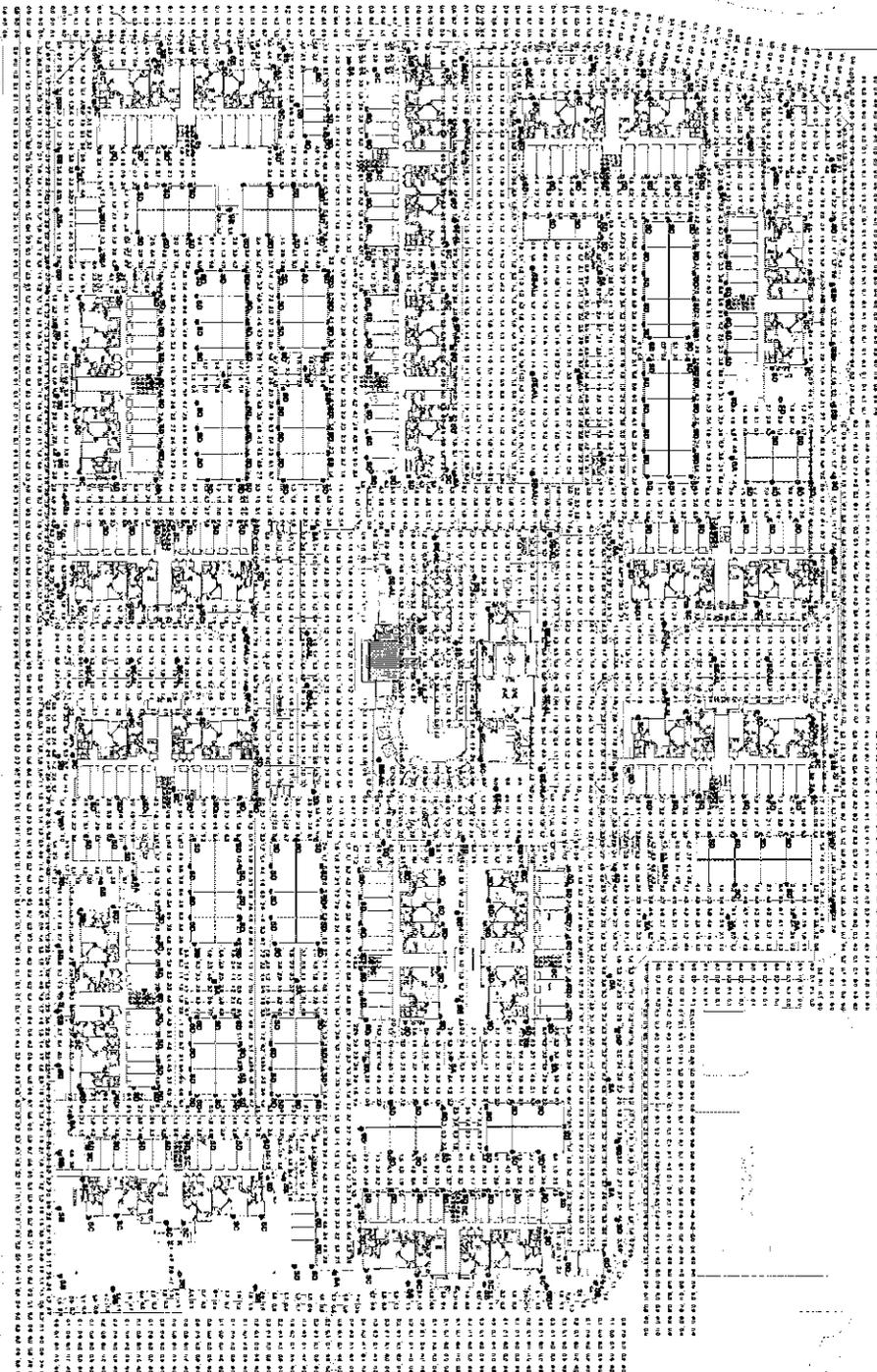
CONCEPTUAL IMAGES - L3

ARCHITECTS ORANGE



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Orange, CA 92668
Tel: 714.771.1111
Fax: 714.771.1112
www.architectsorange.com

9/20/07



LUMINAIRE SCHEDULE

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EAST VILLAGE OXNARD, CA
SHEA PROPERTIES



Designer: _____
Date: Aug 23, 2007
Scale: _____
Drawing No.: _____

**The Artisan Apartments
(Gables at East Village, Revised)**

**SEIR 03-02
Addendum**

Prepared by:

**City of Oxnard
Planning and Environmental Services
305 West Third Street
Oxnard, California 93030**

This document is an addendum to the previously certified Gables at East Village Final Subsequent Environmental Impact Report (SEIR No. 03-02). The addendum concludes that there are no additional nor increased possible environmental effects associated with the proposed project changes that are represented by Planning and Zoning Permit No. 07-540-01 (Planned Development Permit) in comparison to the project that was the subject of SEIR 03-02, certified in June 2004.

December 20, 2007

DETERMINATION OF PREVIOUS ENVIRONMENTAL REVIEW

I. APPLICATION

Project Title: **The Artisan Apartments** (formerly Gables at East Village)
PZ No. 07-540-01(Planned Development Permit)

Lead Agency: City of Oxnard, Planning Division
Winston Wright, Associate Planner
(805) 385-7952

Description: Consider need for subsequent environmental review of project due to proposed reconfiguration of site and reduction in number of proposed units.

Location: The project site is a vacant property located immediately east of St. John's Hospital within the Northeast Community Specific Plan. The subject property is bounded by Gonzales Road to the north, Williams Road to the west, and Wankel Way to the south.

Hearing Date: December 20, 2007

II. PREVIOUS ENVIRONMENTAL DOCUMENT

Title: Final Subsequent Environmental Impact Report for the Gables at East Village (SEIR No. 03-02)

Date Certified: June 17, 2004

SCH No.: 2002101141

This document is available for review at the Oxnard Planning Division office, 305 West Third Street, or at the Oxnard Public Libraries: 1) Main Library, 251 South "A" Street, Oxnard, California 93030 or 2) South Oxnard Branch, 4300 Saviers Rd, Oxnard, CA 93033.

III. DETERMINATION

There is substantial evidence that none of the statutory conditions requiring preparation of a subsequent SEIR exists and the City of Oxnard will rely on SEIR No. 03-02, along with this Addendum, which together adequately address the environmental impacts of the currently proposed Artisan Apartments project.

According to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously adopted EIR is the appropriate environmental document in instances when no conditions exist that would trigger a subsequent EIR. There are three tests that determine if a subsequent EIR is required (Section 15162(a)). They are:

1. There are no substantial changes to the project that require major revisions of SEIR 03-02 due to the involvement of new significant environmental effects or the substantial increase in previously identified significant environmental effects.
2. There are no substantial changes in the circumstances under which the project is undertaken that require major revisions of SEIR 03-02 due to the involvement of new significant environmental effects or the substantial increase in previously identified significant environmental effects.
3. There is no new information of substantial importance which was not known and could not have been known at the time SEIR 03-02 was certified, which indicates that:
 - a. The project will have one or more significant environmental effects not discussed in the SEIR 03-02;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not feasible would in fact be feasible, and would substantially reduce one or more significant environmental effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in SEIR 03-02 would substantially reduce one or more significant environmental effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.

SEIR 03-02 ADDENDUM
THE ARTISAN APARTMENT PROJECT
PLANNED DEVELOPMENT PERMIT (PZ No. 07-540-01)

I. PURPOSE OF THIS DOCUMENT

The California Environmental Quality Act (CEQA) recognizes that after an Environmental Impact Report (EIR) for a project is certified, one or more of the following events may occur: (1) changes to the project may be proposed; (2) changes may occur to the circumstances under which the project is undertaken; and/or (3) information that could not have been known before the SIR was certified may come to light. If there are any such changes, and they require major revision of the existing EIR for the project due to the involvement of new or substantially increased significant environmental effects, or raise the possibility that impacts of the project could be lessened by new or previously infeasible mitigation measures that the project proponent refuses to adopt, a supplemental or subsequent EIR should be prepared. (CEQA Guidelines § 15162). If the changes do not meet these requirements, however, an Addendum to the existing EIR may be prepared. (CEQA Guidelines § 15164).

This Addendum evaluates changes that have occurred since the EIR for this project was certified, and explains that these changes do not rise to the level of significance required to trigger the need for a supplemental or subsequent EIR.

II. BACKGROUND

The applicant, Shea Properties (Shea), proposes to develop a 15.13-acre vacant property (Project Site) located east of St. John's Regional Medical Center in the Northeast Community Specific Plan (NЕСP) area within the City of Oxnard. The Project Site is bounded by Gonzales Road to the north, Williams Road to the west, and Wankel Way to the south.

The Planning Commission certified SEIR 03-02 for the 340-unit Gables at East Village project on June 17, 2004 and approved Shea's applications for amendments to the NЕСP and 2020 General Plan to change the land use designation from Business and Research Park to Medium Density Residential (13-18 DU/acre), rezoning from Business and Research Park (BRP) to Garden Apartment Planned Development (R3-PD), and a tentative subdivision map for condominium purposes. The tentative subdivision map expired on November 23, 2007. The associated planned development permit and density bonus request to develop the site with 340 residential units was subsequently withdrawn.

Consistent with the density allowed by the Medium Density Residential 2020 General Plan designation and R3-PD zone, Shea now seeks approval of a planned development permit to construct 272 multi-family residential units on the site (Project).

III. CONSISTENCY OF PROJECT WITH SEIR 03-02

The Project proposes construction of 272 multi-family residential units, interior access roads, a central leasing and recreation facility, and a pedestrian path that connects a NECSP designated path to Gonzales Road. Of the 272 units, 126 would be one-bedroom units, 143 would be two-bedroom units, and 3 would be three-bedroom units. The Project includes garage and uncovered parking and open and landscaped areas. The clubhouse at the recreation facility would include a recreation area with a resident's pool and spa.

The Project differs from the project analyzed in the SEIR 03-02 (Gables at East Village) in the following ways: 1) it reduced the number of proposed residential units from 340 to 272; 2) reduced total number of parking spaces from 707 to 573; 3) increased the number of garage spaces from 364 to 418; 4) eliminated 162 carport spaces; 5) reduced the number of uncovered spaces from 181 to 155; 6) reduced the height of the structures to 35 feet as opposed to 37 feet, 8 inches; 7) modified several architectural details; 8) increased the percentage of land covered by buildings (due to increased number of garages) and 9) decreased the percentage of land covered by paving.

IV. DISCUSSION OF IMPACTS OF PROJECT CHANGES

The Project reduces the number of units to be constructed from 340 to 272 to be consistent with the site's General Plan and zoning designation. There are more garages, additional land area is dedicated to private recreational amenities, and a public pedestrian pathway crosses through the site.

SEIR 03-02 analyzed eleven categories of potential environmental impacts from the 2004 project: Aesthetics, Air Quality, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation/Traffic, and Utilities.

SEIR § 4.1 Aesthetics: SEIR 03-02 determined that the 2004 project was consistent with the relevant General Plan and NESCSP design standards, and that the 2004 project would not substantially alter the overall aesthetic environment of the site vicinity or block views of identified scenic resources. With the reduction of the number of units and the reconfiguration of the site aesthetics are improved in the following ways: 1) fewer residential buildings and parking stalls congest the site; 2) structures are more evenly distributed to reduce massing at the property's perimeter; 3) the buildings are shorter and less obtrusive; 4) drive aisles and buildings are aligned so as to create visual corridors to let light and views through the site; 5) guest parking is located towards the interior of the site and carports have been eliminated so parked cars viewed from public areas are reduced; and 6) the addition of a public pathway at the eastern property line provides a park like experience for those passing through the site.

The 2004 Project would produce light and glare with the potential that would spill over onto adjacent properties and into the nighttime sky, a significant but mitigable impact. The reduction in the number of units and the reconfiguration of the site design will reduce the impact on the nighttime sky and glare emanating from the project site. Additionally, the mitigations outlined in SEIR 03-02 will be implemented so that the impact caused by the introduction artificial lighting is reduced to below a level of significance.

SEIR § 4.2 Air Quality: SEIR 03-02 discussed both the temporary construction impacts and the long term operational impacts of the 2004 Project. In the short term, construction of the 2004 Project would temporarily emit various air pollutants at a significant but mitigable level (*See* SEIR 4.2-7–4.2-9).

The 2004 Project would contribute to exceeding significance thresholds resulting from full buildout of the NECSP because of motor vehicle use, use of landscaping equipment and electricity and natural gas consumption. SEIR 03-02 found that contribution of fees to the Transportation Demand Management Plan Fund (TDM) at a rate of \$961.50 per unit would lower the impact to less than significant. As the proposed Project decreases the number of residential units to be constructed, vehicle use and consumption of electricity and natural gas would likely decrease, thus causing no increased overall impact as compared to the 2004 Project. The Project's exact TDM fee will be calculated in accordance with the Ventura County Air Quality Assessment Guidelines to account for changes in the inflation rate and adjustments in the unit cost of emissions. Additionally, Shea has volunteered to exceed California's Title 24 energy efficiency standards by at least 5% and provide ENERGY STAR dishwashers and refrigerators, thereby reducing the Project's ongoing energy use below what would be expected from a comparable project.

SEIR 03-02 concluded that impacts related to carbon monoxide levels and the Ventura County Air Quality Management Program was less than significant. The changes to the 2004 Project do not alter this finding as the reduction in the number of residential units will reduce the impacts to air quality.

SEIR § 4.3 Cultural Resources: SEIR 03-02 concluded that there would be no significant impacts to recorded historic or prehistoric archeological sites on or adjacent to the project site. SEIR 03-02 did find a significant but mitigable impact as to undetected areas of prehistoric archeological significance (*See* SEIR 4.3-3–4.3-4). The proposed Project does not change this finding or the required mitigation of having a Native American monitor all Project grading and trenching activities.

SEIR § 4.4 Hazards and Hazardous Materials: A Phase I Environmental Study and a Soil Study were completed in 2003 for the two parcels located at the southeast corner of Williams Drive and Gonzales Road (Phase I Study). In 2002, soil samples for the largest parcel located north of Wankel Way were conducted (Soil Study).

Through these reports, SEIR 03-02 identifies the presence of organochlorine chemicals in excess of Preliminary Remediation Goals in portions of the project site. The mitigation measures necessary to clean up the site to levels that are acceptable for residential uses remain as mitigation measures (*See* SEIR 4.4-4).

SEIR § 4.5 Hydrology and Water Quality: The 2004 Project was determined likely to generate various urban pollutants which could adversely affect surface water quality because development of the site would add impermeable surfaces which accumulate deposits of oil, grease, and other vehicle fluids and hydrocarbons. SEIR 03-02 determined that compliance with the Ventura County Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) and standard requirements for controlling surface runoff would reduce water quality impacts to less than significant levels. The City's review of the proposed Project concludes the current project has the same results.

To reduce potential significant impacts from soil surface erosion, temporary sedimentation, and the discharge of various pollutants into the watershed, certain specific mitigation measures are required (*See* SEIR 4.5-3). The changes proposed in the Project do not affect this analysis or the required mitigations.

SEIR 03-02 also found a less than significant impact resulting from the increase in surface water runoff during storm events because proposed on-site storm drain system and onsite detention must comply with the NECSP and SQUIMP requirements. The level of onsite storm water detention for the Project is increased compared to the 2004 Project; therefore, the amount of storm water runoff and the associated environmental impacts are reduced.

SEIR § 4.6 Land Use and Planning: SEIR 03-02 determined that the 2004 Project would be generally compatible with the mix of uses in the surrounding area and though some aspects, such as lighting and noise, might produce a significant but mitigable impact, mitigation measures discussed in §§ 4.1 and 4.7 reduce the impacts so that they are *less than significant*.

SEIR § 4.7 Noise: SEIR 03-02 determined that construction of the 2004 Project could generate intermittently high noise levels that could affect sensitive noise receptors (a hospital and multi-family residential neighborhood) near the project site at a significant but mitigable level. Implementing certain mitigation measures reduced the impact to *less than significant levels* (*See* SEIR 4.7-6–4.7-7). Construction of the proposed Project would not change the SEIR's noise impacts analysis or the required mitigations.

SEIR03-02 determined that traffic generated from the 2004 Project would incrementally increase noise levels on roadways in the vicinity of the Property approximately .1 to .9 decibels. SEIR 03-02 determined that this would be an inaudible change and concluded that such impacts would be *less than significant*. The reduction in the number of residential units to be constructed on the project site will correspondently reduce the amount of traffic generated by the Project; therefore, will decrease noise levels on roadways in the vicinity as it relates to the 2004 Project.

The 2004 Project itself was considered a noise sensitive use that could be affected by noise from Gonzales Road and Williams Drive. SEIR 03-02 determined that noise levels could potentially exceed the normally acceptable range for residential units adjacent to these roadways. However, SEIR 03-02 concluded that use of noise attenuation features built into the residential units that face these roadways will reduce the amount of indoor noise to *less than significant levels*. No change result from the revisions to the 2004 Project and the required mitigation measures will be incorporated into the Project.

SEIR § 4.8 Population and Housing: SEIR 03-02 determined that the 2004 Project would have added 1,295 residents to the City. Using the same assumptions, the Project will add 1,036 residents to the City. Because physical effects (air quality, noise, traffic/transportation) associated with the population increase can be mitigated, SEIR 03-02 determined that such impacts would be *less than significant* after mitigation. As the Project reduces the number of residential units developed, it will correspondently decrease the number of residents added to the City and decrease the association impacts.

SEIR 03-02 also addresses the imbalance of jobs and housing in the City. In 2004, the Property was designated for business park uses under the General Plan, NECSP, and zoning ordinance. Construction of residential housing in locations designated for business uses was determined by the SEIR to contribute to this imbalance. The Property is now designated for Medium Density Residential uses and zoned R-3 PD. Therefore, the proposed Project will not be replacing planned-for employment-generating uses with residential uses.

SEIR § 4.9 Public Services: SEIR 03-02 analyzed the impacts to fire protection services, police department services, school services, and park and recreational services, and concluded that the 2004 Project would impact these services at a *less than significant level* (See SEIR 4.9-4-4.9-9).

The proposed Project will not alter these findings. Reduction in the number of residential units will correspondently decrease demand on fire and police services. The reduction in the number of units will also decrease the demand on school facilities because fewer residential units will correlate to fewer school-age children. The park and recreation services demand is also decreased by the reduction in the number of units.

SEIR § 4.10 Transportation/Traffic: SEIR 03-02 analyzed the 2004 Project's impact to the local transportation and circulation network based on a December 2003 traffic study. A Traffic and Circulation Study prepared by Associated Transportation Engineers and dated June 2007 accounts for the accumulative affects of subsequently built and pending projects was reviewed by the City's Traffic Engineer and is attached to the addendum so as to be part of the environmental documentation (see Attachment 1). SEIR 03-02 found that demands on the local circulation system, traffic levels, levels of service, and project driveways had a less than significant impact on transportation and traffic. As discussed in the June 2007 Traffic and Circulation Study, these findings do not change in relation to the proposed Project.

SEIR 03-02 also found a less than significant impact as to the 2004 Project's parking. The 2004 Project proposed 712 parking spaces on the Property, which exceeded the City Code's parking requirements by 6 spaces. The proposed Project reduces the number of parking spaces on the Property commensurate with the reduction in units and complies City Code's parking requirements, resulting in no substantially greater impact.

SEIR § 4.11 Utilities: SEIR 03-02 analyzed the 2004 Project's impacts to the City's water supply and conveyance infrastructure, wastewater conveyance and treatment infrastructure, and solid waste disposal systems. The 2004 Project was deemed to have a less than significant effect on each of these utility services (See SEIR 4.11-5-4.11-9). The projected demand on utilities

will decrease because of the reduction in the number of units to be constructed in the proposed Project.

V. ENVIRONMENTAL DETERMINATION

The reconfiguration and the reduction of unit numbers proposed in the Project do not create any new or substantially greater environmental impacts. Due to the reduction of residential units the Project will reduce the severity of certain impacts.

Changes to the project have not occurred, nor have circumstances surrounding the project changed, to the extent necessary to trigger supplemental environmental review under CEQA Guideline § 15162. Further, no new information of substantial importance has become known that would trigger supplemental review under § 15162. Therefore, the redesign of the project and the reduction of the number of units within the Project do not necessitate further CEQA review. This Addendum shall be included in or attached to the 2004 Final SEIR (SSEIR No. 03-02), pursuant to CEQA Guideline § 15164.

VI. ATTACHMENTS

1. East Village Apartments, Traffic and Circulation Study, Associated Transportation Engineers, June 2007.

RESOLUTION NO. 2007 – [PZ No. 07-540-01]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-540-01 (PLANNED DEVELOPMENT PERMIT), TO ALLOW THE CONSTRUCTION OF 272 APARTMENTS, PRIVATE STREETS AND PARKING FACILITIES, RECREATION BUILDING, AND LEASING OFFICE, LOCATED ON A VACANT 15.13 ACRE PROPERTY IMMEDIATELY EAST OF ST. JOHN'S REGIONAL MEDICAL CENTER WITHIN THE NORTHEAST COMMUNITY SPECIFIC PLAN (APN(S) 213-0-031-45, 213-0-031-25, & 213-0-031-24), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DANIELLE WEIMAN OF SHEA PROPERTIES, 130 VANTIS, SUITE 200, ALISO VIEJO, CA 92656.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-540-01 (Planned Development Permit), filed by Shea Properties, in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, a Final Subsequent Environmental Impact Report (SEIR 03-02) was certified on June 17, 2004 for a previous project at the same location; and

WHEREAS, the current project reduces the number of residential units from 340 multi-family units to 272 multi-family units and the site design was reconfigured to account for the reduction of units and to accommodate a public path; and

WHEREAS, according to Section 15164 of Title 14 of the California Code of Regulations (California Environmental Quality Act), an addendum to a previously adopted EIR is the appropriate environmental document in instances when no conditions exist that would trigger a subsequent EIR; and

WHEREAS, Addendum No. 1 (to SEIR 03-02) concludes that there are no additional nor increased possible environmental effects associated with the current proposed project (Planning and Zoning Permit No. 07-540-01) in comparison to the previous project that was the subject of SEIR 03-02; and

WHEREAS, mitigation measures and the Mitigation Monitoring and Reporting Program established by SEIR 03-02 are incorporated by reference; and

WHEREAS, the Planning Commission finds that Addendum No. 1 and SEIR 03-02 are in compliance with the California Environmental Quality Act and reflect the independent judgment of the City; 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 Northeast Community Specific Plan.

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.

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 and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans stamped approved and dated December 20, 2007, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless 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. 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)
8. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as shown on the approved plans and required by the City Code. (PL/B, G-9)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to the issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

15. Prior to the issuance of building permits, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)

16. Prior to the issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
17. 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)
18. Prior to the issuance of 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)
19. 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)
20. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
21. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, PK-14)
22. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, PK-15)
23. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Parks and Facilities Superintendent with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, PK-16)
24. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot

in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. In the event that such an assessment district is not formed, Developer agrees to establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, PK-18)

25. Developer shall provide to the Parks and Facilities Superintendent ("Superintendent") a landscape maintenance district master plan drawn at an approved scale, clearly designating areas of maintenance responsibility assumed by: (a) a landscape maintenance district; (b) a homeowners association; and/or (c) the City. After Superintendent approves such plan, Developer shall provide to Superintendent a mylar (minimum 3 mil) original drawing of the maintenance district master plan. (PK, PK-19)
26. Within sixty days of approval of the project, Developer shall provide the Parks and Facilities Superintendent with a complete, detailed landscape maintenance district master plan for all phases of the project and shall deposit \$ 13,700 to pay for staff time, attorney time and the engineer's report necessary to prepare all documents and hold hearings to form an assessment district and impose an assessment formula and assessments on property within the project to pay the costs of maintaining the landscaping in the district. (PK, PK-20)
27. Developer shall provide to the Parks and Facilities Superintendent a copy of the document entitled "Agreement" containing Developer's agreement to vote in favor of a landscape maintenance assessment district for the project, bearing the Ventura County Recorder's stamp, confirming that the document has been recorded in the Ventura County Recorder's Office. (PK, PK-21)
28. 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

29. The existing medians on Gonzales Road fronting onto the project shall be upgraded to current median landscape standards prior to occupancy. The median design shall include 10' brown trunk Queen palms at 30' O.C. spacing with flowering shrubs and groundcovers. Contact staff Landscape Architect, Larry Thompson, 385-7949 to coordinate preparation of landscape median improvement plans prior to submitting landscaping plans. Before the City issues building permits or the proposed use is initiated, Developer shall submit the median landscape plan to the Development Services Division and obtain approval of such plans.

30. A Landscape Maintenance District (LMD) shall be formed prior to building permit issuance and shall include the Gonzales Road median landscape improvements fronting onto the project as well as the landscape improvements within the public pathway easement along the east edge of the project.
31. No utility boxes, backflow devices or other objects shall occur within the landscape area between garages as designated on detail 5 of sheet L-3 of the approved plans. Planter depth shall be at least 24". A section drawing shall be provided as part of the landscape plans to be approved as part of the building permit shall illustrate the wall footing depth relationship to the proposed planter detail 5 on sheet L-3.
32. Developer shall pay Quimby Fees (fees for park Acquisition and Improvement) prior to the issuance of building permits. The amount of the fee shall be determined by the Planning Division at the time of payment.
33. All transformers shall be screened to the full height of the transformer at the time of landscape installation. The landscaping screen shall be maintained for the lifetime of the project.

FIRE DEPARTMENT STANDARD CONDITIONS

34. 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*)
35. 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*)
36. Prior to the issuance of 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*)
37. 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*)
38. 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*)

39. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
40. 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*)
41. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
42. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
43. 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*)
44. 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*)
45. 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*)
46. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

47. A fire sprinkler system shall be approved by the Fire Marshal prior to issuance of building permits. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

The fire sprinkler system shall be maintained for the lifetime of the project.

48. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

49. Prior to the issuance of a certificate of occupancy, the Developer shall install a Knox Box key vault at a location on each residential building to be determined the Fire Department. Contact the Fire Department regarding acquiring the Knox Box vault.
50. Parking is only allowed in areas shown on the approved Plans. **“No Parking/Fire Lane”** signage will be required in areas that do not have designated parking as directed by the Fire Marshal. The installation of the required signs must occur prior to the issuance of a certificate of occupancy and remain in place for the lifetime of the project.

POLICE DEPARTMENT CONDITIONS

51. Outdoor Lighting Code & Guidelines:
 - a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 1. 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.
 2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
52. 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. The lighting plan shall include the following features:
 - a. Illumination from lighting bollards shall not be counted as part of any photometric study.
 - b. Wall packs shall not be included in the lighting plan design.

- c. Metal halide bulbs shall be used for outdoor lighting instead of high pressure sodium bulbs.
 - d. If lighting bollards are used on the project their light shall not be calculated as part of the photometric count.
53. Exterior lighting instruments shall be on during all hours of darkness.
 54. Landscaping shall be used to suppress graffiti on trash enclosures and shall be installed prior to certificate of occupancy. Such landscaping shall be maintained for the life of the project.
 55. Any electronic security system installed on the project site must comply with Oxnard City Ordinance No. 2601 (available online at <http://oxnardpd.org/documents/alarm-ordinance-2002.pdf>) and must be properly permitted by the City of Oxnard (available online at <http://oxnardpd.org/documents/alarm-permit.pdf>).
 56. Private roadways and parking lots typically pose compliance and enforcement problems related to parking and vehicle operation. There is currently no enforcement of fire lanes in Oxnard and enforcement of other provisions of the Vehicle Code is limited by state law. The towing away of vehicles on private property is not a police matter; this issue must be addressed by the tenant association. In order to tow away vehicles from private roadways, the "association," as defined in §1351(a) Civil Code, of a common interest development, as defined in §1351(c) Civil Code, may cause the removal of a vehicle parked on that property to the nearest public garage if all of the requirements of §22658.2 Vehicle Code are satisfied. OR acquire a City Council Resolution establishing that parking laws can be enforced by the Oxnard Police Department.
 57. If a video surveillance system is being installed at this property, please contact the Police Department for a copy of the "Oxnard Police Department Proposed Standards, Guidelines & Recommendations Closed-Circuit Television (CCTV) Surveillance Systems."
 58. Deadbolt locks shall be installed the on the doors leading from garages to the common halls and must be installed prior to the issuance of the certificate of occupancy.
 59. Developer will enroll the project in and comply with the Oxnard Police Department "Crime Free Multi-Housing Program." For enrollment information, contact Detective Martin Ennis at (805) 385-8349. The program includes the following components:
 - a. Managers will attend an eight-hour Federal Fair Housing course sponsored by the Oxnard Police Department.
 - b. Criminal history checks will be conducted on all new housing applicants in compliance with the 42 USC Chapter 135, Safety and Security in Public and Assisted Housing.
 - c. Housing will be denied to anyone with a criminal history within five years.
 - d. All tenants will sign the "Crime Free" lease addendum.

- e. All properties will be held to accepted Crime Prevention Through Environmental Design (CPTED) standards.
 - f. Managers agree to evict residents that engage in any drug crimes, crimes of violence or other criminal activity that adversely affects the health, safety or right to peaceful enjoyment of the premises by other residents as stated in Section 42 USC 13661.
 - g. Managers agree to cooperate with the law enforcement and the Crime Free coordinator in addressing crime, disorder or quality of life issues as they arise.
60. Landscaping around pool area shall be maintained so that there are clear views through the area. Shrubs shall be maintained at 36 inches above area grade. Mature tree canopies shall be maintained so that they are no lower than 9 feet above area grade.

PLANNING DIVISION STANDARD CONDITIONS

61. 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*)
62. 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*)
63. Prior to the issuance of 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*)
64. Prior to the issuance of 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*)
65. 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*)
66. 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)

67. 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.
68. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
69. 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*)
70. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
71. 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*)
72. 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*).
73. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-50*)
74. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
75. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
76. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

77. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)
78. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures 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. (DS/B, *PL-34*)
79. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)
80. In accordance with City Council Ordinance No. 2615, or the ordinance in effect at the time building permits are issued, Developer shall pay the current in-lieu affordable housing fees, to be calculated at the time of building permit issuance. (PL, *PL-37*)
81. Where feasible, Developer shall locate individual unit plumbing within individual unit walls, as opposed to common or shared walls, and shall paint roof vents to match the roofing material. (PL/B, *PL-40*)
82. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

83. 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 in the recreation area, 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)
84. All drive lanes and common areas shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting. The maintenance and replacement of independently metered lighting shall be the responsibility of the property owner and/or rental agency in charge of running the apartment complex (PL).
85. Developer and any subsequent owner shall prohibit the parking recreational vehicles on the project site. After the issuance of the certificate of occupancy and for the lifetime of the project no recreational vehicles or work related vehicles rated for over 10,000 lbs. shall be parked on the project site. This prohibition shall be included in the lease agreement reviewed and signed by all project tenants. (PL)

86. Developer has agreed to provide an apartment for the exclusive use of St. John's Regional Medical Center as long as St. John's Regional Medical Center remains in operation and the site remains developed with the subject apartments. Prior to the issuance of a certificate of occupancy, the Developer shall provide a fully executed lease demonstrating that St. John's Regional Medical Center has the exclusive use of an apartment in the project area as long as both the medical center and the subject apartments exist. The lease shall be non-transferable, must be used for hospital related needs, and will continue if the subject property is sold. (PL)
87. Prior to the issuance of building permits, Developer shall demonstrate that all of the residential structures have been designed to exceed Title 24, *California's Energy Efficiency Standards*, by at least 5%. (PL)
88. Prior to the issuance of the certificate of occupancy, Developer shall demonstrate that all of apartment units have been installed with ENERGY STAR certified refrigerators and dishwashers. (PL)
89. Prior to the issuance of the certificate of occupancy, Developer shall demonstrate that all of the apartment units have been installed with low flow shower heads that use less than 2.5 gallons per minute and water efficient toilets that use no more than 1.3 gallons per flush, unless it is proven to the City of Oxnard Building Official that this condition is infeasible. (PL)
90. Prior to the issuance of building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
91. 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)
92. Prior to the issuance of building permits, Developer shall submit a Lot Merger application and merge all of the parcels on the subject property into one lot. (PL)
93. The crosswalks linking the pedestrian paths and the hatched areas denoted on the plans at the project entries shall be comprised of decorative stamped concrete. (PL)
94. Prior to the issuance of building permits, Developer shall have the names of the drive aisles and the project addressing scheme approved by the Street Naming Committee. (PL)
95. Prior to the issuance of building permit, Developer shall have a master sign program approved by the Planning Manager. (PL)

Aesthetics

96. Developer shall design exterior building and parking area lighting that sheds light pools only on the project site, incorporating "cut-off" shields as appropriate to prevent an increase in lighting at adjacent residential uses. Landscape illumination and exterior sign lighting shall be accomplished with low-level, unobtrusive fixtures. Such lighting shall be shielded to direct light pools away from off-site viewers [SEIR AES-3(a)]. These design measures shall be incorporated into the lighting plan prior to the issuance of building permits and shall be verified in the field prior to the issuance of certificate of occupancy.
97. All fenestration shall be of a low-glare specification. Paint used for exterior facades shall be of low reflectivity. Metal surfaces shall be brushed-polished or similar finish and not highly reflective [SEIR AES-3(b)]. These measures shall be noted on the building plans and the specific paint type noted shall be verified that it is of low reflectivity prior to the issuance of building permits prior to the issuance of building permits and shall be verified in the field prior to the issuance of certificate of occupancy.

Air Quality

98. Developer shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, Developer shall immediately implement such devices or operational modifications on all construction equipment.
99. During smog season (May through October), Developer shall lengthen the construction period so as to minimize the number of vehicles and equipment operating at the same time.
100. The following measures shall be implemented during grading and construction to control dust [SEIR AQ-1(a)]:
 - a. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
 - b. 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.
 - c. During construction, Developer shall control dust by the following activities:
 - i. 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.

- ii. 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.
101. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. [SEIR AQ-1(a)]
102. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite [SEIR AQ-1(a)]. This shall be enforced by the building inspector in the field during construction.
103. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways [SEIR AQ-1(a)]. This shall be enforced by the building inspector in the field during construction.
104. The following shall be implemented during construction to minimize emissions of ozone precursors:
 - a. Construction contractors shall minimize equipment idling time throughout construction. Engines shall be turned off if idling more than five minutes.
 - b. Equipment engines shall be maintained in good condition and in proper tune as per manufacturers' specifications.
 - c. The number of pieces of equipment operating simultaneously shall be minimized.
 - d. Construction contractors shall use alternatively fueled construction equipment (such as compressed gas, liquefied natural gas, or electric) when feasible.This shall be enforced by the building inspector in the field during construction [SEIR AQ-1(b)].
105. The Developer shall use low-volatile organic compound (VOC) architectural coatings in construction. This shall be noted on the building plans prior to the issuance of building permits and verified by the building inspector in the field during construction [SEIR AQ-1(c)].
106. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be \$961.87 per residential unit or calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance (SEIR AQ-2).

107. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

Cultural Resources

108. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. [SEIR CR-2(c)]
109. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Chumash representative shall monitor any mitigation work associated with Native American cultural material. On-site construction/grading shall not commence until evidence has been presented to the Planning Manager that the developer has adhered to these procedures [SEIR CR-2(a)].
110. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. On-site construction/grading shall not recommence until evidence has been presented to the City that the applicant has adhered to these procedures [SEIR CR-2(b)].

Hazards and Hazardous Materials

111. Prior to the issuance of a grading permit for the project, soil sampling shall be conducted on the two parcels along Gonzales Road (APN(s) 213-0-031-250 and 213-0-031-260) to test for the presence of agricultural contaminants (pesticides, herbicides, etc.). If sampling identifies concentrations of any agricultural contaminants exceeding the residential PRG for that contaminant, the affected soil shall be addressed in Measure H-1(b) [SEIR H-1(a)].
112. Prior to issuance of a grading permit for the project, soils on the project site that contain concentrations of any pesticide exceeding its residential PRG shall either be removed and disposed of in an appropriate off-site facility or shall be over excavated and re-compacted so that the concentrations are reduced below the residential PRG. Upon completion of remediation, follow up soil testing shall be conducted to verify that pesticide concentrations have been reduced below the PRG [SEIR H-1(b)].

Hydrology and Water Quality

113. Prior to initiation of grading for any development on the project site, the applicant shall prepare a Stormwater Pollution Prevention Plan for the site for review and approval by the City of Oxnard. The SWPPP shall fully comply with RWQCB requirements and shall contain specific BMPs to be implemented during the construction to reduce erosion and sedimentation to the maximum extent practicable [SEIR H-1].
114. Detailed storm drain system calculation and plans shall be provided for each project within the Northeast Community Specific Plan area prior to the issuance of a building permit. The design and sizing of all proposed storm drain improvements shall meet the needs of the ultimate Specific Plan build-out as well as the interim requirements of the proposed project.

Noise

115. Construction activities at the site shall be limited to weekdays, between the hours of 7:00 A.M. to 6:00P.M [N-1(1)].
116. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers [N-1(a)].
117. Electrical power shall be used to run air compressors and similar power tools instead of generators [N-1(b)].
118. The developer shall provide a telephone number for local residents to call to submit complaints associated with construction noise. The number shall be posted on a sign on the project site and shall be easily viewed from adjacent public areas as approved by the Planning Department. The sign be installed prior to the issuance of grading permits and shall remain in place until the issuance of the certificate of occupancy [N-1(c)].
119. The following noise attenuation features or their equivalent shall be incorporated into residences along the northern and western property lines (those fronting Gonzales Road and Williams Drive) to achieve an interior noise level of 45 dBA CNEL or less:
 - a. Installation of air conditioning or a mechanical ventilation system so windows and doors may remain closed.
 - b. Use of double-paned glass in windows and sliding glass doors mounted in low air infiltration rate frames (05-cfm or less, per ANSI specifications).
 - c. Use of solid-core exterior doors with perimeter weather stripping and threshold seals.
Roof or attic vents either facing away from the noise source or baffled.
Prior to issuance of occupancy permits, interior noise measurements shall be conducted in the most affected units (those closest to Gonzales Road and Williams Drive) in order to demonstrate that interior noise levels are below 45 dBA CNEL with windows and doors closed (SEIR N-3).

120. All mitigation measures of SEIR 03-02 are incorporated into the project by reference and the mitigation monitoring and reporting program shall be followed.

ENVIRONMENTAL RESOURCES DIVISION

121. 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 Division and Environmental Resources Division 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 Solid Waste Management and Recycling Plan form.
122. 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 and Recycling C&D Report form prior to issuance of a certificate of occupancy.
123. 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.
124. 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 the first certificate of occupancy.

In addition, the Developer shall require the property manager to annually submit to the Environmental Resources Division an Occupancy Recycling Report on the Anniversary date of the first 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 DIVISION STANDARD CONDITIONS

125. 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)
126. 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)
127. 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)
128. 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)
129. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
130. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
131. Before connecting the project to existing sewer and water service laterals, Developer shall arrange for City staff to inspect such facilities. Developer shall make such repairs to such facilities as City staff determines to be necessary. Developer shall bring all existing water services into compliance with City standards. (DS-7)
132. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)
133. 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)

134. 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)
135. 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)
136. 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)
137. 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)
138. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no such map, then at the time of public improvement plan approval. (DS-17)
139. 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)
140. 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)
141. 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)

142. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
143. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
144. 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)
145. "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)
146. 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)
147. 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)
148. 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)
149. 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)

150. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)
151. 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)
152. 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)
153. 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)
154. 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)
155. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
156. 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)
157. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, and street appurtenances. City will name all streets in accordance with adopted City guidelines. (DS-49)
158. Street and road improvements shall conform to City standards and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
159. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
160. 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)

161. As part of the master utility plans, Developer shall submit a street lighting plan. On City's approval of the plan, Developer shall install streetlights in accordance with the plan. (DS-60)
162. 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)
163. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
164. Developer, property owner or tenant shall participate in a Traffic Management Association (TMA) if one is formed and shall implement and participate in all programs and strategies established by the TMA. This condition shall be included in all leases and rental agreements for the project property. (TR-72)
165. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
166. 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)
167. 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

168. 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)
169. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible 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 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)

170. 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)
171. 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)
172. 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)
173. 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)
174. 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)
175. 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)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

176. 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-101)
177. Prior to issuance of a site improvement permit, Developer shall obtain a well destruction permit to destroy all on site water wells in conformance with Development Services Division requirements. (DS)
178. Developer shall design grass swale filter(s) and stormwater treatment basin(s) in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
179. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings for the NPDES grass swale filter(s) and treatment basin(s) and that the proposed landscaping conforms to SQUIMP standards for these features. (DS)
180. Developer shall provide a 6-inch minimum vertical drop between the flow line of the concrete gutter and the flow line of the filter swale at each location where stormwater enters the filter swale. The transition between gutter flow line and filter swale flow line shall be constructed similar to a concrete ribbon gutter. (DS)
181. Developer shall install a perforated underdrain below all grass-filter swales 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)
182. Storm water runoff from this site shall be limited (1.0 cfs/acre including street frontages to centerline) and on-site detention shall be provided in conformance with the "Agreement for Storm Water Retention Within Rice Road Drain Watershed" and the approved drainage report for this Tract. The detention basin(s) shall be designed in accordance with Public Works Standards and policies. The Developer shall provide a City standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to approval of the grading/site improvement plans. (DS)
183. All detention basin sites shall be provided with a minimum of two (2) signs identifying the use of the lot as a detention basin. 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)

184. Developer shall design the proposed detention basin to maintain a minimum one (1%) percent longitudinal slope at flow lines within the basin or install a perforated underdrain. Detention basins shall be constructed with a maximum side slope of four (4) horizontal to one (1) vertical with the floor of the basin located a minimum of three (3) feet above the water table. Walls and fences within the basin shall be set back a minimum of 2 feet from the top of basin slope. (DS)
185. Developer shall construct detention basins and stormwater treatment basins with an underground infiltration system (or drywell) to infiltrate nuisance water runoff without creating a continuously saturated area within basin. Final design of infiltration area is subject to approval by the Development Services Manager. (DS)
186. Developer shall design the detention system for this project with secondary overflows that allow stormwater to escape if blockage of the storm drain system occurs. Secondary overflow elevations shall occur prior to inundation of buildings or vehicles. (DS)
187. Developer shall design detention basins for easy access of maintenance vehicles. (DS)
188. Developer shall design stormwater conveyance system in conformance with the underlying Master Tract Drainage System and the St. John's Hospital stormwater improvements or provide engineering calculations demonstrating that there is capacity in the downstream system for the proposed re-distribution. (DS)
189. Developer shall construct all onsite sewer lines in accordance with public sewer standards but sewer lines shall be privately owned and maintained. (DS)
190. Developer shall provide a new point of sewer connection for the existing sewer line constructed under drawing number 1991-46A that provides sewer service to parcel 3 of Parcel Map 90-12. (DS)
191. Developer shall properly remove all existing sewer lines/laterals to the site that will not be used by the project. (DS)
192. Developer shall provide onsite fire hydrants such that all points of all structures are within two hundred (200) 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. (DS)
193. Developer shall properly disconnect all existing water laterals to the site that will not be used by the project. (DS)

194. Developer shall destroy all on-site water wells in conformance with Development Services Department requirements. Proof of issuance of a well destruction permit shall be provided by Developer prior to issuance of a site grading permit. (DS)
195. Street improvements within Gonzales Road are not master planned improvements and are not eligible for credit against the traffic impact fee. (DS)
196. Developer shall slurry seal (type 2) the full width of Wankel Way from Lombard Street to the most westerly proposed Wankel Way utility street cut. Slurry seal to encompass full length of sewer installation and all Wankel Way street cuts. This requirement shall be shown on the project improvement plans prior to issuance of a site improvement permit. (DS)
197. Developer's re-construction of Wankel Way at the new main driveway shall include grind and overlay (from street centerline) of the existing street improvements as required to create a street cross-fall between 1.5% and 3.5% with no undrained depressions. Minimum overlay thickness shall be 0.13 feet. (DS)
198. Prior to issuance of a site improvement permit, Developer shall dedicate a sidewalk easement to City that encompasses all portions of the proposed or existing sidewalk along Wankel Way, Williams Drive, and Gonzales Road not within an existing City easement. (DS)
199. Final determination of the extent of Gonzales Road right-of-way vacation is subject to approval of the Development Services Manager. (DS)
200. Developer shall dedicate sufficient right-of-way along the project Gonzales Road frontage to encompass proposed alignment changes as determined by the Development Services Manager. Dedication shall be to the back of sidewalk. (DS)
201. Developer's Williams Drive street improvements shall include removal of the existing asphalt sidewalk and construction of a concrete sidewalk. Improvements shall also include reconstruction of the existing disabled access ramp at the Williams/Wankel intersection to match the existing ramp at the southeast corner. (DS)
202. Developer shall locate the 36" high "courtyard wall & pilaster" at the front of buildings #6 and #9 to provide a minimum of 12" of clearance from the back of the 5' wide public sidewalk. (DS)
203. Developer shall coordinate project Gonzales Road improvements ("Project Improvements") with proposed City Gonzales Road overlay and reconstruction project ("City Improvements"). If Project Improvements are constructed after City Improvements, Developer shall grind (1.5" minimum thickness) and overlay Gonzales Road from median to gutter in accordance with City street cut moratorium requirements. (DS)

204. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the drive aisle asphalt to clearly identify pedestrian areas. (DS)
205. Developer shall coordinate the location of the relocated bus stop on Gonzales Road with the City Traffic Engineer and Gold Coast Transit. (DS)
206. Prior to issuance of a site improvement permit, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, Tract number, phase boundary and lot numbers. Addresses are not final until approved by the Development Services Manager. (DS)
207. Prior to issuance of a site improvement permit, Developer shall provide proof of recordation of a lot merger (or similar document) merging all underlying lots into a single legal lot. (DS)
208. Developer shall construct curb to fill the 2 gaps (for future drive aisles) in the westerly curb of the existing driveway at the northeast corner of the site where it adjoins the day care center (Drawing 92-63A). (DS)
209. Prior to issuance of a site improvement permit, Developer shall dedicate to the City a permanent public access easement over the pedestrian/bicycle trail along the project's easterly boundary. (DS)
210. Developer shall ensure that Fitness Center and Cabana shall be for the exclusive use of tenants. (TR)
211. Developer shall relocate the existing bus stop to east of the proposed driveway on Gonzales Road. The bus shelter shall be illuminated using solar power; however, electric power shall be stubbed to the shelter. (TR)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of December, 2007, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Dr. Sonny Okada, Chairman

ATTEST: _____
Susan L. Martin, Secretary