



Meeting Date: 9/18/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s) _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s) _____	<input checked="" type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other	<input type="checkbox"/> Other

Prepared By: Linda Windsor ^{lw} Associate Planner

Agenda Item No. K-1

Reviewed By: City Manager [Signature]

^{Rupp}
City Attorney [Signature]

Finance [Signature]

Other (Specify) _____

DATE: September 11, 2007

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager [Signature]
Development Services Department

SUBJECT: **Planning & Zoning Permit Nos. 06-500-11 (Special Use Permit), 06-570-08 (Zone Change), and 07-590-1 (Zone Variance), located at the southwest corner of Oxnard Boulevard and Statham Boulevard. Filed by Statham Commercial Development, LLC, c/o Lanet-Shaw Architects.**

RECOMMENDATION

That City Council:

1. Adopt a resolution approving Planning and Zoning Permit No. 06-500-11, a special use permit for a commercial building and three light industrial buildings, located at the southwest corner of Oxnard Boulevard and Statham Boulevard, subject to certain findings and conditions;
2. Adopt a resolution approving Planning and Zoning Permit No. 07-590-1, a zone variance to allow a reduction in the front yard setback for a portion of one building, subject to certain findings and conditions; and
3. Adopt an ordinance approving Planning and Zoning Permit No. 06-570-8, a zone change from Limited Industrial (M-L) to Business and Research Park (BRP).

DISCUSSION

On August 16, 2007, the Planning Commission adopted Resolution Nos. 2007-25, -26, and -27, approving the special use permit and zone variance identified above, and recommending approval of a zone change. The project proposes development of a vacant site with a retail/office building (4500 square feet) and three light industrial buildings (18,000 square feet). The zone variance request would reduce the required setback along Oxnard Boulevard from 40 feet to 32 feet for one portion of one building. The zone change application would change the property zoning from M-L (Limited Manufacturing) to BRP (Business & Research Park).

The project is not within a redevelopment area, neighborhood or specific plan area.

The Planning Commission initially reviewed the project on July 19, 2007. Members of the Commission expressed concerns about vehicle access to the property, proximity of parking to the commercial uses, and the location of the trash enclosure and loading area for the commercial building. The Commission also requested the applicant add more architectural detailing to the light industrial buildings. In addition, the Commission requested clarification of the Art in Public Places requirement for this project and the project was continued to a later date. At the Planning Commission hearing on August 16, 2007, the applicant presented changes to the site plan and additional design details on the light industrial buildings to address the Commission's previous concerns. Staff clarified the applicant's obligations regarding public art for the project. The Commission was satisfied with the proposed changes and supported approval of the project.

The proposed development is subject to review in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15332 of the CEQA Guidelines, projects involving "infill development in urban areas" may be found to be exempt from the requirements of CEQA, provided they meet specific criteria. This proposal meets the specified criteria because it is consistent with the proposed BRP zoning designation and existing Business and Resource Park General Plan designation; is within the city limits on a 2.77-acre parcel; has no value as a habitat for endangered, rare or threatened species; would not result in any significant effects relating to traffic, noise, air quality or water quality; and all required utilities and public services are available to serve this site. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment,

FINANCIAL IMPACT

None

Attachment #1 - Planning Commission Resolutions 2007-25, -26, and -27

#2 - Planning Commission Staff Report and Memo (July 19 & August 16, 2007)

#3 - Location Map

#4 - Reduced Project Plans

#5 - City Council Resolutions and Ordinance

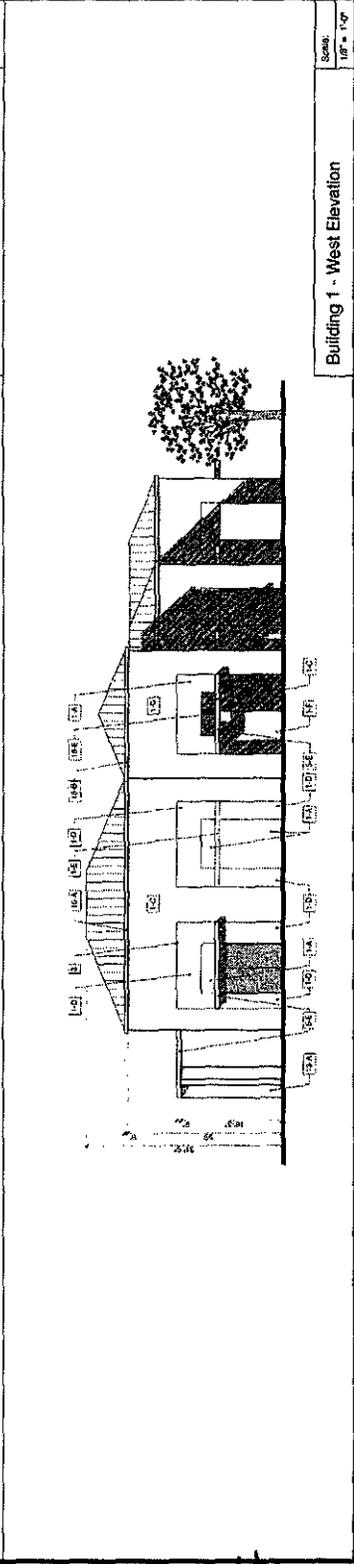
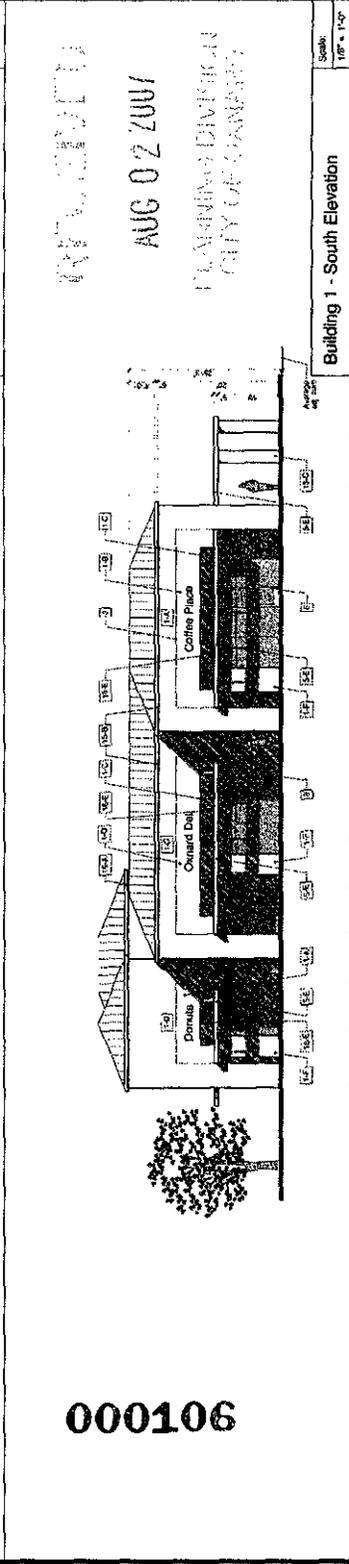
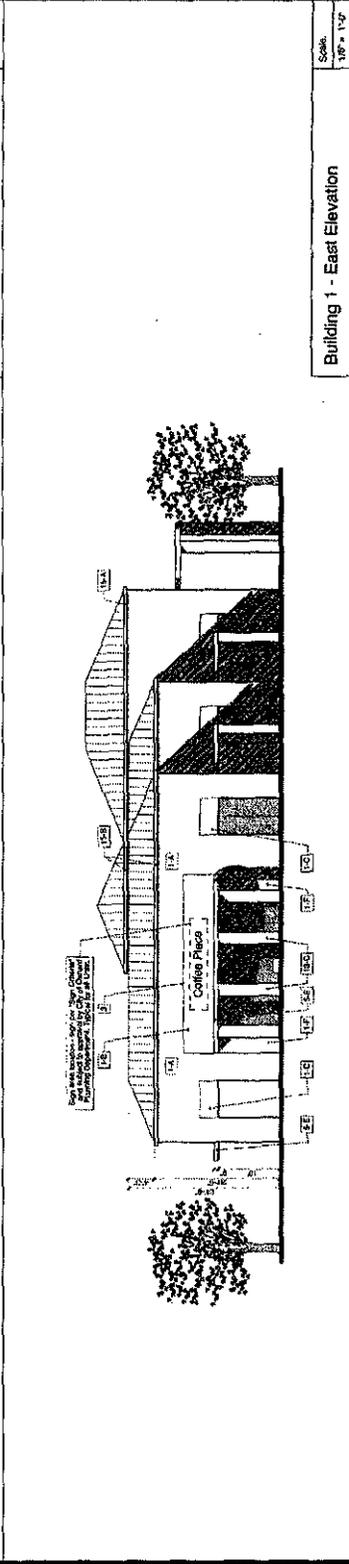
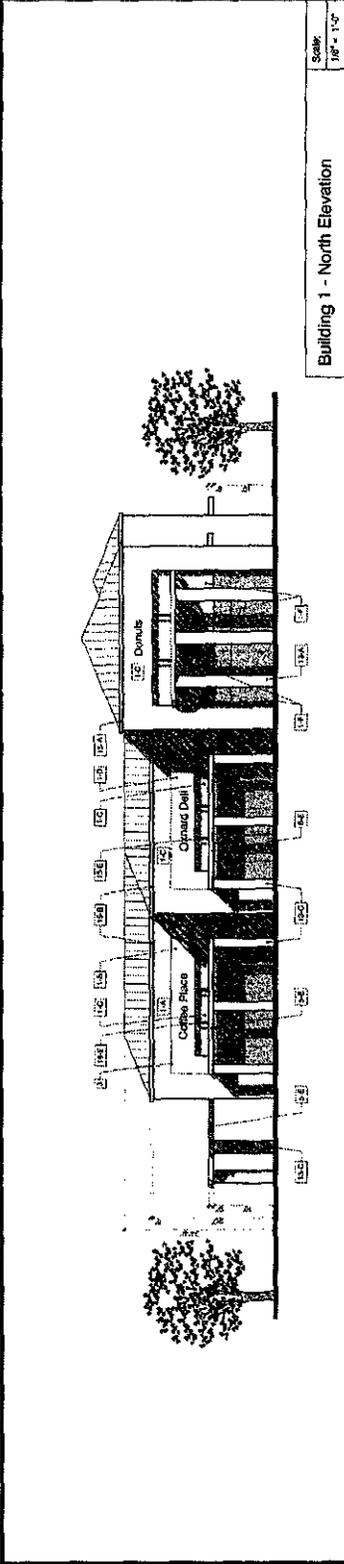
-PZ 06-500-11 (Special Use Permit for development of commercial/industrial project)

-PZ 07-590-1 (Zone Variance for reduction in required front yard setback)

-PZ 06-570-8 (Zone Change)

Note: Attachment #1 (Planning Commission Resolutions) and Attachment #2 (Staff Report) have been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Friday.

000106
 AUG 02 2007
 PLANNING DIVISION
 CITY OF OAKLAND



Building 1 - North Elevation
 Building 1 - East Elevation
 Building 1 - South Elevation
 Building 1 - West Elevation

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

Exterior Material Key List
 1. Painted concrete finish
 2. Typical window trim
 3. Typical door trim
 4. Metal roof
 5. Stone masonry
 6. Alum. Lvlr. panels
 7. Metal overhead parking bay
 8. High textured medium grained, white, gloss
 9. Smooth textured, light gray concrete
 10. Light gray textured concrete
 11. Light gray textured concrete
 12. Red brick, laid in running bond pattern
 13. Red brick, laid in running bond pattern
 14. Concrete columns
 15. Smooth metal panel
 16. Steel support

Material Legend
 1. 1/2" x 1/2" x 1/2" concrete
 2. 1/2" x 1/2" x 1/2" concrete
 3. 1/2" x 1/2" x 1/2" concrete
 4. 1/2" x 1/2" x 1/2" concrete
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 16. 1/2" x 1/2" x 1/2" concrete

Color Key List
 A. Gray Green
 B. Gray Blue
 C. Navy Blue
 D. Brown Red
 E. Brown Red
 F. Gray
 G. Brown

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 1. Painted concrete finish
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 3. Typical door trim
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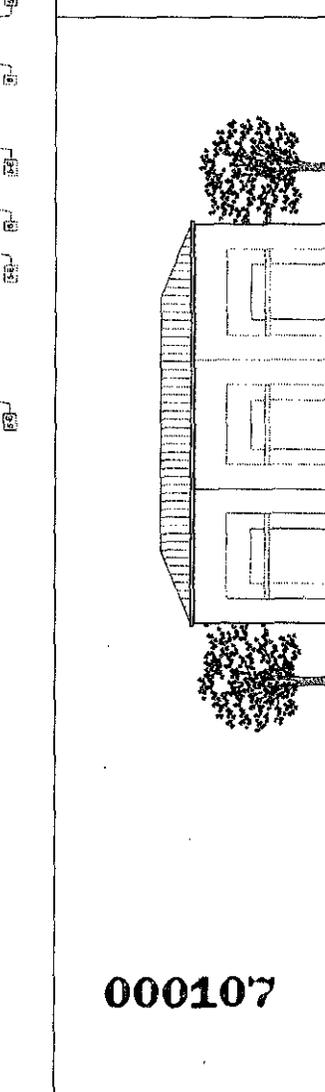
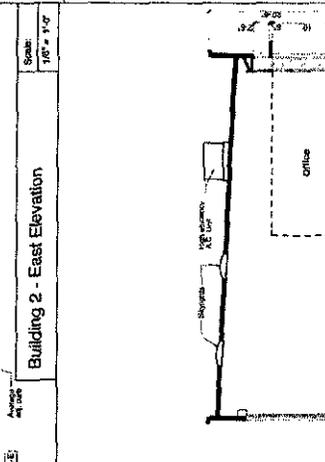
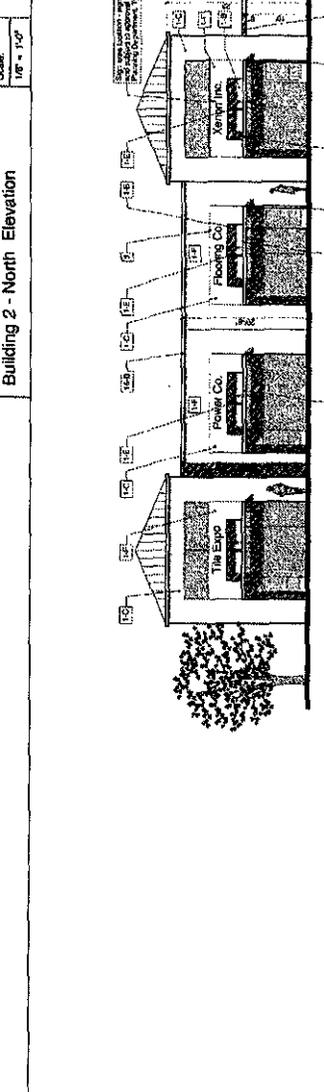
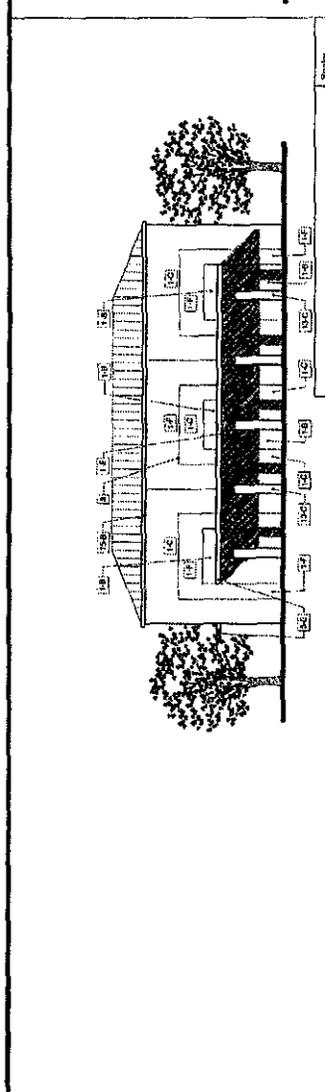
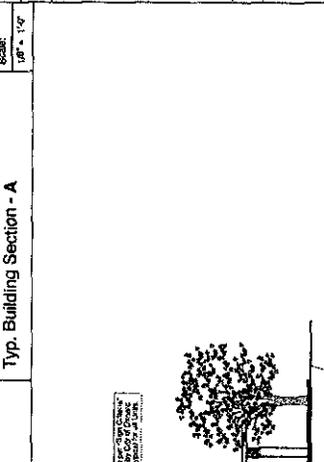
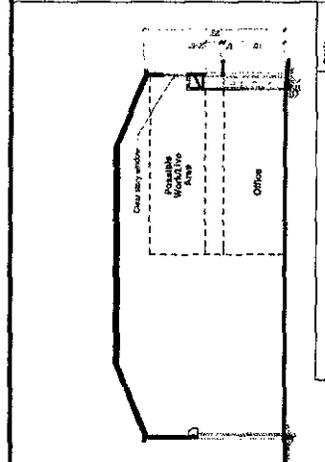
1. Painted concrete block masonry
2. Typical frame unit
3. Typical frame
4. Metal door
5. Stone masonry
6. Aluminum window frame
7. Aluminum window frame with screen
8. Stone masonry with metal mesh
9. Stone masonry with metal mesh and screen
10. Stone masonry with metal mesh and screen with stone
11. Concrete block with metal mesh and screen with stone
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Color Key List

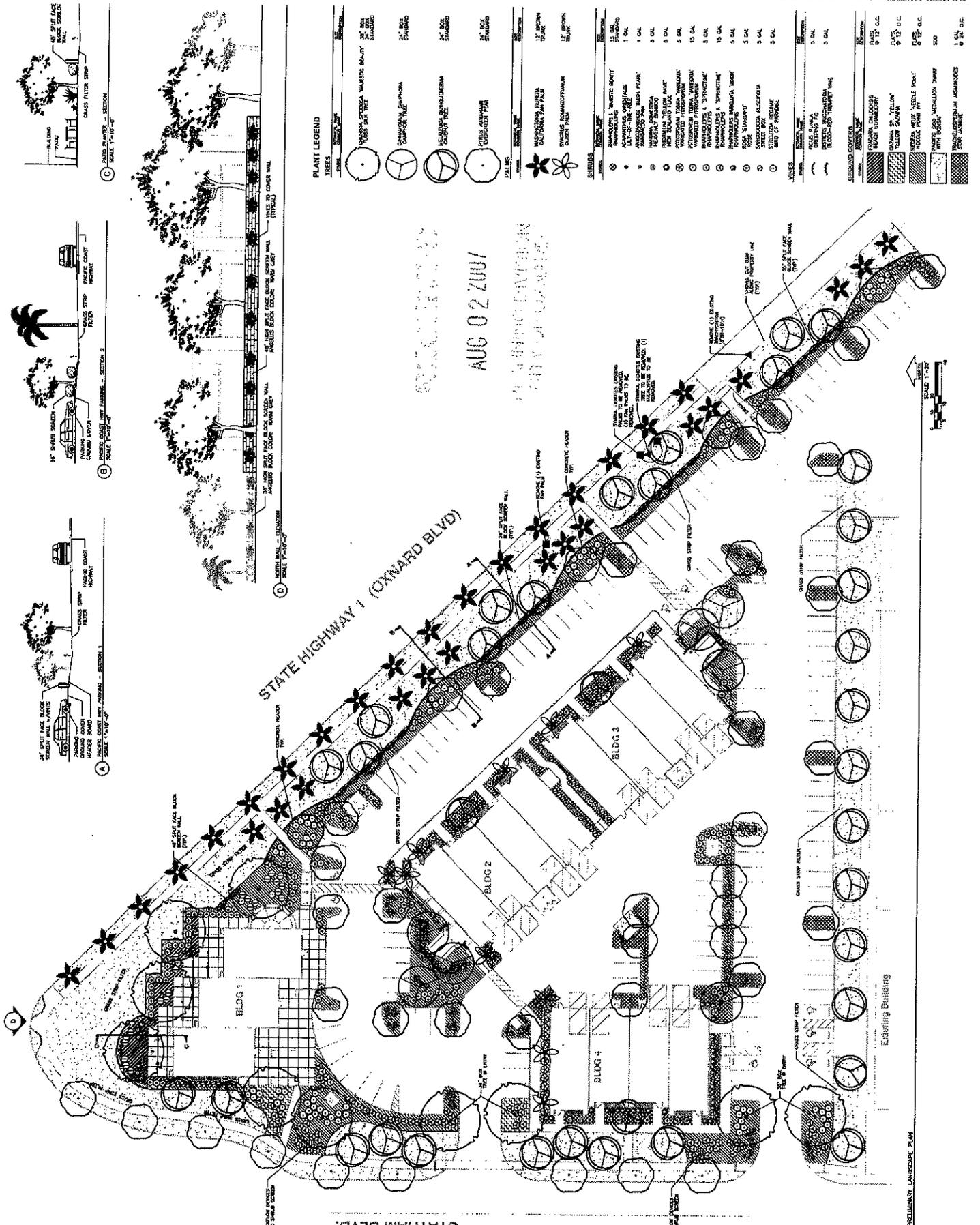
1. Gray Green
2. Gray Blue
3. Gray
4. Brown
5. Black
6. White
7. Red
8. Blue
9. Yellow
10. Green



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ATTACHMENT 4
 PAGE 4 OF 5

RECEIVED
 AUG 07 2007
 PLANNING DIVISION
 CITY OF OXNARD



AUG 02 2007
 JORDAN, GILBERT & BIRD

PLANT LEGEND

TREES	SHRUBS
1. 12" CAL. PALM	1. 12" CAL. PALM
2. 18" CAL. PALM	2. 18" CAL. PALM
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102. 618" CAL. PALM	102. 618" CAL. PALM
103. 624" CAL. PALM	103. 624" CAL. PALM
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105. 636" CAL. PALM	105. 636" CAL. PALM
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122. 738" CAL. PALM	122. 738" CAL. PALM
123. 744" CAL. PALM	123. 744" CAL. PALM
124. 750" CAL. PALM	124. 750" CAL. PALM
125. 756" CAL. PALM	125. 756" CAL. PALM
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127. 768" CAL. PALM	127. 768" CAL. PALM
128. 774" CAL. PALM	128. 774" CAL. PALM
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151. 912" CAL. PALM	151. 912" CAL. PALM
152. 918" CAL. PALM	152. 918" CAL. PALM
153. 924" CAL. PALM	153. 924" CAL. PALM
154. 930" CAL. PALM	154. 930" CAL. PALM
155. 936" CAL. PALM	155. 936" CAL. PALM
156. 942" CAL. PALM	156. 942" CAL. PALM
157. 948" CAL. PALM	157. 948" CAL. PALM
158. 954" CAL. PALM	158. 954" CAL. PALM
159. 960" CAL. PALM	159. 960" CAL. PALM
160. 966" CAL. PALM	160. 966" CAL. PALM
161. 972" CAL. PALM	161. 972" CAL. PALM
162. 978" CAL. PALM	162. 978" CAL. PALM
163. 984" CAL. PALM	163. 984" CAL. PALM
164. 990" CAL. PALM	164. 990" CAL. PALM
165. 996" CAL. PALM	165. 996" CAL. PALM
166. 1002" CAL. PALM	166. 1002" CAL. PALM
167. 1008" CAL. PALM	167. 1008" CAL. PALM
168. 1014" CAL. PALM	168. 1014" CAL. PALM
169. 1020" CAL. PALM	169. 1020" CAL. PALM
170. 1026" CAL. PALM	170. 1026" CAL. PALM
171. 1032" CAL. PALM	171. 1032" CAL. PALM
172. 1038" CAL. PALM	172. 1038" CAL. PALM
173. 1044" CAL. PALM	173. 1044" CAL. PALM
174. 1050" CAL. PALM	174. 1050" CAL. PALM
175. 1056" CAL. PALM	175. 1056" CAL. PALM
176. 1062" CAL. PALM	176. 1062" CAL. PALM
177. 1068" CAL. PALM	177. 1068" CAL. PALM
178. 1074" CAL. PALM	178. 1074" CAL. PALM
179. 1080" CAL. PALM	179. 1080" CAL. PALM
180. 1086" CAL. PALM	180. 1086" CAL. PALM
181. 1092" CAL. PALM	181. 1092" CAL. PALM
182. 1098" CAL. PALM	182. 1098" CAL. PALM
183. 1104" CAL. PALM	183. 1104" CAL. PALM
184. 1110" CAL. PALM	184. 1110" CAL. PALM
185. 1116" CAL. PALM	185. 1116" CAL. PALM
186. 1122" CAL. PALM	186. 1122" CAL. PALM
187. 1128" CAL. PALM	187. 1128" CAL. PALM
188. 1134" CAL. PALM	188. 1134" CAL. PALM
189. 1140" CAL. PALM	189. 1140" CAL. PALM
190. 1146" CAL. PALM	190. 1146" CAL. PALM
191. 1152" CAL. PALM	191. 1152" CAL. PALM
192. 1158" CAL. PALM	192. 1158" CAL. PALM
193. 1164" CAL. PALM	193. 1164" CAL. PALM
194. 1170" CAL. PALM	194. 1170" CAL. PALM
195. 1176" CAL. PALM	195. 1176" CAL. PALM
196. 1182" CAL. PALM	196. 1182" CAL. PALM
197. 1188" CAL. PALM	197. 1188" CAL. PALM
198. 1194" CAL. PALM	198. 1194" CAL. PALM
199. 1200" CAL. PALM	199. 1200" CAL. PALM
200. 1206" CAL. PALM	200. 1206" CAL. PALM
201. 1212" CAL. PALM	201. 1212" CAL. PALM
202. 1218" CAL. PALM	202. 1218" CAL. PALM
203. 1224" CAL. PALM	203. 1224" CAL. PALM
204. 1230" CAL. PALM	204. 1230" CAL. PALM
205. 1236" CAL. PALM	205. 1236" CAL. PALM
206. 1242" CAL. PALM	206. 1242" CAL. PALM
207. 1248" CAL. PALM	207. 1248" CAL. PALM
208. 1254" CAL. PALM	208. 1254" CAL. PALM
209. 1260" CAL. PALM	209. 1260" CAL. PALM
210. 1266" CAL. PALM	210. 1266" CAL. PALM
211. 1272" CAL. PALM	211. 1272" CAL. PALM
212. 1278" CAL. PALM	212. 1278" CAL. PALM
213. 1284" CAL. PALM	213. 1284" CAL. PALM
214. 1290" CAL. PALM	214. 1290" CAL. PALM
215. 1296" CAL. PALM	215. 1296" CAL. PALM
216. 1302" CAL. PALM	216. 1302" CAL. PALM
217. 1308" CAL. PALM	217. 1308" CAL. PALM
218. 1314" CAL. PALM	218. 1314" CAL. PALM
219. 1320" CAL. PALM	219. 1320" CAL. PALM
220. 1326" CAL. PALM	220. 1326" CAL. PALM
221. 1332" CAL. PALM	221. 1332" CAL. PALM
222. 1338" CAL. PALM	222. 1338" CAL. PALM
223. 1344" CAL. PALM	223. 1344" CAL. PALM
224. 1350" CAL. PALM	224. 1350" CAL. PALM
225. 1356" CAL. PALM	225. 1356" CAL. PALM
226. 1362" CAL. PALM	226. 1362" CAL. PALM
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230. 1386" CAL. PALM	230. 1386" CAL. PALM
231. 1392" CAL. PALM	231. 1392" CAL. PALM
232. 1398" CAL. PALM	232. 1398" CAL. PALM
233. 1404" CAL. PALM	233. 1404" CAL. PALM
234. 1410" CAL. PALM	234. 1410" CAL. PALM
235. 1416" CAL. PALM	235. 1416" CAL. PALM
236. 1422" CAL. PALM	236. 1422" CAL. PALM
237. 1428" CAL. PALM	237. 1428" CAL. PALM
238. 1434" CAL. PALM	238. 1434" CAL. PALM
239. 1440" CAL. PALM	239. 1440" CAL. PALM
240. 1446" CAL. PALM	240. 1446" CAL. PALM
241. 1452" CAL. PALM	241. 1452" CAL. PALM
242. 1458" CAL. PALM	242. 1458" CAL. PALM
243. 1464" CAL. PALM	243. 1464" CAL. PALM
244. 1470" CAL. PALM	244. 1470" CAL. PALM
245. 1476" CAL. PALM	245. 1476" CAL. PALM
246. 1482" CAL. PALM	246. 1482" CAL. PALM
247. 1488" CAL. PALM	247. 1488" CAL. PALM
248. 1494" CAL. PALM	248. 1494" CAL. PALM
249. 1500" CAL. PALM	249. 1500" CAL. PALM
250. 1506" CAL. PALM	250. 1506" CAL. PALM
251. 1512" CAL. PALM	251. 1512" CAL. PALM
252. 1518" CAL. PALM	252. 1518" CAL. PALM
253. 1524" CAL. PALM	253. 1524" CAL. PALM
254. 1530" CAL. PALM	254. 1530" CAL. PALM
255. 1536" CAL. PALM	255. 1536" CAL. PALM
256. 1542" CAL. PALM	256. 1542" CAL. PALM
257. 1548" CAL. PALM	257. 1548" CAL. PALM

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING & ZONING PERMIT NO. 06-500-11 (SPECIAL USE PERMIT) TO ALLOW DEVELOPMENT OF A VACANT 2.77-ACRE PARCEL WITH FOUR BUILDINGS: INCLUDING ONE 4500-SQUARE FOOT RETAIL/OFFICE/RESTAURANT BUILDING, AND THREE 6000-SQUARE FOOT LIMITED INDUSTRIAL BUILDINGS, LOCATED AT THE SOUTHWEST CORNER OF STATHAM BOULEVARD AND OXNARD BOULEVARD, ALSO KNOWN AS 2200 STATHAM BOULEVARD (APN 220-0-010-325), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY STATHAM COMMERCIAL DEVELOPMENT, LLC, C/O LANET-SHAW ARCHITECTS, 11741 PICO BOULEVARD, LOS ANGELES, CA 90064

WHEREAS, the City Council has reviewed Planning & Zoning Permit No. 06-500-11 for property located at 2200 Statham Boulevard, filed by Statham Commercial Development, LLC ; and

WHEREAS, the City Council has carefully reviewed the Planning Commission action recommending thereof, subject to certain conditions, the staff report, and minutes of testimony at the public hearing; and

WHEREAS, Section 15332 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

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

1. The proposed use is in conformance with the 2020 *General Plan* and other adopted standards 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.

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ATTACHMENT 5
PAGE 1 OF 7

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

NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve Planning & Zoning Permit No. 06-500-11 (Special Use Permit) subject to the conditions set forth in Planning Commission Resolution No. 2007-25, on file in the Planning Division, and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of September, 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING & ZONING PERMIT NO. 07-590-01 (ZONE VARIANCE), TO ALLOW A REDUCTION IN THE BUILDING SETBACK FROM 40 FEET TO 30 FEET AND 33 FEET FOR ONE PORTION OF A 4500 SQUARE FOOT COMMERCIAL BUILDING ALONG OXNARD BOULEVARD AS PART OF A FOUR BUILDING DEVELOPMENT, LOCATED AT THE SOUTHWEST CORNER OF STATHAM BOULEVARD AND OXNARD BOULEVARD (APN 220-0-010-325), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY STATHAM COMMERCIAL DEVELOPMENT, LLC, C/O LANET-SHAW ARCHITECTS, 11741 PICO BOULEVARD, LOS ANGELES, CA 90064.

WHEREAS, the City Council has reviewed Planning & Zoning Permit No. 07-590-01 (Zone Variance) for property located at the southwest corner of Statham Boulevard and Oxnard Boulevard, filed by Statham Commercial Development, LLC, and

WHEREAS, the City Council has carefully reviewed the Planning Commission action approving the Zone Variance application, subject to certain conditions, the staff report, and minutes of testimony at the public hearing; and

WHEREAS, Section 15332 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

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

1. That the variance granted is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated; and
2. That because of special circumstance applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulations is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
3. That granting the variance will not be detrimental to the public interest, safety, health or welfare and will not be detrimental or injurious to property or improvements at the same vicinity and zone in which the property is located; and
4. That granting of such a variance will not be contrary to the general plan.

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ATTACHMENT 5
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Resolution No.
PZ 07-590-1
Page 2

NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve Planning & Zoning Permit No. 07-590-1 (Zone Variance) subject to the conditions set forth in Planning Commission Resolution No. 2007-27, on file in the Planning Division, and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of September, 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

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ATTACHMENT 5
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CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING & ZONING PERMIT NO 06-570-8 (ZONE CHANGE), TO CHANGE THE ZONE DISTRICT FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF STATHAM BOULEVARD AND OXNARD BOULEVARD, ALSO KNOWN AS 2200 STATHAM BOULEVARD (APN 220-0-010-325), FROM LIMITED MANUFACTURING (M-L) TO BUSINESS & RESEARCH PARK (BRP). FILED BY STATHAM COMMERCIAL DEVELOPMENT, LLC, C/O LANET-SHAW ARCHITECTS, 11741 PICO BOULEVARD, LOS ANGELES, CA 90064.

The City of Council of the City of Oxnard does ordain as follows:

Part 1. The zoning governing property located at 2200 Statham Boulevard (APN 220-0-010-325), as shown in Planning Commission Resolution No. 2004-26 on file with the Planning Division, is hereby changed from Limited Manufacturing (M-L) to Business & Research Park (BRP), as shown in Exhibit "A."

Part 2. Section 15332 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act.

Part 3. Pursuant to Government Code Section 65863.5, the City Clerk shall mail a copy of this ordinance to the Assessor of Ventura County within thirty (30) days from the adoption of this ordinance.

Part 4. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. _____ was first read on September 18, 2007, and finally adopted on September 25, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this 18th day of September, 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

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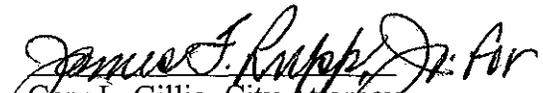
ATTACHMENT 5
PAGE 5 OF 7

Resolution No.
PZ 06-570-8
Page 2

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

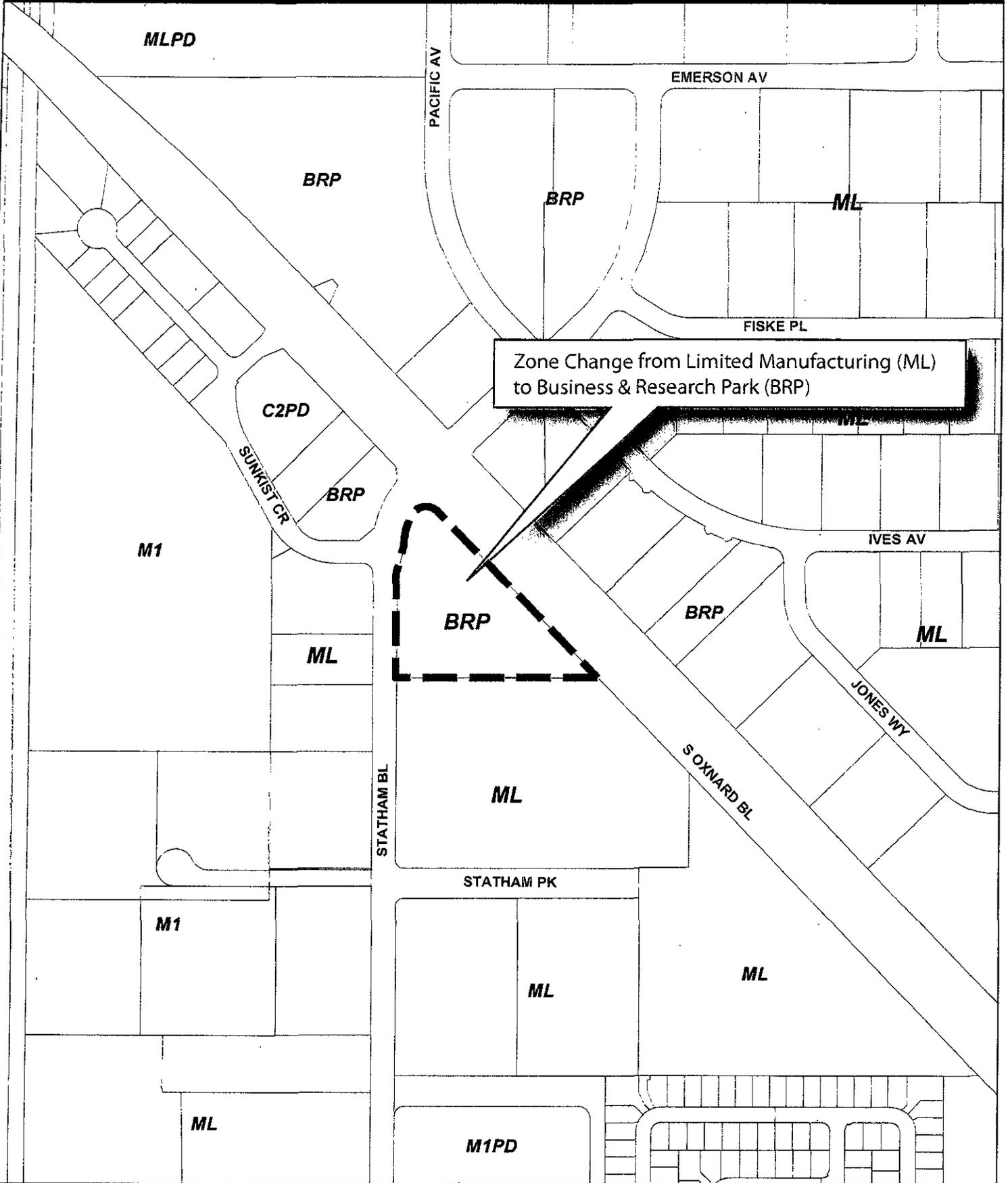

Gary L. Gillig, City Attorney

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ATTACHMENT 5
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Zone Change



PZ 06-500-11, PZ 06-570-8, PZ 07-590-1
Location: 2200 Statham Bl
APN: 220001032
Statham Commercial Development

0 62.5 125 250 375 500 Feet

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Exhibit "A"

ATTACHMENT 5
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