Planning Division

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Jodi La Chance, Assistant Planner

DATE: March 6, 2008

SUBJECT: Planning and Zoning Permit No. 06-500-15, (Special Use Permit), 1001 N. Del Norte Boulevard.

1) **Recommendation:** That the Planning Commission adopt a resolution approving PZ 06-500-15 (Special Use Permit) for the construction of an equipment rental facility and outdoor storage area, subject to certain findings and conditions.

2) **Project Description and Applicant:** The applicant proposes to relocate their existing facility (located at 3170 Santa Clara Avenue), to the subject property, addressed at 1001 N. Del Norte Boulevard. Development of a construction equipment rental facility is proposed on a portion of a 7.86-acre parcel of land. A one story, 23.5-foot high, concrete tilt-up industrial building (12,012 square feet), would include 6,600 square feet for shop and repair use; 3,762 square feet for offices, restrooms and storage areas; and 1,650 square feet for leasing and product display (show room). Approximately 58,000 square feet of secured outdoor storage is included with this request. Onsite repair shop activities include routine maintenance on the rental construction equipment. This maintenance will predominantly occur in the shop area, but there is also an outdoor equipment wash bay for cleaning equipment. Outdoor testing of equipment will occur on-site in an area that will remain unpaved. The applicant also requests approval for reduced onsite parking for the proposed uses. Development of the rearmost 3.91 acres of the site is not proposed at this time. The application was filed by Patrick McIlhenney, Architect, Square One Architecture, 3 Lincoln Ave., Suite B, Ventura, CA 93001, on behalf of Quinn Company.

3) **Existing & Surrounding Land Uses:** The subject site is currently vacant.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	M1-PD	ILGT (Industrial Light)	Vacant
North	M1-PD	ILGT	Agricultural/Farming
South	M1-PD	ILGT	Quinn Co. Farm/Construction Equipment Rental Store
East	M1-PD	ILGT	Light manufacturing, warehousing, and wholesaling
West	M1-PD	ILGT	Vacant

4) **General Plan Policies and Land Use Designation Conformance:** The City of Oxnard 2020 General Plan designates this site for Light Industrial (ILGT) land uses, and the zoning is Light Manufacturing-Planned Development (M1-PD). Where the principal activity occurs within an enclosed building, incidental outdoor assembly, fabrication, and storage may be allowed. In addition, wholesale and retail sales may also be permitted on site. The proposed development of an industrial building containing warehouse and shop, as well as retail associated with the heavy equipment rental, is compatible with the surrounding land uses and is consistent with both the 2020 General Plan designation and the City of Oxnard Zoning Map.

5) **Environmental Determination:** The proposed development is subject to review in accordance with the California Environmental Quality Act (CEQA). An initial study was prepared to analyze potentially significant adverse environmental effects of the proposed project. Four areas of concern were identified as potentially being affected as follows: air quality, cultural resources, geology and soils, hazards and hazardous materials. Mitigation measures were included to reduce the potentially significant impacts to less than significant levels.

   On January 25, 2008, the applicant agreed to all mitigation measures recommended by staff to address the identified adverse effects, except E.1 under Cultural Resources, (conditions of approval 78 & 79). This mitigation measure requires a Native American monitor onsite for all grading and trenching activities. This is a standard condition of project approval for all developments proposed on vacant land, and staff recommends that the requirement for such monitoring be included for this proposal as a condition of project approval. The initial study, mitigation measures recommended by staff, and the Mitigated Negative Declaration (MND) No. 07-12, was available for public review and comment, from February 8, 2008, through February 28, 2008. At the time of writing this report, no significant comments were received on the draft environmental document. Based on the environmental analysis, no significant adverse effects are expected to result from the proposed development. At this time, staff recommends that Planning Commission adopt the MND 07-12 (see Attachment C).

6) **Analysis:**

   a) ***General Discussion:*** The proposed facility will be constructed on a portion of a vacant parcel of land located at the northwest corner of Del Norte Boulevard and Lunar Court. The development will occur entirely on the front 3.95 acres of the lot. The rear 3.91 acres will remain vacant, and will be secured with fencing at this time. This area will also be seeded per a condition of approval to mitigate any windblown dust occurring from the vacant land. Any future development of the rear 3.91 acres will require additional planning permits.

   b) ***Relevant Project and Property History, Related Permits:*** The project site was legally created as Lot 1 of Tract Map No. 4360, dated September 1987, and signed by the Ventura County Recorder August 18, 1988. There have been no previous planning permits or building permits issued for this property.

c) ***Zoning Compliance:*** The proposed development is location in the M1-PD zone district. In accordance with the City Code, the proposed development of a new industrial building and outdoor storage area may be permitted with a special use permit. Applicable development standards of the M-1PD zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Min. lot area (16-230)	15,000 square feet	342,510.5 square feet, existing	Yes
Min. lot width (16-230)	100 feet	450.5 feet, existing	Yes
Min. lot depth (16-230)	150 feet	760 feet, existing	Yes
Max. building height (16-231)	55 feet	23.5 feet	Yes
Front yard setback (16-232)	10 feet from property line; 20 feet from thoroughfares	100 feet	Yes
Side yard setback (16-232)	None	75 feet min.	Yes
Rear yard setback (16-232)	Not less than height of building.	465 feet	Yes
Max. lot coverage (16-233)	Ground floor of structures shall not exceed 70% of total area	27%	Yes
Walls (16-234 & 16-311)	Not to exceed 8 feet in height	7 feet tilt-up concrete wall	Yes
Utilities & rubbish (16-237)	Above-ground appurtenances and associated equipment must be approved as part of the project and screened.	In accordance with City standards	Yes
Off-street parking: Handicapped Motorcycle (16-264) Bicycle (16-623 & 16-637) Loading (16-644) Carpool/Vanpool (16-633)	Based on proposed uses: Outdoor storage 1/2500 SF = 24 Show room 1/350 SF = 4 Repair shop 1/500 SF = 13 Warehouse 1/1000 SF = 1 Office 1/250 SF = 10 TOTAL SPACES ONSITE = 52	46 spaces onsite (see Section e of this staff report)	Yes, with approval of the SUP for reduced parking.
Trip Reduction Measures (16-631) and Transportation Information (16-632)	Commercial and industrial developments are required to comply with requirements.	Not proposed at this time	Yes, as conditioned
Parking Area Landscaping (16-641)	• Minimum 10' wide along Del Norte. • Minimum 5' wide in parking areas along property line. • Minimum 5% of area, exclusive of other required landscaping. • Landscape fingers, per Code. • 36" high berm/wall to screen parking area.	30' wide provided along Del Norte Blvd; and 25% of parking area (32,940 SF) is landscaped. Other requirements provided per City Code.	Yes
Rooftop equipment	May not protrude above height of parapet.	Screened by parapets	Yes
Lighting (16-320)	Shall comply with the City Code.	Proposed lights comply with Code.	Yes

d) ***Site Design Analysis:*** The developed portion of the subject site utilizes the frontage along Del Norte Boulevard. The proposed industrial building is situated perpendicular to Del Norte with only the storefront (east elevation) being directly visible from Del Norte. Tilt-up walls and wrought iron gates run north and south to screen the loading area, and to provide site security. The customer and employee parking area is located at the street frontage. An unpaved area of 1.38 acres is proposed for outdoor storage of heavy equipment, equipment testing, and truck parking. Such testing may include tranching and refilling, compaction testing, boring and drilling, etc. The rearmost 3.91 acres is not proposed for development at this time, and will be secured by a four-foot high cable fence.

e) ***Circulation and Parking Analysis:*** Vehicular access to the site is available from southbound traffic on Del Norte Boulevard. The northernmost drive will be identified for "Exit Only". Two driveways provide ingress and egress for the site. The driveway located midpoint along the frontage serves as the main entry with a monument sign. The southernmost drive is a shared access between the subject parcel and the adjacent parcel (also owned by Quinn Company). Northbound traffic may access the project site from this southerly driveway.

On April 5, 2007, Interwest Consulting Group submitted a parking evaluation to the City for the proposed development (see Attachment D). The study evaluated parking needs based on current usage at the present Quinn Equipment Rental Facility located at 3170 Santa Clara Avenue, Oxnard. The study's projected numbers were justified based on the fact that "...the existing operation will be simply relocated to the new site and, because heavy equipment rental is a specialized use, the most effective evaluation of parking needs for the new site is based on an evaluation of current parking needs at the existing site." The study recommends that at least twenty-four parking stalls (excluding handicapped spaces), be provided for employees, six spaces for customers, and a designated area for at least six large delivery trucks. The proposed site plan satisfies such recommendation with the provision for 42 standard parking spaces, two handicap spaces, two motorcycle spaces, and a loading area designed to accommodate delivery trucks.

The parking study further recommends that a condition of approval be applied to the project at a later date should "...the City determine that onsite parking demand exceeds onsite capacity, it may require the applicant to designate additional onsite parking stalls by providing additional paving and/or other necessary improvements." This is included in the resolution as a special planning condition.

f) ***Building Design Analysis:*** The proposed development includes a single-story concrete tilt-up building with glass and metal accents. The concrete walls shall have integral color "Pebble" with a light sandblast finish. The storefront and side windows will be tinted glass in "Caribia Green" with corrugated silver aluminum frames. A channel metal awning, painted in "Red Ink" will project 2.5 feet from the uppermost building edge and extend around all four sides of the building, providing a minimum vertical clearance of 14 feet. Roll-up shop doors on the north and south elevations, as well as accent striping across the front of the building, will be painted "Red Ink" to match the awning. Exterior

doors leading into the shop from the sides and rear will be constructed of metal and painted "Pigeon Gray". All exterior building lighting shall comply with the City Code.

g) ***Signs***: The proposed facility is proposed for single-occupancy use by Quinn Company. As such, no sign program will be required for the project. Signage depicted on the project plans are conceptual, and will be subject to review for conformity with the City Code at the time such signs are submitted for building permit(s).

h) ***Landscaping & Open Space Compliance:*** The project proposes 16% of the 3.95-acre developed portion as landscaping. To provide for adequate stormwater drainage of the proposed development, several existing trees along Del Norte Boulevard will be removed to facilitate the redesign of the grassy swale. The applicant/developer is required to submit an arborist's report at the time of plan check, prior to the issuance of building permits.

Since the project site is adjacent to the McInnes Ranch Business Park Specific Plan, landscape elements from that specific plan have been required in order to create a cohesive streetscape along Del Norte Boulevard. Such elements include similar width of turf areas, and designation of tree species in the landscape areas.

7) **Development Advisory Committee (DAC) Consideration:** The Development Advisory Committee (DAC) reviewed this project on February 14, 2007, and April 25, 2007. The DAC recommended conditions of approval, which are incorporated into the attached resolution.

8) **Community Input:** The proposed project is not located within any designated Community or Neighborhood as identified in the 2020 General Plan.

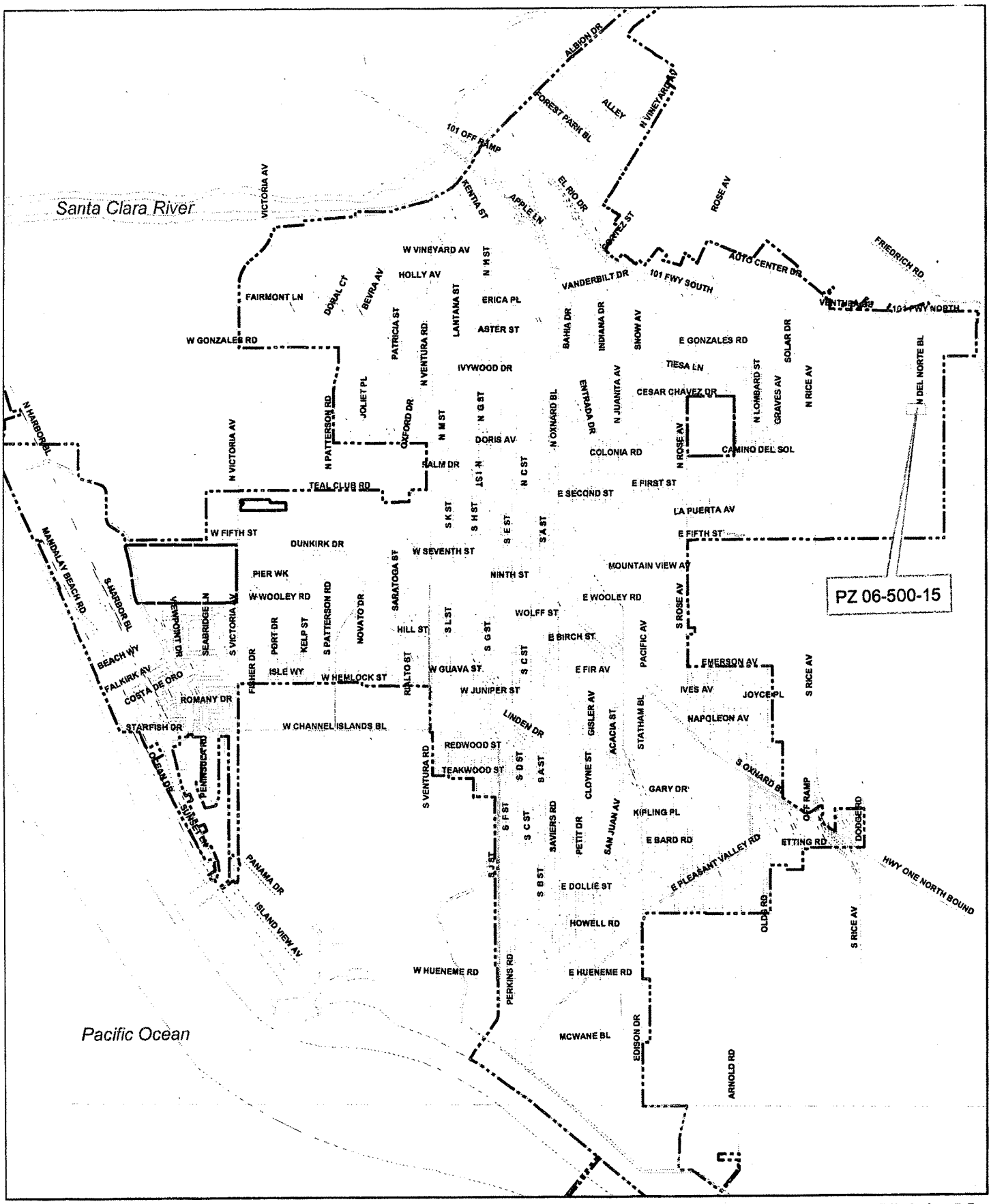
9) **Attachments:**
   A. Maps (Vicinity, General Plan, Zoning)
   B. Reduced Project Plans
   C. Mitigated Negative Declaration No. 07-12
   D. Traffic Evaluation
   E. Resolutions

Prepared by: SM for JL

Approved by: SM SM

ATTACHMENT "A"

Maps (Vicinity, General Plan, Zoning)



PZ 06-500-15
Location: 1001 Del Norte Bl
APN: 216021104
Square One Architecture

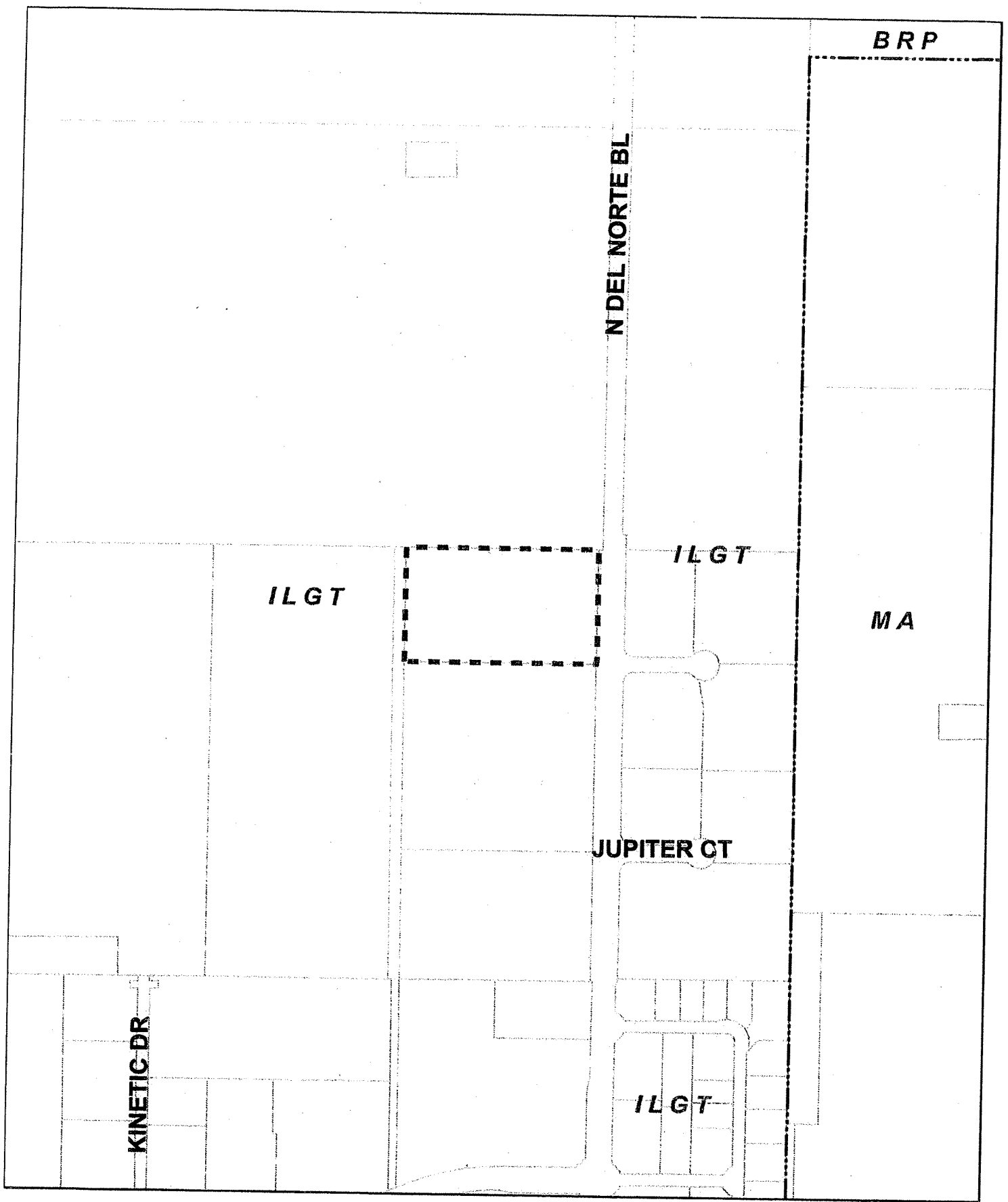
0 0.5 1 2 3 4 Miles

Vicinity Map

N W E S

September 20, 2006

OXNARD PLANNING



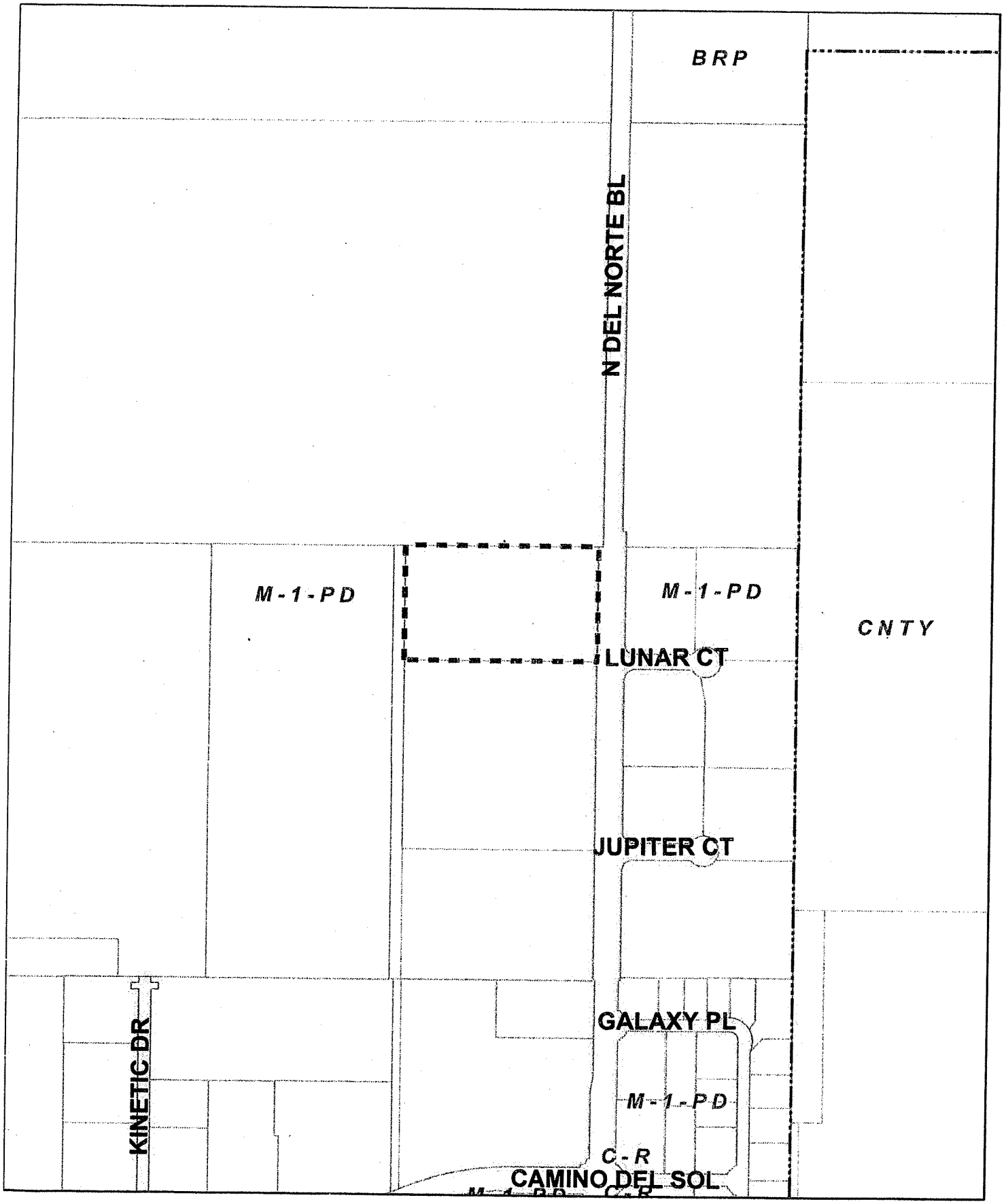
PZ 06-500-15
Location: 1001 Del Norte Bl
APN: 216021104
Square One Architecture

2020 General Plan Map

0 150 300 600 900 1,200 Feet

N W E S

September 20, 2006



PZ 06-500-15
Location: 1001 Del Norte Bl
APN: 216021104
Square One Architecture

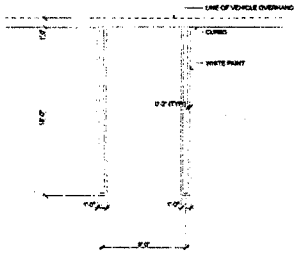
0 150 300 600 900 1,200 Feet

Zone Map

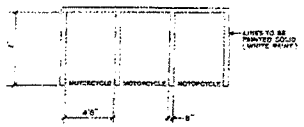
September 20, 2006

ATTACHMENT "B"

Reduced Project Plans



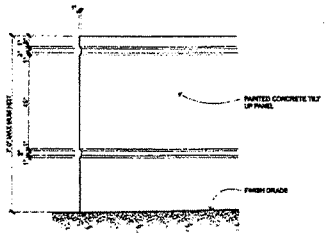
Parking Striping Standard
Scale 3/16" = 1'-0"



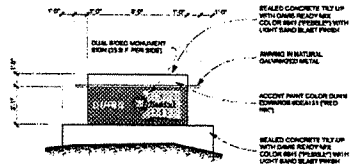
NOTES:
1. ALL REQUIRED MOTORCYCLE SPACES SHALL BE LOCATED AT THE END OF PARKING AISLES, LOCATED AS NEAR AS POSSIBLE TO THE PRIMARY ENTRANCE(S).
2. MOTORCYCLE SPACES SHALL BE GROUPED AND DISPERSED THROUGHOUT THE PARKING LOT AREA(S).
3. EACH MOTORCYCLE SPACE SHALL BE STENCILED AS SUCH

Motorcycle Parking Standard
Scale : 1/5 58

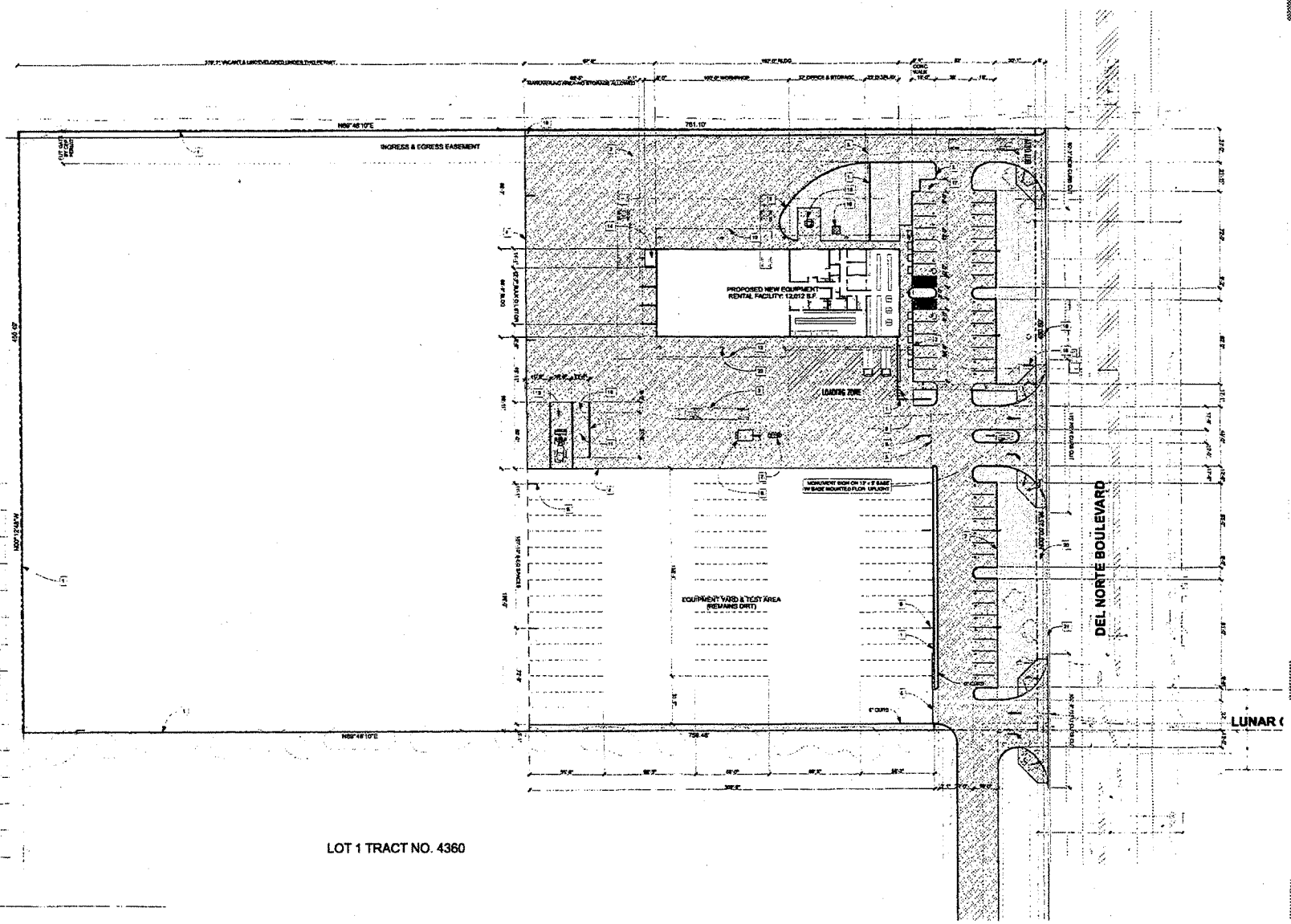
Vicinity Map
Scale 1:1.67



WALL ELEVATION DETAIL
Scale 1/2" = 1'-0"



Monument Sign Elevation
Scale 1/4" = 1'-0"



Site Plan
Scale 1" = 30'

SQUARE ONE
ARCHITECTURE

KEY NOTES

1. 7' HIGH (W) CONCRETE TILT UP SCREEN WALL
2. 6" CONCRETE CURB
3. WD-30 PILOCK BIKERS TEMPLATE (TYP)
4. LINE OF CONCRETE PAVEMENT
5. 6' WROUGHT IRON ELECRICALLY CONTROLED STACKING GATE WITH 3/4" SQUARE PICKETS AT 6" O.C. PAINTED DUNN EDWARDS #DE6214 (TYNDECIN GRAY).
6. 20' HIGH METAL HALIDE LIGHT STANDARD. (TYP 23-PLCS)
7. L.P. GAS DISPENSING
8. GASOLINE/DIESEL FUEL DISPENSING
9. 5-SPACE BIKE RACK
10. LOADING DOCK AT +/- HIGH
11. CONCRETE RAMP TO GRADE
12. LINE OF METAL AWNING OVERHANG ABOVE
13. EQUIPMENT WASH BAY
14. PERPENDICULAR TRASH ENCLOSURE WITH SOLID METAL DOORS PER OXNARD PLATE 805
15. OUTDOOR EATING AREA WITH TABLE & BENCHES
16. S.C.E. TRANSFORMER
17. 2-MOTORCYCLE SPACES
18. NEW FIRE HYDRANT (TYPICAL 2-PLACES)
19. PROPOSED BACKFLOW DEVICE WITH 2' LANDSCAPE SCREENING
20. EXISTING 5' CONCRETE SIDEWALK
21. LINE OF EXISTING CONCRETE CURB
22. METAL HALIDE RECESSED DOWNLIGHT TYP 11 PLCS

LEGEND

- NEW LANDSCAPING
- NEW CONCRETE PAVING
- EXISTING RAISED MEDIAN
- ON-SITE LIGHTING STANDARD (20' HIGH)
- 6' ELECTRIC AUTO LOCK W/ METAL GATE WITH PICKETS AT 6"
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT

PROJECT SUMMARY	
TOTAL PROPERTY AREA (GROSS):	342,604 sq ft (7.86 ACRES)
TOTAL DEVELOPED AREA (GROSS):	171,995 sq ft (3.95 ACRES)
BUILDING AREA	
LEASING & PRODUCT DISPLAY (72' x 98')	7,056 sq ft
OFFICES, TOILETS & STORAGE AREAS (37' x 68')	2,512 sq ft
SHOP & REPAIR AREAS (100' x 68')	6,800 sq ft
TOTAL BUILDING AREA:	16,912
	(7.0% OF DEVELOPED AREA)
PAVED AREA	74,316 S.F. (43.3% OF DEVELOPED AREA)
UNPAVED AREA TO REMAIN DIRT	67,909 S.F. (39.7% OF DEVELOPED AREA)
LANDSCAPED AREA	27,770 S.F. (16.1% OF DEVELOPED AREA)
REQUIRED PARKING	
PER WITTWRIGHT CONSULTING GROUP PARKING STUDY OF 4/1/07	
	54 CARS
REQUIRED ACCESSIBLE STALLS	3 CARS
TOTAL CARS REQUIRED:	57 CARS
TOTAL CARS PROVIDED:	48 CARS
45 STANDARD SPACES	
3 ACCESSIBLE SPACES	
0 COMPACT SPACES	
MOTORCYCLE PARKING REQUIRED	1 MTC
MOTORCYCLE PARKING PROVIDED:	2 MTC

Current Issue: 12 APR 07 DAC REVISIONS

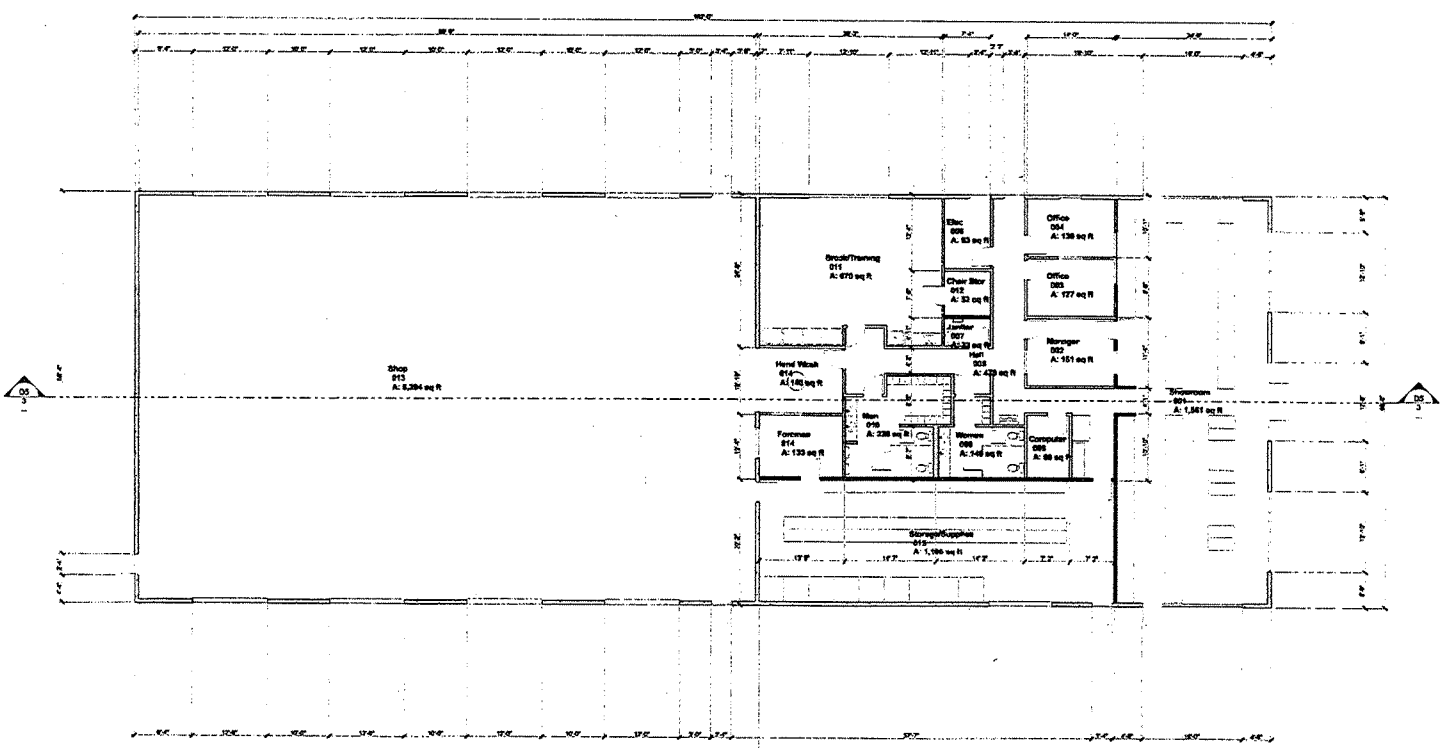
Site Plan

QUINN EQUIPMENT RENTAL FACILITY

1001 Del Norte Blvd.
Oxnard, CA 93030

PROJECT APN: 216-0-211-045

c/o Mr. Mark Uric
10006 Rose Hills Road
City of Industry, CA 90601
(562) 463-4703



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

KEY NOTES

Current Issue: 12 APR 07 DAC REVISIONS

Floor Plan

QUINN EQUIPMENT RENTAL FACILITY

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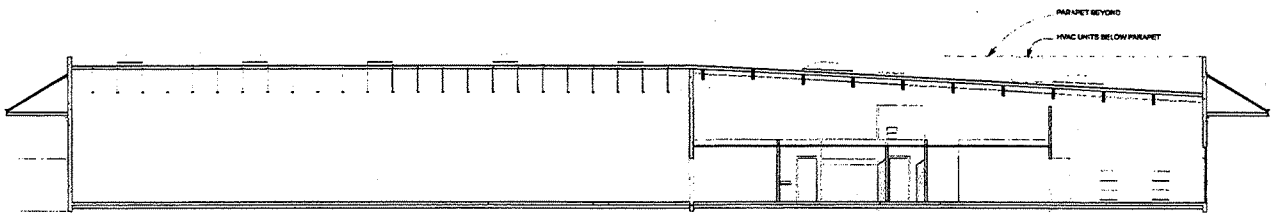
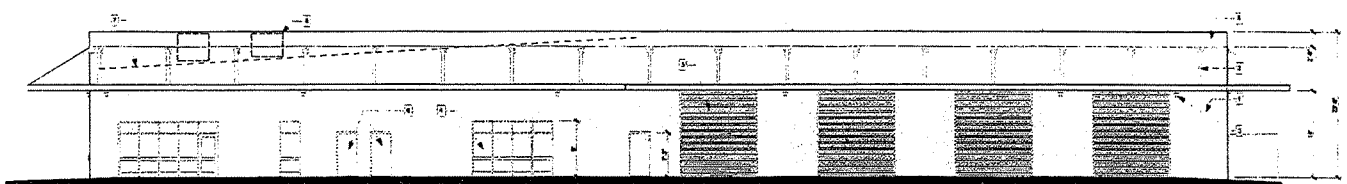


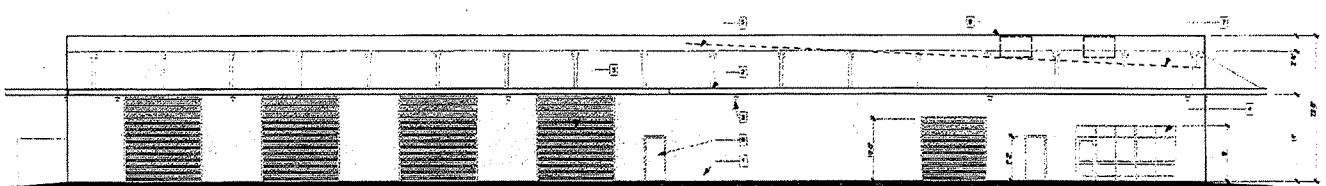
Building Section D

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



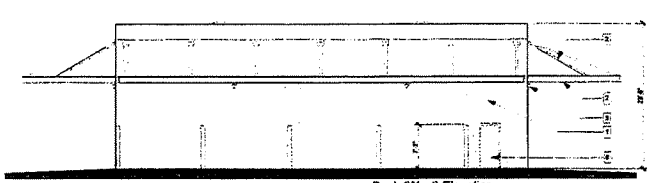
Right (North) Elevation

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



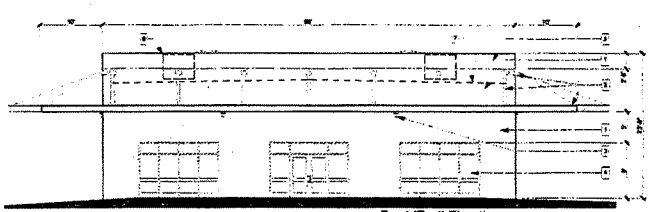
Left (South) Elevation

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



Back (West) Elevation

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



Front (East) Elevation

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

KEY NOTES

1. SEALED CONCRETE TILT-UP PANELS OF DAVIS READY MIX COLOR #841 ("PEBBLE") WITH LIGHT SANDBLAST FINISH.
2. METAL CHANNEL AWNING FRAME, WALL HANGER PLATES, AND SUPPORT HANGERS PAINTED DUNN EDWARDS #DEA131 ("RED WIC").
3. LEADER IN NATURAL GALVANIZED METAL.
4. 1/4" PPG STOREFRONT GLASS IN "CARIBA" (GREEN) TINT, SET IN US ALUMINUM 4 1/2" (IN) (CLEAR) ALUMINUM FRAMES
5. ACCENT PAINT COLOR DUNN EDWARDS #DEA131 ("RED WIC").
6. METAL DOOR & FRAME PAINTED DUNN EDWARDS #DE6214 ("PIGEON GRAY")
7. LINE OF ROOF BEHIND PARAPET.
8. PROPOSED HVAC UNITS NOT TO BE VISIBLE FROM PUBLIC WAY

Current Issue: 12 APR 07 DAC REVISIONS

Exterior Elevations

QUINN EQUIPMENT RENTAL FACILITY

1001 Del Norte Blvd.
Oxnard, CA 93030

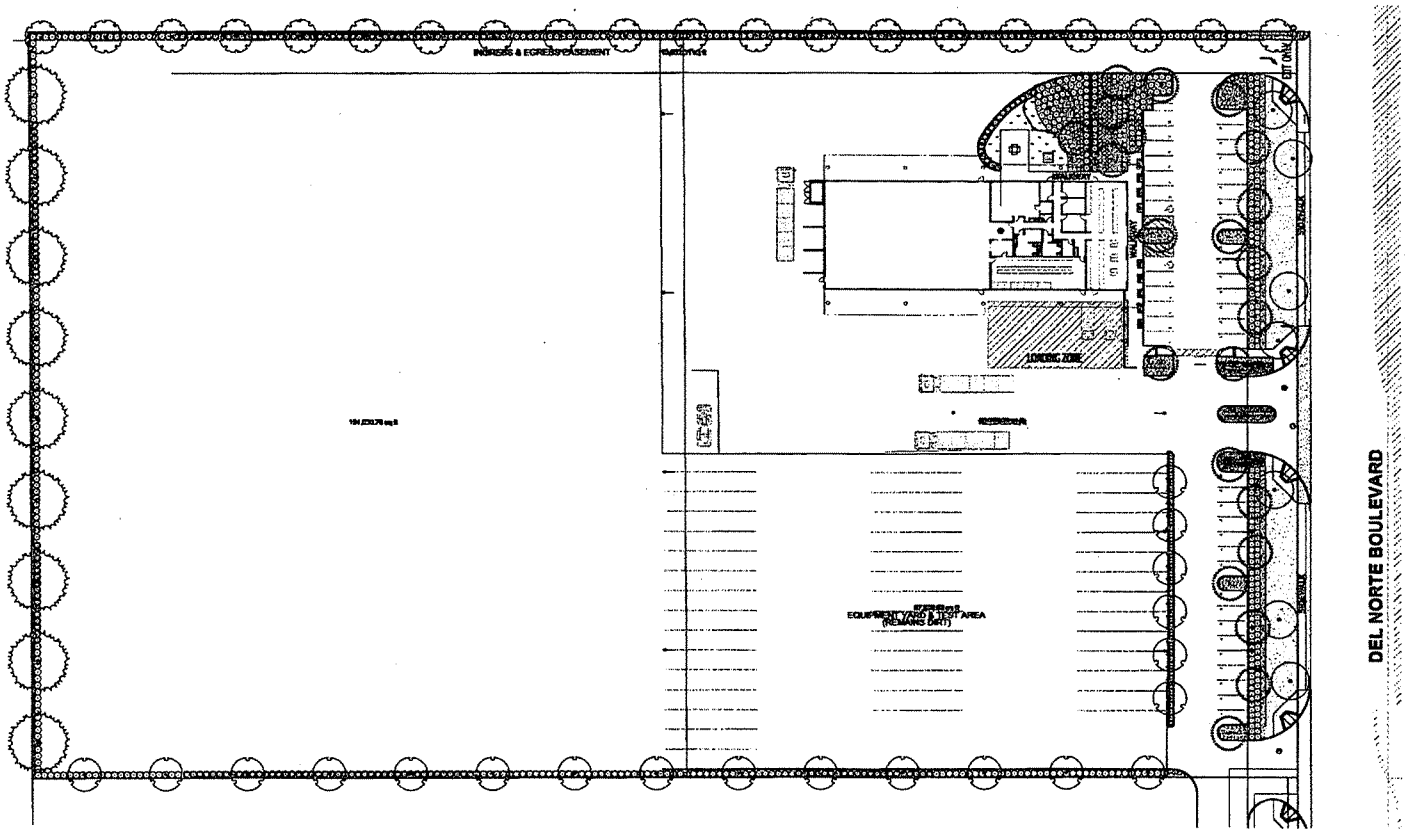
PROJECT APN: 216-0-211-045

c/o Mr. Mark Ursic
10008 Rose Hills Road
City of Industry, CA 90601
(562) 463-4703

3

NOTE: SEE ARCHITECTURAL DRAWINGS FOR PERIMETER WALL DETAIL

GATE AND FENCE TO BE 6' HIGH WROUGHT IRON WITH 3/4" PICKETS AT 6" O.C., COLOR DURN EDWARDS #5214 PIGEON GRAY



PLANT_SCHEDULE

TREES	CODE	BOTANICAL/COMMON	SIZE	QTY
	CIT CIT	CITY SPECIFIED / TREE TO BE DESIGNATED BY CITY	24"BOX	20
	EXG MAG	EXISTING MAGNOLIA TO REMAIN	EXISTING	7
	EXT REM	EXISTING TREE TO BE REMOVED	EXISTING TO REMOVE	4
	LIQ PAL	LIQUIDAMBAR STYRACIFLUA "PALO ALTO" TM / PALO ALTO SWEET GUM	24"BOX	22
	PIN HAL	PINUS HALEPENSIS / ALLEPO PINE	24"BOX	9
	TRI CON	TRISTANIA CONFERTUS / BRISBANE BOX	24"BOX	20
	ULM TRU	ULMUS PARVIFOLIA "TRUE GREEN" / TRUE GREEN ELM	24"BOX	1

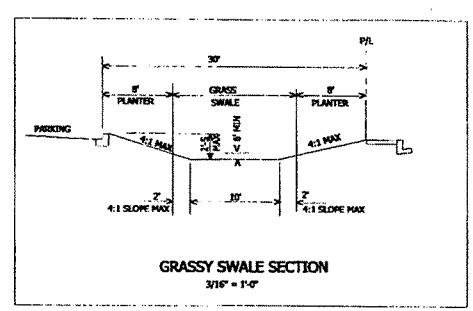
SHRUBS	CODE	BOTANICAL/COMMON	SIZE	QTY
	ELE PUN	ELAEAGNUS PUNGENS / SILVER ELEAGNUS	5 GAL	140
	HEM JAZ	HEMEROCALLIS HYBRID "LITTLE JAZZ" / RED DAYLILY	5 GAL	279
	LAN GEE	LANTANA CAMARA "TEDDIE GEENIE" / DWARF LANTANA	5 GAL	158
	LAN PU2	LANTANA MONTEVIDENSIS "PURPLE" / TRAILING LANTANA	5 GAL	270
	LIG JA2	LIGUSTRUM JAPONICUM / JAPANESE PRIVET	5 GAL	217
	NAN GUL	NANDINA DOMESTICA "GULF STREAM" TM	5 GAL	127

SHRUB	CODE	BOTANICAL/COMMON	SIZE	QTY
	NER PET	NERIUM OLEANDER "PETITE PINK" / PETITE PINK OLEANDER	5 GAL	134
	PIT NAN	PITTOSPORUM CRASSIFOLIUM "NANA" / DWARF PITTOSPORUM	5 GAL	104
	RHA MIN	RHAPHIOLEPIS UMBELLATA "MINOR"	5 GAL	23
	TRA JAS	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	5 GAL	213
	VIB SPR	VIBURNUM TOCUS "SPRING BOUQUET" / SPRING BOUQUET LAURESTINUS	5 GAL	72

VINE/ESPALIER	CODE	BOTANICAL/COMMON	SIZE	QTY
	PAR TRI	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	5 GAL	24

SHRUB AREAS	CODE	BOTANICAL/COMMON	SIZE	QTY
	LIG JAP	LIGUSTRUM JAPONICUM / JAPANESE PRIVET EXISTING SHRUB HEDGE TO BE ALLOWED TO GROW TO 36" TALL		

GROUND COVERS	CODE	BOTANICAL/COMMON	SIZE	QTY
	TUR FES	TURF SOD MARATHON II / DROUGHT TOLERANT FESCUE	SOD	962 SF
		EXISTING TURF TO REMAIN REPAIR AS NEEDED		



GRASSY SWALE SECTION
3/16" = 1'-0"

SCALE 1" = 30'-0"

NOTE: ALL LANDSCAPING WILL COMPLY WITH THE APPLICABLE PARKS LANDSCAPE STANDARDS.

LAND MARK DESIGN
LANDSCAPE ARCHITECTURE

275 E. HILLCREST DR. SUITE 170
THOUSAND OAKS, CA 91360
PH 805.496.6151 FX 805.496.5901
LICENSE NUMBER 2502

CLIENT:
QUINN RENTAL SERVICES

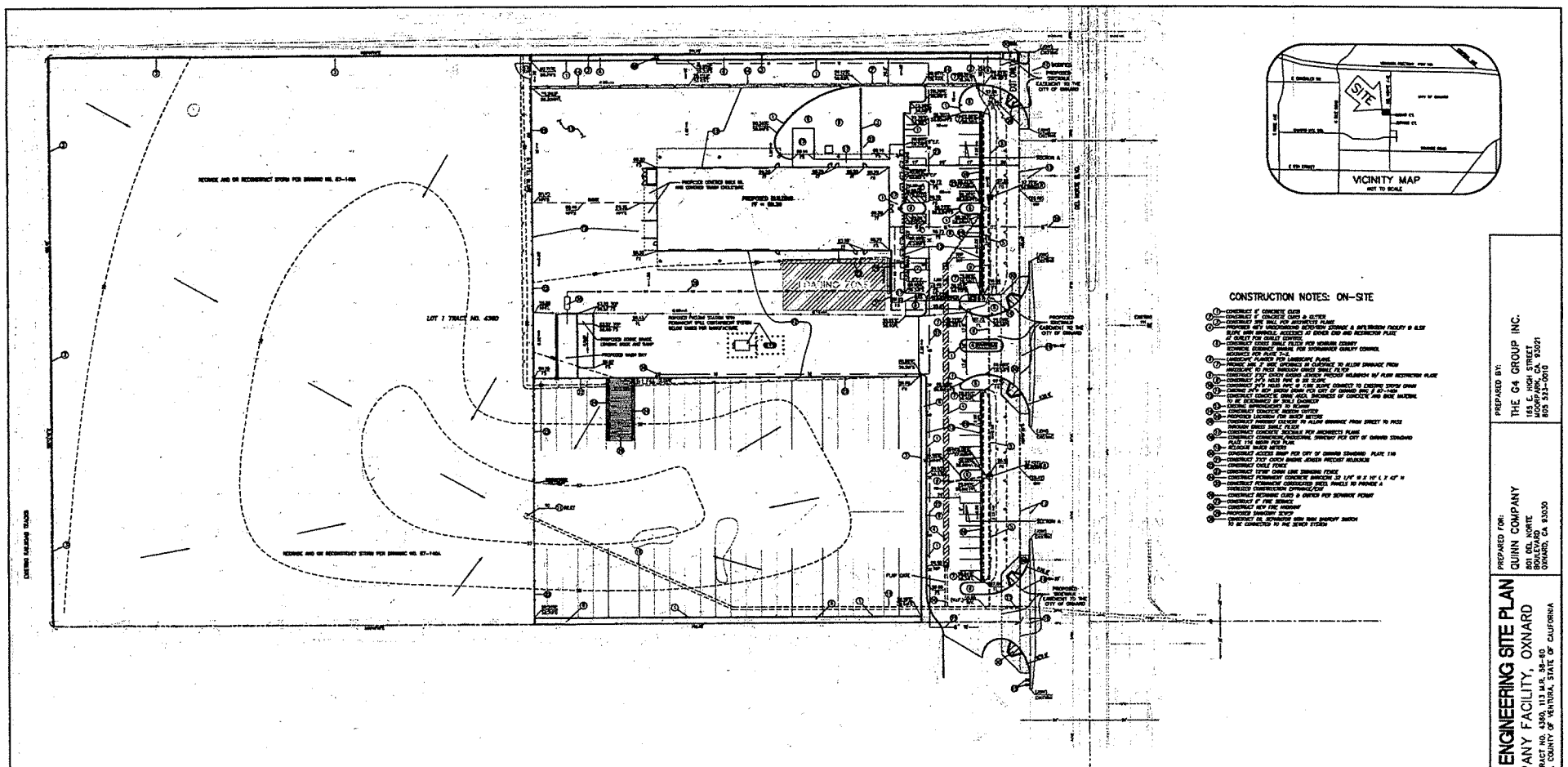
PROJECT:
QUINN RENTAL SERVICES
1001 DEL NORTE BLVD.
OXNARD, CA.

PROJECT NUMBER:
44601
DATE:
04/11/07
REVISIONS:

DRAWN: BR CHECKED: CR

SHEET TITLE:
LANDSCAPE CONCEPT

SHEET:
L-0



LEGEND:

A.C.	AREA DRAIN
AC	ASPHALT
BFP	BACK FLOW DEVICE
BOW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CY	CUBIC YARDS
CO	CLEAN OUT/CLEANOUT
DCV	DOUBLE CHECK DETECTION
DW	DRIVEWAY
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FL	FLOWLINE
G	GRADE
GB	GRADE BREAK
GV	GATE VALVE
FH	FIRE HYDRANT
HB	HOSE BIBB
JB	JUNCTION BOX
LS	LANDSCAPE
MH	MANHOLE
PL	PROPERTY LINE
PIV	PIVOTAL VALVE/PIVOT
RD	RO DRAIN, GRATE
RW	FALL DRAIN
RPV	FIRST REDUCING VALVE
SV	SHUTOFF VALVE
SCO	SEL CAL CLEAN
SCV	SERVICE CLEAN OUT
SD	STORM DRAIN
TC	CONCRETE CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TW	TOP OF WALLS
WV	WATER VALVE
WM	WATER METER
WMB	ELECTRIC METER/BOX
VEC	VINE CONNECT
SWC	SINGLE SPIN
	CONCRETE WALKS, ETC?
	PARKING DELINEATION STALL
O	POWER DISTRIBUTION POLE P.G.&E. 55-100
(C)	CENTER
(TC)	TOP OF CURB/CURB CENTERLINE
	FINISHED CONTOUR
	DIRECTION & SLOPE OF PLANE
(C)	CENTER

LEGAL DESCRIPTION:

LOTS 1, 2 AND 3 OF TRACT NO. 4360, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 113, PAGE 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

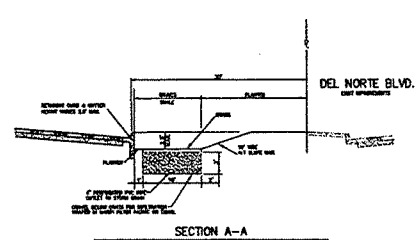
EXCEPTING THEREFROM ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WITHIN THE PROPERTY DESCRIBED ABOVE, THE PRESENT PERIODIC PORTION OF THE PRESENT SURFACE OF THE PROPERTY AND THE PRESENT SURFACE OF THE PROPERTY FOR THE PURPOSE OF PROSPECTING FOR, THE OPERATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND DISPOSAL OF SAID MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM THE PROPERTY, BUT WITHOUT THE RIGHT TO ENTER UPON, THE SURFACE OR ANY PORTION THEREOF WITHIN SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE SAID PROPERTY FOR ANY PURPOSE WHATSOEVER, AS RESERVED, AS RESERVED BY KAMIN DEL MONTE ASSOCIATION IN DEED RECORDED JUNE 1, 1988 AS INSTRUMENT NO. 88-[illegible] OFFICIAL RECORDS.

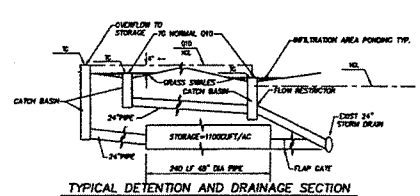
LAND USE CLASSIFICATION:

EXISTING – VACANT LAND
PROPOSED – COMMERCIAL / INDUSTRIAL

OVERALL SITE AREA

TOTAL DEVELOPMENT AREA: 171,539 SQ. FT. 3.94 ACRES
TOTAL SITE AREA: 343,934 SQ. FT. 7.89 ACRES





GRAPHIC SCALE

Underground Service Alert
Call TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PREPARED BY:
THE G4 GROUP INC.
145 S. HIGH STREET
MOORPARK, CA. 93021
805 523-0010

PREPARED FOR:
QUINN COMPANY
801 DEL NORTE BOULEVARD
OXNARD, CA 93030

CONCEPTUAL ENGINEERING SITE PLAN

QUINN COMPANY FACILITY, OXNARD

IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION OF REVISION

1 of 1

JOB NO. 0566
SEP. 28, 2007
V553-A6

ATTACHMENT "C"

Mitigated Negative Declaration (MND 07-12)
and comments received

PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 07-12

On the basis of an initial study, and in accordance with Section 15070 of the California Code of Regulations, the Planning Division has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment:

PLANNING & ZONING PERMIT NO. 06-500-15 (Special Use Permit) Development of front 3.95 vacant acres with a construction equipment rental facility including: 12,012 square foot office, show room, repair shop, secured outdoor storage, and maintenance of heavy equipment. The rear 3.91 acre area will remain undeveloped. This is a relocation site for the existing Quinn Equipment Rental located at 3170 Santa Clara Avenue. **Recirculation due to missing attachments: previously received comments remain valid.** Located at 1001 Del Norte Boulevard (APN 216-0-211-04). Filed by Patrick Mc Ilhenney, Square One Architecture, 35 W. Main St., B-303, Ventura CA 93001.

In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the City of Oxnard has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and that a mitigated negative declaration (MND) may be adopted.

The draft document may be reviewed online, from the City webpage. Go to www.planning.cityofoxnard.org, then "Environmental Documents" (on the right side of the page) to select and view the draft document.

Alternatively, the draft document is available for review at the Oxnard Planning Division office, 214 South C Street (8:00 a.m. to 6:00 p.m., Monday through Thursday, and 8:00 a.m. to 5:00 p.m. on alternate Fridays), and at the Oxnard Public Library, 251 South "A" Street (9:00 a.m. to 8:00 p.m., Monday through Thursday, and 9:00 a.m. to 5:30 p.m. on Saturday and 1:00 p.m. to 5:00 p.m. on Sunday).

The recirculated public review period begins on February 8, 2008 and ends on February 28, 2008. All comments should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Jodi LaChance, at (805) 385-7886 and written comments may be mailed or faxed (805-385-7417) to the City of Oxnard, Planning Division, 214 S. C, Oxnard, CA 93030.

Attached is a copy of the initial study documenting the reasons to support the finding of no significant effect on the environment. Mitigation measures are included to reduce the identified potential effects to a less than significant level:

AIR QUALITY

C-1 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.

C-2 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.

C-3 During construction and on non-construction days (including Sundays) during periods of high wind (see C-6), 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-4 During construction, Developer shall control dust by the following activities:

- All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

C-5 During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

C-6 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.

C-7 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.

C-8 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.

C-9 Until and unless the rear 3.91 acre area is developed under a subsequent permit, the 3.91 acre area shall be seeded, periodically watered as needed to maintain a minimum vegetation cover, and/or treated with environmentally safe dust suppressants so as to minimize fugitive dust during average weather conditions.

CULTURAL RESOURCES

E. 1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at Cal State Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities. The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. Developer shall contract with a Native American monitor to be present during trenching or construction activities on the project site more than 16 inches in depth. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature.

GEOLOGY AND SOILS

F-1 Developer shall submit a site-specific soils investigation, which shall be prepared by a licensed geotechnical engineer. At a minimum, such study shall include liquefaction and compressible soil characteristics on the subject site, and shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of said report shall be incorporated into the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits.

HAZARDS AND HAZARDOUS MATERIALS

G-1 The project shall be designed to comply with all fire and building codes for the hazardous materials use, and adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using best technology. A hazardous materials impact analysis and/or a "Risk Assessment" may also be required to determine potential on-site and off-site impacts and any required mitigation measures. These studies shall conform to the requirements of the Oxnard Fire Department. The developer shall be responsible for payment of the study and for the services of an "independent" qualified consultant to perform and evaluate these studies.

Attachments:
A. Initial Study/MND 07-12 (hard copy or CD, unless notice only)
B. Vicinity Map
C. Reduced Project Plan

Planning Division
214 South C Street
Oxnard, CA 93030
805/385-7858
FAX 805/385-7417

INITIAL STUDY
MITIGATED NEGATIVE DECLARATION 07-12

Quinn Equipment Rental Facility
PZ 06-500-15
1001 Del Norte Boulevard, Oxnard, CA

February 8, 2008

Introduction

This *Initial Study* has been prepared in accordance with relevant provisions of the *California Environmental Quality Act (CEQA) of 1970*, as amended, and the CEQA *Guidelines* as revised. *Section 15063(c)* of the CEQA *Guidelines* indicates that the purposes of an Initial Study are to:

1. Provide the Lead Agency (i.e., the City of Oxnard) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration;

2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;

3. Assist the preparation of an EIR, if one is required, by:
   - Focusing the EIR on the effects determined to be significant;
   - Identifying the effects determined not to be significant;
   - Explaining the reasons why potentially significant effects would not be significant; and
   - Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.

4. Facilitate environmental assessment early in the design of a project;

5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;

6. Eliminate unnecessary EIRs; and

7. Determine whether a previously prepared EIR could be used with the project.

The City of Oxnard *Threshold Guidelines - Initial Study Assessment* (February 1995) was used along with other pertinent information for preparing the *Initial Study* for this project.

The purpose of the *Threshold Guidelines* is to inform the public, project applicants, consultants and City staff of the threshold criteria and standard methodology used in determining whether or not a project (individually or cumulatively) could have a significant effect on the environment. Furthermore, the *Threshold Guidelines* provide instructions for completing the *Initial Study* and determining the type of environmental document required for individual projects.

Determining the significance of environmental impacts is a critical and often controversial aspect of the environmental review process. It is critical because a determination of significance may require that the project be substantially altered, or that mitigation measures be readily employed to avoid the impact or reduce it below the level of significance. If the impact cannot be reduced or avoided, an Environmental Impact Report (EIR) must be prepared. An EIR is a detailed statement that describes and analyzes the significant environmental impacts of a proposed project, discusses ways to reduce or avoid them, and suggests alternatives to the project, as proposed. The preparation of an EIR can be a costly and time-consuming process.

Determining the significance of impacts is often controversial because the decision requires staff to use their judgment regarding a subject that is not clearly defined by the law. The State CEQA *Guidelines* define the term "significant impact on the environment" as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. However, there is no iron-clad definition of what constitutes a substantial change because the significance of an activity may vary according to location.

To help clarify and standardize decision-making in the environmental review process, Oxnard has developed thresholds of environmental significance. Thresholds are measures of environmental change that are quantitative for subjects like noise, air quality, and traffic; and qualitative for subjects like aesthetics, land use compatibility, and biology. These thresholds are used in the absence of other empirical data to define the significance of impacts. For some projects, however, special studies and/or the professional judgment of City staff may enter into the decision-making process. Therefore, Oxnard's thresholds are intended to serve as guidelines, and to augment existing CEQA provisions governing the definition of significance.

The City's environmental thresholds will be periodically updated as new information becomes available, or as standards regarding acceptable levels of environmental change are reevaluated. For example, the air quality thresholds adopted by Oxnard were established through State and Federal legislation. These standards, and the methodology used to compute them, may change over time. When this occurs, the City will evaluate the data and, if necessary, modify the thresholds to reflect improved awareness.

When other agencies have jurisdiction over a given site, the project proponent will have to meet the design, mitigation, and monitoring requirements imposed by those agencies, as well as any additional requirements established by the City of Oxnard.

CITY OF OXNARD

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Quinn Equipment Rental Facility

2. Lead Agency Name and Address: City of Oxnard, Planning Division, 214 South C Street, Oxnard, CA 93030

3. Contact Person and Phone Number: Jodi LaChance, Assistant Planner, (805) 385-7886.

4. Project Location: 1001 N. Del Norte Blvd.; northwest corner of Del Norte Blvd. and Lunar Court; City of Oxnard, (APN 216-0-211-04).

5. Project Applicant Name and Address: Patrick McIlhenney, Square One Architecture, 35 W. Main Street, B-303, Ventura, CA 93001; Quinn Company, 10006 Rose Hills Road, City of Industry, CA 90601

6. General Plan Designation: Light Industrial (ILGT)

7. Zoning: Light Manufacturing-Planned Development (M1-PD)

8. Description of Project: Development of front 3.95 vacant acres with a construction equipment rental facility including: 12,012 square foot office, show room, repair shop, secured outdoor storage, and maintenance of heavy equipment. The rear 3.91 acre area will remain undeveloped. This is a relocation site for the existing Quinn Equipment Rental located at 3170 Santa Clara Avenue.

9. Surrounding Land Uses and Setting: The project site is situated north and west of existing industrial development and south of agricultural land currently in agricultural production but planned for light industrial development (Sakioka Farms Specific Plan area).

Direction	Zoning	Land Use Designation	Land Use
North	M1-PD	Industrial Light	Agricultural/Farming
East	M1-PD	Industrial Light	Light Manufacturing, Warehousing and Wholesaling (Drums, Audio/Video Equipment, etc.)
South	M1-PD	Industrial Light	Light Manufacturing, Warehousing
West	M1-PD	Industrial Light	Agricultural/Farming; Manufacturing (Proctor &Gamble)

10. Other agencies whose approval is required (e.g., permits, financing approval, or participating agreement): City of Oxnard Building & Engineering Division, for building and grading permits; City of Oxnard Traffic Engineering Department, for curb cuts and drives on Del Norte Blvd.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date 2-5-08
Jodi La Chance	Assistant Planner
Print Name	Title

Attachments: **Location Map**
Reduced Plans

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," cited in support of conclusions reached in other sections may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used—Identify and state where they are available for review.
   b. Impacts Adequately Addressed—Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures—For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identity: a) The significance criteria or threshold, if any, used to evaluate each question; and b) The mitigation measure identified, if any, to reduce the impact to less than significance.

A. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (*2020 General Plan, VIII - Open Space/ Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☐	☐	☒
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (*2020 General Plan, VIII - Open Space/ Conservation Element; XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☐	☐	☒
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (*2020 General Plan, VIII - Open Space/Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☐	☐	☒
4. Create a source of substantial light or glare, which would adversely affect day or nighttime views in the area? (*2020 General Plan, VIII - Open Space/Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☐	☒	☐

Discussion:

1-3) The 7.86 acre site is located on the west side of Del Norte Boulevard, just south of Highway 101. The existing visual character of the site and its surroundings consist primarily of agricultural and industrial uses, with a distant vista of mountains to the north and east. As the project is on the west side of Del Norte Blvd., it does not block the mountain vista seen by Del Norte motorists. This project is not within, or adjacent to, any other designated scenic resources, such as beaches, coastlines, or parks. The subject property is located within city limits on a parcel that is designated for industrial uses of the type proposed. The 3.95 acre developed portion will provide landscaping and architectural treatments consistent with development in the surrounding area, and consistent in size and height with existing industrial development in the vicinity. The rear 3.91 acre area will remain vacant and not visible from any public street. The project site is adjacent to the McInnes Ranch Business Park and will be required to develop a streetscape consistent with the standards of that Specific Plan area. Compliance with the applicable City landscape, design policies, zoning and development standards is required. Therefore, **no significant impacts related to scenic resources are expected to result from this project.**

4) The site is currently vacant and will be developed with a structure and parking lot which will introduce new light and possibly glare to the immediate area. Lighting will be typical exterior lighting similar to that generated by the surrounding industrial uses. As part of design review, onsite lighting shall be required to comply with the city's requirements regarding land use compatibility and reduction of light spillover; a lighting plan which will ensure that it meets, or exceeds, all city design standards. **Therefore, no significant impacts related to lighting and glare are expected to result from this project; the impacts resulting from the addition to light and glare are expected to be less than significant.**

B. AGRICULTURAL RESOURCES*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources*)	☐	☐	☐	☒
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources*)	☐	☐	☐	☒
3. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources*)	☐	☐	☐	☒

* *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farmland.*

Discussion: 1-3) The project site is not located within any designated greenbelt or agricultural land contract area and is not adjacent to permanent unincorporated County of Ventura agricultural land. The project site is located in an area planned for industrial uses since at least 1990, and is adjacent to the Sakioka Farms Specific Plan area which, although currently being farmed, is developing a specific plan for light industrial development. **Therefore, the project may be deemed to have no impact on agricultural resources as the adjacent farming operations are not permanent.**

C. AIR QUALITY*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (*FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002Computer Program)*	☐	☐	☐	☒
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (*FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☐	☒	☐

C. AIR QUALITY*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? *(FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☐	☒	☐
4. Expose sensitive receptors to substantial pollutant concentrations? *(FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☐	☐	☒
5. Create objectionable odors affecting a substantial number of people? *(FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☐	☐	☒

* *Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.*

Discussion:

1-5) *Short-term impacts:* Short-term impacts to air quality will likely result from grading and other construction activities associated with the project, such as earth-moving and heavy equipment vehicle operations. According to the Ventura County Air Pollution Control District (APCD), any combustion equipment on-site, which is rated at 50 horsepower or greater, must have either an APCD Permit to Operate (PTO), or be registered with the California Air Resources Board's (CARB), Portable Equipment Registration Program (PERP). Examples of such equipment include portable electrical generators and portable air compressors. The applicant is responsible for contacting the APCD to verify compliance with any APCD permitting needs. The proposed project could potentially expose construction workers to pollutants and excessive amounts of air-borne matter. The undeveloped rear 3.91 acre area could be a source of windblown soil and dust unless vegetated or treated with acceptable dust suppression techniques. Standard conditions of project approval, as recommended by the APCD, will be included to minimize such emissions and maximize dust suppression on-site. **With the inclusion of the mitigation measures, short-term air quality impacts would be reduced to less than significant.**

Long-term impacts: Anticipated long-term impacts of the proposed project will be attributed to the increased traffic associated with commercial and industrial activity within the area. The City's adopted threshold for Reactive Organic Compound (ROC) and Nitrogen Oxide (NOx) emissions is 25 pounds per day (ppd). Project-specific emissions have been calculated using the URBEMIS 2002 (Version 8.7.0) computer modeling program; the model results are attached. Based upon the proposed square footage for the various uses described in the proposed facility, URBMIS calculates that the project is anticipated to generate approximately 229 average daily trips which results in approximately 8.04 pounds per day of ROC and 11.43 pounds per day of NOx, neither of which exceed the City's air quality thresholds. **With the inclusion of the mitigation measures, long-term air-quality impacts would be reduced to less than significant.**

Greenhouse Gases (GHG)

Due to the uncertainties in quantification methods, the inability to predict the effectiveness of regulatory efforts still under development, and the lack of established thresholds of significance it is not possible to determine if the proposed project would result in a significant increase in GHG emissions. The State has accounted for projected increases in population and accompanying demand for commercial activities when it established its over-all GHG reduction targets for 2020 in AB32.

Mitigation:

Short Term:

C-1 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.

C-2 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.

C-3 During construction and on non-construction days (including Sundays) during periods of high wind (see C-6), 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-4 During construction, Developer shall control dust by the following activities:

- All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

C-5 During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

C-6 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.

C-7 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.

C-8 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.

C-9 Until and unless the rear 3.91 acre area is developed under a subsequent permit, the 3.91 acre area shall be seeded, periodically watered as needed to maintain a minimum vegetation cover, and/or treated with environmentally safe dust suppressants so as to minimize fugitive dust during average weather conditions.

Monitoring: Planning staff will verify that all dust control measures (C-1 through C-9) are included on the grading plans. The Building Official will monitor all applicable measures in the field until construction is completed.

Result After Mitigation: Upon implementation of the above mitigation measures, the project will not result in any residual significant adverse effects on the environment related to air quality issues.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
D. BIOLOGICAL RESOURCES				
Would the project:				
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan*)	☐	☐	☐	☒
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan*)	☐	☐	☐	☒
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan*)	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
D. BIOLOGICAL RESOURCES				
Would the project:				
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan*)	☐	☐	☐	☒
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan*)	☐	☐	☐	☒
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (*2020 General Plan, VIII - Open Space/ Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan*)	☐	☐	☐	☒

Discussion:

1-6) The proposed project area was previously disturbed for agricultural uses and is surrounded by streets and urban development on three sides, and cultivated agricultural land to the north. The subject property is not located within any designated riparian, dunes, or wetlands habitat areas as identified in the City of Oxnard 2020 General Plan. The project would involve the removal of some of the existing landscaping (turf and trees), along Del Norte Blvd., during the grading process. However, that landscaping will be replaced with similar plantings as required by City policy and ordinance. **Therefore, no impacts to biological resources are anticipated.**

E. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources*)	☐	☐	☐	☒
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources*)	☐	☐	☐	☒
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☒	☐	☐
4. Disturb any human remains, including those interred outside of formal cemeteries? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources*)	☐	☒	☐	☐

Discussion:

1-4) The subject property has not been identified as an archaeological resource as defined in Section 15064.5 of CEQA. However, The Oxnard Plain, on which the City lies, has a history of human habitation for thousands of years. Portions of Ventura County were occupied by early Native American cultures from about 3,500 years ago to approximately the first century A.D. Chumash Indians settled in the area around 1500 A.D. Literature searches undertaken through the UCLA Institute of Archaeology, conducted between 1984 and 1986 identified seven archaeological sites in the County. Records checks conducted through the South Central Coastal Information Center (SCCIC) indicated that cultural resources have been found in various places throughout the City. No previously documented prehistoric or historic archaeological sites or artifacts are located within the project area.

There is a known potential for as yet undocumented archaeological deposits or human remains to occur buried in alluvial soils in the Oxnard Plain area. Prior to the agricultural development, the Oxnard Plain was criss-crossed by numerous creeks, known locally as barrancas, extending from the Santa Clara River to the Ocean. After the advent of farming, the water table in the study area was significantly lowered. Many of these barrancas were channeled by farmers for irrigation purposes, others were filled in order to extend fields across a larger area.

Based on the known alluvial conditions in the project area and historic agricultural practices, the project area is considered as sensitive for the occurrence of an as yet undocumented archaeological site or artifacts buried within alluvial or fill soil. The depth of disturbance of grading for the existing development is unknown. Despite this known disturbance, buried and as yet undocumented archaeological deposits may occur within the area of potential effect (A.P.E.). No historic structures are detailed on the project site.

Due to the historic cultural resources within the City, subsurface resources might exist on site that could be disturbed by grading and other subsurface activities the proposed development. **With the inclusion of the mitigation measures, impacts to cultural resources would be reduced to less than significant.**

Mitigation:

E. 1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at Cal State Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.

Developer shall contract with a Native American monitor to be present during trenching or construction activities on the project site more than 16 inches in depth. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature

Monitoring: Planning staff will review the Archaeological / Native American monitoring contract(s) prior to issuance of any grading permits. Planning staff will ensure the monitoring reports are received prior to Planning Division inspection for final building permit sign-off. Development Services staff will monitor onsite construction activities, as necessary.

Result After Mitigation: Upon implementation of the above mitigation measures, the project will not result in any residual significant adverse effects on the environment related to cultural resources. **No further monitoring needed.**

F. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? Refer to Division of Mines and Geology Special Pub. 42. (*2020 General Plan, IX-Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒
b. Strong seismic ground shaking? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☒	☐	☐
c. Seismic-related ground failure, including liquefaction? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☒	☐	☐
d. Landslides? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒
2. Result in substantial soil erosion, or the loss of topsoil? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☒	☐	☐
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☒	☐	☐

Discussion:

1-4) The City, as with other jurisdictions in California, lies in a seismically active region. There are no known active faults within the City. There are a number of potentially active/active faults in the region including the Oak Ridge, Pitas Point-Ventura, Anacapa ad Malibu Coast faults however; they are located within 5 to 10 miles of the City. Through the plan check process, the City's Development services Division requires the submittal, and approval, of a soils, geologic, and structural evaluation report prepared by a registered soils engineer and/or structural engineer for all new development.

According to the 2020 General Plan, the City of Oxnard is located in an area with a slight seismic ground shaking potential. The subject site is located in an area that has been identified as having a moderate to low potential for liquefaction (Figure IX-2, Safety Element). As the identified ground failure risks are considered to be potentially significant adverse impacts, a soil report prepared for the project site should be incorporated as part of the proposed project. **With the inclusion of the mitigation measure, impacts to geology and soils would be reduced to less than significant.**

Mitigation: The following mitigation measure shall apply:

F-1 Developer shall submit a site-specific soils investigation, which shall be prepared by a licensed geotechnical engineer. At a minimum, such study shall include liquefaction and compressible soil characteristics on the subject site, and shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of said report shall be incorporated into the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits.

Monitoring: The Building Official will review the soils investigation report, and shall determine if any applicable recommendations are to be incorporated into the project.

Result After Mitigation: Upon implementation of the above mitigation measure, the project will not result in any residual significant adverse effects on the environment related to geology and soil issues.

G. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? (*2020 General Plan, IX - Safety Element*)	☐	☐	☒	☐
2. Create a significant hazard to the public or the environment through reasonably foreseeable up-set and accident conditions involving the release of hazardous materials into the environment? (*2020 General Plan, IX - Safety Element*)	☐	☒	☐	☐
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒

G. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (*2020 General Plan, IX - Safety Element; City of Oxnard Emergency Preparedness Plan and Response Manual*)	☐	☐	☐	☒
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒

Discussion:

1-2) The proposed project includes on-site fuel dispensing facilities and on-site storage of bulk oil for the servicing and maintenance of the construction and rental equipment. This aspect of the project will involve routine transport of petroleum based products to and from the site via public roadways. It is most likely that the materials will be transported via Del Norte directly to U.S. Route 101. The City of Oxnard 2020 General Plan notes that U.S. Route 101 is the general route of travel for such materials entering Ventura County and the City of Oxnard. The transport of all such materials on public roadways and highways is governed by various applicable state and federal regulations. . **Therefore, there will be a less than significant impact resulting from the transport of petroleum based products on and off site.** The project has been reviewed by the City of Oxnard's Building and Engineering and the Fire Department for compliance with stormwater quality regulations and with fire code and the Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Both of these agencies are establishing conditions on the project that will mitigate any potential impacts which could result from the on-site storage and use of petroleum products or other materials. **With the inclusion of the mitigation measure, impacts resulting from hazards and hazardous materials would be reduced to less than significant.**

3-8) The site is located more than 4,000 feet (approximately ¾ mile), from any established residential uses and more than 6,000 feet (in excess of 1 mile), from any existing school site. It is not included on any hazardous waste site list and is not located in any airport zone as identified in the City of Oxnard 2020

General Plan. The project site is located within an urban area and not in the vicinity of any wildlands. **Therefore, no impacts resulting from hazards and hazardous materials are anticipated.**

Mitigation:

G-1 The project shall be designed to comply with all fire and building codes for the hazardous materials use, and adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using best technology. A hazardous materials impact analysis and/or a "Risk Assessment" may also be required to determine potential on-site and off-site impacts and any required mitigation measures. These studies shall conform to the requirements of the Oxnard Fire Department. The developer shall be responsible for payment of the study and for the services of an "independent" qualified consultant to perform and evaluate these studies.

Monitoring: The Building and Engineering Division and Fire Department shall review plans to ensure compliance with the above mitigation measure, and, if necessary, shall receive written proof of compliance with the above mitigation measures prior to issuance of a building permit.

Result After Mitigation: Upon implementation of the above mitigation measure, the project will not result in any residual significant adverse effects on the environment related to hazards and hazardous materials.

H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements? (*2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/ Conservation Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (*2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/ Conservation Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? (*2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐

H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in substantial erosion or siltation on- or off-site? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐
5. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐
6. Otherwise substantially degrade water quality? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒
10. Inundation by seiche, tsunami, or mudflow? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒

Discussion:

1, 3-5) Water quality impacts associated with the proposed use would primarily be those associated with motor vehicles, heavy construction equipment to be stored or utilized on-site, and landscape maintenance. The primary source of contaminants would be oil, grease, and particulates emitted by motor vehicles and construction equipment. There are no surface water bodies or wetlands within the vicinity of the proposed project. However, existing absorption rates, drainage patterns, and runoff rates of the subject site and surrounding areas would be affected by a change in impervious surfaces on-site.

Roadway improvements will occur on the west side of Del Norte Boulevard, along the subject parcel's public right-of-way frontage. As shown on the project plans, three access points to Del Norte Blvd., will be created with the associated curbs, gutters, and driveway aprons. The existing improvements (i.e. curb & gutter), located on either side of the proposed access drives will remain in place. Pedestrian access ramps and sidewalks will also be constructed per City of Oxnard standards. Existing storm drain facilities will remain to service the parcel and catch basins will be constructed on-site to contain storm water run-off. The plans also show an oil separator with rain shutoff switch to service the equipment wash station prior to run off entering the sewer line. Additionally, landscaping improvements will take place along the west side of Del Norte, in parking areas, and along property boundaries as required per City of Oxnard standards. All roadway improvements will take place within the City's existing right of way and do not require dedication.

Impervious surfaces would be increased. However, the National Pollution Discharge Elimination System (NPDES) standards will be imposed which will result in the filtration and cleaning of water runoff prior to disposition into the City's storm drain system. In order to comply with the NPDES requirements for a permit to discharge storm water and NPDES requirements for a construction permit, the project will be required to obtain a Storm Water Pollution Prevention Plan (SWPPP) permit. A SWPPP outlines both a plan to control storm water pollution during construction and after construction is complete by the use of best management practices (BMPs) that are appropriate and applicable to the project. As the proposed project would result in the paving and other lot coverage, a SWPPP would be required and would be subject to the review and approval of the City of Oxnard in order to verify compliance with NPDES requirements. The applicant will be responsible for constructing catch basins along the west side of Del Norte Blvd., at a minimum spacing of 1,000 feet or as required by the City in order to meet the requirements of the City to the satisfaction of the City Engineer. In addition, conditions of approval will be imposed to ensure adequate site drainage. These will be applied and enforced during the plan check and building permit process. **Therefore, impacts to hydrology and water quality will be less than significant.**

2) The proposed development will be connected to the public water supply for the operation's water source. The development of the project site as a light industrial use was accounted for in the 2005 Urban Water Management Plan and the GREAT Program. The GREAT Program is designed to provide long-term water supply, and the GREAT Program EIR is incorporated by reference (it is available from the City's home page at http://developmentservices.cityofoxnard.org). The developer will not be installing wells, or otherwise tap into the groundwater supply. Also, compliance with the City of Oxnard's landscaping standards will serve to ensure that impervious area is minimized, allowing natural replenishment of groundwater through rainfall and other precipitation. **Therefore, no impacts to hydrology and water quality are anticipated.**

6-10) The proposed development will have no impact on residential uses as the nearest residences are located approximately 4,000 feet from the site. The project site is situated in an area of level ground and is not located within any known 100-year flood zone, seiche area, or tsunami impact area as identified in the City of Oxnard 2020 General Plan. **Therefore, no impacts to hydrology and water quality are anticipated.**

I. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Physically divide an established community? (*2020 General Plan, V - Land Use Element; FEIR 88-3, 4.1 - Land Use*)	☐	☐	☐	☒
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (*2020 General Plan; City adopted Specific Plans; Local Coastal Program; and Zoning Ordinance; FEIR 88-3, 4.1 - Land Use*)	☐	☐	☐	☒
3. Conflict with any applicable habitat conservation plan or natural community conservation plan? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.1 - Land Use*)	☐	☐	☐	☒

Discussion:

1-3) The proposed project involves an industrial facility in an established industrial area. It conforms with the City of Oxnard 2020 General Plan Land Use Map for the area, as well as the City of Oxnard Zoning Map. The site is not within, or near, any identified habitat, or natural community area, and consequently does not conflict with any conservation plan. **Therefore, no impacts to land use and planning are anticipated.**

J. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (*2020 General Plan, V - Land Use Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (*2020 General Plan, V - Land Use Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒

Discussion:

1-2) The project is proposed to have a minimal increase in fuel consumption and other energy sources attributed to construction activities and typical commercial and industrial consumption. Figures VIII-10 and VIII-7, Open Space/Conservation Element in the City of Oxnard's 2020 General Plan outlines areas of mineral/sand/gravel deposits, primarily along the Santa Clara River channel and along Route 101. According to the figure, the project site is not located within any designated mineral resource boundary. **Therefore, no impacts to mineral resources are anticipated.**

K. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☒	☐
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☒	☐
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☐	☒
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☒	☐

K. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☐	☒
6. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☐	☒

Discussion:

1-6) The proposed development project site is currently vacant and any new development will increase ambient noise levels on-site. However, the site is situated in an existing urban industrial area, it is not near any sensitive receptors such as residences, or schools, and the proposed development and facility operations are typical of an urban environment and the surrounding area. **Therefore, no impacts to noise are anticipated.** Short-term noise impacts generated by grading and construction activities are anticipated to occur, but due to the project's location on the border of a developed industrial area (it is adjacent to vacant parcels on the North and West), those **short-term noise impacts are considered to be less than significant.**

L. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an extension of roads or other infra-structure)? (*2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts*)	☐	☐	☐	☒

L. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (*2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts*)	☐	☐	☐	☒
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (*2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts*)	☐	☐	☐	☒

Discussion:

1-3) The project involves the relocation of an existing equipment rental facility operated by Quinn Company adjacent to the City of Oxnard northern city limits boundary. The existing facility is located at 3170 Santa Clara Avenue, in the County of Ventura and is situated north of Highway 101. It is being moved to the proposed project site, inside Oxnard city limits, to accommodate the development of the Rice-Santa Clara and Highway 101 interchange expansion. The new location is situated approximately one mile southeast of the existing facility, and therefore, will not present a significant change in commute for company employees. Therefore, the project is not expected to result in any increase, or decrease in the demand for housing in the City of Oxnard. Also, the proposed project location is designated for industrial purposes in the City of Oxnard 2020 General Plan and is zoned accordingly. **Therefore, no impacts to population and housing are anticipated.**

M. PUBLIC SERVICES*

Would the project result in substantial adverse physical impacts to the following:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Fire protection? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services*)	☐	☐	☒	☐
2. Police protection? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services*)	☐	☐	☒	☐
3. Schools? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services*)	☐	☐	☐	☒
4. Parks? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services*)	☐	☐	☐	☒
5. Other public facilities? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services*)	☐	☐	☒	☐

* *Include potential effects associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.*

Discussion:

1) The project has been designed to include adequate fire hydrants, vehicular and pedestrian access, signage, smoke detectors and all requirements of the Uniform Fire Code in order to minimize any potential impacts on fire services. In addition, standard Fire Department conditions will be incorporated into the proposed project. **With the inclusion of standard Fire Department conditions, impact on fire services is considered to be less than significant.**

2) According to the City's 2020 General Plan, the current staffing ratio of City police officers to population should be maintained to provide adequate police services as the City's population increases. The City monitors the need for additional equipment, facilities, and/or personnel as part of the Five-Year Development Plan. Through this action, the City ensures that police services are available to serve new development, including the proposed project and cumulative development in the City. The increase in tax base generated by the project and cumulative projects would help fund the project's share of necessary police service expansion within the City. In addition, the project shall coordinate with the Police Department and incorporate any design elements (such as those pertaining to site access, site security, lighting, etc.) which will reduce demands for police protections service to the site and which will help ensure adequate public safety. **Therefore, impact on police services is considered to be less than significant.**

3-4) The project involves the construction of an industrial project and will have no impact on school and park facilities. The Developer will be required to pay the necessary impact fee. **Therefore, no impacts to schools and parks are anticipated.**

5) The City of Oxnard will serve the project by supplying water (MND section H), wastewater treatment, and solid waste (MND section P). City services are planned to accommodate growth in this area and of this nature. **Therefore, no impacts to schools and parks are anticipated.**

N. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (*2020 General Plan, XIII - Parks and Recreation Element; FEIR 88-3, 4.12 - Aesthetic Resources, 4.13 - Parks and Recreation Services*)	☐	☐	☐	☒

N. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (*2020 General Plan, XIII - Parks and Recreation Element; FEIR 88-3, 4.12 - Aesthetic Resources, 4.13 - Parks and Recreation Services*)	☐	☐	☐	☒

Discussion:

1-2) The project does not propose or involve any parkland or other recreational facilities. The project is expected to draw primarily from the existing local employment pool and no significant demands on the existing recreational system are expected to be generated by the project. **Therefore, no significant adverse effects on the environment related to recreation are expected to result from the project.**

O. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (*2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation*)	☐	☐	☒	☐
2. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? (*2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation*)	☐	☐	☐	☒
3. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (*2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 – Transportation/Circulation*)	☐	☐	☒	☐
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (*2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/ Circulation*)	☐	☐	☐	☒

O. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
5. Result in inadequate emergency access? (*2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation*)	☐	☐	☐	☒
6. Result in inadequate parking capacity? (*Zone Ordinance - Parking Regulations and Parking Lot Design Standards*)	☐	☐	☐	☒
7. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (*Bicycle Facilities Master Plan*)	☐	☐	☐	☒

Discussion:

1-7) A parking evaluation study was submitted for this project which provided an analysis of the potential parking needs, based on the current operation at the Santa Clara Avenue Quinn facility. The study indicates that the new facility developed as a result of the proposal will have "...17 employees, all of whom work during the day and do not carpool." The study also states that 90% of the equipment rented "is delivered to customers by Quinn employees using a fleet of five delivery trucks", and that customers only occasionally arrive with their own transport vehicles. It further states that "there are rarely more than three customers or outside delivery vehicles onsite at the same time". As a result of the findings of this study, it is anticipated that there will be a minor increase in the traffic along Del Norte Boulevard and at the Highway 101 and Del Norte interchange. The circulation map of the City of Oxnard 2020 General Plan (Figure VI-5), designates Del Norte Boulevard as a secondary arterial. Del Norte Boulevard is already developed to meet secondary arterial standards, and can accommodate the slight increase in traffic that is anticipated as a result of this project. Also, the project has been reviewed by both the City of Oxnard Traffic Engineer, and Development Services Division for compliance with city standards in regards to design and necessary roadway improvements and conditions of approval will be applied to the project that ensure compliance with safety and development standards. **Impacts on Transportation and Traffic are considered to be less than significant.**

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☒	☐

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☐	☒
3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☒	☐
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☒	☐
5. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☒	☐
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☐	☒

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
7. Comply with federal, state, and local statutes and regulations related to solid waste? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☐	☒

Discussion:

1-5) The project represents additional demand on master-planned utilities and service systems that have largely been anticipated in the General Plan build-out scenario for this area. Storm water runoff shall be limited to the runoff rates specified by the Development Services Program and onsite detention may be required. All detention basins, if needed, shall be designed in accordance with City standards and policies. The proposed project will be required to comply with measures to treat stormwater runoff by implementing Best Management Practices (BMP's) in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit requirements. Based on recent and similar projects, the City expects that this project can be served without significantly impacting existing services. During the plan check review process, the developer will be required to submit utility service plans which will include details, specifications, and reporting information demonstrating that the infrastructure utility and service systems will be designed to support the proposed development. A condition of approval will also be imposed requiring the Developer to place existing overhead utility lines on and adjacent to the project underground in accordance with the City ordinance in effect at the time that the City issues a site improvement permit. **Therefore, no significant impacts to utility services and related systems are anticipated.**

6-7) Standard conditions of approval require compliance with the City's recycling programs, which require solid waste recycling and disposal plans and reporting during construction and operation of the facility. **Therefore, no significant impacts to landfill and solid waste resources are anticipated.**

Q. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Q. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Does the project have impacts that are individually limited, but cumulatively considerable *("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*?	☐	☐	☐	☒
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

No new significant adverse effects are expected to result from the proposed project. Mitigation measures are either incorporated into the project or made a part of the Mitigated Negative Declaration.

SUMMARY OF MITIGATION MEASURES INCORPORATED INTO THE PROJECT

AIR QUALITY

C-1 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.

C-2 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.

C-3 During construction and on non-construction days (including Sundays) during periods of high wind (see C-6), 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-4 During construction, Developer shall control dust by the following activities:

- All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

C-5 During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

C-6 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.

C-7 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.

C-8 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.

C-9 Until and unless the rear 3.91 acre area is developed under a subsequent permit, the 3.91 acre area shall be seeded, periodically watered as needed to maintain a minimum vegetation cover, and/or treated with environmentally safe dust suppressants so as to minimize fugitive dust during average weather conditions.

CULTURAL RESOURCES

E. 1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at Cal State Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities. The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. Developer shall contract with a Native American monitor to be present during trenching or construction activities on the project site more than 16 inches in depth. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature.

GEOLOGY AND SOILS

F-1 Developer shall submit a site-specific soils investigation, which shall be prepared by a licensed geotechnical engineer. At a minimum, such study shall include liquefaction and compressible soil characteristics on the subject site, and shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of said report shall be incorporated into the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits.

HAZARDS AND HAZARDOUS MATERIALS

G-1 The project shall be designed to comply with all fire and building codes for the hazardous materials use, and adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using best technology. A hazardous materials impact analysis and/or a "Risk Assessment" may also be required to determine potential on-site and off-site impacts and any required mitigation measures. These studies shall conform to the requirements of the Oxnard Fire Department. The developer shall be responsible for payment of the study and for the services of an "independent" qualified consultant to perform and evaluate these studies.

ADDITIONAL REFERENCES

2. California, State of, Air Resources Board, *URBEMIS 2007 Program.*
3. California, State of, Governor's Office, Office of Planning and Research, Office of Permit Assistance, *Hazardous Waste and Substances Sites* - List Pursuant to AB 3750, current edition.
4. California, State of, Office of Planning and Research, *California Environmental Quality Act Statutes*, Sacramento, California: January 1, 2002.
5. California, State of, Office of Planning and Research, *Guidelines for Implementation of the California Environmental Quality Act*, Sacramento, California: February 1, 2001.
6. California, State of, Office of Planning and Research, *Planning, Zoning and Development Laws*, November 2000.
7. City of Oxnard, *The Municipal Code of the City of Oxnard - Zoning Ordinance*, current edition.
8. City of Oxnard, *2020 General Plan* (adopted 1990), amended and EIR.
9. City of Oxnard, *2020 General Plan Update Background Report* (June, 2006)
10. City of Oxnard, *2020 General Plan Alternatives Report*, (June, 2006)
11. City of Oxnard, Community Development Department, Planning Division, *Zone Maps*, current edition.
12. City of Oxnard, Fire Department, *Fire Protection Planning Guide*, January 1990.
13. Ventura County Air Pollution Control District, *Air Quality Management Plan*, current edition.
14. Ventura County Air Pollution Control District, *Ventura County Air Quality Assessment Guidelines,* November 2000.
15. Institute of Transportation Engineers, *Trip Generation Manual*, 7th Edition, Washington, DC.
16. United States Federal Emergency Management Agency, National Flood Insurance Program, *FIRM Flood Insurance Rate Maps for the City of Oxnard*, October 1985.
17. City of Oxnard, Public Works Department, *Master Sewer Plan*, current edition.
18. City of Oxnard, Public Works Department, *Master Drainage Plan*, current edition.
19. City of Oxnard, Public Works Department, *Master Water Plan*, current edition.
20. California State University - Fullerton South Central Coastal Information Center, *California Historical Resources Information System*, Department of Anthropology, Fullerton, California.
21. Ventura County Airport Land Use Commission, *Oxnard Airport Master Land Use Plan*, 1990.
22. Ventura County Cultural Heritage Board, *Ventura County Historical Landmarks & Points of Interest–August 1991*, Ventura County Recreation Services.
23. Ventura County, Property Administration Agency, *Final Report: Cultural Heritage Survey, Phase I*, Oxnard and Santa Paula, 1981.

Environmental Impact Reports

24. City of Oxnard, *FEIR 94-1 for the Oxnard Factory Outlet, Phase III.*
25. City of Oxnard, *FEIR 95-2 for the Shopping Center at Lockwood and Rose Avenue.*
26. City of Oxnard, *FEIR 95-3 for the Redevelopment Project.*
27. City of Oxnard, *FEIR 96-1 for the Northshore Project at Harbor Boulevard and Fifth Street.*
28. City of Oxnard, *FEIR 96-2 for the Northwest Specific Plan.*
29. City of Oxnard, *FEIR 97-1 for the Ormond Beach Specific Plan.*
30. City of Oxnard, *FEIR 98-1 (Supplemental) for the Northeast Specific Plan.*
31. City of Oxnard, *FEIR 98-2 (Supplemental) for the Westport at Mandalay Bay Project (Tract 5196).*
32. City of Oxnard, *FEIR for the RiverPark Specific Plan Project.*

Specific Plans

33. City of Oxnard, *Northfield and Seagate Specific Plan*, July 3, 1984.
34. City of Oxnard, *Mandalay Bay Specific Plan*, January 9, 1985.
35. City of Oxnard, *Oxnard Town Center Specific Plan*, October 1, 1986.
36. City of Oxnard, *Rose-Santa Clara Corridor Specific Plan*, July 15, 1986, with amendments
37. City of Oxnard, *McInnes Ranch Business Park Specific Plan*, December 20, 1988.
38. City of Oxnard, *Northeast Community Specific Plan*, February 8, 1994.
39. City of Oxnard, *Northwest Community Specific Plan*, July 20, 1998.
40. City of Oxnard, *RiverPark Specific Plan*, August 2002.

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\Quinn Equipment Rental Facility.urb
Project Name: Quinn Equipment Rental Facility
Project Location: Ventura County
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	1.94	2.48	6.75	0.00	0.02

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	6.10	8.94	69.70	0.07	6.57

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	8.04	11.43	76.44	0.07	6.59

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\Quinn Equipment Rental Facility.urb
Project Name: Quinn Equipment Rental Facility
Project Location: Ventura County
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.18	2.46	2.06	0	0.00
Hearth - No summer emissions					
Landscaping	0.75	0.03	4.68	0.00	0.02
Consumer Prdcts	0.00	-	-	-	-
Architectural Coatings	1.01	-	-	-	-
TOTALS(lbs/day,unmitigated)	1.94	2.48	6.75	0.00	0.02

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Hardware/paint store	0.51	0.81	6.23	0.01	0.58
Gasoline/service station	3.07	4.92	38.03	0.04	3.56
General office building	0.09	0.11	0.85	0.00	0.08
Warehouse	0.04	0.06	0.43	0.00	0.04
General light industry	0.22	0.28	2.26	0.00	0.22
Industrial park	2.17	2.77	21.90	0.02	2.08
TOTAL EMISSIONS (lbs/day)	6.10	8.94	69.70	0.07	6.57

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2005 Temperature (F): 75 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Hardware/paint store		51.29 trips/1000 sq. ft.	1.56	80.06
Gasoline/service station		162.78 trips/Pumps	3.00	488.34
General office building		3.32 trips/1000 sq. ft.	2.43	8.07
Warehouse		4.96 trips/1000 sq ft	1.11	5.49
General light industry		3.02 trips/1000 sq ft	6.39	19.31
Industrial park		3.34 trips/1000 sq ft	59.58	199.01
		Sum of Total Trips		800.28
		Total Vehicle Miles Traveled		4,326.04

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	56.10	2.30	97.10	0.60
Light Truck < 3,750 lbs	15.10	4.00	93.40	2.60
Light Truck 3,751- 5,750	15.50	1.90	96.80	1.30
Med Truck 5,751- 8,500	6.80	1.50	95.60	2.90
Lite-Heavy 8,501-10,000	1.00	0.00	80.00	20.00
Lite-Heavy 10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy 14,001-33,000	1.00	10.00	20.00	70.00
Heavy-Heavy 33,001-60,000	0.80	0.00	12.50	87.50
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.60	87.50	12.50	0.00
School Bus	0.30	0.00	0.00	100.00
Motor Home	1.40	14.30	78.60	7.10

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.0	7.8	10.0	10.0	4.7	4.7
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	15.0	15.0
Trip Speeds (mph)	40.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	27.4	17.7	54.9			

% of Trips - Commercial (by land use)

Hardware/paint store	2.0	1.0	97.0
Gasoline/service station	2.0	1.0	97.0
General office building	35.0	17.5	47.5
Warehouse	2.0	1.0	97.0
General light industry	50.0	25.0	25.0
Industrial park	41.5	20.8	37.8

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

Changes made to the default values for Operations

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division

Kimberly L. Rodriguez
Director

January 30, 2008

City of Oxnard
Planning Division
305 W. Third Street
Oxnard, CA 93030

FAX #: (805) 385-7417

Subject: Comments on the Draft Mitigated Negative Declaration for Quinn Equipment Rental Facility

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Kari Finley, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Kari Finley at (805) 654-3327.

Sincerely,

Kim Rodriguez
County Planning Director

G:\Planning Division\Outside Environmental Documents\Response Letters

Attachment

County RMA Reference Number 08-001

VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT
Memorandum

TO: Kari Finley/Krista Blankenbiller, Planning DATE: January 28, 2008

FROM: Alicia Stratton AS

SUBJECT: Request for Review of Mitigated Negative Declaration for the Quinn Equipment Rental Facility, City of Oxnard (Reference No. 08-001)

Air Pollution Control District staff has reviewed the subject project, which is a proposal for development of a construction equipment rental facility with office, show room, outdoor storage, and maintenance of heavy equipment on a vacant 7.86-acre parcel. The project is a relocation of the existing Quinn Rentals, located at 3170 Santa Clara Avenue due to freeway interchange improvements. The project location is 1001 North Del Norte Boulevard in the City of Oxnard.

Section C of the mitigated negative declaration addresses air quality. We concur with the findings of this discussion that significant air quality impacts will not result from the project. Short-term impacts to air quality will likely result from grading and other construction activities, however, with inclusion of the mitigation measures described on Page 30, short-term impacts to air quality would be reduced to less than significant. Long-term air quality impacts would be less than the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines, as explained on Page 8 of the mitigated negative declaration. Therefore, the project will not have a significant impact on regional air quality.

If you have any questions, please call me at (805) 645-1426.

JAN 22 2008

PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division
MEMORANDUM

DATE: January 18, 2008

TO: Resource Management Agency, Planning Division
Attention: Chuck Anthony

FROM: Nazir Lalani, Deputy Director NL

SUBJECT: REVIEW OF DOCUMENT 08-001, QUINN EQUIPMENT RENTAL FACILITY, Initial Study(IS) Mitigated Negative Declaration (MND) No. 07-12 – Proposed project involves a development of a construction equipment rental facility with 12,012 SF of office, show room, outdoor storage, and heavy equipment repair shop. The project is a relocation from 3170 Santa Clara Avenue due to 101 freeway interchange development. Project location is at 1001 N. Del Norte Blvd., northwest corner of Del Norte Blvd. and Lunar Court, City of Oxnard, (APN 216-0-0211-04)
Project Applicant: Patrick McIlhenney, Square One Architecture
Lead Agency: **City of Oxnard**

The Public Works Agency -- Transportation Department has reviewed the IS and MND for the Quinn Equipment Rental Facility project. The proposed project involves a development of a construction equipment rental facility with 12,012 SF of office, show room, outdoor storage, and heavy equipment repair shop. The project is a relocation from 3170 Santa Clara Avenue due to 101 freeway interchange development. Project location is at 1001 N. Del Norte Blvd., northwest corner of Del Norte Blvd. and Lunar Court, City of Oxnard. We offer the following comments:

1. We generally concur with the comments in the IS and MND for those areas under the purview of the Transportation Department. Page 26, Discussion 1-7 of the IS states that a study submitted for the project indicates that the new facility developed as a result of the proposal will have 17 employees, all of whom work during the day and do not carpool. No project specific impacts on County roadways were identified in the IS and MND.

2. Based on the information provided in the IS and MND, the cumulative impact of this project falls below the minimum threshold identified in the Reciprocal Traffic Impact Agreement between the City of Oxnard and the County of Ventura. Therefore, the impact on County toads due to this project is considered a Less Than Significant and the project will not be required to pay a Traffic Impact Mitigation Fee.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

Please call me at 654-2080 if you have questions.

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ATTACHMENT "D"

Traffic Evaluation

April 5, 2007

INTERWEST CONSULTING GROUP

Mr. Mark Ursic
Manager – Real Estate Operations
Quinn Group, Inc.
10006 Rose Hills Road
City of Industry, CA 90601-1702

Subject: SUP PZ 06-500-15 (Quinn Group)
Parking Evaluation

Dear Mr. Ursic:

As requested, we have conducted a basic evaluation of parking requirements for the proposed equipment rental facility at 1001 Del Norte Boulevard in Oxnard. The site is approximately 342,504 square feet (SF) in size, with approximately 12,012 SF of building area comprised of 3,762 SF office, 1,650 SF of rental counter & display, and 6,600 SF of shop area for four heavy equipment service bays. Approximately 57,726 SF will remain unpaved and be used for equipment storage and testing. This facility will serve as a replacement for the existing operation at 3170 Santa Clara Avenue in Oxnard.

Because the existing operation will be simply relocated to the new site and, because heavy equipment rental is a specialized use, the most effective evaluation of parking needs for the new site is based on an evaluation of current parking needs at the existing site.

Existing Site
The existing facility is open to the public 6:30 a.m. to 5:30 p.m., Monday through Friday. There are 17 employees, all of whom work during the day and do not carpool. Approximately 90% of the equipment is delivered to customers by Quinn employees using a fleet of five delivery trucks; deliveries may occur at any time of day or night, but it is not uncommon for all five trucks to be onsite at some time during the day. There are rarely more than three customers or outside delivery vehicles onsite at the same time, but customers occasionally arrive with their own large trucks to transport the equipment. This can cause onsite circulation problems if all five Quinn trucks are also onsite. Onsite circulation is optimized when all equipment and trucks are parked in designated places, but this is sometimes difficult because equipment is procured through a network of dealers and inventory fluctuates daily.

9519 CHAMBERLAIN STREET • VENTURA, CALIFORNIA 93004
TEL.805.659.0017 • FAX.805.715.8018 • mwessel@interwestgrp.com

Proposed Site

The proposed facility is expected to operate essentially identically to the existing facility, which suggests that 20 parking stalls (excluding handicapped stalls) plus designated areas for delivery trucks would be adequate. However, it is reasonable to assume that the business may take advantage of the new facility and grow. It is therefore recommended that at least 24 stalls (excluding handicapped stalls) be provided for employees, six stalls for customers, and designated areas for at least six large delivery trucks. The proposed site plan (see attached) provides 42 standard stalls plus two handicapped stalls plus two motorcycle stalls, with ample room in the unpaved area to store delivery trucks and two stations in the fueling area for moving equipment on/off trucks. This significantly exceeds the minimum recommendations but, in the event that future parking demand exceeds this capacity, the City may wish to consider a development condition such as the following:

> "If the City determines that onsite parking demand exceeds onsite capacity, it may require the applicant to designate additional onsite parking stalls by providing additional paving and/or other necessary improvements."

If there are any questions regarding this report, please don't hesitate to contact me.

Sincerely,

INTERWEST CONSULTING GROUP

Mark Wessel

Mark Wessel, P.E.

Attachment: Project Site Plan

Copy: Patrick McIlhenney, Square One Architecture

070405 Quinn Parking Study.doc

ATTACHMENT "E"

Resolution

RESOLUTION NO. 2008 – [PZ 06-500-15]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING SPECIAL USE PERMIT PLANNING AND ZONING PERMIT NO. PZ O6-500-15, TO ALLOW THE DEVELOPMENT OF A CONSTRUCTION EQUIPMENT RENTAL FACILITY INCLUDING A NEW INDUSTRIAL BUILDING AND OUTDOOR STORAGE AREA, TO BE OWNED AND OPERATED BY QUINN COMPANY, AND SITUATED ON A 7.86 ACRE PARCEL OF LAND AT THE NORTHWEST CORNER OF THE INTERSECTION OF DEL NORTE BOULEVARD AND LUNAR COURT, LOCATED AT 1001 N. DEL NORTE BLVD., OXNARD, CALIFORNIA, (APN 216-0-211-045), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS OF APPROVAL, FILED BY SQUARE ONE ARCHITECTURE, 35 W. MAIN ST., B-303, VENTURA, CA 93001, ON BEHALF OF QUINN COMPANY.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. PZ 06-500-15, filed by Square One Architecture, on behalf of Quinn Company in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the Planning Commission considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; 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.

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. A substantial improvement of the use of the land will be thereby effected, and there will not be any detrimental effect upon the surrounding area.

7. The development of the site, and the building constructed, will substantially conform to the site plan and elevations submitted in support of the special use permit.

WHEREAS, in approving Administrative Relief for a decrease in the number of parking spaces in accordance with Section 16-651 (B) (4) of the Oxnard City Code, for use of this site for a construction equipment rental facility, the Planning Commission finds that the site plan on file with the Planning Division:

1. Preserves the intent of the Parking Ordinance;
2. Provides sufficient parking to serve the intended use; and
3. The modification will not be detrimental to the public health, safety or welfare.

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 or denies this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning 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 dated September 26, 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 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 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. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

16. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

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*)

19. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

20. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

21. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

LANDSCAPE SPECIAL CONDITIONS:

22. As part of the landscape plan submittal, Developer will include primary and secondary trees for Del Norte Boulevard to be Magnolia Grandiflora 'Majestic Beauty' at a triangular spacing arrangement. This is a similar treatment to an exhibit (3.2G) that is contained in the McInnes Ranch Specific plan.

23. Developer shall relocate the proposed Ligustrum hedge from its present location shown on the Grassy Swale Section, sheet L-O of the plans, to a placement in front of the parking lot wall and remove vines from this wall. The hedge shall be allowed to grow and maintained at a maximum height of 36 inches above the top of the wall, to screen the parking lot from the adjacent Del Norte Roadway.

24. Prior to issuance of buildng permits, Developer shall submit to the City an arborist's tree report to demonstrate the health and economic appraisal value of any existing trees to be removed or displaced from the site due to construction. City staff will have final review approval on selection of the arborist. The arborist's report shall be prepared by a certified arborist and shall follow the format as outlined in *A Guide to the Methods and Procedures for Appraising Amenity Plants*, latest edition as published by the International Society of Arboriculture. The report shall include text, photos and a site plan that clearly labels all trees to be saved, removed or transplanted. The methodology for the tree appraisal value shall be based on the "Trunk Formula" method. The economic appraisal value shall be put back into new tree sizes for the project and shall be in addition to meeting the City's minimum tree size of 24" box. This arborist's report shall be submitted to the City Landscape Architect prior to the issuance of building permits.

25. Developer shall include, in the landscape plans, a Tree Tabulation Chart, which shall include a listing of which trees are to remain, be removed, or transplanted. The Tree Tabulation Chart shall provide the economic appraisal value of the trees removed and show how that value was put back into new tree sizes for the project that are in addition to meeting the city's minimum tree size of 24" box.

FIRE DEPARTMENT STANDARD CONDITIONS

26. 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*)

27. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

28. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)

29. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)

30. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

31. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

32. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 46,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)

33. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

34. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

35. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)

36. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

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

FIRE DEPARTMENT SPECIAL CONDITIONS

38. Before the City issues a certificate of occupancy, the Developer shall install a Knox Box key vault at a location on the building to be determined by the Fire Department.

39. Developer shall ensure that any electric gates shall have a Knox Key Switch installed to allow operation by the Fire Department.

PLANNING DIVISION STANDARD CONDITIONS

40. 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*)

41. 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*)

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

43. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1\2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

44. 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*)

45. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

46. 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)

47. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet. (PL)

48. 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*)

49. 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*)

50. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

51. 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*)

52. 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*).

53. 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*)

54. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)

55. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)

56. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

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

58. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, *PL-48*)

59. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, *PL-49*)

PLANNING DIVISION SPECIAL CONDITIONS

60. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

61. 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.

62. In the future, should the City determine that onsite parking demand exceeds onsite capacity, the Developer and/or property owner may be required by the City to designate additional onsite parking stalls by providing additional paving and/or other necessary improvements. (PL – Parking Evaluation dated April, 5, 2007)

63. Developer shall submit plans to the Building and Engineering Division showing plantings on the west, vacant portion of the subject site, to the satisfaction of the City of Oxnard Landscape Architect, in order to provide a topsoil binder and dust deterrent.

Air Quality

64. 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. (MND, C-1)

65. 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. (MND, C-2)

66. During construction, and on non-construction days (including Sundays) during periods of high wind, 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. (MND, C-3)

67. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)

68. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)

69. 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. (MND, C-6)

70. 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. (MND, C-7)

71. Open material stockpiles shall be covered, seeded, periodically watered, or treated with environmentally safe dust suppressants. (MND, C-9)

72. 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. (MND, C-8)

Cultural Resources

73. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California

Historical Resources Information System at CalState Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. (MND, E-1)

74. 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. (MND, E-2)

Geology and Soils

75. Developer shall submit a site-specific soils investigation, which shall be prepared by a licensed geotechnical engineer. At a minimum, such study shall include liquefaction and compressible soil characteristics on the subject site, and shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of said report shall be incorporated into the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits. (MND F-1)

Hazards and Hazardous Materials

76. The project shall be designed to comply with all fire and building codes for the hazardous materials use, and adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using best technology. A hazardous materials impact analysis and/or a "Risk Assessment" may also be required to determine potential on-site and off-site impacts and any required mitigation measures. These studies shall conform to the requirements of the Oxnard Fire Department. The developer shall be responsible for payment of the study and for the services of an "independent" qualified consultant to perform and evaluate these studies. (MND G-1)

77. 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.

ENVIRONMENTAL RESOURCES DIVISION

78. 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.

79. 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.

80. If the project will generate waste on an ongoing basis during occupancy, Developer shall make provisions to divert at least 50% of the material through source reduction, recycling, reuse, and/or green waste programs. Developer shall submit an Occupancy Recycling Plan which shall include the following information: estimated quantities and materials to be generated, management method to be used to reduce landfill disposal; quantity, size and location of recycling and trash bins, destination of material including the names of haulers and facility locations. Developer shall use the attached Occupancy Recycling Plan form or a similar format. The Occupancy Plan form must be submitted and approved prior to issuance of a certificate of occupancy.

    In addition, Developer shall submit an Occupancy Recycling Report annually to the Environmental Resources Division on the anniversary date of the certificate of occupancy. The Report shall include the following information: material type recycled, reused, salvaged or disposed; quantities, management method, destination of material including hauler names and facility locations. Documentation must be included such as weight tickets or receipts regarding the above.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

81. 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)

82. 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)

83. 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)

84. 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)

85. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)

86. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)

87. 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)

88. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)

89. 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)

90. 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)

91. 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)

92. Developer shall install on-site and off-site utility services underground in accordance with City ordinances in effect at the time City issues the building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

93. 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)

94. 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)

95. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

96. 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)

97. 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)

98. 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)

99. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

100. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

101. 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)

102. Developer shall comply with all applicable requirements and laws of the State of California and any other governmental entity with jurisdiction over the project. (DS-25)

103. "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)

104. 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)

105. 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)

106. 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)

107. 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)

108. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time City issues building permits. There shall be no interconnections between structures. (DS-42)

109. 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)

110. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

111. 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)

112. 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)

113. 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)

114. 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)

115. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

116. Prior to City approval of any development improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)

117. 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)

118. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

119. 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)

120. 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

121. 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)

122. 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)

123. 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)

124. 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)

125. 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)

126. 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)

127. 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)

128. 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

129. 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)

130. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access agreement with the adjacent property owner. (DS-103)

131. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

132. Developer shall destroy all on-site water wells in conformance with Development Services Division requirements. (DS-107)

133. Developer shall ensure that the project property landowner and Developer take all action necessary to transfer to City all water rights appurtenant to or associated with the project property and all Fox Canyon Groundwater Management Agency (GMA) groundwater pumping allocation (historical and baseline and credits accrued thereon) associated with groundwater extraction facilities used to irrigate the project property. Action necessary to transfer water rights and the GMA allocation shall include, but not be limited to, obtaining the necessary written approvals of the owners/operators of the groundwater extraction facilities and cooperating fully with City in obtaining written approval from the GMA for transfer of the GMA allocation. The transfer of water rights and the GMA allocation shall be completed and approved by the GMA to the satisfaction of City before City issues a site improvement permit to Developer. (DS-108)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

134. Developer shall minimize the amount of concrete used at proposed disabled access ramps along Del Norte while continuing to meet ADA requirements. (DS)

135. Prior to issuance of a site improvement permit, Developer shall dedicate a sidewalk easement to City that encompasses all portions of the proposed sidewalk along Del Norte Boulevard not within an existing City easement. (DS)

136. Developer shall provide onsite fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil engineer's improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over the waterline using standard City format. (DS)

137. Proposed onsite fire hydrant waterline shall be redesigned to provide a looped system with two connections to the main in Del Norte. (DS)

138. Developer shall provide a water system analysis that demonstrates that the minimum fire flow can be provided with a minimum residual pressure of 20psi. The final design of this system is subject to approval of the Development Services Manager. (DS)

139. Water meters, water services, and water pipelines for fire flows for the project shall be located within the project frontage. (DS)

140. Developer shall construct a concrete apron at the front of all trash enclosures that extends a minimum of 15 feet from the front of the enclosure and continues along the entire width of the enclosure. (DS)

141. Developer shall design the stormwater drainage system to safely contain (or convey via emergency overflow to a public right-of-way) a 100-year storm event. (DS)

142. Storm water runoff from this site shall be limited and on-site detention shall be provided in conformance with the approved drainage report for Tract 4360. 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)

143. Developer shall design grass swale filters and/or underground stormwater infiltration system in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)

144. Developer shall provide a 6-inch minimum vertical drop between the flow line of the parking lot 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)

145. 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)

146. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings within any NPDES grass swale filter areas and that the proposed landscaping conforms to SQUIMP standards for grass swale filters. (DS)

147. Owner shall "spot clean" leaks and drips routinely. Leaks are not considered cleaned up until the absorbent is picked up and disposed of properly. (DS)

148. Owner shall maintain fuel dispensing areas using dry cleanup methods such as sweeping for removal of litter and debris, or use of rags and absorbents for leaks and spills. Fueling areas shall never be washed down unless the wash water is collected and disposed of properly. (DS)

149. Fuel dispensing areas must be paved with concrete (or other impervious material) extending a minimum of eight (8) feet from the face of the fuel dispenser and four (4) feet beyond the island nose. The dispensing area shall be constructed with a 2% to 4% slope to prevent ponding. Compliance with these requirements shall be reflected on the grading plan prior to issuance of a grading/site improvement permit. (DS)

150. The Developer shall provide a copy of a recorded agreement for the shared ingress/egress at the southerly driveway to Del Norte Boulevard. (DS)

151. A desilting basin shall be constructed to accept stormwater runoff from the undeveloped portion of the site. The desilting basin shall be designed using Ventura County SQUIMP design standards. (DS)

152. Developer shall include a site operation and maintenance ("O&M Plan") pollution prevention plan as a part of the stormwater quality control measures maintenance program required for this project. The O&M Plan shall include, but not be necessarily be limited to, rental operations, equipment cleaning, fueling operations, equipment loading/unloading and material storage. The program shall dictate a process that minimizes or eliminates degradation of stormwater (or nuisance water runoff) quality. (DS)

POLICE CONDITIONS:

153. Outdoor Lighting Code & Guideline: (a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. (b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions1. 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.

154. Lighting Plan & Photometric Study - 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.

155. Long spans of solid walls typically lack natural surveillance opportunities and are attractive to graffiti vandals. Developer/property owner shall maintain landscaping so that opportunities for graffiti are reduced or eliminated.

156. Any electronic security system 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).

157. If access control gates are installed, developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)

158. Post all vehicle entrances in compliance with California Vehicle Code §22658(a)(1). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. Walls that lack natural surveillance are commonly graffitied. Areas that do not have over-viewing windows will require landscape and/or lighting features that will suppress the likelihood of vandalism. Placement of solid hedges parallel and in close proximity of such a wall is one potential remedy.

159. Unpaved areas shall not be used for vehicle storage or over-night parking of vehicles.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of March 2008, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

_____
Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary