



**Planning Division**

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Christopher Williamson, AICP, Senior Planner

**DATE:** April 3, 2008

**SUBJECT:** Certification of Final Environmental Impact Report (EIR) 06-02 and Public Hearing on Planning & Zoning Permit Nos. 07-620-01 (General Plan Amendment), 08-640-01 (Specific Plan Review), 07-570-07 (Zone Change), and 07-300-19 (Tentative Subdivision Map for Tract No. 5783) for the Camino Real Business Park Specific Plan, Located at 3450 and 3600 East Camino Avenue

- 1) Recommendation:** That the Planning Commission:
  - a) Certify Final Environmental Impact Report (EIR 06-02) for the Camino Real Business Park Specific Plan; and
  - b) Conduct a public hearing on Planning and Zoning Permit Nos. 07-620-01 (General Plan Amendment), 08-640-01 (Specific Plan Review), 07-570-07 (Zone Change), and 07-300-19 (Tentative Subdivision Map).
- 2) Project Description and Applicant:** A request to adopt the proposed Camino Real Business Park Specific Plan (CRBPSP) and its related general plan amendment, zone change, and tentative subdivision map. The CRBPSP provides infrastructure plans, guidelines, standards, and regulations for new development of up to 675,000 square feet of business research and light industrial uses and related roads and parking on the undeveloped portions of the Power Machinery site bounded on the north by Camino Real, on the east and south by city limits, and on the west by the eastern edge of the Sakioka Farms property. Application filed by Rick Power, 3450 Camino Avenue, Oxnard, CA. 93030.
- 3) Existing & Surrounding Land Uses:** Approximately 5.5 acres of the 46.4-acre site is currently developed with the Power Machinery Center (two buildings) and the Camino Real Industrial Plaza (two buildings and Trabajo Drive). These two developed areas were originally included in the specific plan and EIR project description but the applicant is now proposing that they be excluded from the proposed specific plan. The remaining 40.9 acres are currently under row-crop cultivation. A 50-foot Southern California Edison (SCE) 66 KV power line transects the site from northeast to southwest.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	BRP	Business Research Park	Agriculture
North	County Unincorporated	101 Freeway and County Unincorporated	101 Freeway and Agriculture
South	County Unincorporated	County Unincorporated	Agriculture
East	County Unincorporated	County Unincorporated	Agriculture
West	BRP and M1	Business Research Park Light Industrial	Four Light Industrial Buildings Agriculture (Sakioka Farms)

- 4) Background Information:** The applicant owns and operates the Power Machinery equipment rental business at 3450 Camino Real, the Camino Real Industrial Plaza, the 40.9-acre specific plan site, and adjoining land in the unincorporated County to the south. The City of Oxnard, County Flood Control District, and SCE have easements in certain areas for their respective utility and flood control uses.

The applicant is requesting that the existing 5.5-acre development be excluded from the proposed specific plan. The two developed parcels (3450 Camino Avenue and 2150 Trabajo Drive) with subdivided out of the *Rancho El Rio de Santa Clara O'La Colonia* in 1977. The buildings followed incrementally over the next 20 years. The Gold Coast Church received a special use permit (PZ 04-520-4) in 2004. Other businesses are Apria Healthcare, JHC Insurance, and Ventura Hose Company. The undeveloped 40.9 adjacent acres are within City limits and would be the CRBPSP project site.

The “Power Specific Plan” was originally included with the Sakioka Farms Specific Plan application filed in 2001. Review of the combined plans continued into 2003. In 2005, Rick Power decided to separate from the combined approval process and the filed the CRBPSP in 2006 which, in turn, led to the current EIR and entitlement requests.

- 5) Environmental Determination:** Staff and consultants prepared a Draft EIR (No. 06-02) to address the potential environmental effects of the proposed specific plan in the following six areas: 1) Land Use, 2) Agricultural Resources, 3) Transportation/Traffic, 4) Air Quality, and 5) Utilities and Service Systems/Water Supply. The Draft EIR public review period began on October 9, 2007 and ended on December 10, 2007. The Water Supply Assessment was completed and concluded that there is adequate water supply for the buildout of the proposed plan. The Final EIR addresses substantive comments submitted by the California Department of Transportation Division of Aeronautics, Caltrans District 7, Ventura County Agricultural Commissioner, Ventura County Director of Airports, Ventura County Air

Pollution Control District, Ventura County Public Works, and the Ventura County Watershed Protection District. Verbal comments from the December 6, 2007 Planning Commission hearing were also included in the Final EIR. As a result of the comments, changes and corrections were made to several Draft EIR sections which are detailed in the attached Final EIR document under *II. Public Comments and Responses* and *III. Corrections and Additions*.

The Final EIR concludes that all impacts were less than significant (Class III impact) or mitigatable to less than significant levels (Class II impact) with the one exception of the conversion of farmland of statewide importance (Class I impact). Even though the specific plan area is within city limits and has long been planned for development, the loss of prime agricultural land is still considered a significant impact.

Staff recommends that the Planning Commission certify Final EIR 06-02 (Attachment C). Included in the certification resolution are recommended Findings of Fact and a Statement of Overriding Condition that must be adopted by the City Council.

## **6) Analysis:**

**a) General Discussion:** The proposed plan would allow a two-phased development of a freeway-oriented business and light industrial park with up to 18 individual buildings and two new streets. The proposed specific plan is modeled after the McInnes Ranch Business Park Specific Plan and includes development standards and/or guidelines for land use, circulation, landscaping, signage, and common and public areas. First phase infrastructure would construct a two-lane access road from Del Norte Boulevard to connect to an extended Trabajo Road and terminate with a temporary circle large enough for fire truck turn-around. The second phase would add Road A on the eastern portion of the site. Public utilities would be installed under the new streets and the SCE transmission line relocated to the eastern and southern edges of the property. Individual buildings of less than 150,000 square feet would be reviewed and approved under the Development Design Review (DDR) process within the various guidelines and development standards of the CRBPSP. Buildings over 150,000 square feet would require a special use permit from the Planning Commission. Buildout is anticipated in five to ten years, depending on market demand.

**b) General Plan Consistency:** The entire CRBPSP site is designated in the 2020 General Plan for Business and Research Park with a corresponding Business & Research Park (BRP) zone classification. The proposed specific plan substitutes Light Manufacturing for the southern portion, but is otherwise not significantly different from the existing General Plan vision for that area. The 2020 General Plan requires that the Sakioka Farms area, including the CRBPSP, develop a specific plan prior to development. There are various General Plan goals and policies that are general in nature, such as "Minimize vehicle miles traveled" (pg. VI-24) with which staff finds consistency. Three policies specific to the CRBPSP site are listed in the following table.

POLICY	DISCUSSION
<b>Master Planned Developments</b> <i>Policy C.1 (Page V-23)</i> <i>"Office exclusive uses within business and research park designated areas shall be limited to the first tier of lots adjacent to a freeway or major thoroughfare"</i>	BRP uses are designated for the first three lots south of the 101 freeway. Therefore, consistency with this policy may be found.
<b>Master Planned Developments</b> <i>Policy C.2 (Page V-23)</i> <i>"A Specific Plan shall be required for the development of the approximately 430-acre "Sakioka" property that shall take into consideration the unique opportunity to achieve an integrated plan to address the desirability for jobs/housing balance"</i>	The CRBPSP was initially included with the Sakioka Farms Specific Plan. The Sakioka plan will include a workforce village of up to 900 units less than a mile away that would give preference to people working in both the Sakioka Farms and CRBPSP areas. Therefore, consistency with this policy may be found.
<b>Infill Modification Areas</b> <i>Policy 3.a (Page V-27)</i> <i>"Property along the freeway corridor frontage should be designated for commercial or business and research park."</i>	The CRBPSP area is a part of Infill Modification Area 'a.' BRP uses are designated for the first three lots south of the 101 freeway. Therefore, consistency with this policy may be found.

- c) **Conformance with Zoning Development Standards:** The CRBPSP incorporates the BRP (Business Research Park) and M1 (Light Industrial) development standards that would guide development of individual buildings and their site improvements. The DDR project review and entitlement process requires compliance with city zone and CRBPSP standards, with the additional requirement of Planning Commission review of buildings over 150,000 square feet and/or certain types of uses such as outdoor storage.
- d) **Design Concept:** The CRBPSP design follows a simple rectilinear pattern with Camino Avenue and Gonzales Road as the east-west streets, and Trabajo and Street A the north-south streets forming a grid. Individual lots would range in size. The specific plan requires design continuity of streetscapes and public access area, and non-intrusive lighting that is adequate for public safety. Although no agricultural buffer is required the distance from buildings to agricultural activity is a minimum of 30 feet along the west and south to 150 feet along the east property edge.

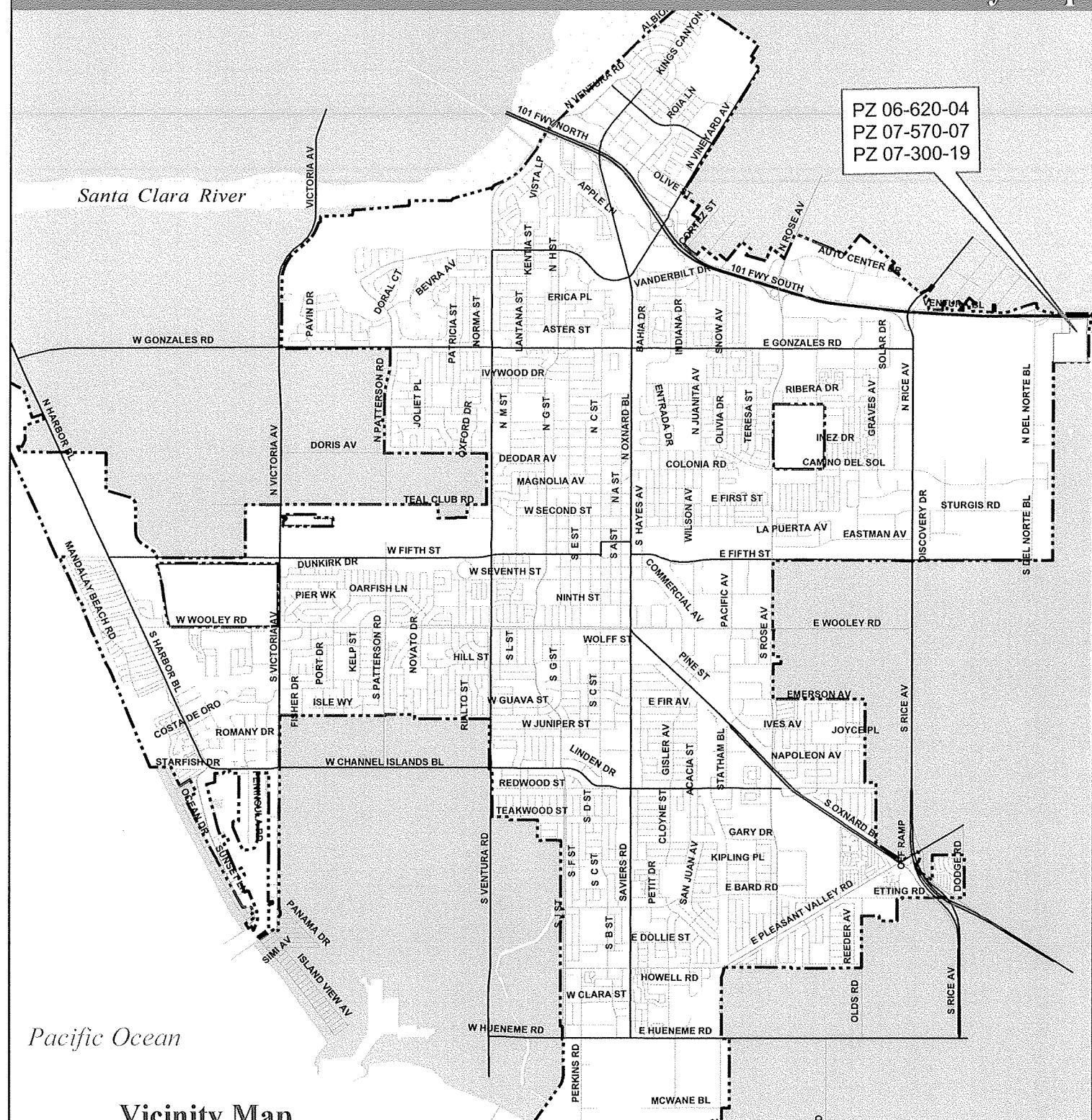
- e) **Circulation and Parking:** The CRBPSP requires that the proposed streets, driveways, parking, and loading zones meet the City's requirements for all subsequent development that is reviewed under the DDR procedure. The Draft EIR included a traffic analysis that concluded the CRSPSP traffic would not impact area intersections with the exception of the already deficient Del Norte Boulevard/ US 101 interchange. An area is reserved for the possible extension of Gonzales Road eastward to an unknown connection in Camarillo. A restriping of turning lanes on Del Norte at Camino Avenue will improve traffic flow, and the CRBPSP includes a provision for a traffic study at one-third, two-thirds, and final buildout that could lead to traffic signals on Del Norte Boulevard, if warranted. Street 'A' will be named when the Sakioka Farms Specific Plan files for its street names. Bike lanes are planned for both sides of the major streets.
  - f) **Building Design:** The CRBPSP requires that subsequent buildings and other structures meet design guidelines that strive for an attractive consistent design that meets the City's desire for high-quality commercial and industrial development. The guidelines call for street-front entrances, "green" design, and a variety of material and design treatments to prevent a boxy monotonous development.
  - g) **Signs:** The CRBPSP contains a sign program that is similar to the McInnes Ranch Business Park Specific Plan. Signage is limited to low-scale monument and on-building business identification signs. Entry signs are located on Gonzales Road and Camino Avenue.
  - h) **Landscaping and Open Space:** The CRBPSP contains a landscaping program that is similar to the McInnes Ranch Business Park Specific Plan. Landscape guidelines require City-designated street trees and ground covers that minimize water needs but still provide an attractive consistent landscape setting that complements the buildings.
  - i) **Tentative Subdivision Map for Tract No. 5783:** Proposed Tract Map No. 5783 subdivides for 17 lots, a detention area, and dedications for streets.
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on January 24 and May 2, 2007. Recommendations of the DAC have been incorporated in the current version of the CRBPSP and/or will be included as conditions of approval on the tentative subdivision map.
- 8) **Community Workshop:** There was no community workshop as the CRBPSP is not located near a residential neighborhood.
- 9) **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's decision to certify the Final EIR may be appealed to the City Council within 18 days.

**Attachments:**

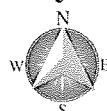
- A. Maps (Vicinity, General Plan, Zoning)
- B. Camino Real Business Park Specific Plan, February 2008 (previously distributed)
- C. Final EIR 06-02 (previously distributed)
- D. Final EIR Resolution

Prepared by:	 CW
Approved by:	 SM

# Vicinity Map



## Vicinity Map



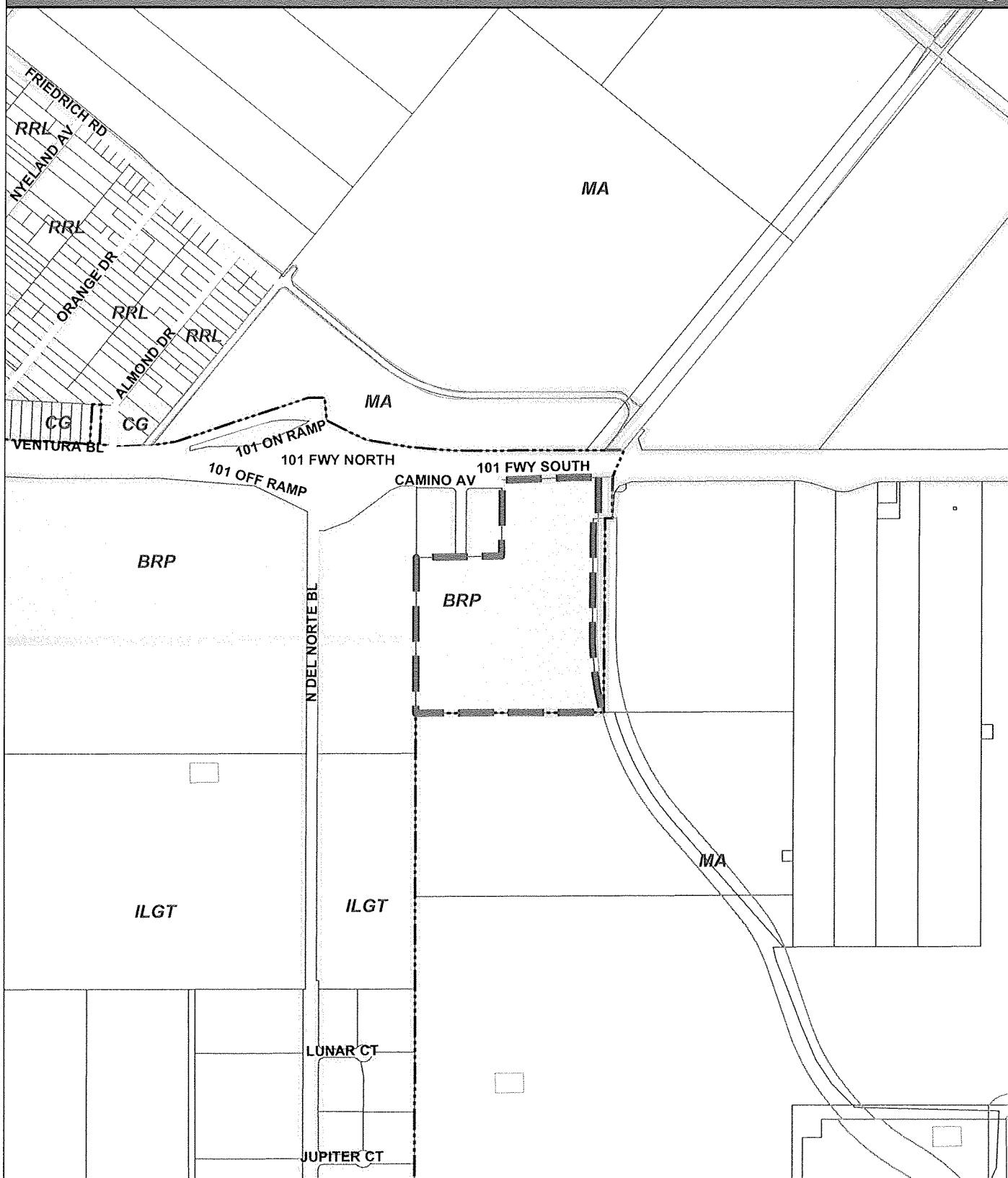
0 0.25 0.5 1 1.5 2 2.5 3 Miles



Oxnard Planning  
March 12, 2008

PZ 06-620-04, PZ 07-570-07, PZ 07-300-19  
Location: 3450 E Camino Real  
APN: 216003012  
Rick Power  
Camino Real Business Park Specific Plan

# General Plan Map



Oxnard Planning  
March 12, 2008

PZ 06-620-04, PZ 07-570-07, PZ 07-300-19  
Location: 3450 E Camino Real

APN: 216003012

Rick Power

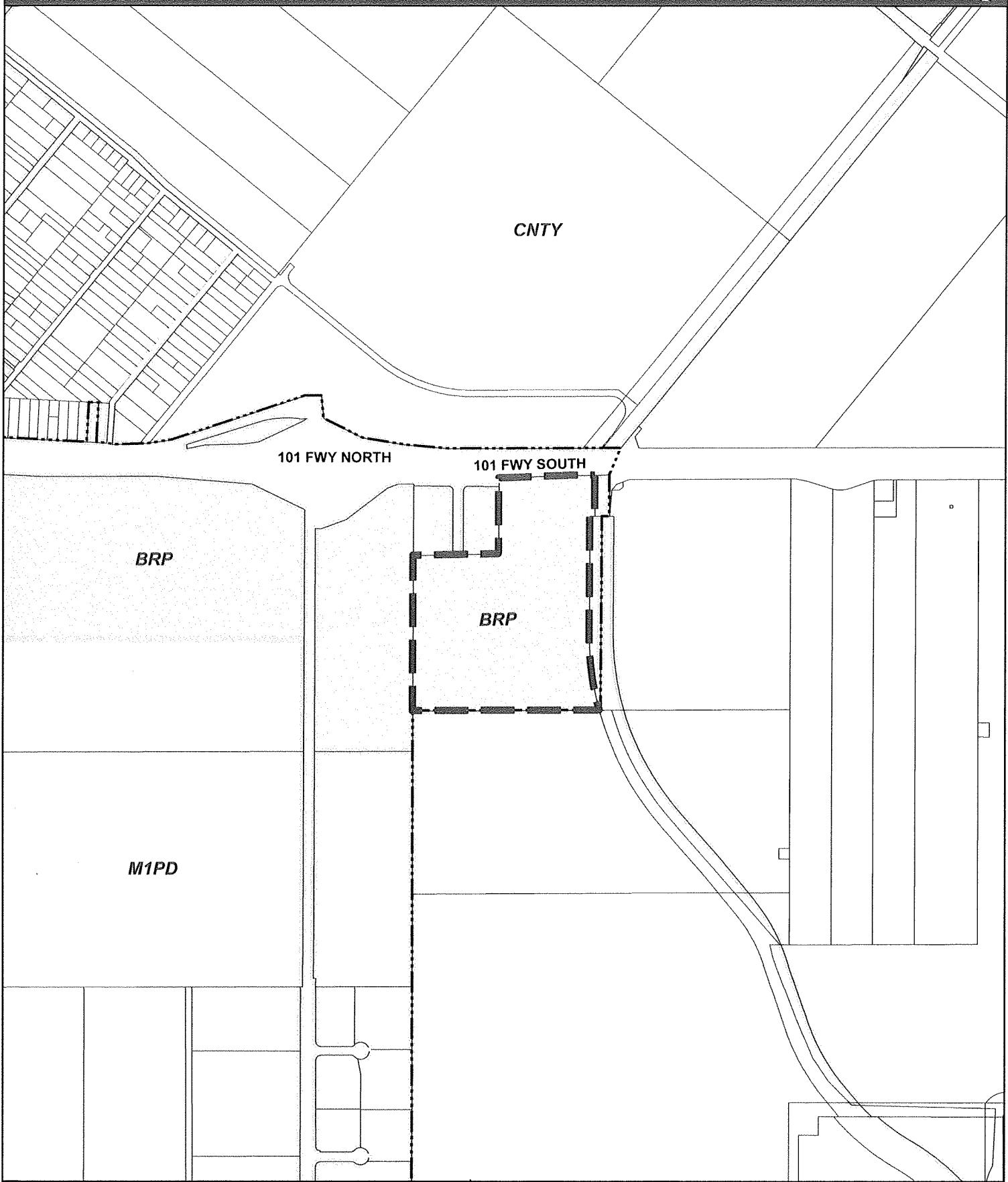
Camino Real Business Park Specific Plan  
0 155310 620 930 1,240 Feet

# General Plan Map



1:10,801

# Zone Map



Oxnard Planning  
March 12, 2008

PZ 06-620-04, PZ 07-570-07, PZ 07-300-19  
Location: 3450 E Camino Real  
APN: 216003012  
Rick Power  
Camino Real Business Park Specific Plan  
0 1250 500 750 1,000 Feet

## Zone Map



# Aerial Map



Oxnard Planning  
March 12, 2008

PZ 06-620-04, PZ 07-570-07, PZ 07-300-19  
Location: 3450 E Camino Real  
APN: 216003012  
Rick Power  
Camino Real Business Park Specific Plan  
0 125 250 500 750 1,000 Feet

## Aerial Map

2003 Aerial  
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1:6,943

RESOLUTION NO. [EIR 06-02]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 06-02 (SCH #2006041089) FOR THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN LOCATED AT THE 3450 AND 3600 EAST CAMINO AVENUE. FILED BY RICK POWER, 3450 EAST CAMINO AVENUE, OXNARD, CA 93030.

WHEREAS, the Planning Commission of the City of Oxnard has thoroughly considered Final Environmental Impact Report No.06-02 (State Clearinghouse # 2006041089) (the "EIR") for the Camino Real Business Park Specific Plan (the project), which has been prepared in accordance with the California Environmental Quality Act (CEQA) and Resolution No. 10,851, as amended, of the City Council; and

WHEREAS, the Planning Commission has held a public hearing and received and considered oral and written testimony on the Final EIR; and

WHEREAS, the comments of the Commissioners, members of the public, and interested groups and agencies have been adequately responded to.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard:

1. Certifies that the Final EIR was completed in compliance with CEQA and reflects the City of Oxnard's independent judgment.
2. Certifies the adequacy of Final Environmental Impact Report No. 06-02.
3. Approves the Mitigation Monitoring and Reporting Program for the project set forth in Exhibit A.

The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of April, 2008, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

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Michael Sanchez, Chairman

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

## IV. MITIGATION MONITORING AND REPORTING PROGRAM

### MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR

Mitigation Measure	Action Required	Timing	Enforcement Agency
<b>BIOLOGICAL RESOURCES</b>			
<b>BR-1</b> To avoid impacting nesting birds, one of the following shall be implemented:	<p>Developer(s) shall limit site grading activities to September 1<sup>st</sup> through January 31<sup>st</sup> as specified in project grading plans; or provide a copy of the survey report and the contract for biologist monitor contract to the City for review and approval</p> <p>- OR -</p> <p>b) Prior to issuance of any permit for grading between February 1 through August 31, a qualified wildlife biologist shall conduct a pre-construction nest survey no more than 5 days prior to initiation of grading to provide confirmation on presence or absence of active nests immediately adjacent to the grading area. If active nests are encountered, at a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location as determined by a qualified biologist. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. When a grading permit is being issued, the applicant shall provide a survey report by the qualified biologist verifying that (1) no active nests are present, or (2) that the young have fledged. The qualified biologist shall serve as a construction</p>	Prior to issuance of grading permits	City of Oxnard Planning Division

EXHIBIT A

## MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR

Mitigation Measure	Action Required	Timing	Enforcement Agency
monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.			
<b>BR-2</b> Prior to construction activities that may result in the placement of fill material into the drainage feature, prepare and submit to the Corps for verification a "Preliminary Delineation Report for Waters of the U.S.". If the Corps determines that the feature is not regulated under their jurisdiction, then no further mitigation is necessary. However, if the Corps considers the feature to be jurisdictional, then a Clean Water Act Section 404 permit shall be obtained from the Corps, and any permit conditions shall be agreed to, prior to the start of construction activities in the affected area. Due to the low habitat quality of this drainage feature, if mitigation is considered necessary under any regulatory permit conditions, it would likely consist of restoration of a nearby natural waterway or re-creation of a similar drainage feature associated with the proposed development.	Developer(s) shall provide a copy of the Preliminary Delineation Report for Waters of the U.S. and either verification by the U.S. Army Corps of Engineers that the drainage feature is not regulated or a copy of the Clean Water Act Section 404 permit to the Planning Division to keep with the project files	Prior to issuance of grading permits	City of Oxnard Planning Division

## MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR

Mitigation Measure	Action Required	Timing	Enforcement Agency
<b>CULTURAL RESOURCES</b>			
CR-1	<p>The project 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 California State University 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.</p> <p>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. The project 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.</p>	<p>Master developer shall provide a copy of the contract for services to the City for review and approval</p> <p>Master developer shall provide a copy of the Phase I survey report to the City for review and approval</p>	<p>Prior to Phase I site survey activities</p> <p>Prior to issuance of building permits</p>
CR-2	<p>The project 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 weekly 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</p>	<p>Master developer shall provide a copy of the contract for services to the City for review and approval</p> <p>Master developer shall provide weekly reports to the City for review</p>	<p>Prior to issuance of grading permits</p> <p>Weekly during site grading activities and finalized prior to approval of final building permits</p>

## MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR

Mitigation Measure	Action Required	Timing	Enforcement Agency
<b>GEOTECHNICAL RESOURCES</b>			
<b>GR-1</b> The project shall comply with the recommendations listed on pages 6 through 9 of the <i>Feasibility Study, Camino Real Business Park</i> , by GeoSoils Consultants, Inc.-Van Nuys, June 21, 2005 and/or any subsequent recommendations that may be made by the geotechnical engineers and/or the Building and Engineering Services Division.	Developer(s) shall provide copies of the applicable grading and building plans incorporating the recommendations to the City for review and approval	Prior to issuance of grading permits and approval of final building permits	City of Oxnard Engineering Services Division
<b>GEOTECHNICAL RESOURCES</b>			
<b>HWQ-1</b> During construction, the project applicant shall implement all applicable and mandatory Best Management Practices (BMPs) in accordance with the SWPPP prepared for the project and the Ventura County / City of Oxnard Stormwater Management Program. These BMPs shall include, but not be limited, to the following:	<ul style="list-style-type: none"> <li>• Erosion control procedures shall be implemented for exposed areas.</li> <li>• Appropriate dust suppression techniques, such as watering or tarping, shall be used.</li> <li>• Construction entrances shall be designed to facilitate removal of debris from vehicles exiting the site.</li> <li>• Truck loads shall be tarped.</li> </ul>	Prior to issuance of grading permits and approval of final building permits	City of Oxnard Engineering Services Division
<b>HWQ-2</b> All construction equipment and vehicles shall be inspected for leaks of hazardous materials (including oil and gasoline) and all such leaks repaired according to a regular schedule, specified in the Grading Plan approved by the City of Oxnard, Development Services Department.	Developer(s) shall provide copies of the applicable grading and construction plans incorporating the inspection program to the City for review and approval	Prior to issuance of grading permits and approval of final building permits	City of Oxnard Planning Division
<b>HWQ-3</b> The project shall be designed to comply with all applicable requirements of the Ventura County SU SMP pertaining to the detention, treatment, and/or discharge of stormwater.	Developer(s) shall provide copies of the applicable grading and construction plans incorporating the SU SMP requirements to the City for review and approval	Prior to issuance of grading permits and approval of final building permits	City of Oxnard Engineering Services Division

## MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR

Mitigation Measure	Action Required	Timing	Enforcement Agency
<b>UTILITIES AND SERVICE SYSTEMS</b>			
<b>UTL-1</b> Sewer plans shall be approved by the City Engineer and the Oxnard Wastewater Division. Prior to recordation of the final map, the developer/project applicant shall enter into an agreement with the City which specifies the funding mechanism for all wastewater conveyance facilities.	Developer(s) shall provide copies of the sewer plans to the City for review and approval  Developer(s) shall enter into agreement with the City regarding wastewater conveyance facilities	Prior to approval of final building permits  Prior to recordation of the final map	City of Oxnard Engineering Services Division  City of Oxnard Engineering Services Division
<b>UTL-2</b> All industries proposing to connect to or discharge into the local sewer system shall first obtain the appropriate permit from the City of Oxnard Public Works Department, Wastewater Division.	Owners and or tenants of the each building at the project site	Prior to issuance of certificates of occupancy	City of Oxnard Public Works Department, Wastewater Division
<b>UTL-3</b> Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.	Owners and or tenants of the each building at the project site	Prior to issuance of certificates of occupancy	City of Oxnard Planning Division
<b>AGRICULTURAL RESOURCES</b>			
<b>C-1</b> The project developer shall offer, at cost, the top 12 inches of agricultural soils from the project site for relocation to a farm site or farm sites that have lower quality soils.	Master developer shall provide to the City a copy of published offer to provide soil for relocation	Prior to issuance of grading permits	City of Oxnard Planning Division
<b>C-2</b> The project developer shall install a fence with a minimum height of eight (8) feet along the southern perimeter of the project site.	Master developer shall provide a copy of the building plans that show the specifications and location for the perimeter wall	Prior to recordation of the final map	City of Oxnard Planning Division
<b>TRANSPORTATION/TRAFFIC</b>			
<b>D-1</b> The project developer shall provide a fair share contribution towards the Del Norte Boulevard and SB US-101 Freeway intersection reconstruction.	The master developer shall provide payment as agreed between the developer and the City	Prior to recordation of the final map	City of Oxnard Engineering Services Division

**MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR**

Mitigation Measure	Action Required	Timing	Enforcement Agency
<b>D-2</b> Until such time that the Del Norte/Route 101 interchange is improved, this project would be responsible to mitigate the traffic it adds to the Del Norte corridor by installing traffic signals at both ramps on the existing interchange, prohibiting the southbound left turns into the southbound 101 on-ramp with signs, closing the median opening to prohibit southbound left turns from Del Norte Boulevard to Camino Ave, and installing a new traffic signal at Gonzales Road and Del Norte Boulevard. Changes in traffic control at the ramps are subject to approval of Caltrans.	Master developer shall provide intersection improvement plans to the City of Oxnard and shall pay for all improvements consistent with these plans	Prior to certificates of occupancy	City of Oxnard Engineering Services Division

## MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR

Mitigation Measure	Action Required	Timing	Enforcement Agency
<b>AIR QUALITY</b>	<p><b>E-1</b> The project developer shall implement fugitive dust control measures throughout all phases of construction. The project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> <li>• Minimize the area disturbed on a daily basis by clearing, grading, earthmoving, and/or excavation operations.</li> <li>• Pre-grading/excavation activities shall include watering the area to be graded or excavated before the commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during these activities.</li> <li>• All trucks shall be required to cover their loads as required by California Vehicle Code §23114.</li> <li>• All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site 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.</li> <li>• Graded and/or excavated inactive areas of the construction site shall be monitored by a City-designated monitor at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or</li> </ul>	Prior to issuance of grading permits and during grading and construction	City of Oxnard Planning Division

**MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR**

Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.</p> <ul style="list-style-type: none"><li>• Signs shall be posted on-site limiting on-site traffic to 15 miles per hour or less.</li><li>• During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the VCAPCD is determining when winds are excessive.</li><li>• Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.</li><li>• Personnel involved in grading operations, including contractors and subcontractors should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.</li></ul>			

## MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR

Mitigation Measure	Action Required	Timing	Enforcement Agency
E-2     The project developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project site throughout the project construction phases. The project developer shall include in construction contracts the control measures required and recommended by the VCAPCD at the time of development. Examples of the types of measures currently required and recommended include the following:	<p>Measures shall be included in construction documents and implemented during grading and construction</p> <ul style="list-style-type: none"> <li>• Maintain all construction equipment in good condition and in proper tune in accordance with manufacturer's specifications.</li> <li>• Limit truck and equipment idling time to five minutes or less.</li> <li>• Minimize the number of vehicles and equipment operating at the same time during the smog season (May through October).</li> <li>• Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, to the extent feasible.</li> </ul>	Prior to issuance of grading permits and during grading and construction	City of Oxnard Planning Division
E-3     The Specific Plan shall include a requirement that all structures with a flat or nearly flat roof area of over 10,000 square feet shall be designed to support the installation of solar panel and/or similar equipment that generates electricity from sunlight and related equipment, and that the owners of said structures shall agree to and record prior to issuance of a certificate of occupancy in a form to be determined by the City Attorney to grant an easement to the City, utility, or other qualified entity for purposes of energy generation and transmission.	Master developer to provide CC&Rs and other necessary legal language that binds future developers and building owners to this mitigation – to be reviewed by the City Attorney – prior to recording of first Final Map	Prior to recording of first Final Map	City of Oxnard Planning Division

## MITIGATION MEASURES FROM THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN FINAL EIR

Mitigation Measure	Action Required	Timing	Enforcement Agency
<b>UTILITIES: WATER SUPPLY</b>			
F-1 The project developer shall ensure that the landscape irrigation system be designed, installed and tested to provide uniform irrigation coverage. Sprinkler head patterns shall be adjusted to minimize over spray onto walkways and streets.	Developer(s) shall provide construction plans showing landscape irrigation design	Prior to approval of final building permits	City of Oxnard Engineering Services Division
F-2 The project developer shall install either a “smart sprinkler” system to provide irrigation for the landscaped areas or, at a minimum, set automatic irrigation timers to water landscaping during early morning or late evening hours to reduce water losses from evaporation. Irrigation run times for all zones shall be adjusted seasonally, reducing water times and frequency in the cooler months (fall, winter, spring). Sprinkler timer run times shall be adjusted to avoid water runoff, especially when irrigating sloped property.	Developer(s) shall provide construction plans showing landscape irrigation design	Prior to approval of final building permits and prior to certificates of occupancy	City of Oxnard Engineering Services Division
F-3 The project developer shall select and use drought-tolerant, low-water-consuming plant varieties to reduce irrigation water consumption.	Developer(s) shall provide landscape plans showing low-water-consuming plant varieties	Prior to approval of final building permits and prior to certificates of occupancy	City of Oxnard Planning Division
F-4 The project developer shall install low-flush water toilets in new construction. Low-flow faucet aerators should be installed on all new sink faucets.	Developer(s) shall provide building plans showing the requirement for low-flush toilets and low-flow faucets	Prior to approval of final building permits and prior to certificates of occupancy	City of Oxnard Engineering Services Division