Planning Division

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Christopher Williamson, AICP, Senior Planner

DATE: May 1, 2008

SUBJECT: Planning & Zoning Permit Nos. 07-620-01 (General Plan Amendment), 08-640-01 (Specific Plan), 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)** Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-620-01 for a general plan amendment, subject to certain findings and conditions.
   - **b)** Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 08-640-01 to adopt a specific plan, subject to certain findings and conditions.
   - **c)** Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-570-07 for a zone change, subject to certain findings and conditions.
   - **d)** Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-300-19 for Tentative Subdivision Map for Tract No. 5783, subject to certain findings and conditions.

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 up to 675,000 square feet of business research and light industrial uses and related roads and parking. The site is approximately bounded on the north by U.S. 101 and Camino Avenue, on the east and south by the city limits, and on the west by the eastern edge of the Sakioka Farms property and the existing Power Machinery business park located at 3450 Camino Avenue. 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 agricultural cultivation. A 50-foot wide Southern California Edison (SCE) 66 KV power line easement 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 Avenue, the Camino Real Industrial Plaza, the 40.9-acre specific plan site, and adjoining land to the south in the unincorporated County. The City of Oxnard, County Flood Control District, and SCE have easements in several areas for their respective utility and flood control uses. 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 his portion of the project from the combined approval process and filed the CRBPSP in 2006 which, in turn, led to the current entitlement requests.

5) **Environmental Determination:** The Planning Commission certified the Camino Real Final Environmental Impact Report (EIR) 06-02 at the April 3, 2008 meeting.

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, building design and construction, circulation, landscaping, signage, and

common and public areas. First phase infrastructure would include construction of a two-lane access road from Del Norte Boulevard to connect to an extended Trabajo Road and terminate with a temporary cul de sac large enough for fire truck turn-around. The second phase would add Road A (name pending) 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 approval of a special use permit by 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
Master Planned Developments ***Policy C.1*** *(Page V-23)* *"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"*	BRP uses are designated for the first three lots south of the 101 freeway. Therefore, consistency with this policy may be found.

Master Planned Developments Policy C.2 *(Page V-23)* *"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"*	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.
Infill Modification Areas Policy 3.a *(Page V-27)* *"Property along the freeway corridor frontage should be designated for commercial or business and research park."*	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 zoning 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 north-south Trabajo and Road A (name pending), 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. 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. The required 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. Bike lanes are planned for both sides of Gonzales Road, Road A, and Trabajo Street.

f) ***Building Design:*** The CRBPSP requires that 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. Business park 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 Tentative Subdivision Map for Tract No. 5783 subdivides the property into 17 buildnig 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:** All four of the requested actions are recommendations to the City Council.

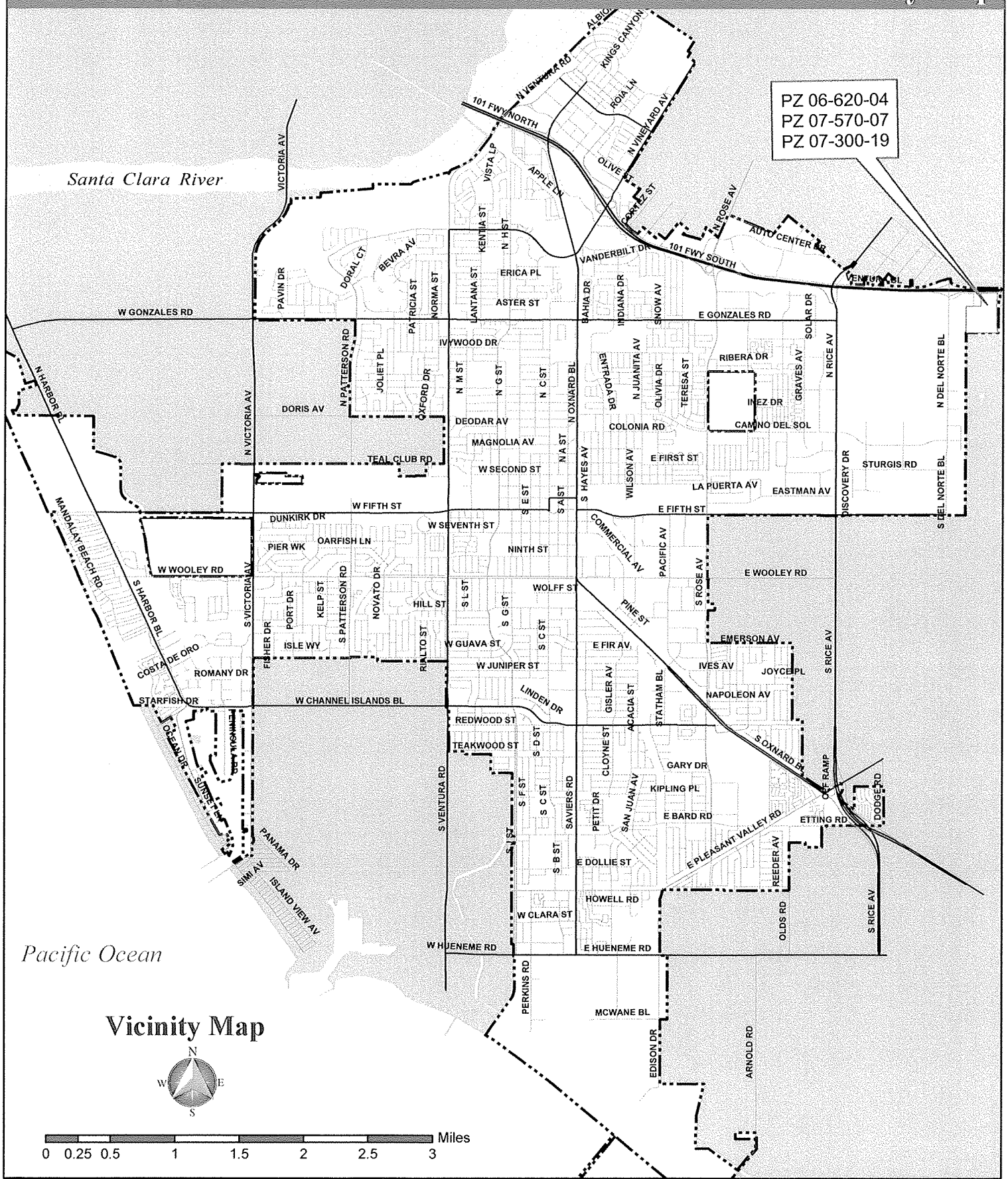
Attachments:

A. Maps (Vicinity, General Plan, and Zoning)
B. Camino Real Business Park Specific Plan, February 2008 (previously distributed)
C. General Plan Amendment resolution
D. Specific Plan Adoption resolution (attachment B previously distributed)
E. Zone Change resolution
F. Tentative Subdivision Map resolution

Prepared by: CW

Approved by: SM

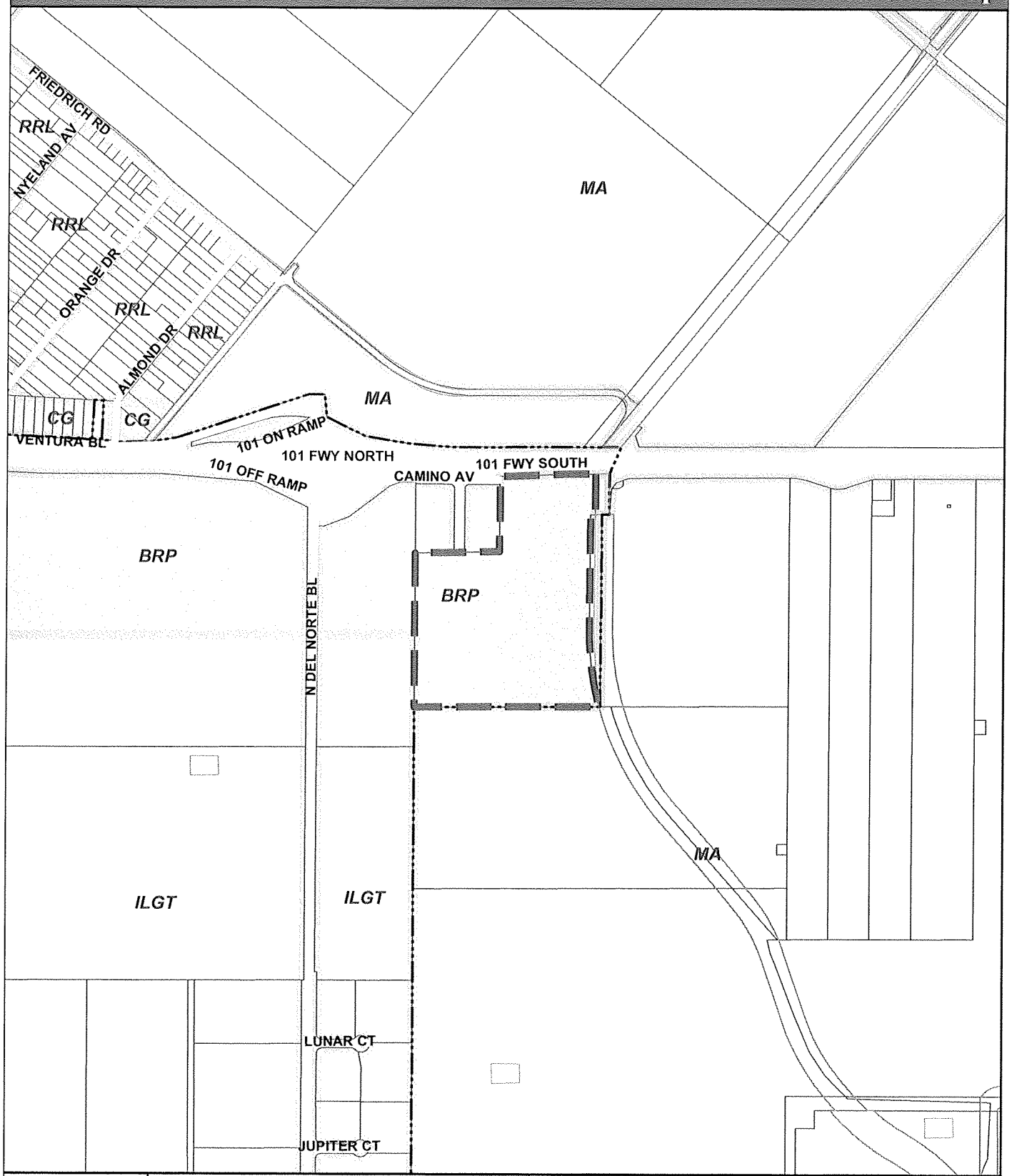
Vicinity Map



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

General Plan Map



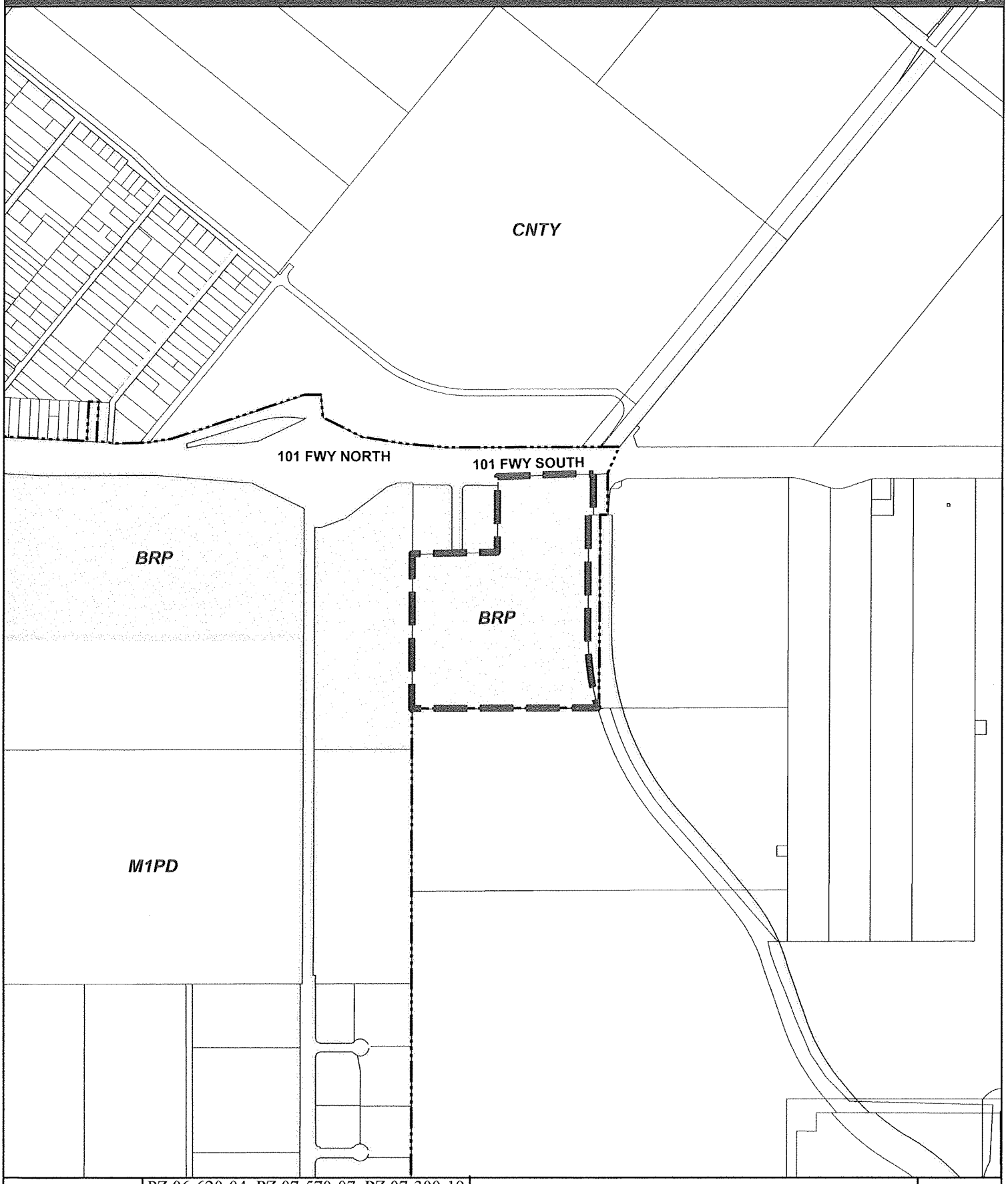
Oxnard Planning
March 12, 2008

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
Feet
0 155310 620 930 1,240

General Plan Map

N
W E
S
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
0 125 250 500 750 1,000 Feet

Zone Map

N W E S

1:10,849

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

N W E S

1:6,943

RESOLUTION NO. 2008 [PZ 07-620-01]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A GENERAL PLAN AMENDMENT (PZ 07-620-01) TO CHANGE THE LAND USE MAP TO DESIGNATE THE SOUTHERLY PORTION OF THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN PROPERTY LOCATED AT 3600 EAST CAMINO AVENUE (APN 216003012) FROM BUSINESS RESEARCH PARK TO INDUSTRIAL LIGHT. FILED BY RICK POWER, 3450 CAMINO AVENUE, OXNARD, CA. 93030.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-620-01, filed by Rick Power to amend the land use map of the General Plan to designate the above described property as light industrial; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 07-620-01; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require adoption of Planning and Zoning Permit No. 07-620-01; and

WHEREAS, the proposed general plan amendment implements the Camino Real Business Park Specific Plan that is required by the 2020 General Plan prior to development in this area; and

WHEREAS, a final environmental impact report has been certified for this project, and the Planning Commission has considered the final environmental impact report before making its recommendation herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council adoption of the amendment to the General Plan, amending the 2020 General Plan Land Use Map (Figure V-5) as shown in Exhibit "A", attached hereto and incorporated by reference.

PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of May, 2008 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

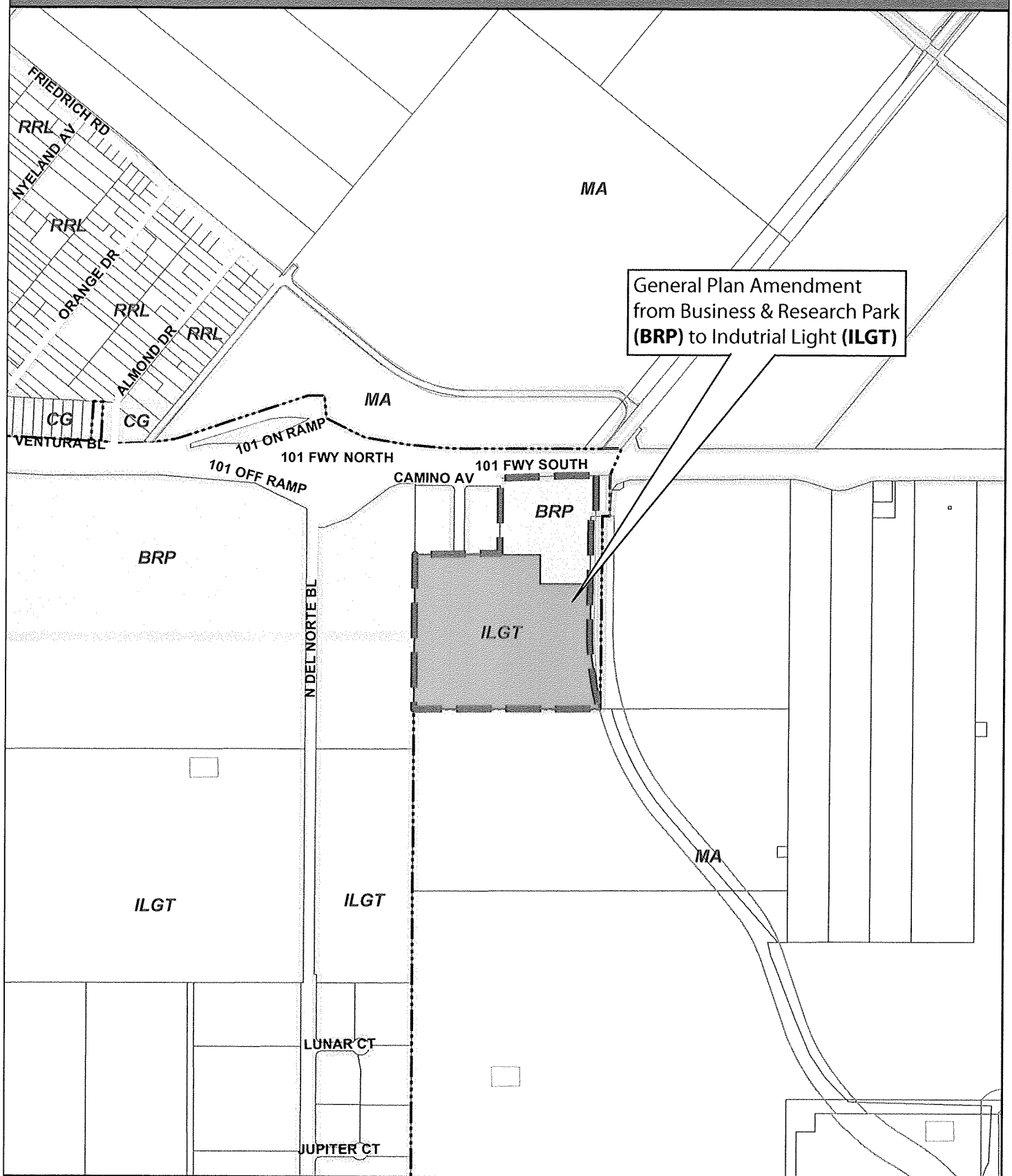
_____

Michael Sanchez, Chairperson

ATTEST: _____

Susan L. Martin, Secretary

General Plan Amendment



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 Amendment

Exhibit 'A'

N W E S

1:10,801

RESOLUTION NO. 2008 [PZ 07-570-07]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONE CHANGE (PZ 07-570-07) TO CHANGE THE LAND USE MAP TO DESIGNATE THE SOUTHERLY PORTION OF THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN PROPERTY LOCATED AT 3600 EAST CAMINO AVENUE (APN 216003012) FROM BUSINESS RESEARCH PARK (BRP) TO LIGHT INDUSTRIAL PLANNED DEVELOPMENT (M1PD). FILED BY RICK POWER, 3450 CAMINO AVENUE, OXNARD, CA. 93030.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-570-07, filed by Rick Power to amend the zoning of the of the above-described property from BRP and M1-PD; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 07-570-07; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require adoption of Planning and Zoning Permit No. 07-570-07; and

WHEREAS, the proposed zone change implements the Camino Real Business Park Specific Plan that is required by the 2020 General Plan prior to development in this area; and

WHEREAS, a final environmental impact report has been certified for this project, and the Planning Commission has considered the final environmental impact report before making its recommendation herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council adoption of Planning and Zoning Permit No. 07-570-07, amending the City's official Zoning Map to change the zoning designation of the property as shown in Exhibit 'A', attached hereto and incorporated herein by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of May 2008, by the following vote:

AYES: Commissioners:

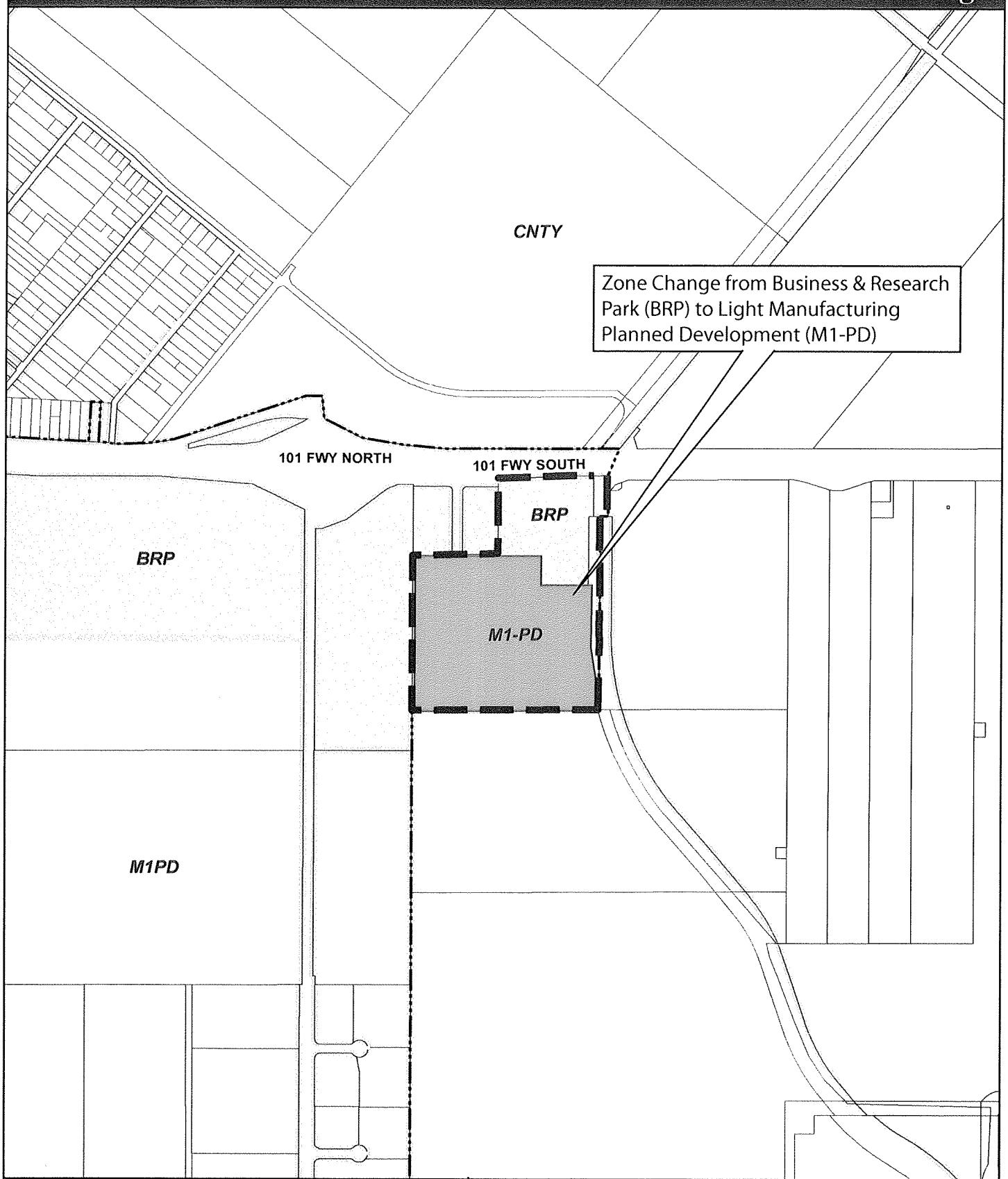
NOES: Commissioners:

ABSENT: Commissioners:

_____
Michael Sanchez, Chairperson

ATTEST: _____
Susan L. Martin, Secretary

Zone Change



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

Feet
0 125 250 500 750 1,000

Zone Change

Exhibit 'A'

N W E S

1:10,849

RESOLUTION NO. 2008 [PZ 08-640-01]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE CAMINO REAL BUSINESS PARK SPECIFIC PLAN (PZ 08-640-01) LOCATED AT 3600 EAST CAMINO AVENUE (APN 216003012). FILED BY RICK POWER, 3450 CAMINO AVENUE, OXNARD, CA. 93030.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 08-640-01, filed by Rick Power to adopt the Camino Real Business Park specific plan for an approximately 42 acre area located at 3600 east Camino Avenue; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 08-640-01; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require adoption of Planning and Zoning Permit No. 08-640-01; and

WHEREAS, the specific plan adoption is required by the 2020 General Plan prior to development in this area; and

WHEREAS, a final environmental impact report has been certified for this project, and the Planning Commission has considered the final environmental impact report before making its recommendation herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council adoption of the Camino Real Business Park Specific Plan as shown in Exhibits "A" and "B", attached hereto and incorporated by reference.

PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of May, 2008 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

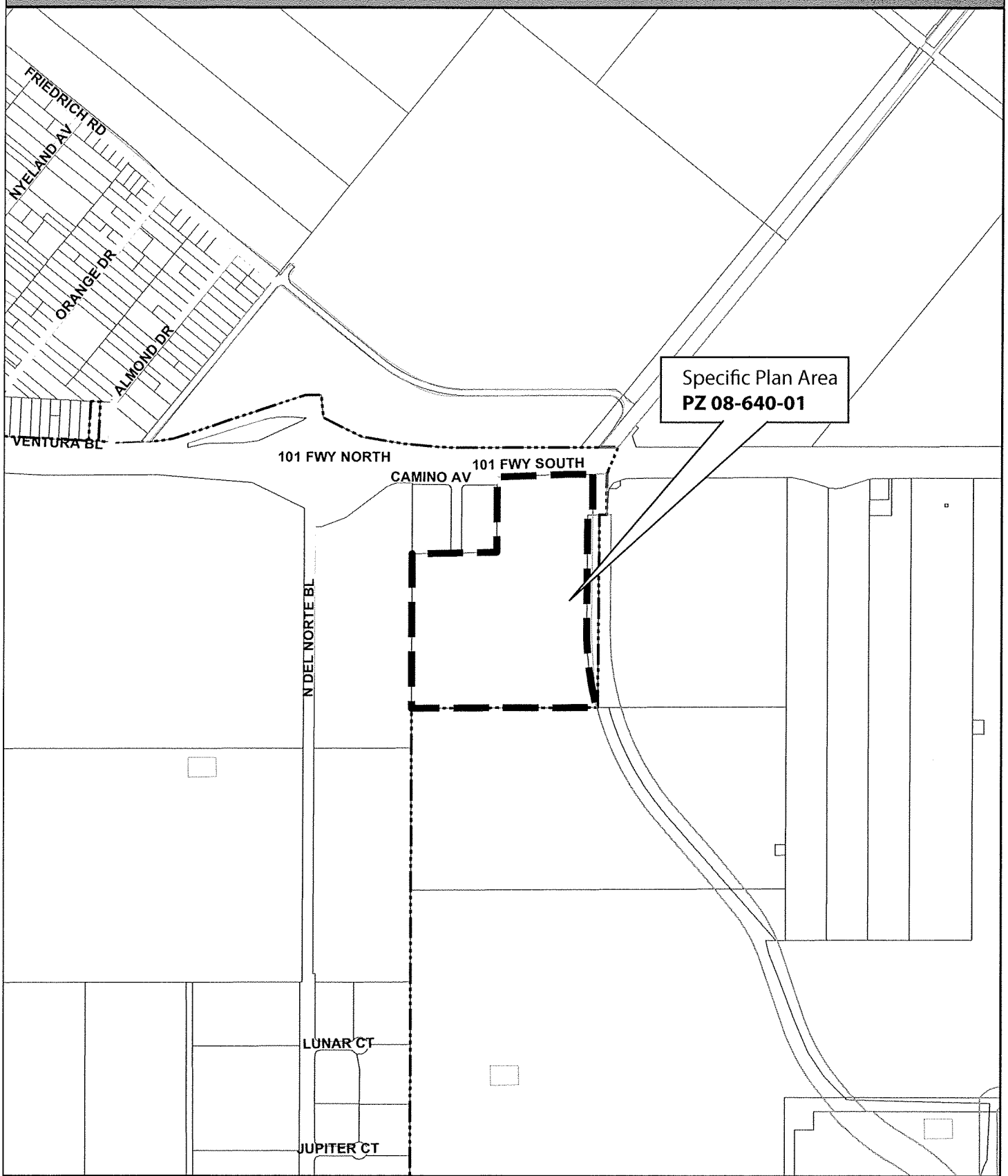
_____

Michael Sanchez, Chairperson

ATTEST: _____

Susan L. Martin, Secretary

Specific Plan Area



Oxnard Planning
April 22, 2008

PZ 08-640-01
Rick Power
Camino Real Business Park Specific Plan

0 155310 620 930 1,240 Feet

Specific Plan Area

Exhibit 'A'

N W E S

1:10,801

RESOLUTION NO. 2008 [PZ 07-300-19]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP OF TRACT NO. 5783 (PLANNING AND ZONING PERMIT NO.07-300-19) FOR PROPERTY LOCATED AT 3600 EAST CAMINO AVENUE (APN 216003012), SUBJECT TO CERTAIN CONDITIONS. FILED BY RICK POWER, 3450 CAMINO AVENUE, OXNARD, CA. 93030.

WHEREAS, the Planning Commission of the City of Oxnard has considered the tentative subdivision map of Tract No. 5783 (Planning and Zoning Permit No. 07-300-19), filed by Rick Power, in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, said tentative map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the Planning Commission finds the tentative map conforms to the City's 2020 General Plan and elements thereof; and

WHEREAS, the Planning Commission finds the tentative map conforms to the Camino Real Business Park Specific Plan; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 07-620-01; and

WHEREAS, the proposed implements the Camino Real Business Park Specific Plan that is required by the 2020 General Plan prior to development in this area; and

WHEREAS, a final environmental impact report has been certified for this project, and the Planning Commission has considered the final environmental impact report before making its recommendation herein; 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 Division of the City of Oxnard, and the custodian of the record is the Planning Manager; and

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 subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative subdivision map, subject to the following conditions:

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 tract map dated November 12, 2007, on file with the Planning Division. (PL, G-2)

3. 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)

4. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)

5. 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)

6. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)

7. 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)

8. 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)

LANDSCAPE STANDARD CONDITIONS

9. Before submitting landscape and irrigation plans, Developer shall obtain approval of the Parks and Facilities Superintendent or designee ("Superintendent") of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)

10. 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)

11. 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)

12. 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)

13. 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)

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

FIRE DEPARTMENT STANDARD CONDITIONS

15. 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)

16. 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)

17. 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)

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

19. 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)

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

21. 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)

22. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F-15)

PLANNING DIVISION SPECIAL CONDITIONS

23. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)

24. Developer shall develop the site with the street names, as approved by the Street Naming Committee. (PL)

25. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of the Final EIR Mitigation Monitoring Plan pertaining to dust control requirements.

26. The Camino Real Business Park Final Environmental Impact Report (FEIR) is incorporated by reference in its entirety. All FEIR mitigations listed in the FEIR Mitigation Monitoring and Reporting Program apply as conditions of approval.

27. Approval is contingent on the collective adoption of General Plan Amendment PZ 07-620-01, Specific Plan adoption PZ 08-640-01, and Zone Change PZ 07—570-07.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

28. 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)
29. 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)

30. 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)

32. 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)

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

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

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

36. 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)

37. 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)

38. 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)

39. 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)

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

41. 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)

42. 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)

43. 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)

44. 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)

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

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

47. 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)

48. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

49. "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)

50. 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)

51. 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)

52. In order to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way, Developer shall construct required drainage facilities concurrently with the rough grading operations, or with prior approval of the City Engineer, provide interim drainage improvements on a temporary basis. (DS-31)

53. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

54. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)

55. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)

56. Developer shall comply with Ventura County Flood Control District ("District") standards for all facilities affected by the project that are owned by or dedicated to the District, and shall obtain the approval of the District on all improvement plans for such facilities. Before issuance of grading or site improvement permits, Developer shall obtain any necessary encroachment permits from the District. (DS-37)

57. 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)

58. By title sheet dedication at the time of filing the subdivision map, Developer shall dedicate all water rights for the project property to City. (DS-39)

59. 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)

60. 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)

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

62. 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)

63. Developer shall construct all street and road improvements in conformance with the City Code, the City's 2020 General Plan, and any applicable specific plan. (DS-48)

64. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, and street appurtenances. City will name all streets in accordance with adopted City guidelines. (DS-49)

65. 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)

66. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, applying the appropriate traffic index specified in City standards. (DS-53)

67. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

68. Developer shall protect the stub ends of all streets planned for future continuation with warning barricades, redwood headers, berms, signs and/or reflectors as directed by the City Engineer. (DS-55)

69. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north

arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)

70. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)

71. 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)

72. As part of the master utility plans, Developer shall submit a street lighting plan. On City's approval of the plan, Developer shall install streetlights in accordance with the plan. (DS-60)

73. 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)

74. 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)

75. 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)

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

77. Developer, property owner or tenant shall participate in a Traffic Management Association (TMA) if one is formed and shall implement and participate in all programs and strategies established by the TMA. This condition shall be included in all leases and rental agreements for the project property. (TR-72)

78. 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)

79. 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)

80. In non-residential developments where fifty or more persons are employed, Developer shall include a transportation information center stocked with bus schedules, rideshare

information, and related information on alternative methods of transportation. Developer or owner shall update such information at least once a month. (TR-77)

STORMWATER QUALITY CONDITIONS

81. 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)

82. 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)

83. 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)

84. 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)

85. Developer shall provide City a stormwater acceptance deed ("DEED"), in a form acceptable to the City, which accepts all stormwater entering lot 3 (either overland or underground) from the upstream public storm drain system. Developer's storm drain design shall include the construction of a standard storm drain manhole at the point where the underground system enters lot 3. Storm drain improvements downstream from this manhole (including but not limited to pipes, detention basin, and stormwater quality best management practices) shall be owned and maintained by the property owner's association. DEED shall hold the City harmless from all liability arising from accepting stormwater from the public storm drain system. DEED shall also include a clause

allowing the City to enter the property and perform emergency maintenance (to be fully reimbursed by property owners) if it is determined by the Public Works Director that a threat to the public health, safety or welfare exists or potentially exists. Developer shall provide proof of inclusion of maintenance responsibilities for these improvements in the project CC&Rs and associated financial documents. (DS)

86. Developer shall obtain an encroachment permit from the Watershed Protection District for the proposed storm drain connection to the Revolon Slough. Developer shall provide proof of issuance of the encroachment permit prior to issuance of a site improvement permit for the site. (DS)

87. Developer shall design the proposed detention basin to maintain a minimum one (1%) percent longitudinal slope at flow lines within the basin. Detention basins shall be constructed with a maximum side slope of four (4) horizontal to one (1) vertical with the floor of the basin located a minimum of three (3) feet above the water table. Walls and fences within the basin shall be set back a minimum of 2 feet from the top of basin slope. (DS)

88. Developer shall design detention basins for easy access of maintenance vehicles. (DS)

89. Developer shall provide proof of recordation of a document that holds all lot owners within this Tract equally responsible for implementation and perpetual maintenance of all proposed onsite detention basin and storm water quality devices. (DS)

90. Storm water runoff from this site shall be limited and on-site detention shall be provided in a manner that results in post-construction runoff rates that do not exceed pre-development runoff rates unless a more restrictive requirement is imposed by the Ventura County Watershed Protection District. 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 association (or other City approved entity) prior to approval of the grading/site improvement plans. (DS)

91. All detention basins shall be provided with a minimum of four (4) signs identifying the use of the area as a detention basin. The signs shall have a minimum area of four (4) square feet and shall contain the following message: "WARNING This area has been designed as a stormwater detention pond and is subject to periodic ponding to a depth of ____ inches." The material, design, size, and number of signs are subject to the review and approval of the City Engineer. Signs and posts shall be constructed of metal or other long lasting material. All information regarding required detention basin signage shall be included on the grading/site improvement plans. (DS)

Stormwater Quality Conditions:

92. Developer shall design project 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 grading permit. (DS)

93. 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 association shall be responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner association 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)

94. Property owner's association shall clean private 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)

Wastewater Conditions:

95. Prior to issuance of a grading permit, Developer's engineer shall provide a wastewater study that demonstrates that the proposed onsite and downstream wastewater system is capable of conveying the project wastewater to a safe point of discharge. (DS)

Water Conditions:

96. Prior to issuance of a grading permit, Developer's engineer shall provide a water study that demonstrates that the proposed onsite and downstream water system is capable of providing water in accordance with City standards. (DS)

97. Project shall provide a minimum of two points of connection to the existing City water system to provide an adequately looped water supply. (DS)

98. Developer shall provide fire hydrants such on all public streets in accordance with City standards, or as otherwise approved by the Fire Department. (DS)

99. Prior to recordation of the final map or issuance of a grading permit, Developer shall annex the project property to the Calleguas Municipal Water District. (DS)

Street Conditions:

100. Developer shall provide appropriate curb, gutter, and sidewalk transitions where new improvements join Trabajo Drive. (DS)

101. Developer shall construct a minimum 48' radius temporary turnaround at the easterly end of Gonzales Road until such time as phase 2 per Specific Plan exhibit 2.2C is constructed. Developer shall dedicate a temporary right-of-way easement over the turnaround. (DS)

102. Developer shall record an irrevocable offer of right-of-way across lots 6 and 17 for the possible easterly extension of Gonzales Road. The irrevocable offer shall extend from the proposed Road "A" to the easterly property line. The easement shall be 72 feet in width. This area may be used by the underlying property owner for excess parking and landscaping until such time as the City accepts the offer. (DS)

103. Developer shall design and construct the offsite Gonzales Road extension, from Del Norte Avenue to the project's westerly boundary, with the first phase of project construction. Developer shall obtain the necessary right-of-way by negotiation with the property owner. Improvements shall include full pavement width, all anticipated utilities within the pavement section, curb and gutter on both sides of the street, and sidewalk on at least one side of the street. (DS)

Miscellaneous Conditions:

104. Developer shall construct the proposed bike path connection along the north frontage of lot 13 concurrent with construction of the easterly extension of Camino Avenue. Improvements shall include a safe transition from a class 1 separated path to an on-road striped class II bike path. Bike Path shall be a minimum of 10 feet wide with 2 foot level shoulders on both sides. Maintenance of the path and associated landscaping and irrigation shall be included in the property owner's association responsibilities. Developer shall provide proof of inclusion of maintenance responsibilities for these improvements in the project CC&Rs and associated financial documents. Developer shall dedicate to the City a public access easement over the bike path. (DS)

105. Developer shall construct sewer and storm drain systems with a minimum separation of 5 feet. Improvements shall be located in the public streets in accordance with City standards unless a waiver is granted by the City. (DS)

106. Developer shall construct all anticipated underground infrastructure prior to construction of the offsite portion of Gonzales Road between this project and Del Norte Boulevard. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of May, 2008, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

_____
Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary