



Planning Division

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Kathleen Mallory, AICP, Contract Planner

DATE: September 4, 2008

SUBJECT: Planning & Zoning Permit Nos. 07-540-03 (Special Use Permit), 07-300-11 (Tentative Subdivision Map for Tract No. 5765), 07-620-04 (General Plan Amendment), 07-630-02 (Specific Plan Amendment), 07-570-03 (Zone Change), and 07-670-02 (Development Agreement) for the Ventura Road Townhomes Project located 1,500 feet north of the intersection of North Ventura Road and Vineyard Avenue, 2501 North Ventura Road.

1) Recommendation: That the Planning Commission:

- a. Approve Planning and Zoning Permit No. 07-540-03, a special use permit (SUP) for a Planned Residential Group (PRG), subject to certain findings and conditions.
- b. Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-300-11, a Tentative Subdivision Map for Tract No. 5765, subject to certain findings and conditions.
- c. Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-620-04 (General Plan Amendment).
- d. Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-630-02 (Specific Plan Amendment).
- e. Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-570-03 (Zone Change).
- f. Conduct a public hearing regarding Planning and Zoning Permit No. 07-670-02 (Development Agreement).

2) Project Description and Applicant: Planning and Zoning Permit Nos. 07-540-03 (Special Use Permit), 07-300-11 (Tentative Subdivision Map for Tract No. 5765), 07-620-04 (General Plan Amendment), 07-630-02 (Specific Plan Amendment), 07-570-03 (Zone Change), and 07-670-02 (Development Agreement). The Vineyard Townhome project proposes to develop 143 two and a half and three and a half story podium style condominium units on 9.6 acres (APNs

179-0-070-265). The subject site is located on the west side of Ventura Road, 1,500 feet north of the intersection at Vineyard Avenue. The general plan amendment would change the land use designation from Commercial Specialized RS to Medium Density Residential. An amendment to the Northwest Community Specific Plan (NWCSP) is proposed to change the mix of land uses envisioned within the area, known as "Sub-Area 3", from a mixed-use area to "Sub-Area 3, Residential." A Zone Change from C-2-PD (General Commercial, Planned Development) to R-3-PD (Garden Apartment, Planned Development) is also requested. A special use permit for a planned residential group is requested to allow an increased building height and number of stories, reduced rear yard setbacks for certain units, and reduce the required building separation between units. Approval of a Development Agreement by the City Council in cooperation with the adjoining Casden project to the south also under consideration by the Commission. In accordance with the California Environmental Quality Act (CEQA), an environmental impact report has been prepared for both the proposed project and the 25.4 acre project to the south, know as the Vineyard-Ventura Road home project. The project application was filed by Casden Properties, LLC., 9090 Wilshire Blvd., 3rd floor, Beverly Hills, CA 90211 (see Attachment A).

3) Existing & Surrounding Land Uses: The project site is generally flat, with drainage from north to south, and a slight grade change at the northern edge near the levy adjacent to the Santa Clara River. The project site is primarily undeveloped, with the exception of a City of Oxnard maintenance yard and building located on the southern portion of the site. The Casden Vineyard-Ventura Homes project is located to the south of the project site, the River Ridge Golf Course is located to the west of the project site, and the Santa Clara River is located to the north. North Ventura Road borders the east of the project site, with low density single family residential development beyond.

At the northern edge of the Ventura Road Townhomes site (southern boundary of the Santa Clara River channel in the locality of the project site) there is a concrete and stone flood control embankment.

The Ventura Road Townhomes property is within the permitted boundary of the former Santa Clara Class III (non-hazardous) waste landfill. Since the landfill's closure in 1992, methane gas has been generated within the Santa Clara landfill; it is currently pumped from beneath the former landfill to prevent offsite migration. The methane gas pumping facility is located west of the subject property.

Surrounding land uses are described below:

Project Site	Commercial Specialized RS	Sub Area 3, Mixed Use Area, Commercial, Recreation and Residential Planned Unit Development (PUD)	C-2-PD (General Commercial Planned Development)	Vacant

Location	General Plan/Community Plan	Specific Plan/Community Plan	Zoning	Land Use
North	County	County	County	Vacant/drainage area. Santa Clara River
South	Commercial Community	Sub Area 2, Community Resort/Commercial	C-2-PD (General Commercial Planned Development)	Vacant
West	Open Space Buffer	River Ridge Golf Course (outside NWCSP area)	CR (Community Reserve)	Golf course
East	Residential Low	North Ventura Road ⁴ , Sub Area 4, sfd detached 8-9,000 sq. ft. lots Sub Area 5, sfd detached 7-8,0000 sq. ft. lots	R-1-PD	Single family residential, detached

- 4) **Background Information:** The subject property is approximately 9.6 gross acres in size, and is located 1,500 feet north of the intersection of Vineyard Avenue and North Ventura Road.

Until 1992, a portion of the project site was within the Ventura Regional Sanitation District Santa Clara landfill solid waste disposal facility, at which time it was closed in accordance with local and state landfill closure requirements.

- 5) **Environmental Determination:** The proposed development is subject to review in accordance with the California Environmental Quality Act (CEQA). Pursuant to Section 15060 of the California Code of Regulations, in July 2007 the Planning Division of the City of Oxnard determined that an EIR was required for the Casden development projects, which includes the subject property and the 25.4 gross acre site located to the south of the project site, known as the Vineyard-Ventura Homes project. Accordingly, a Notice of Preparation was distributed advising the public and responsible agencies that an EIR would be prepared. CEQA classifies environmental impacts by level of impact, as follows:

- **Class I, Significant and unavoidable** (incapable of being reduced to acceptable levels);

¹The NWCSP also designates Ventura Road and Vineyard Avenue as greenbelt areas, consisting of a combination of landscaped areas, bikeways, streetscape setbacks, and noise and land use buffers.

- **Class II, Potentially significant, but mitigable** (avoidable through imposition of mitigation measures which reduce significant impacts to acceptable levels); and
- **Class III, Less than significant** (mitigation measures are recommended but not required).

Based upon the analysis contained in the Draft EIR (DEIR), no impacts were identified as significant and unavoidable (Class I). The DEIR also concluded that one or more potentially significant but mitigable (Class II) impact(s) would result with the implementation of the proposed projects in the following five impact sections: air quality; hazardous materials; hydrology and water quality; noise; and transportation and circulation. Less than significant (Class III) impacts were identified within the following nine sections: air quality, biological resources, hazardous materials; hydrology and water quality, land use and planning, noise, public services, recreation, and transportation and circulation.

The DEIR public review period extended from May 30 – July 14, 2008. A public hearing on the DEIR was conducted before the Planning Commission on June 16, 2008. Although not legally required, responses to verbal comments were addressed in the FEIR. The FEIR addresses written comments submitted by the Native American Heritage Commission, Public Utilities Commission, State Office of Planning and Research, Ventura County Public Works Agency, Transportation Department; Ventura County Air Pollution Control District, Ventura County Environmental Health, Venturoeno Chumash Council, Gold Coast Transit, Anthony Murguia, Jean Kirwin, Shirley Crain, and Demetrius Zeigler, of Casden Properties, LLC. As a result of the comments, changes and corrections were made to several DEIR sections that are detailed in the attached FEIR document under Section 13.0 Response to Comments, and Section 14.0 Corrections and Additions. FEIR Section 9.0 Mitigation Monitoring and Reporting Program, illustrates the process for implementing all required mitigation measures (see Attachment B). The Commission's consideration to certify the FEIR is also on the agenda for September 4, 2008.

6) Analysis:

a) General Discussion: The NWCSP land use plan map designates the Ventura Road Townhomes parcel as Mixed Use Area, Commercial, Recreation and Residential Planned Unit Development (PUD); and the City's General Plan designates the site as Commercial Specialized Regional Serving. The existing zoning for the project site is General Commercial Planned Development. With the proposed General Plan Amendment, Specific Plan Amendment and Zone Change, the proposed Ventura Road Townhomes project would create 143 residential two and three story podium style townhome units. The density associated with this project is approximately 16.38 DU/ net acre (based on 8.73 net acres), with a total common open space area² of 154,837 sq. ft. or 40.7% of the net lot area of the site. Density surrounding the project site is roughly: 9-10 dus/acre to the east. The River Ridge golf course is located to the west of the project site, and the Santa Clara River is located to the north. Another proposed Casden development to the south of the subject property will have a density of approximately 8.77 du/acre (see Attachment C).

²Total common open space includes grade and podium level common open space.

b) General Plan/NWCSP Specific Plan Consistency/Amendment Request: The subject site is located in the NWCSP area known as Sub Area 3 (Exhibit A to NWCSP) which anticipated mixed use development, including commercial, recreational and residential PUD in this area. According to the NWCSP, clustered development was to be regulated by the PUD standards, which provides standards to regulate setbacks, height and architectural styles. The applicant is requesting approval of a Specific Plan Amendment to change the use of Sub Area 3 to residential; therefore, residential development would be permitted on the project site consistent with the SUP. All of the mixed use development standards contained in the NWCSP for Sub Area 3 would be deleted. The applicant would be required to comply with the City's Art in Public Places Ordinance.

The project's consistency with the City's General Plan is discussed in detail in Section 4.3.1 of the DEIR, and is summarized below. The applicant is requesting approval of a General Plan Amendment to change the land use designation from Commercial Specialized RS to Medium Density Residential. The applicable General Plan Elements that contain policies and objectives applicable to this project are as follows: Land Use Element, Growth Management Element, Housing Element, Community Design Element, and Parks and Recreation Element:

<p>Land Use Element Goals</p> <p>Goal 1 - A balanced community meeting housing, commercial and employment needs consistent with the holding capacity of the City.</p> <p>Goal 2 - Preservation of scenic views, natural topography, natural physical amenities, and air quality.</p> <p>Land Use Element Objectives</p> <p>Objective 1 - Limit the urbanized area of the City and facilitate a permanent greenbelt between Oxnard and neighboring cities.</p> <p>Objective 2 - Provide a variety of housing types throughout the City.</p> <p>Objective 6 - Ensure that all new development will be consistent with the Ventura County Air Quality Management Plan and other regional plans.</p> <p>Objective 7 - Promote improved coastal access and recreation opportunities.</p> <p>Land Use Element Policy regarding former landfill area</p> <p>Policy for Area 15 Northwest Area; pages V-39-40 - Any development east of Victoria Avenue and north of</p>	<p>The proposed project provides a range of housing opportunities, including townhome single family units. Existing and projected infrastructure, including transportation networks, water, wastewater treatment, and solid waste capacity, would accommodate the additional residential development consistent with the City's holding capacity. Therefore, the project is consistent with Land Use Goal #1 and Land Use Objective #2.</p> <p>The proposed residential units would be compatible with the surrounding residential and visitor serving commercial development. No scenic views across the project site would be compromised. The proposed project is consistent with the policies and analysis direction of the Ventura County Air Quality Management Plan, which is ensured by the environmental documentation and review process. Additionally, Mitigation Measure AQ-5, which includes contributions to the Transportation Demand Management (TDM) fund, would reduce impacts on air quality to the maximum extent feasible. Therefore, the project as mitigated is consistent with Land Use Goal #2 and Land Use Objective #6.</p> <p>The proposed project is located on a vacant lot surrounded by developed land, and is situated in an urbanized area of Oxnard. No greenbelts would be impacted by the proposed project. Therefore, the project is consistent with Land Use Objective #1.</p>
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<p>Gonzales Road shall recognize the existence of the landfill and shall conform to local or state regulations and the recommendations of a specific environmental study.</p>	<p>The proposed project site is not located along the coast line or in the immediate proximity to public beaches. The proposed project provides recreation amenities within the residential development, including designated open space, a community pool, barbeque area, tot lot and other recreational amenities. Therefore, the project is consistent with Land Use Objective #7.</p> <p>The now-closed landfill that existed near and under portions of the proposed project sites was considered during project site planning, and was reviewed under Section 5.4 of the project EIR. Excavation and standard site remediation would occur on all affected areas prior to grading and development, and required safety precautions would be observed during removal and disposal of any hazardous waste materials. Oversight by applicable regulatory agencies as described in Section 5.4 of the EIR would ensure consistency with the Land Use policy. Therefore, the project is consistent with Land Use Policy regarding development near the former landfill.</p>
<p>Growth Management Element Goals</p> <p>Goal 1 - Sensible urban growth based on the ability to provide the necessary governmental services and municipal utilities.</p> <p>Goal 2 - Maintain the quality of life desired by the residents of Oxnard.</p> <p>Growth Management Element Objectives</p> <p>Objective 1 - Insure that public services and facilities are in place at the time of need or prior to the time new development occur.</p> <p>Objective 2- Insure that new development avoids or fully mitigates impacts on air quality, traffic congestion, noise, and resource protection.</p> <p>Objective 3 - Monitor the pace of growth and development throughout the City to assure achievement of the goals and policies of this 2020 General Plan.</p>	<p>The proposed project area is serviced by City municipal services and utilities, and would not significantly impact the ability of the utility and service providers to meet demand created by the project. Therefore the project is consistent with Growth Management Goal #1.</p> <p>The proposed project would provide a desirable quality of life by increasing local housing opportunities and providing recreational amenities for future residents. The project area is also in close proximity to schools, parks and commercial opportunities, thereby providing for a high quality of life for residents. Therefore, the project is consistent with Growth Management Goal #2.</p> <p>Public services and facilities presently serve the land uses surrounding the project site. Only connections to existing infrastructure would be necessary to provide such services to the proposed project. All public services, including fire and police protection, can adequately support the proposed project at current staff capacity. Therefore, the project is consistent with Growth Management Objective #1.</p> <p>All available and feasible mitigation measures to reduce potential impacts on air quality, traffic, noise, and other resources are incorporated into the proposed project.</p>

	<p>Therefore, the project as mitigated is consistent with Growth Management Objective #2.</p> <p>The proposed project area is located within an urbanized area of the City of Oxnard, and is considered an infill parcel. Accordingly, the project would not be a catalyst for new surrounding development. Therefore the project is consistent with Growth Management Objective #3.</p>
<p>Housing Element Goals</p> <p>Goal 1 - Maintain and improve the quality of existing housing and neighborhoods</p> <p>Goal 2 - Provide increased opportunities for the construction of quality new housing</p> <p>Goal 3 - Expand and protect housing opportunities for lower-income households and special needs groups</p> <p>Goal 5 - Ensure Fair and Equal Housing opportunity</p>	<p>In accordance with Oxnard City Ordinance 2506 and Ordinance 2545, for all new residential single family projects that contain ten or more DU, at least ten percent of the project's DU must be sold or rented to lower income households. Alternatively, the project developer may make a request to the City to pay an in-lieu Affordable Housing Payment to the City's Affordable Housing Fund, or contribute offsite land that is dedicated for affordable housing. The project applicant has requested approval to pay the in-lieu fee, and therefore would be consistent with Housing Element Goals #1 through #5.</p>
<p>Community Design Element Goals #1 and 2</p> <p>Goal 1 - A unified and high quality visual image for the City.</p> <p>Goal 2 - A thoughtful and sympathetic relationship between the built environment and the natural environment.</p> <p>Community Design Element Objectives #2 and 5</p> <p>Objective 2 - Preserve the visual identity and character of existing neighborhoods.</p> <p>Objective 5 - Achieve quality architectural and landscape architectural</p>	<p>Proposed residential land use is compatible with the existing surrounding land uses, which include residences, an extended stay hotel, and a golf course. Further, the proposed development would include landscaping that would act as screening of residences from outside public view, and would add aesthetic appeal to the property. The project site does not presently contain substantial natural habitat, and the proposed project would integrate a substantial number of ornamental trees to reestablish the environment disturbed by construction of the proposed project. The project has been reviewed by City of Oxnard's Development Advisory Committee (DAC) three times, and the proposed design meets with DAC's approval. Therefore, the project is consistent with the Community Design Element Goals and Objectives.</p>
<p>Parks and Recreation Element Objectives #2, 5 and 6</p> <p>Objective 2 Build sufficient Neighborhood Parks, Community Parks and Special Purpose Facilities to meet the needs of the future residents of the City by the year 2020.</p>	<p>The proposed recreational areas on the site would total approximately 12,000 square feet, and would include a swimming pool, play yard, recreation building, and circuit workout stations. The future recreational needs of Oxnard residents would also be addressed with enhanced pedestrian parkways on North Ventura Road. Therefore, the project is consistent with Parks and Recreation Objective #2.</p>

<p>Objective 5 - Determine the ultimate use of the practice field facilities currently used by the L.A. Raiders/[Dallas Cowboys], which occupy almost 4 acres adjacent to the River Ridge Golf Course/Radisson Hotel.</p>	<p>The City of Oxnard sold the former private sports field facilities to Casden Developments prior to the applicant's application submittal for the proposed Casden Development Projects and has determined that reuse of the property is appropriate.</p>
<p>Objective 6 - Reduce overuse of neighborhood parks where possible.</p>	<p>By providing recreational amenities such as a swimming pool, play yard, recreation building, and 5 circuit workout stations for residents of the proposed project, the residents would have the opportunity to engage in recreational activities within the project area, which would reduce overuse of other neighborhood City parks. Therefore, the project is consistent with Parks and Recreation Objective #6.</p>

c) Conformance with Zoning Development Standards: With approval of the general plan amendment, specific plan amendment and zone change, the proposed project will be located within the Garden Apartment, Planned Development (R-3-PD) zoning district. Applicable development standards of the R-3-PD zone have been compared with the proposed project, as follows. Modifications and variation from the Code requirements are shown in italics:

Density	At least 2,400 sq. ft. of lot area for each dwelling unit. No more than two dwelling units on any lot with an avg. width of between 50 and 60 feet	One lot subdivision 143DU/8.73 net AC = 16.38 DU/AC	N/a
Max building height	<i>35 feet and 3 stories</i> <i>43.75 feet with PD³</i>	<i>43 feet 9 inches and 3 ½ stories</i>	<i>Yes³</i>
Front yard setback	20 feet	22 feet 7 inches and 23 feet 5 inches	Yes

³ As a planned residential group, the applicant seeks approval for variations to the City Code pursuant to Section 16-445

Side yard setback*	5 feet for one or two story buildings and shall be 7½ feet for 2 ½ story buildings. Street side yards shall be one-half the required front yard	75 feet 5 inches on north side Over 46 feet for south side	Yes
Rear yard setback	25 feet ³	4 inches to trash enclosure area; 7 feet 11 inches to building 3 (closest building projection)	Yes ³
Interior yard space	Each lot shall provide for interior yard space in an area equal to at least 30% of the lot area. Each interior yard space area shall have a minimum dimension of 15 x15 feet ³	For all units: min. 11 feet 3 inches x 11 feet 3 inches private courtyard Less than 30% of the lot area	Yes ³
Site access	Min. 20 feet Max. 24 feet	Two ingress and egress points, one with two 20-foot drive isles min. with raised and landscaped median, and the other with a min. 35-foot width	Yes
Parking lot landscaping	Landscape plan required for parking areas. Landscape planters are required after every 10 spaces. Irrigation plans required prior to issuance of building permits.	Landscape plan provided. Parallel parking adjacent to landscaped sidewalk area along central drive isle of project. 25 to 38-foot wide landscaped parkway on Ventura Road with 12-foot meandering multiuse trail	Yes Yes
Trash enclosures & transformers	Trash receptacles within garage level	Trash receptacles in garages of each building; staging areas outside of garages	Yes

Architectural Dwelling Standards			
Parking spaces	2 garage spaces/DU 30 visitor spaces up to 30 units = 30 plus 0.5 thereafter = 87 visitor spaces plus 286 resident parking spaces = 373 spaces	2 garage spaces/DU 286 in garages; each also unit has a designated visitor space = 184 visitor spaces (143 in garage, and 41 on grade) = 470 spaces	Yes all within garages Yes
Minimum DU Size	1 bedroom: 700 sq. ft.; 2+ bedrooms: 900 sq. ft.	3 - 4 BR 1,539 – 1,950 sq. ft.	Yes
Building Separation	<i>Building separation between two buildings shall be a distance equal to the height of the taller structure (43 feet 9 inches)³</i>	25 feet (highest roof 43 feet 9 inches)	Yes ³
Recreational Facilities	DU 12+ units shall provide common recreational facilities with interior yard space areas	Project includes a swimming pool, play yard, recreation building, and 5 circuit workout stations	Yes
Open Area	At least one lawn area of not less than 2,500 sq. ft. and a minimum dimension of not less than 35 feet.	Project includes a 12,000 sq. ft. recreation area Dimension greater than 35 feet for recreation building/pool area	Yes
Distance from Garage to DU	Max distance between garage and DU entry shall be 75 feet.	Each unit will have an attached garage and designated visitor space	Yes
Balconies & Patios	All 2-story DU shall have at least one patio or balcony. Minimum dimension of ten feet	All 2-story units will have private yards, min. dimension 11'3" x 11'3"	Yes
Balcony Enclosures	All balconies and patios shall have railings or walls which provide at least 50 % enclosure	All balconies have railings to provide at least 50 % enclosure	Yes
Storage Areas	225 cubic feet for each DU	225 cubic feet minimum for each DU, to be provided in garage area and in the coat closet under the stairs	Yes, with condition of approval
Garages	Automatic door openers & doors must have architectural detail	Automatic door openers & doors have architectural detail	Yes

Utility Meters	Screened or integrated into building design	Utility meters will be located behind side yard fence	Yes

d) Site Design: The proposed two and three-story townhomes would be situated in five podium buildings. Each podium building would include a semi-subterranean garage for resident and guest parking, with townhomes above the garage. A six-foot tubular steel fence will be constructed along the perimeter of the project site with gated openings at the two project entrances, and at two emergency fire access gates. As shown on Sheet L-2 of the Landscape Plans, decorative entry gates are proposed at a maximum height of 8 feet, and fire access gates are proposed at a maximum height of 6 feet (see Attachment C).

The podium buildings would vary in height from 2 ½ to 3 ½ stories, with two and three stories of living space over the semi-subterranean garages. The 3 ½ story portions of the buildings will predominately be situated along the western and northern sides of each building facing the golf course and the river, while the 2 ½ story portions will front North Ventura Road and the interior of the development (with the exception of Buildings 4 and 5, which will include 3 ½ story construction on the south and west sides of each building, respectively).

Underground detention basins will be constructed and maintained by the homeowner's association (HOA) to provide for storm water collection and percolation. The surface water collection and storage system as designed would meet the City of Oxnard requirements and also protect the site improvements from drainage-related damage from up to a 100-year storm event.

Fire access roads are proposed on the northerly, westerly and southerly perimeter of the site. The fire access road on the westerly portion of the project site will be located outside of the property boundary; the City will require recordation of an emergency access and maintenance agreement prior to issuance of the first building permit. The northerly designated fire access roads will be utilized for emergency purposes, for the County for maintenance of the Santa Clara River, and as a periodic access roadway for the Covanta maintenance facility associated with the methane burn-off area west of the subject property. Casden will be required to record an easement to permit this activity. Access from the interior of the project into these emergency access areas will be restricted to resident pedestrian activity via gated access; the pathways will be accessible to residents for passive recreation/walking via gate openings into these areas. An emergency fire access gate will be constructed on the southerly access area; the other emergency access areas will be clear of fencing and accessible for vehicular use. In compliance with drainage requirements, the fire access roads will be completed with "Grasspave" to allow rainwater infiltration into the ground.

- e) Circulation and Parking:** Access into the project would be provided from North Ventura Road. The main gate on the southwest corner of the property would include a visitor call box, but not a security guard. Entry drive isles into the project site are of sufficient width to accommodate a by-pass lane. A landscaped median separates the ingress and egress drive isles for the Main Gate. A secondary gate off of North Ventura Road will provide ingress and egress for residents only. Internal roadways are proposed to be private and will be maintained by the HOA. An additional turf block ("grasspave") drive to a Fire Access Gate would be located on the southwesterly portion of the project site, adjacent to the Main Gate. This emergency fire access drive with fire department crash gate will continue to provide emergency access on the southerly, westerly and northerly portions of the site. A portion of the lots on the south portion of the project will be adjacent to the Casden Vineyard-Ventura Homes project (also on the Commission's agenda for September 4, 2008). Direct connection between the two projects will not occur.

Section 16-622 of the Oxnard City Code requires two garage parking spaces for each attached townhouse DU (two or more bedrooms), and one visitor parking space for each DU for the first 30 units; and 0.5 visitor spaces per unit after the 31st unit. Based on this calculation, a total of 87 visitor parking spaces are required. The proposed project complies with resident and visitor parking requirements contained within the City Code and direct access to a residents space will be provided from each garage unit. A total of 286 resident parking spaces will be provided (2 spaces per residence), and a total of 184 guest parking spaces will be provided. Each residential unit will have a designated visitor space within the podium garage, and 41 visitor parking spaces will be provided on grade.

It is noted that Section 16-626 of the Oxnard City Code, specifies that all required visitor parking spaces be provided at grade level and shall not be permitted in the subterranean garage. The intent of this code is to assure placement of guest parking spaces at locations accessible to visitors. Of the 87 required visitor parking spaces, only 41 are provided on grade, and the balance 46 required parking spaces are provided in the podium semi-subterranean garages. However, the project provides more than double the number of required visitor parking spaces (184 vs. 87 parking spaces), and the project is unique in it's provision of a designated guest parking space for each residence. Additionally, visitors would use a call box when entering the facility, and would be directed by residents to their designated guest parking space. Therefore, the proposed visitor parking meets the general intent of the code. Commission approval of this variance is requested along with other PRG modifications.

Offsite improvements include widening North Ventura Road to provide three lanes southbound along the project frontage, a 25 to 38-foot wide parkway along North Ventura Road, and onsite roadway improvements. The parkway includes a 12-foot wide multi-use bicycle lane. Project roadway improvements would involve widening and constructing roadway, pedestrian and landscape improvements in front of the project site on Vineyard Avenue.

A Traffic Impact Analysis for the proposed project was conducted in January 2008 by Austin-Foust Associates, Inc., (see Appendix E of the DEIR). Based on the Institute of Transportation Engineers (ITE) 2007 trip generation rates of 5.86-trips/DU for the 143

townhomes, the proposed project is anticipated to generate 838 daily vehicle trips. The Traffic Impact Analysis indicates the following:

- 838 daily trips, which include approximately 63 a.m. peak hour trips and approximately 74 p.m. peak hour trips. (Calculation based on Table 3-1 of Appendix E in the EIR. Extrapolated figures for the 143 townhomes out of the calculations for the condo/townhome land use trip generation (included both Ventura Road Townhomes and Vineyard-Ventura Homes.)
- The NWCSP land use plan map designates the Ventura Road Townhomes parcel as Mixed Use Area, which is a land use that generates more vehicle trips than residential development. The proposed Casden project (including the subject project and the 201 unit Vineyard-Ventura Homes project to the south) will generate 9,085 fewer daily trips, 98 less a.m. peak hour trips, and approximately 778 less p.m. peak hour trips than forecast for the project area in the NWCSP.
- The project traffic does not create a significant impact at any project area intersection, and does not require any project specific traffic mitigation measures. All intersections will operate at the City's minimum acceptable Level of Service (LOS) C during peak hour conditions with the addition of project traffic.
- Under 2030 conditions, all study intersections will continue to operate at an acceptable LOS C during the AM and PM peak hours.

f) **Building Design:** The 143 residential units are proposed to be distributed as follows:

Plan Type, Size, and Quantity		
Plan Type	Square Foot/Plan Type (SF)	Unit Quantity
Townhouse		
A	1,539 sq. ft.	43
B	1,556 sq. ft.	17
B2	1,599 sq. ft.	8
C	1,855 sq. ft.	27
D	1,950 sq. ft.	37
E	1,859 sq. ft.	11
Total Units		143

The Ventura Road Townhomes Models 'A', 'B', 'B2' and 'E' floor plans include two stories of living space, while Models 'C' and 'D' would include three stories. Models 'A' through 'C' floor plans are designed with 3 bedrooms, and Models 'D' and "E" floor plan would each have four bedrooms. All units would be developed with entry level private courtyard patios with minimum dimensions of 11.25 feet x 11.25 feet.

The project features historically-inspired *French* row-style housing, where each unit appears distinct from its neighbor via varied articulation in the facades. This variety provides visual appeal from all corners of the buildings.

The podium building design feature landscaped courtyards above semi-subterranean parking, which is a garage configuration where the majority of cars are kept out of sight. A common elevator in each building will service both the garage and podium levels. Active water features in the podium courtyards will enhance the private front-porch entries.

Design elements include Juliet balconies and slate-style roofs, wood railings, post and beam balconies, shutters and pottery shelves and the generous use of rustic overgrout stone and brick on the facades. The project also features planted monuments with active water features at the gated entries.

g) Signs: As proposed project signage will be mounted on a 6-foot tall masonry wall which is proposed at the Main Gate entry on North Ventura Road. The wall sign will be combined with a water feature, incorporating public art into the design. The applicant will obtain planning approval of the signage prior to installation. A sign program is not required.

h) Open Space and Landscaping: Private open space areas ranging between 49 square feet and 100 square feet will be provided. The proposed project provides a large amount of public open space area. Common open space area is provided throughout the development on grade, at the podium-level. Combined with on grade landscaping, the southerly recreation area and the northerly fire access road represents approximately 200,967 sq. ft. of recreational open space. Each podium building will include landscaped common and private courtyards of differing configurations. A recreational area on the southerly portion of the site totaling approximately 12,000 sq. ft offers a variety of amenities on the southern portion of the project area. Five circuit workout stations will be provided along the western boundary of the property within the City easement area. The recreational areas would be accessed by pedestrian pathways throughout the development. The project also features a monument sign with active water features at the main gate entry on North Ventura Road.

The recreational areas would be accessed by pathways throughout the development that connects the following:

- 1,306 sq. ft. recreation building with kitchen, pool table area, fireplace, bathrooms, showers to be located in the southern portion of the property.
- Pool and spa, shade cabanas, accent paving, and sunning deck, located west of the recreation building in the southern portion of the subject property;
- Passive recreational turf area, located west of the pool area;
- A children's play area "tot lot," and benches, located west of the pool area;
- 34,130 sq. ft. landscaped linear park on north property boundary;
- Five workout circuit stations along the western boundary of the property within the linear park;
- Community terraces with bistro tables, community shade trellis with bistro tables, arbors, garden courtyards with central fountains and sculptures on the podium level of Buildings 1 through 6.

The applicant will construct a 25 to 38-foot wide landscaped parkway along North Ventura Road. A 12-foot wide multi-use pathway will be constructed within the parkway, consistent with the City's 2006 Bicycle Master Plan and adjoining Casden project to the south.

- i) **Affordable Housing:** In accordance with City Ordinance Number 2615, either ten percent of the homes in the development would be reserved as affordable housing units, or the project applicant would be required to pay an in-lieu fee for affordable housing. The Community Development Commission has not yet granted a request to pay an in-lieu affordable housing fee for the project. If the request is not granted, the affordable units will be required to be constructed on site.
- j) **Drainage:** The Ventura Road Townhomes project site is nearly level and relatively flat. Except for one maintenance structure along the southerly property boundary, the site is vacant with ground cover of trees, brushes, grass and weeds. The site currently drains toward two on-site local depressions near the center of the eastern property boundary along Ventura Road. Since the site contains very limited area with impervious surfaces, it does not currently generate substantial off-site storm water volumes.

Proposed site drainage can be accommodated by existing off-site storm drain systems. Underground detention basins will be constructed and maintained by the HOA for storm water collection and percolation. Drainage improvements would meet the City of Oxnard requirements and also protect the site from drainage-related damage from up to a 100-year storm event.

The northern site boundary is within the Santa Clara River. A concrete and rock embankment provides flood protection for properties along this portion of the Santa Clara River. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the Ventura Road Townhomes project site lies outside of the 100-year flood zone from the Santa Clara River.

The existing Santa Clara River levee is adjacent to the project site at the northern boundary. At the time the Notice of Preparation was circulated on July 12, 2007, the levee was considered sufficient. In May 2008, the FEMA released a preliminary study of the Santa Clara River. This preliminary study indicated that portions of the levee along the Santa Clara River may not meet FEMA standards. This preliminary study resulted in the Santa Clara River levee not being provisionally accredited by FEMA. The final Santa Clara River study is expected to be completed within the next 2 years. The developer will be required to comply with the City's requirements of Chapter 18 (Floodplain Management) of the Oxnard City Code. This section requires residential structures to have the finish floor elevated two feet above the base flood elevation.

Concerns have been identified relative to the proposed project's effects on instances of previous flooding around the El Rio Drain outlet at the Santa Clara River and Ventura Road, approximately 2,200 feet north of the Ventura Road Townhomes project site. The drain runs parallel of the Santa Clara River and the railroad tracks toward Wagon Wheel. North Ventura Road slopes downward in a southerly direction from a high point approximately 700

feet southwest of the El Rio Drain. Therefore, any storm water runoff generated south of this highpoint on Ventura Road would flow southward and away from the El Rio Drain. Although the proposed project would result in increased impervious areas that could create storm water runoff, all of this generated storm water runoff would be completely intercepted by the local storm drain systems along Ventura Road in the immediate vicinity of the project site, or it would overflow in a southerly direction to Vineyard Avenue, away from the El Rio Drain. City of Oxnard drainage standards maintain that proposed drainage conditions are not to exceed an offsite runoff rate of existing 10-year storm undeveloped conditions. Therefore, the Ventura Road Townhomes project would not contribute any runoff to the El Rio Drain.

- k) Landfill:** The subject property is within the permitted boundary of the former Santa Clara landfill. This was a Class III (non-hazardous) waste landfill that operated from the 1940's until 1992. The eastern portion of the property operated as a burn pit, while the western portion was lined and accepted non-hazardous debris. The former "burn dump" was on 6 acres of land along the south side of the Santa Clara River Levee, and generally east of Ventura Road. The burn dump lease did *not* extend west of Ventura Road and was not located at the project site. In August 1992, the Ventura Regional Sanitation District ceased accepting refuse into the Santa Clara Landfill and it was closed in accordance with closure requirements of the Ventura County Environmental Health Division (EHD) and Los Angeles Region of the California Regional Water Quality Control Board (CRWQCB).

Since the landfill's closure in 1992, methane gas has been generated within the Santa Clara landfill; it is currently pumped from beneath the former landfill facility to prevent offsite migration. The Santa Clara landfill gas barrier and collection system abuts the western portion of the Ventura Road Townhomes project site. Measurements taken in 1997 through 2000 from two gas probes on the "outside" of the methane barrier wall, located west of the subject property, did not detect the presence of methane (Ventura Regional Sanitation District, 2000).

Landfill debris extends beneath most of the project site. The debris includes a variety of materials typical in an inert landfill deposit including concrete, brick, asphalt, wire, plastics, and organic materials (i.e., tree stumps, clippings, etc.). The thickest accumulation of landfill debris (up to 15 feet deep) is within the central and western portions of the site, though the average thickness is between 8 and 10 feet. Additionally, elevated concentrations of lead, copper and arsenic were detected on site. The DEIR requires removal of the landfill debris under the entire Ventura Road Townhomes project site prior to residential development. The excavation of the site would achieve development design objectives of providing semi-subterranean parking garages, and address removal of soils containing unacceptable levels of lead and arsenic.

- l) Subdivision:** The proposed Tentative Subdivision Map (Tract No. 5765) associated with the Ventura Road Townhomes site would create 143 residential condominium townhome units and commonly maintained open space areas. The applicant is in the process of obtaining City approval of the street names.
- m) Development Agreement:** One Development Agreement (DA) for the subject project along with the Casden Vineyard-Ventura Homes project to the south is proposed. The

combined DA is contained within Attachment D and addresses the following issues:

- Phasing of the construction of public infrastructure improvements (e.g. streets, sewer, water, etc.) and other public facilities;
- Payment of Regional Traffic Mitigation Fee;
- Payment of development impact fees in effect at the time of project approvals;
- Timeframes for entitlements;
- Payment of fees for public safety (police and fire);
- Payment of Affordable Housing in-lieu fees;
- Participation in a landscaped maintenance district for the maintenance of the landscaped pedestrian and bicycle facilities and linear park;
- Dedication of land for public purposes along Ventura Road along the frontage of the Ventura Road Townhomes site for landscaped bicycle and pedestrian facilities;
- Remediation of Ventura Road Townhomes site for residential use; and
- Construction and dedication of landscaped linear park/emergency access road along the northern and western perimeter of the Ventura Road Townhomes site.

7) Development Advisory Committee Consideration: The Development Advisory Committee (DAC) reviewed this project on November 14, 2007, January 30, 2008 and April 9, 2008. Changes have been made to address DAC's concerns. The DAC recommended conditions are provided in the attached resolution.

8) Community Workshop: The proposed project was reviewed at the June 16, 2008 Community Workshop. The Applicant mailed notices to the Windsor North, Cabrillo, Fremont, Sierra Linda and Windsor North neighborhoods and posted the site for the Community Workshop on June 10, 2008. The majority of the comments were regarding the amount of recreation space, the loss of the existing sports field, the public levy on the Santa Clara River, the number of units proposed and the degree of modifications to the Zoning Ordinance requirements to support the project.

9) Appeal Procedure: In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's decision may be appealed to the City Council within 18 days.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Final Environmental Impact Report No. 06-04 (under separate cover)
- C. Reduced set of project plans
- D. Draft Development Agreement
- E. Special Use Permit Resolution
- F. Tentative Subdivision Map Resolution
- G. General Plan Amendment Resolution
- H. Specific Plan Amendment Resolution
- I. Zone Change Resolution

Prepared by: Km
KM

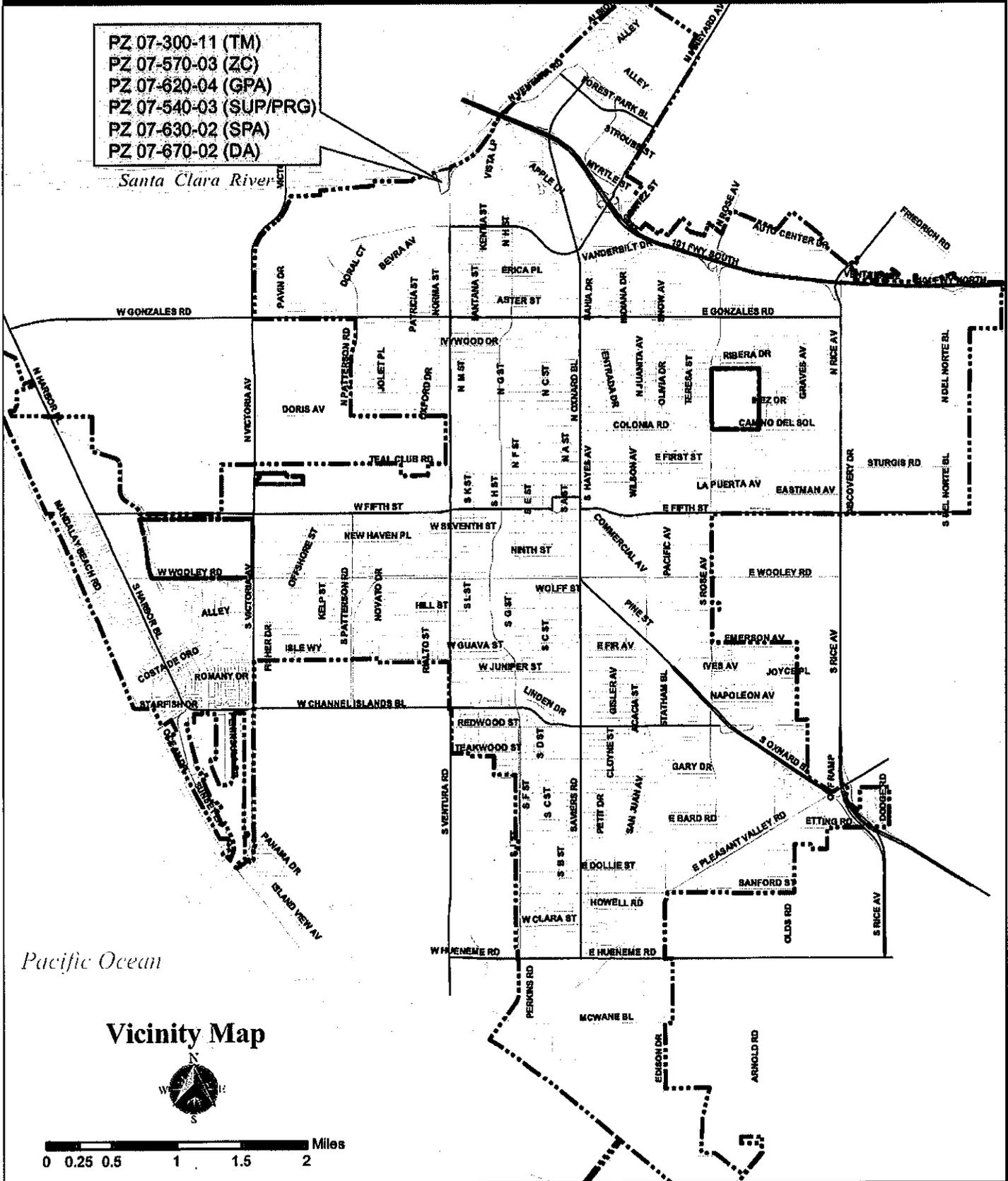
Approved by: SM
SM

ATTACHMENT A.

Maps (Vicinity, Aerial, General Plan, Zoning)

Vicinity Map

PZ 07-300-11 (TM)
 PZ 07-570-03 (ZC)
 PZ 07-620-04 (GPA)
 PZ 07-540-03 (SUP/PRG)
 PZ 07-630-02 (SPA)
 PZ 07-670-02 (DA)



Vicinity Map

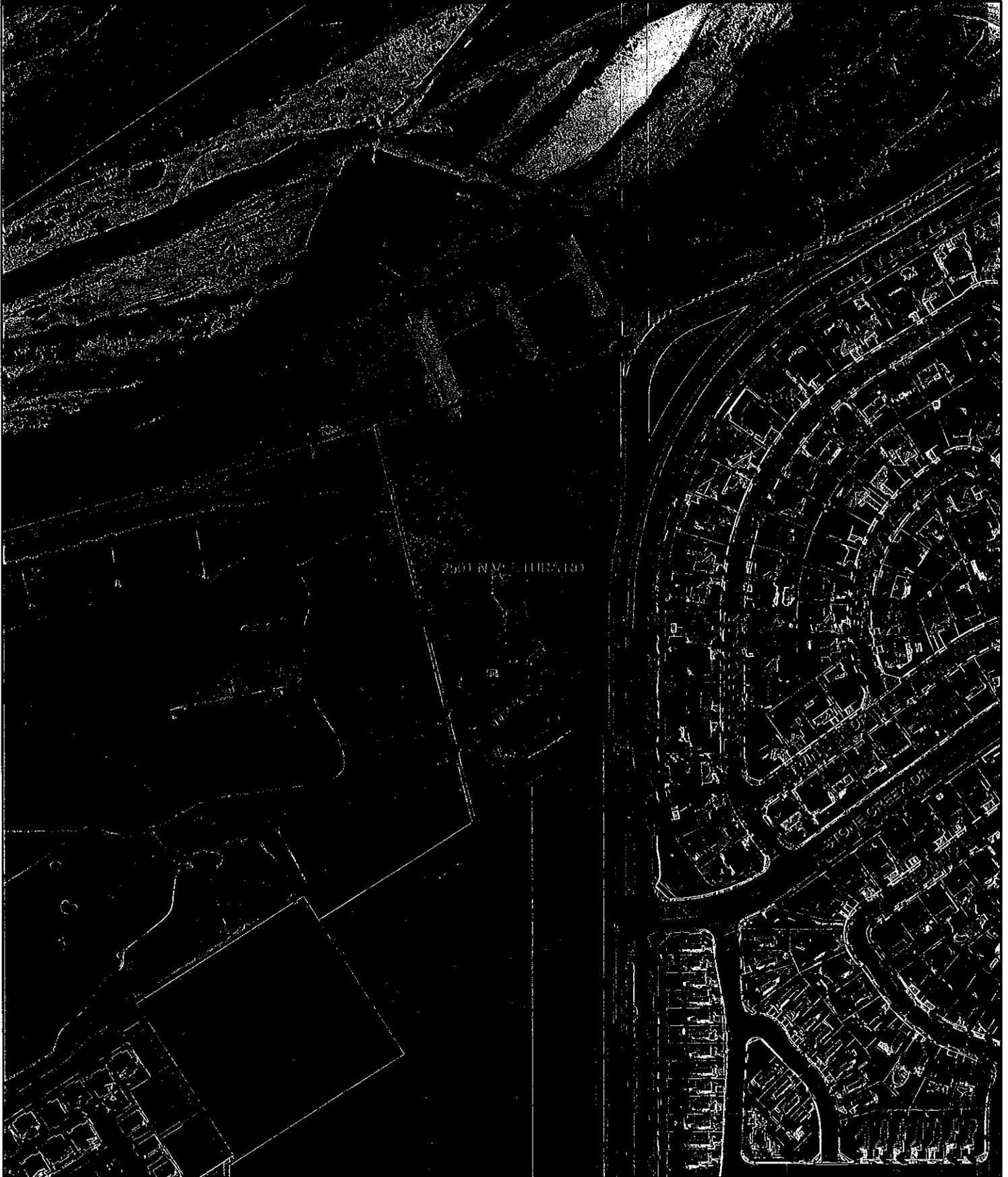


0 0.25 0.5 1 1.5 2 Miles



PZ 07-300-11, 07-570-03, 07-620-04,
 07-540-03, 07-630-02, 07-650-02
 Location: 2501 N. Ventura Rd.
 APN: 179007026
 Casden Properties, LLC

Aerial Map



2501 N VENTURA RD



Oxnard Planning
August 27, 2008

PZ 07-300-11, 07-570-03, 07-620-04,
07-540-03, 07-630-02, 07-670-02
Location: 2501 N Ventura Rd
APN: 179007026
Casden Properties, LLC

0 70 140 280 420 560 Feet

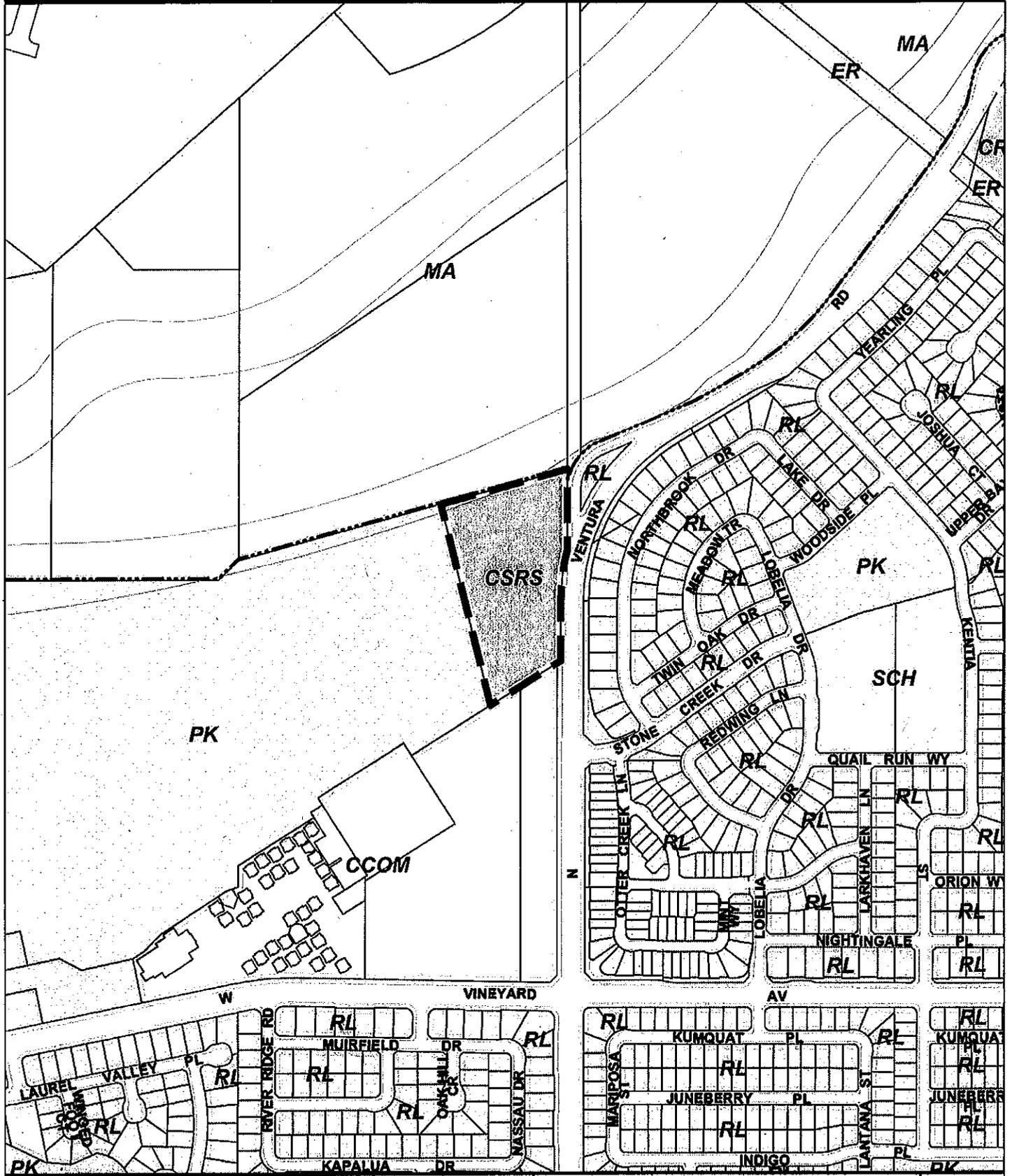
Aerial Map

2007 Aerial



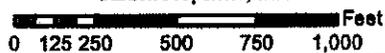
1:3,496

General Plan Map



Oxnard Planning
June 19, 2007

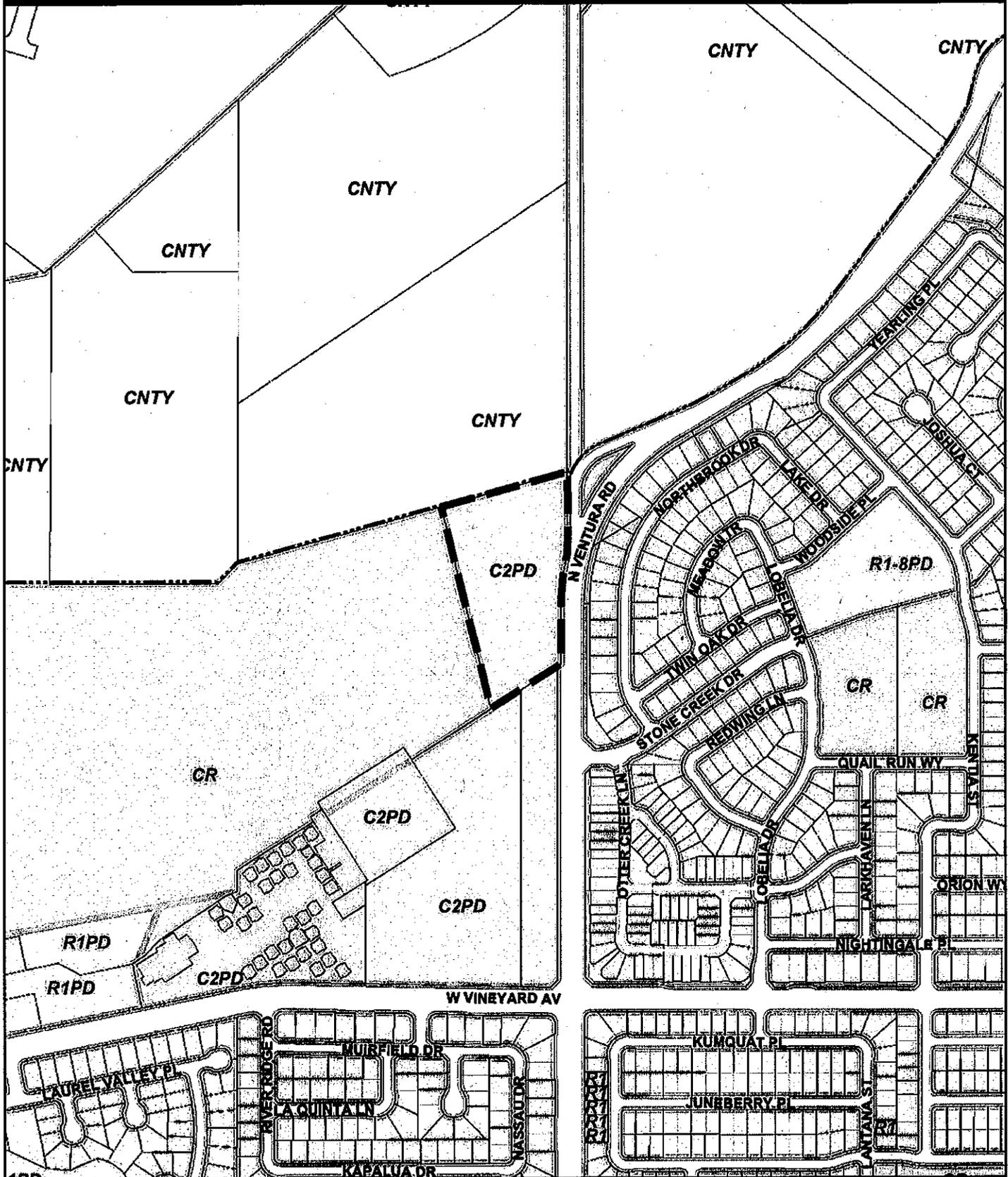
PZ 07-300-11, 07-570-03, 07-620-04,
07-540-03, 07-630-02, 07-650-2
Location: 2501 N. Ventura Bl
APN: 179007026
Casden Properties, LLC



General Plan Map

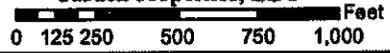


Zone Map



Oxnard Planning
June 19, 2007

PZ 07-300-11, 07-570-03, 07-620-04,
07-540-03, 07-630-02, 07-650-02
Location: 2501 N. Ventura Rd.
APN: 179007026
Casden Properties, LLC



Zone Map



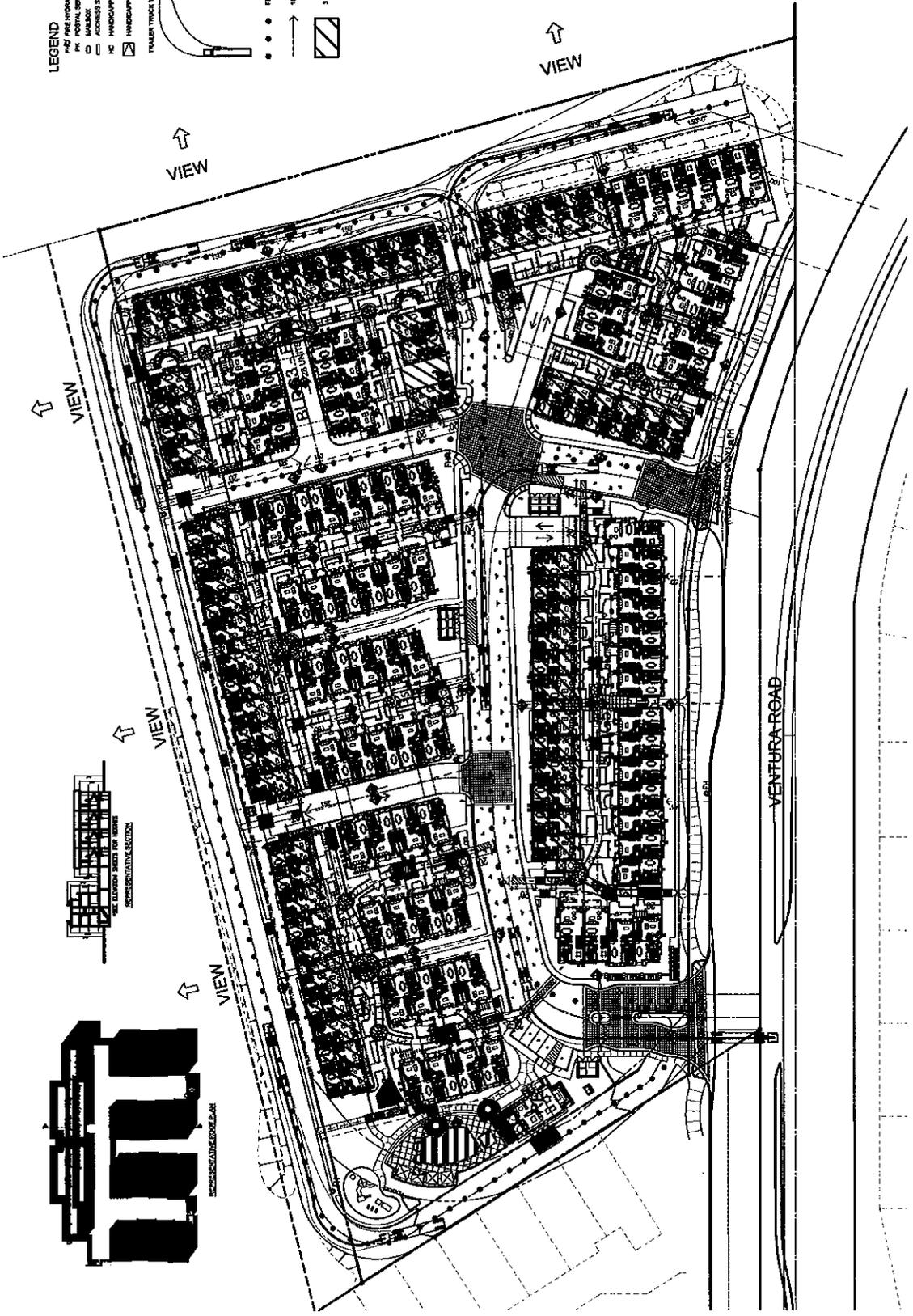
ATTACHMENT B.

**Final Environmental Impact Report No. 06- 04
(Provided under separate cover)**

ATTACHMENT C.

Reduced set of project plans

- LEGEND**
- PK FIRE HYDRANT
 - PK PORTAL SERVICE ACCESS KEY
 - MD MAILBOX
 - AD ADDRESS SIGN
 - HC HANDICAPPED PARKING
 - HC HANDICAPPED WALK
 - TRAILER TRUCK TURNING CLEARANCE
 - FIRE TRUCK ROAD
 - 15' FIRE ACCESS PATH
 - ▨ 3 STORY TOWNHOUSE



NOTE: SEE LANDSCAPE DRAWINGS FOR DETAILED LANDSCAPE DESIGN - SIDEWALKS, PLANTERS, PLANTING LOCATION, GATES, MAIL BOX DESIGN, RECREATION AREAS, PATIO WALLS, FENCING, AND ENTRY DESIGN.

SCALE: 1"=30'-0"



SITE PLAN: FIRE ACCESS A0.1

ORLAND, CALIFORNIA for CASDEN PROPERTIES, LLC 9090 WEALINE Blvd., Beverly Hills, CA 90211 • (310) 274-5533

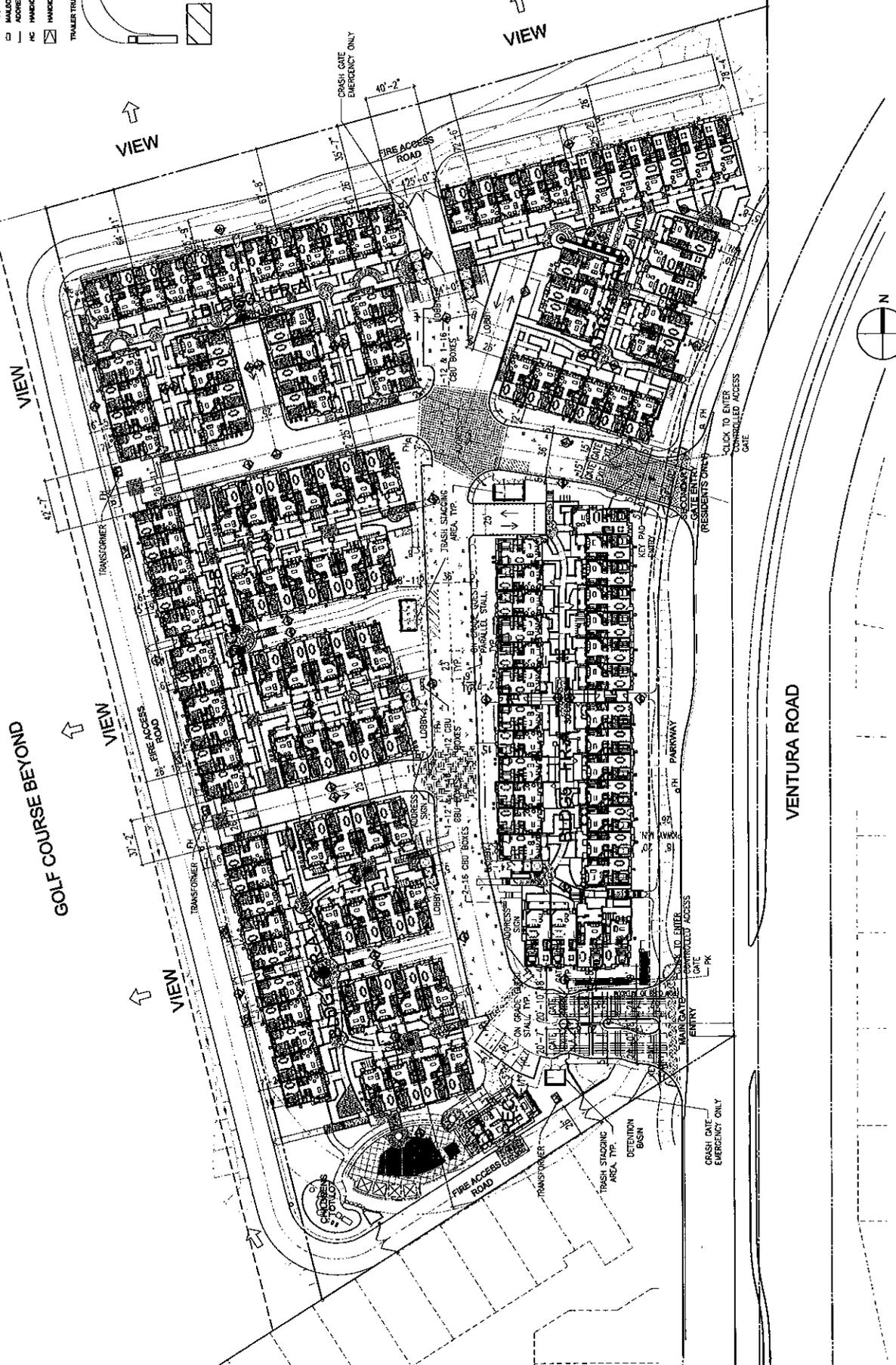
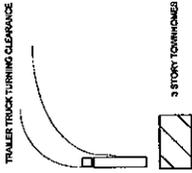
VAN TILBURG
KOSKOFF &
KOSKOFF ARCHITECTS
1000 WILSON BLVD., SUITE 200
BEVERLY HILLS, CA 90211
TEL: (310) 274-5533
WWW.VTKOSKOFF.COM

REVISION: 01/10/2008 10:07:33

VENTURA ROAD TO TOWNHOMES

LEGEND

- PRO - PROPOSED
- FR - FIRE ROAD
- CA - CRASH GATE
- EM - EMERGENCY ONLY
- MA - MAIL BOX
- AS - ADDRESS SIGN
- HC - HANDICAPPED PARKING
- TR - TRAILER TRUCK TURNING CLEARANCE



SITE PLAN: FIRST FLOOR A1.1

for **CASDEN PROPERTIES, LLC** 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5559

ONWARD, CALIFORNIA

SCALE: 1"=30'-0"

NOTE: SEE LANDSCAPE DRAWINGS FOR DETAILED LANDSCAPE DESIGN - SIDEWALKS, PLANTERS, PLANTING LOCATION, GATES, MAIL BOX DESIGN, RECREATION AREAS, PATIO WALLS, FENCING, AND ENTRY DESIGN.

CRASH GATE EMERGENCY ONLY

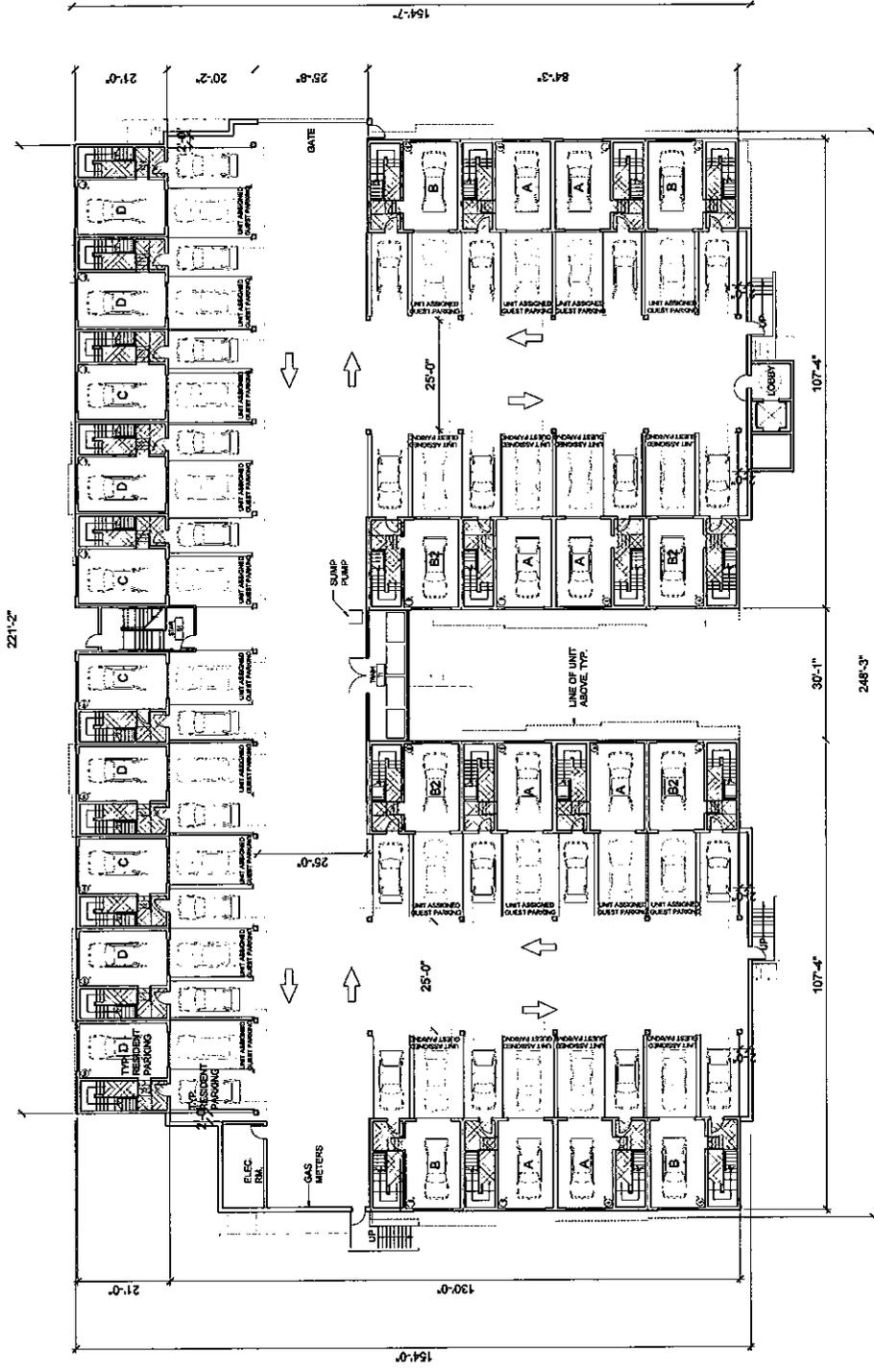
VENTURA ROAD

GOLF COURSE BEYOND

VIEW

YAN TILBERG
BRYANARD &
SCHUBERTSCH, AIA
11111 WILSHIRE BLVD., SUITE 1000
BEVERLY HILLS, CA 90211
TEL: (310) 274-5559
WWW.YANTILBERG.COM

DATE: JULY 10, 2008 4:00 PM

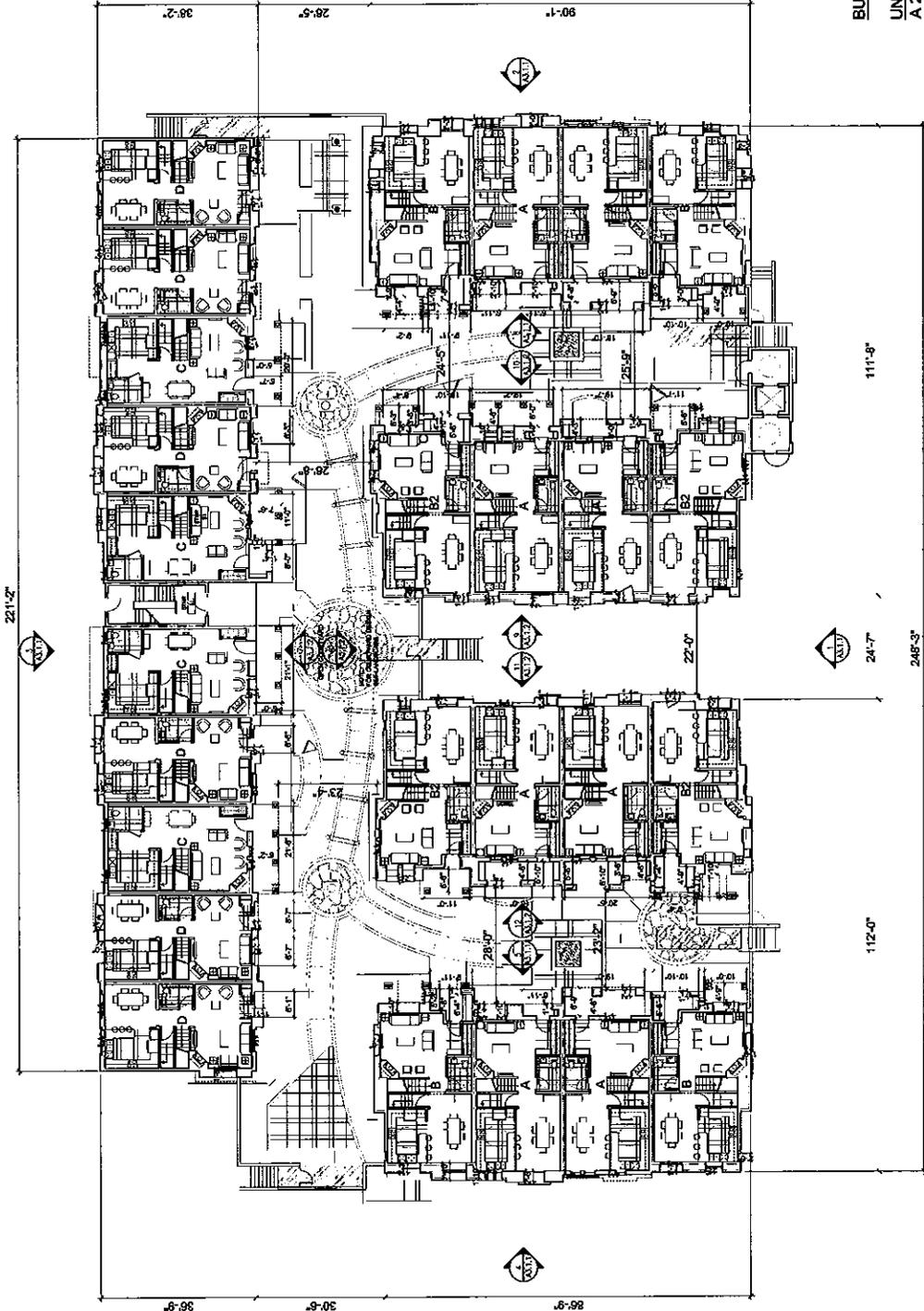


BUILDING 1: GARAGE FLOOR PLAN A2.1.0
 for **CASDEN PROPERTIES, LLC** 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORLAND, CALIFORNIA

MAN: TUDOR
 BUNYARD &
 SODERBERG, AIA
 ARCHITECTS
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90211
 Phone: (310) 274-5553
 Fax: (310) 274-5554
 www.tudor-bunyard.com

SUBMITTAL, JULY 10, 2008 #20703



BUILDING SUMMARY

UNIT	QTY.	AREA
A 2STORY	8	1,538 SF
B 2STORY	4	1,596 SF
B2 2STORY	4	1,599 SF
C 3STORY	4	1,855 SF
D 3STORY	6	1,950 SF
TOTAL	26	

NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS



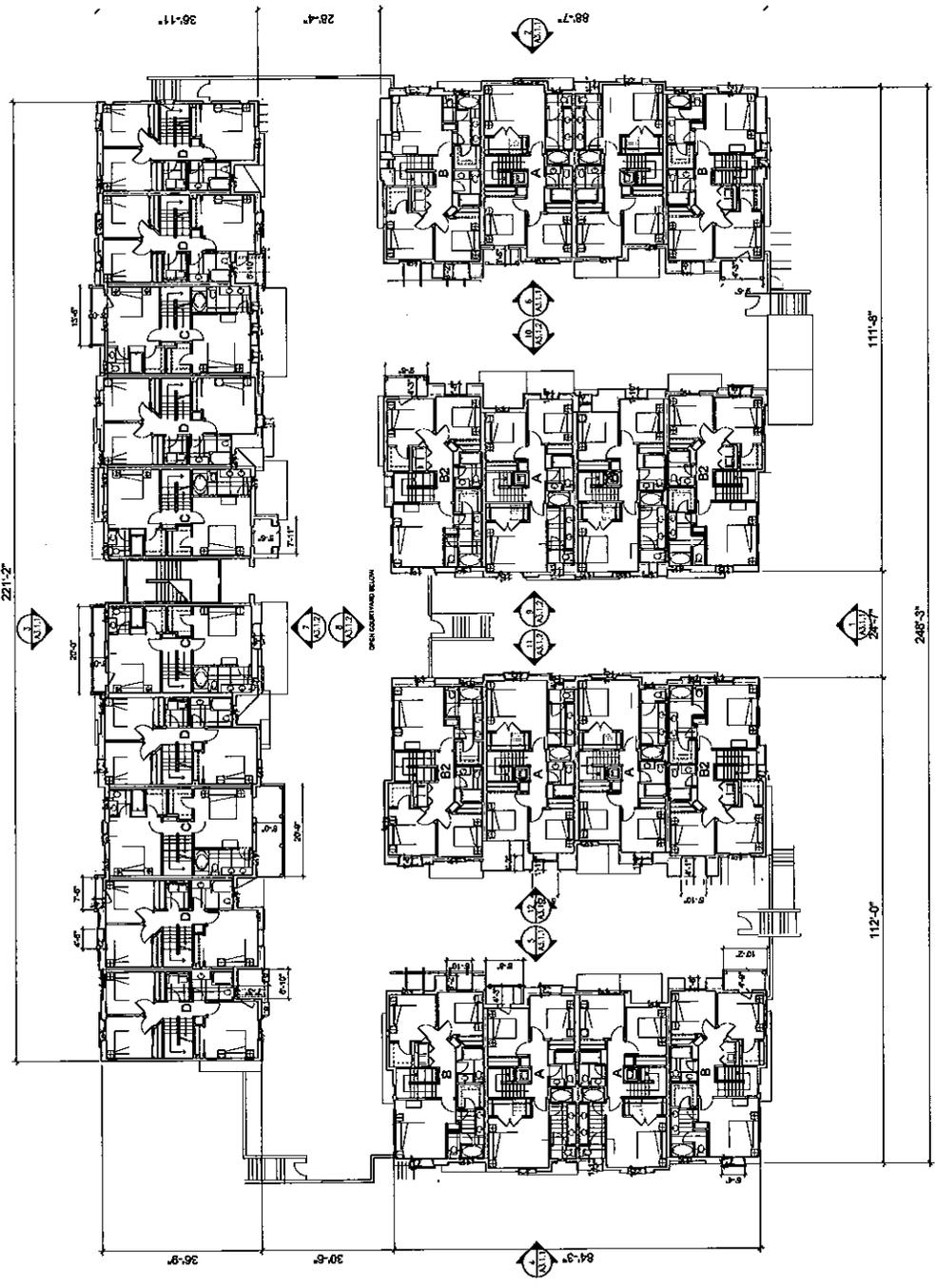
BUILDING 1: FIRST FLOOR PLAN A2.1.1

for **CASDEN PROPERTIES, LLC** 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORLAND, CALIFORNIA

MANITÄ INC
MANITÄ INC
SODERBERG, AIA
ARCHITECTS
10000 WILSHIRE BLVD., SUITE 1000
BEVERLY HILLS, CALIFORNIA 90211
TEL: (310) 274-5553
WWW.MANITA.COM

SUBMITAL JULY 10, 2008 8:20:00



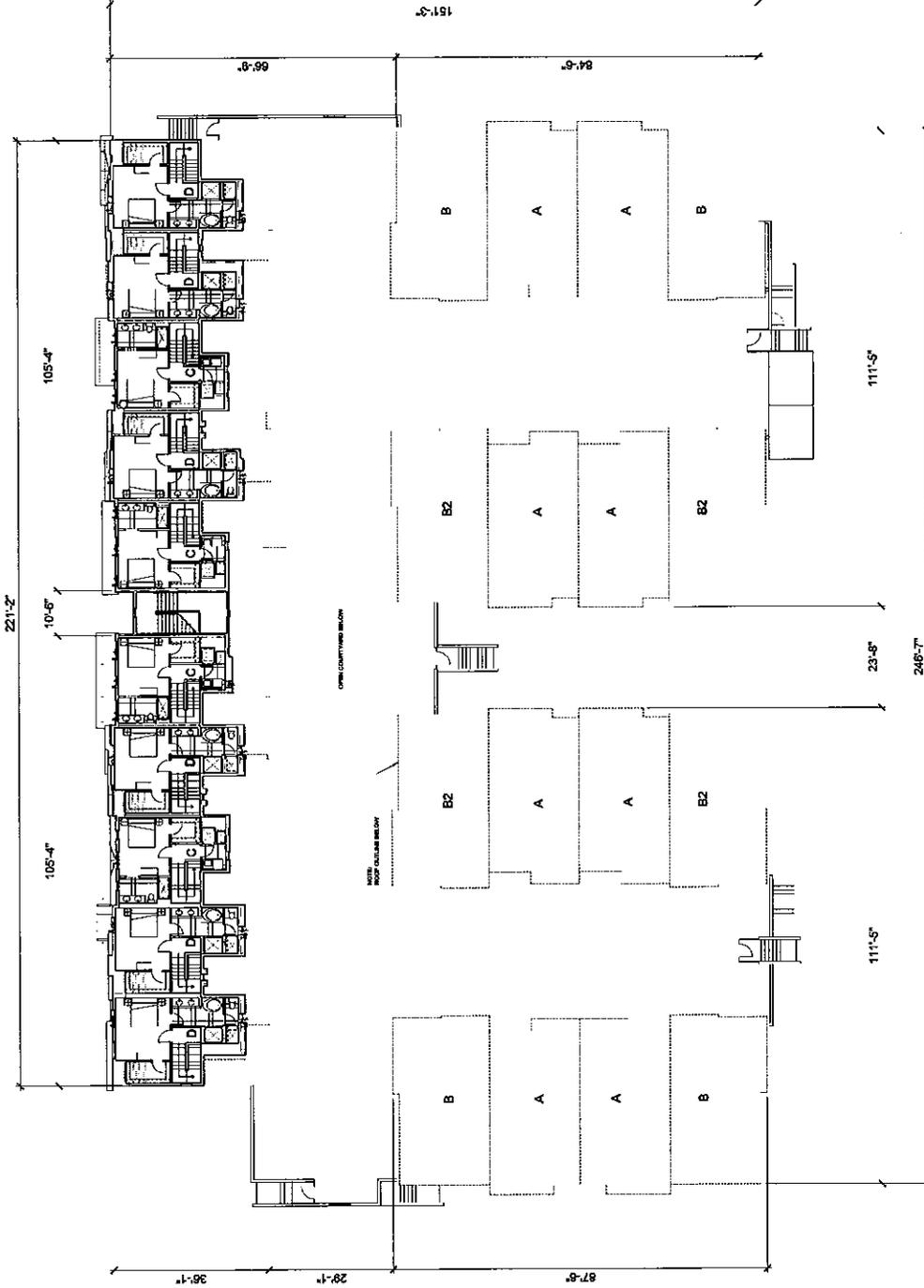
VAN TILBURG
 BANNARD &
 ASSOCIATES, AIA
 ARCHITECTS
 1700 MANHATTAN AVENUE
 SUITE 2000
 BEVERLY HILLS, CA 90211
 TEL: 310.274.5553
 WWW.VAN-TILBURG.COM

SUBMITTED: JULY 13, 2006 02:00

BUILDING 1: SECOND FLOOR PLAN A2.1.2
 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553



ONNARD, CALIFORNIA
 for CASDEN PROPERTIES, LLC



VAN TILBORG
 BARTYARD &
 SCHUBERTZ / AIA
 ARCHITECTS
 10000 UNIVERSITY AVENUE
 SUITE 100
 SAN FRANCISCO, CA 94115
 TEL: 415.774.1000
 FAX: 415.774.1001
 WWW.VANTILBORG.COM

SUBMITTAL: JAN 10, 2006 #2703

BUILDING 1: THIRD FLOOR PLAN A2.1.3

for **CASDEN PROPERTIES, LLC**
 9690 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ONWARD, CALIFORNIA
 SCALE: 1/8" = 1'-0"

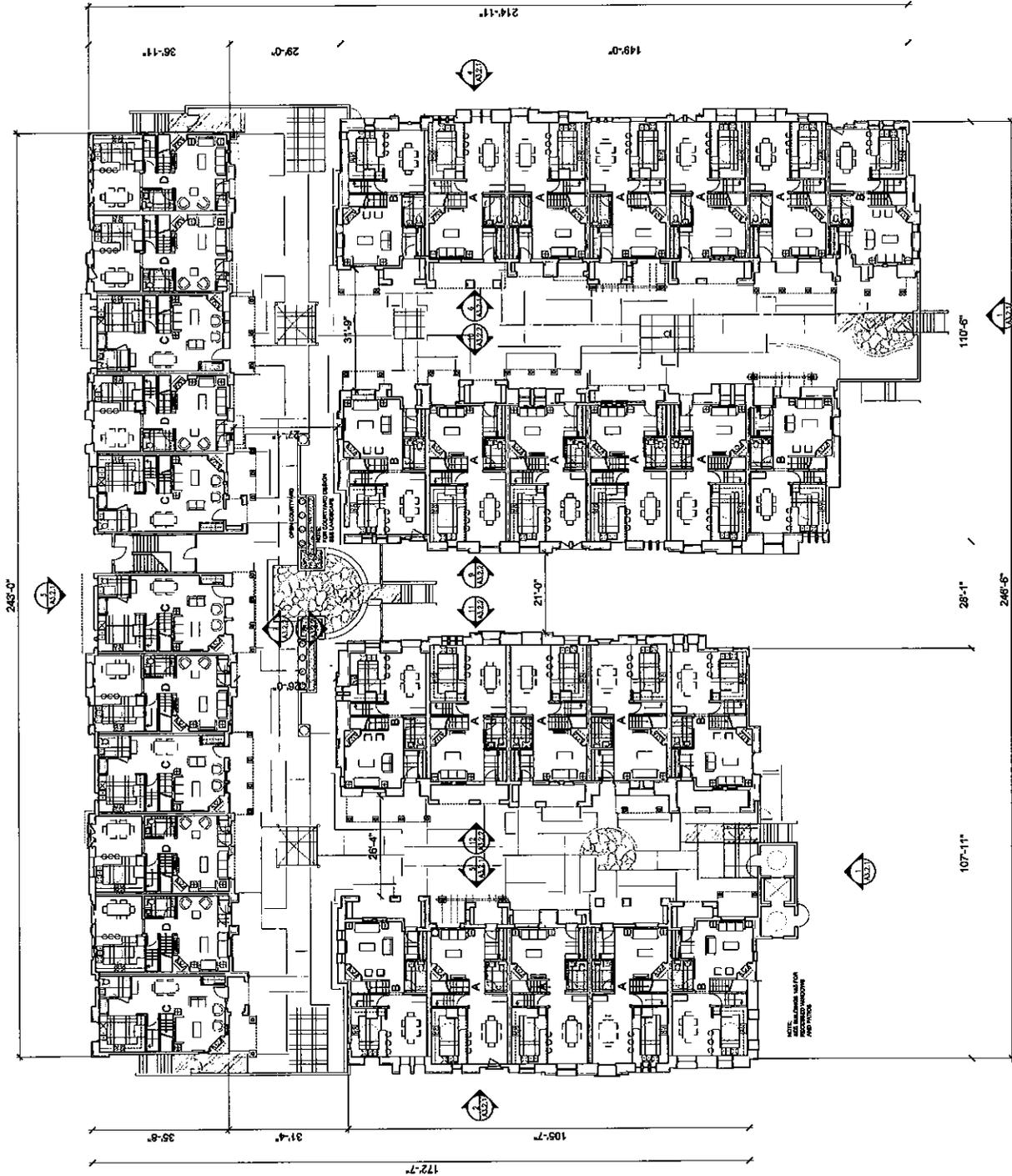


VAN TIL BINC
 ARCHITECTS
 10000 WILSHIRE BLVD., SUITE 200
 BEVERLY HILLS, CA 90211
 TEL: (310) 274-5553
 FAX: (310) 274-5554
 WWW.VANTILBINC.COM

BUILDING 2: GARAGE FLOOR PLAN A2.2.0
 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

for **CASDEN PROPERTIES, LLC**
 ONWARD, CALIFORNIA

SCALE: 3/32"=1'-0"
 SUBMITTED: JULY 16, 2008 8:00PM



BUILDING SUMMARY

UNIT	QTY.	AREA
A 2STORY	15	1,539 SF
B 2STORY	8	1,556 SF
C 3STORY	5	1,855 SF
D 3STORY	6	1,950 SF
TOTAL	34	

NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS



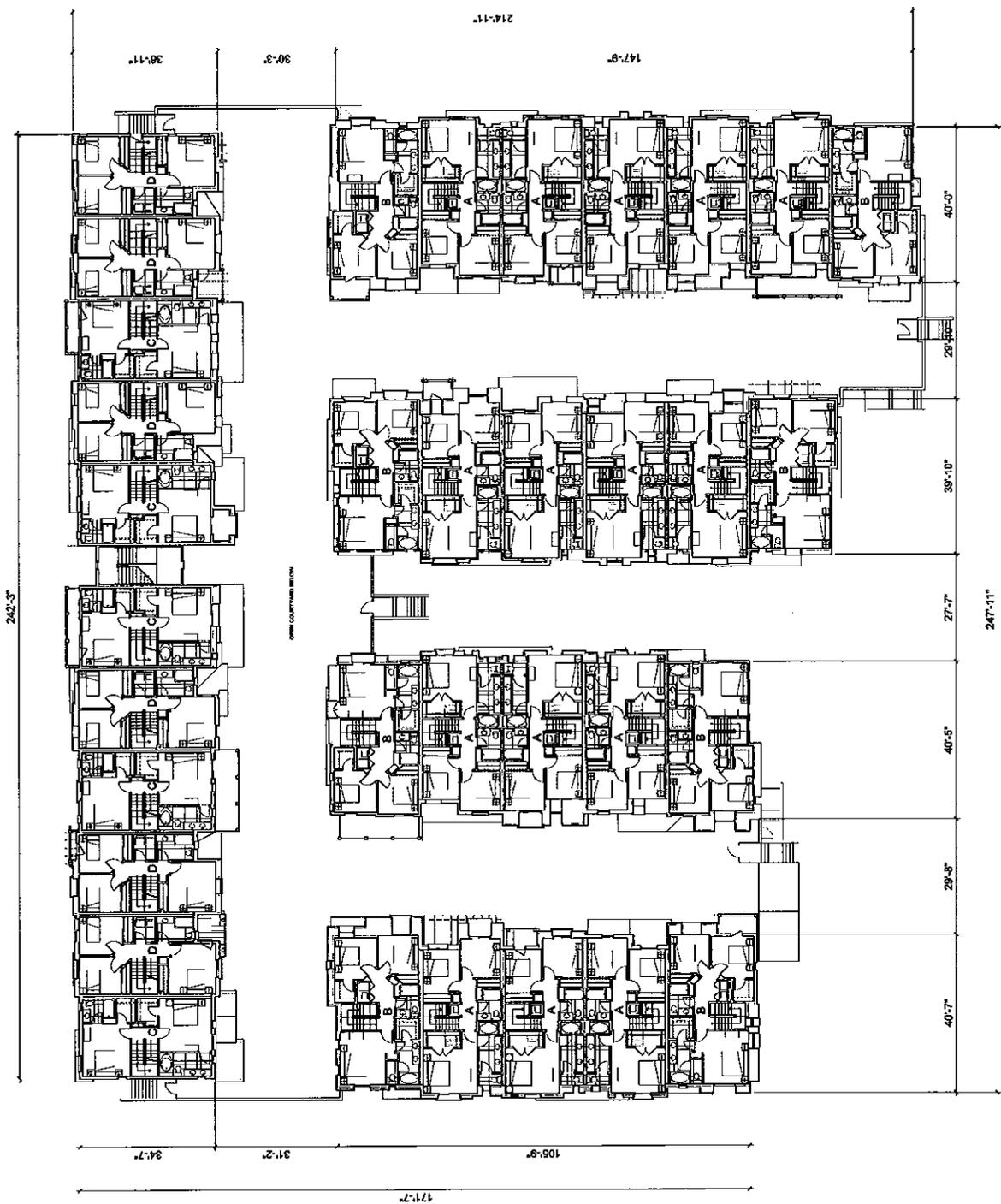
BUILDING 2: FIRST FLOOR PLAN A2.2.1
 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5558

for **CASDEN PROPERTIES, LLC**

ONWARD, CALIFORNIA

VANTILING
 MANWARD &
 ARCHITECTS
 1750 BROADWAY, SUITE 1000
 NEW YORK, NY 10014
 WWW.VANTILING.COM

SUBMITTAL JULY 16, 2008 #2703



NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS

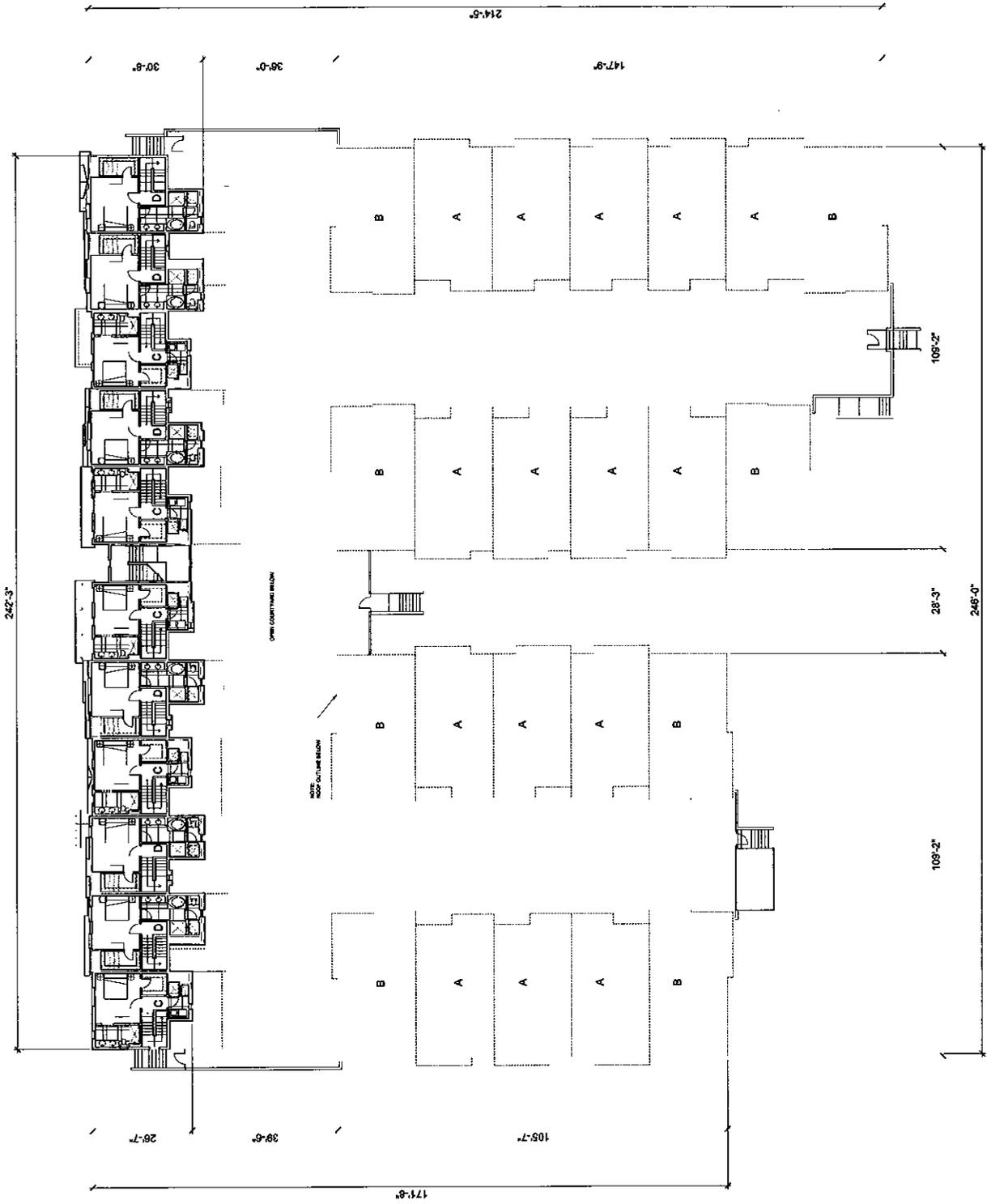


OSNARD, CALIFORNIA

for **CASDEN PROPERTIES, LLC** 9080 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

BUILDING 2: SECOND FLOOR PLAN A2.2.2

VAN TILBURG
BRYANT &
SODERBERG, AIA
ARCHITECTS
10000 WILSHIRE BLVD., SUITE 200
BEVERLY HILLS, CA 90211
TEL: (310) 274-5553
WWW.VAN-TILBURG-BRYANT-AND-SODERBERG.COM



NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS



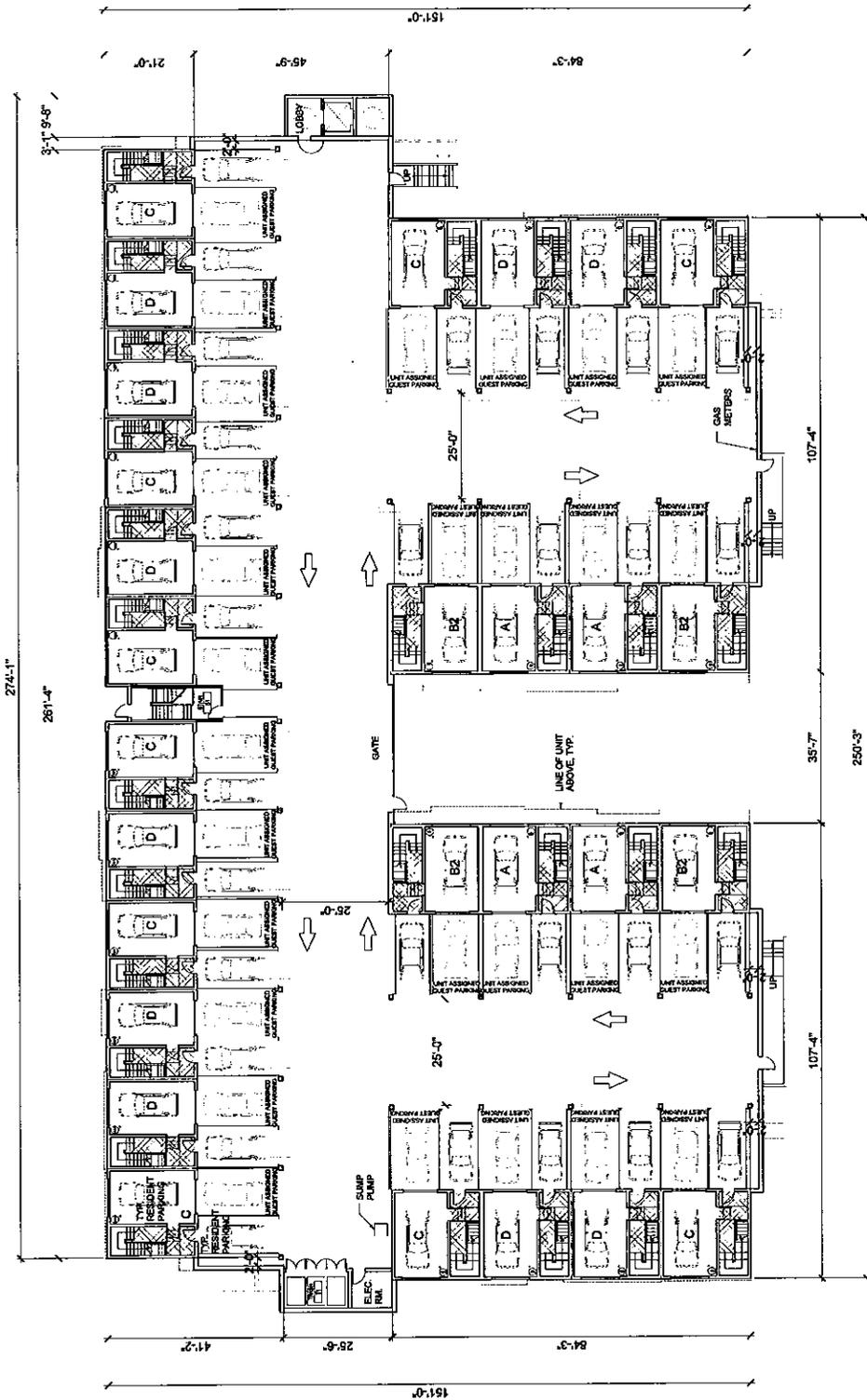
BUILDING 2: THIRD FLOOR PLAN A2.2.3

for **CASDEN PROPERTIES, LLC** 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORLAND, CALIFORNIA

MANUEL JAC
MANUEL JAC
SODENBERGER, AIA
ARCHITECTS
10000 WILSHIRE BLVD., SUITE 1000
BEVERLY HILLS, CALIFORNIA 90211
TEL: (310) 274-5553
WWW.MANUELJAC.COM

SUBMITTAL, JULY 10, 2008 #27073



NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS

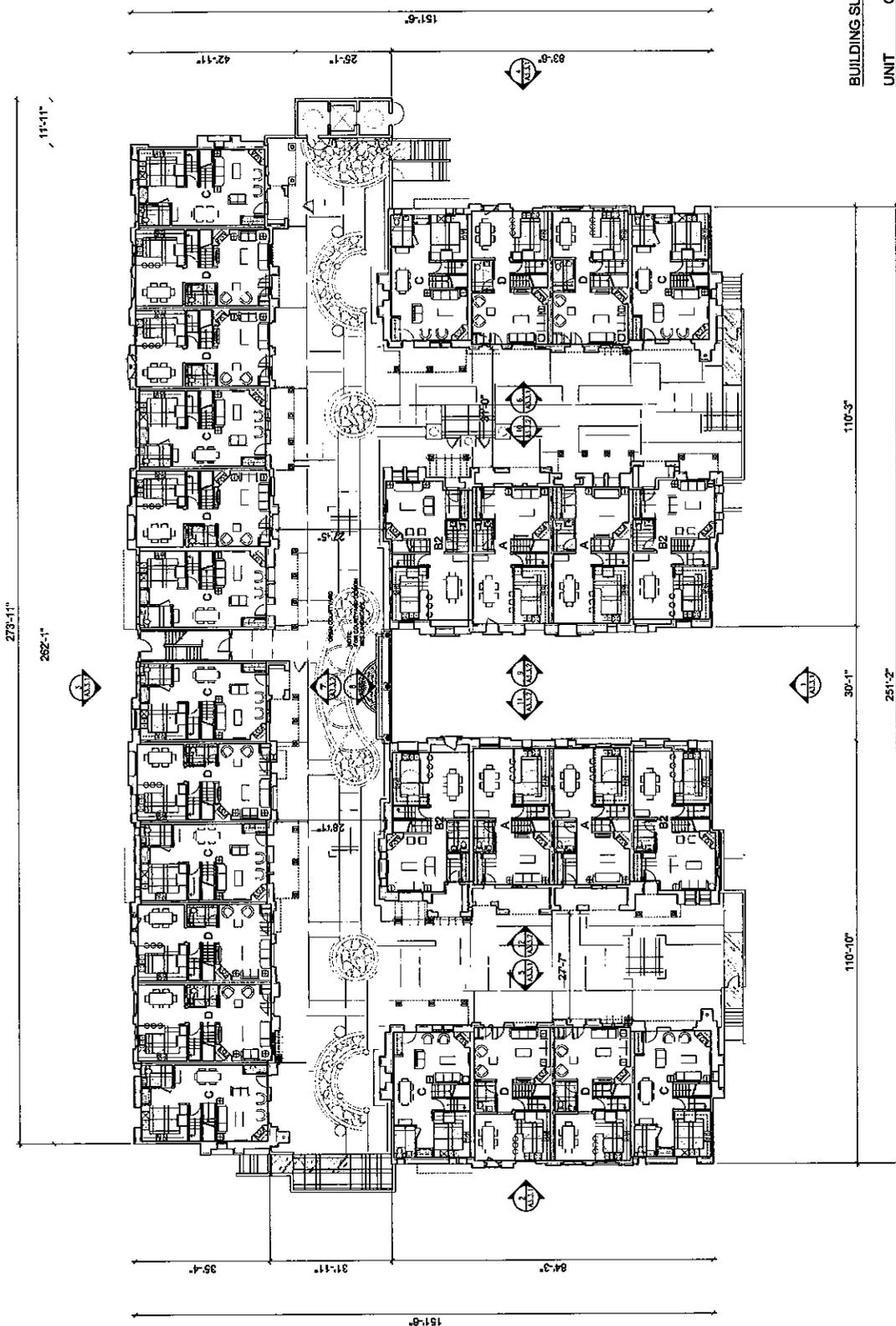


BUILDING 3: GARAGE FLOOR PLAN A2.3.0
 for **CASDEN PROPERTIES, LLC** 9080 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

VAN TILBURG
WANTJED &
SODERBERGH, AIA
 ARCHITECTS
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90211
 (310) 274-5553
 FAX: (310) 274-5554
 www.van-tilburg.com

DATE: JULY 10, 2008 8:20:00

ONWARD, CALIFORNIA



BUILDING SUMMARY

UNIT	QTY.	AREA
A 2STORY	4	1,539 SF
B 2STORY	4	1,589 SF
C 3STORY	10	1,855 SF
D 3STORY	10	1,950 SF
TOTAL	28	

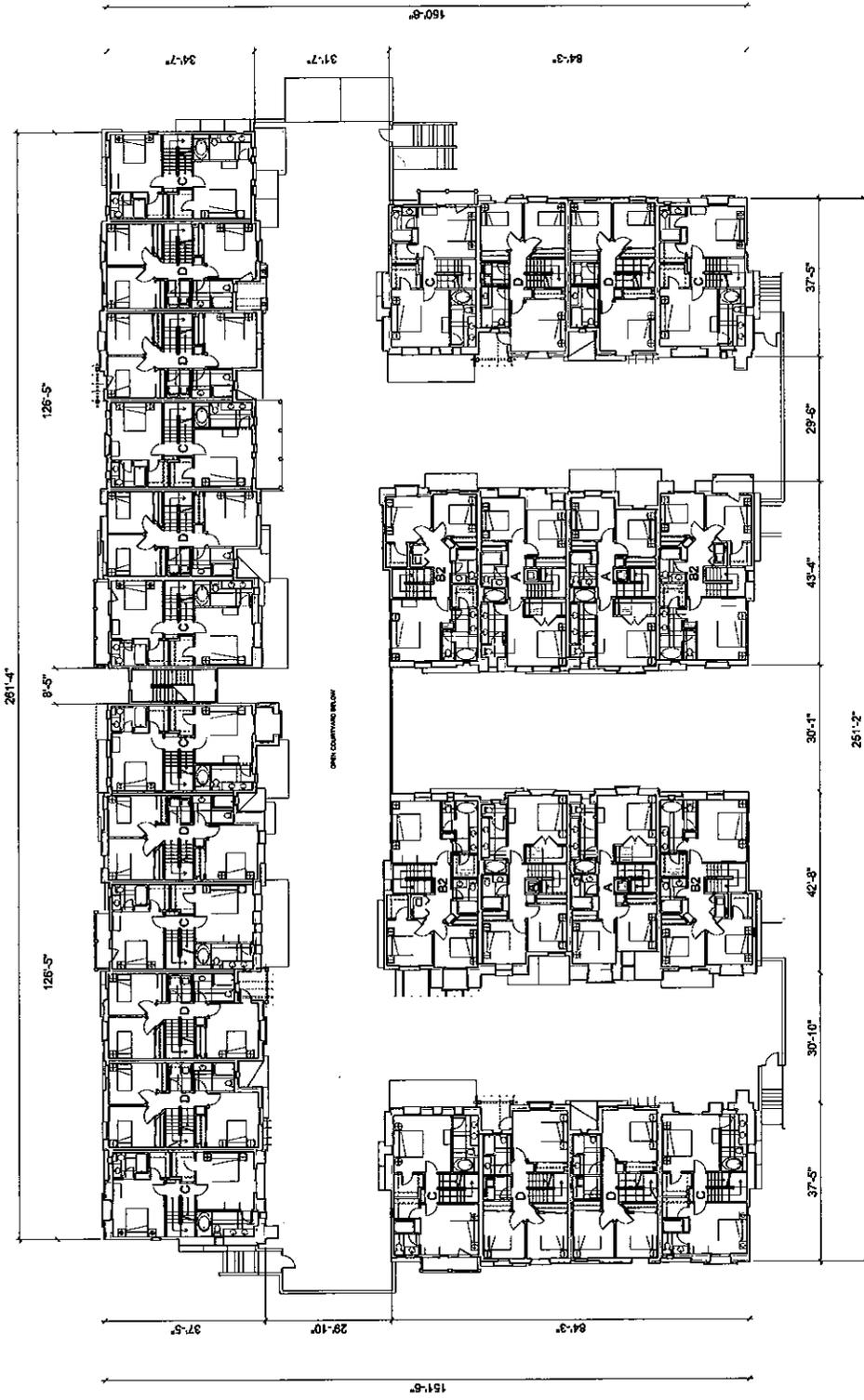
NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS



for **CASDEN PROPERTIES, LLC**
 OAKLAND, CALIFORNIA

BUILDING 3: FIRST FLOOR PLAN A2.3.1
 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

VAN TIL BURG
 HANWARD &
 PARTNERSHIP
 ARCHITECTS
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90211



OPEN COURTYARD BELOW

NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS

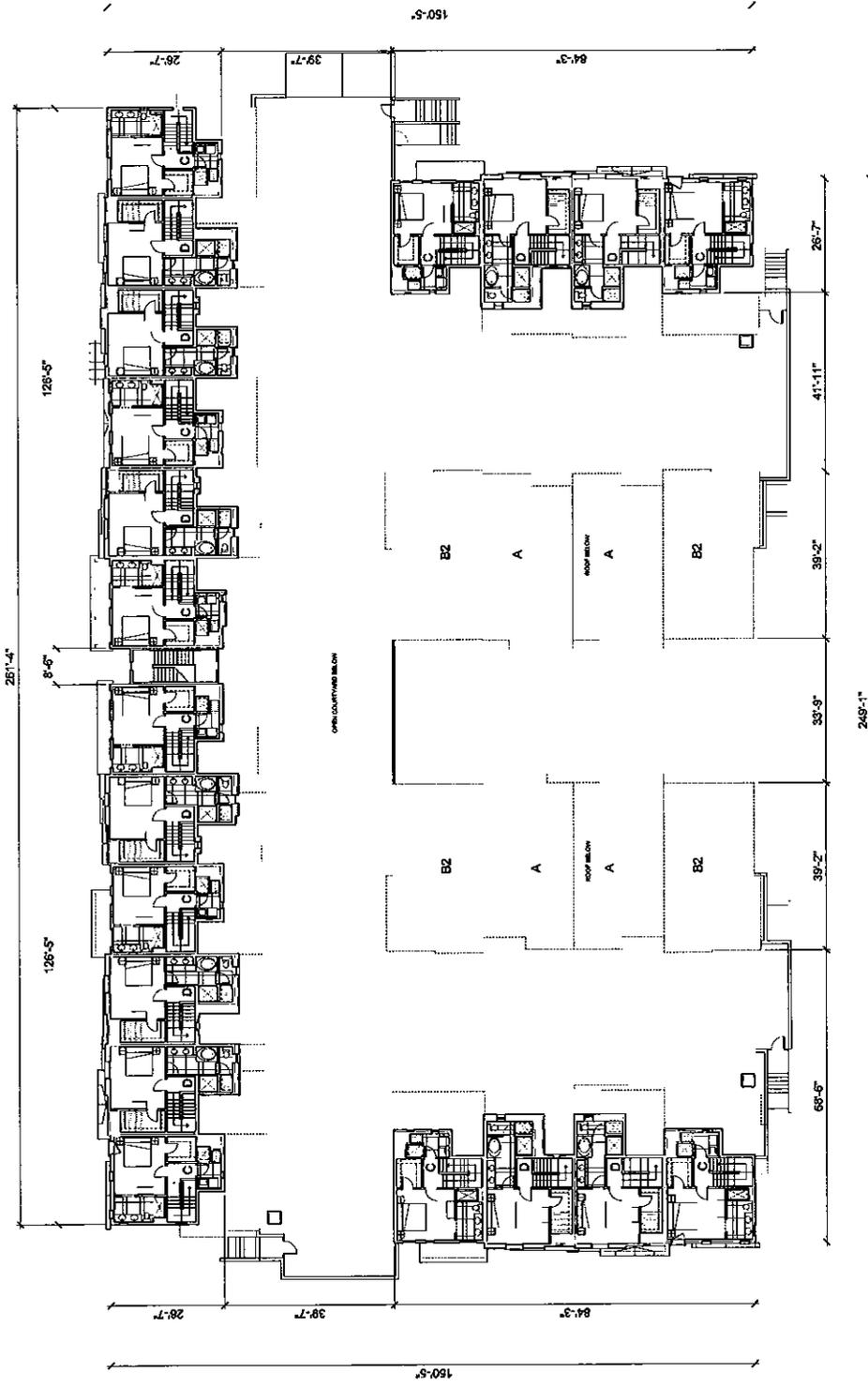


VAN TILBURG
SODENBERGER, AIA
ARCHITECTS
1000 AVENUE OF THE STARS
SUITE 1000
BENTLEY, MASSACHUSETTS 01906
TEL: 978-251-1000
WWW.VANTILBURG.COM

BUILDING 3: SECOND FLOOR PLAN A2.3.2
for CASDEN PROPERTIES, LLC 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORANGE, CALIFORNIA

SUBMITTAL, JULY 10, 2008 #27073



NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS

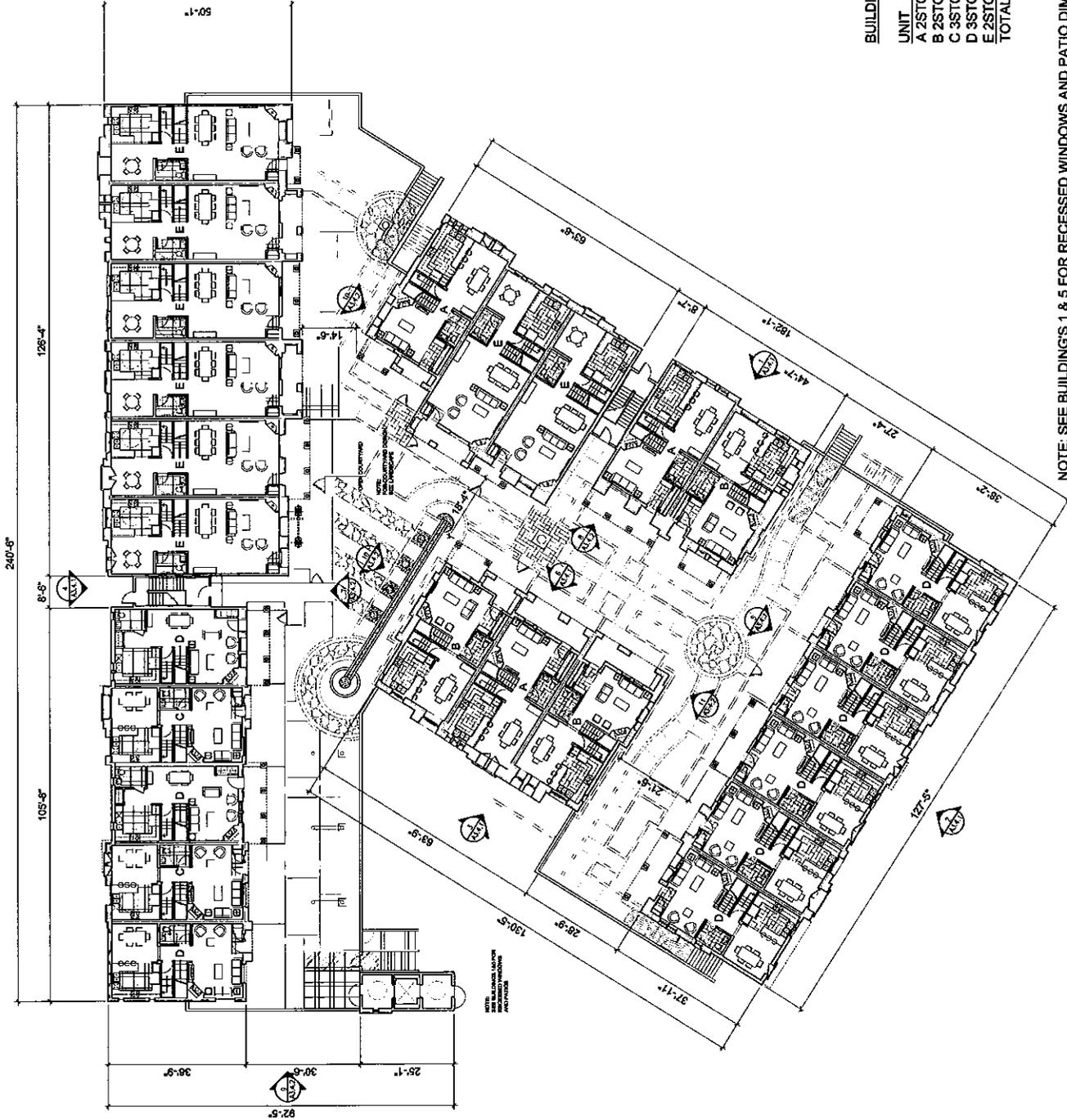


for **CASDEN PROPERTIES, LLC** 9060 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORLAND, CALIFORNIA

IAN TILBURG
 MARYJANE Z
 SODERBERG, AIA
 ARCHITECTS
 10010 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90211
 (310) 274-5553

SUBMITTAL JULY 10, 2008 #0703



BUILDING SUMMARY

UNIT	QTY.	AREA
A 2STORY	3	1,538 SF
B 2STORY	3	1,556 SF
C 3STORY	2	1,855 SF
D 3STORY	9	1,950 SF
E 2STORY	8	1,859 SF
TOTAL	25	

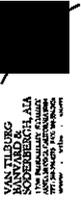
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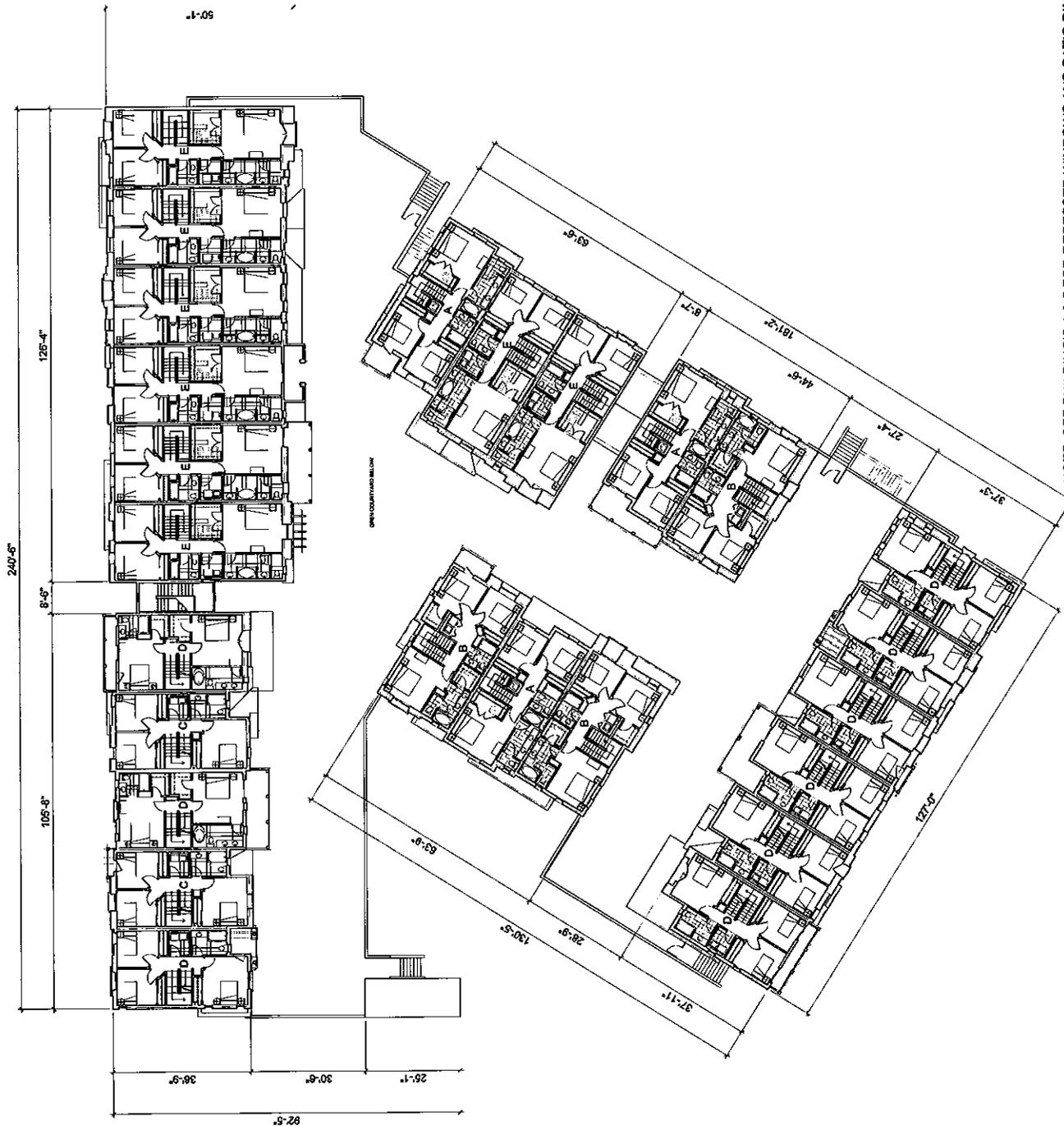
BUILDING 4: FIRST FLOOR PLAN A2.4.1



for **CASDEN PROPERTIES, LLC** 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORLAND, CALIFORNIA





NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS



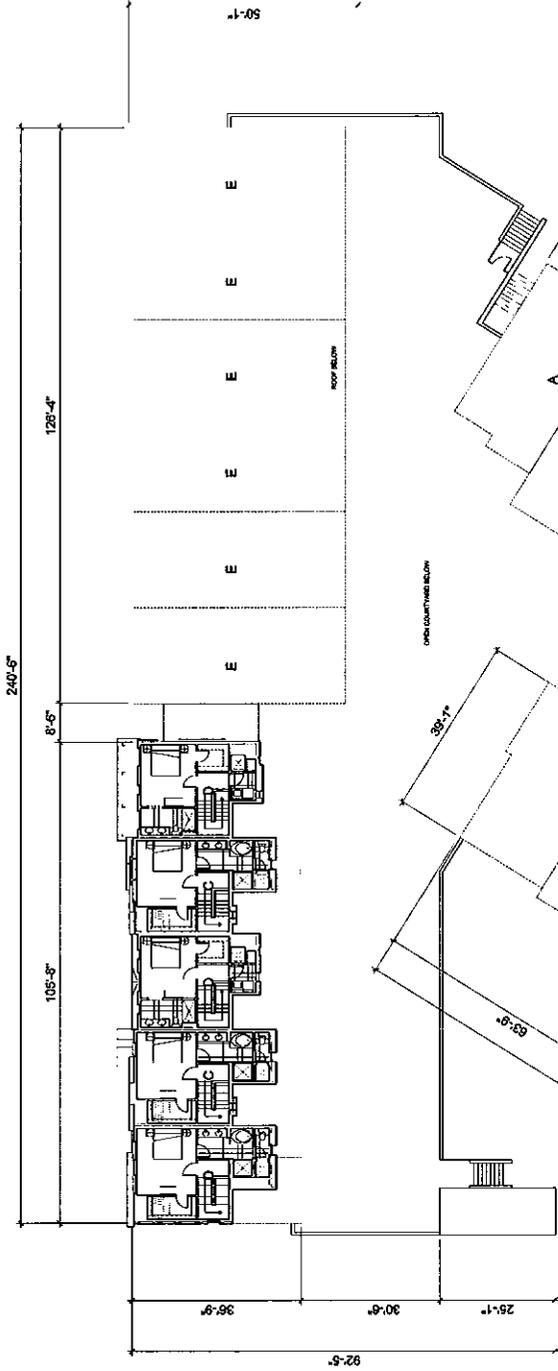
BUILDING 4: SECOND FLOOR PLAN A2.4.2

for CASDEN PROPERTIES, LLC 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORNARD, CALIFORNIA

VAN TAILOR INC
 1000 S. GARDEN AVENUE
 SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.771.1111
 FAX: 714.771.1112
 WWW.VANTAILOR.COM

SUBMITTAL: JULY 10, 2008 - 427073



NOTE: SEE BUILDINGS 1 & 5 FOR RECESSED WINDOWS AND PATIO DIMENSIONS



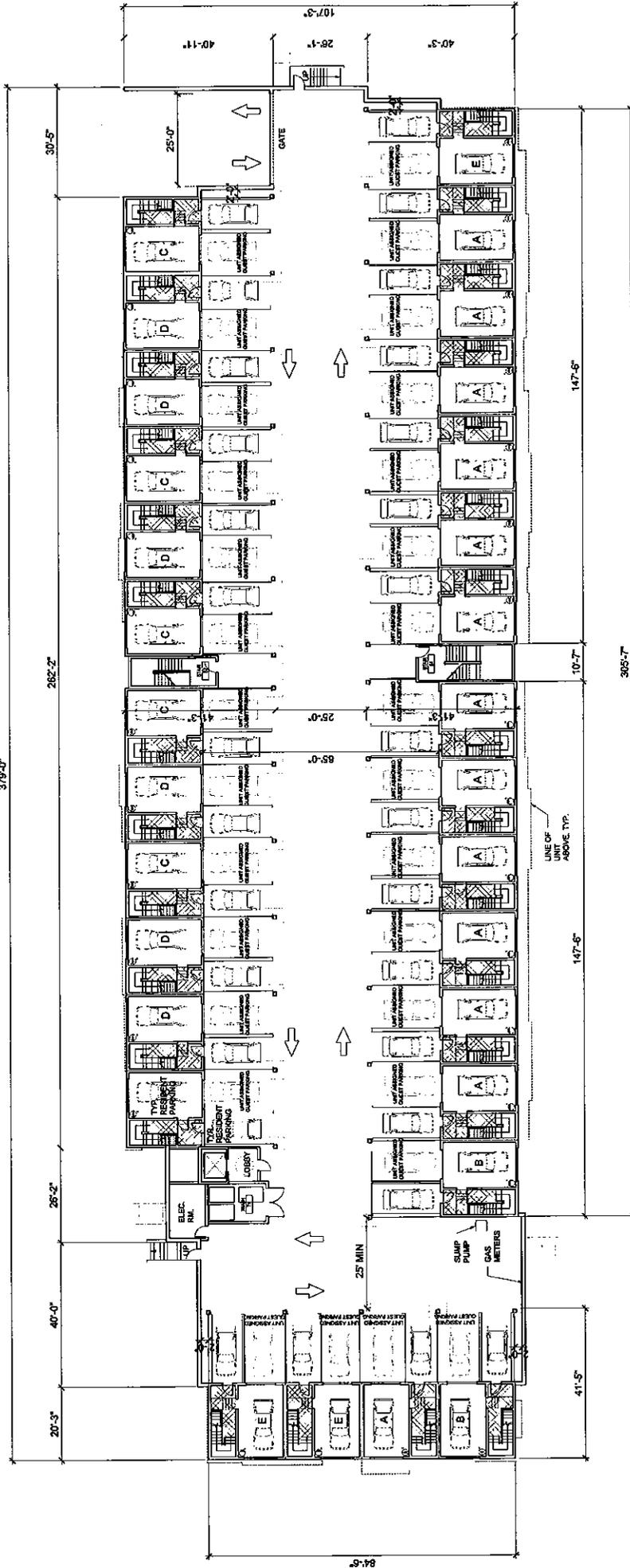
BUILDING 4: THIRD FLOOR PLAN A2.4.3

for CASDEN PROPERTIES, LLC 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5533

ORLAND, CALIFORNIA

PREPARED BY
 VAN TAYLOR INC
 SAN JOSE, CA
 REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 LICENSE NO. 10000
 DATE: 07/10/2008

SUBMITTAL, JULY 10, 2008 #2703

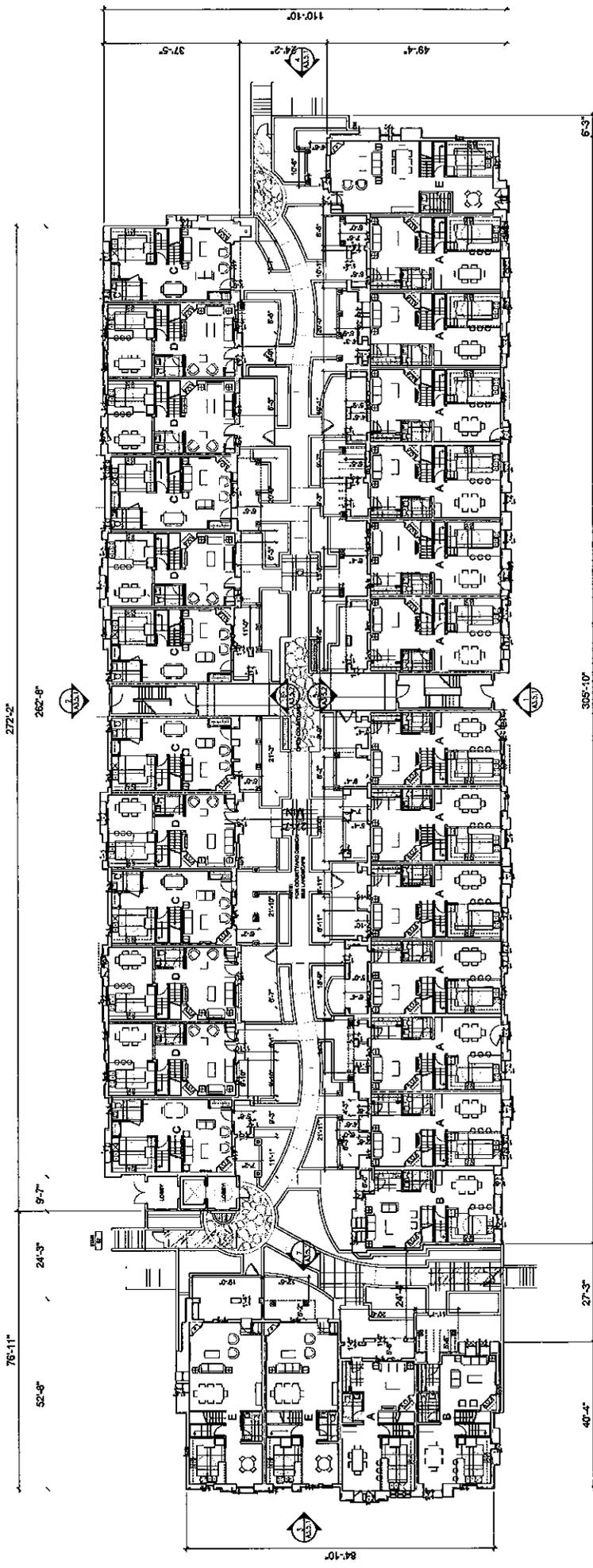


VAN TILBORG
 ARCHITECTS
 10000 VAN TILBORG BLVD
 SUITE 100
 VAN TILBORG, CA 92683
 TEL: (949) 453-1100
 FAX: (949) 453-1101
 WWW.VANTILBORG.COM

BUILDING 5: GARAGE FLOOR PLAN A2.5.0
 9080 Wishnie Blvd., Beverly Hills, CA 90211 - (310) 274-5553

for **CASDEN PROPERTIES, LLC**
 ONWARD, CALIFORNIA

SCALE: 3/32"=1'-0"
 NORTH
 SUBMITTED: JULY 10, 2008 #27073



BUILDING SUMMARY

UNIT	QTY.	AREA
A 2STORY	13	1,539 SF
B 2STORY	2	1,556 SF
C 3STORY	6	1,855 SF
D 3STORY	6	1,950 SF
E 2STORY	3	1,859 SF
TOTAL	30	



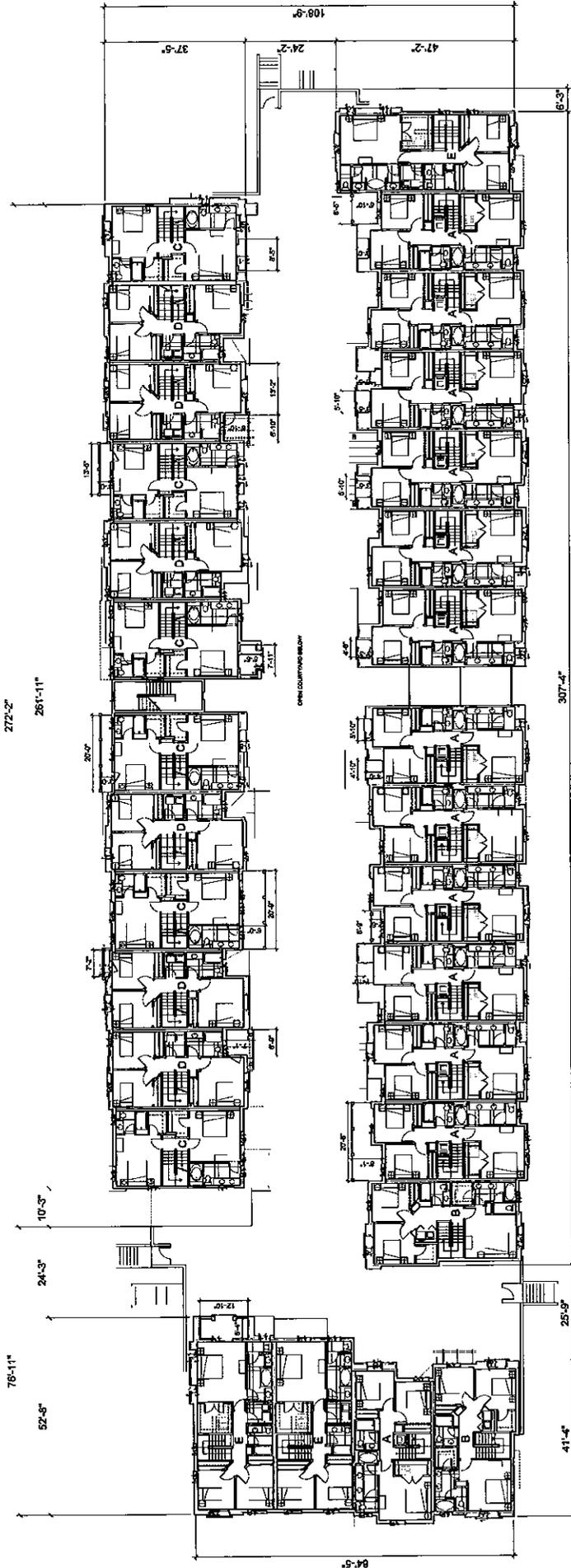
BUILDING 5: FIRST FLOOR PLAN A2.5.1
 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

WANT TO BEC
 MANAGED IN
 SOUTHERN CALIF
 ARCHITECTURE
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90211
 TEL: (310) 274-5553
 FAX: (310) 274-5554
 WWW: WWW.A2A.COM

ONWARD, CALIFORNIA

for **CASDEN PROPERTIES, LLC**

SUBMITTED JULY 16, 2008 6:00PM



SCALE: 1/8\"/>



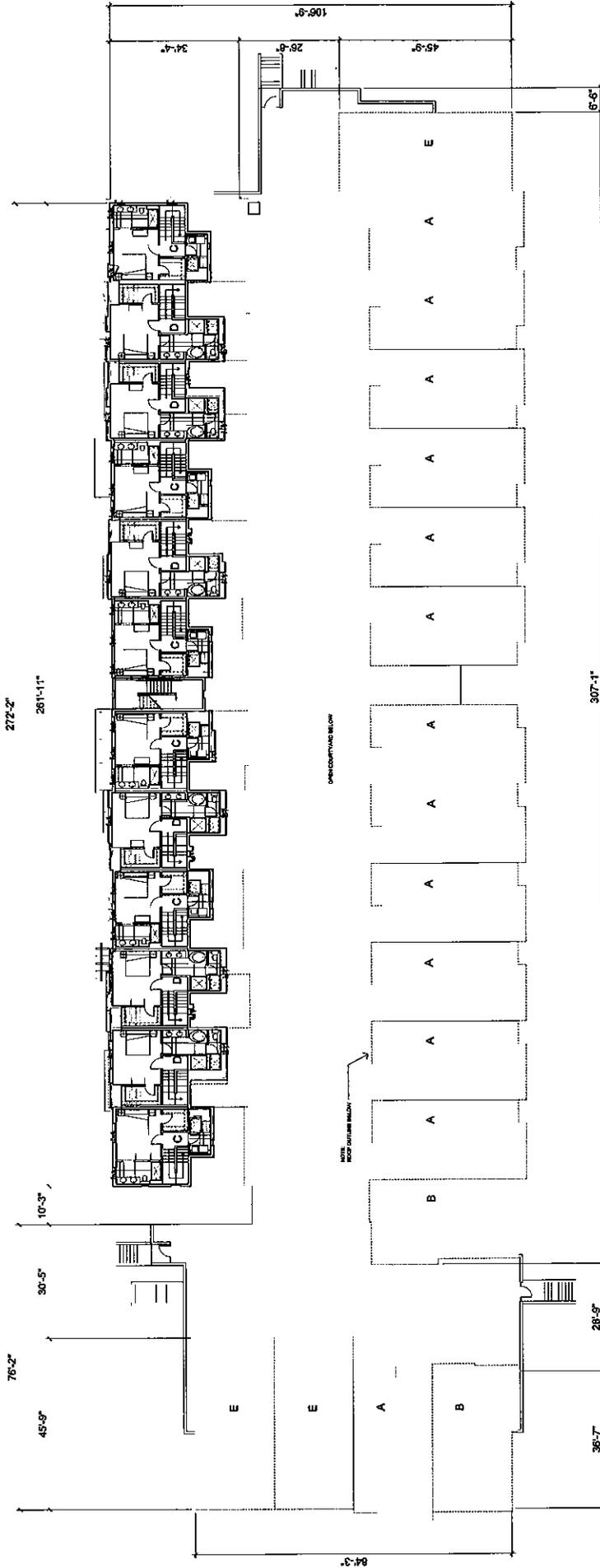
for **CASDEN PROPERTIES, LLC** 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5552

ONWARD, CALIFORNIA

BUILDING 5: SECOND FLOOR PLAN A2.5.2

VAN TILBORG
 ARCHITECTS
 10000 WILSHIRE BLVD., SUITE 200
 BEVERLY HILLS, CA 90211
 TEL: (310) 274-5552
 FAX: (310) 274-5553
 WWW.VANTILBORG.COM

SUBMITTAL JULY 16, 2008 #2703



VAN TIL BURG
 HAYWARD &
 SOUSBERG, AIA
 ARCHITECTS
 1000 CALIFORNIA
 AVENUE, SUITE 100
 OAKLAND, CALIFORNIA 94612
 TEL: (415) 778-1000
 FAX: (415) 778-1001
 WWW.VAN-TILBURG-HAYWARD-AND-SOUSBERG.COM

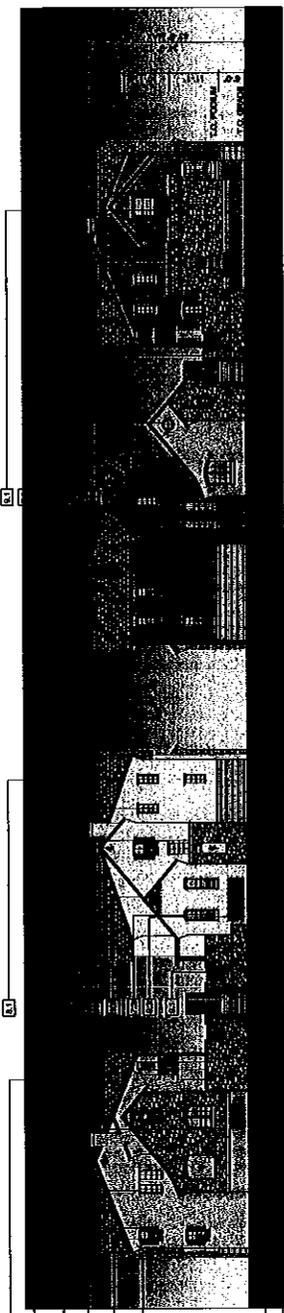
BUILDING S: THIRD FLOOR PLAN A2.5.3
 9880 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

for CASDEN PROPERTIES, LLC
 SCALE: 3/32" = 1'-0"
 NORTH ARROW

OAKLAND, CALIFORNIA
 SUBMITTED: JULY 18, 2008 #20703

KEYNOTES
 REFER TO DETAIL COLOR BOARD SHEETS FOR
 ADDITIONAL INFORMATION

- 1 CONCRETE ROOF TILE
- 2 STUCCO
- 3 PAINTED INTEGRAL STUCCO WITH SAND FINISH
- 4 VINYL WINDOWS
- 5 DOOR
- 6 PAINTED STEEL ENTRY DOOR WITH WOOD IMPRINT
- 7 VINYL DOORS AND SLIDERS
- 8 BEVEL
- 9 PAINTED SHEGLASS SHIPPERS
- 10 EPS DETAIL
- 11 1/2" PFC TRIM WITH STONE FINISH
- 12 1/2" EPS TRIM WITH INTEGRAL STUCCO
- 13 1/2" PFC TRIM WITH STONE FINISH
- 14 1/2" PFC TRIM WITH STONE FINISH
- 15 1/2" PFC TRIM WITH STONE FINISH
- 16 1/2" PFC TRIM WITH STONE FINISH
- 17 1/2" PFC TRIM WITH STONE FINISH
- 18 1/2" PFC TRIM WITH STONE FINISH
- 19 1/2" PFC TRIM WITH STONE FINISH
- 20 1/2" PFC TRIM WITH STONE FINISH
- 21 1/2" PFC TRIM WITH STONE FINISH
- 22 1/2" PFC TRIM WITH STONE FINISH
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- 96 1/2" PFC TRIM WITH STONE FINISH
- 97 1/2" PFC TRIM WITH STONE FINISH
- 98 1/2" PFC TRIM WITH STONE FINISH
- 99 1/2" PFC TRIM WITH STONE FINISH
- 100 1/2" PFC TRIM WITH STONE FINISH



EAST EXTERIOR ELEVATION 1



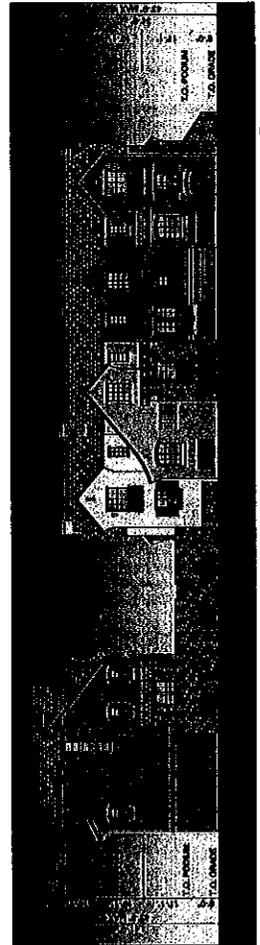
NORTH EXTERIOR END ELEVATION 2



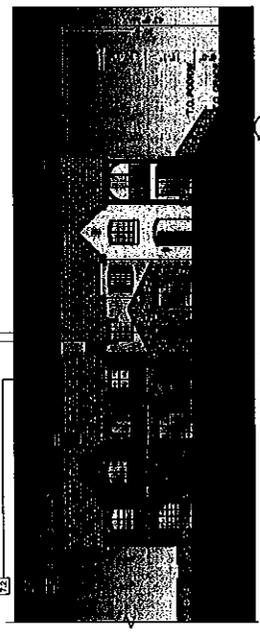
NORTH COURTYARD ELEVATION 5



WEST EXTERIOR ELEVATION 3



SOUTH EXTERIOR END ELEVATION 4

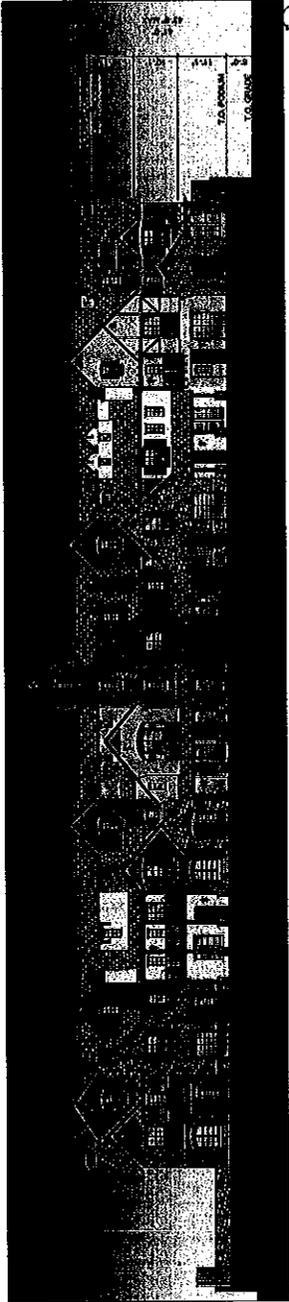


SOUTH COURTYARD ELEVATION 6

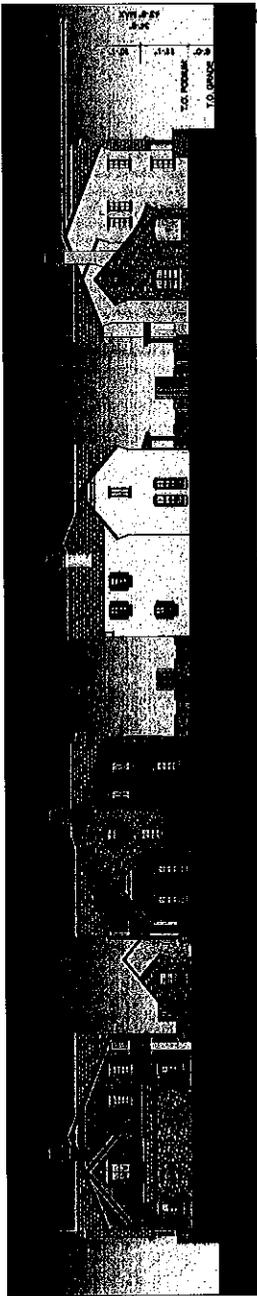
BUILDING: FRENCH A ELEVATIONS A3.1.1
 for CASDEN PROPERTIES, LLC 9180 Wishure Blvd., Beverly Hills, CA 90211 - (310) 274-5563

SCALE: 3/8"=1'-0"

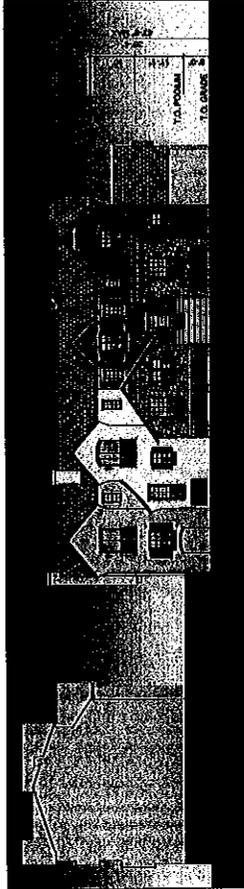
VENTURA ROAD TOWN HOMES



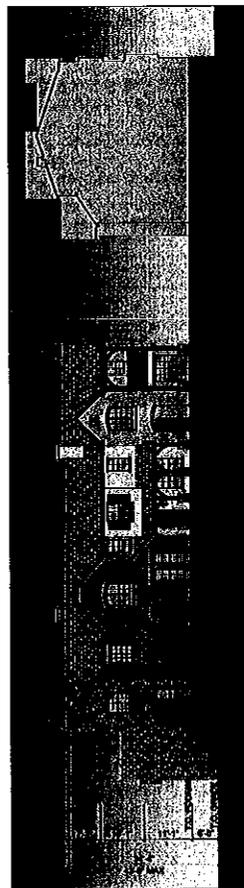
EAST COURTYARD ELEVATION 7



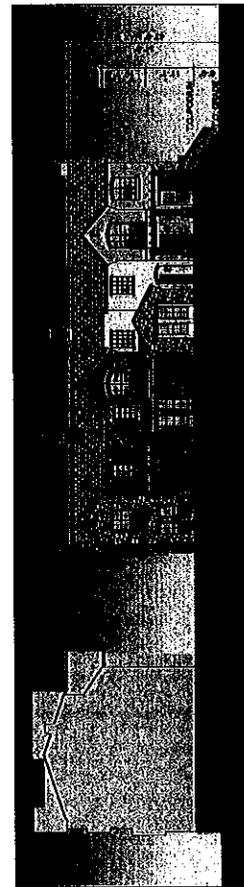
WEST COURTYARD ELEVATION 8



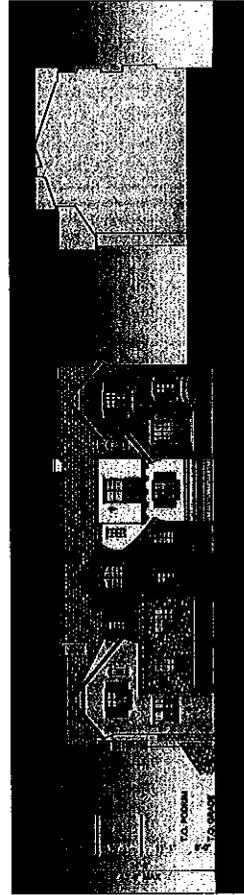
SOUTH EXTERIOR COURTYARD ELEVATION 9



NORTH COURTYARD ELEVATION 10



SOUTH COURTYARD ELEVATION 12



NORTH EXTERIOR COURTYARD ELEVATION 11

* NOTE: SEE SHEET A3.1.1 FOR MATERIAL CALL OUTS

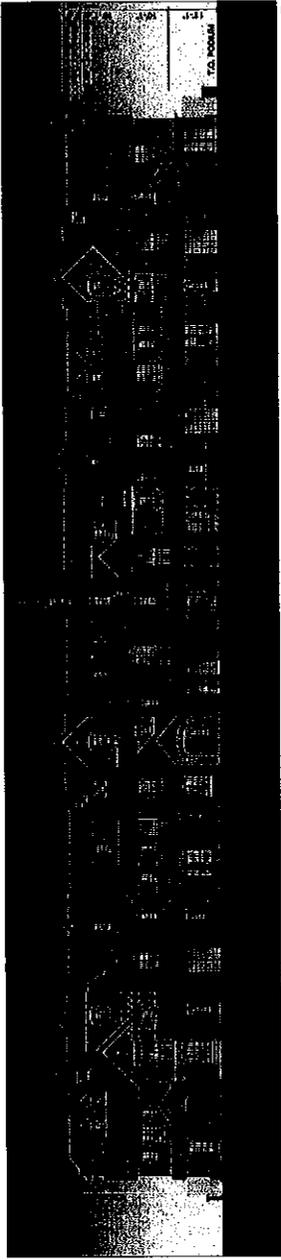
BUILDING: FRENCH A ELEVATIONS A3.1.2

SCALE 3/32"=1'-0"

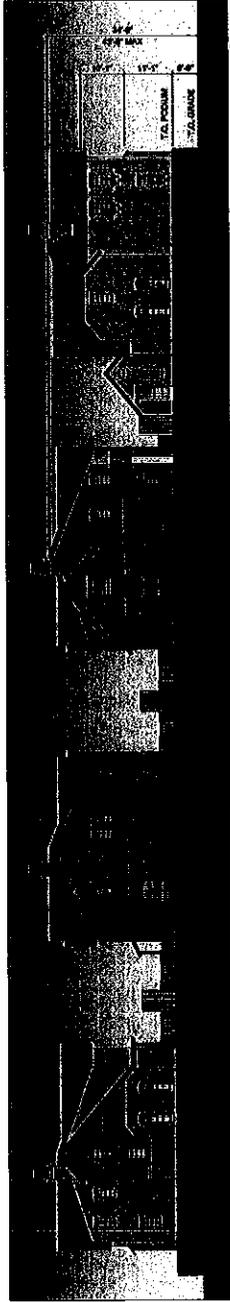
for CASDEN PROPERTIES, LLC 9090 Wishshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

OXNARD, CALIFORNIA

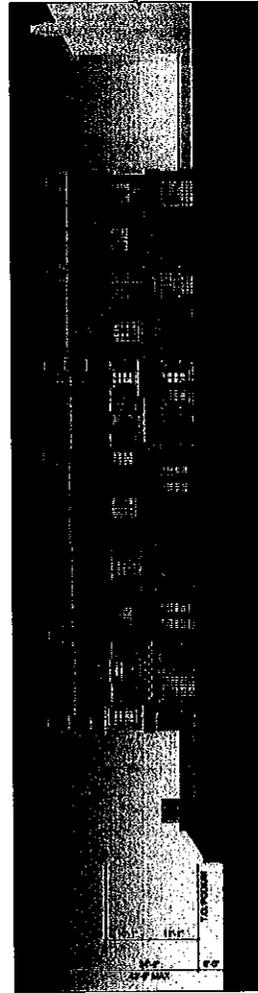
VENTURA ROAD TOWNHOUSES



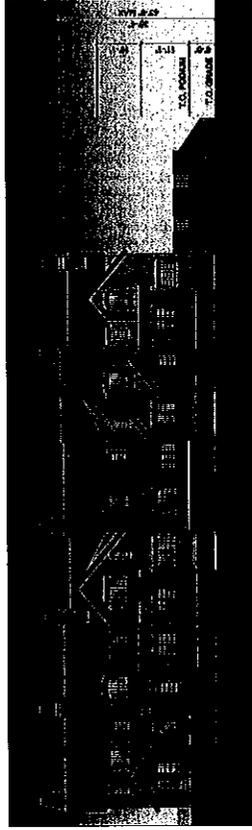
EAST COURTYARD ELEVATION 7



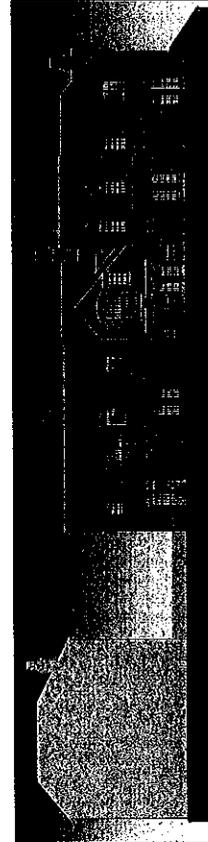
WEST COURTYARD ELEVATION 8



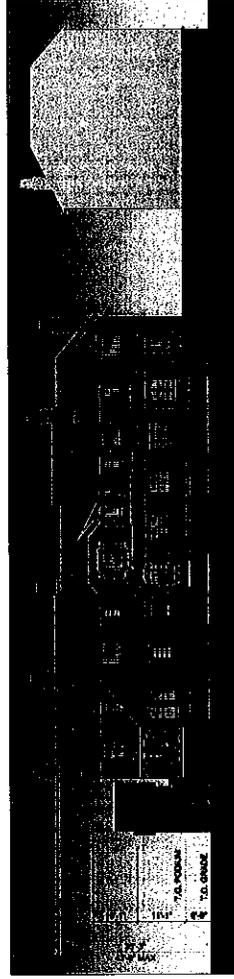
NORTH COURTYARD ELEVATION 10



SOUTH COURTYARD ELEVATION 9



SOUTH COURTYARD ELEVATION 12



NORTH EXTERIOR COURTYARD ELEVATION 11

* NOTE: SEE SHEET A3.2.1 FOR MATERIAL CALL OUTS

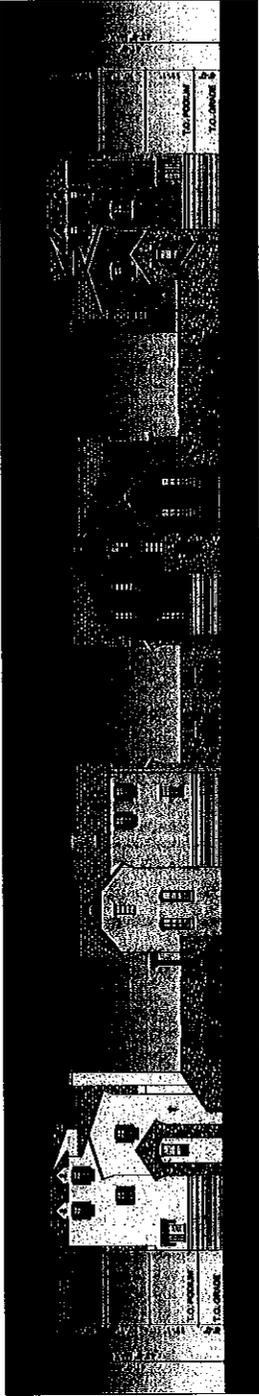
BUILDING 2: FRENCH B ELEVATIONS A3.2.2

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

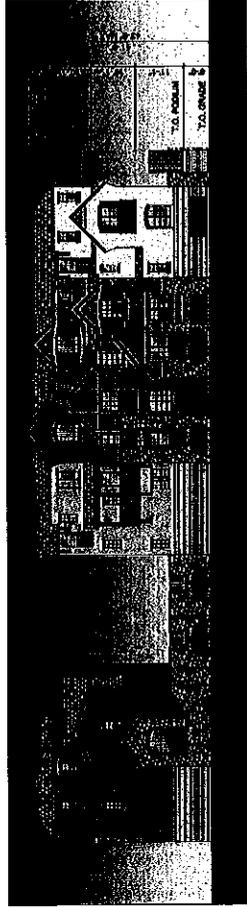
for CASDEN PROPERTIES, LLC 9090 Wilshire Blvd., Beverly Hills, CA 90211 • (310) 274-5553

OXNARD, CALIFORNIA

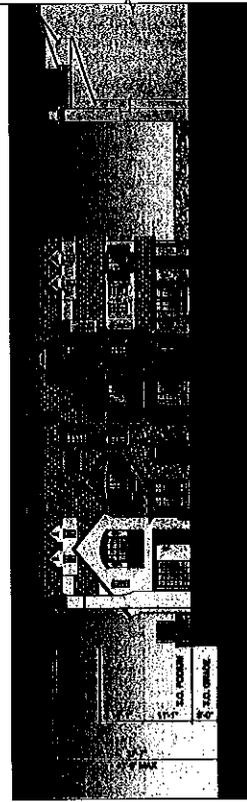
VENTURA ROAD TOWN HOMES



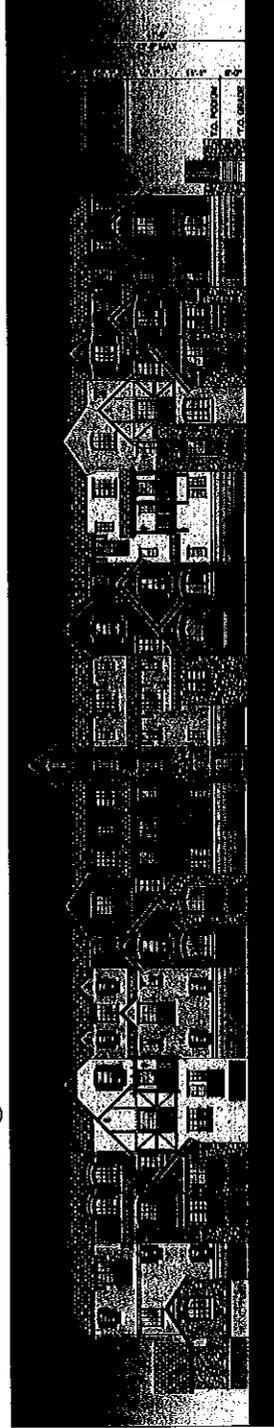
SOUTH EXTERIOR ELEVATION 1



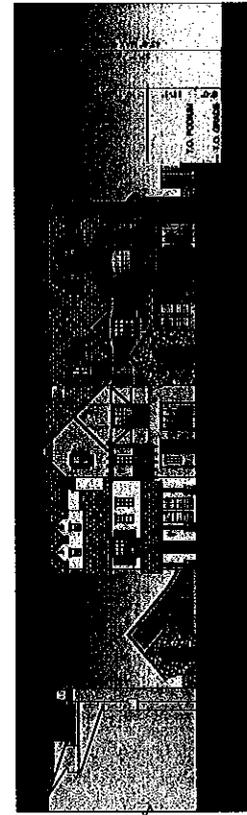
WEST EXTERIOR END ELEVATION 2



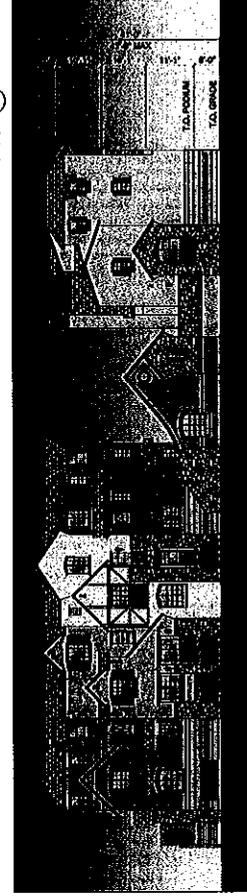
EAST COURTYARD ELEVATION 5



NORTH EXTERIOR ELEVATION 3



WEST COURTYARD ELEVATION 6



EAST EXTERIOR END ELEVATION 4

* NOTE: SEE SHEET A3.1.1 FOR MATERIAL CALL OUTS

BUILDINGS: FRENCH A ELEVATIONS A3.3.1

9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

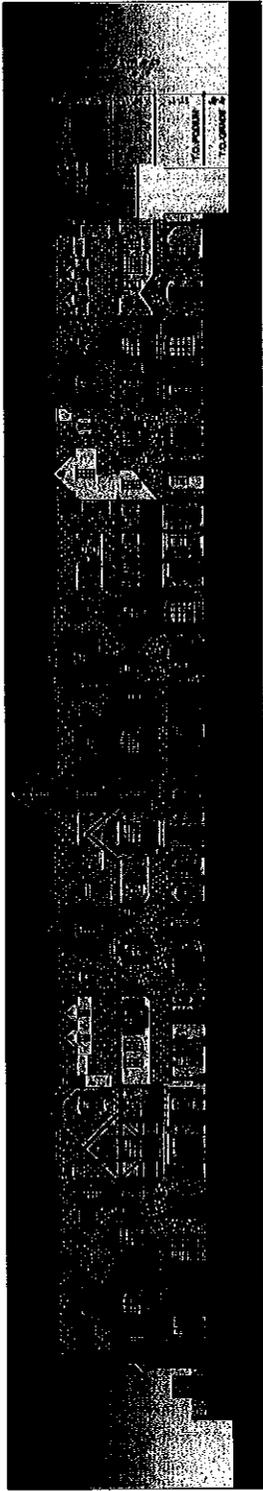
for CASDEN PROPERTIES, LLC

OXNARD, CALIFORNIA

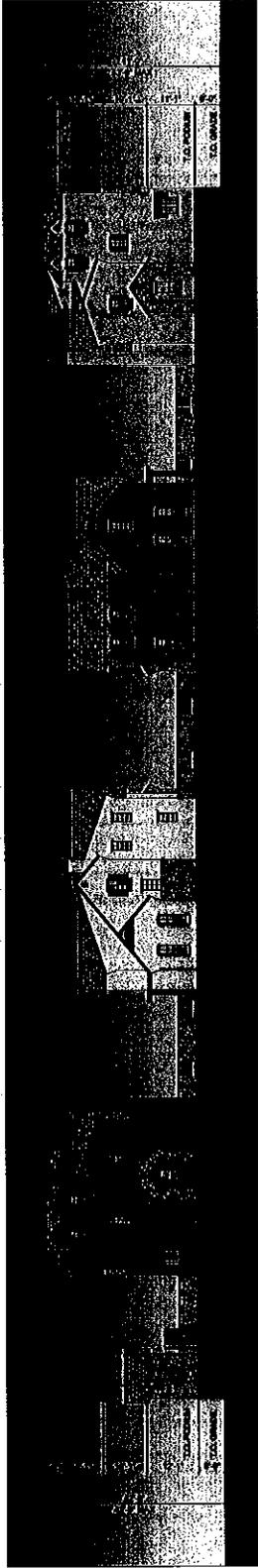
VENTURA ROAD TOWNHOUSES

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

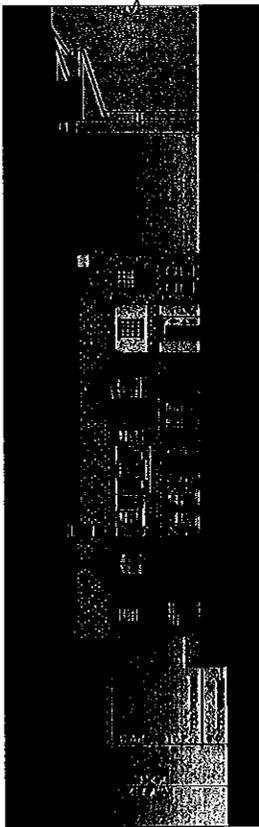
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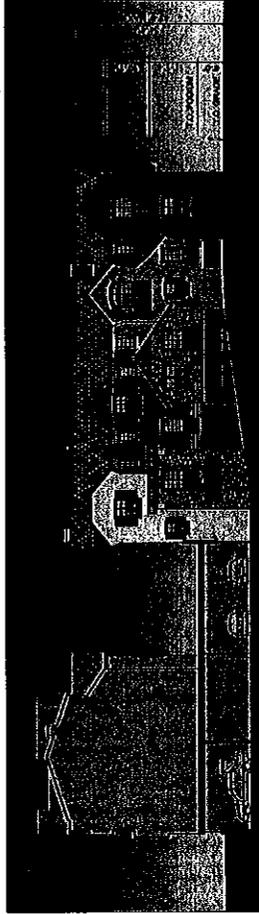
SOUTH COURTYARD ELEVATION 7



NORTH COURTYARD ELEVATION 8



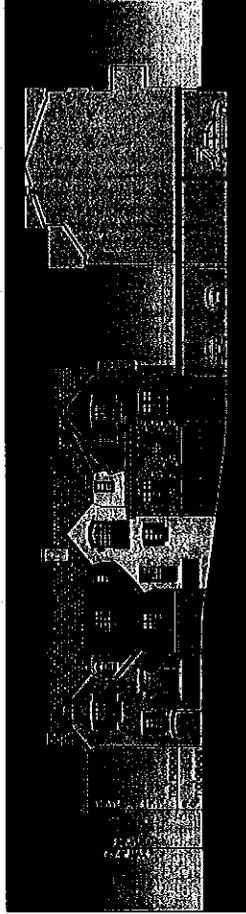
EAST COURTYARD ELEVATION 10



WEST EXTERIOR COURTYARD ELEVATION 9



WEST COURTYARD ELEVATION 12



EAST EXTERIOR COURTYARD ELEVATION 11

* NOTE: SEE SHEET A3.1.1 FOR MATERIAL CALL OUTS

BUILDINGS: FRENCH A ELEVATIONS A3.3.2

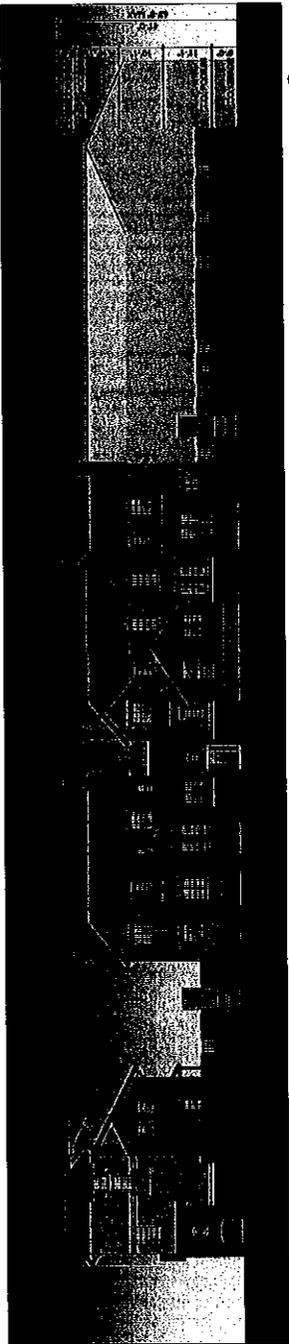
9090 Wilshire Blvd., Beverly Hills, CA 90211 • (310) 274-6553

for CASDEN PROPERTIES, LLC

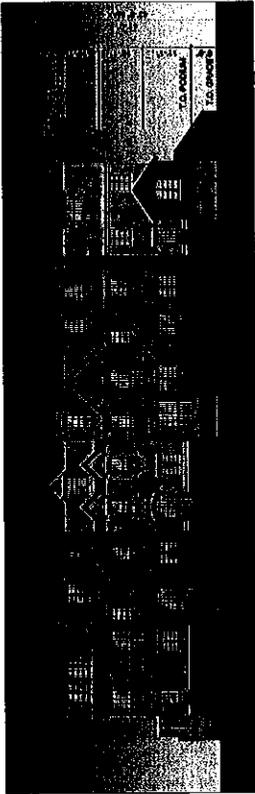
OXFORD, CALIFORNIA

VENTURA ROAD TOWN HOMES

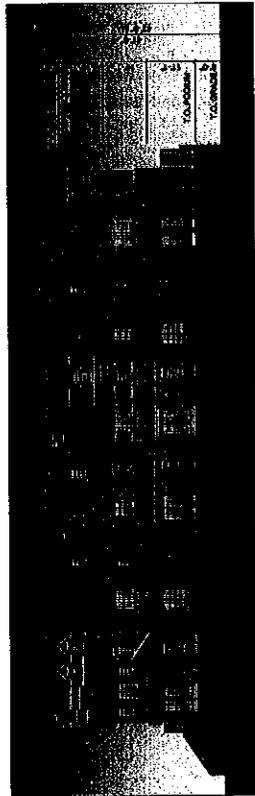




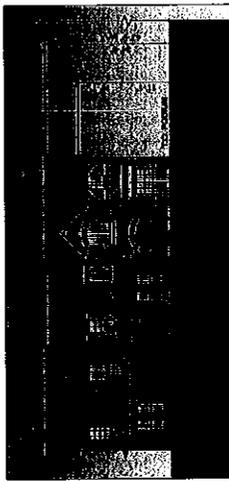
WEST EXTERIOR ELEVATION 1



SOUTH EXTERIOR ELEVATION 2



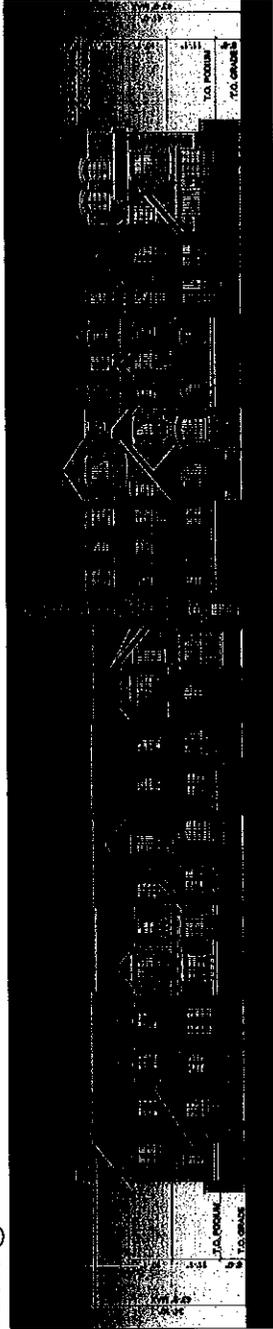
NORTH COURTYARD ELEVATION 5



WEST COURTYARD ELEVATION 6



EAST EXTERIOR ELEVATION 3



NORTH EXTERIOR ELEVATION 4

* NOTE: SEE SHEET A3.2.1 FOR MATERIAL CALL OUTS

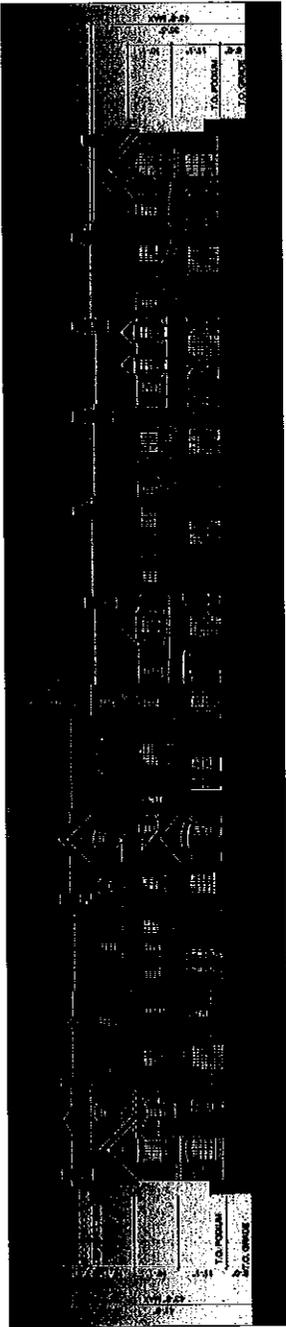
BUILDING: FRENCH B ELEVATIONS A3.4.1

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

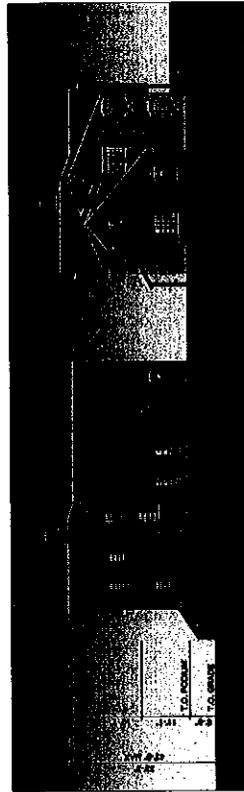
ONWARD, CALIFORNIA

for CASDEN PROPERTIES, LLC 9090 Wilshire Blvd., Beverly Hills, CA 90211 • (310) 274-5553

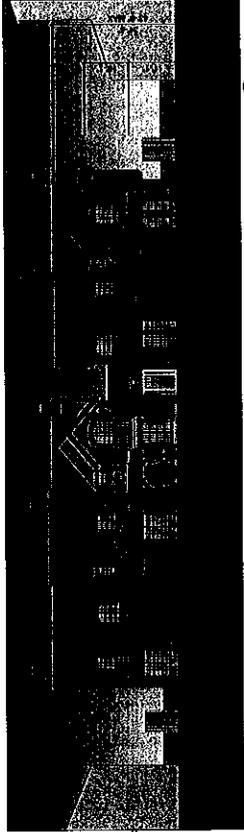
VENTURA ROAD TOWN HOMES



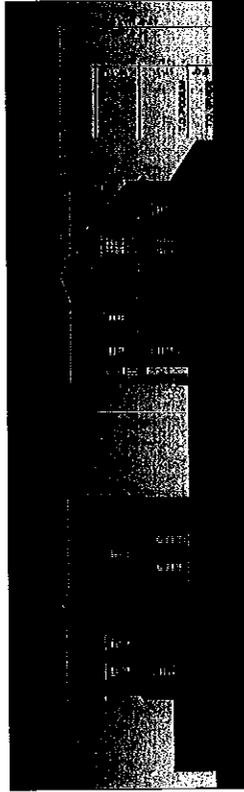
SOUTH COURTYARD ELEVATION 7



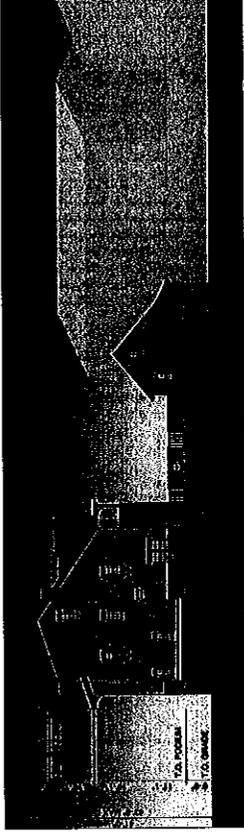
PARTIAL NORTH COURTYARD ELEVATION 10



EAST COURTYARD ELEVATION 8



PARTIAL SOUTH COURTYARD ELEVATION 11



PARTIAL EAST EXTERIOR ELEVATION 9

* NOTE: SEE SHEET A3.2.1 FOR MATERIAL CALL OUTS

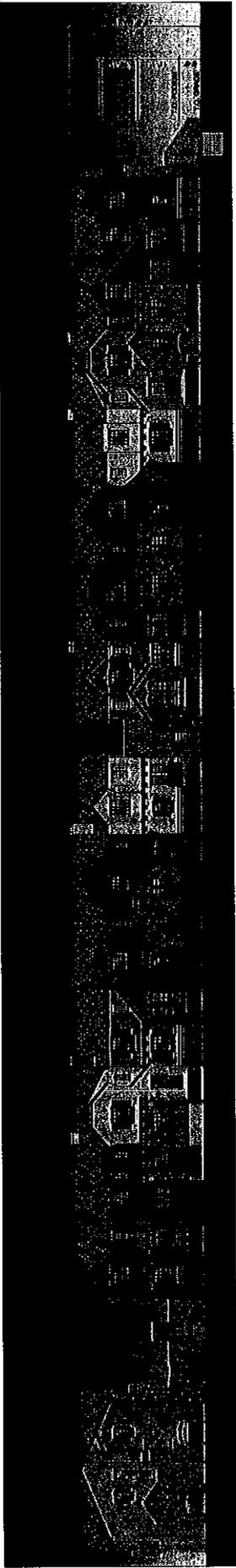
BUILDING: FRENCH B ELEVATIONS A3.4.2

for CASHEN PROPERTIES, LLC 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

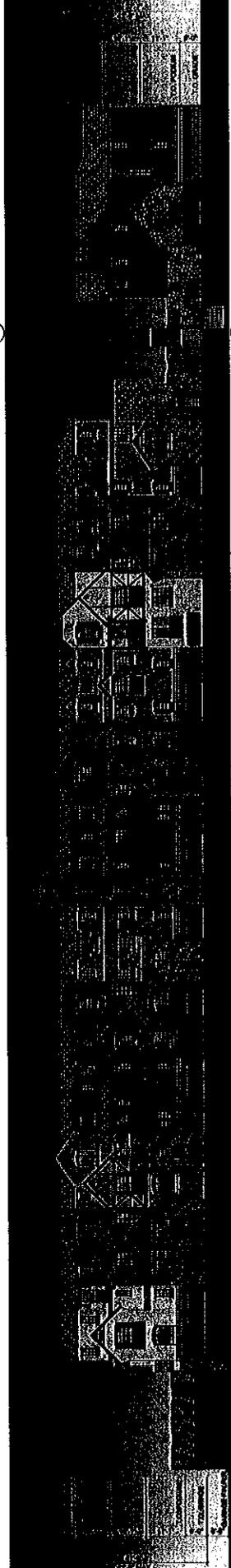
SCALE: 3/32"=1'-0"

OXYARD, CALIFORNIA

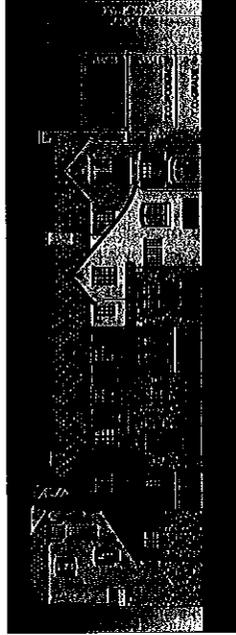
VENTURE ROAD TOWN HOMES



EAST EXTERIOR ELEVATION 1



WEST EXTERIOR ELEVATION 2



SOUTH EXTERIOR ELEVATION 3



NORTH EXTERIOR ELEVATION 4

* NOTE: SEE SHEET A3.1.1 FOR MATERIAL CALL OUTS

BUILDING 5: FRENCH A ELEVATIONS **A3.5.1**

for CASDEN PROPERTIES, LLC 8000 Wilshire Blvd., Beverly Hills, CA 90211 • (310) 274-5553

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

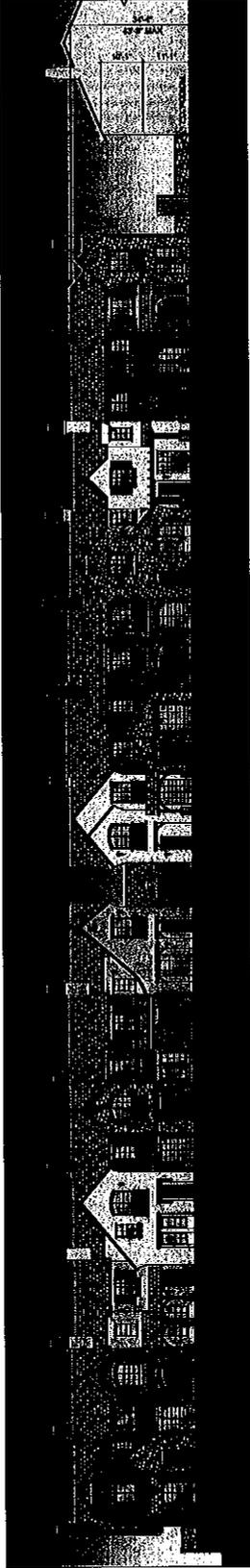


OXNARD, CALIFORNIA

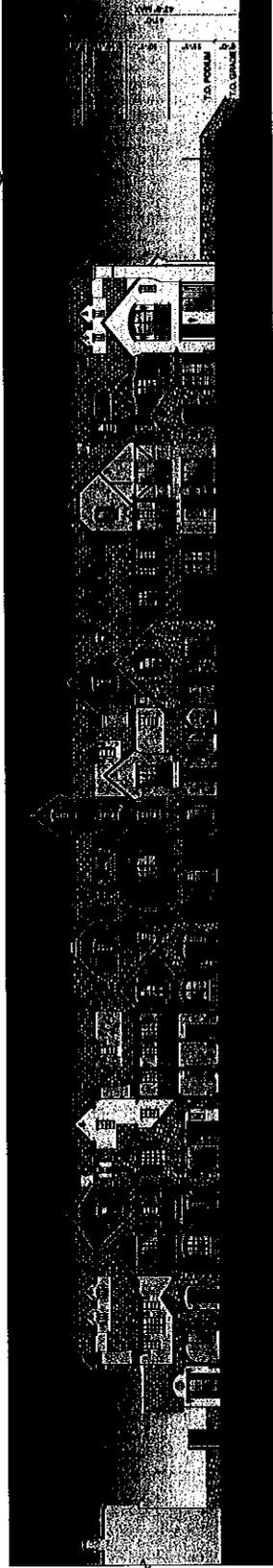
VENTURA ROAD TOWN HOMES

DATE: 07/16/2009

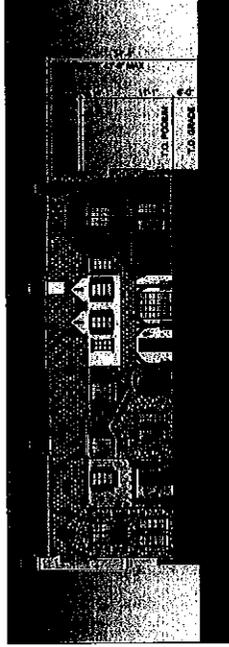
07/16/2009



WEST COURTYARD ELEVATION 5



EAST COURTYARD ELEVATION 6



NORTH COURTYARD ELEVATION 7

* NOTE: SEE SHEET A3.1.1 FOR MATERIAL CALL OUTS

BUILDING 5: FRENCH A ELEVATIONS A3.5.2



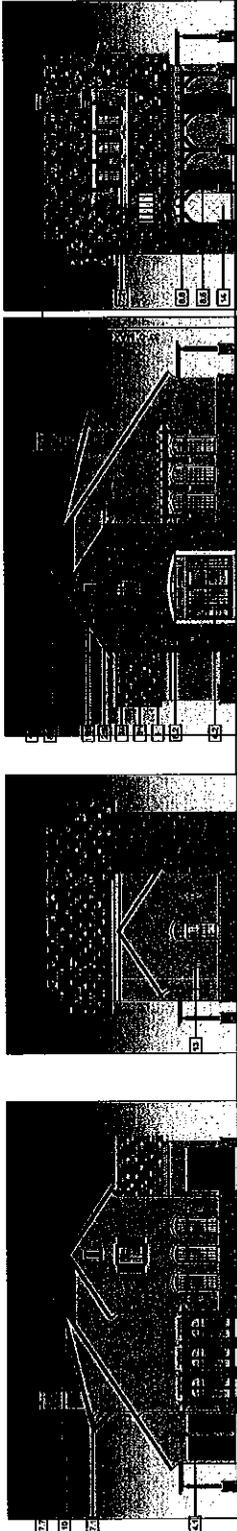
OXNARD, CALIFORNIA for CASDEN PROPERTIES, LLC 9090 Wishnie Blvd., Beverly Hills, CA 90211 • (310) 274-5553

VENTURA ROAD TOWN HOMES

KEYNOTES

*REFER TO DETAIL COLOR BOARD SHEETS FOR ADDITIONAL INFORMATION

- 1 CONCRETE ROOF TILE
- 2 STUCCO
- 3 PAINTED INTERIOR STUCCO WITH SAND FINISH
- 4 VINYL WINDOWS
- 5 DOORS
- 6 PAINTED FIBERGLASS DOOR WITH WOOD IMPRINT
- 7 FRENCH DOORS
- 8 PAINTED STEEL GARAGE DOOR WITH WOOD IMPRINT
- 9 PAINTED STEEL GARAGE DOOR WITH WOOD IMPRINT
- 10 PAINTED FIBERGLASS SHUTTERS
- 11 EPS DETAILS
- 12 1/4" X 1/4" EPS CORNER WITH INTERIOR STUCCO
- 13 1/4" EPS TRIM WITH INTERIOR STUCCO
- 14 1" EPS PROFILED ARCH TRIM WITH STONE FINISH
- 15 1" EPS PROFILED ARCH TRIM WITH STONE FINISH
- 16 1" EPS PROFILED ARCH TRIM WITH STONE FINISH
- 17 1" EPS PROFILED ARCH TRIM WITH STONE FINISH
- 18 2" EPS CHIMNEY TRIM WITH INTERIOR STUCCO
- 19 WOOD DETAILS
- 20 1" FIBERGLASS PAINTED WOOD PANELS
- 21 6" PAINTED WOOD RECEDES
- 22 PAINTED WOOD PLANT SHELVES
- 23 PAINTED WOOD BALCONY RAILING
- 24 6" PAINTED WOOD POSTS
- 25 4" PAINTED WOOD THRESHOLDS
- 26 6" PAINTED WOOD CORBELS
- 27 METAL DETAILS: NOT USED
- 28 FIBER CORNER WEATHERSTRIP
- 29 VENTERS
- 30 ELDORADO STONE VENER
- 31 CHIMNEY TOP
- 32 LIGHTING FIXTURE
- 33 DECORATIVE TILE



SOUTH ELEVATION 1 - REC. BLDG

EAST ELEVATION 2 - REC. BLDG

NORTH ELEVATION 3 - REC. BLDG

WEST ELEVATION 4 - REC. BLDG



STREET ELEVATION

SIDE 1 ELEVATION

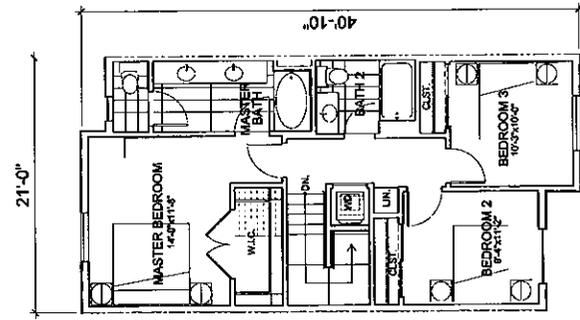
REAR ELEVATION

SIDE 2 ELEVATION

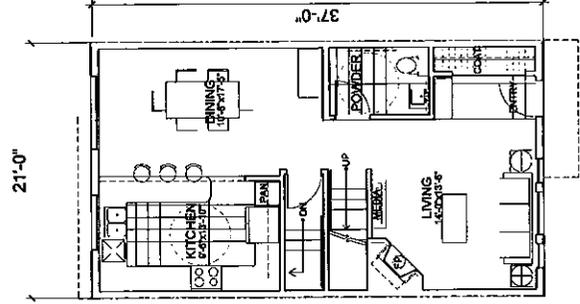
SCALE: 1/8" = 1'-0"

RECREATION & TRASH STAGING: ELEVATIONS A3.6.1
 for CADSEN PROPERTIES, LLC 9950 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

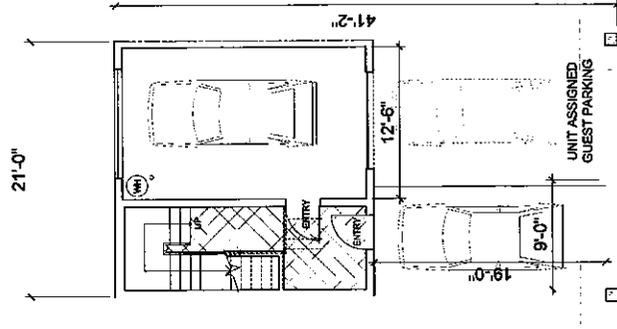
VENTURA ROAD TOWN HOMES



SECOND FLOOR: 764 SF



FIRST FLOOR: 775 SF



GARAGE LEVEL

PER SEC. 16-362 (H) STORAGE AREA: AT LEAST
225 CU.FT. STORAGE AREA IS PROVIDED

3 BD / 2.5 BA
TOTAL 1,539 SF

UNIT PLAN A A5.1.1

for CASDEN PROPERTIES, LLC

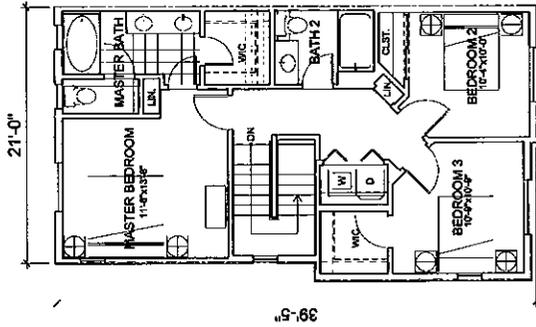
ORLAND, CALIFORNIA

9080 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

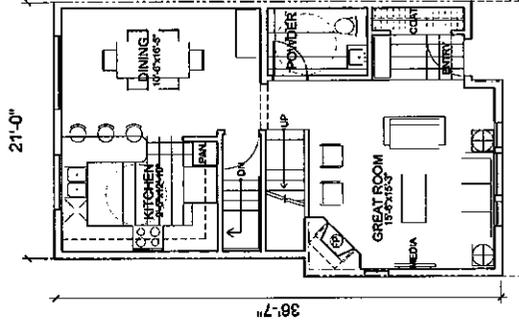
GRAPHIC SCALE
1" = 1'-0"



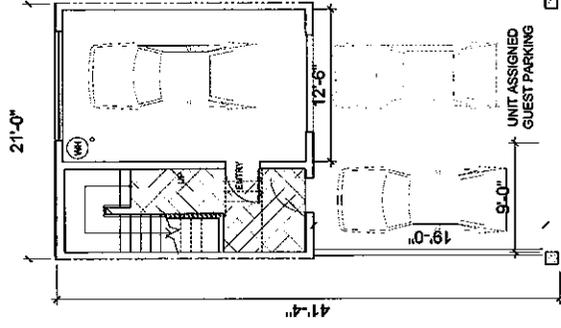
SUBMITTED JULY 10, 2009 #2703



SECOND FLOOR: 780 SF



FIRST FLOOR: 776 SF



GARAGE LEVEL: 183 SF

PER SEC. 16-362 (H) STORAGE AREA: AT LEAST
225 CU. FT. STORAGE AREA IS PROVIDED

3 BD / 2.5 BA
TOTAL 1,556 SF

UNIT PLAN B A5.1.2

for CASDEN PROPERTIES, LLC

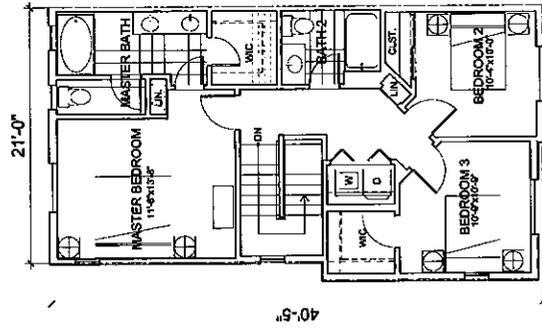
ORLAND, CALIFORNIA

9060 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

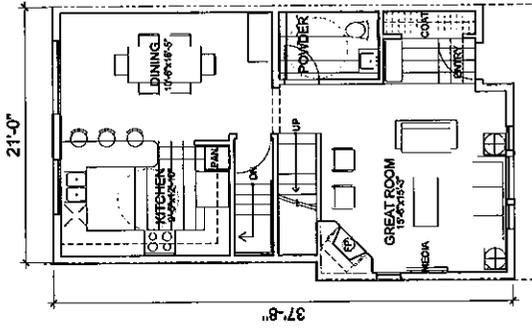


VAN TIL BURG
MANNING &
SCORZEBECKI, AIA
ARCHITECTS
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90211

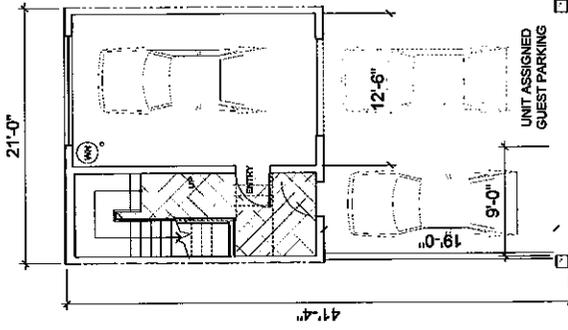
SUBMITTED JULY 10, 2009 #20703



SECOND FLOOR: 802 SF



FIRST FLOOR: 797 SF

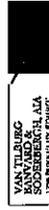


GARAGE LEVEL: 156 SF

PER SEC. 16-362 (H) STORAGE AREA: AT LEAST 225 CU.FT. STORAGE AREA IS PROVIDED

3 BD / 2.5 BA
TOTAL 1,599 SF

UNIT PLAN B2 A5.1.3

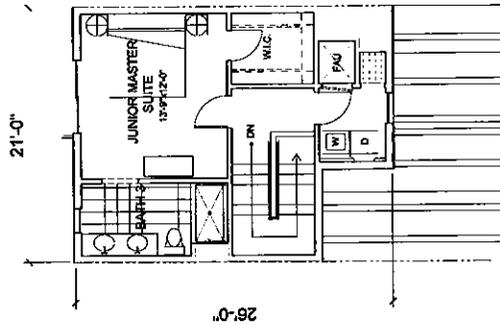


VAN TILBURG
CONTRACTORS, LLC
1700 BROADWAY, SUITE 200
SAN FRANCISCO, CA 94103
TEL: 415.774.1100
WWW.VANTILBURGCONTRACTORS.COM

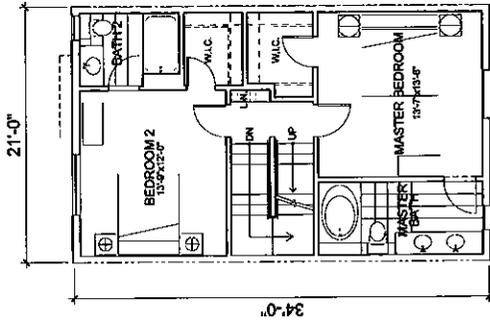
for CASDEN PROPERTIES, LLC 6090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORLAND, CALIFORNIA

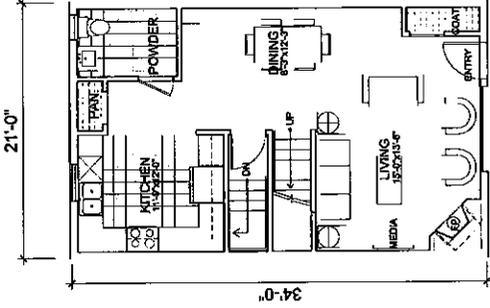
SUBMITTAL, JULY 10, 2008 #P703



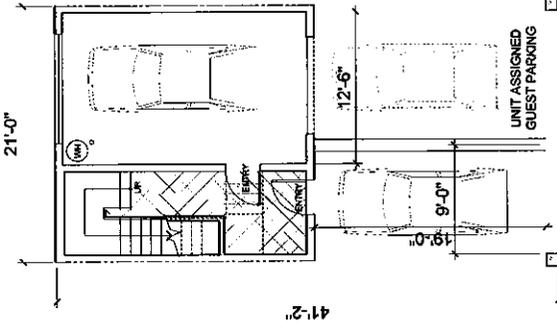
THIRD FLOOR: 427 SF



SECOND FLOOR: 714 SF



FIRST FLOOR: 714 SF

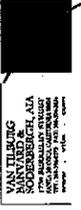


GARAGE LEVEL

PER SEC. 16-362 (H) STORAGE AREA: AT LEAST
225 CU.FT. STORAGE AREA IS PROVIDED

3 BD / 3.5 BA
TOTAL 1855 SF

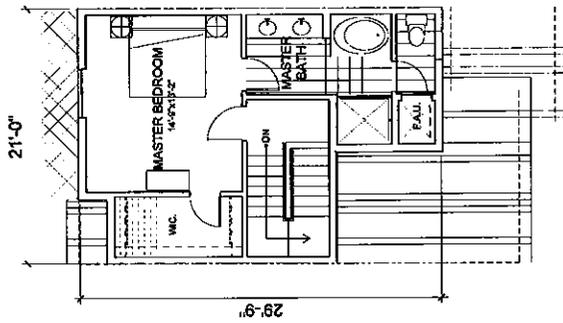
UNIT PLAN C A5.1.4



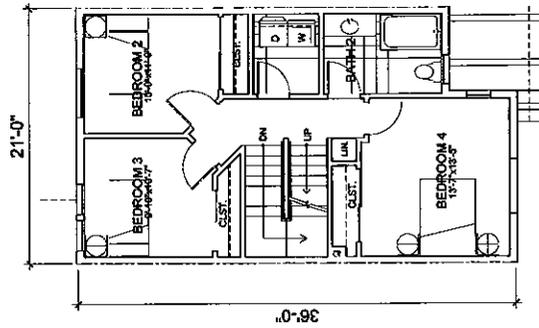
for CASDEN PROPERTIES, LLC 9980 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

ORLAND, CALIFORNIA

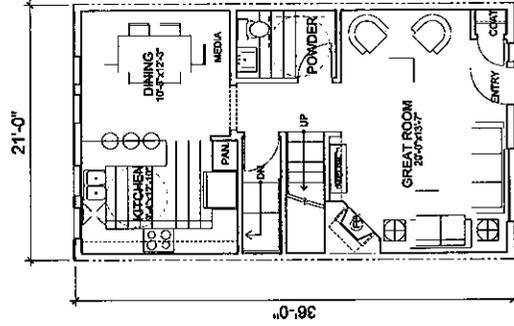
SUBMITTAL JULY 10, 2008 #2703



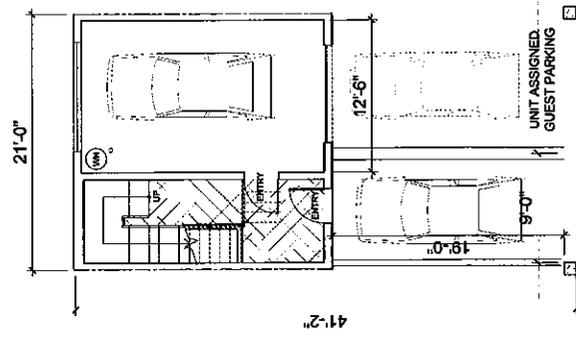
THIRD FLOOR: 451 SF



SECOND FLOOR: 716 SF



FIRST FLOOR: 783 SF



GARAGE LEVEL

PER SEC. 16-362 (H) STORAGE AREA: AT LEAST
225 CU.FT. STORAGE AREA IS PROVIDED

4 BD / 2.5 BA
TOTAL 1950 SF

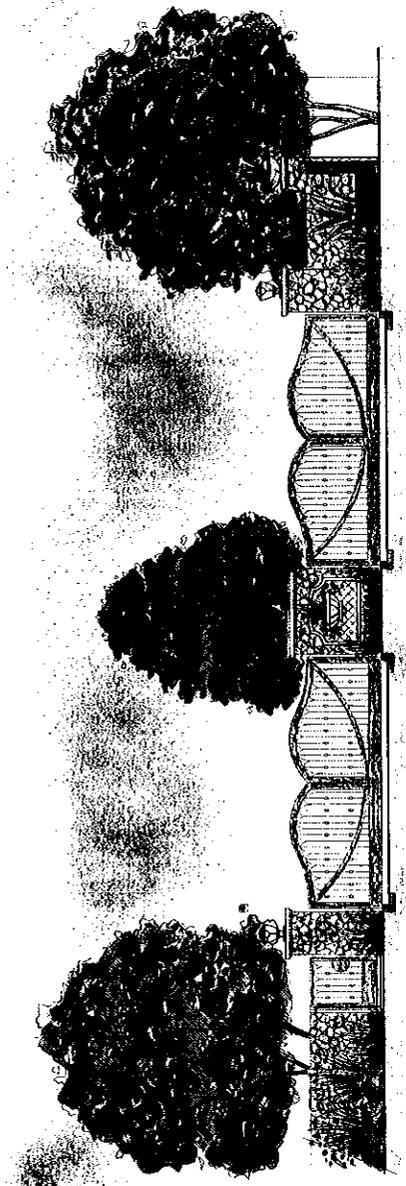
UNIT PLAN D A5.1.5

for CASDEN PROPERTIES, LLC

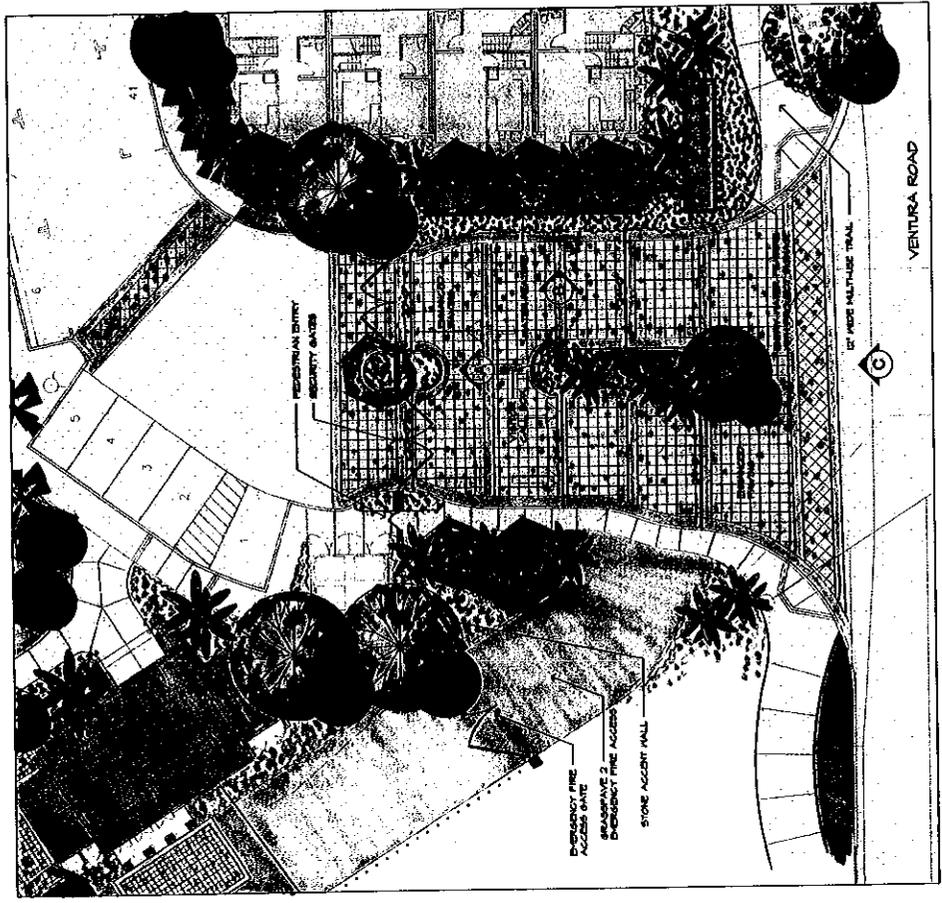
ORLAND, CALIFORNIA

9860 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5555





ENTRY GATE ELEVATION 'A'
SCALE: 1/4" = 1'-0"

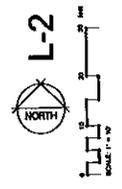


MAIN ENTRY PRELIMINARY LANDSCAPE PLAN
TOWN HOMES, VENTURA ROAD

OXNARD, CALIFORNIA

for
CASDEN PROPERTIES, LLC
9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5555

JULY 6, 2008
MARCH 11, 2008
L.A. GROUP
11000 WILSHIRE BLVD., SUITE 200
BEVERLY HILLS, CA 90210
TEL: (310) 274-5555 FAX: (310) 274-9719
www.laagroup.com



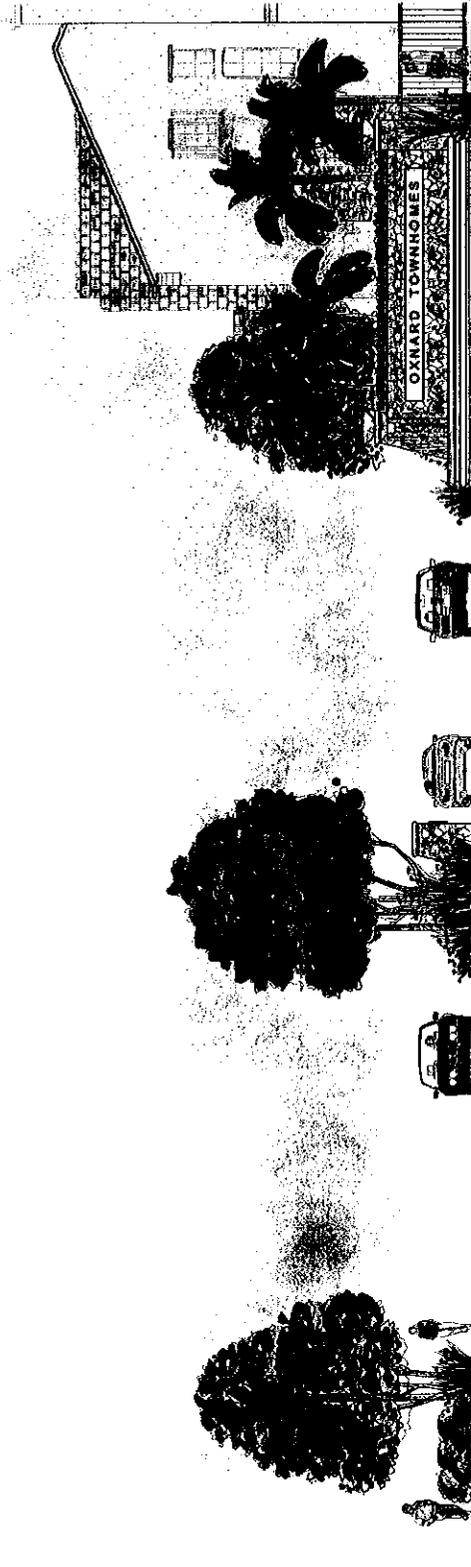
WANTJURG
SOBERBERG, AA
LANDSCAPE ARCHITECTS
11000 WILSHIRE BLVD., SUITE 200
BEVERLY HILLS, CA 90210
TEL: (310) 274-5555 FAX: (310) 274-9719
www.wantjurgsoberberg.com



PLAN VIEW
1/8" = 1'-0"



FOUNTAIN ELEVATION 'B'
SCALE: 1/8" = 1'-0"



ENTRY ELEVATION 'C'
SCALE: 1/8" = 1'-0"

MAIN ENTRY MONUMENTATION
TOWN HOMES, VENTURA ROAD

OXNARD, CALIFORNIA

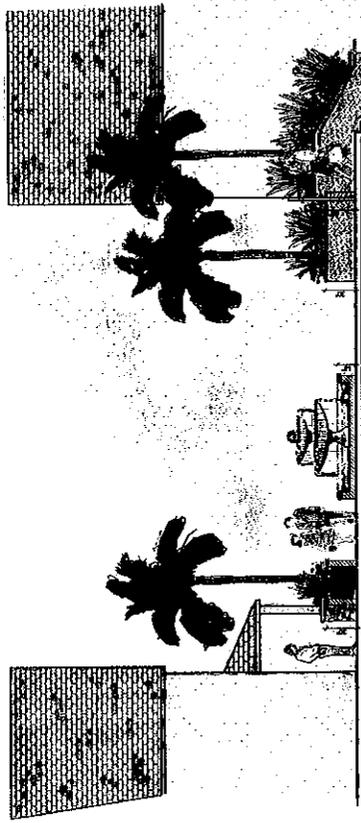
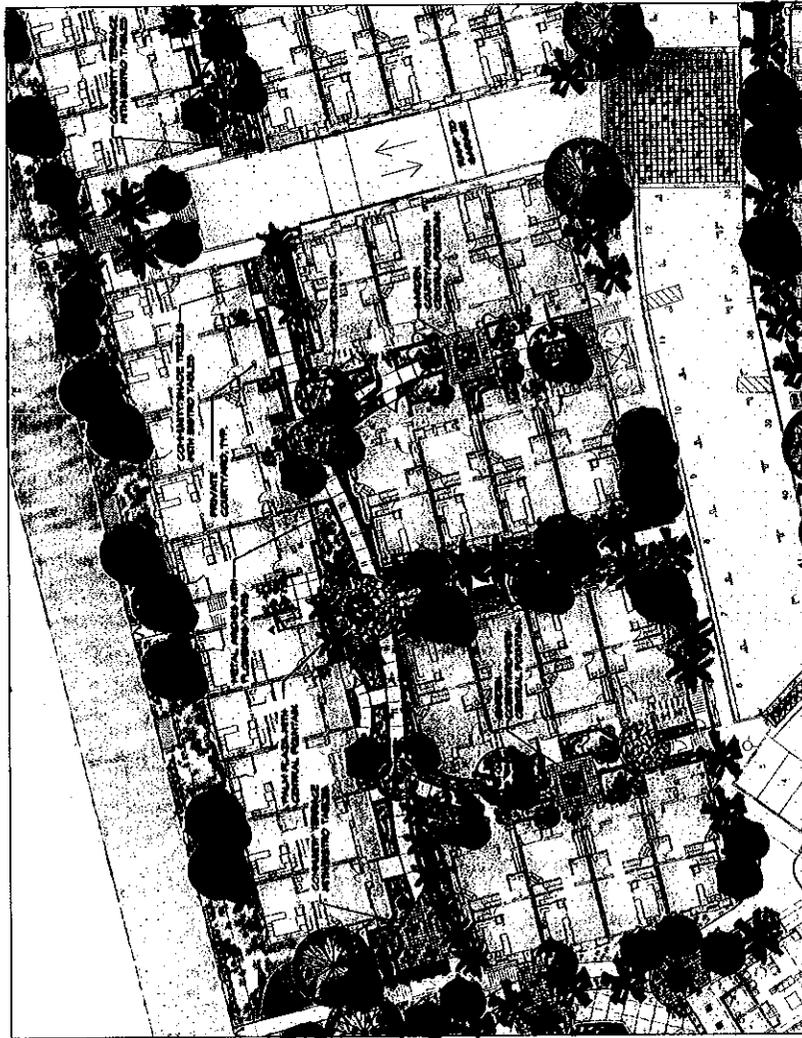
for
CASDEN PROPERTIES, LLC

9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

L-3

REVISED: 08/08
MARCH 13, 2008
REVISED: 08/08
L.A. GROUP
LANDSCAPE ARCHITECTURE
2110 CRENSHAW ST., SUITE 302
WOODLAND HILLS, CA 91367
818.251.9711 FAX 818.251.9775
www.lagroupinc.com

VAN TILBORG
SCOTT BERG, AIA
LANDSCAPE ARCHITECTS
1000 WILSHIRE BLVD., SUITE 1000
BEVERLY HILLS, CA 90211
TEL: (310) 274-5553
WWW.VANTILBORG.COM

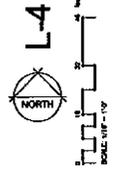


PALM PLAZA SECTION 'A'
SCALE: 1/4" = 1'-0"

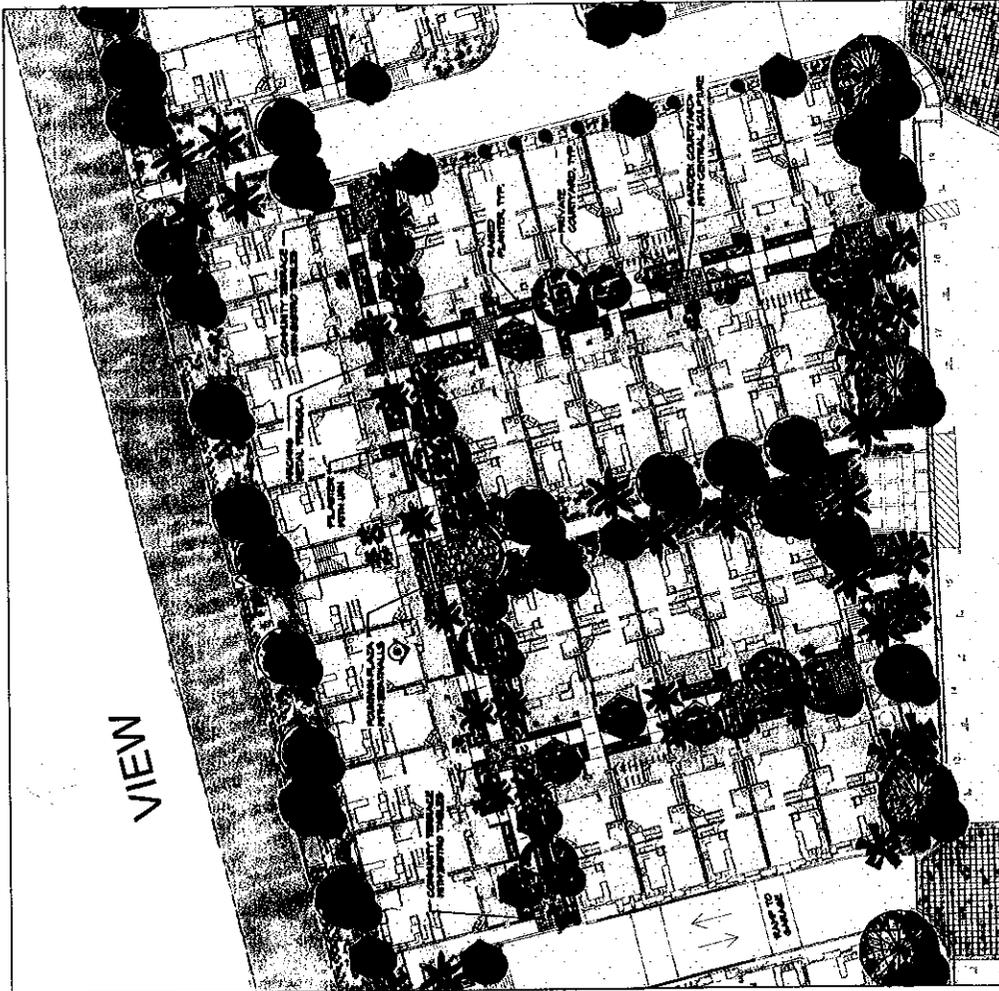
VAN TILBURG
 BANYARD &
 SODERBERGH, AIA
 LANDSCAPE ARCHITECTS
 10000 WILSHIRE BLVD., SUITE 100
 BEVERLY HILLS, CALIFORNIA 90211
 TEL: (310) 274-5553
 WWW.VAN-TILBURG.COM

BUILDING #1 PRELIMINARY LANDSCAPE PLAN
TOWN HOMES, VENTURA ROAD
 OXNARD, CALIFORNIA

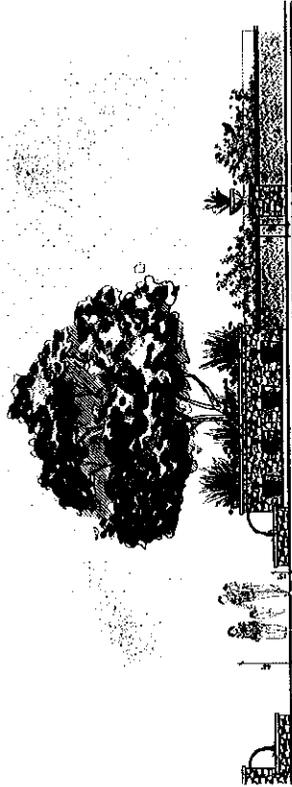
for
CASDEN PROPERTIES, LLC
 9090 Wilshire Blvd., Beverly Hills, CA 90211 • (310) 274-5553



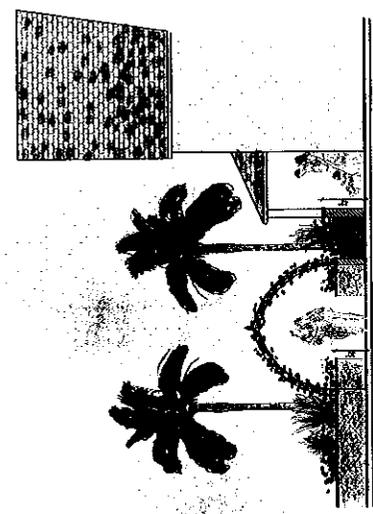
JULY 4, 2006
 MARCH 11, 2008
 43180
L.A. GROUP
 LANDSCAPE ARCHITECTS
 2110 CRENSHAW ST., SUITE 300
 WOODLAND HILLS, CA 91367
 818.351.7718 FAX 818.35.7719
 www.laagroup.com



VIEW



FOUNTAIN WALL ELEVATION 'B'
SCALE: 1/8" = 1'-0"



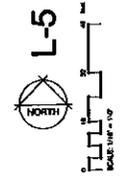
ARCHING METAL PERGOLA SECTION 'C'
SCALE: 1/8" = 1'-0"

BUILDING #2 PRELIMINARY LANDSCAPE PLAN
TOWN HOMES, VENTURA ROAD

OXNARD, CALIFORNIA

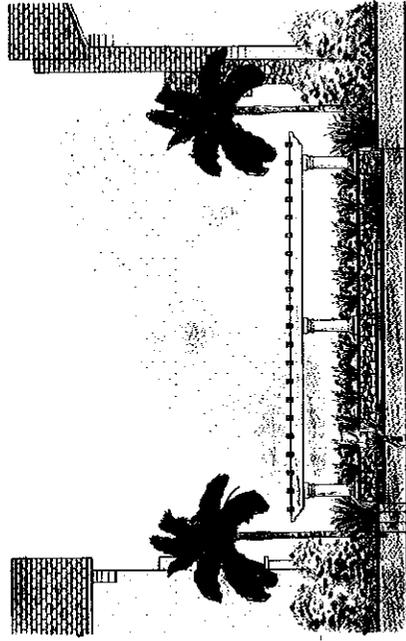
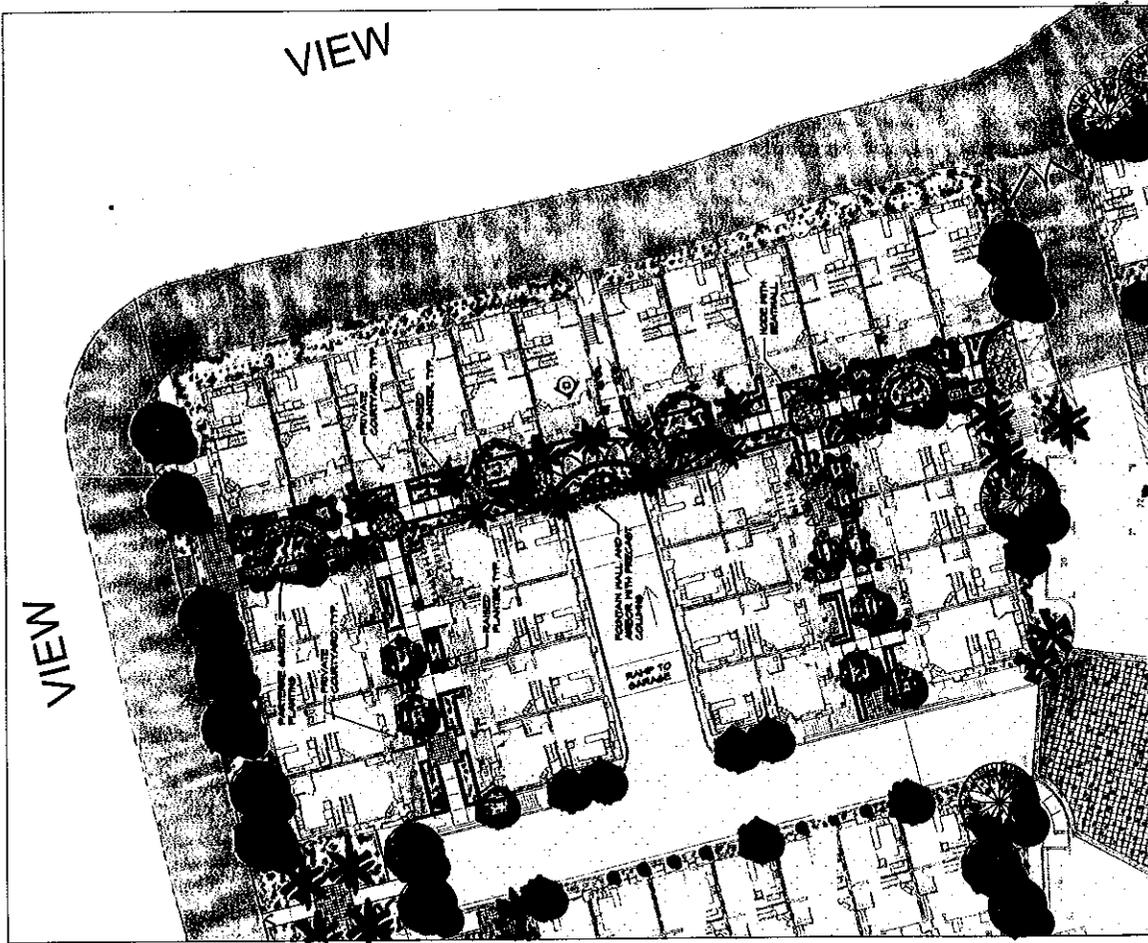
for
CASDEN PROPERTIES, LLC

9060 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553



JULY 6, 2008
MARCH 31, 2008
REVISED
L.A. GROUP
LANDSCAPE ARCHITECTURE
2111 California St., Suite 212
Berkeley, CA 94704
TEL: (415) 833-3100
www.lagroupinc.com

VAN TILBING
BANNARD &
SOMMERBERG, AIA
LANDSCAPE ARCHITECTS
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90211
Tel: (310) 274-5553



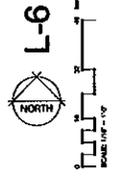
FOUNTAIN WALL AND ARBOR ELEVATION 'D'
SCALE: 1/4" = 1'-0"

BUILDING #3 PRELIMINARY LANDSCAPE PLAN
TOWN HOMES, VENTURA ROAD

OXNARD, CALIFORNIA

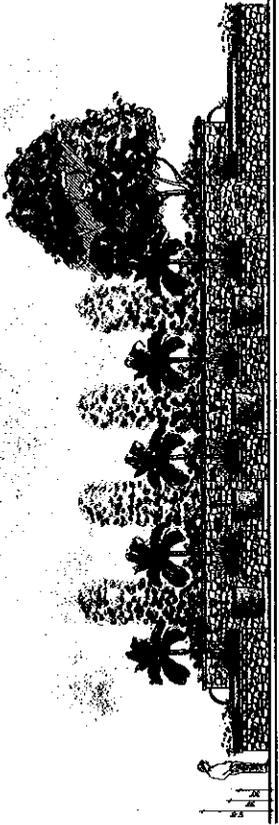
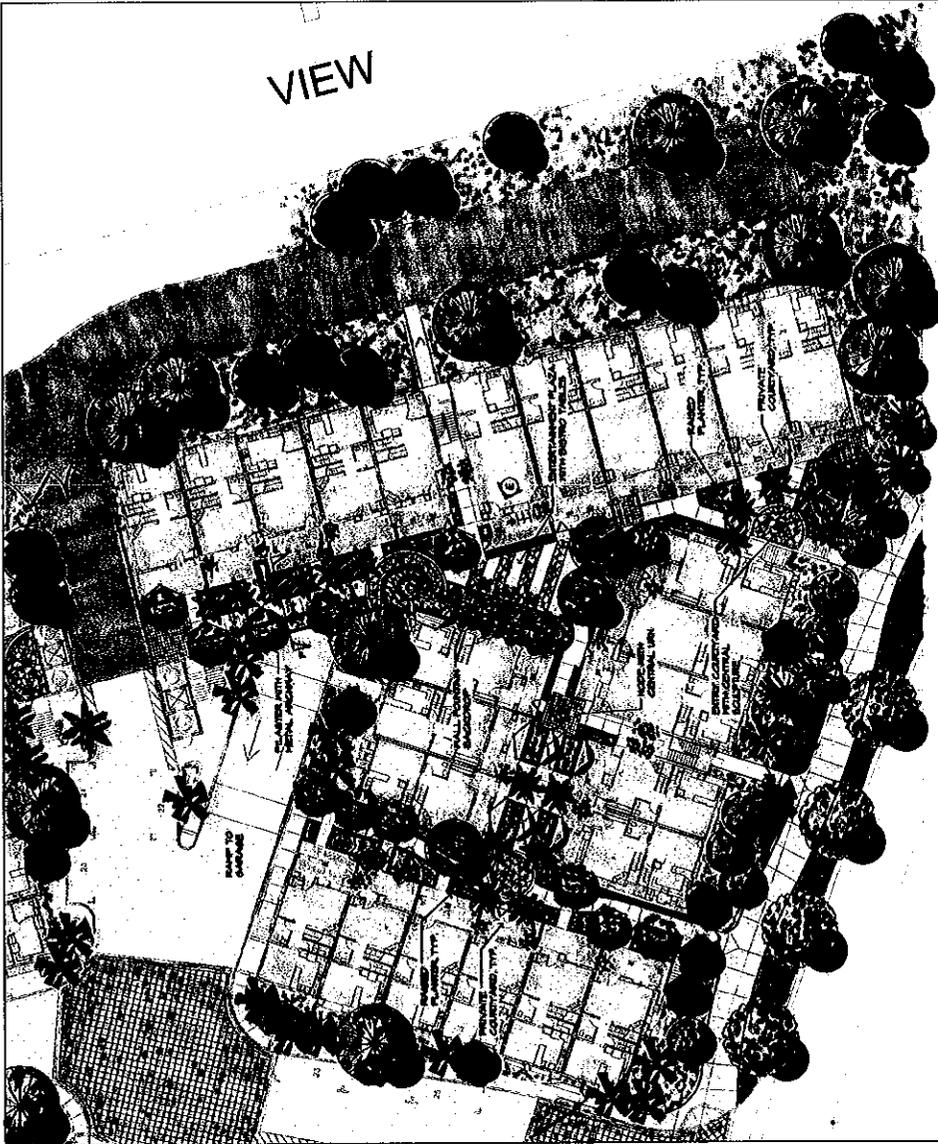
for
CASDEN PROPERTIES, LLC

9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

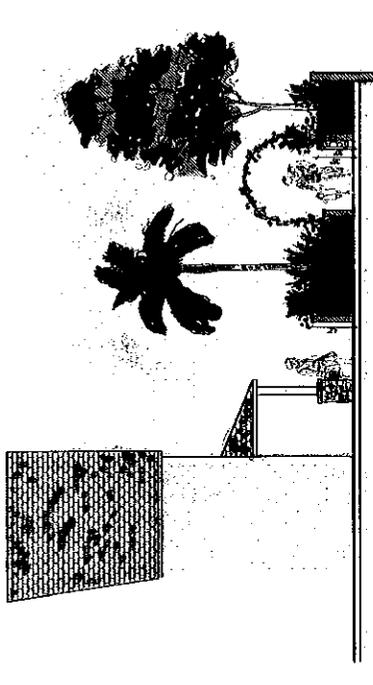


JULY 8, 2008
MARCH 31, 2008
ESTD
L.A. GROUP
LANDSCAPE ARCHITECTURE
2710 Chestnut St., Suite 302
Los Angeles, CA 90008
310.481.1111 FAX 310.481.1170
www.lagroupinc.com

VAN TILBORG
SCOTT & ASSOCIATES
LANDSCAPE ARCHITECTS
20000 VAN TILBORG DRIVE
VAN TILBORG, CA 91380
TEL: 661-251-1111 FAX: 661-251-1170
www.van-tilborg.com



WALL FOUNTAIN ELEVATION 'E'
SCALE: 1/4" = 1'-0"

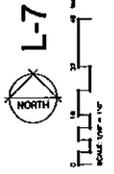


PILASTER WITH METAL ARCHWAY SECTION 'F'
SCALE: 1/4" = 1'-0"

VAN TINE &
BUNYARD &
SODERBERGH, AIA
LANDSCAPE ARCHITECTS
1000 WILSHIRE BLVD., SUITE 1000
BEVERLY HILLS, CA 90211
TEL: (310) 274-5553
WWW.VAN-TINE.COM

BUILDING #4 PRELIMINARY LANDSCAPE PLAN
TOWN HOMES, VENTURA ROAD
OXNARD, CALIFORNIA

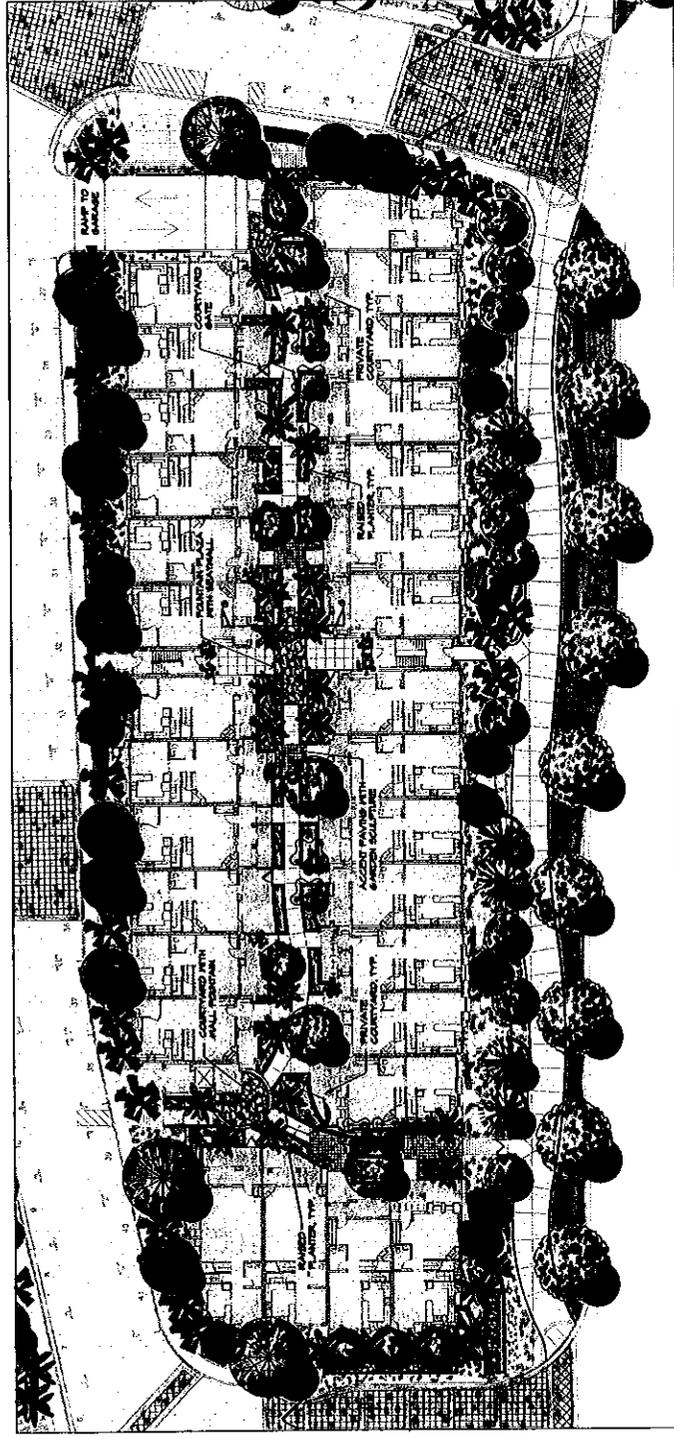
for
CASDEN PROPERTIES, LLC
8080 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553



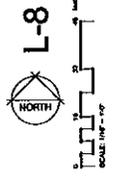
AUG. 6, 2008
JULY 7, 2008
MARCH 17, 2008
#3160
L.A. GROUP
LANDSCAPE ARCHITECTS
11000 WILSHIRE BLVD., SUITE 1000
BEVERLY HILLS, CA 90211
TEL: (310) 274-5553 FAX: (310) 274-5553
WWW.LAGROUPLA.COM



FOUNTAIN PLAZA SECTION 'G'
SCALE: 1/4" = 1'-0"

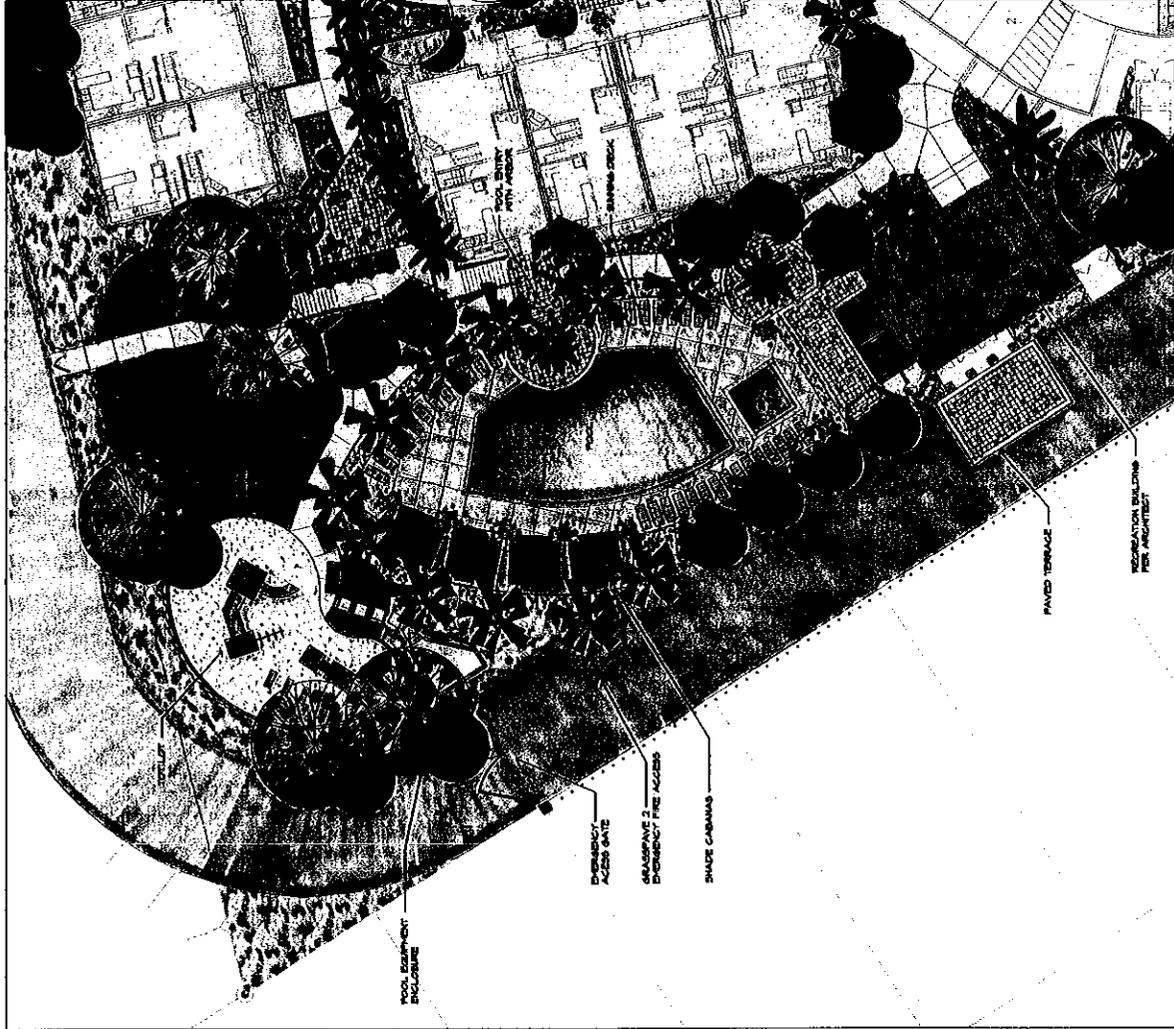


BUILDING #5 PRELIMINARY LANDSCAPE PLAN
TOWN HOMES, VENTURA ROAD
 OXNARD, CALIFORNIA
 for
CASDEN PROPERTIES, LLC
 9080 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553



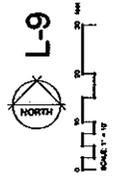
REVISED: 2008
 MARCH 31, 2008
 23160
L.A. GROUP
 LANDSCAPE ARCHITECTURE
 2310 Cimarron S. Suite 202
 Woodland Hills, CA 91367
 818-351-9719 FAX 818-351-6779
 www.lagroupinc.net

PANZNER
BERNARD
SEIDENBERG, AIA
 LANDSCAPE ARCHITECTS
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90211
 310-274-5553
 www.panznerbernard.com



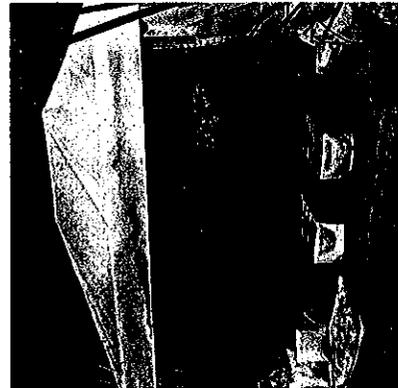
REC AREA PRELIMINARY LANDSCAPE PLAN
TOWN HOMES, VENTURA ROAD
 OXNARD, CALIFORNIA

for
CASDEN PROPERTIES, LLC
 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5533



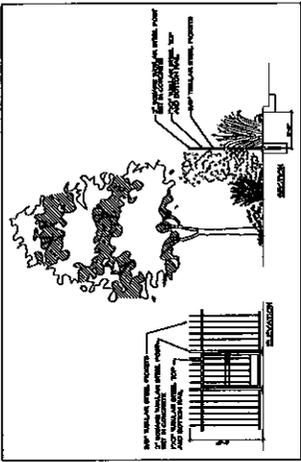
AUG. 9, 2008
 JULY 8, 2008
 MAY 15, 2008
 APR. 4, 2008
 03100

L.A. GROUP
 Landscape Architecture
 2210 Caspers St., Ste. 200
 Woodland Hills, CA 91367
 818 251 9918 FAX 818 251 9719
 www.la-group.com

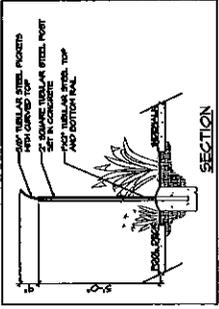


CABANA

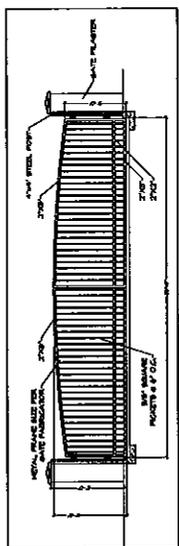
**VAN TILBURG
 ASSOCIATES, L.L.C.**
 ARCHITECTS
 20000 VAN TILBURG DRIVE, SUITE 100
 VAN TILBURG, CALIFORNIA 91380
 TEL: 626 251 1111 FAX: 626 251 1112
 www.van-tilburg.com



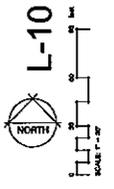
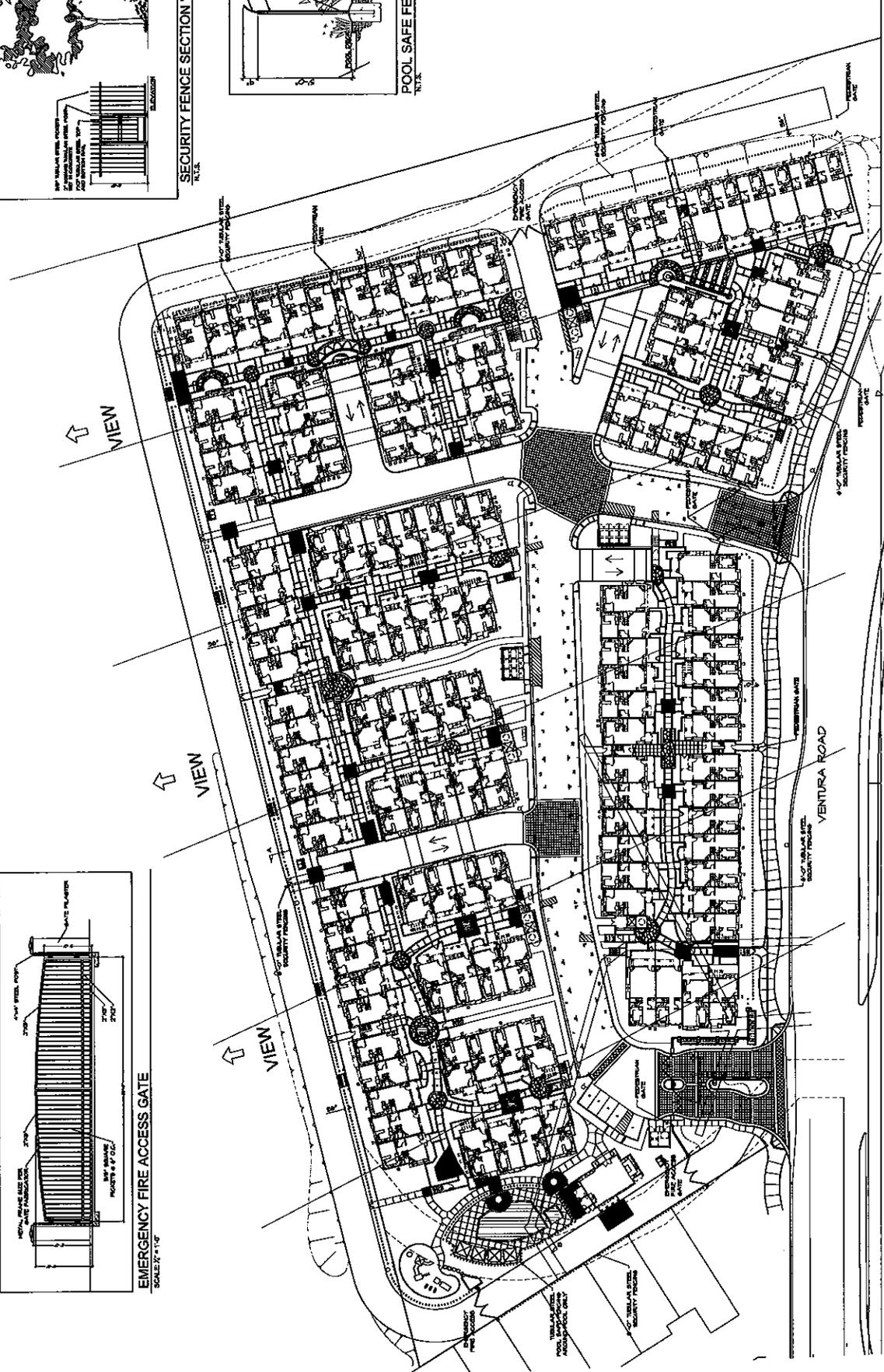
SECURITY FENCE SECTION 'A'
N.T.S.



POOL SAFE FENCE SECTION 'B'
N.T.S.



EMERGENCY FIRE ACCESS GATE
SCALE: 1/4" = 1'-0"



FENCE and WALL PLAN
TOWN HOMES, VENTURA ROAD

OXNARD, CALIFORNIA

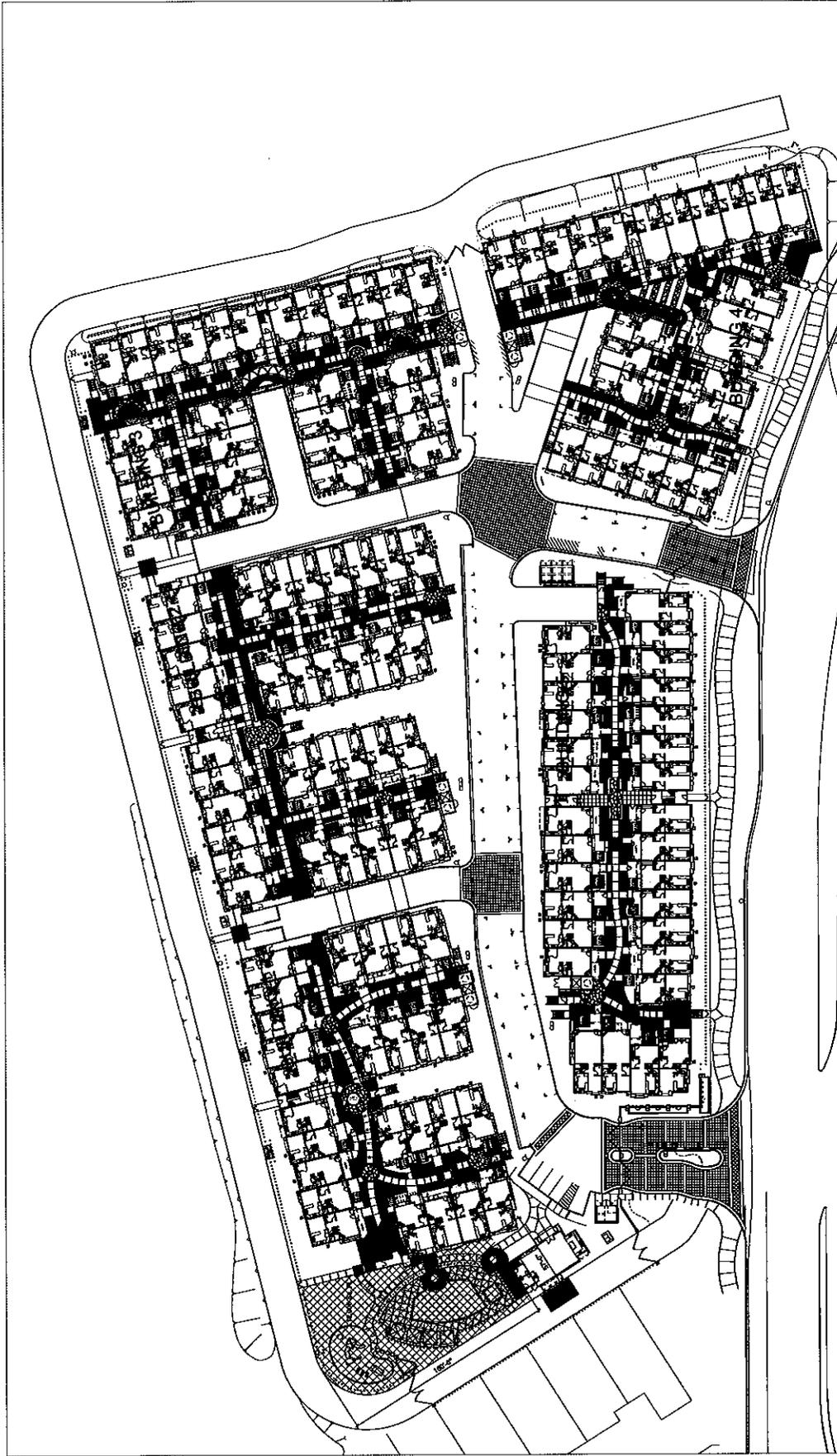
for
CASDEN PROPERTIES, LLC

9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

VAN ITTIE BROS.
SAN JUAN &
SODENBERGH, AIA
LANDSCAPE ARCHITECTS
11111 WILSHIRE BLVD., SUITE 100
BEVERLY HILLS, CA 90211
TEL: (310) 274-5553
WWW.VANITTIEBROS.COM

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LANDSCAPE ARCHITECTURE
11111 WILSHIRE BLVD., SUITE 100
BEVERLY HILLS, CA 90211
TEL: (310) 274-5553
WWW.LAGROUPLA.COM

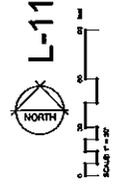
AUGUST 6, 2006
JULY 8, 2006
MARCH 27, 2006
#2160 - 01 - 10 2006



INTERIOR YARD SQUARE FOOTAGES:

- 10' x 10' - Minimum Interior Yard for Attached Dwelling Units
- 7'-6" x 7'-6" - 25% Reduction of Interior Yard for Attached Dwelling Units
- Interior Yard Square Footage
- Raised Planter Landscaping
- Rec. Area - 12,000 Square Feet

JUN 14, 2009
 JUN 10, 2009
 83180
L.A. GROUP
 LANDSCAPE ARCHITECTURE
 2110 Caspers Rd., Suite 100
 Los Angeles, CA 90025
 818.315.9714 FAX 818.315.9715
 www.lagroup.com



INTERIOR YARD AND OPEN SPACE CALCULATION
TOWN HOMES, VENTURA ROAD
 OXNARD, CALIFORNIA

for
CASDEN PROPERTIES, LLC
 9090 Wilshire Blvd., Beverly Hills, CA 90211 - (310) 274-5553

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BANKARD &
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ATTACHMENT D.

Draft Development Agreement

Provided under cover with:

PZ Planning and Zoning Permit Nos. 06-620-01 (General Plan Amendment);
06-630-01 (Specific Plan Amendment); 06-570-02 (Zone Change);
06-300-01 (Tentative Subdivision Map for Tract No. 5672);
06-540-01 (Special Use Permit), and 07-670-01 (Development Agreement)
for the Vineyard-Ventura Homes project, located at 1801 Vineyard Avenue.

ATTACHMENT E.

Special Use Permit Resolution

RESOLUTION NO. 2008 – [PZ 07-540-03]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-540-03 (SPECIAL USE PERMIT), TO ALLOW THE CONSTRUCTION OF 143 CONDOMINIUM UNITS, LOCATED APPROXIMATELY 1,500 FEET NORTH OF THE INTERSECTION OF VENTURA ROAD AND WEST VINEYARD AVENUE, (APN 179-0-070-265) 2501 NORTH VENTURA ROAD, SUBJECT TO CERTAIN CONDITIONS. FILED BY CASDEN PROPERTIES LLC., 9090 WILSHIRE BLVD., 3RD FLOOR, BEVERLY HILLS, CA 90211.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-540-03, filed by Casden Properties LLC, in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, a final environmental impact report has been prepared 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 certify the final environmental impact report 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, after due study, deliberation and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard as amended by PZ 06-620-04.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards as amended by this approval.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

WHEREAS, the Planning Commission considered the request for a planned residential group and for variations to certain modification to the requirements of the City Code as outlined in the staff report, and finds after due study, deliberation and public hearing, that the following circumstances exist and approves the modifications:

1. A substantial improvement of the use of the land will be thereby effected, and there will not be any detrimental effect upon the surrounding area.
2. The residential use proposed is permitted within the zone, as amended.
3. Building shall take place substantially in conformance with plot plans and elevations submitted in support of the special use permit.
4. The applicant has demonstrated that population densities proposed are in conformance with existing and proposed public facilities such as streets, sewers, water, schools and parks.

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code:

Revised April 16, 2008

**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 Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated July 8, 2008, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
4. 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*)
5. Developer agrees, as a condition of adoption of this resolution, at Developer’s own expense, to indemnify, defend and hold harmless the City and its agents, officers and

employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)

6. 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)
7. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

15. Before 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*)
16. 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*)
17. 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*)
18. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)
19. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
20. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
21. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, *PK-9*)
22. Within sixty days after a house is occupied, Developer shall install front yard and street side yard landscaping for that house. Developer shall provide proof of financial responsibility approved by the City Attorney to ensure faithful performance of this condition within the specified time. (PK/ PL, *PK-10*)
23. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

24. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules. (PK, *PK-12*)
25. Developer shall install sod in the lawn areas of all front yards and street side yards. (PK, *PK-13*)
26. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)
27. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)
28. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Parks and Facilities Superintendent with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, *PK-16*)
29. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. In the event that such an assessment district is not formed, Developer agrees to establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, *PK-18*)
30. Developer shall provide to the Parks and Facilities Superintendent ("Superintendent") a landscape maintenance district master plan drawn at an approved scale, clearly designating areas of maintenance responsibility assumed by: (a) a landscape maintenance district; (b) a homeowners association; and/or (c) the City. After Superintendent approves such plan, Developer shall provide to Superintendent a mylar (minimum 3 mil) original drawing of the maintenance district master plan. (PK, *PK-19*)

31. Within sixty days of approval of the project, Developer shall provide the Parks and Facilities Superintendent with a complete, detailed landscape maintenance district master plan for all phases of the project and shall deposit \$ 13,700 to pay for staff time, attorney time and the engineer's report necessary to prepare all documents and hold hearings to form an assessment district and impose an assessment formula and assessments on property within the project to pay the costs of maintaining the landscaping in the district. (PK, PK-20)
32. Developer shall provide to the Parks and Facilities Superintendent a copy of the document entitled "Agreement" containing Developer's agreement to vote in favor of a landscape maintenance assessment district for the project, bearing the Ventura County Recorder's stamp, confirming that the document has been recorded in the Ventura County Recorder's Office. (PK, PK-21)
33. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)

PARKS SPECIAL CONDITIONS

34. Prior to issuance of a grading permit, Developer shall submit written confirmation of concurrent in forming the Landscape Maintenance District (LMD). Prior to issuance of the first certificate of occupancy, proof of recordation of the LMD is required to be submitted. (PK)
35. Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. Meeting NPDES requirements shall not preclude meeting the City landscape requirements.
36. Landscape plans shall include landscape sections through bio swale areas that demonstrates there are no conflicts between bio swale and the required trees, shrubs, vines and/or groundcovers.
37. Developer shall pay Quimby fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be determined by the Planning Division at the time of payment, or as otherwise provided for in the project Development Agreement (PL-45)
38. The 12' wide meandering multipurpose pathway shall be per staff direction and coordinated with the meandering pathway layout on the adjacent Casden project. Meandering pathway shall maintain a 5' minimum distance from the street curb and a 5' minimum distance from any fence or wall. Meandering path shall be smooth, continuous curves with 160' minimum distance between two identical points on a curve.

39. The 8' wide meandering sidewalk on Vineyard Avenue shall be laid out per staff direction. The meandering pathway shall maintain a 5' minimum distance from the street curb and a 7' minimum distance from any fence or wall. Meandering path shall be smooth, continuous curves with 160' minimum distance between two identical points on a curve.
40. Developer to provide written confirmation, from the General Services Manager, Michael Henderson, that the proposed fire access road location, circuit training system location and new fence location along the westerly edge on City Golf Course property is approved as shown.
41. Developer shall form a new Landscape Maintenance District for the maintenance of the perimeter landscaping fronting Ventura Rd.
42. Developer to provide written confirmation from the Landscape Maintenance District Supervisor, Joel Galaviz, that the developer has joined the existing Landscape Maintenance District and will pay its prorated share for the maintenance of the existing medians on Ventura Rd fronting the project.
43. Developer shall pay the Golf Course Development Fees as determined by the General Services Manager, Michael Henderson, unless otherwise provided for in the project Development Agreement.
44. Landscape median improvements proposed for Ventura Road shall be consistent with the existing landscape median theme.
45. Ventura Road street trees, both primary and secondary, shall be a minimum of 36" box size.
46. Existing medians on Ventura Road fronting the project, shall be replanted where plant materials have failed.
47. Portions of the existing median geometrics on Ventura Road will be impacted by this project. Any modifications to the landscaping in the existing medians shall be brought back to current City landscape requirements. If the existing median trees are not able to be transplanted, then they shall be added to the Arborist's report and their economic appraisal value mitigated.
48. Landscape plans shall contain a callout reference that points to the existing medians on Ventura Road and states that: "All landscape modifications to medians shall conform to the City of Oxnard Landscape Median requirements.
49. Primary street tree for Ventura Rd. shall be *Schinus terebinthifolia* and secondary street trees shall be a mixture of *Liquidambar styraciflua* and *Pinus canariensis*.
50. Staff agrees with the Arborist's Report dated October 31, 2007 for the economic appraisal value of the trees removed from the site to be \$128,222.00. This appraisal value shall be put back into new tree sizes for the project and shall be in addition to meeting the City's

minimum tree size of 24" box. Distribution of economic appraisal amount to be distributed between the two sites in accordance with the arborist report.

51. The Landscape plan submittal shall include a Tree Tabulation Chart. The chart shall clearly show the individual appraisal value of the removed trees and how that value was put back into new increased tree sizes for the project.

FIRE DEPARTMENT STANDARD CONDITIONS

52. Developer shall construct all vehicle access driveways on the project property to be at least 26 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*)
53. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)
54. 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*)
55. 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*)
56. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)
57. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
58. 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*)
59. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
60. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the

Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)

61. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
62. 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*)
63. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
64. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)
65. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)
66. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

67. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
68. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.
69. Before the City issues a certificate of occupancy, the Developer shall install a Knox Box key vault at a location on the building to be determined by the Fire Department.
70. Grasspave 2 or Fire Department approved equivalent emergency fire access roadway shall be designed and constructed to handle vehicle loads of 85,000 pounds. The roadway shall be 26 feet wide bordered by six inch wide flush concrete curbs. This roadway and the public street shall be installed before vertical wood frame construction has begun.

71. Developer shall be responsible for maintenance of the Grasspave 2 area on the westerly property line.
72. The fire access roadway is to remain free and clear at all times, constructed only of Grasspave 2 or Fire Department approved equivalent grass. No additional features are allowed in the fire access roadway. The paved terrace proposed near the Recreation Room must be removed from encroachment into the fire access roadway.
73. The emergency fire access gates shall have signs stating "Emergency Fire Access Road – 85,000 pounds maximum load".

POLICE DEPARTMENT CONDITIONS

74. Monuments or marquees indicating building numbers or maps of the complex are required at main public entrances.
75. Post all vehicle entrances in compliance with California Vehicle Code §22658(a)(1). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission.
76. Vehicle control gates shall be operable by City approved radio equipment (Click-2-Enter).
77. Developer shall submit and the Police Chief or designee shall approve a security and lighting plan prior to the issuance of a building permit. The lighting plan shall include a photometric study that integrates the site's approved landscaping plan (if any). The integrated photometric/landscaping plan will indicate the specific location and canopy size of fully mature trees thereby highlighting potential landscape/lighting conflicts in the future. The security plan shall specifically address and describe security features for the underground parking, perimeter pathway and recreation areas.
78. Developer shall provide the Police Department with connectivity to any video surveillance systems in order to enable remote access to video data in the event of a critical incident. The system should be compatible with the existing video infrastructure contained in the City of Oxnard Security Operations Center (SOC).
79. Developer shall provide the Police with remote video surveillance capability (conduit lines) for the perimeter pathway / emergency access road. Police or police-approved independent security consultant will determine appropriate termination points for the conduit lines (deemed sufficient by Police).
80. Video surveillance systems shall comply with "Oxnard Police Department Proposed Standards, Guidelines & Recommendations Closed-Circuit Television Surveillance Systems," available online at <http://www.oxnardpd.org/documents/opdcctv.pdf>.

81. Any electronic security system must comply with Oxnard City Ordinance No. 2601 (available online at <http://oxnardpd.org/documents/alarm-ordinance-2002.pdf>) and must be properly permitted by the City of Oxnard (available online at <http://oxnardpd.org/documents/alarm-permit.pdf>).
82. Metal halide lamps or those that provide quality color rendition are required.
83. **OUTDOOR LIGHTING CODE & GUIDELINE**
 - (a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - (b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 1. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - (c) Oxnard City Code 16-320
Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected.

PLANNING DIVISION STANDARD CONDITIONS

84. The final building plans submitted by Developer with the building permit application shall depict on the building elevation sheets all building materials and colors to be used in construction. (PL/B, *PL-1*)
85. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
86. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)

87. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
88. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
89. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
90. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
91. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
92. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
93. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
94. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
95. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
96. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within

residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

97. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
98. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
99. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, *PL-17*)
100. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
101. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
102. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
103. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
104. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)
105. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)
106. Walls separating the patio areas of different units shall be of solid construction, such as masonry, stucco, or wood over wood. Ground level patios shall be enclosed by walls not less than five feet high, except as otherwise approved by this permit. (PL/B, *PL-25*)

107. Developer shall provide a rear patio concrete slab of at least 100 square feet. (PL/B, *PL-26*)
108. Additions and patio covers shall conform to the requirements of the R-3 zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)
109. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits. (PL, *PL-28*)
110. Prior to the close of escrow for each dwelling unit, Developer shall provide the buyer with a written guarantee that the exterior finishes of the dwelling unit will remain in good condition for at least five (5) years from the final building permit inspection and sign off. Developer shall provide a copy of the guarantee to Planning staff prior to final Planning Division inspection and sign off. (PL, *PL-29*)
111. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)
112. Developer shall provide masonry walls on street side yards and along project perimeter property lines. Developer shall install interior lot line fences, to be constructed of wood or other material, subject to the approval of the Planning Division Manager. (PL/B, *PL-31*)
113. Street side yard walls shall be of decorative masonry construction and shall be set back 10 feet from any public sidewalk. (PL/B, *PL-32*)
114. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)
115. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)
116. Developer shall include in all deeds for the project and in the Conditions Covenants & Restrictions a prohibition against parking recreational vehicles over 20 feet long in the project. (CE/PL, *PL-35*)

117. In accordance with City Council Ordinance No. 2615, or the ordinance in effect at the time building permits are issued, Developer shall pay the current in-lieu affordable housing fees, to be calculated at the time of building permit issuance, unless otherwise provided in the project Development Agreement. (PL, PL-37)
118. Developer shall post in the sales office of the project the latest City planning documents and maps that may affect the project and adjacent properties. At a minimum, this information shall include the 2020 Oxnard General Plan and General Plan Land Use Map showing all adjacent properties, a copy of the ordinances regulating the zone, and any specific plan that may apply to the project. Such documents may be purchased at cost from the Planning Division Manager. Developer shall require that all purchasers sign an affidavit declaring that they have familiarized themselves with the planning documents. Developer shall make such affidavits and planning information available for review upon reasonable request of the Planning Division Manager. (PL, PL-38)
119. All recreational vehicle parking spaces shall be designated by signs stating that the spaces are reserved exclusively for recreational vehicle parking. Developer shall prohibit the parking of recreational vehicles elsewhere in the project. (B, PL-39)
120. Where feasible, Developer shall locate individual unit plumbing within individual unit walls, as opposed to common or shared walls, and shall paint roof vents to match the roofing material. (PL/B, PL-40)

PLANNING DIVISION SPECIAL CONDITIONS

121. Developer shall comply with the mitigation measures identified in the Final Environmental Impact Report No. 06-04 (conditions/mitigations attached).
122. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
123. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
124. 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, or as otherwise provided in the project Development Agreement. (PL)
125. Developer shall name streets in conformance with a plan approved by the Street Naming Committee. (PL)

126. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
127. This permit is granted subject to the approval of a general plan amendment for the project property. (PL)
128. This permit is granted subject to the approval of a zone change for the project property (PL).
129. Developer shall participate in the City's Art in Public Places Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 13,103.
130. Within each garage, developer shall install a storage area of at least 225 cubic feet. The storage area may be included in the garage area, but may not intrude into the minimum garage dimension (20 feet x 20 feet). Alternatively, the storage unit may be located under the stairs in immediate proximity to the garage.
131. Prior to issuance of the first certificate of occupancy, Developer shall install circuit training kiosks in the locations identified on the site plan. The placement and recreation equipment shall meet with City Planning and Fire Department approval.
132. Easements on behalf of the Ventura County Watershed Protection District, the City and Covanta shall remain on the northerly property line and are not impacted by approval of this Special Use Permit.
133. Approval of this special use permit is contingent upon Developer obtaining an emergency access easement and pedestrian easement on the westerly property line.

ENVIRONMENTAL RESOURCES DIVISION

134. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

135. Developer shall follow the approved "City of Oxnard C&D Environmental Resources Management & Recycling Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the "City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed" ("Work Completed Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.
136. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling to an authorized facility.
137. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project that require the homeowner's association to make provisions to divert at least 50% of the material through source reduction, recycling, reuse, and/or green waste programs. Developer shall submit a "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Plan" ("Occupancy Plan") to the City's Environmental Resources Division. An Occupancy Plan must be submitted and approved prior to issuance of a final inspection. The CC&Rs shall require the homeowner's association to submit to the Environmental Resources Division a "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Report" annually on the anniversary date of the certificate of the final inspection for approval.
138. 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.
139. Solid waste containers that will be placed for City pick-up are required to be stored in a patio, yard, or storage area and not in the garage. Such solid waste containers shall be stored on a concrete slab and any residential gate used to access such containers shall be sized to allow clearance by a three-foot wide cart.
140. Plans for placement of solid waste containers that will be placed for City pick-up shall be submitted to the Environmental Resources Division for review and approval to assure efficient operation.
141. The Environmental Resources Division may require an enhanced enclosure to accommodate three bins (trash, mixed recycling, green waste) rather than a standard three cart residential system.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 4th day of
September 2008, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, AICP, Secretary

Final Mitigation Monitoring and Reporting Program
Conditions of Approval

9.0 MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
AIR QUALITY			
<p>The following City of Oxnard standard dust control conditions would be applied to all grading permits:</p> <p>MM AQ-1.1. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits, and during grading and construction.</p>	<p>City of Oxnard Development Services and Planning Division</p>
<p>MM AQ-1.2a. During construction, Developer shall control dust by the following activity:</p> <p>All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>City of Oxnard Development Services and Planning Division</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>MM AQ-1.2b. During construction, Developer shall control dust by the following activity:</p> <p>All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>MM AQ-1.3. Developer shall provide for dust control at all times during project property preparation and construction activities.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>MM AQ-1.4. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>MM AQ-1.5. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>MM AQ-1.6. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>MM AQ-1.7. Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads. A vacuum truck or suction sweeper shall be used to collect soil on paved surfaces. The use of leaf blowers is prohibited.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>MM AQ-1.8. If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>MM AQ-1.9. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.</p>	<p>Measure shall be included as a note on grading plans, and implemented during grading and construction.</p>	<p>Prior to issuance of grading permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS-FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
MM AQ-1.10. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance.	Measure shall be included as a note on grading plans, and implemented during grading and construction.	Prior to issuance of grading permits, and during grading and construction.	City of Oxnard Planning Division
MM AQ-1.11. The Applicant shall comply with all provisions of APCD's Rule 55, Fugitive Dust.	Measure shall be included as a note on grading plans, and implemented during grading and construction.	Prior to issuance of grading permits, and during grading and construction.	City of Oxnard Planning Division
MM AQ-4. Low VOC-emissions paints should be used unless demonstrated to be economically infeasible.	Measure shall be included as a note on a separate informational sheet to be recorded with building plans.	Prior to issuance of final building permits.	City of Oxnard Planning Division
MM AQ-5a. All buildings/structures shall be designed to exceed the energy efficiency requirements of Title 24 by at least 10 percent	Measure shall be included as a note on a separate informational sheet to be recorded with building plans.	Prior to issuance of final building permits.	City of Oxnard Planning Division
MM AQ-5b. The project applicant shall coordinate with the local transit agency and/or the Oxnard Traffic and Transportation Manager to provide public transit to the project site.	Measure shall be included as a note on a separate informational sheet to be recorded with building plans.	Prior to issuance of a certificate of occupancy.	City of Oxnard Planning Division

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>MM AQ-5c. Each Planned Development Permit submitted shall include the following on-site design requirements, unless demonstrated to be economically or logistically infeasible:</p> <ul style="list-style-type: none"> i. Duct system within the building thermal envelope, or insulated to R-8; ii. Passive cooling strategies such as passive or fan-aided cooling planned for or designed into structure, a cupola or roof opening for hot air venting or underground cooling tubes; iii. Outdoor lighting designed for high efficiency, solar-powered or controlled by motion detectors; iv. Natural lighting in buildings; v. Use of concrete or other non-polluting materials for parking lots instead of asphalt; vi. Use of landscaping to shade buildings and parking lots; vii. Installation of energy efficient appliances and lighting; viii. Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals; and ix. Installation of sidewalks and bike paths. 	<p>Measure shall be included as a sheet on the building plans.</p>	<p>Prior to issuance of final building permits.</p>	<p>City of Oxnard Planning Division</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS-FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>MM AQ-5d. TDM Fund Contribution. Project developers (Casden) shall contribute toward a Transportation Demand Management (TDM) fund to be used to develop regional programs to offset air pollutant emissions associated with buildout of the Vineyard-Ventura Homes and the Ventura Road Townhomes Projects. Calculation and payment of fees and shall occur prior to issuance of building permits for individual developments; therefore, the calculations provided in this DEIR are estimations based upon all available information and are subject to reevaluation by the City at the time of payment.</p> <p>The estimated total amount that would currently be contributed to an off-site Transportation Demand Management fund, based upon the methodology described in the Ventura County Air Pollution Control District Air Quality Assessment Guidelines and mitigated emission estimates for full Casden Development buildout, would total approximately \$79,726 over three years, starting in 2011, the estimated year of occupancy.</p>	<p>Developer shall pay appropriate development fees as calculated at the time of building permit issuance.</p>	<p>Payment of fees shall occur prior to building permit issuance.</p>	<p>City of Oxnard Development Services and Planning Division</p>
BIOLOGICAL RESOURCES			
<p>MM BIO-1a. All construction equipment and maintenance materials, including staging areas and dispensing of fuel, oil or other toxicants shall occur in designated upland areas outside of any adjacent waters of the U.S., or any other biologically sensitive habitat areas.</p>	<p>Measures shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading and building permits, and during grading and construction.</p>	<p>City of Oxnard Development Services and Planning Division</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS-FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>MM BIO-1b. Prior to initiating any construction activities, construction pollutant reduction measures shall be installed in all proposed drainage systems at the property lines to the satisfaction of the City Engineer, in order to eliminate the introduction of contaminants into areas adjacent to the project site.</p>	<p>Measures shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading and building permits, and during grading and construction.</p>	<p>City of Oxnard Development Services and Planning Division</p>
<p>MM BIO-1c. During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns.</p>	<p>Measures shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading and building permits, and during grading and construction.</p>	<p>City of Oxnard Development Services and Planning Division</p>
<p>MM BIO-1d. If project construction occurs during the migratory bird nesting season (defined as February 1 through August 31), a focused avian nest survey shall be performed by a qualified biologist two (2) weeks prior to the construction to identify any active migratory bird nesting, in accordance with the Migratory Bird Treaty Act (16 U.S.G. 703-712). If any active nests are detected, the nesting area shall be flagged at 20- foot intervals with a buffer of 100 to 300 feet and shall be avoided. The buffer shall be maintained until such a time that a qualified biologist provides a report documenting that either: 1) no active nests are present; or 2) the young nestlings have left the nest.</p>	<p>Developer shall limit site grading activities to September 31st. Recordation of grading limitations shall occur on the project plans. Alternatively, should the Developer(s) desire to grade during the aforementioned period, Developer may provide a copy of the biological survey report for the biological review and approval. A City review and approval. A contract for biologist monitoring during grading shall also be submitted for City for review and approval.</p>	<p>During grading and construction.</p>	<p>City of Oxnard Planning Division</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
HAZARDOUS MATERIALS			
<p>MM HAZ-2. Prior to issuance of a building permit, remediation of all soils and landfill debris on the Ventura Road Townhomes project site shall be required. In order to ensure appropriate regulatory oversight over this effort, the applicant will determine and engage the appropriate Lead Enforcement Agency (LEA). Prior to initiation of remediation work a lead enforcement agency (LEA) will be selected for oversight and approval of the proposed clean-up work. Agencies capable of providing such oversight include the Ventura County Environmental Health Division, (VCEHD), California Regional Water Control board (CRWQCB), California Integrated Waste Management Board (CIWMB), and state Department of Toxic Substances Control (DTSC).</p>	<p>Measure shall be included in construction documents and implemented prior to construction. Developer shall provide documentation verifying successful remediation.</p>	<p>Remediation shall occur prior to issuance of building permits</p>	<p>City of Oxnard Planning Division and appropriate LEA</p>
<p>MM HAZ-3. In order to avoid potentially significant off-site impacts from improper disposal of hazardous wastes, during grading landfill debris removal operations shall include mandatory segregation of hazardous materials (principally the soils with high levels of lead) contained within the landfill material, and proper disposal of these hazardous materials. Selective grading techniques under continuous environmental monitoring shall be utilized to help differentiate impacted landfill debris from non impacted debris. The Department of Toxic Substances Control (DTSC) shall determine if it is feasible to screen and segregate</p>	<p>Measure including specification of landfill debris stockpiling and disposal methods shall be included on grading and construction plans.</p>	<p>Prior to issuance of grading permits, and ongoing verification during grading</p>	<p>City of Oxnard Planning Division, DTSC</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
non impacted landfill debris for possible reuse as controlled fill or for export. Stockpiling and retesting of the non-hazardous landfill materials shall be performed prior to reuse of the soils on-site or their disposal in a non-hazardous waste facility.			
Recommended MM HAZ-4 Final Vineyard-Ventura Homes Project site and grading plans shall be reviewed and approved by the County of Ventura Environmental Health Division (EHD) prior to issuance of grading permits, to ensure that project design is consistent with any amendments to the Santa Clara Landfill Closure/Post-Closure Maintenance Plan (CPCMP).	Developer shall submit the site and grading plans to the EHD for review and approval.	Prior to issuance of a grading permits.	County of Ventura EHD, and City of Oxnard Planning Division
MM HAZ-5. To reduce construction worker safety impacts, the developer shall prepare a comprehensive Site Specific Risk Assessment and Health/Safety Plan for approval by the state Department of Toxic Substances Control (DTSC) (or other lead enforcement agency) prior to the issuance of a grading permit or initiation of remedial actions, whichever activity is earlier in the process.	Developer shall provide an approved Site Specific Risk Assessment and Health/Safety Plan to the City. Developer shall provide City with a deposit for review and provide consultant to the City on said report.	Prior to issuance of a grading permits or initiation of remedial actions.	City of Oxnard Planning Division
HYDROLOGY and WATER QUALITY			
MM WR-1. Prior to the issuance of grading or construction permits for each of the two projects, the project applicant shall submit a comprehensive Storm Water Pollution Prevention Plan (SWPPP)	Developer shall submit a SWPPP and provide applicable grading and construction plans incorporating the SWPPP to the	Prior to issuance of grading or construction permits and during grading and construction.	City of Oxnard Development Services Division

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS-FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
to the City of Oxnard Development Services and the RWQCB. City Development Services staff shall also provide periodic monitoring during the construction phases of both projects to ensure compliance with the submitted SWPPP.	City for review and approval.		
MM WR-2. Prior to the issuance of grading or construction permits, the applicant shall submit a final surface drainage system plan, including parameters for insuring the long-term maintenance and operation of the drainage systems plan to the City Development Services Department for review and approval.	Developer shall submit a final surface drainage system plan to the City for review and approval.	Prior to issuance of grading or construction permits and approval of final building permits.	City of Oxnard Engineering Services Division
NOISE			
N-1a. Diesel Equipment. Construction contractors shall operate all diesel equipment with closed engine doors, the equipment shall be equipped with factory-recommended mufflers, and engine idling shall be kept to a minimum.	Measures shall be included in construction documents and implemented during grading and construction.	Prior to issuance of grading and building permits, and during grading and construction.	City of Oxnard Planning Division
N-1b. Electrical Power. Whenever feasible, construction contractors shall use electrical power to run air compressors and similar power tools. Any construction or caretaker trailers shall be connected to existing electrical utility lines on or adjacent to the project area.	Measures shall be included in construction documents and implemented during grading and construction.	Prior to issuance of grading and building permits, and during grading and construction.	City of Oxnard Planning Division
N-1c. Sound Blankets. When feasible, construction contractors shall use sound blankets on noise-generating equipment.	Measures shall be included in construction documents and implemented during grading and construction.	Prior to issuance of grading and building permits, and during grading and construction.	City of Oxnard Planning Division

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>N-1d. Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures to City's satisfaction), and these devices shall be located at a minimum of 200 feet from noise sensitive receptors.</p>	<p>Measures shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading and building permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>N-1e. Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. In general, quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p>	<p>Measures shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading and building permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>N-1f. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, is generated.</p>	<p>Measures shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading and building permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>
<p>N-1g. The applicant shall post the construction superintendent contact information, including cell phone number, and City of Oxnard Community Services Department on a signs surrounding the project site throughout construction. The signs shall also include the approved daily hours of operation, such that any public complaints can be reported efficiently.</p>	<p>Measures shall be included in construction documents and implemented during grading and construction.</p>	<p>Prior to issuance of grading and building permits, and during grading and construction.</p>	<p>City of Oxnard Planning Division</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
N-1h. Stockpiling, dirt hauling routes, and vehicle staging areas shall be located as far as practical from sensitive noise receptors, including residents. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.	Measures shall be included in construction documents and implemented during grading and construction.	Prior to issuance of grading and building permits, and during grading and construction.	City of Oxnard Planning Division
N-1i. Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. The staging areas shall be located to maximize the distance to residential areas.	Measures shall be included in construction documents and implemented during grading and construction.	Prior to issuance of grading and building permits, and during grading and construction.	City of Oxnard Planning Division
MM N-3 The design for the detached single family residential structures immediately adjacent to Vineyard Avenue and Ventura Road, as well as for townhome units incorporating the eastern façade of Building #4 and Building #5 of the Ventura Road Townhomes project site, shall enable closure of windows to achieve the City of Oxnard Code 45 CNEL interior noise standard. These units shall include a means by which adequate ventilation can be provided with the windows closed, i.e., mechanical ventilation and/or air-conditioning. The mechanical ventilation and/or air-conditioning shall be in accordance with the latest edition of the California Building Code (CBC).	Developer shall provide copies of applicable building plans that demonstrate compliance with the City's Noise Code as well as compliance with the CBC.	Prior to issuance of building permits.	City of Oxnard Planning Division
CULTURAL RESOURCES			
CR-1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural	Developer shall provide a copy of the contract for services to the City for review and approval.	Prior to issuance of grading permits.	City of Oxnard Planning Division

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at Cal State Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division. Manager for review and approval prior to initiation of the Phase I activities. The monitoring 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. A city-qualified archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the evaluation</p>		<p>During site grading activities and finalized prior to approval of final building permits.</p>	<p>City of Oxnard Planning Division</p>
<p>CR-2 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</p>	<p>Developer shall provide a copy of the contract for services to the City for review and approval. Developer shall provide monthly reports to the City for review during periods of actual grading</p>	<p>Prior to issuance of grading permits. During site grading activities and finalized prior to approval of final building permits.</p>	<p>City of Oxnard Planning Division City of Oxnard Planning Division</p>

MITIGATION MONITORING AND REPORTING PROGRAM CASDEN DEVELOPMENT PROJECTS FINAL EIR			
Mitigation Measure	Action Required	Timing	Enforcement Agency
<p>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>and/or trenching deeper than 18 inches.</p>		
GEOLOGY AND SOILS			
<p>GEO-1 The applicant shall submit a site-specific soils investigation prepared by a licensed geotechnical engineer. At a minimum, the study shall include liquefaction and compressible soils characteristics on-site and shall identify any necessary construction techniques or other mitigation measures to prevent significant earthquake/ liquefaction/ compressible soils impacts on the proposed project. All recommendations of the report shall be incorporated into the project as conditions of approval.</p>	<p>Developer shall provide copies of applicable grading and building plans incorporating the investigation recommendations to the City for review and approval.</p>	<p>Prior to issuance of grading permits and approval of final building permits</p>	<p>City of Oxnard Engineering Services Division</p>
<p>GEO-2 All construction shall meet the minimum requirements of the California Building Code (CBC) for anticipated seismic activity within the region.</p>	<p>Developer shall provide copies of applicable grading and building plans incorporating the investigation recommendations to the City for review and approval.</p>	<p>Prior to issuance of grading permits and approval of final building permits</p>	<p>City of Oxnard Engineering Services Division</p>

ATTACHMENT F.

Tentative Subdivision Map Resolution

RESOLUTION NO. 2008 – [PZ 07-300-11]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP OF TRACT NO. 5765 (PLANNING AND ZONING PERMIT NO.07-300-11) FOR PROPERTY LOCATED APPROXIMATELY 1,500 FEET NORTH OF THE INTERSECTION OF VENTURA ROAD AND WEST VINEYARD AVENUE (APN 179-0-070-265), 2501 NORTH VENTURA ROAD, SUBJECT TO CERTAIN CONDITIONS. FILED BY CASDEN PROPERTIES LLC., 9090 WILSHIRE BLVD., 3RD FLOOR, BEVERLY HILLS, CA 90211.

WHEREAS, the Planning Commission of the City of Oxnard has considered the tentative subdivision map of Tract No. 5765 (Planning and Zoning Permit No. 07-300-11), filed by Casden Properties LLC, 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 as amended as part of PZ 07-620-04 and elements thereof; and

WHEREAS, the Planning Commission finds that the tentative map conforms to the Northwest Community Specific Plan as amended as part of PZ 07-630-02; and

WHEREAS, the Planning Commission finds that the tentative map supports constructions of Special Use Permit as part of PZ 07-540-03; 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. 07-300-11; and

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

Revised April 16, 2008

**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 Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated July 8, 2008, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
4. 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*)
5. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder.

- Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
 7. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
 8. 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)
 9. 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)

PLANNING DIVISION STANDARD CONDITIONS

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

PLANNING SPECIAL CONDITIONS

11. 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 or as otherwise may be provided in the project Development Agreement. (PL)
12. Developer shall develop the site with street names as approved by the Street Naming Committee. (PL)
13. The permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
14. Construction of this project is also subject to conditions of approval associated with Special Use Permit (PZ 07-540-03).

15. Prior to issuance of the first certificate of occupancy, an emergency access and maintenance agreement shall be recorded on the westerly emergency fire access road.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

16. 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)
17. 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)
18. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
19. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
20. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)
21. 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)
22. Where a separate loop or terminal line is required for water mains, fire hydrants or fire sprinkler systems, Developer's site improvement plans shall include an on-site water plan. (DS-11)
23. 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)
24. 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)
25. 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-16)
 26. 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)
 27. 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)
 28. 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)
 29. 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)
 30. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
 31. 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)
32. 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)
 33. 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)
 34. 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)
 35. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)
 36. 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)
 37. 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)
 38. 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)
 39. 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)
 40. 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)
 41. 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)

42. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
43. 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)
44. 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)
45. Street and road improvements shall conform to City standards and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
46. 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)
47. 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)
48. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
49. 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)
50. 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)
51. 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)
52. 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)

53. 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)
54. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
55. 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)
56. 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)
57. 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)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

58. 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, unless otherwise provided in the project Development Agreement. (DS-1)
59. 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, unless otherwise provided in the project Development Agreement. (DS-12)
60. 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, unless otherwise provided in the project Development Agreement. (DS-17)
61. Developer shall pay the cost of all inspections of on-site and off-site improvements, except as provided in the project Development Agreement. (DS-22)
62. 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 or by telephone 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)

63. "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, unless otherwise provided in the project Development Agreement. (DS-27)

Stormwater Quality Conditions:

64. 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 public storm drain system or other offsite conveyance systems. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of an infrastructure improvement permit. (DS)
65. 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 Homeowner's Association ("HOA") shall be responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, HOA shall provide written proof of ongoing BMP maintenance operations. No occupancy certificate shall be issued until the Development Services Manager approves the Program and Developer provides an executed copy for recordation. (DS)
66. The Stormwater Quality Control Measures Maintenance Program for the project shall require cleaning of on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning. (DS)
67. The Stormwater Quality Control Measures Maintenance Program for the project shall require maintaining private streets, drive aisles, and parking lots free of litter and debris. Sidewalks, drive aisles, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Cleaning agents may not be discharged into the storm drain system. (DS)

68. 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 at the construction site from 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)
69. Developer shall provide SQUIMP compliant pre-treatment of stormwater entering underground detention system to minimize debris accumulation and the deposit of sediment within the storage area. (DS)
70. Developer shall provide documentation that maintenance responsibilities associated with the stormwater quality devices and underground detention system constructed with this project have been included in the Homeowner's Association ("HOA") responsibilities and that costs of said maintenance have been included in as a separate line item in the finance documents for the HOA. HOA maintenance responsibilities shall include, but not be limited to, implementation of the Stormwater Quality Control Measures Maintenance Program required by these conditions of approval. All maintenance costs are to be borne exclusively by the HOA. (DS)
71. Developer shall design project underground detention system to promote stormwater infiltration. Design considerations shall include limiting soil compaction, designing an infiltration trench, or other similar infiltration techniques. (DS)

Storm Drain Conditions

72. The onsite storm drain system shall be privately owned and maintained. Developer shall provide proof that maintenance for these facilities is included in the project CC&Rs as a Homeowner's Association responsibility. (DS)
73. Developer shall provide drainage calculations demonstrating that the rate of stormwater discharge does not exceed the predevelopment 10-year rate during a 100-year event. Report shall also demonstrate conveyance of the project stormwater to a safe point of discharge. Hydraulic calculations for storm drain lines discharging into the Santa Clara River shall start at the entrance to the River. (DS)
74. Developer shall comply with Ventura County Watershed Protection District ("District") standards for all facilities that will be dedicated to the District (if any). Developer shall obtain District approval of all improvement plans for such facilities and shall obtain all necessary District permits prior to issuance of City construction permits. (DS)

75. Developer shall comply with requirements of Chapter 18 (Floodplain Management) of the Oxnard City Code. Chapter 18 requires residential structures proposed within an area of special flood hazard as indicated on the Federal Insurance Rate Map ("FIRM") to have the finish floor elevated 2' above the base flood elevation. This project is not located within an area of special flood hazard based on the current FIRM for this area. The areas of special flood hazard are periodically revised by the Federal Emergency Management Agency ("FEMA") by issuing a revised FIRM. FEMA is currently in the process of reviewing the FIRM applicable to this project. Developer is required to comply with the FIRM in effect at the time of building permit issuance. (DS)
76. Developer shall provide proof of approval of Parks Superintendent for the proposed discharge of stormwater through the Riveridge Golf Course. (DS)
77. Developer shall provide proof of approval of Parks Superintendent for the proposed construction of emergency access road, fences, waterline, exercise stations, landscaping, and re-grading within the Riveridge Golf Course. (DS)
78. Developer shall dedicate to the City a storm drain easement over the existing three large diameter storm drain pipes located on the property. The easement shall extend 5' beyond the edge of pipe plus an additional 6" for each foot the pipe flowline depth exceeds 5' below proposed surface elevation. (DS)
79. Developer shall design the proposed catch basins within the Ventura Road median with a maximum 18" apron to eliminate apron encroachment into the traveled way. Length of catch basin opening shall be altered to accommodate this change. (DS)
80. Developer shall design proposed underground detention system with a minimum 75 year expected life. Developer shall have site soils tested and adjust pipe wall thickness to achieve desired life. (DS)
81. Developer shall provide an analysis of the effects of building 1 construction on the existing pipelines near the southwest corner of the building. Construction shall be designed to eliminate any negative affects on the existing pipelines and to accommodate future maintenance and/or replacement of the pipes. (DS)

Wastewater Conditions:

82. The onsite sewer system shall be designed and constructed in accordance with public standards but shall be privately owned and maintained. Developer shall provide proof that maintenance for these facilities is included in the project CC&Rs as a Homeowner's Association responsibility. (DS)
83. If not already accomplished by another development, Developer shall be required to replace the existing sewer lift station (station #23) currently located at the southeast corner of Ventura Road and Vineyard Avenue. Developer has chosen to relocate this lift station to the west side of Ventura Road approximately 1400 feet north of its current location. The lift station is to be

designed to its master planned capacity (including anticipated upstream redevelopment) as directed by the Development Services Manager. The lift station may be designed in a phased manner (e.g. space allocated for future pumps) if determined appropriate by the Development Services Manager. Unless otherwise indicated by the project Development Agreement, Developer of this project shall bear all increased costs (including extra pipe length) associated with relocating the project to the proposed location in lieu of locating it near its current location. New lift station shall be operational prior to certificate of occupancy for the first non-model unit unless otherwise approved by the Development Services Manager. (DS)

84. Developer shall include an odor scrubber in the design of the sewer lift station to mitigate any potential odor issues. Scrubber design shall meet requirements of the City's Wastewater Superintendent. (DS)
85. If not already accomplished by another development, Developer shall provide vehicular access to the new lift station from Ventura Road as directed by the Development Services Manager. Design shall also include secondary access from the internal private streets. (DS)
86. All new wastewater improvements within Ventura Road shall be designed and constructed in accordance with the City's Wastewater Master Plan and project specific infrastructure studies. Improvements within Ventura Road are currently anticipated to include an 18" gravity wastewater line and a 16" wastewater force main. Developer may negotiate a reimbursement agreement with the City for those improvements deemed to be oversizing in accordance with the Subdivision Map Act. (DS)

Water Conditions:

87. Developer shall dedicate a waterline easement to the City over all portions of the domestic water distribution system (up to and including the water meters) within private streets or other private property. Water easements shall be a minimum of 15' wide. Wider easements may be required where the water line is deeper than 8' or access is determined by the City to require the wider easement. (DS)
88. Developer's engineer shall provide detailed water system calculations (based on recent in-place fire hydrant flow tests) and plans for the project. The design of all proposed water improvements shall result in a well-interconnected water system. The required calculations and plans are subject to the approval of the Development Services Manager prior to the issuance of a site improvement/grading permit or recordation of a final map. (DS)
89. Developer shall design and construct new water facilities within Ventura Road in accordance with project specific infrastructure studies performed using City utility model computer runs. Improvements within Ventura Road are currently anticipated to require an 18" water line. Developer may negotiate a reimbursement agreement with the City for those improvements deemed to be over sizing in accordance with the Subdivision Map Act. (DS)

90. In accordance with City ordinance, Developer shall provide a separate water meter for each condominium unit. Location of water meters shall be determined in consultation with the Water Superintendent and Development Services Manager. (DS)

Reclaimed Water Conditions:

91. Developer shall design and construct project irrigation systems for eventual connection to a recycled water system within Ventura Road. Irrigations system shall be designed in accordance with standard practice for recycled water systems including the use of purple pipe, sprinkler heads, etc. Developer project shall include the installation of appropriate reclaimed water usage signage. Irrigation system may be temporarily connected to the domestic water system (protected by a backflow prevention device) if no recycled water is available at the time of construction. Water meter locations shall be placed to allow easy conversion to the recycled line. (DS)

Street Conditions:

92. Developer shall construct proposed walkways that cross private vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the drive aisle asphalt to clearly identify pedestrian areas. (DS)
93. The proposed southbound right turn pockets on Ventura Road that serve this private development and are not reimbursable from Traffic Impact funds. Other widening improvements to Ventura Road are subject to reimbursement in conformance with City ordinance or as otherwise provided in the project Development Agreement. (DS)
94. Developer shall design and construct all streets (public or private) to a 0.4% minimum longitudinal grade. (DS)
95. Developer shall dedicate a sidewalk easement along Ventura Road that encompasses all portions of the concrete walk not within proposed public right-of-way. Dedication shall occur on the final map. (DS)
96. Developer shall temporarily barricade the northerly terminus of the 12' wide concrete multi-use walk along the west side of Ventura Road to temporarily transition to Ventura Road unless the City and Developer reach agreement to extend and transition those improvements to the existing improvements on Ventura Road North of the project. Final design of transition to be approved by the Development Services Manager. (DS)
97. Developer shall design and construct a pedestrian connection at the northerly end of the Ventura Road sidewalk and the emergency access road/exercise circuit along the northerly project property line. This connection shall be constructed by Developer unless the Watershed Protection District prohibits such a connection. Final design of connection to be approved by the Development Services Manager. (DS)

Miscellaneous Conditions:

98. Developer shall destroy all on-site water wells that will no longer be used. Destruction shall be accomplished in conformance with Development Services Division well destruction requirements. (DS)
99. Developer shall list all temporary grading and air quality related environmental mitigations measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)
100. Developer shall provide an engineering study (structural and geotechnical) of the effect of the new construction (including means and methods of construction) on the existing Ventura Watershed Protection District ("District") Easement area. Study shall be submitted to the District for their review, comment, and approval prior to issuance of a site grading permit. (DS)
101. Developer shall obtain an encroachment permit from the Watershed Protection District (or current owner) ("District") for all encroachments into the existing District easement along the northerly property line. Improvements to be including in encroachment permit include, but are not necessarily limited to: a) emergency access road construction; b) re-grading; c) landscaping and irrigation; d) pipeline (water and drainage) construction; and e) pedestrian access points (if any). (DS)
102. Developer shall design project stairs, handrails and gates (including gate swing) such that no part of the private stairs along Ventura Road encroaches into public right-of-way or the proposed City sidewalk easement. (DS)
103. To reduce conflicts with future City improvements, Developer shall coordinate the location of all new utility lines in Ventura Road with Oxnard Public Works Department's preliminary alignment study. (DS)
104. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15' from the face of the enclosure. Design shall include a smooth mild transition to the private street. The sidewalk along the front of some enclosure locations shall meet Americans with Disabilities access path standards. (DS)
105. Developer shall notify buyers of units within this development and include in the project CC&Rs a stipulation that City forces will only pick up trash (and recycle) containers that are located within the enclosures along the private street. Conveyance of containers between the enclosures located within the building structures and those located along the private street shall be the sole responsibility of the residents and/or Homeowner's Association. Refuse trucks and personnel will not enter the underground parking area. (DS)
106. Developer shall include on the final map a dedication to the City of an access easement over all private streets for Government Vehicles. (DS)

107. Developer shall design and construct the southbound right-turn pocket leading to the secondary (northerly) entry maximizing (lengthening) use of the existing City right-of-way northerly of the site. Final design to be approved by the City Traffic Engineer and Development Services Manager. (TR)
108. Developer shall redesign the proposed northerly terminus of the multi-use path to provide appropriate temporary transitions for bicycle traffic entering and leaving Ventura Road. Redesign shall include a pedestrian connection to the proposed exercise circuit if determined to be appropriate by the Development Services Manager. (TR)
109. Developer shall provide signing and striping for the multi-use trail along Ventura Road as deemed appropriate by the City Traffic Engineer. Developer shall design access ramps at driveways and intersections to accommodate the multi-use trail as directed by the City Traffic Engineer. (TR)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 4th day of September 2008, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, AICP, Secretary

ATTACHMENT G.

General Plan Amendment Resolution

RESOLUTION NO. 2008- [07-620-04]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A GENERAL PLAN AMENDMENT (PZ 07-620-04) TO CHANGE THE LAND USE MAP TO DESIGNATE PROPERTY FROM COMMERCIAL SPECIALIZED RS TO MEDIUM DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED NORTH OF THE INTERSECTION OF VENTURA ROAD AND WEST VINEYARD AVENUE (APN 179-0-070-265), 2501 NORTH VENTURA ROAD. FILED BY CASDEN PROPERTIES, LLC., 9090 WILSHIRE BLVD., 3RD FLOOR, BEVERLY HILLS, CA 90211

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-620-04 , filed by Casden Properties, LLC, to amend the land use map of the General Plan to change the land use designation on a 9.6 acre parcel from Commercial Specialized RS to Medium Density Residential; 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. 07-620-04; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of Planning and Zoning Permit No. 07-620-04; 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 material that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located at the Planning Division of the City of Oxnard and the custodian of the record is the Planning Manager.

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. 07-620-04 as follows:

Part 1. Amending the 2020 General Plan Land Use Map (Figure V-5) land use designation as shown in Exhibit "A" attached hereto.

Resolution No. 2008-____
Page 2
Ventura Townhomes GPA

PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 4th day of
SEPTEMBER, 2008 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

Michael Sanchez, Chairman

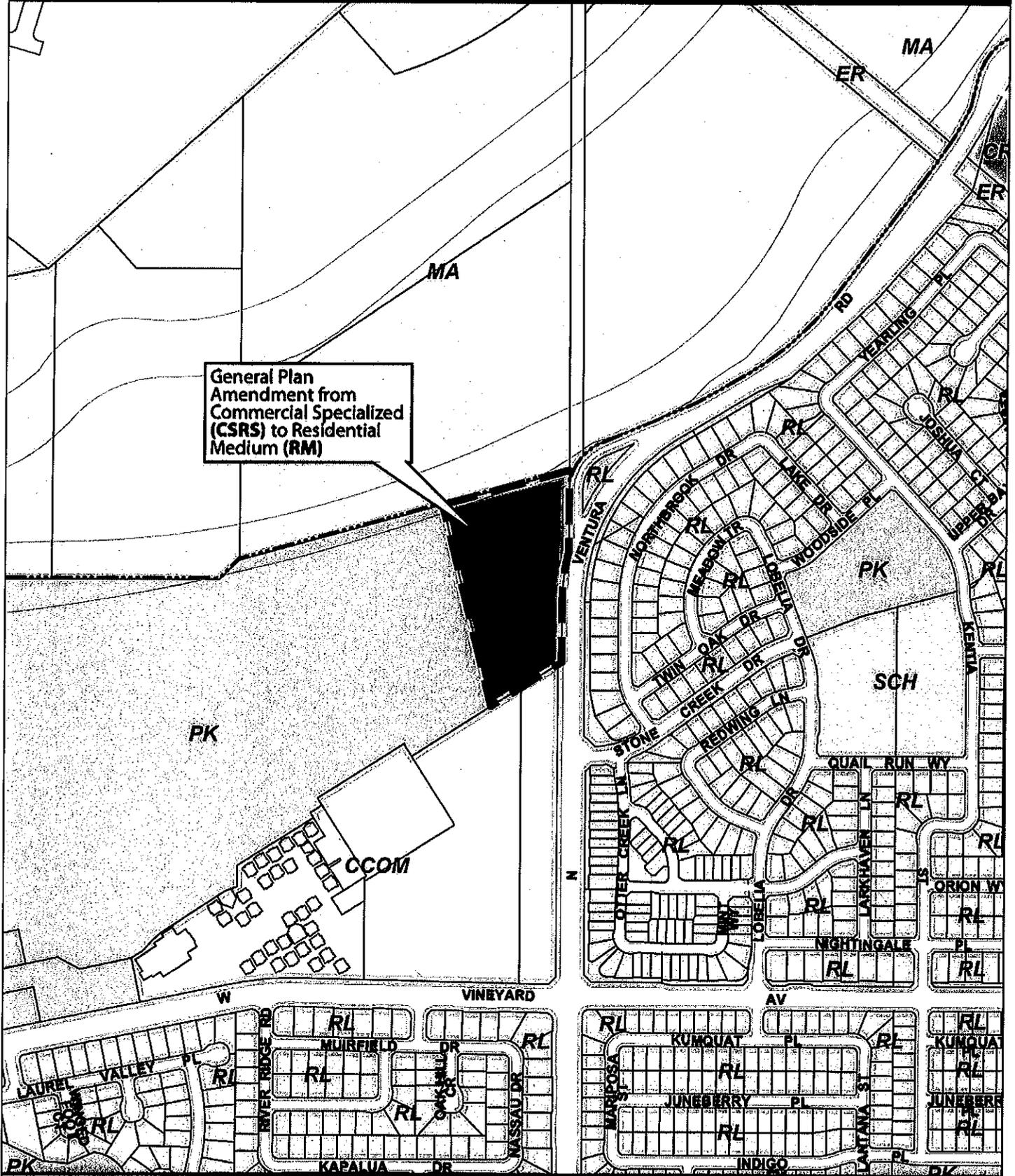
ATTEST: _____
Susan L. Martin, Secretary

Resolution No. 2008-____
Page 3
Ventura Townhomes GPA

EXHIBIT 'A'

General Plan Amendment

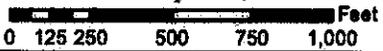
General Plan Amendment



General Plan Amendment from Commercial Specialized (CSRS) to Residential Medium (RM)



PZ 07-300-11, 07-570-03, 07-620-04,
07-540-03, 07-630-02, 07-650-02
Location: 2501 N. Ventura Rd.
APN: 179007026
Casden Properties, LLC



General Plan Amendment



ATTACHMENT H.

Specific Plan Amendment Resolution

RESOLUTION NO. 2008- [07-630-02]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE NORTHWEST COMMUNITY SPECIFIC PLAN FOR THE PROJECT LOCATED NORTH OF THE INTERSECTION OF VENTURA ROAD AND WEST VINEYARD AVENUE (APN 179-0-070-265), 2501 NORTH VENTURA ROAD. FILED BY CASDEN PROPERTIES, LLC., 9090 WILSHIRE BLVD., 3RD FLOOR, BEVERLY HILLS, CA 90211.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-630-02, filed by Casden Properties, LLC to amend the Northwest Community Specific Plan for the 9.6 acre project in the location described above; 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. 07-630-02; 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. 07-630-02.

WHEREAS, reference to Sub-Area 3 within section 5.1 (top of page 9) shall be deleted with PZ 06-630-01 (Casden Vineyard-Ventura project); 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 an amendment to the Northwest Community 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 4th day of SEPTEMBER, 2008 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

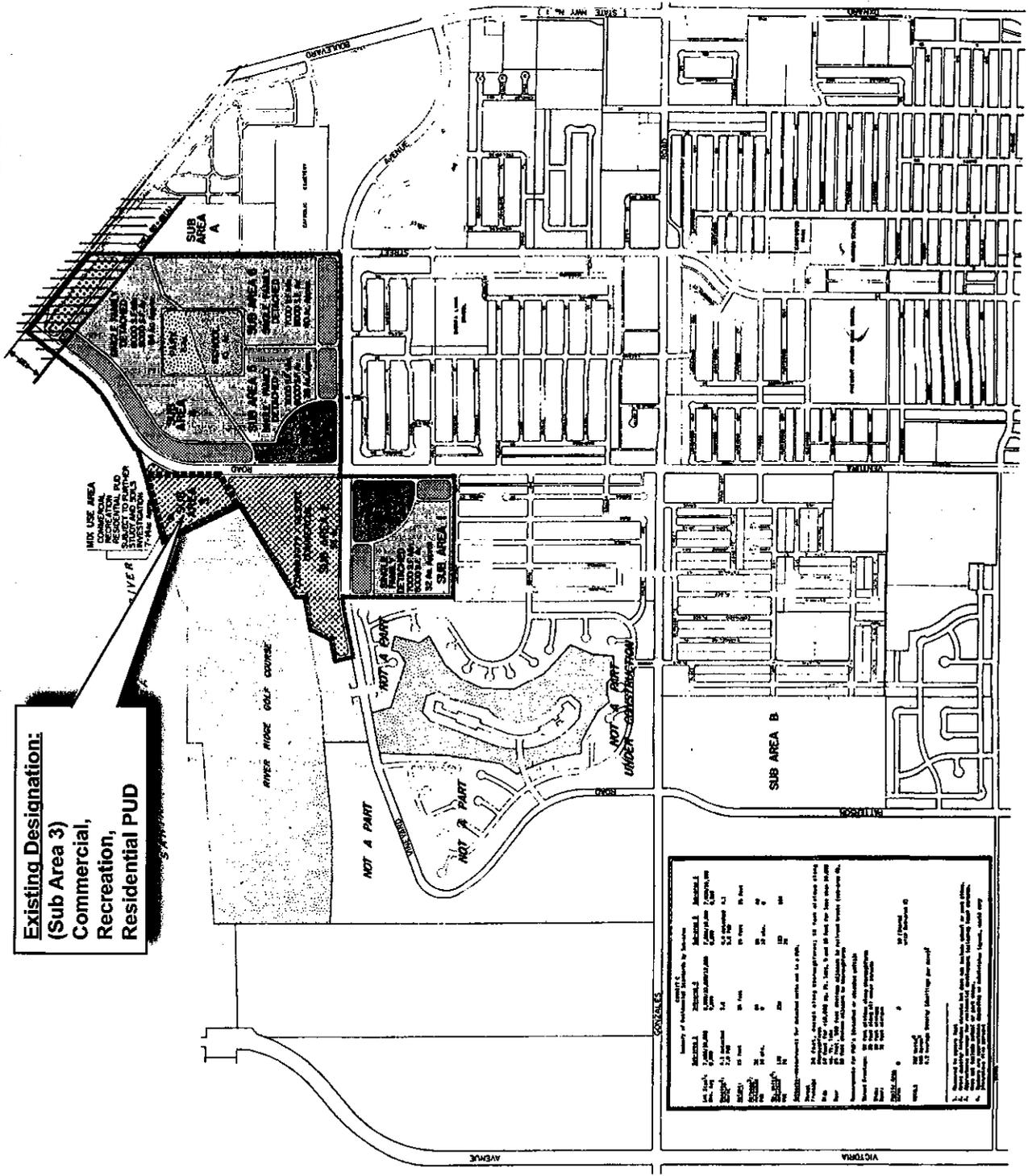
ABSENT: Commissioners:

Michael Sanchez, Chairperson

ATTEST: _____
Susan L. Martin, Secretary

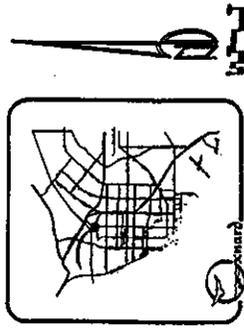
NORTHWEST COMMUNITY SPECIFIC PLAN

Existing Designation:
 (Sub Area 3)
 Commercial,
 Recreational,
 Residential PUD



LEGEND

- 10,000 S.F. MIN. LOT SIZE
SMALL FAMILY DETACHED
- 12,000 S.F. MIN. LOT SIZE
SMALL FAMILY DETACHED
(BALCONY TRAILS)
- SUB - AREAS A & B ARE GENERALLY
SUBJECT TO THE SAME DEVELOPMENT
STANDARDS AS THE COMMUNITY
COMMUNITY SPECIFIC PLAN.
- CHELSEA - 48' MAX WALKWAY WIDTH FOR 1990
NO RESIDENTIAL DEVELOPMENT PERMITTED
EXCEPT FOR 48' MAX WALKWAY
EXTERIOR, 48' MAX WALKWAY
PUD - RESIDENTIAL PLANNED UNIT
DEVELOPMENT



SUB AREA A		SUB AREA B		SUB AREA 3	
Area (Acres)	1.2	1.5	1.8	2.1	2.4
Population	120	150	180	210	240
Units	120	150	180	210	240
Value (\$)	\$1,200,000	\$1,500,000	\$1,800,000	\$2,100,000	\$2,400,000

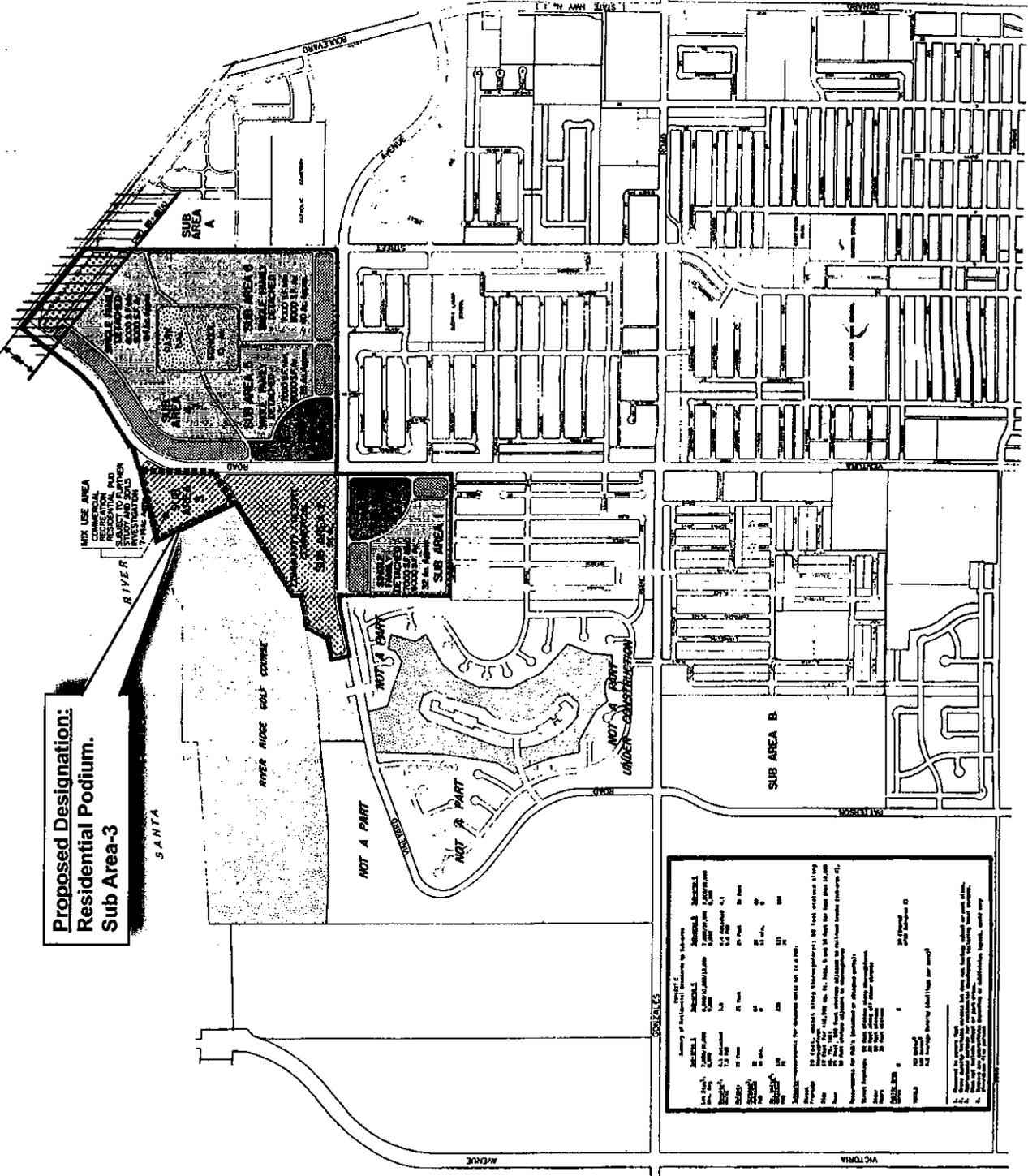
(Note: The above table is a simplified representation of the data in the image. The actual image contains more detailed financial and demographic data.)

Existing Designation (Specific Plan Amendment 07-630-02)

ADOPTED BY COUNCIL CITY COUNCIL: NOV. 24, 1977

NORTHWEST COMMUNITY SPECIFIC PLAN

Proposed Designation:
Residential Podium.
Sub Area-3



LEGEND

- 10,000 S.F. MIN. LOT SIZE
SINGLE FAMILY DETACHED
- 12,000 S.F. MIN. LOT SIZE
SINGLE FAMILY DETACHED
(OPTIONAL OPEN SPACE ALONG
PAVING TRACES)
- SUB - AREAS A & B ARE GENERALLY
SUBJECT TO THE SAME DEVELOPMENT
STANDARDS AS THE NEAREST
COMMUNITY SPECIFIC PLAN.
- ONE 65' x 68' (MIN) ROSE COURSE FOR 1990
NO RESIDENTIAL DEVELOPMENT PERMITTED
WITHIN 10' TO 65' (MIN)
EXTENSION, 45' (MIN) INTERIOR.
- PAUD - RESIDENTIAL PLANNED UNIT
DEVELOPMENT



RESOURCES

Category	Item	Quantity	Value
Land	Sub Area 1	10.00	1,000,000
	Sub Area 2	10.00	1,000,000
	Sub Area 3	10.00	1,000,000
	Sub Area 4	10.00	1,000,000
Water	Sub Area 1	10.00	1,000,000
	Sub Area 2	10.00	1,000,000
	Sub Area 3	10.00	1,000,000
	Sub Area 4	10.00	1,000,000
Other	Sub Area 1	10.00	1,000,000
	Sub Area 2	10.00	1,000,000
	Sub Area 3	10.00	1,000,000
	Sub Area 4	10.00	1,000,000

NOTES:

1. All areas shown on this map are subject to the same development standards as the nearest community specific plan.
2. The map shows the proposed boundaries of the sub-areas. The actual boundaries will be determined by the City Engineer.
3. The map shows the proposed boundaries of the sub-areas. The actual boundaries will be determined by the City Engineer.
4. The map shows the proposed boundaries of the sub-areas. The actual boundaries will be determined by the City Engineer.

Proposed Designation (Specific Plan Amendment 07-630-02)

ATTACHMENT I.

Zone Change Resolution

RESOLUTION NO. 2008- [07-570-03]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONE CHANGE (PZ 07-570-03), TO CHANGE THE ZONE DISTRICT FROM C-2-PD (GENERAL COMMERCIAL, PLANNED DEVELOPMENT) TO R-3-PD (GARDEN APEARTMENT, PLANNED DEVELOPMENT) FOR THE PROPERTY LOCATED NORTH OF THE INTERSECTION OF VENTURA ROAD AND WEST VINEYARD AVENUE (APN 179-0-070-265), 2501 NORTH VENTURA ROAD. FILED BY CASDEN PROPERTIES, LLC., 9090 WILSHIRE BLVD., 3RD FLOOR, BEVERLY HILLS, CA 90211

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-570-03 filed by the Casden Properties, LLC., to amend the zoning of the above-described property roughly on approximately 1,500 feet north of the intersection of Ventura Road and West Vineyard Avenue from C-2-PD (General Commercial, Planned Development) to R-3-PD (Garden Apartment, Planned Development); 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. 07-570-03 ; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of Planning and Zoning Permit No. 07-570-03; 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. 07-570-03, amending the City's official Zoning Map to change the zoning designation as shown in Exhibit "A", attached hereto and incorporated herein by reference.

Resolution No. 2008-[06-570-02]

Page 2

September 4, 2008

Ventura Townhome Project

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 4th day of
SEPTEMBER 2008, by the following vote:

AYES: Commissioners:

ABSTAIN: Commissioner:

NOES: Commissioners:

ABSENT: Commissioners:

Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary

Resolution No. 2008-[06-570-02]

Page 3

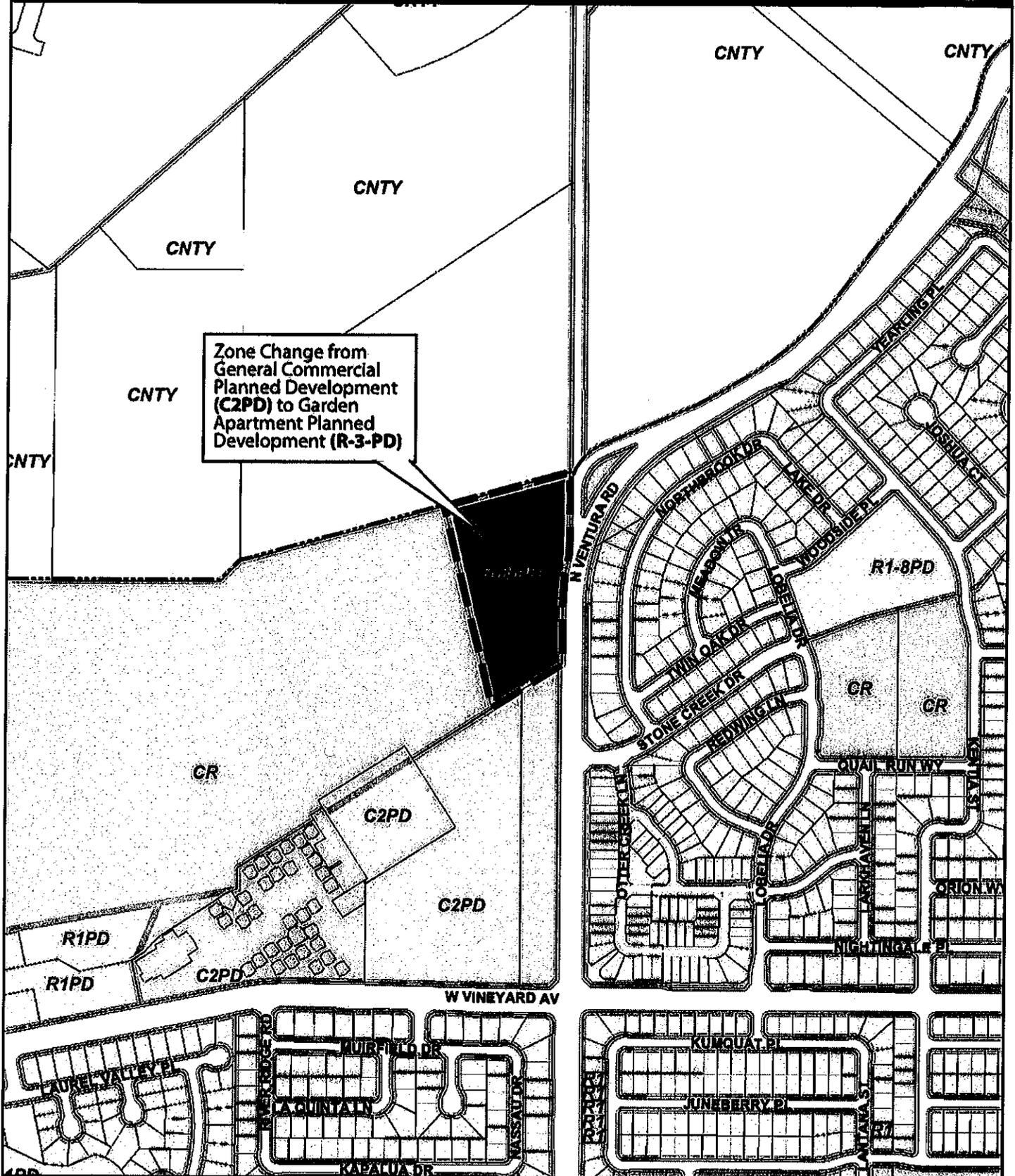
September 4, 2008

Ventura Townhome Project

Exhibit A

Zone Change

Zone Change



Zone Change from
General Commercial
Planned Development
(C2PD) to Garden
Apartment Planned
Development (R-3-PD)

Zone Change



PZ 07-300-11, 07-570-03, 07-620-04,
07-540-03, 07-630-02, 07-650-02
Location: 2501 N. Ventura Rd.
APN: 179007026
Casden Properties, LLC

