



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Susan L. Martin, AICP, Planning Manager

DATE: May 19, 2011

SUBJECT: Planning and Zoning Permit No. 10-500-10, (Special Use Permit), Located at 1425 Mariner Drive.

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 10-500-10 for a special use permit, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to construct a 90,414 square foot concrete tilt-up industrial building on a vacant 4.67 acre parcel addressed at 1425 Mariner Drive (APN 220-0-301-445). The building contains 85,898 square feet of floor area at the ground level and 4,516 square feet of floor area in a mezzanine level. A maximum building height of 34 feet is proposed and there is no specified user at this time. Future tenants would be permitted consistent with the ML-PD (Limited Manufacturing Planned Development) zone district. Filed by Triliad Development, Inc., on behalf of the property owner Pegh Investments, LLC, 270 Conejo Ridge Avenue, Suite 200, Thousand Oaks, CA 91361.
- 3) **Existing & Surrounding Land Uses:** The subject site is currently vacant and surrounded by similar land uses.

Project Site	ML-PD (Limited Manufacturing Planned Development)	ILIM (Industrial Limited)	Vacant
North	ML-PD	ILIM	Vacant
South	ML-PD	ILIM	Warehousing and Distribution
East	ML-PD	ILIM	Warehouse/Assembly/Wholesale
West	M2 (Heavy Manufacturing)	CIA (Central Industrial Area)	Manufacturing and repair

4) Background Information: On March 18, 2004 the Planning Commission approved Tentative Parcel Map No. 04-300-2 to subdivide vacant property into four parcels. This request was considered concurrently with Special Use Permit No. 04-500-02, allowing development of new industrial tilt-up buildings, one on each new proposed parcel, including one on the subject parcel. In total, 291,038 square feet of floor area was approved for three buildings – one parcel was vacant. The two buildings along Pacific Avenue have since been constructed, but the SUP expired prior to initiation of any development on the subject property. The current SUP request before the Planning Commission is comparable to the previously approved project on the subject site, comprising 88,740 square feet of building area, and is considered on-going build-out of the original development proposal.

5) Environmental Determination: The original development proposal (TPM 04-300-02 and SUP 04-500-02) was subject to environmental review in accordance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND 04-04) was prepared, circulated for public review, and adopted by the Planning Commission on March 18, 2004. The MND analyzed a potential build-out scenario of 430,074 square feet of floor area on all four parcels. Although specific building details were not a part of the original approvals, speculative building (referred to as Building C) on the vacant parcel is estimated to encompass 45% lot coverage, or 139,036 square feet, with a breakdown as follows:

20% office use	or	27,807.20 square feet
20% manufacturing use	or	27,807.20 square feet
60% warehousing use	or	83,421.60 square feet

A total of 88,740 square feet of building area (referred to as Building D) was anticipated for the subject parcel. While the current proposal consists of 90,414 square feet, the increase of 1,674 square feet is negligible and will not result in any changes to the adopted mitigation measures. Staff has determined that the proposed development is substantially consistent with the adopted environmental documents, and a subsequent Negative Declaration is not necessary. Although additional environmental review is not needed, the adopted MND is included for Planning Commission consideration of the proposed project.

6) Analysis:

a) General Discussion: The proposed development is located in an area known as the Channel Islands Business Center. As such, the Channel Islands Business Center Owners Association has reviewed the proposal and has provided conditional support with the inclusion of some conditions to encourage alternative modes of transportation. These conditions are further discussed in the Circulation and Parking Section of this staff report.

The Planning Commission's approval, in 2004, on the original development clarified that any future build-out or changes to building area would necessitate recalculation of the project contribution to the City's Transportation Demand Management (TDM) Program at

the time of building permit issuance. In 2004, at issuance of building permits for Buildings A and B, build-out of all four parcels was calculated to exceed the threshold (25 pounds per day, ppd) for nitrogen oxide (NOx) emissions by 13.26 ppd. At that time, TDM fees in the amount of \$61,028.04 were collected for those two buildings.

Projected fees for the remaining speculative buildings (Buildings C and D) would be collected at the time of building permit issuance and calculated in accordance with the Ventura County Air Quality Assessment Guidelines. The calculation includes a variable mitigation fee for the emissions offset, and is based on anticipated construction completion. For example, assuming build-out in Target Year 2011, the expected fees would be:

$$\text{Total TDM fee} = 13.26 \times 10.25 \times 365 \times 3 = \$148,826.92 \text{ for the subdivision}$$

Use	BLDG A	BLDG B	BLDG C	BLDG D	Total
Office	18,908 sf	29,345 sf	27,807 sf	22,603 sf	98,663 sf
Manufacturing	18,908 sf	21,551 sf	27,807 sf	31,645 sf	99,911 sf
Warehouse	56,725 sf	64,654 sf	83,422 sf	36,166 sf	240,967 sf
Building Total	94,541 sf	115,550 sf	139,036 sf	90,414 sf	439,541 sf
Building % of Total Area	21.5%	26.3%	31.6%	20.6%	100%
TDM due (% of total fee)	n/a (already paid)	n/a (already paid)	\$ 47,029.31	\$ 30,658.35	

b) General Plan Consistency:

<i>Growth Management Policy C(2)</i> (page IV-17) states "permit development that can be served by existing facilities, transportation and service."	The development is proposed on an existing vacant lot within a substantially built-out industrial area, served by existing services, streets and facilities. Therefore, consistency with this policy may be found.
<i>Land Use Policy C(2)</i> (page V-23) states "it is the City's policy to encourage development of these [infill] areas prior to extensive development of larger vacant areas."	The project proposes build-out of a parcel within the Channel Islands Business Center. This opportunity for economic enhancement on a currently vacant underutilized property is consistent with this policy.
<i>Safety Policy #35B</i> (page IX-20) states that "The City should require the Police Department to review all proposed development projects for potentially dangerous situations, and implement its recommendations."	The Police Department reviewed the proposed use for compliance with its safety and security requirements. The project is conditioned to include implementation measures which address their concerns.

c) Conformance with Zoning Development Standards: In accordance with the City Code, the proposed development may be permitted with an approved special use permit. Applicable development standards of the ML zone district and the Channel Islands Business Center have been compared to the proposed project, as follows:

Development Standard	Proposed Development	City Code	Complies?
Max. building height	35 feet	34 feet to top of parapet	Yes
Front yard setback	20 feet	70.5 feet from Mariner Drive	Yes
Side yard setback	Same as building height	Minimum 60 feet (south side)	Yes
Rear yard setback	Same as building height	57.5 feet	Yes
Max. Lot Coverage	50% of total area	44.4%	Yes
Site Access	Typical from 74-foot wide collector street. Curb cuts min. 30 feet wide.	Access from Mariner Drive.	Yes
Site Landscaping	Landscape plan required. Entire front yard setback area. 15% min.	15%	Yes
Offstreet Parking	In accordance with City Code. See section 6.e, below.	181 spaces	Yes
Parking lot landscaping	Min. 10' wide strip along frontage. Min. 5' wide along property boundaries. Min. 5% landscaping in parking lot areas. Min. 9' wide planters for every 10 parking spaces.	18' wide strip along Mariner Drive. 5' wide along southern and western property boundaries; min. 10' wide along eastern boundary; 25' wide along northern boundary. 9' wide planters provided for every 10 spaces min.	Yes
Utilities, lighting, refuse	In accordance with City Code	Shall be conditioned to comply with City Code.	Yes, as conditioned
Trash enclosures	Per City Standards	Shall be conditioned to comply with City Code.	Yes, as conditioned
Transformers, back flow devices	Completely screened to full height and density at time of installation	Shall be conditioned to comply with City Code.	Yes, as conditioned
Rooftop equipment	Screened from view and incorporated into the design	Shall be conditioned to comply with City Code.	Yes, as conditioned

d) Site Design: The proposed development would result in approximately 44% lot coverage of the subject site. While the parcel does not have a full street frontage, the main building entry faces Mariner Drive, and will provide an easily identifiable and approachable building. The building is centrally situated, and is surrounded by parking on all sides. A pedestrian walkway provides direct access from Mariner Drive to the building's primary entryway.

e) **Circulation and Parking:** Vehicular ingress and egress is provided on Mariner Drive from two access points. The drive aisles connect to a 26-foot wide drive aisle that encircles the building, providing continuous access to all parking spaces and loading/unloading areas. Both driveway aprons are constructed in accordance with adopted standard city construction plates and are designed with contrasting pavement markings, as required by the Channel Islands Business Center development standards.

As tenants have not yet been identified, the required number of parking spaces is based on anticipated uses for manufacturing (35%), office (25%), and warehouse (40%) uses. The applicant proposes to provide 181 parking spaces onsite, consistent with the City Code requirements, as follows:

<i>Proposed Use</i>	<i>Standard</i>	<i>Spaces Required</i>
Manufacturing (31,645 sf)	1/500 sf	63
Office (22,603 sf)	1/250 sf	90
Warehouse (20,000 sf)	1/1,000 sf	20
Warehouse (16,166 sf)	1/2,000 sf	8
		TOTAL SPACES = 181

Onsite handicap spaces will be analyzed at time of building permit plan check review for compliance with State laws. The City Code parking standards for motorcycle, loading and bicycles are as follows:

Motorcycle Spaces	5 parking spaces required	5 proposed
Loading Spaces	4 spaces required	4 proposed
Bicycle Parking	5 spaces required	4 proposed*

*As part of a courtesy review, the Architectural Committee of the Channel Islands Business Center Owners Association have requested a total of 9 bicycle spaces at this location. In addition, they request designation of five spaces for "Car/Van Pool" parking. This request is consistent with the City's vehicle trip reduction requirements. As such, special conditions of approval are included in the resolution to address these requests.

f) **Building Design:** The proposed structure will utilize tilt-up construction and include a combination of materials and colors to blend in with the surrounding industrial buildings. The main entryway is comprised of storefront vision glass with a small horizontal band of spandrel glass above the doorway. The doors would encompass evergreen tinted vision glass. The building is designed with a series of paint colors and accent bands that reflect warm, neutral earthy tones:

Main building field color	Frazee #2772W	"Hooper"
Main entry color	Frazee #1256M	"Tephra"
Parapet, cornice & base accent	Frazee #2735D	"Freestate Earth"

Accent band color	Frazee #1111N	“Anthem”
Column color at main entry	Frazee #1042W	“Mistaya”
Building corner color	Frazee #2753	“Quarry”

Clerestory windows are provided along the front elevation to provide daylight and enhance the building elevation. In addition, these windows provide passive solar heating and introduce natural lighting into the building. The building, as proposed, encompasses many suggestions from the City’s contract architect, provided as part of the Development Advisory Committee (DAC) review.

The Applicant has incorporated several sustainable design elements for the project, including “cool roof” technology, high efficiency glass and indoor lighting. In addition, the location of skylights will be coordinated to allow for installation of solar panels in the future.

g) Signs: No signs are proposed as part of this request. Any future signs will comply with the Sign Program for the Channel Islands Business Center, and provisions of the City Code.

h) Landscaping and Open Space: Landscaping is proposed in accordance with the Channel Islands Business Center design standards. The landscaping plan has been submitted and reviewed by the City’s Landscape Architect and conditions of approval are included that require the project to comply with all applicable standards.

7) Development Advisory Committee: The Development Advisory Committee (DAC) reviewed this project on November 24, 2010. The DAC supports the proposed project with the recommended conditions in the attached resolution.

8) Appeal Procedure: In accordance with Section 16-545 of the City Code, the Planning Commission’s action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

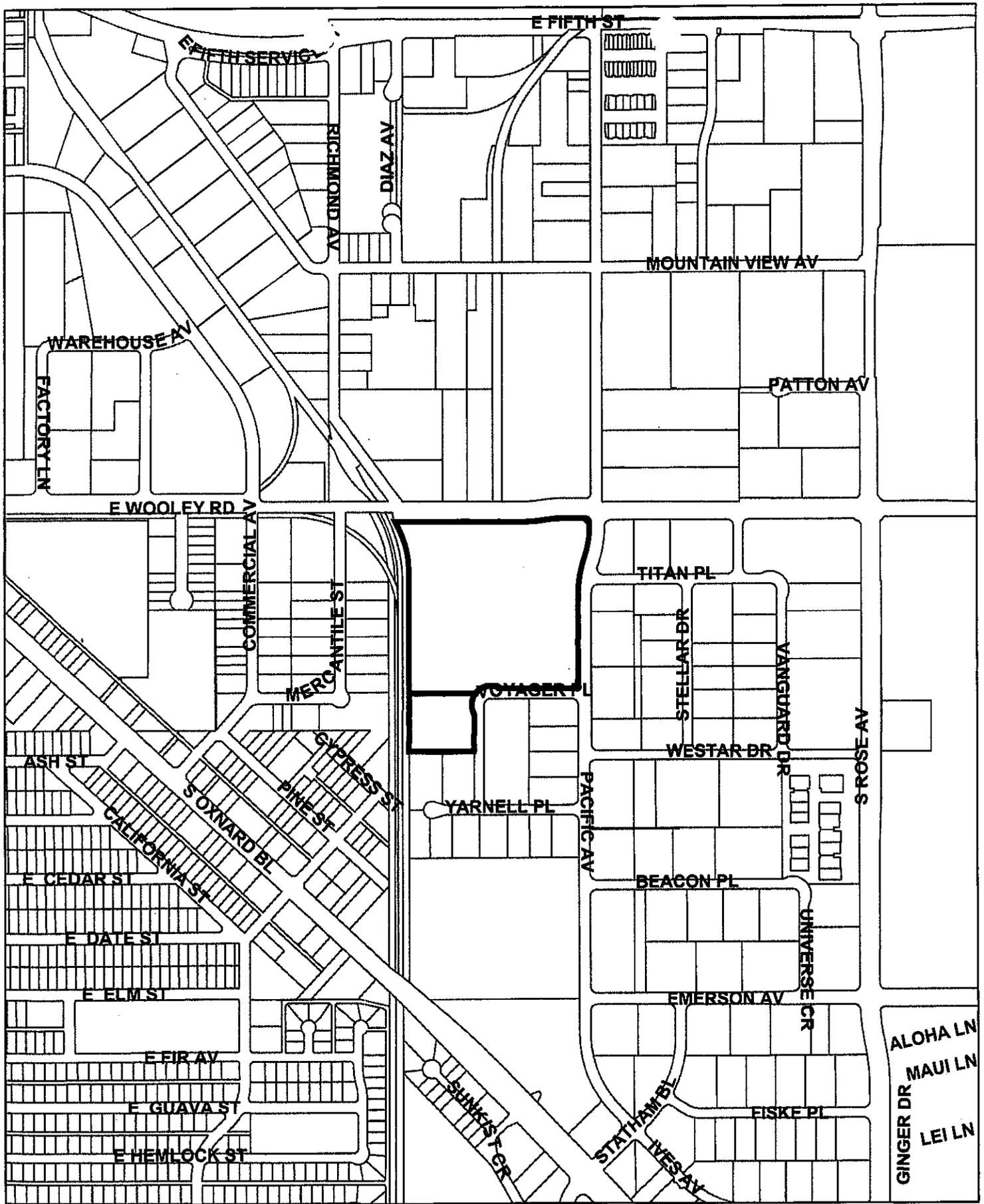
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Mitigated Negative Declaration 04-04, dated March 5, 2004
- D. Resolution

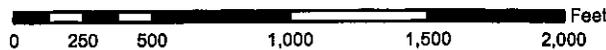
Prepared by: <u>SM</u> SM
Approved by: <u>SM</u> SM

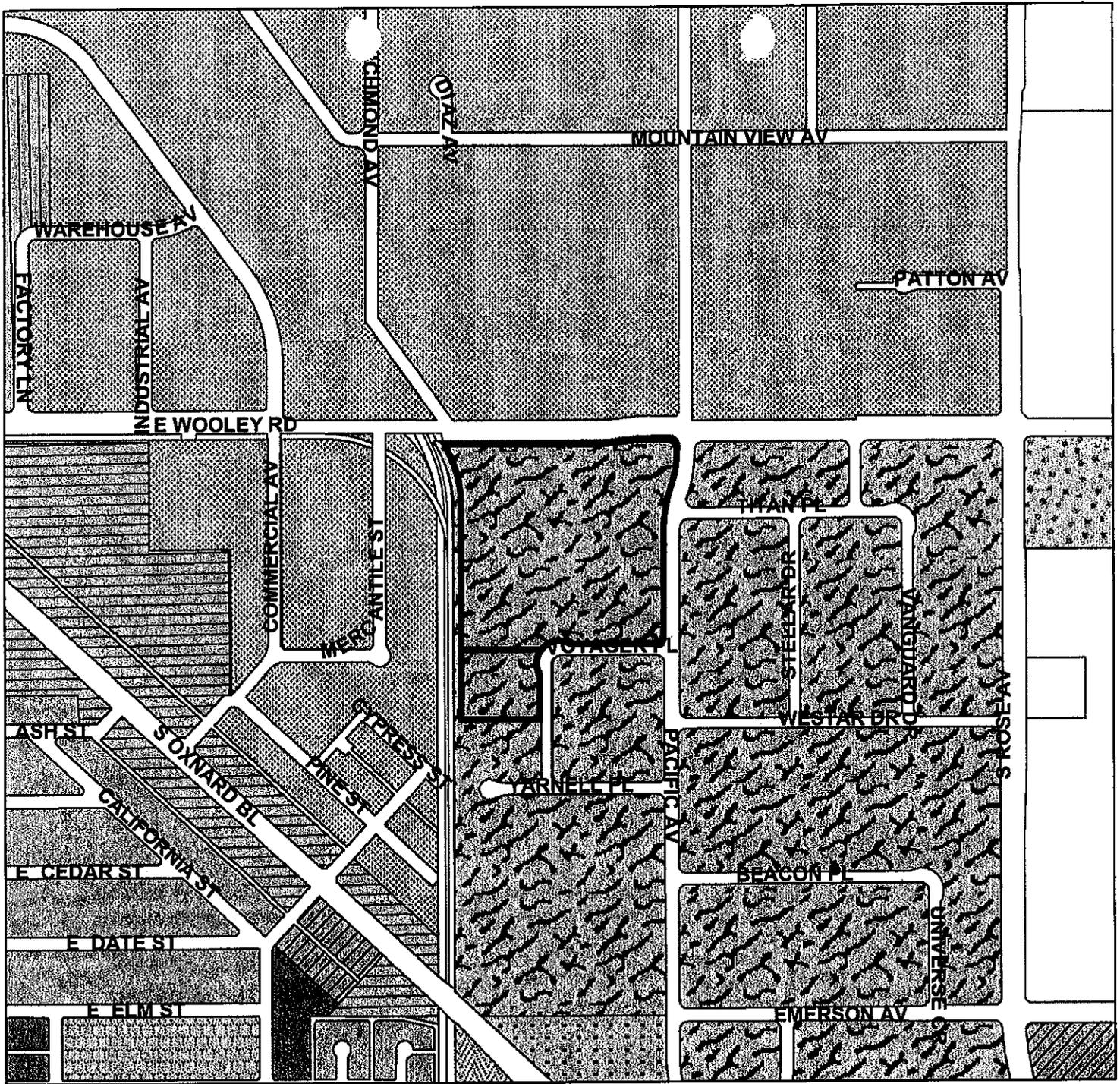
ATTACHMENT "A"

Maps (Vicinity, General Plan, Zoning)



Zoning Map

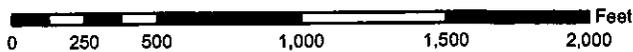




General Plan Map

Legend

-  BUSINESS & RESEARCH PARK
-  CENTRAL INDUSTRIAL AREA
-  COMMERCIAL GENERAL
-  FACTORY BUILT 1 TO 7 DU
-  INDUSTRIAL LIGHT
-  INDUSTRIAL LIMITED
-  RESIDENTIAL LOW
-  RESIDENTIAL MEDIUM
-  SCHOOL



ATTACHMENT "B"

Reduced Project Plans

KEY NOTES

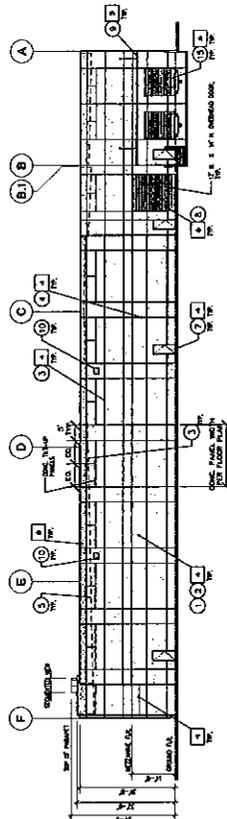
- 1 PAINTED REINFORCED CONCRETE IN-SITU PANELS. TYPICAL PANEL WALLS DOWN TO 6" BELOW LANDSCAPE FINISH GRADE. REINFORCED CONCRETE SHALL BE 4" MIN. THICK UNLESS OTHERWISE NOTED.
- 2 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
- 3 1/2" HORIZONTAL REINFORCING SEE DETAIL C/A/1
- 4 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
- 5 1/2" HORIZONTAL REINFORCING SEE DETAIL C/A/1
- 6 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
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- 8 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
- 9 1/2" HORIZONTAL REINFORCING SEE DETAIL C/A/1
- 10 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
- 11 1/2" HORIZONTAL REINFORCING SEE DETAIL C/A/1
- 12 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
- 13 1/2" HORIZONTAL REINFORCING SEE DETAIL C/A/1
- 14 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
- 15 1/2" HORIZONTAL REINFORCING SEE DETAIL C/A/1
- 16 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
- 17 1/2" HORIZONTAL REINFORCING SEE DETAIL C/A/1
- 18 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1
- 19 1/2" HORIZONTAL REINFORCING SEE DETAIL C/A/1
- 20 1/2" VERTICAL REINFORCING SEE DETAIL C/A/1

FINISHES

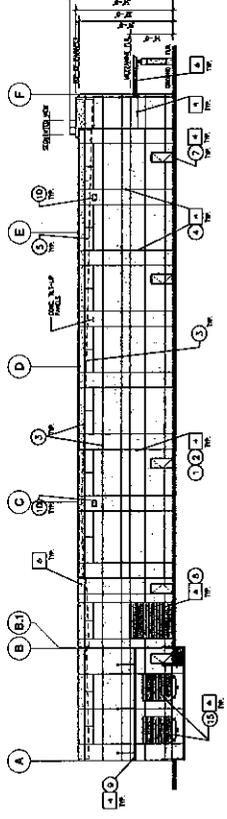
- 1 STONEWORK MASONRY CLASS: WILSON 1/4" MONOTONIC MASONRY
 2 STONEWORK MASONRY CLASS: WILSON 1/4" MONOTONIC MASONRY
 3 2" x 4" x 1/2" COMPACT AND ALUMINUM FRAME
 4 2" x 4" x 1/2" COMPACT AND ALUMINUM FRAME
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 20 2" x 4" x 1/2" COMPACT AND ALUMINUM FRAME

NOTES

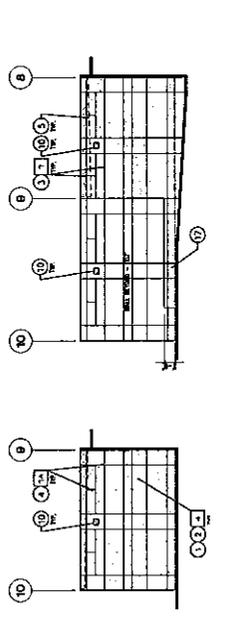
- 1 ALL FINISHES AND LAYERS PAINTED SURFACES OF WALLS SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION EQUIPMENT AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL FINISHES SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION EQUIPMENT AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
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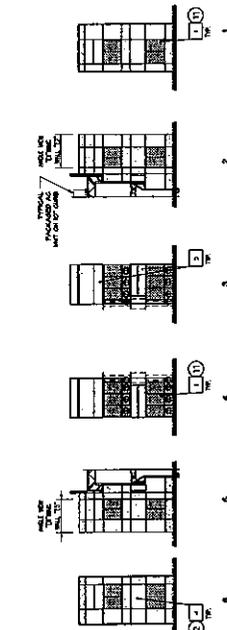
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



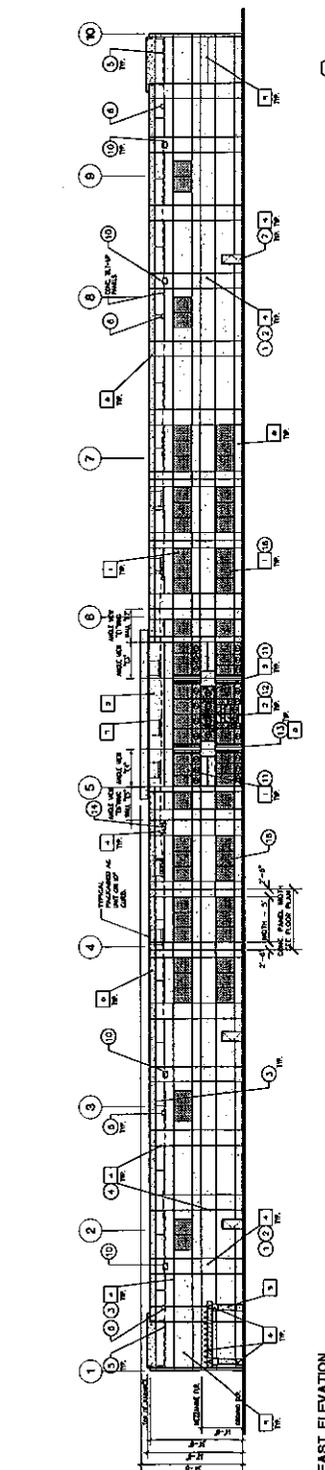
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



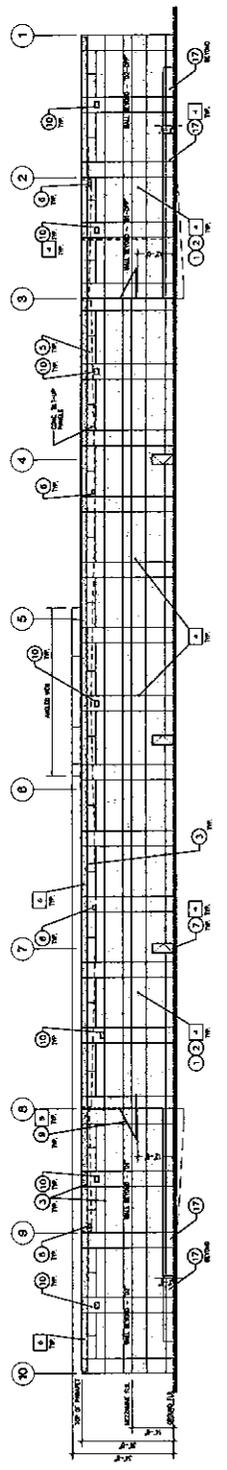
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



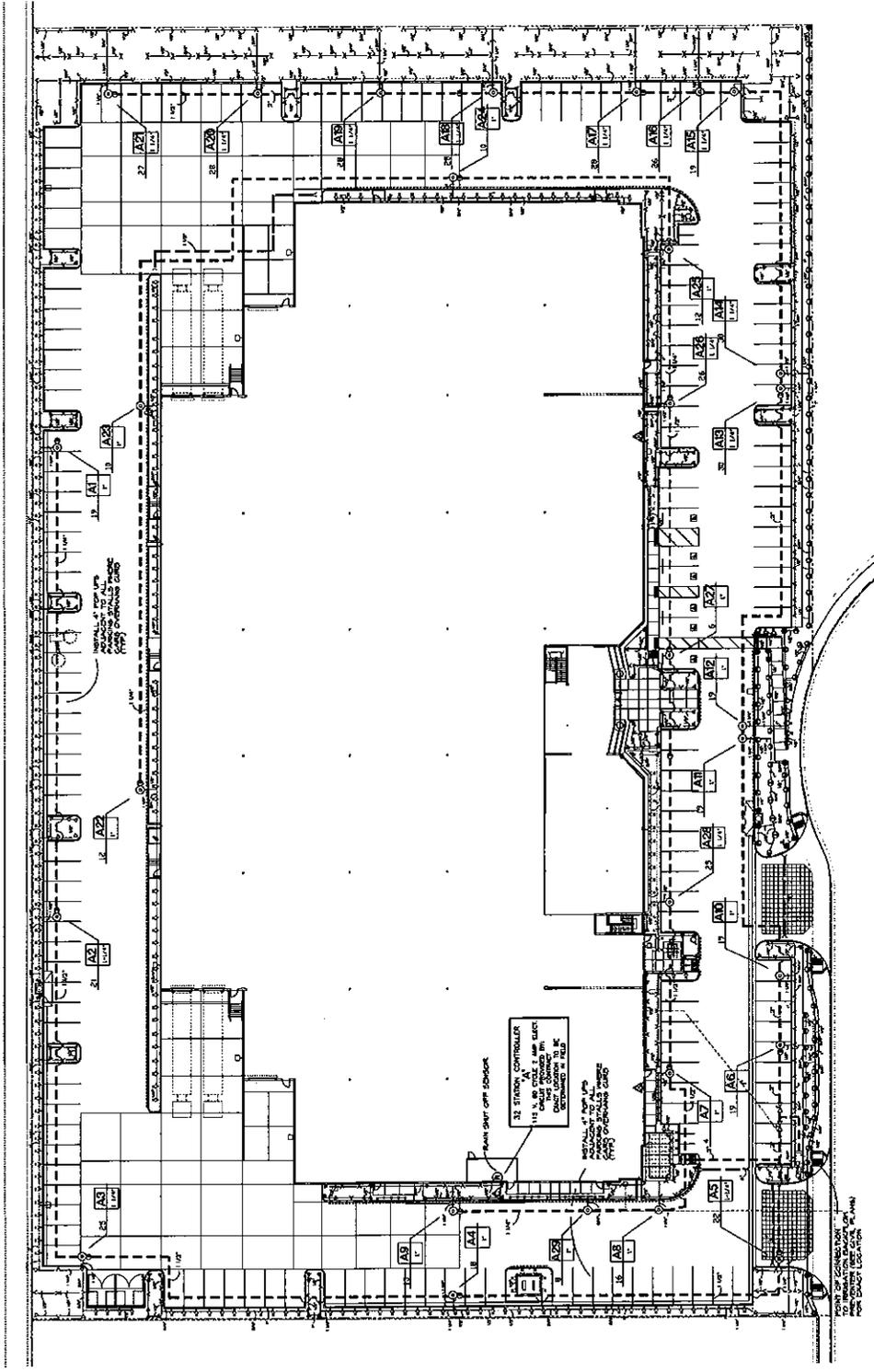
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



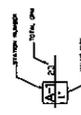
ENTRY ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION (BUILDING D)
 SCALE: 1/8" = 1'-0"



1. SEE THE GENERAL NOTES FOR THE CONTRACTOR, SUPPLIER AND INSTALLER.
2. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, WITH 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
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PIPE SCHEDULE CHART

PIPE SIZE	SCHEDULE	WALL THICKNESS
1/2"	40	0.109
3/4"	40	0.148
1"	40	0.188
1 1/2"	40	0.237
2"	40	0.294
2 1/2"	40	0.350
3"	40	0.406
3 1/2"	40	0.462
4"	40	0.518
4 1/2"	40	0.574
5"	40	0.630
5 1/2"	40	0.686
6"	40	0.742
6 1/2"	40	0.798
7"	40	0.854
7 1/2"	40	0.910
8"	40	0.966
8 1/2"	40	1.022
9"	40	1.078
9 1/2"	40	1.134
10"	40	1.190
10 1/2"	40	1.246
11"	40	1.302
11 1/2"	40	1.358
12"	40	1.414
12 1/2"	40	1.470
13"	40	1.526
13 1/2"	40	1.582
14"	40	1.638
14 1/2"	40	1.694
15"	40	1.750
15 1/2"	40	1.806
16"	40	1.862
16 1/2"	40	1.918
17"	40	1.974
17 1/2"	40	2.030
18"	40	2.086
18 1/2"	40	2.142
19"	40	2.198
19 1/2"	40	2.254
20"	40	2.310
20 1/2"	40	2.366
21"	40	2.422
21 1/2"	40	2.478
22"	40	2.534
22 1/2"	40	2.590
23"	40	2.646
23 1/2"	40	2.702
24"	40	2.758
24 1/2"	40	2.814
25"	40	2.870
25 1/2"	40	2.926
26"	40	2.982
26 1/2"	40	3.038
27"	40	3.094
27 1/2"	40	3.150
28"	40	3.206
28 1/2"	40	3.262
29"	40	3.318
29 1/2"	40	3.374
30"	40	3.430
30 1/2"	40	3.486
31"	40	3.542
31 1/2"	40	3.598
32"	40	3.654
32 1/2"	40	3.710
33"	40	3.766
33 1/2"	40	3.822
34"	40	3.878
34 1/2"	40	3.934
35"	40	3.990
35 1/2"	40	4.046
36"	40	4.102
36 1/2"	40	4.158
37"	40	4.214
37 1/2"	40	4.270
38"	40	4.326
38 1/2"	40	4.382
39"	40	4.438
39 1/2"	40	4.494
40"	40	4.550

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER & MODEL	P.S.I.	CPM	RAD. DET.	NOTES
1	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
2	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
3	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
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6	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
7	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
8	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
9	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
10	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
11	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
12	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
13	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
14	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
15	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
16	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
17	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
18	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
19	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
20	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
21	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
22	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
23	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
24	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
25	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
26	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
27	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
28	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
29	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
30	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
31	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
32	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
33	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
34	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
35	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
36	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
37	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
38	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
39	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"
40	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE	40	1/2"	1/2"	1/2"

NOTES:
1. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
2. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
3. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
4. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
5. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
6. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
7. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
8. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
9. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.
10. ALL VALVES SHALL BE 1/2" NPT, 90 DEGREE, BRASS, BALL VALVE HANDLE.

POINT OF CONNECTION FOR SERVICE CONNECTIONS TO BE SHOWN ON PLAN

ATTACHMENT "C"

Mitigated Negative Declaration 04-04
Dated March 5, 2004



Planning & Environmental Services Division
305 West Third Street
Oxnard, CA 93030
805/385-7858
FAX 805/385-7417

INITIAL STUDY NEGATIVE DECLARATION 04-04

Triliad Development Site
Special Use Permit No. 04-500-2 and
Tentative Parcel Map No. 04-300-2

Southwest Corner of Wooley Road & Pacific Avenue
~~February 4, 2004~~ March 5, 2004

Introduction

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

1. Provide the Lead Agency (i.e., the City of Oxnard) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration;
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
3. Assist the preparation of an EIR, if one is required, by:
 - Focusing the EIR on the effects determined to be significant;
 - Identifying the effects determined not to be significant;
 - Explaining the reasons why potentially significant effects would not be significant; and
 - Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs; and
7. Determine whether a previously prepared EIR could be used with the project.

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

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

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

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

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

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

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

CITY OF OXNARD

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Triliad Development Site
2. Lead Agency Name and Address: City of Oxnard, Planning & Environmental Services Division, 305 West Third Street, Oxnard, CA 93030
3. Contact Person and Phone Number: Sue Martin, AICP, Senior Planner (805) 385-8207
4. Project Location: Southwest corner of Wooley Road & Pacific Avenue
5. Project Applicant Name and Address: Triliad Development Inc., 270 Conejo Ridge, Suite 200, Thousand Oaks, CA 91361.
6. General Plan Designation: Limited Industrial
7. Zoning: M-L-PD (Limited Manufacturing, with Planned Development Additive Zone)
8. Description of Project: A request for a special use permit (PZ 04-500-2) to construct three new buildings, totaling approximately ~~273,557~~ 291,038 square feet of floor area. The anticipated uses will include office, warehouse and manufacturing, to be conducted within the building areas. The project is within the Channel Island Business Park and encompasses 22.61 acres of land. The subject site is currently comprised of two separate parcels, and a tentative parcel map (PZ 04-300-2) is also requested to subdivide the subject site into four future parcels. One structure will be located on each proposed parcel, with one vacant parcel. In total, the three proposed buildings will include nearly ~~54,711~~ 58,207 square feet for manufacturing, ~~187,478~~ 174,624 square feet for warehousing, and about ~~31,368~~ 58,207 square feet for office.
9. Surrounding Land Uses and Setting: The project site is currently vacant, and is surrounded by on all sides by existing industrial buildings. Railroad tracks run along the western project boundary.
10. Other agencies whose approval may be required (e.g., permits, financing approval, or participating agreement): none

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Susan L. Martin, AICP

Print Name

February 4, 2004 March 5, 2004

Date

Senior Planner

Title

EVALUATION OF ENVIRONMENTAL IMPACTS

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

A. AESTHETICS

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

Discussion:

- 1-3) The project site is bound by Wooley Road, which is part of the City's Scenic Highway System, as shown in Figure VIII-9 of the 2020 General Plan. While the proposed development occurs at a highly visible location, this type of development at this location has been anticipated as part of the 2020 General Plan. **Therefore, impacts to scenic vistas and/or scenic resources are expected to be less than significant.**
- 4) Construction of the proposed buildings would alter the aesthetic character of the area. In addition, the project will create new light and glare due to development on the now vacant parcels. With the imposition of standard conditions for cut-off type light fixtures, such impacts are expected to be adverse but less than significant. The proposed building is similar in design to other buildings already completed within the Channel Islands Business Park, and the project site has been anticipated for industrial development. As part of the conditions of approval for this project, onsite lighting shall be required to comply with the City's requirements regarding land use compatibility, reduction of light spillover and avoiding the creation of hazards for motorists. **With the inclusion of the mitigation measures, impacts to aesthetics would be reduced to less than significant.**

Mitigation: The following mitigation measures shall apply:

- A-1. 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 and Environmental Services Manager.

- A-2. 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.

Monitoring: Prior to issuance of building permits, the applicant shall provide details of the lighting plan and fixtures as part of the construction plans. The applicant shall provide cut sheets of all exterior light fixtures to be installed onsite.

Result after mitigation: Upon implementation of the above mitigation measure, the project will not result in any residual significant adverse effects on the environment related to aesthetic issues. **No further monitoring needed.**

B. AGRICULTURAL RESOURCES*

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

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

Discussion:

- 1-3) The subject site is currently vacant, and does not involve any existing or anticipated agricultural uses. **Therefore, no impacts to agricultural resources are anticipated.**

Mitigation: No mitigation measures are required or proposed.

C. AIR QUALITY*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Expose sensitive receptors to substantial pollutant concentrations? (FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Create objectionable odors affecting a substantial number of people? (FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

1-5) The subject site is not considered to be in conflict with the Air Quality Management Plan. Nor is the project likely to create any objectionable odors. Development of Parcel C is not currently proposed as part of this project. However, potential build-out of the vacant parcels must be taken into consideration as part of the tentative map request. At maximum build-out under the General Plan (45% lot coverage), it is estimated that a 139,036 square foot building could be placed on Parcel C, which comprises 308,969 square feet of area. Using the same land use breakdown as the proposed buildings, the uses on Parcel C would include 20% office (27,807 square feet), 20% manufacturing (27,807 square feet), and 60% warehouse (83,422 square feet). Therefore, total build-out of the tentative map would include 430,074 square feet of floor area, distributed as follows: office (86,014 square feet), manufacturing (86,014 square feet), and warehousing (258,046 square feet).

Short-term impacts: Short-term impacts to air quality will likely result from grading and other construction activities associated with the project, such as earth-moving and heavy equipment vehicle operations. The proposed

project could potentially expose construction workers to pollutants and excessive amounts of air-borne matter. Mitigation measures identified in the City's *Initial Study Assessment Threshold Guidelines* (February 1995) should be included as part of project approval. **With the inclusion of the mitigation measures, impacts to short-term air quality would be reduced to less than significant.**

Long-term impacts: Anticipated long-term impacts of the proposed project will be attributed by the increased traffic associated with the proposed development. Project-specific air quality emissions were analyzed using the URBEMIS 2002 for windows 7.4.2, computer modeling program. With ~~31,370~~ 86,014 square feet of office, ~~187,480~~ 258,046 square feet of warehouse, and ~~54,710~~ 86,014 square feet of manufacturing uses entered into the program, the project is anticipated to generate a total of ~~17.28~~ 26.61 pounds per day (ppd) of reactive organic compounds (ROC) emissions and ~~30.29~~ 38.09 ppd of nitrogen oxide (NOx) emissions. The City's adopted threshold for ROC and NOx emissions is 25 ppd. The proposed project exceeds the significance threshold by ~~5.29~~ 13.09 ppd NOx. Emissions that exceed the threshold may be mitigated with the "buy-down" of emissions through a contribution to the City's Transportation Demand Management (TDM) Program. It is assumed that the new facilities would operate 312 days per year (i.e. six days a week). The fee for this project is calculated for Target Year 2004 in accordance with the Ventura County Air Quality Assessment Guidelines, as follows:

YEAR 1 =	$5.29 \times 8.82 \times 365 =$	\$ 17,030.10	
			+ \$ 681.20 (4% inflation)
YEAR 2 =		\$ 17,711.30	
			+ \$ 708.45 (4% inflation)
YEAR 3 =		\$ 18,419.75	
TOTAL TDM fee (YEAR 1 + 2 + 3) =		\$53,161.15	
YEAR 1 =	$13.09 \times 8.47 \times 312 =$	\$ 34,592.16	
			+ \$ 1,383.69 (4% inflation)
YEAR 2 =		\$ 35,975.85	
			+ \$ 1,439.03 (4% inflation)
YEAR 3 =		\$ 37,414.88	
TOTAL TDM fee (YEAR 1 + 2 + 3) =		\$107,982.89	

With the inclusion of the mitigation measures, long-term air quality impacts would be reduced to less than significant.

Mitigation: The following mitigation measures shall apply:

- C-1. The City shall require all construction equipment to be maintained and tuned to meet appropriate EPA and CARB emissions requirements. At such time as new emission control devices or operational modifications are found to be effective, such devices or operational modifications shall be required on all construction equipment operating pursuant to City permits.
- C-2. During smog season (May through October), the construction period should be lengthened so as to minimize the number of vehicles and equipment operating at the same time.

- C-3. To minimize dust and air emissions from construction activities, dust suppression measures, including but not limited to the following, shall be incorporated:
 - a. Watering all excavated material to prevent wind erosion while it is on-site or being moved;
 - b. Periodic watering of construction sites or use of APCD approved dust suppression compounds that bind with the surface layers of soil and prevent soil particles from being eroded;
 - c. Controlling the number and activity of vehicles on site at any given time;
 - d. Seeding areas to be left inactive for a long enough period to secure the soil, limiting the area excavated at any given time;
 - e. Limiting on-site vehicle traffic to 15 miles per hour; and
 - f. Sweeping streets adjacent to the construction site to remove dust caused by the construction activities.
- C-4. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.
- C-5. All trucks that will haul excavated or graded material off-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- C-6. Developer shall mitigate air quality emissions that exceed the City's threshold of significance (i.e. 25 ppd ROC or NOx) through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected prior to building permit issuance. Should the use(s) be modified, such fees shall be recalculated at the time of permit issuance for the modified use(s), and any subsequent emission changes shall be assessed accordingly. (PL/DS)

Monitoring: Planning staff shall check all plans prior to permit issuance to ensure that the above measures are incorporated into the project. The Building Official, or designee, shall monitor all applicable measures in the field until construction is completed.

Result after mitigation: Upon implementation of the above mitigation measure, the project will not result in any residual significant adverse effects on the environment related to air quality issues. **No further monitoring needed.**

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (2020 General Plan, VII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations; or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (2020 General Plan, VII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (2020 General Plan, VII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (2020 General Plan, VII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (2020 General Plan, VII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (2020 General Plan, VII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-6) The City's General Plan does not identify the project site as containing or having the potential for containing any significant biological resources identified as historically important (General Plan Figure VII-8 and VII-9). In addition, the proposed project is consistent with the type of development anticipated at this location by the City's 2020 General Plan. **Therefore, no adverse impacts to biological resources are expected.**

Mitigation: No mitigation measures are required or proposed.

E. CULTURAL RESOURCES

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

Discussion:

1-4) The City lies entirely on the Oxnard Plain and is part of the California cultural area. This area has had a long habitation, dating back thousands of years, and includes occupation by the Chumash Indians and influence from the Spanish/Mexican culture. According to the 2020 General Plan, the subject property is considered to have a low potential for the discovery of any archaeological or paleontological resources. However, the nature of previously recorded and discovered archaeological and ethnographic resources in the area and the expressed concerns of the Native American community for the entire City warrant onsite monitoring during grading activities in the event an unexpected find occurs. **With the inclusion of the mitigation measures, potential impacts to cultural resources will be reduced to less than significant.**

Mitigation: The following mitigation measures shall apply:

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

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

- E-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 monthly report to the Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning and Environmental Services 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 permits.

Monitoring: Planning staff will review the Phase I study and the Native American monitoring contract prior to issuance of any building permits. Development Services shall monitor onsite construction activities, as necessary.

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

F. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? Refer to Division of Mines and Geology Special Pub. 42. (2020 General Plan, VIII-Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Strong seismic ground shaking? (2020 General Plan, VIII - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Seismic-related ground failure, including liquefaction? (2020 General Plan, VIII - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Landslides? (2020 General Plan, VIII - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>3.2.</u> Result in substantial soil erosion, or the loss of topsoil? (2020 General Plan, VIII - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

F. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
<p><u>4.3.</u> Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (2020 General Plan, VIII - Safety Element; FEIR 88-3, 4.8 - Earth Resources)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>5.4.</u> Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (2020 General Plan, VIII - Safety Element; FEIR 88-3, 4.8 - Earth Resources)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-4) There are no known active faults within the City. There are a number of potentially active/active faults in the region including the Oak Ridge, Pitas Point-Ventura, Anacapa and Malibu Coast faults however; they are located 1.5 to 10 miles from the City. Through the plan check process, the City's Development Services Division requires the submittal and approval of a soils, geologic and structural evaluation report prepared by a registered soils engineer and/or structural engineer for all new development.

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

Mitigation: The following mitigation measures shall apply:

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

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

Result after Mitigation: Upon implementation of the above mitigation measure, the project will not result in any residual significant adverse effects on the environment related to geophysical issues. **No further monitoring needed.**

G. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? (2020 General Plan, VIII - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (2020 General Plan, VIII - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (2020 General Plan, VIII - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (2020 General Plan, VIII - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (2020 General Plan, VIII - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (2020 General Plan, VIII - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (2020 General Plan, VIII - Safety Element; City of Oxnard Emergency Preparedness Plan and Response Manual)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (2020 General Plan, VIII - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-8) The proposed development consists of an industrial land use with ancillary office use. Project construction will be required to meet City Standards and Uniform Building and Fire Codes. There are no significant adverse risks of explosion, potential health hazards, or contact with hazardous materials associated with the proposed project. **Therefore, no impacts to hazards or hazardous materials are expected.**

Mitigation: No mitigation measures are required or proposed.

H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/ Conservation Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/ Conservation Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/Conservation Element, VIII - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in substantial erosion or siltation on- or off-site? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/Conservation Element, VIII - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/Conservation Element, VIII - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Otherwise substantially degrade water quality? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/Conservation Element, VIII - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/Conservation Element, VIII - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/Conservation Element, VIII - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/Conservation Element, VIII - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Inundation by seiche, tsunami, or mudflow? (2020 General Plan, VIB - Public Facilities Element, VII - Open Space/Conservation Element, VIII - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1-6) There are no surface water bodies or wetlands in the project vicinity which could be affected by the proposed development. However, development of the existing 100% pervious site will place increased demands on the City's water resources. The existing absorption rates, drainage patterns, and runoff rates of the now vacant land will also be affected by the proposed project. Buildout of the project will increase the surface runoff in the area and into nearby storm drains. Such runoff has been anticipated by the 2020 General Plan, and the necessary public improvements are in place to handle the increased surface runoff. In addition, the project will be required to comply with the National Pollutant Discharge Elimination System (NPDES) requirements for discharge of surface runoff. **Therefore, with the inclusion of standard conditions for this project, no adverse impacts to water quality are anticipated.**
- 7-10) The project site is not located within the 100-year flood plain. No other risks concerning seiche, tsunami, or mudflows are identified for the proposed project. **Therefore, no adverse impacts are expected for these risks.**

Mitigation: No mitigation measures are required or proposed.

I. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Physically divide an established community? (2020 General Plan, V - Land Use Element; FEIR 88-3, 4.1 - Land Use)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. LAND USE AND PLANNING

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

Discussion:

1-3) The City's 2020 General Plan designates the project site for limited industrial development. The proposed development is consistent with the zoning and general plan designations and applicable general plan policies. The proposed project would not divide any established community nor does the project site include any habitat conservation plan. Any uses proposed by prospective tenants would be required to comply with the standards of the M-L-PD zone. **Therefore, no impacts to land use and planning are anticipated.**

Mitigation: No mitigation measures are required or proposed.

J. MINERAL RESOURCES

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

Discussion:

1-2) Development of the subject site would increase the rate of consumption of fuel and other energy sources. During construction, energy resources would be necessary for onsite building activities, equipment operations, and transport vehicles bring supplies to the site and hauling waste and debris offsite. After construction, necessary

energy resources might include gasoline for project vehicle trips, natural gas for heating and cooling, and electrical service for lighting. The proposal does not create any unique demand on the resources described above. In addition, the proposed industrial development has been anticipated and is considered to be consistent with the 2020 General Plan. Therefore, no impacts on natural and mineral resources are expected.

Mitigation: No mitigation measures are required or proposed.

K. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (2020 General Plan, IX - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (2020 General Plan, IX - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (2020 General Plan, IX - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? (2020 General Plan, IX - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (2020 General Plan, IX - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

K. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
6. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (2020 General Plan, IX - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-6) The subject site is presently vacant and any new development will increase noise levels onsite. The General Plan identifies the project site and vicinity to be located within the 60 CNEL Noise Contour in the year 2020. Grading and construction activities will result in a temporary increase in noise levels. No outdoor uses are permitted as part of the proposed development, and the anticipated use of the building is not expected to generate high levels of noise. **Therefore, no impacts to noise are anticipated to be less than significant.**

Mitigation: No additional mitigation measures are required or proposed.

L. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an extension of roads or other infra-structure)? (2020 General Plan, IV - Growth Management Element, V - Land Use Element, XIII - Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (2020 General Plan, IV - Growth Management Element, V - Land Use Element, XIII - Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (2020 General Plan, IV - Growth Management Element, V - Land Use Element, XIII - Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-3) The proposed development of vacant land does not include the displacement of any residential units. The proposed industrial building is located within the Channel Islands Business Park, and does not represent an inducement for additional growth. The employment opportunities created by this development are considered to be a beneficial impact. Therefore, no impacts to population and housing are expected to be less than significant.

Mitigation: No mitigation measures are required or proposed.

M. PUBLIC SERVICES*

Would the project result in substantial adverse physical impacts to the following:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Fire protection? (2020 General Plan, VIB - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection? (2020 General Plan, VIB - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Schools? (2020 General Plan, VIB - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Parks? (2020 General Plan, VIB - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other public facilities? (2020 General Plan, VIB - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Discussion:

1-2) The City's General Plan indicates that the current staffing ration of police officers to population should be maintained to provide adequate police service as the City's population increases. The City will continue to monitor the need for additional public facilities and/or personnel as part of the Five-Year Development Plan. Through this action, the City would ensure that police services are available to serve the proposed project and cumulative development. The increase in the tax base generated by cumulative projects would help fund necessary police service expansion within the City. Therefore, impacts to fire and police services are considered to be less than significant.

3-4) Water service to this area is currently provided by Calleguas Municipal Water District. The project site is within the service areas covered by Southern California Edison Company (electricity), The Gas Company (natural gas), and GTE California (communications). Since the proposed development does not involve the construction of any residential units, no impacts to parks and schools are anticipated.

5) The proposed project would contribute to the general wear and tear of various public facilities, including roadways, storm drainage system, and water and wastewater infrastructures. In order to mitigate the wear and tear caused by the proposed project, the City requires developers of new projects to pay the following development fees: Planned Traffic Circulation System Facilities Fees (Traffic Impact); Planned Water Facilities Fee; Planned Wastewater Facilities Fee; Planned Drainage Facilities Fee; and Growth Requirement Capital Fee. Furthermore, the

maintenance and development of the water facilities under the jurisdiction of the Calleguas Municipal Water District (CMWD) are provided for through a Capital Construction Charge. **Therefore, impacts to public facilities are considered to be less than significant.**

Mitigation: No mitigation measures are required or proposed.

N. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (2020 General Plan, XII - Parks and Recreation Element; FEIR 88-3, 4.12 - Aesthetic Resources, 4.13 - Parks and Recreation Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (2020 General Plan, XII - Parks and Recreation Element; FEIR 88-3, 4.12 - Aesthetic Resources, 4.13 - Parks and Recreation Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-2) The project does not propose or involve any parkland or other public facilities. In addition, because the project is expected to draw primarily from the existing, local employment pool, no significant demands on the existing recreational system are expected. **Therefore, no impacts to recreation are anticipated.**

Mitigation: No mitigation measures are required or proposed.

O. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (2020 General Plan, VIA - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

O. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? (2020 General Plan, VIA - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (2020 General Plan, VIA - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2020 General Plan, VIA - Circulation Element; FEIR 88-3, 4.3 - Transportation/ Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Result in inadequate emergency access? (2020 General Plan, VIA - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Result in inadequate parking capacity? (Zone Ordinance - Parking Regulations and Parking Lot Design Standards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Bicycle Facilities Master Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1-2) According to the URBEMIS 2002, version 7.4.2, computer modeling program, the proposed project will generate approximately ~~1,775~~ 2,793 average daily vehicle trips (ADT). To address potential cumulative traffic impacts, the City of Oxnard and the County of Ventura have an agreement pertaining to cumulative traffic fees in which applicants are required to pay applicable City and County traffic fees at the time of permit issuance. This is a standard condition of approval and would be included as part of the approval of this project. **Therefore, with the inclusion of standard conditions of approval, no significant impacts to traffic levels are anticipated.**
- 3-5) The project roads are designed to meet City engineering standards, and no safety issues have been identified. Access into the development will be provided from Pacific Avenue, Voyager Place, and Mariner Drive. As these entries will not be gated, emergency response and access onsite will not be subject to any delays. **Therefore, no adverse impacts to access or design are anticipated.**

6-7) The proposed development includes a total building area of ~~273,557~~ 291,038 square feet for manufacturing, warehouse, and office uses. In accordance with the City's parking standards manufacturing use is to provide 1 parking space per 500 square feet of area, and offices are required to provide 1 parking space per 250 square feet of area. Warehouse use must include 1 parking space per 1,000 square feet of area for the first 20,000 square feet, 1 space per 2,000 square feet for the second 20,000 square feet, and 1 space per 4,000 square feet for such areas in excess of 40,000 square feet. A summary of the required and proposed parking is provided as follows:

Building A

<i>Proposed Use</i>	<i>Standard</i>	<i>Spaces Required</i>
Manufacturing (17,303 SF)	1/500 SF	35
Office (8,652 SF)	1/250 SF	35
Warehouse (20,000 SF)	1/1,000 SF	20
Warehouse (20,000 SF)	1/2,000 SF	10
Warehouse (20,563 SF)	1/4,000 SF	5

Total required parking = 105 spaces
 Total proposed parking = 196 spaces (includes 6 handicap, 8 motoreycle)

Building B

<i>Proposed Use</i>	<i>Standard</i>	<i>Spaces Required</i>
Manufacturing (20,061 SF)	1/500 SF	40
Office (14,042 SF)	1/250 SF	56
Warehouse (20,000 SF)	1/1,000 SF	20
Warehouse (20,000 SF)	1/2,000 SF	10
Warehouse (26,200 SF)	1/4,000 SF	7

Total required parking = 133 spaces
 Total proposed parking = 221 spaces (includes 6 handicap, 8 motoreycle)

Building D

<i>Proposed Use</i>	<i>Standard</i>	<i>Spaces Required</i>
Manufacturing (17,347 SF)	1/500 SF	35
Office (8,674 SF)	1/250 SF	35
Warehouse (20,000 SF)	1/1,000 SF	20
Warehouse (20,000 SF)	1/2,000 SF	10
Warehouse (20,715 SF)	1/4,000 SF	5

Total required parking = 105 spaces
 Total proposed parking = 196 spaces (includes 6 handicap, 8 motoreycle)

Building A

<i>Proposed Use</i>	<i>Standard</i>	<i>Spaces Required</i>
Manufacturing (18,908 SF)	1/500 SF	38
Office (18,908 SF)	1/250 SF	76
Warehouse (20,000 SF)	1/1,000 SF	20
Warehouse (20,000 SF)	1/2,000 SF	10
Warehouse (16,725 SF)	1/4,000 SF	4

Total required parking = 148 spaces
Total proposed parking = 201 spaces (includes 6 handicap, 8 motorcycle)

Building B

<u>Proposed Use</u>	<u>Standard</u>	<u>Spaces Required</u>
Manufacturing (21,551 SF)	1/500 SF	43
Office (21,551 SF)	1/250 SF	86
Warehouse (20,000 SF)	1/1,000 SF	20
Warehouse (20,000 SF)	1/2,000 SF	10
Warehouse (24,654 SF)	1/4,000 SF	6

Total required parking = 165 spaces
Total proposed parking = 220 spaces (includes 6 handicap, 8 motorcycle)

Building D

<u>Proposed Use</u>	<u>Standard</u>	<u>Spaces Required</u>
Manufacturing (17,748 SF)	1/500 SF	36
Office (17,748 SF)	1/250 SF	71
Warehouse (20,000 SF)	1/1,000 SF	20
Warehouse (20,000 SF)	1/2,000 SF	10
Warehouse (13,244 SF)	1/4,000 SF	3

Total required parking = 140 spaces
Total proposed parking = 184 spaces (includes 6 handicap, 8 motorcycle)

As indicated above, the project proposes to provide sufficient parking for the proposed uses. As more than adequate parking is provided per the Parking Regulations, no adverse impacts to parking are anticipated.

Mitigation: No mitigation measures are required or proposed.

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (2020 General Plan, VIB - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (2020 General Plan, VIB - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

P. UTILITIES AND SERVICE SYSTEMS

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

Discussion:

1-7) The proposed project represents additional demand on utilities and services systems, which has been anticipated in the specific plan build-out scenario. Water service to this area is currently provided by Calleguas Municipal Water District. The project site is within the service areas covered by Southern California Edison Company (electricity), The Gas Company (natural gas), and GTE California (communications). It is expected that this project can be served without adversely affecting existing services. However, any comments by the affected utilities are welcomed and will be incorporated into the project accordingly. **Therefore, impacts to utilities and service systems are considered to be less than significant.**

Mitigation: No mitigation measures are required or proposed.

Q. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable (<i>"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects</i>)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

SUMMARY OF MITIGATION MEASURES INCORPORATED INTO THE PROJECT

Aesthetics

- A-1. 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 and Environmental Services Manager.
- A-2. 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.

Air Quality

- C-1. The City shall require all construction equipment to be maintained and tuned to meet appropriate EPA and CARB emissions requirements. At such time as new emission control devices or operational modifications are found to be effective, such devices or operational modifications shall be required on all construction equipment operating pursuant to City permits.
- C-2. During smog season (May through October), the construction period should be lengthened so as to minimize the number of vehicles and equipment operating at the same time.
- C-3. To minimize dust and air emissions from construction activities, dust suppression measures, including but not limited to the following, shall be incorporated:
- Watering all excavated material to prevent wind erosion while it is on-site or being moved;
 - Periodic watering of construction sites or use of APCD approved dust suppression compounds that bind with the surface layers of soil and prevent soil particles from being eroded;
 - Controlling the number and activity of vehicles on site at any given time;
 - Seeding areas to be left inactive for a long enough period to secure the soil, limiting the area excavated at any given time;
 - Limiting on-site vehicle traffic to 15 miles per hour; and
 - Sweeping streets adjacent to the construction site to remove dust caused by the construction activities.
- C-4. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.
- C-5. All trucks that will haul excavated or graded material off-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
- C-6. Developer shall mitigate air quality emissions that exceed the City's threshold of significance (i.e. 25 ppd ROC or NOx) through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality

Assessment Guidelines, as amended. Such fee shall be collected prior to building permit issuance. Should the use(s) be modified, such fees shall be recalculated at the time of permit issuance for the modified use(s), and any subsequent emission changes shall be assessed accordingly. (PL/DS)

Cultural Resources

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

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

- E-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 monthly report to the Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning and Environmental Services 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 permits.

Geology and Soils

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

ADDITIONAL REFERENCES

1. California, State of, Air Resources Board, *URBEMIS 2002 Program, version 7.4.2*.
2. California, State of, Governor's Office, Office of Planning and Research, Office of Permit Assistance, *Hazardous Waste and Substances Sites - List Pursuant to AB 3750*, current edition.
3. California, State of, Office of Planning and Research, *California Environmental Quality Act Statutes*, Sacramento, California: January 1, 2002.
4. California, State of, Office of Planning and Research, *Guidelines for Implementation of the California Environmental Quality Act*, Sacramento, California: February 1, 2001.
5. California, State of, Office of Planning and Research, *Planning Zoning and Development Laws*, November 2000.
6. City of Oxnard, *The Municipal Code of the City of Oxnard - Zoning Ordinance*, current edition.
7. City of Oxnard, Development Services Department, Planning Division, *Zone Maps*, current edition.
8. City of Oxnard, Fire Department, *Fire Protection Planning Guide*, January 1990.
9. Ventura County Air Pollution Control District, *Air Quality Management Plan*, current edition.
10. Ventura County Air Pollution Control District, *Ventura County Air Quality Assessment Guidelines*, October 2003.
11. Institute of Transportation Engineers, *Trip Generation Manual*, Sixth Edition, Washington, DC, 1997.
12. United States Federal Emergency Management Agency, National Flood Insurance Program, *FIRM Flood Insurance Rate Maps for the City of Oxnard*, October 1985.
13. City of Oxnard, Public Works Department, *Master Sewer Plan*, current edition.
14. City of Oxnard, Public Works Department, *Master Drainage Plan*, current edition.
15. City of Oxnard, Public Works Department, *Master Water Plan*, current edition.
16. California State University - Fullerton South Central Coastal Information Center, *California Historical Resources Information System*, Department of Anthropology, Fullerton, California.
17. Ventura County Airport Land Use Commission, *Oxnard Airport Master Land Use Plan*, 1990.

URBEMIS 2002 For Windows 7.4.2

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Triliad Buildout.urb
Project Name: triliad site
Project Location: Ventura County
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	0.41	2.20	2.63	0.00	0.01

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	26.20	35.89	287.37	0.25	24.67

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	26.61	38.09	290.00	0.25	24.68

URBEMIS 2002 For Windows 7.4.2

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Triliad Buildout.urb
 Project Name: triliad site
 Project Location: Ventura County
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
 (Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)					
Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.16	2.18	0.87	-	0.00
Wood Stoves - No summer emissions					
Fireplaces - No summer emissions					
Landscaping	0.25	0.02	1.75	0.00	0.01
Consumer Prdcts	0.00	-	-	-	-
TOTALS(lbs/day,unmitigated)	0.41	2.20	2.63	0.00	0.01

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
General office building	11.15	16.92	136.32	0.12	11.76
Warehouse	11.27	14.06	111.29	0.09	9.47
Manufacturing	3.78	4.91	39.76	0.03	3.44
TOTAL EMISSIONS (lbs/day)	26.20	35.89	287.37	0.25	24.67

Does not include correction for passby trips.

Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2004 Temperature (F): 75 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Total Trips
General office building	13.74 trips / 1000 sq. ft.	86.01	1,181.83
Warehouse	5.03 trips / 1000 sq. ft.	258.05	1,297.97
Manufacturing	3.64 trips / 1000 sq. ft.	86.01	313.09

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	56.10	2.70	96.80	0.50
Light Truck < 3,750 lbs	15.10	4.60	92.70	2.70
Light Truck 3,751- 5,750	15.60	2.60	96.20	1.20
Med Truck 5,751- 8,500	6.90	2.90	94.20	2.90
Lite-Heavy 8,501-10,000	1.00	0.00	80.00	20.00
Lite-Heavy 10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy 14,001-33,000	1.00	10.00	20.00	70.00
Heavy-Heavy 33,001-60,000	0.80	0.00	12.50	87.50
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.60	87.50	12.50	0.00
School Bus	0.20	0.00	0.00	100.00
Motor Home	1.30	15.40	76.90	7.70

Travel Conditions

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

% of Trips - Commercial (by land use)

General office building	35.0	17.5	47.5
Warehouse	2.0	1.0	97.0
Manufacturing	48.0	24.0	28.0

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

Changes made to the default values for Operations

ATTACHMENT "D"

Resolution

RESOLUTION 2011-[PZ 10-500-10]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 10-500-10 (SPECIAL USE PERMIT) FOR CONSTRUCTION OF A 90,414 SQUARE FOOT INDUSTRIAL BUILDING LOCATED AT 1425 MARINER DRIVE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY TRILIAD DEVELOPMENT, INC. ON BEHALF OF PEGH INVESTMENTS, LLC, 270 CONEJO RIDGE AVENUE, THOUSAND OAKS, CA 91361.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for a special use permit filed by Triliad Development, Inc. on behalf of Pegh Investments, LLC, in accordance with sections 16-273 and 16-530 through 553 of the Oxnard City Code; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Commission adopted Mitigated Negative Declaration (MND) No. 04-04 on March 18, 2004, and the Planning Commission considered the adopted mitigated negative declaration and finds on the basis of the whole record before it that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City; and

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

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.
6. That the proposed development is in conformance with adopted goals, policies and standards of the Channel Islands Business Center as conditioned.

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.

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	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 resubmitted on January 13, 2011, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
7. 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)
8. 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)
9. 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)
10. 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)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. 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)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

LANDSCAPE STANDARD CONDITIONS

15. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
16. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
17. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
18. 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)
19. 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)
20. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)

LANDSCAPE SPECIAL CONDITIONS

21. Prior to submittal of plans, 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.
22. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards.

FIRE DEPARTMENT STANDARD CONDITIONS

23. 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*)
24. 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*)
25. 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*)
26. 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*)
27. 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*)
28. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
29. 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*)
30. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
31. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
32. 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*)
33. 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*)

34. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)
35. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)
36. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

37. Prior to certificate of occupancy, Developer shall install a Knox key vault in a location acceptable to the Fire Department.
38. Developer shall ensure access through man gates for the Fire Department by Knox lock devices or other means found acceptable to the Fire Department.
39. At time of building permit submittal, Developer shall submit plans showing all fire hydrants in locations agreed upon with the Fire Department.

PLANNING DIVISION STANDARD CONDITIONS

40. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, *PL-1*)
41. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
42. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
43. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and

- any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
44. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
 45. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
 46. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
 47. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
 48. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
 49. 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*)
 50. 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*)
 51. 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*).
 52. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of

structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)

53. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, PL-42)
54. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, PL-43)
55. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)

PLANNING DIVISION SPECIAL CONDITIONS

56. 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)
57. 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.
58. At the time of building permit plan check, Developer shall submit plans that show a total number of nine bicycle racks in accordance with city standards.
59. At the time of building permit plan check, Developer shall submit plans that designate five parking spaces for Car/Van Pool use only. The location of such spaces shall be to the satisfaction of the Planning Manager.

Aesthetics

60. 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. (MND, A-1)

61. 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. (MND, A-2)

Air Quality

62. Developer shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, Developer shall immediately implement such devices or operational modifications on all construction equipment. (MND, C-1)
63. During smog season (May through October), Developer shall lengthen the construction period so as to minimize the number of vehicles and equipment operating at the same time. (MND, C-2)
64. To minimize dust and air emissions from construction activities, dust suppression measures, including but not limited to the following, shall be incorporated:
 - a. Watering all excavated material to prevent wind erosion while it is on-site or being moved;
 - b. Periodic watering of construction sites or use of APCD approved dust suppression compounds that bind with the surface layers of soil and prevent soil particles from being eroded;
 - c. Controlling the number and activity of vehicles on site at any given time;
 - d. Seeding areas to be left inactive for a long enough period to secure the soil, limiting the area excavated at any given time;
 - e. Limiting on-site vehicle traffic to 15 miles per hour; and
 - f. Sweeping streets adjacent to the construction site to remove dust caused by the construction activities. (MND, C-3)
65. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust. (MND, C-4)
66. 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 Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. (MND, C-5)
67. Developer shall mitigate air quality emissions that exceed the City's threshold of significance (i.e. 25 ppd ROC or NOx) through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. Should the use(s) be modified, such fees shall be recalculated at the time of permit issuance for the

modified use(s), and any subsequent emission changes shall be assessed accordingly.
(MND, C-6)

Cultural Resources

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

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

69. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

Geology and Soils

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

ENVIRONMENTAL RESOURCES DIVISION

71. 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.

72. 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.
73. 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.
74. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall complete and 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 certificate of occupancy. A "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Report" shall be submitted to the Environmental Resources Division annually on the anniversary date of the certificate of occupancy for approval.
75. 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.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

76. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at the time the City issues building permits. (DS-1)
77. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum

structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall show the proposed structural section on the site improvement plans. (DS-2)

78. 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)
79. 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)
80. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
81. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
82. Before connecting the project to existing sewer and water service laterals, Developer shall arrange for City staff to inspect such facilities. Developer shall make such repairs to such facilities as City staff determines to be necessary. Developer shall bring all existing water services into compliance with City standards. (DS-7)
83. 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)
84. If the existing sewer lateral is larger than four inches in diameter, Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
85. 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)
86. 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)
87. 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)

88. 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)
89. 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)
90. 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)
91. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
92. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
93. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
94. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

95. 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)
96. 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)
97. 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)
98. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
99. 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)
100. 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)
101. 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)
102. 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)
103. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
104. 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)

105. 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)
106. 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)
107. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
108. Developer, property owner or tenant shall participate in a Traffic Management Association (TMA) if one is formed and shall implement and participate in all programs and strategies established by the TMA. This condition shall be included in all leases and rental agreements for the project property. (TR-72)
109. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
110. In non-residential developments where fifty or more persons are employed, Developer shall include a transportation information center stocked with bus schedules, rideshare information, and related information on alternative methods of transportation. Developer or owner shall update such information at least once a month. (TR-77)

STORMWATER QUALITY CONDITIONS

111. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure. The finish and roof appearance shall be indicated on the building plans and are subject to approval by the Planning Division. The location and configuration of trash enclosures shall be reviewed and approved by the Environmental Resources Division. All refuse bins on the site shall be stored in an approved trash enclosure. No objects other than refuse bins may be stored in the trash enclosure without the written permission of the Environmental Resources Division. (DS-79)
112. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance program ("the Program") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request

by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Program and Developer provides an executed copy for recordation. (DS-82)

113. Developer shall clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning. (DS-83)
114. Developer shall maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system. (DS-84)
115. Prior to issuance of a certificate of occupancy, on-site storm drain inlets shall be labeled "Don't Dump - Drains to Ocean" in accordance with City standards. Before City issues a site improvement permit, the requirement to label storm drain inlets shall be shown on the civil engineering plans. (DS-85)
116. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall provide the City Engineer with a copy of a letter from the California State Water Resources Control Board, Storm Water Permit Unit assigning a permit identification number to the Notice of Intent (NOI) submitted by Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all additional requirements of the General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall identify potential pollutant sources that may affect the quality of discharges to stormwater and shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit pollutants from the construction site entering the storm drain system. Developer shall keep the SWPPP updated to reflect current site conditions at all times and shall keep a copy of the SWPPP and the NOI on the site and make them available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

117. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)
118. Developer shall narrow the proposed driveway curb cuts on Mariner Drive to 36 feet wide unless Developer demonstrates that truck turning templates require an increased width. (DS)
119. Developer shall construct a minimum 7 foot wide sidewalk at all locations where the sidewalk is constructed adjacent to the front of parking spaces to accommodate a 2 foot vehicular overhang. (DS)

120. Prior to issuance of a site improvement/grading permit, Developer shall dedicate a sidewalk easement to the City for all portions of the proposed Mariner Drive sidewalk not within an existing easement. (DS)
121. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot asphalt to clearly identify pedestrian areas. (DS)
122. Developer shall minimize the utility cuts in Mariner Drive by redesigning the onsite fire hydrant system to connect to the existing 8 inch water stub north of the northerly Mariner Drive driveway instead of a new connection. Final design to be based on water flow calculations and approved by the Development Services Manager. (DS)
123. Developer shall design parking lot and other drive areas to minimize degradation of stormwater quality. Using Best Management Practices (BMPs), such as oil and water separators, sand filters, landscaped areas for infiltration, basins or approved equals, Developer shall intercept and effectively prevent pollutants from discharging to the storm drain system. The stormwater quality system design shall comply with the 2002 Technical Guidance Manual and be approved by the City Engineer prior to the issuance of a site improvement permit. (DS)
124. Developer shall incorporate strategies to minimize creation of impervious area and increase stormwater infiltration as required by General Site Design Control Measure G-5 of the Technical Guidance Manual for Stormwater Quality Control Measures and the Stormwater Quality Urban Impact Mitigation Plan. Suggested solutions include provision of infiltration trenches, infiltration chambers, additional turf buffers and grass swales, or use of pervious pavements. Final extent and design of infiltration proposal to be approved by the Development Services Manager. (DS)
125. Developer shall either redesign the proposed onsite storm drain system to locate all NPDES post-construction devices on secondary (private) lines or shall design the entire onsite storm drain system as a private system. If the entire onsite storm drain system is designed to be private, Developer shall execute an acceptance of stormwater agreement (or similar document) to accept public stormwater from Mariner Drive into a privately owned and maintained stormdrain system. The agreement shall include, but not be limited to, provisions for perpetual maintenance, continued provision of adequate capacity, and a hold harmless clause protecting the City from liability associated with the agreement. The agreement is subject to approval of the Development Services Manager, City Risk Manager, and the City Attorney. (DS)
126. Developer shall comply with Ventura County Watershed Protection District ("District") requirements for any construction that affects facilities owned by or to be dedicated to the District. Prior to issuance of a site improvement/grading permit, Developer shall provide proof of all necessary permits. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 19th day of
May 2011, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Patrick Mullin, Chair

ATTEST: _____
Susan L. Martin, Secretary