



MEMORANDUM

May 10, 2010

TO: Planning Commission

FROM: Brian Foote, Associate Planner

SUBJECT: Hearing continued from April 15, 2010, for the Oneida Court project.
PZ 09-500-5 (Special Use Permit) & 09-300-5 (Tentative Subdivision Map)

Please find attached the revised resolutions and plans related to your consideration of the Oneida Court project. The following list summarizes the changes:

Site Plan & Floor Plan modifications:

- Total square-footage for each house has been reduced by the following:
 - Unit 1 has been reduced by 244 sq.ft. or 8.4% (244 / 2,922).
 - Unit 2 has been reduced by 263 sq.ft. or 9.0% (263 / 2,934).
 - Units 3 & 4 have been reduced by 372 sq.ft. or 9.3% (372 / 3,982).
- The floor plans are not to scale, and a note has been added to the plans. The floor plans show that some dimension numbers have been modified to reflect the reduced square-footage, however, the dimension lines have not been modified (i.e. some numbers and lines do not match the scale indicated on the plans). The applicant has agreed to add Condition No. 56 to the SUP resolution that limits the total size of each dwelling unit, and the architect will subsequently modify the construction drawings prior to submittal for Plan Check.
- Overall dimension numbers shown on Floor Plans match the footprints on the Site Plan; therefore, the Site Plan is accurately shown to scale.
- Site Plan has been modified to show slightly smaller footprints on all lots, and the structure on Lot 2 will not encroach into the front setback.
- The request for Planning Development reductions has been modified to exclude encroachments into setbacks, and now includes only lot depth on Lot 2 (75 feet or a 25% reduction) and lot frontage on Lots 3 and 4 (37.5 feet or a 25% reduction).
- Parcel A (the portion between the cul-de-sac and Ventura Road) will be approximately 3,975 sq.ft. after the 50-foot dedication specified in tentative map Condition No. 68. This notation is also applicable to the tentative map.

Architecture modifications:

- Elevations for unit 1 show bay windows on the façade (both 1st and 2nd stories) with stone veneer trim, stone veneer replacing the plaster on the chimney, and mullion within the 1st story windows have been slightly modified to match the 2nd story windows.
- Elevations for unit 2 show a new balcony and doorway inserted on the façade with a projecting center gable roof, two sets of dual wood columns on the façade rising from the ground to the roofline, one additional window on the façade, stone veneer replacing the wood siding on the chimney, and mullion within the 1st story windows have been slightly modified to match the 2nd story windows.
- Elevations for unit 3 show plaster replacing the stone veneer finish on the chimney, and composite wood siding replacing plaster on the west side of the 2nd story façade.
- Elevations for unit 4 show plaster replacing the stone veneer finish on the chimney and patio cover posts, stone veneer replacing plaster around the 1st story façade, and window sills have been added to the 2nd story façade to match windows on the side and rear elevations.
- Garage doors have been modified to indicate roll-up sectional type doors.

Special Use Permit resolution:

- Updated Condition No. 2 with the submittal date for the revised plans.
- Added Condition No. 56 specifying the approved square-footage of the houses and stating that this condition shall prevail over any omissions, conflicting notations, specifications, dimensions, etc. that may or may not be shown on the approved plans.
- Renumbered conditions following 56.
- Modified Condition No. 61 to include language modifying the hours of operation to state 8:00 a.m. – 4:30 p.m. for specified exterior grading/construction activities.
- Added Condition No. 62 requiring the developer to hire a pest control service to remove any gophers and other pests from within the property.
- Renumbered conditions following 62.

Tentative Subdivision Map resolution:

- Updated Condition No. 2 with the submittal date for the revised plans.
- Modified Condition No. 12 to include language specifying that all walls around the perimeter (where applicable) shall be constructed as close as possible to existing walls on adjacent properties.
- Modified Condition No. 14 to include language specifying that all retaining walls around the perimeter (where applicable) shall include a waterproof membrane on the interior side.
- Modified Condition No. 20 to include language modifying the hours of operation to state 8:00 a.m. – 4:30 p.m. for specified exterior grading/construction activities.
- Added Condition No. 21 requiring the developer to hire a pest control service to remove any gophers and other pests from within the property.
- Renumbered conditions following 21.
- Modified Condition No. 68 to state that 50 feet shall be dedicated to match the existing Ventura Road right-of-way.
- Modified Condition No. 70 to correctly refer to Condition No. 68.

Green Building Strategies:

The architect has provided a completed "LEED for Homes Project Checklist" that itemizes the green building features that are to be incorporated into the project. Several standard requirements contained in the Conditions of Approval include some of the items identified in the LEED checklist. In addition, the current California Building Code specifies certain design features and fixtures that maximize energy efficiency.

While the developer will not seek official LEED certification, the checklist indicates that the project could achieve the equivalent of Gold Certification (based on the number of points identified in the checklist). The following list identifies some of the features to be incorporated into the project and site design:

- Site Selection (meet all of the following):
 - Built above 100-year floodplain defined by FEMA.
 - Not built on habitat for threatened or endangered species.
 - Not built within 100 ft. of water, including wetlands.
 - Not built on land that was parkland prior to acquisition.
 - Not built on lands with prime soils, or soils of state significance.
- Erosion controls during construction:
 - Stockpile and protect disturbed topsoil from erosion.
 - Control the path and velocity of runoff with silt fencing or equivalent.
 - Protect sewer inlets, streams, and lakes with straw bales, silt fencing, etc.
- Basic landscaping design:
 - Any turf must be drought-tolerant.
 - Do not use turf in densely shaded areas.
 - 20% of softscape area that is turf.
 - 80% of installed plants are drought-tolerant.
 - 45% reduction in estimated irrigation water demand.
- Reduce local heat island effects by installing light-color materials for 50% of hardscapes.
- Surface water management:
 - 30% vegetative landscape.
 - 30% permeable paving.
 - 30% impermeable surfaces directed to infiltration features.
 - 10% other impermeable surfaces (areas not counted toward credits).
 - Install permanent stormwater controls to manage runoff from roof on-site.
- High-efficiency irrigation system:
 - Use drip irrigation for 50% of planting beds.
 - Install timer or controller for each watering zone.
 - Install pressure-regulating devices.
 - Install moisture sensor or rain delay controller.
- High-efficiency fixtures or fittings:
 - Average flow rate of lavatory faucets is not more than 2 gallons per minute.
 - Average flow rate for all showers is not more than 2 gallons per stall.
 - Average flow rate for all toilets is not more than 1.3 gallons per flush.
- Framing efficiencies:
 - Pre-cut framing packages to be used.
 - Detailed cut list and lumber order corresponding to framing plans.

- Energy Efficiency:
 - Windows
 - Windows and glass doors meet Energy Star BOP window specifications.
 - Skylights meet Energy Star requirements for skylights.
 - Skylight glazing area is not more than 3% of floor area.
 - Lighting:
 - Indoor lighting – 3 additional Energy Star lights in high-use rooms.
 - Advanced Lighting Package – 80% of lamps are Energy Star CFL's.
 - Appliances:
 - Energy Star labeled ceiling fans in living/family room and all bedrooms.
 - Energy Star labeled dishwasher using 6 gallons per cycle or less.
 - Heating & Coolant Equipment:
 - Install Energy Star programmable thermostat.
 - Install efficient heating and cooling equipment.
 - Refrigerant Management:
 - Use non-HCFC refrigerants.
- Builder conducted inspection using durability inspection checklist.
- One hour walk-through with occupants.

RESOLUTION NO. 2010 -- _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 09-500-05 (SPECIAL USE PERMIT) TO ALLOW THE CONSTRUCTION OF FOUR DETACHED SINGLE-FAMILY DWELLINGS ON FOUR LOTS WITHIN TENTATIVE SUBDIVISION MAP NO. 5862, LOCATED AT 1071 NORTH VENTURA ROAD (APN: 181-0-191-27), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY RAÚL OROZCO, 312 CAMARILLO DRIVE, CAMARILLO, CA 93010.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 09-500-05, filed by Raúl Orozco in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Section 15332 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; 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.

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.

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated May 4, 2010, (“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 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. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

15. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
16. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
17. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
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. 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 Landscape Water Conservation Standards.
23. Developer shall join the existing Strawberry Fields Landscape Maintenance District and pay its prorated share for joining the district and for maintenance of the Strawberry Fields Landscape maintenance areas.
24. A Home Owners Association shall be established and shall include: (1) the landscape parkways (including the mail box enclosure) on Oneida Court; (2) the future driveway area between lot 4 and an adjacent existing lot; (3) the landscape traffic island in the middle of Oneida Court; and Parcel "A" until such time it is turned over to the City.

25. Staff accepts and approves the December 19, 2006 arborist's tree report appraisal value of \$29,058 as prepared for the value of the existing *Pinus pinea* tree located at 1063 Ventura Rd. This tree shall remain at its present location and shall be protected at all times from ongoing site development.

FIRE DEPARTMENT STANDARD CONDITIONS

26. 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*)
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 and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
31. The turning radius of all project property driveways and turnaround areas used for access shall be approved by the City Traffic Engineering Department.
32. 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*)
33. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturers specifications. It shall be hardwired with a battery backup.(FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

34. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
35. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

PLANNING DIVISION STANDARD CONDITIONS

36. 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)
37. 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).
38. 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)
39. 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)
40. 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)
41. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, PL-11)
42. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, PL-12)
43. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
44. Developer shall provide a rear patio concrete slab of at least 100 square feet. (PL/B, PL-26)

45. 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*)
46. 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*)
47. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
48. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
49. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
50. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits. (PL, *PL-28*)
51. Prior to the close of escrow for each dwelling unit, Developer shall provide the buyer with a written guarantee that the exterior finishes of the dwelling unit will remain in good condition for at least five (5) years from the final building permit inspection and sign off. Developer shall provide a copy of the guarantee to Planning staff prior to final Planning Division inspection and sign off. (PL, *PL-29*)
52. Developer shall provide masonry walls on street side yards and along project perimeter property lines. Developer shall install interior lot line fences, to be constructed of wood or other material, subject to the approval of the Planning Division Manager. (PL/B, *PL-31*)
53. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of the private cul-de-sac, parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)
54. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)

PLANNING DIVISION SPECIAL CONDITIONS

55. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
56. Dwelling units on Lots 1 and 2 shall be limited to a maximum of 2,671-sq.ft. inclusive of a 413-sq.ft. garage. Dwelling units on Lots 3 and 4 shall be limited to a maximum of 3,610-sq.ft. inclusive of a 744-sq.ft. garage. 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 approved plans and the construction plans. (PL)
57. For that portion of proposed Parcel A easterly of the back of sidewalk of the extension of Oneida Court and subject to the irrevocable offer to the City, all property owners and residents shall be prohibited from parking vehicles, installing paving or improvements, installing structures, or establishing any other land use. (PL)
58. Developer shall participate in the City's Art in Public Places Program in accordance with City Council Resolution No. 13,103. All new development shall pay a public art fee of \$0.20 per square foot of roofed building area. Such fee shall be paid prior to the issuance of a building permit. (PL/DS)
59. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)
60. Developer shall mitigate air quality emissions associated with development of the subject site 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. (PL)
61. All exterior work (grading, wall construction, framing, paving, etc.) shall be limited to the hours of 8:00 a.m. to 4:30 p.m. on weekdays, including Saturday. All interior and finish construction activities shall be subject to the City's noise ordinance contained in City Code Chapter 7, Article XI (Sound Regulation), and shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays, including Saturday. (PL)
62. Prior to any grading or construction on the vacant property, Developer shall hire a qualified pest control service to remove and dispose of any gophers and other pests within the property. (PL)

ENVIRONMENTAL RESOURCES DIVISION

63. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall submit a "Solid Waste Management & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to Planning Division and Environmental Resources Division and approved by the Environmental Resources Division prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Solid Waste Management and Recycling Plan form.
64. Developer shall follow the plan and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete the Solid Waste Management & Recycling report and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Solid Waste Management and Recycling C&D Report form prior to issuance of a certificate of occupancy.
65. 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.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of May, 2010, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Randall Elliott, Chair

ATTEST: _____
Susan L. Martin, Secretary

RESOLUTION NO. 2010 – _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NO. 09-300-05 (TENTATIVE SUBDIVISION MAP) TO ALLOW SUBDIVISION OF APPROXIMATELY 1 ACRE OF VACANT LAND INTO FOUR RESIDENTIAL LOTS, LOCATED AT 1071 NORTH VENTURA ROAD (APN: 181-0-191-275), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY RAÚL OROZCO, 312 CAMARILLO DRIVE, CAMARILLO, CA 93010.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 09-300-05, filed by Raúl Orozco in accordance with Chapter 15 of the Oxnard City Code; and

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

WHEREAS, the Planning Commission finds the proposed Tentative Subdivision Map conforms to the City's General Plan and elements thereof; and

WHEREAS, the Planning Commission finds that the proposed division of land complies with the requirements established by the Subdivision Map Act and Chapter 15 of the Oxnard City Code, including but not limited to requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

WHEREAS, Section 15332 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

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

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

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated May 4, 2010, (“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 Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
4. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

5. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
6. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
7. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

PLANNING SPECIAL CONDITIONS

9. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
10. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of the private cul-de-sac, parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, PL-33)
11. Developer shall provide a fence along the easterly property line, between the wall at the northeast corner of Lot 4 and the southwest corner of Parcel A (approximately 125 lineal feet), to be constructed of vinyl or other decorative material. Final design and placement shall be subject to the review and approval of the Planning Manager. (PL)
12. Developer shall construct the new perimeter walls along all property lines as near to the existing walls on the adjacent properties as practicable to eliminate any gap between walls. A material approved by the Development Services Manager may be used to fill any remaining gap as a part of the required building and safety permit for the wall. Developer shall obtain the notarized signature of each affected property owner on a Letter of Agreement regarding the structural connection between the two walls. The Letter of Agreement shall be submitted prior to issuance

of a grading permit for the site or issuance of a Building permit for the new wall whichever occurs first. If Developer provides to the Planning Manager proof that Developer has diligently pursued obtaining a Letter of Agreement and that they are unable to obtain a reasonable agreement, as determined by the Planning Manager, Developer may propose an alternative wall construction technique as determined appropriate by the Planning Manager that does not create a structural connection and provides a sufficient gap between the walls to meet Building and Safety requirements. (DS/PL)

13. The new perimeter wall along the northerly property line of Lot 1 shall be limited to a maximum height of 18 inches for approximately 10 lineal feet between the front property line of Lot 1 and the existing 6' wall on the adjacent property. (PL)
14. The developer shall be required to install an approved waterproof membrane lining adjacent to the interior side of the new retaining wall along all property lines, where applicable. (PL)
15. Throughout grading and construction activities, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)
16. 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. (PL)
17. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. (PL)
18. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)
19. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
20. All exterior work (grading, wall construction, framing, paving, etc.) shall be limited to the hours of 8:00 a.m. to 4:30 p.m. on weekdays, including Saturday. All interior and finish construction activities shall be subject to the City's noise ordinance contained in City Code Chapter 7, Article XI (Sound Regulation), and shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays, including Saturday. (PL)
21. Prior to any grading or construction on the vacant property, Developer shall hire a qualified pest control service to remove and dispose of any gophers and other pests within the property. (PL)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

22. 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)*
23. 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)*
24. 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)*
25. Developer shall protect building pads from inundation during a 100-year storm. *(DS-5)*
26. Developer shall remove and replace all improvements that are damaged during construction. *(DS-6)*
27. 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)*
28. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. *(DS-8)*
29. 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)*
30. Developer shall install on-site and off-site utility services underground in accordance with City ordinances in effect at the time City issues the building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. *(DS-12)*

31. 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)*
32. 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)*
33. 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)*
34. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. *(DS-18)*
35. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. *(DS-19)*

36. 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)*
37. 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)*
38. Developer shall pay the cost of all inspections of on-site and off-site improvements. *(DS-22)*
39. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. *(DS-23)*
40. 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)*
41. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. *(DS-26)*
42. "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)*
43. 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)*

44. 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)*
45. 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)*
46. 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)*
47. 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)*
48. By title sheet dedication at the time of filing the subdivision map, Developer shall dedicate all water rights for the project property to City. *(DS-39)*
49. 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)*
50. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time City issues building permits. There shall be no interconnections between structures. *(DS-42)*
51. 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)*
52. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. *(DS-45)*
53. 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)*

54. Street and road improvements shall conform to City standards and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. *(DS-51)*
55. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. *(DS-52)*
56. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, applying the appropriate traffic index specified in City standards. *(DS-53)*
57. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. *(DS-54)*
58. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. *(DS-56)*
59. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. *(DS-57)*
60. 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)*
61. As part of the master utility plans, Developer shall submit a street lighting plan. On City's approval of the plan, Developer shall install streetlights in accordance with the plan. *(DS-60)*
62. 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)*
63. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. *(DS-67)*
64. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. *(TR-71)*

STORMWATER QUALITY CONDITIONS

65. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance program ("the Program") for this project. If the Best Management Practices (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)
66. 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

67. Developer shall dedicate to the City a public vehicular and pedestrian access easement and a public utility easement over the Oneida Court street improvements. All roadway and sidewalk improvements shall be perpetually owned and maintained by the homeowners association but sewer and water lines shall be dedicated to the City. Developer shall provide proof that maintenance of the roadway and sidewalks constructed within Parcel A has been included in the homeowner association maintenance responsibilities. Dedication of this easement shall be reflected on the final map. (DS)
68. Prior to issuance of a site improvement/grading permit, Developer shall provide an irrevocable offer of dedication for right-of-way and public utility purposes for Ventura Road to the City over the most easterly 50 feet of Parcel A. This offer shall be rejected by the City at the time of map recordation but shall remain open for acceptance by the City at a future date without further action by the underlying property owner. (DS)

69. Developer shall dedicate to the City all rights of ingress and egress to Ventura Road from Parcel A except the general right of travel that is available to the public. This dedication shall be reflected on the final map. (DS)
70. Prior to issuance of a site improvement/grading permit, Developer shall provide an irrevocable offer, in fee simple, to the City for the portion of proposed Parcel A easterly of the back of sidewalk of the extension of Oneida Court excluding the portion included within the irrevocable offer for right-of-way and public utility purposes for Ventura Road included in Condition No. 68. (DS)
71. Developer shall construct a paved storage location for three refuse containers that is out of view of the street. Developer shall provide a paved path from the storage location to the street curb that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. Storage location and path shall be shown on the fine grading plans. (DS)
72. Developer shall design lot fine grading to drain stormwater to the street via surface swales. No area drains shall be used within proposed residential units. (DS)
73. Developer shall implement Low Impact Development ("LID") strategies in the design of lot grading, drainage and paved surfaces. Project shall include the use of permeable pavement (underlain by sand or other permeable base material) for all driveways, sidewalks, and patio areas within private lots. Additional LID strategies such as; a) Minimizing impervious area; b) Use of permeable pavements within portions of the street; c) Onsite rainwater retention, treatment, and infiltration (rain gardens); and d) Stormwater planters shall be implemented as deemed technically feasible. Developer is directed to the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook or similar publications for design details. Concurrent with submittal of infrastructure construction documents, Developer shall submit a written LID implementation proposal that includes site specific LID related soils design recommendations prepared by geotechnical engineer. (DS)
74. Developer shall dedicate to the City an irrevocable offer of an access easement over the portion of proposed lot 4 depicted on sheet A-1 for a future driveway to serve the lot east of proposed lot 4. The irrevocable offer shall clearly indicate that the access easement is transferrable to the owner of the lot intended to be served by the driveway. (DS)
75. Developer shall construct sewer laterals for the future use of the two adjacent parcels easterly of this project. Laterals shall terminate either at property line or 5 feet behind sidewalk whichever is shorter. (DS)
76. Developer shall not construct sewer laterals within proposed driveways unless no feasible alternative is available. Final determination of lateral location shall be approved by the Development Services Manager. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of
May, 2010, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Randall Elliott, Chair

ATTEST: _____
Susan L. Martin, Secretary