



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Juan Martinez, Associate Planner

DATE: May 3, 2012

SUBJECT: Planning and Zoning Permit No. 11-500-07 (Special Use Permit), 1811 East Channel Islands Boulevard in the Gateway South Commercial Center

- 1) **Recommendation:** That the Planning Commission adopt a resolution approving Planning and Zoning Permit No. 11-500-07 for a Special Use Permit, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** Application proposing to construct a 4,806 square foot automated drive thru carwash facility and related site improvements on an irregular shaped 1.31-acre parcel. The car wash facility will accommodate 19 vacuum and drying stations, vending machines for self serve cleaning, and detail services. The project site is located at 1811 E. Channel Islands Blvd. (APN: 220-0-093-045 & 055). Filed by Bijan Shahmoradi, 8730 Wilshire Boulevard, Suite 202 Beverly Hills, California 90211.
- 3) **Existing & Surrounding Land Uses:** The undeveloped 1.32-acre site is located within the Gateway South Commercial Center which is mostly built with the exception of the subject vacant parcel.

Direction	Zoning	General Plan	Existing Land Use
PROJECT SITE	C2 (General Commercial)	General Commercial	Vacant/Undeveloped
North	C2 (General Commercial)	Residential Low	Drive-thru Fast Food Restaurant
East	Hwy 1/R-2	Residential Low	Hwy 1/Residential
South	R2-PD/CR	Open Space Park	College Park
West	C-2	General Commercial	Gas Station/Commercial

- 4) **Background Information:** On May 22, 2001, the City Council adopted Resolution No. 11,938 amending the 2020 General Plan designation of the subject site from Limited Industrial to General Commercial. On June 5, 2001, the City Council adopted Ordinance No. 2574 changing the zone district from ML (Limited Manufacturing) to C2 (General

Commercial). On January 8, 2002, the City Council adopted Resolution No. 12,072 approving the parcel map (PZ 00-500-55) that created the subject lot in its current configuration. On June 21, 2007, the Planning Commission adopted Resolution No. 2007-15 which subsequently expired on June of 2009 for no activity and non-secured construction permits. The resolution approved the construction of a 4,728 square foot full service carwash and a 2,584 square foot retail and restaurant building. The proposed application will permit the development improvements in a similar configuration as they were entitled back in June of 2007.

Environmental Determination: In accordance with Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “in-fill development” may be found to be exempt from the requirements of CEQA. Proposal involves development improvements on a site that is less than 5-acres that is substantially surrounded by urban uses and proposed development improvements are consistent with all general plan policies and applicable zoning regulations. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment D).

5) Analysis:

- a) **General Discussion:** The development application proposes to construct an automated drive-through car wash facility that is designed to be fully automated with integral wash rollers and drying mechanism. The 130-foot long car wash tunnel will be equipped with state of the art equipment designed to efficiently wash and dry vehicles as they pass through the building. Two employees per shift are anticipated to be present to oversee and manage the day to day car wash operations. The facility will accommodate 19 vacuum/drying stations where persons are able to vacuum and complete their own detail work by using available vending machines that are stocked with cleaning supplies, deodorizers and other detail accessories for inside and outside touch-up work.
- b) **General Plan Consistency:** The City’s 2030 General Plan land use designation for the subject site is for General Commercial uses which generally are commercial land uses which include retail centers and free-standing commercial uses along arterials thoroughfares. The proposed car wash will join two other existing commercial uses which lie on a triangular shaped site that is bounded by three major arterials: Oxnard Boulevard, Channel Islands Boulevard, and Rose Avenue. The proposed development is consistent with the 2030 General Plan and the anticipated build-out of the site: therefore, approval of this special use has been determined to be consistent with the General Plan and the property’s land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-3.4 CD-4.4 CD-14.1 CD-14.2 CD-14.3 ICS-11.10 ER-7.2 ER-10.1	II	Neighborhood quality of life. Commercial Area Aesthetics. Design Review Process Development Advisory Committee Functions (DAC) Quality of Design Water Supply Findings for Smaller Projects Design of Sound or Zone Walls Promote use of Native and Water Wise Plants	The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval that meet these Level II policies.

c) Conformance with Zoning Development Standards: The proposed development is located in the General Commercial (C-2) zone district. In accordance with the City Code, the proposed car wash may be permitted with an approved special use permit. Applicable development standards of the C-2 zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Front yard setback; Oxnard Blvd. (Hwy 1)	10 feet	10 feet (Carwash Tunnel)	Yes
Front yard setback; Channel Islands Blvd	10 feet	19 feet to entry pylon 120 feet to car wash structure	Yes
Side yard setback; Western property line	No setback on a side that abuts another C2 lot	37 feet to proposed 0.14-acre parcel (Parcel A)	Yes
Rear yard setback; Northern property line	No setback for structures 16 ft in height or less. 15 feet for structures taller than 16 feet in height.	6 feet to trash enclosure 40 feet to north building	Yes
Building Height	Two-stories at 35 feet	One-story at 22.6 feet	Yes
Required Number of Parking Spaces	<u>Drive Thru Carwash</u> 3 spaces	<u>Drive Thru Carwash</u> 3 employee parking stacking stalls 19 vacuum/detail stalls <u>1 motorcycle stall</u>	Yes
Bike Racks	One rack for 5 bikes at each building	Bike rack for 5 bikes at each building	Yes

d) Site Design: The 1.32 acre site is triangular in shape with Oxnard Boulevard (Hwy 1) to the east and Channel Islands Boulevard to the south and designed to

be accessible via a shared drive off Rose Avenue to the west. The project is consistent with the conceptual layout that was envisioned with the entitlements approved in 2001/2002 and the build-out of Gateway South Commercial Center.

The proposed carwash tunnel is proposed along the eastern edge of the site and parallel with Oxnard Boulevard. The building is setback 10-feet from the eastern property line and in order to maximize parking opportunities and to take full advantage of the circulation patterns established by the development on the adjacent parcels to the east and north of the site.

- e) **Circulation and Parking:** There is an existing 30-foot wide driveway entering the site from Channel Islands Boulevard along the southern property line and there are two additional shared driveways that provide access to the site via Rose Avenue. The two driveways connect to existing drives designed to accommodate shared ingress/egress access to eastern side of project site. A nonexclusive easement for access over and across the three adjacent properties that make up the Gateway South Commercial Center was recorded as part Parcel Map No. 00-500-55.

The facility will accommodate ample stacking with a by-pass lane before the wash tunnel. Most persons drive through and leave the site once vehicles complete the wash cycle; however, persons will have an opportunity to circle back and pull into one of 19 stalls designed to accommodate self service of vacuum and detail. The vacuum stalls will be 11 feet wide to allow ample room for vacuuming and detailing their vehicles.

Building Design: The architecture of the project has been designed to coordinate with the adjacent development within the Gateway South Commercial Center by incorporating similar architectural elements. The building will be CMU construction with a combination of four inch and eight inch block to create horizontal design pattern. Oxnard Boulevard elevations will incorporate a stucco finishes with CMU horizontal design pattern and glass panels along the car wash tunnel. The building incorporates painted metal seem roof and metal awnings designed to shelter detail parking areas. The project site incorporates a water fountain feature that near the corner of the Oxnard Boulevard and Channel Islands Boulevard. The water feature will incorporate columns with varied heights that will be covered with broken tile mosaic finish.

- f) **Signs:** Car wash identification signs are shown on the elevation details; however, signs on the building are subject to the review and conformance with the City Code requirements.
- 6) Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on November 23, 2011 and the development was found to be consistent with City code requirements. Recommendations of the DAC are included in the attached resolution.

Some of the conditions address future improvements along Oxnard Boulevard. The project abuts Oxnard Boulevard (Hwy 1) which is currently Cal-Trans right-of-way and the City anticipates that with the completion of the Rice/101 Bridge, that Oxnard Boulevard will be conveyed to the City. Therefore, project conditions will require the developer to construct roadway and landscape improvements along Oxnard Boulevard, if the conveyance occurs within three (3) years of the issuance of the first site improvement permit. The developer has designed and shown on the plans how the future landscaping, curb, gutter, and sidewalk improvements will fit and tie-in with the project.

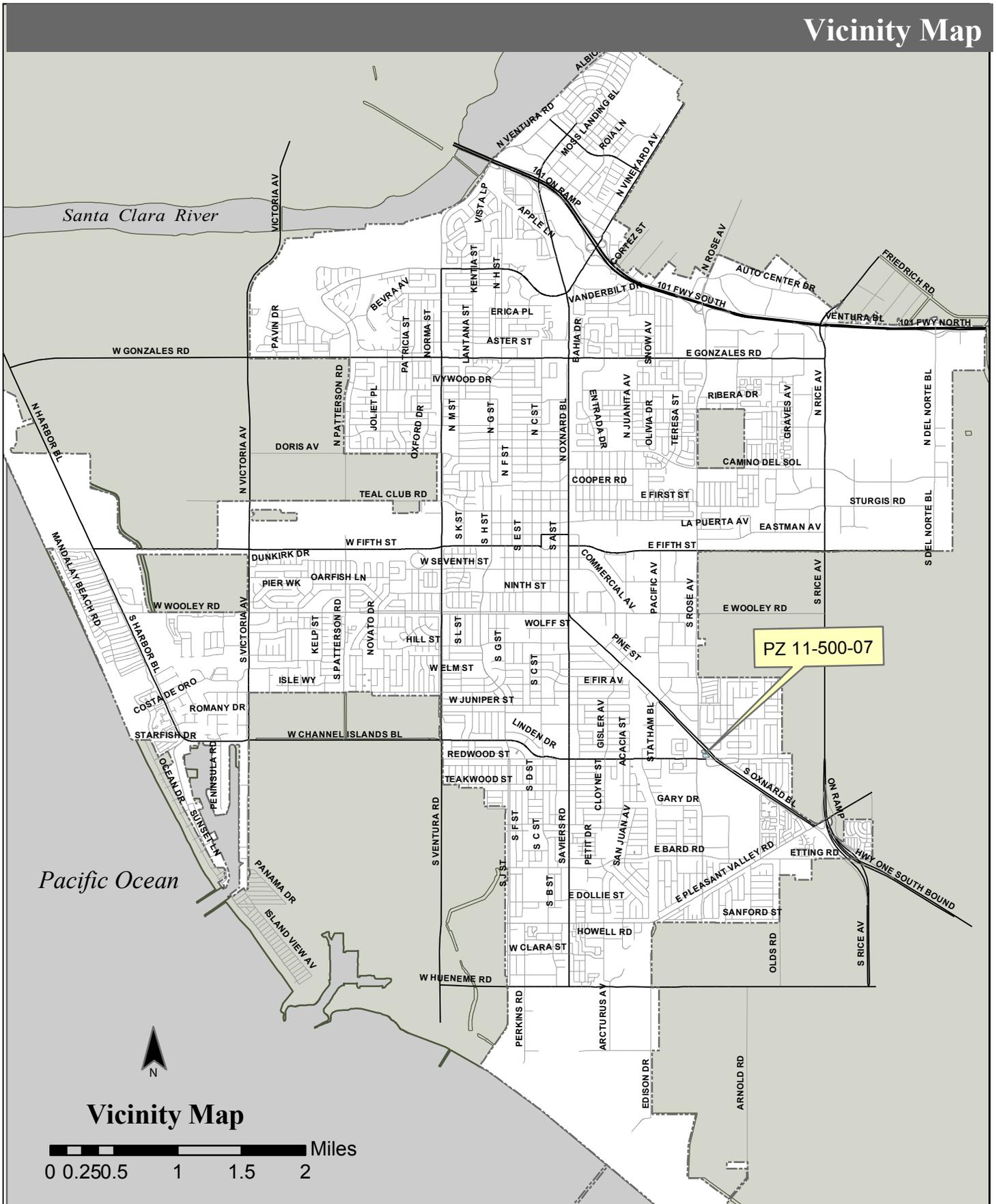
- 7) Community Workshop:** On December 8, 2011, the applicant mailed notices of the Community Workshop meeting to all property owners within the College Park and Lemonwood Neighborhoods. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on Monday, December 19, 2012. The applicant made a brief presentation and described the project to the persons in attendance. There were nine persons present for the three items on the agenda; however, none of the persons in attendance spoke in favor or against the project.
- 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:

Prepared by: _____ JM
Approved by: _____ SM

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Special Use Permit Resolution

Vicinity Map



PZ 11-500-07

Vicinity Map



PZ 11-500-07
Location: 1811 E Channel Islands Bl
APN: 220009304, 220009305
Waterdrops Express Carwash

General Plan Map



PZ 11-500-07
Location: 1811 E Channel Islands Bl
APN: 220009304, 220009305
Waterdrops Express Carwash

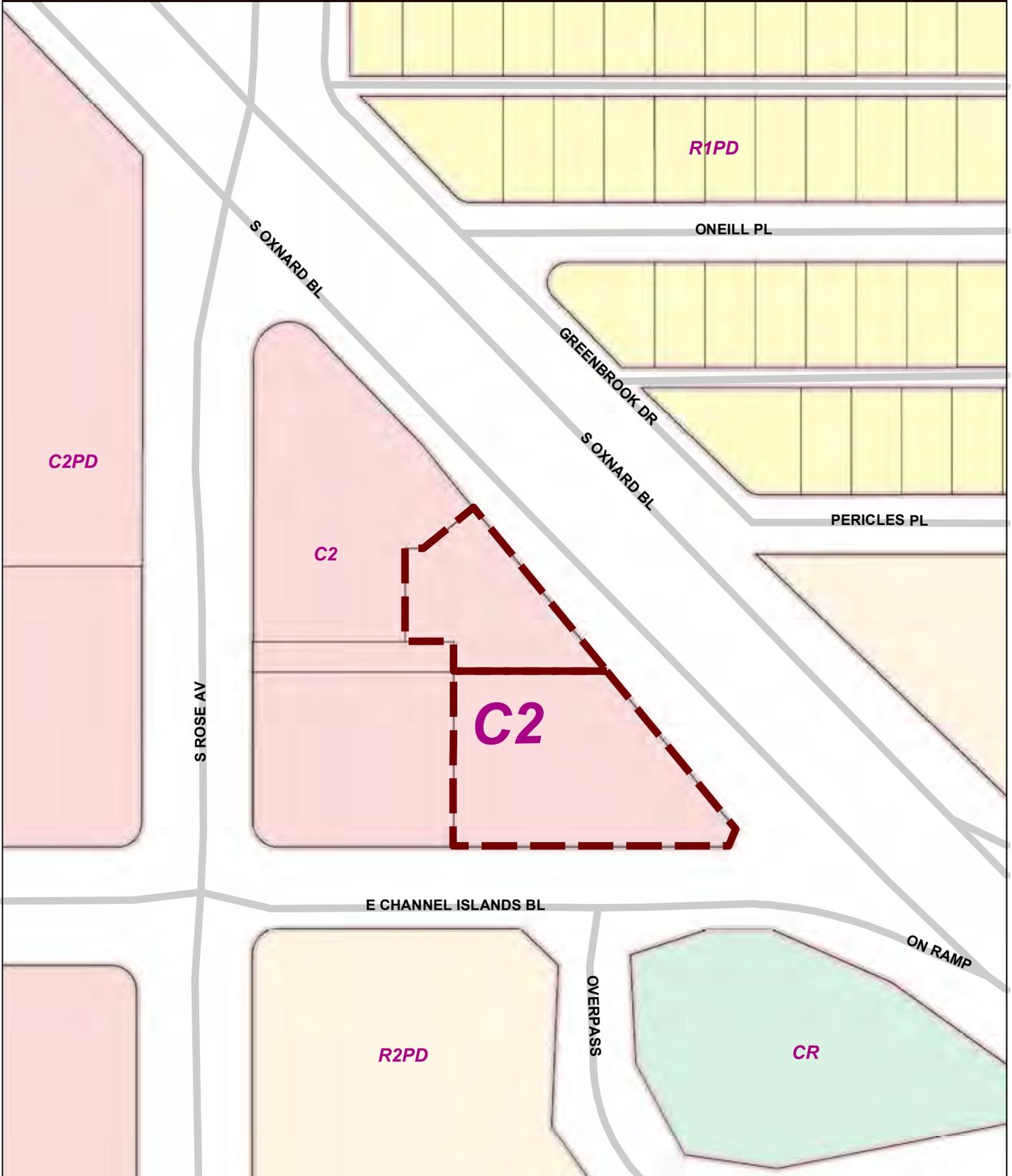


General Plan Map



1:1,582

Zone Map



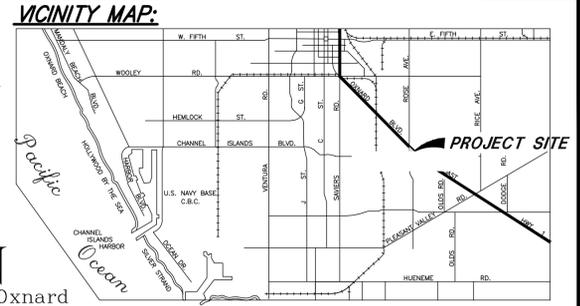
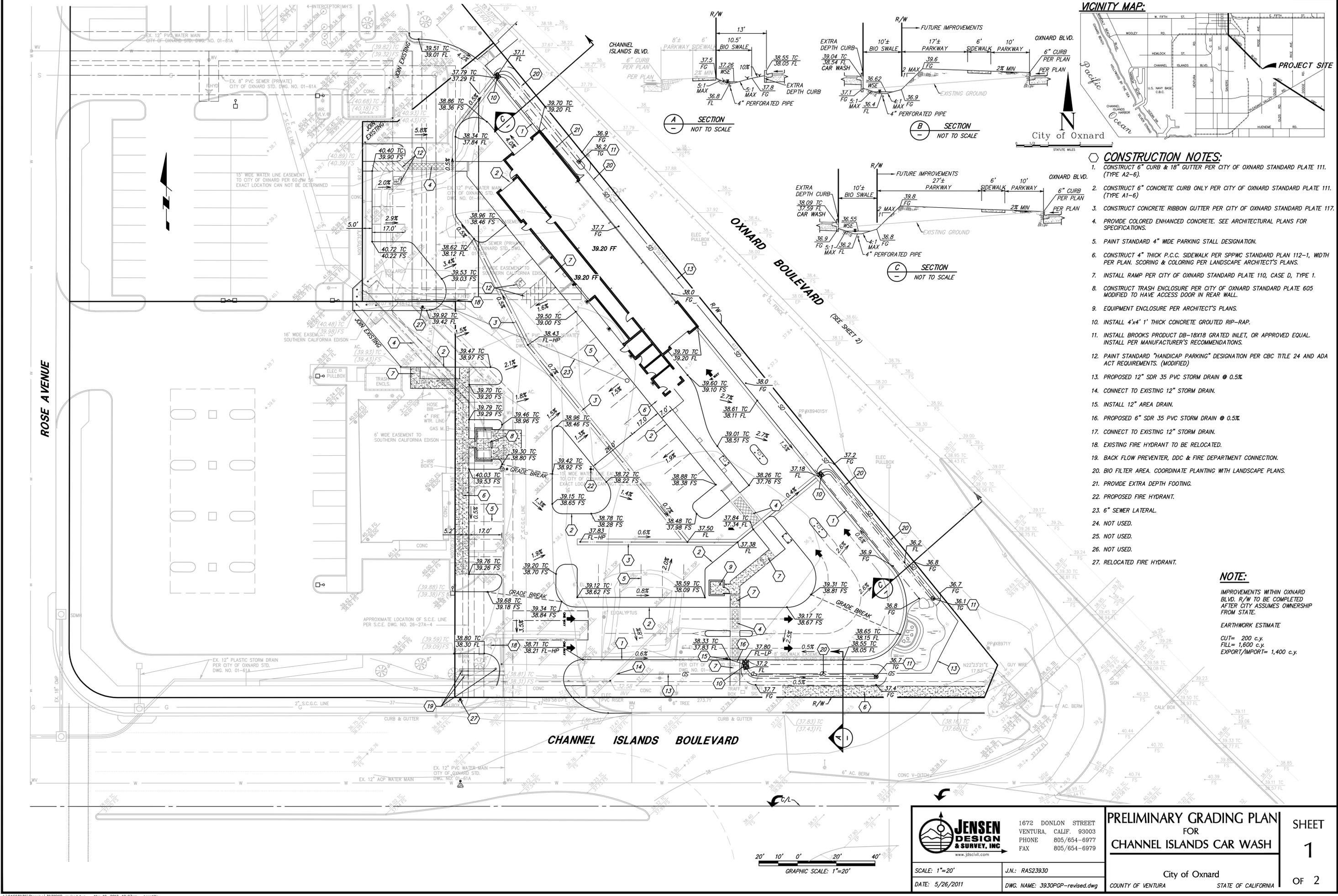
PZ 11-500-07
Location: 1811 E Channel Islands Bl
APN: 220009304, 220009305
Waterdrops Express Carwash

0 25 50 100 150 200 Feet

Zone Map



1:1,591



- CONSTRUCTION NOTES:**
- CONSTRUCT 6" CURB & 18" GUTTER PER CITY OF OXNARD STANDARD PLATE 111. (TYPE A2-6).
 - CONSTRUCT 6" CONCRETE CURB ONLY PER CITY OF OXNARD STANDARD PLATE 111. (TYPE A1-6).
 - CONSTRUCT CONCRETE RIBBON GUTTER PER CITY OF OXNARD STANDARD PLATE 117.
 - PROVIDE COLORED ENHANCED CONCRETE. SEE ARCHITECTURAL PLANS FOR SPECIFICATIONS.
 - PAINT STANDARD 4" WIDE PARKING STALL DESIGNATION.
 - CONSTRUCT 4" THICK P.C.C. SIDEWALK PER SPPWC STANDARD PLAN 112-1, WIDTH PER PLAN. SCORING & COLORING PER LANDSCAPE ARCHITECT'S PLANS.
 - INSTALL RAMP PER CITY OF OXNARD STANDARD PLATE 110, CASE D, TYPE 1.
 - CONSTRUCT TRASH ENCLOSURE PER CITY OF OXNARD STANDARD PLATE 605 MODIFIED TO HAVE ACCESS DOOR IN REAR WALL.
 - EQUIPMENT ENCLOSURE PER ARCHITECT'S PLANS.
 - INSTALL 4"x4' 1" THICK CONCRETE GROUTED RIP-RAP.
 - INSTALL BROOKS PRODUCT DB-18X18 GRATED INLET, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - PAINT STANDARD "HANDICAP PARKING" DESIGNATION PER CBC TITLE 24 AND ADA ACT REQUIREMENTS. (MODIFIED)
 - PROPOSED 12" SDR 35 PVC STORM DRAIN @ 0.5%.
 - CONNECT TO EXISTING 12" STORM DRAIN.
 - INSTALL 12" AREA DRAIN.
 - PROPOSED 6" SDR 35 PVC STORM DRAIN @ 0.5%.
 - CONNECT TO EXISTING 12" STORM DRAIN.
 - EXISTING FIRE HYDRANT TO BE RELOCATED.
 - BACK FLOW PREVENTER, DDC & FIRE DEPARTMENT CONNECTION.
 - BIO FILTER AREA. COORDINATE PLANTING WITH LANDSCAPE PLANS.
 - PROVIDE EXTRA DEPTH FOOTING.
 - PROPOSED FIRE HYDRANT.
 - 6" SEWER LATERAL.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - RELOCATED FIRE HYDRANT.

NOTE:
 IMPROVEMENTS WITHIN OXNARD BLVD. R/W TO BE COMPLETED AFTER CITY ASSUMES OWNERSHIP FROM STATE.
 EARTHWORK ESTIMATE
 CUT= 200 c.y.
 FILL= 1,600 c.y.
 EXPORT/IMPORT= 1,400 c.y.



1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE 805/654-6977
 FAX 805/654-6979

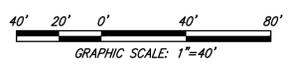
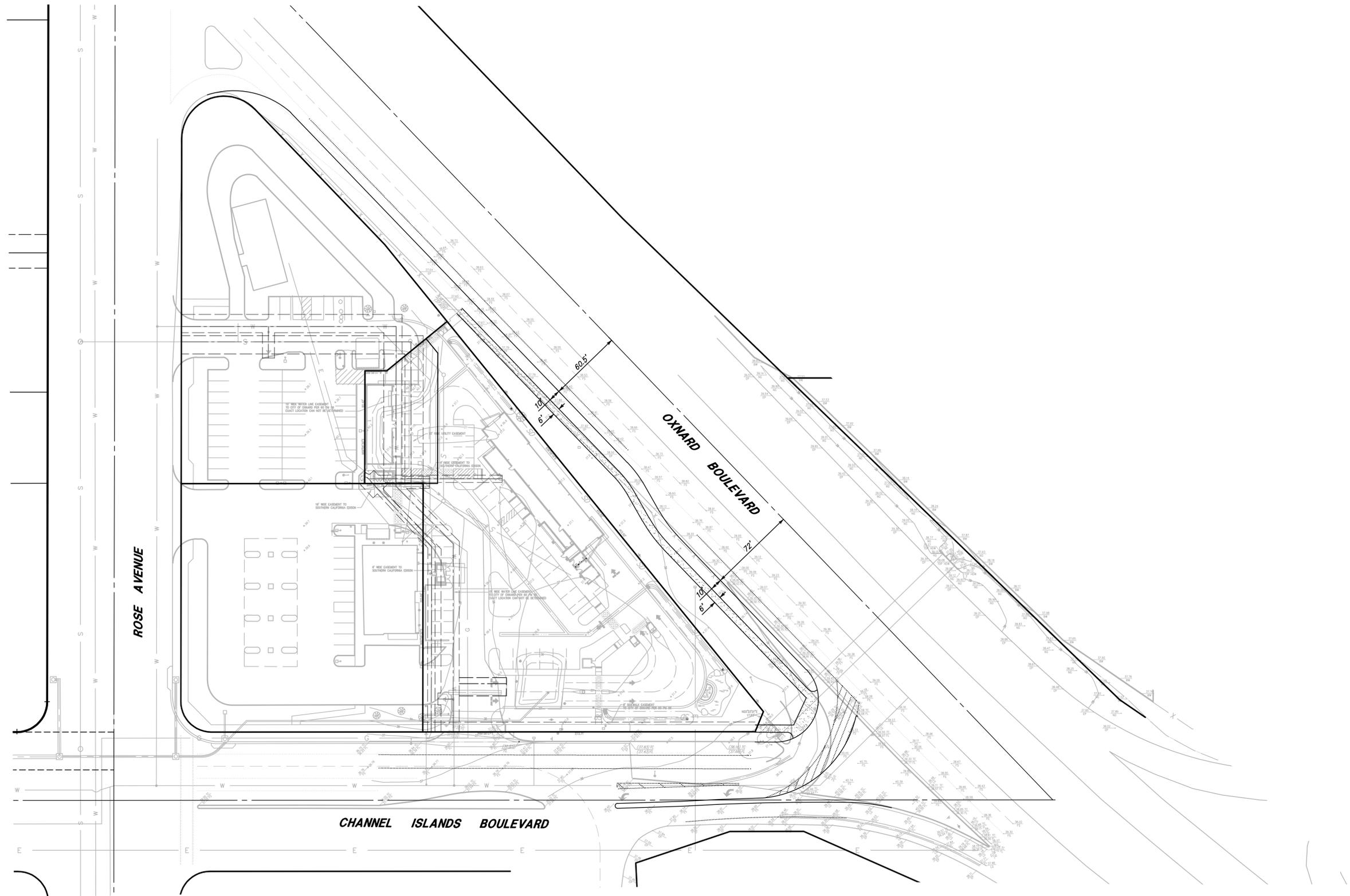
PRELIMINARY GRADING PLAN
 FOR
CHANNEL ISLANDS CAR WASH

City of Oxnard
 COUNTY OF VENTURA STATE OF CALIFORNIA

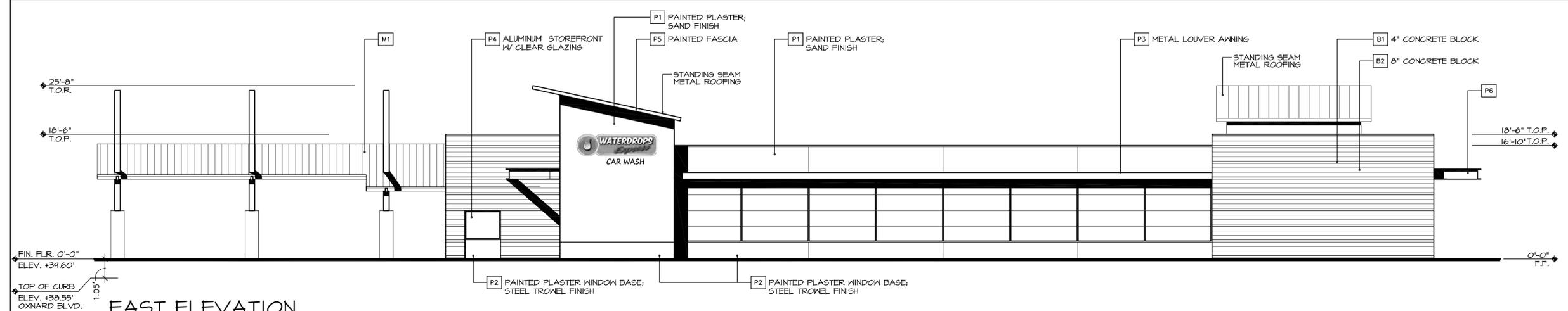
SHEET
1
 OF 2

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 DWG. NAME: 3930PGP-revised.dwg

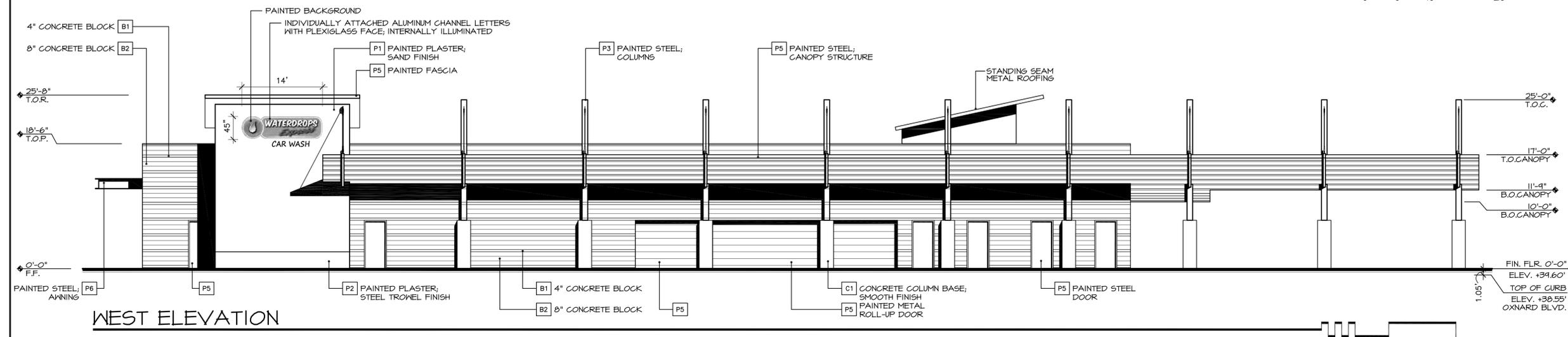




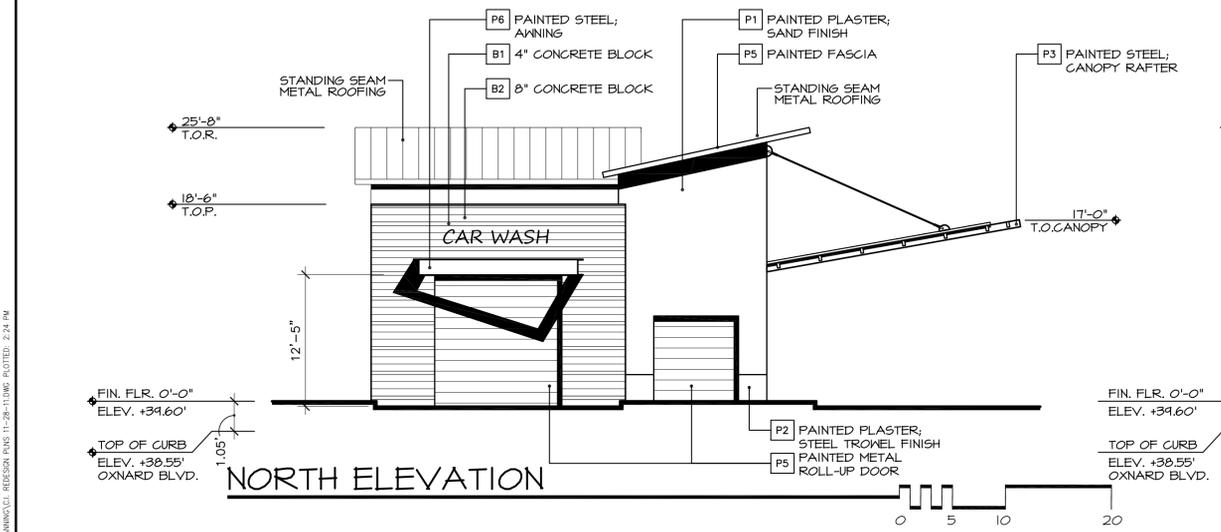
<p>JENSEN DESIGN & SURVEY, INC. www.jdsurvey.com</p>	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979	OXNARD BLVD. IMPROVEMENTS FOR CHANNEL ISLANDS CAR WASH	SHEET 2 OF 2
	SCALE: 1"=20' DATE: 5/26/2011		
City of Oxnard COUNTY OF VENTURA STATE OF CALIFORNIA			



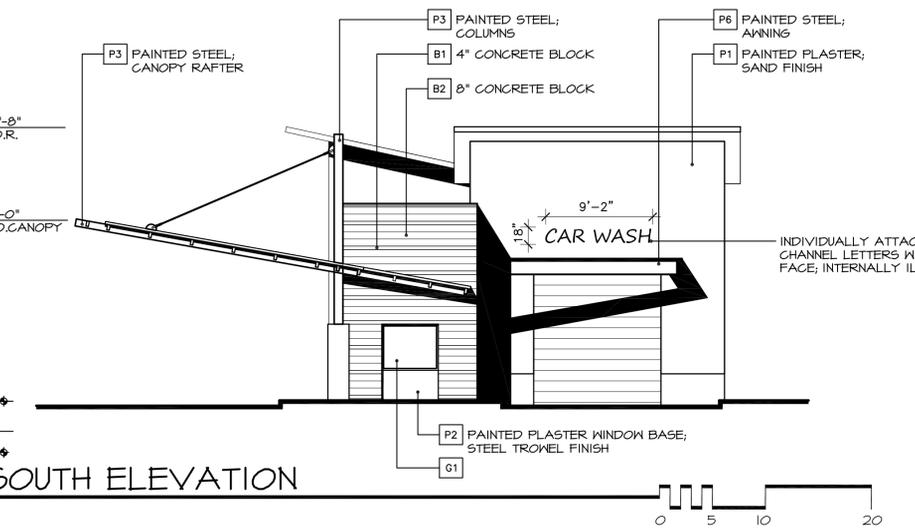
EAST ELEVATION



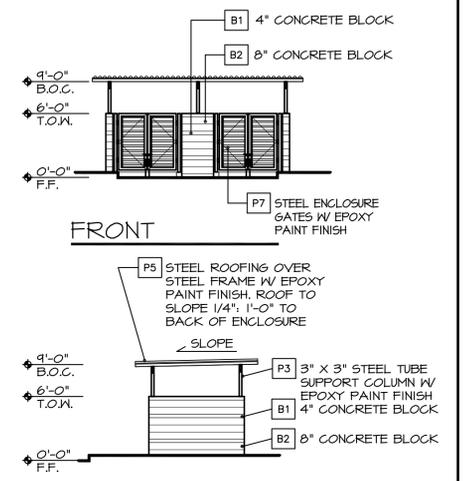
WEST ELEVATION



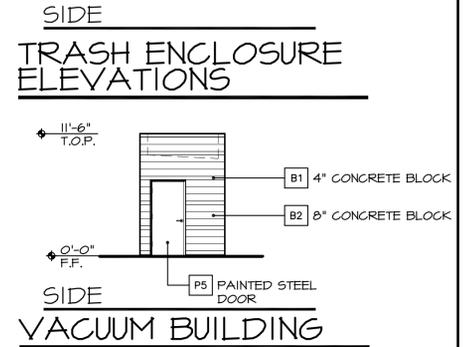
NORTH ELEVATION



SOUTH ELEVATION



FRONT



SIDE VACUUM BUILDING

COLOR / MATERIAL LEGEND

P1	EXTERIOR PLASTER WALL FIELD FRAZEE, SWISS ALMOND #8750W	P7	STEEL GATES O. FRAZEE; GOLDEN DOME #1246N D. FRAZEE; OATS FLATS #8684M
P2	EXTERIOR PLASTER WALL BASE, FRAZEE, ESTATE #8682W	M1	STANDING SEAM METAL ROOFING BERTRIDGE; ZINC GREY
P3	STEEL COLUMN, METAL LOUVER AWNING FRAZEE, GOLDEN DOME #1246N	B1	4\"/>
P4	ALUMINUM STOREFRONT, CLEAR ANODIZED	B2	8\"/>
P5	STEEL CANOPY, ALUMINUM FASCIA, OVERHEAD DOOR DUNN EDWARDS; SILVER POLISH, DE 6374	C1	CONCRETE COLUMN BASE SMOOTH FINISH
P6	STEEL AWNING FRAZEE, BROADLEAF #1185A	G1	GLAZING; CLEAR

PROPOSED EXTERIOR ELEVATIONS - CARWASH BUILDING

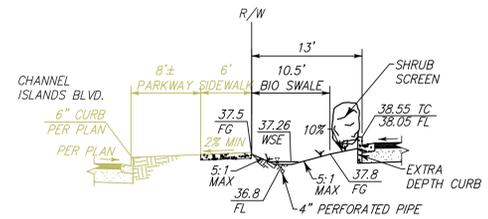
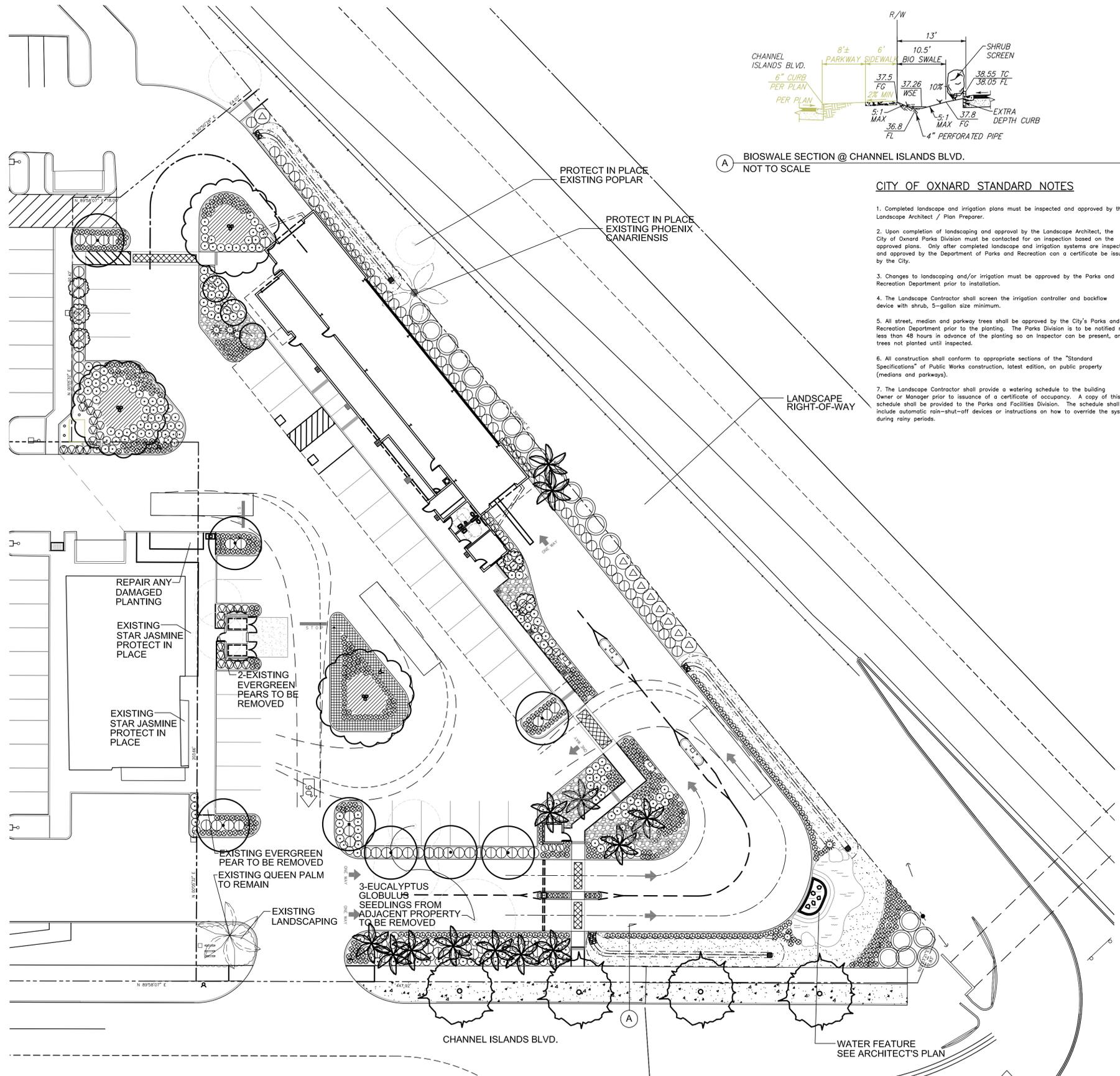
SCALE: 1/8" = 1'-0"

WATERDROPS EXPRESS CAR WASH
1811 EAST CHANNEL ISLANDS BLVD., OXNARD, CALIFORNIA

MARCH 7, 2012

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors
21 S. CALIFORNIA STREET
VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: SCOTT BOYDSTUN

DWG: P:\PROJECTS\CHANNEL ISLANDS CAR WASH\DWG\WASHING\WASHING.dwg REVISION: 11-28-11TIME PLOTTED: 2:24 PM



A BIOSWALE SECTION @ CHANNEL ISLANDS BLVD.
NOT TO SCALE

CITY OF OXNARD STANDARD NOTES

1. Completed landscape and irrigation plans must be inspected and approved by the Landscape Architect / Plan Preparer.
2. Upon completion of landscaping and approval by the Landscape Architect, the City of Oxnard Parks Division must be contacted for an inspection based on the approved plans. Only after completed landscape and irrigation systems are inspected and approved by the Department of Parks and Recreation can a certificate be issued by the City.
3. Changes to landscaping and/or irrigation must be approved by the Parks and Recreation Department prior to installation.
4. The Landscape Contractor shall screen the irrigation controller and backflow device with shrub, 5-gallon size minimum.
5. All street, median and parkway trees shall be approved by the City's Parks and Recreation Department prior to the planting. The Parks Division is to be notified not less than 48 hours in advance of the planting so an Inspector can be present, and trees not planted until inspected.
6. All construction shall conform to appropriate sections of the "Standard Specifications" of Public Works construction, latest edition, on public property (medians and parkways).
7. The Landscape Contractor shall provide a watering schedule to the building Owner or Manager prior to issuance of a certificate of occupancy. A copy of this schedule shall be provided to the Parks and Facilities Division. The schedule shall include automatic rain-shut-off devices or instructions on how to override the system during rainy periods.

PLANTING LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD
TREES				
	3	24" BOX	ERYTHRINA CAFFRA CORAL TREE	9-11'/ 2-3'
	4	24" BOX	METROSIDEROS EXCELSUS NEW ZEALND CHRISTMAS TREE	9-10'/ 4-5'
	8	24" BOX	PYRUS KAWAKAMII EVERGREEN PEAR	9-11'/ 3-4'
	13	14' BROWN TRUNK	SYAGRUS ROMANZOFFIANUM QUEEN PALM	
	3	24" BOX	ERIBOTRYA DEFLEXA BRONZE LOQUAT	9-11'/ 3-4'
	1		EXISTING PHOENIX CANARIENSIS PROTECT IN PLACE	
SHRUBS				
	5	15 GAL	ROSE STANDARD TO BE SELECTED	5-7'/ 2-3'
	28	5 GAL	NANDINA DOMESTICA HEAVENLY BAMBOO	
	111	5 GAL	RHAMPHIOLEPIS L. 'JACK EVANS' INDIAN HAWTHORN	
	10	5 GAL	PHORMIUM 'SUNDOWNER' NEW ZEALAND FLAX HYBRID	
	109	15 GAL	LIGUSTRUM J. 'TEXANUM' TEXAS PRIVET	
	466	5 GAL	HEMEROCALLIS 'YELLOW' DAY LILY	
	10	5 GAL	ASPARAGUS D. 'SPRENGER' ASPARAGUS FERN	
	21	5 GAL	COTONEASTER D. 'LOWFAST' BEARBERRY	
	9	5 GAL	BOUGAINVILLEA 'ROSENKA' BOUGAINVILLEA	
	2	5 GAL	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	
	26	5 GAL	RHAMPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO	
GROUND COVERS				
	260	1 GAL	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	
	SOD		HYBRID BERMUDA	
	SOD		FESCUE	
	SEE SPECS.		DECORATIVE ROCK	
	SEE SPECS.		MULCH	
	FLATS @ 12" O.C.		OSTEOSPERMUM FRUTICOSUM FREEWAY DAISY	

1 PRELIMINARY PLANTING PLAN - INTERIM CONFIGURATION
SCALE: 1:20

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL : TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
3350 LOMA VISTA ROAD, VENTURA CA 93003
(805) 642-3641 FAX (805) 642-9614
Jordan, Gilbert & Bain Landscape Architects, Inc. © 2003



REVISIONS

NO.	DATE	DESCRIPTION

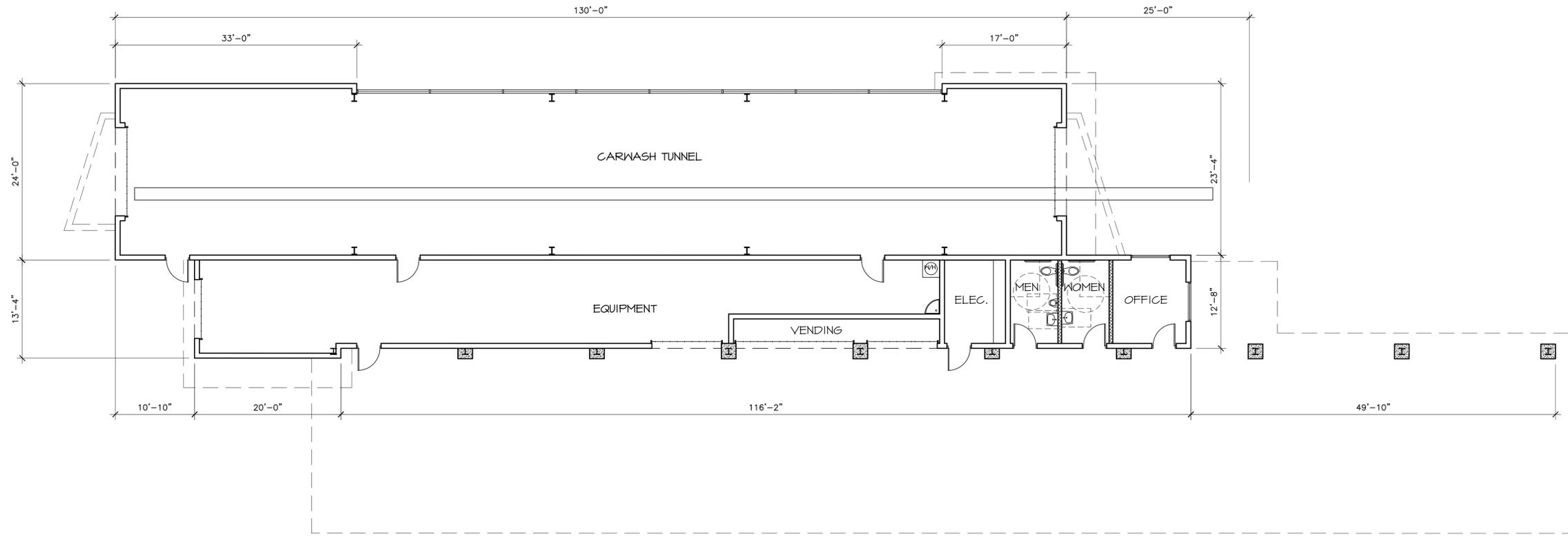
CLIENT
RASMUSSEN & ASSOCIATES
21 S. CALIFORNIA ST., 4TH FLOOR
VENTURA, CA 93001

SHEET TITLE
PRELIMINARY PLANTING PLAN
INTERIM CONFIGURATION
PROJECT
CAR WASH & LUBE CENTER
CHANNEL ISLANDS BLD. &
OXNARD BLVD.
OXNARD, CALIFORNIA

PROJECT NO: 11.12
DRAWN: MHB
CHECKED: PJ
DATE: 5/25/11

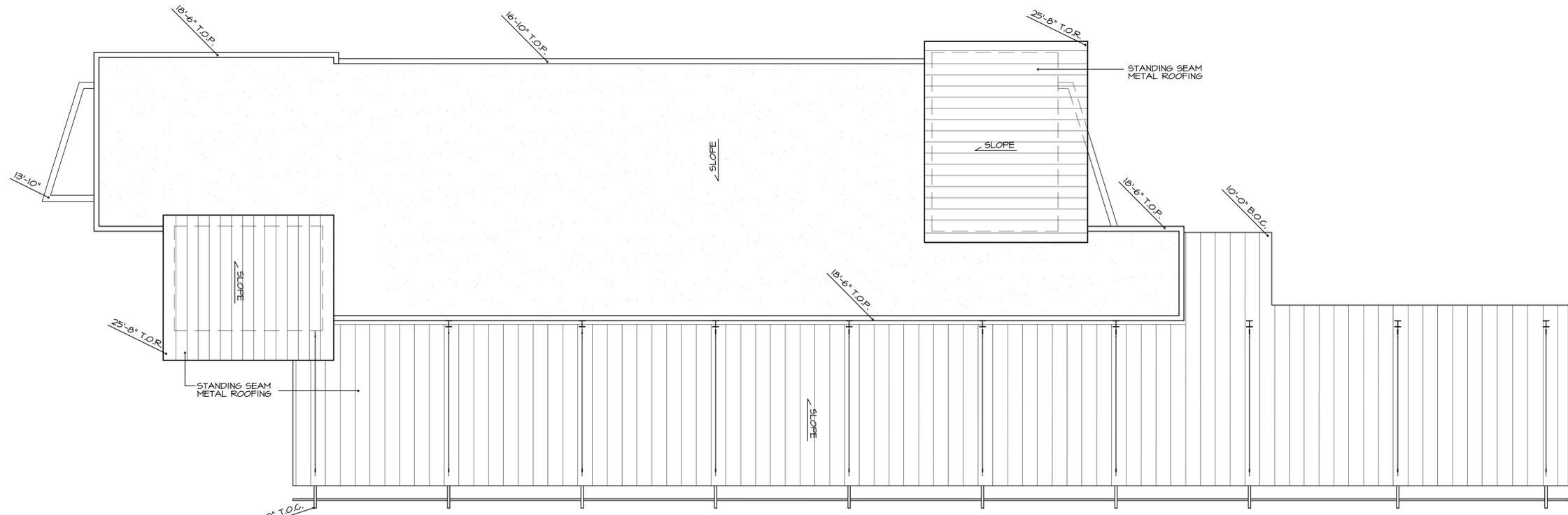
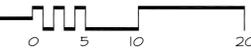
DRAWING
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SHEET 1 OF 2
FILE NUMBER: 11.12

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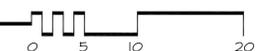
FLOOR PLAN - CARWASH TUNNEL

SCALE 1/8" = 1'-0"



ROOF PLAN

SCALE 1/8" = 1'-0"



WALL LEGEND

- 8" BLOCK WALL
- METAL STUD WALL

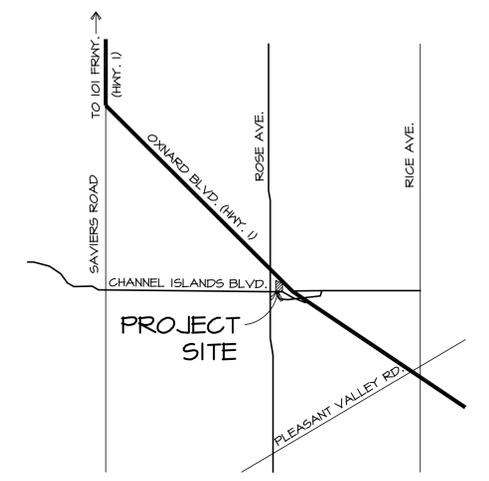
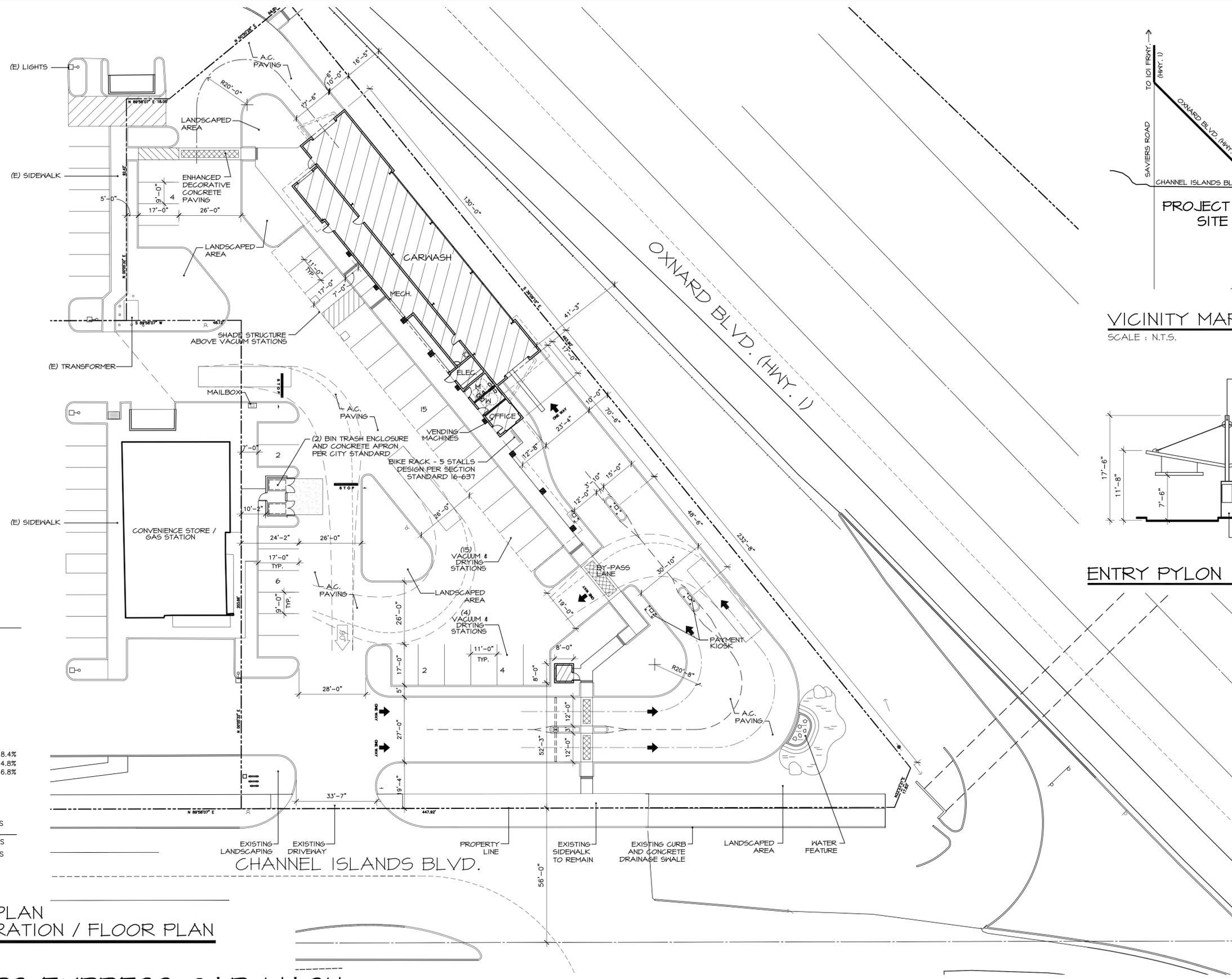
WATERDROPS EXPRESS CAR WASH
 1811 EAST CHANNEL ISLANDS BLVD., OXNARD, CALIFORNIA

MARCH 7, 2012

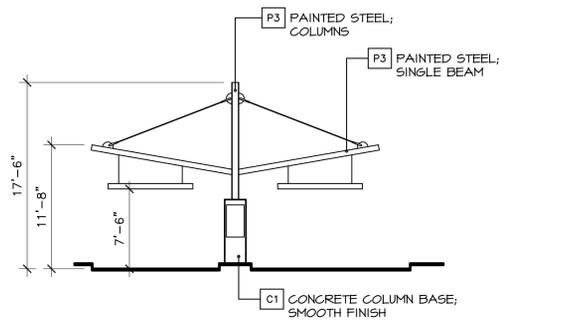
RASMUSSEN & ASSOCIATES

Architecture
 Planning
 Interiors

21 S. CALIFORNIA STREET
 VENTURA, CA 93001
 VOICE: (805) 648-1234
 FAX: (805) 648-4444
 CONTACT: SCOTT BOYDSTUN



VICINITY MAP
SCALE: N.T.S.



ENTRY PYLON
0 5 10 20

SITE ANALYSIS

LEGAL DESCRIPTION:

APN: 220-0-930-045, 055
ZONE: C-2
TYPE: V-N

LOT COVERAGE:

SITE AREA: 57,208 S.F. (1.31 ACRES)
BUILDING AREA :
DRIVE THRU AUTOMATED CARWASH 4,604 S.F.
OFFICE 138 S.F.
MECHANICAL VACUUM BUILDING 64 S.F.
TOTAL = 4,806 S.F. = 8.4%
LANDSCAPE AREA: 14,192 S.F. = 24.8%
PAVING AREA: 38,210 S.F. = 66.8%

PARKING CALCULATION:

PARKING REQUIRED:
DRIVE THRU AUTOMATED CARWASH
AND OFFICE PARKING = 3 SPACES
PARKING REQUIRED: 3 SPACES
PARKING PROVIDED: 14 SPACES

PROJECT TEAM

ARCHITECT:

RASMUSSEN & ASSOCIATES
21 S. CALIFORNIA STREET
VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: SCOTT BOYDSTUN

LANDSCAPE ARCHITECT:

JORDAN, GILBERT & BAIN
3350 LOMA VISTA ROAD
VENTURA, CA 93003
VOICE: (805) 642-3641
FAX: (805) 642-9614
CONTACT: MICHAEL C. GILBERT

CIVIL ENGINEER:

JENSEN DESIGN & SURVEY, INC.
4171 MARKET STREET, SUITE 4A
VENTURA, CA 93003
VOICE: (805) 654-6977
FAX: (805) 654-6979
CONTACT: RICK GIROUX

**PROPOSED SITE PLAN
INTERIM CONFIGURATION / FLOOR PLAN**

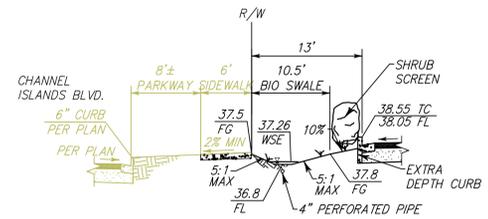
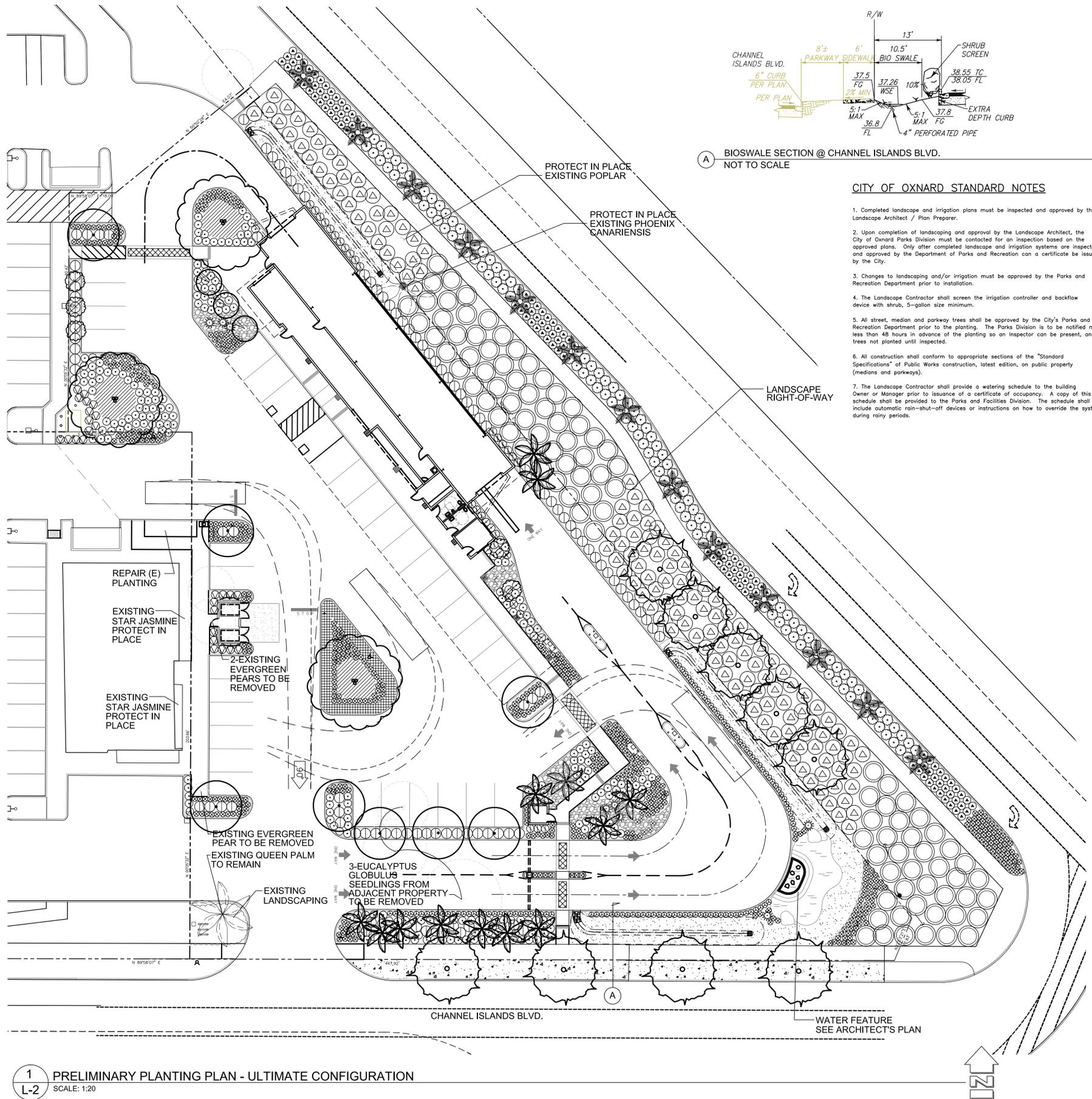
SCALE: 1" = 20'-0"

WATERDROPS EXPRESS CAR WASH
1811 EAST CHANNEL ISLANDS BLVD., OXNARD, CALIFORNIA

MARCH 7, 2012

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors

DWG: P:\V05002\CHANNEL ISLANDS CAR WASH\DWG\WATERDROPS\WATERDROPS.dwg REVISION: R001 11-28-11 TIME: 11:22:21 PM



A BIOSWALE SECTION @ CHANNEL ISLANDS BLVD.
NOT TO SCALE

CITY OF OXNARD STANDARD NOTES

1. Completed landscape and irrigation plans must be inspected and approved by the Landscape Architect / Plan Preparer.
2. Upon completion of landscaping and approval by the Landscape Architect, the City of Oxnard Parks Division must be contacted for an inspection based on the approved plans. Only after completed landscape and irrigation systems are inspected and approved by the Department of Parks and Recreation can a certificate be issued by the City.
3. Changes to landscaping and/or irrigation must be approved by the Parks and Recreation Department prior to installation.
4. The Landscape Contractor shall screen the irrigation controller and backflow device with shrub, 5-gallon size minimum.
5. All street, median and parkway trees shall be approved by the City's Parks and Recreation Department prior to the planting. The Parks Division is to be notified not less than 48 hours in advance of the planting so an inspector can be present, and trees not planted until inspected.
6. All construction shall conform to appropriate sections of the "Standard Specifications" of Public Works construction, latest edition, on public property (medians and parkways).
7. The Landscape Contractor shall provide a watering schedule to the building Owner or Manager prior to issuance of a certificate of occupancy. A copy of this schedule shall be provided to the Parks and Facilities Division. The schedule shall include automatic rain-shut-off devices or instructions on how to override the system during rainy periods.

PLANTING LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD
TREES				
	3	24" BOX	ERYTHRINA CAFFRA CORAL TREE	9-11'/ 2-3'
	4	24" BOX	METROSIDEROS EXCELSUS NEW ZEALND CHRISTMAS TREE	9-10'/ 4-5'
	8	24" BOX	PYRUS KAWAKAMII EVERGREEN PEAR	9-11'/ 3-4'
	13	14" BROWN TRUNK	SYAGRUS ROMANZOFFIANUM QUEEN PALM	
	3	24" BOX	ERIBOTRYA DEFLEXA BRONZE LOQUAT	9-11'/ 3-4'
	1		EXISTING PHOENIX CANARIENSIS PROTECT IN PLACE	
	13	14" BROWN TRUNK	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	
SHRUBS				
	5	15 GAL	ROSE STANDARD TO BE SELECTED	5-7'/ 2-3'
	28	5 GAL	NANDINA DOMESTICA HEAVENLY BAMBOO	
	109	5 GAL	RHAMPHIOLEPIS I. 'JACK EVANS' INDIAN HAWTHORN	
	10	5 GAL	PHORMIUM 'SUNDOWNER' NEW ZEALAND FLAX HYBRID	
	109	15 GAL	LIGUSTRUM J. 'TEXANUM' TEXAS PRIVET	
	533	5 GAL	HEMEROCALLIS 'YELLOW' DAY LILY	
	10	5 GAL	ASPARAGUS D. 'SPRENGER' ASPARAGUS FERN	
	98	5 GAL	COTONEASTER D. 'LOWFAST' BEARBERRY	
	140	5 GAL	BOUGAINVILLEA 'ROSENKA' BOUGAINVILLEA	
	2	5 GAL	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	
	26	5 GAL	RHAMPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO	
	132	5 GAL	LANTANA MONTEVIDENSIS LANTANA	
	125	5 GAL	RHAMPHIOLEPIS 'BALLERINA' INDIAN HAWTHORN	
GROUND COVERS				
	249	1 GAL	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	
		SOD	HYBRID BERMUDA	
		SOD	FESCUE	
		SEE SPECS.	DECORATIVE ROCK	
		SEE SPECS.	MULCH	
		FLATS @ 12" O.C.	OSTEOSPERMUM FRUTICOSUM FREEWAY DAISY	

1 PRELIMINARY PLANTING PLAN - ULTIMATE CONFIGURATION
L-2 SCALE: 1:20

JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
3350 LOMA VISTA ROAD, VENTURA CA 93003
(805) 642-3641 FAX (805) 642-9614
Jordan, Gilbert & Bain Landscape Architects, Inc. © 2003



REVISIONS

NO.	DATE	DESCRIPTION

CLIENT
RASMUSSEN & ASSOCIATES
21 S. CALIFORNIA ST., 4TH FLOOR
VENTURA, CA 93001

SHEET TITLE
PRELIMINARY PLANTING PLAN
ULTIMATE CONFIGURATION
PROJECT
CAR WASH & LUBE CENTER
CHANNEL ISLANDS BLD. &
OXNARD BLVD.
OXNARD, CALIFORNIA

PROJECT NO: 11.12
DRAWN: MHB
CHECKED: PJ
DATE: 5/25/11

DRAWING
L-2
SHEET 2 OF 2
FILE NUMBER: 11.12



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NOTICE OF EXEMPTION

Project Description:

Planning and Zoning Permit No. 11-500-07 (Special Use Permit), a request to construct a 4,806 square foot automated drive thru carwash facility and related site improvements on an irregular shaped 1.31-acre parcel. The car wash facility will accommodate 19 vacuum and drying stations, vending machines for self serve cleaning, and detail services. The project site is located at 1811 E. Channel Islands Blvd. (APN: 220-0-093-045 & 055). Filed by Bijan Shahmoradi, 8730 Wilshire Boulevard, Suite 202 Beverly Hills, California 90211.

Finding:

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons:

In accordance with Section 15332 of the State California Environmental Quality Act (CEQA) Guidelines, projects involving "in-fill development" may be found to be exempt from the requirements of CEQA. Based on the above exemption and in accordance with CEQA, the Planning Division Manager has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a notice of exemption may be filed.

(Date)

Susan L. Martin, AICP
Planning Division Manager

RESOLUTION NO. 2010 – ____.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 11-500-07 (SPECIAL USE PERMIT) A REQUEST TO CONSTRUCT A 4,806 SQUARE FOOT AUTOMATED DRIVE THRU CARWASH FACILITY AND RELATED SITE IMPROVEMENTS ON AN IRREGULAR SHAPED 1.31 VACANT PARCEL. THE CAR WASH FACILITY WILL ACCOMMODATE 19 VACUUM AND DRYING STATIONS; VENDING MACHINES FOR SELF SERVE CLEANING, AND DETAIL SERVICES. THE PROJECT SITE IS LOCATED AT 1811 E. CHANNEL ISLANDS BLVD. (APN: 220-0-093-045 & 055), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BIJAN SHAHMORDADI, 8730 WILSHIRE BOULEVARD, SUITE 202 BEVERLY HILLS, CALIFORNIA 90211.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 11-500-07, filed by Bijan Shahmordadi 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 State California Environmental Quality Act; and

WHEREAS, on June 21, 2007, the Planning Commission adopted Resolution No. 2007-15, approving a special use permit allowing the construction of a 2,728 square foot full service car wash and 2,584 square foot retail and restaurant building, which subsequently expired on June of 2009 for no activity and failure to secure construction permits; 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 3, 2012, (“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. (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*)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Before submitting landscape and irrigation plans, Developer shall obtain approval of the Parks and Facilities Superintendent or designee (“Superintendent”) of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
17. 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*)
18. 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*)
19. 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*)
20. 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*)
21. 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*)

22. 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

23. There are existing trees on the site that need to be removed to move forward with this project. A partial list of the possible trees to be removed include: (3) Eucalyptus, (2) Popular, (1) Grevillea, several Pyrus trees. An Arborist's Tree Report is required for the health and economic appraisal value of any existing trees to be removed or displaced from the site due to construction. City staff will have final review approval on selection of an arborist. The Arborist's Tree Report shall be prepared by a certified arborist and shall follow the format as outlined in *Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants.*, latest edition as published by the International Society of Arboriculture. The Tree Report shall include text, photos and a site plan that clearly labels all trees to be saved, removed or transplanted. The methodology for the Tree Report appraisal value shall be based on the "Trunk Formula" method. The economic appraisal value of the trees removed shall be put back into new tree sizes for the project and shall be in addition to meeting the City's minimum tree size of 24" box. (PK)
24. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)
25. Remove turf from around the water feature area and replace with groundcovers or shrubs. (PK)
26. 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. (PK)
27. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

28. 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*)
29. 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*)
 30. 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*)
 31. 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*)
 32. 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*)
 33. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
 34. 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*)
 35. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
 36. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
 37. 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*)
 38. 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*)
 39. 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*)

40. 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*)
41. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

42. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department. (FD)
43. Developer shall ensure Fire Department access through man-gates, either by Knox lock devices or other Fire Department approved means. (FD)

PLANNING DIVISION STANDARD CONDITIONS

44. 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*)
45. 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*)
46. 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*)
47. 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*)
48. 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*)

49. 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. (CA, *G-6*)
50. 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*)
51. 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)
52. 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.
53. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
54. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
55. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
56. 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*)

57. 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*)
58. 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*).
59. 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*)
60. 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*)
61. 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*)
62. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
63. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, *PL-48*)
64. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, *PL-49*)

PLANNING DIVISION SPECIAL CONDITIONS

65. Developer shall install toilets that have automatic flush sensors in all public restrooms. Such toilets shall be included on the plans submitted for a building permit and shall be maintained and in working order at all times. (PL)

66. Developer shall install individual mirrors above each sink in a public restroom to the satisfaction of the Planning Division Manager. The details of such mirrors shall be approved prior to issuance of a building permit. Developer shall remove graffiti from the mirrors or replace the mirrors within 24 hours of graffiti appearance. (PL)
67. 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)
68. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
69. 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. (PL)
70. 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)
71. 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)
72. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-3)
73. 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. (MND, C-4)
74. 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 §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.
 - 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. (MND, C-5)

75. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-6)
76. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-7)
77. 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. (MND, C-8)
78. 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. (MND, C-9)
79. 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)
80. 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)

81. 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)

82. The water fountain shall be maintained in good operating condition and shall be painted or cleaned as necessary to maintain its appearance in good keeping. (PL)
83. Water utilized in the carwash process must be recycled/reused to the maximum amount feasible. Before the City issues building permits, Developer shall provide specifications for the water recycling equipment to the Planning Division for the file. The water recycling equipment must be maintained for the life of the project. (PL)

ENVIRONMENTAL RESOURCES DIVISION

84. 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.
85. 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.
86. 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.

87. 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.
88. 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

89. 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)
90. 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)
91. 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)
92. 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)
93. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
94. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
95. 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)

96. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)
97. 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)
98. 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)
99. 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)
100. 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)
101. 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)
102. 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)
103. 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)
104. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the

time of recordation of the final map or parcel map or if there is no such map, then at the time of public improvement plan approval. (DS-17)

105. 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)
106. 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)
107. 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)
108. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
109. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
110. 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)
111. Developer shall comply with all applicable requirements and laws of the State of California and any other governmental entity with jurisdiction over the project. (DS-25)
112. "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)
113. 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)
 114. 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)
 115. 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)
 116. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)
 117. 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)
 118. 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)
 119. 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)
 120. 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)
 121. 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)
 122. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

123. 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)
124. Developer shall construct all street and road improvements in conformance with the City Code, the City's 2020 General Plan, and any applicable specific plan. (DS-48)
125. 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)
126. 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)
127. 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)
128. 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)
129. 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)
130. 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)
131. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
132. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
133. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)

134. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)

STORMWATER QUALITY CONDITIONS

135. 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)
136. 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 be approved by the City Engineer prior to the issuance of a site improvement permit. (DS-81)
137. 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)
138. 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)
139. 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)

140. 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)
141. 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

142. Prior to issuance of a site improvement permit, Developer shall obtain the written approval of Oxnard Drainage District for all alterations to District facilities. (DS-100)
143. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-101)
144. 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)
145. Filter swales along Oxnard Blvd shall be located entirely within private property. The ultimate swale design shall show the runoff from public property being directed to the public right-of-way and runoff from private property to the grass swale filter. This design shall be shown on the improvement plans for the car wash. (DS)
146. Developer shall construct a minimum 7 foot wide sidewalk at all locations where the sidewalk is constructed adjacent to the front of parking spaces. (DS)

147. Developer shall revise the proposed sidewalk configuration along the north side of the gas station to eliminate unnecessary sidewalk and replace it with pervious landscaping. (DS)
148. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS)
149. Developer shall construct a 12 inch minimum level (2% maximum slope) area at the back of the public sidewalk along Channel Islands Boulevard. (DS)
150. Developer shall design the grass swale filter in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
151. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings within the NPDES grass swale filter areas and that the proposed landscaping conforms to SQUIMP standards for grass swale filters. (DS)
152. Developer shall comply with the National Pollutant Discharge Elimination System (NPDES) permit practices as specified in the Technical Guidance Manual for Stormwater Quality Control Measures dated July 2002 and associated MS4 permit. (DS)
153. Developer shall provide a 6 inch minimum vertical drop between the flow line of the parking lot concrete gutter and the flow line of the grass swale filter at each location where stormwater enters the filter swale. The transition between gutter flow line and swale flow line shall be constructed similar to a concrete ribbon gutter. (DS)
154. Developer shall install a slotted underdrain below all grass swale filter constructed with a longitudinal slope of less than 1%. Underdrain shall connect to a point of safe discharge as approved by the Development Services Manager. (DS)
155. 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)
156. Developer shall not install utility laterals within public streets unless no alternative is deemed acceptable to the Development Services Manager. (DS)
157. Developer shall provide written proof of property owner permission for any construction on an adjacent lot. (DS)
158. Oxnard Boulevard is expected to be conveyed from the State of California to the City of Oxnard in the near future. If the conveyance occurs within three (3) years of the issuance of the site improvement (grading and paving) permit for this project, Developer shall be responsible for design and construction of sidewalk, landscaping, irrigation, curb, gutter, paving and ancillary improvements to the west side of Oxnard Boulevard and the north side

of Channel Islands Boulevard along the project's frontage. Improvements shall generally conform to the applicant's plan titled "Oxnard Blvd Improvements." Improvements shall include intersection modifications to provide a free southbound right turn lane from Oxnard Boulevard to westbound Channel Islands Boulevard. Improvements shall also include modification of the traffic signal at the intersection of Channel Island Boulevard and the ramp leading to the overpass to accommodate westbound left turning traffic. Improvements shall include modifications to associated signing and striping. Developer shall initiate improvement design within ninety (90) days of notification that conveyance has been completed and shall begin construction within one (1) year of such notification. Final design of these improvements is subject to approval of the City Traffic Engineer. (TR)

159. In addition to standard development improvement security requirements, Developer shall enter into a separate development improvement agreement and post security in an amount deemed acceptable to the Development Services Manager to guarantee construction of the delayed Oxnard Boulevard/Channel Islands Boulevard improvements. Developer shall provide a cost estimate of the required improvements for review and approval of the Development Services Manager. The cost estimate shall include anticipated construction costs along with line items for contingencies, design, plan check, permitting, inspection, administration, and inflation. Security shall remain in full force for the required three (3) year period. If the conveyance of Oxnard Boulevard to the City has not been completed within the three (3) year period, the City shall release the Developer's security and this permit shall no longer obligate Developer to design and construct said improvements. (TR)
160. Master planned traffic improvements constructed by the developer within Oxnard Boulevard and Channel Islands Boulevard right-of-way are eligible for in-lieu credit against traffic impact fees (or reimbursement) in accordance with City Council Resolution 10,272 and the City's Master Planned Improvement Reimbursement Policy. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of May 2012, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Anthony R. Murguia, Chair

ATTEST: _____
Susan L. Martin, Secretary