CITY OF OXNARD CALIFORNIA

# PLANNING COMMISSION
# STAFF REPORT

**TO:** Planning Commission

**FROM:** Ashley Golden, Principal Planner

**DATE:** August 16, 2012

**SUBJECT:** Planning and Zoning Permit No. 11-550-2, (Major Modification to Special use Permit No. 97-5-40), Gill's Onions, Located at 1051 Pacific Avenue.

1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 11-550-2 for a major modification permit, subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to modify Special Use Permit No. 97-5-40. This request includes construction of three new buildings comprising 64,698 square feet for office, processing, and storage uses consistent with the existing onion processing plant, a 220,000 square foot parking lot and outdoor storage area, and the demolition of 13,059 square feet of existing building area. This project will increase the originally approved square footage by 16,510 square feet, or 12%, for a total build-out of 154,121 square feet. The proposed build-out is for the same user, Gill's Onions (Gills), represents the same function, uses, and types of development approved under SUP No. 97-5-40. The 1997 SUP authorized the rehabilitation of seven existing buildings as Phase I of the project and the future construction of 48,246 square feet as Phase II of the project for a total of 137,611 square feet, and the upgrade of the design for the 13.8 acre site to City standards. The project is located at 1051 Pacific Avenue. Filed by Michael Stroh, 1058 E Santa Clara Street, Ventura, CA 93001.

3) **Existing & Surrounding Land Uses:** The 13.8 acre property is developed with several structures and outdoor uses for an onion processing plant and has been operated by Gills since 1997.

| LOCATION | ZONING | GENERAL PLAN | EXISTING LAND USE |
|---|---|---|---|
| Project Site | M2 | CIA | Agriculture Processing |
| North | M2 | CIA | Agriculture Warehouse |
| South | ML-PD | ILM | Vacant & Warehouse |
| East | M2-PD | CIA | City Yard & Agriculture Processing |
| West | M2 | CIA | Manufacturing |

4) **Background Information:** On May 6, 1982, the Planning Commission approved Special Use Permit (SUP) No. 989 to allow a precision metal forging business to operate within several existing buildings on the project site.

On December 18, 1997, the Planning Commission approved SUP No. 97-500-40 via Resolution No. 97-56 for renovation of existing buildings (totaling 89,365 square feet), and the upgrade of the design for the existing site design to City standards for re-use by Gills. At that time, Phase II build-out consisting of 48,246 square feet was also approved for a grand total of 137,611 square feet. Phase I renovations were completed in 2001, but Phase II was never pursued. Various minor modification and building permits have allowed an additional 13,117 square feet of building area and approximately 118,000 square feet of site work consisting of a parking lot, outdoor equipment yards, and a diesel fueling station. .

5) **Environmental Determination:** A Negative Declaration (ND No.97-23) was approved in 1997 in conjunction with Special Use Permit No. 97-5-40 for the rehabilitation of the existing buildings (Phase I) and expansion (Phase II) for Gills. In accordance with Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously adopted EIR or MND/ND is the appropriate environmental document in instances when no conditions exist that would trigger a subsequent MND/ND. As such, Addendum No. 1 to ND No.97-23 has been prepared (see Attachment C). With standard conditions of approval, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

6) **Analysis:**

a) ***General Discussion:*** Gills purchased the subject site in 1997. Their first full year of onion processing occurred onsite in 2002. In 2002, most of their customers were of the large scale industrial variety, which required the customers to do additional processing at their own facilities. Over the past decade Gills has changed their business model towards more finished products onsite for direct wholesale to vendors. This shift has lead to more processing on-site, but reduced the transportation of product and processing occurring at remote customer facilities.

This project will increase the originally approved square footage by 16,510 square feet, or 12%, for a total build-out of 154,121 square feet. (8.8% increase, not including renewable/alternate fuel generation equipment area). The proposed build-out is for the same user, Gills Onion, represents the same function, uses, and types of development approved under SUP No. 97-5-40.

Gills is a nationally-recognized leader in installation and use of on-site waste-to-energy and other renewable energy technology which reduces waste stream and demand for carbon-based power. Between 2007 to 2012 Gills constructed ad Advanced Energy Recovery System (AERS), Fuel Cells, Flow Battery, and Diesel Fueling station all geared toward reducing the environmental impact for the site. Gills operates 24 hours a day with a total projected employee base of 600.

b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Central Industrial Area (CIA) which is characterized by "uses often involving

outdoor use and storage, but are not classified as heavy industrial uses. Agricultural processing and service, and vehicle and equipment storage and repair predominate in this area." The underlying M-2 zoning (Heavy Industry) allows agricultural and food product processing with the approval of a special use permit. This major modification request is 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-16.5** | I | **Industrial and Commercial Development Standards**<br>Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.<br>. | The proposed configuration and development will provide a campus like setting and allow for onsite storage of related products and equipment. The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval that resulted in this high quality development. |
| **CD-17.6**<br>**CD-18.10** | II | **Business Expansion**<br>**Existing Businesses** | Gills has been in business at the subject site for 15 years, and provides quality jobs for approximately 600 people. |
| **ICS-1.4**<br>**ICS-17.5** | | **Infrastructure Conditions of Approval**<br>**Undergrounding of Utility Lines** | Conditions of approval restate the 1997 permit requirement to underground utility lines. |
| **CD-5.4**<br>**ICS-14.1** | | **Environmentally Friendly and "Green" Industry**<br>**Waste Reduction**<br>**Development Applicants to Conduct** | Gills has constructed three projects specific to reducing their carbon footprint and impact on the environment. Furthermore Gills, had only .4% of their waste that went to landfills in 2011. Their onion waste is converted to energy and cattle feed. |

| POLICY | LEVEL | POLICY OR TITLE | EXPLANATION |
|---|---|---|---|
| **ER-11.3** | | **Research** | A condition of approval requires the applicant to have a qualified archaeologist conduct a record search at the South Central Coast Information Center located at California State University Fullerton |
| **All others** | III | All policies not listed above | No or Distant Applicability to the Proposed Project |

c) ***Conformance with Zoning Development Standards:*** The proposed development is located in the Heavy Industry (M-2) zone district. In accordance with the City Code, the proposed development may be permitted with an approved major modification permit. Applicable development standards of the M2 zone have been compared with the proposed project, as follows:

| DEVELOPMENT STANDARD | REQUIREMENT | PROPOSED | COMPLIES |
|---|---|---|---|
| Height Permitted (16-247) | No building shall exceed a height at the street line of eight stories or 100 feet. | 23' 1" | Yes |
| Front Yard (16-248) | Where all the frontage on one side of the street between two intersecting streets is located in an M2 zone, no front yard shall be required. Where frontage on one side of the street between two intersecting streets is located in an M2 zone and an R zone, the front yard requirement in the R zone shall apply to the M2 zone. | 100' + | Yes |
| Side Yard (16-249) | Where a lot in an M2 zone abuts the side of a lot in any R zone, there shall be a side yard of not less than 5 ft. In all other cases, a side yard for a commercial or industrial building shall not be required. | 100' + | Yes |
| Rear Yard (16-250) | No rear yard required except where M2 zone abuts an R zone, in which case there shall be a rear yard of not less than 20 ft. | 100' + | Yes |
| Off-street parking: Handicapped Motorcycle (16-264) Bicycle (16-623 & 16-637) Loading (16-644) | Standard/ADA Stalls Required: 225*<br><br>Motorcycle Stalls: 6<br>Bicycle: 5<br><br>Loading: 5 | 214 Standard stalls<br>6 motorcycle stalls<br>8 ADA stalls<br>228 Total Stalls<br><br>Bicycle: 14<br>Loading: 9 | Yes |
| Parking space sizes & design: Standard (16-636 & 16-638) | 9'W x 19'L | 9'x19' | Yes |

| DEVELOPMENT STANDARD | REQUIREMENT | PROPOSED | COMPLIES |
|---|---|---|---|
| Parking area Landscape Req. (16-641): Along streets/alleys<br><br>Parking/vehicle area (16-641)<br><br>Landscape fingers (16-641)<br><br>Trees (for lots with 20+) | Min. 10' wide strip.<br><br>Minimum 5% of area, exclusive of any other required landscaped area abutting a street or alley.<br><br>9'W x 20'L - every 10 spaces with 2 trees.<br><br>Min. 40' O.C. | 10' wide strip<br><br>5% (26,882 SF)<br><br>Finger planters per Code<br><br>Trees provided on Pacific Ave and COA for Mountain View Ave | Yes, with condition of approval |
| Lighting | Comply with Section 16-320 of the City Code. | Conditioned to Comply | Yes |

*see further discussion in section e.

**d)** ***Site Design:*** The site is bounded by Wooley Road to the south, Pacific Avenue to the east, Mountain View Avenue to the north, and the Union Pacific Railroad to the west. The existing structures generally located on the southern portion of the site with access from Wooley Road and Pacific Avenue. The most northerly portion, along Mountain View Avenue has remained undeveloped. However this area has been use periodically for seasonal outdoor storage of containers and trucks.

The project proposed to demolish 13,059 square feet of building area and to construct three new buildings (64,698 square feet) for office, processing, and storage uses. In addition, the northern portion will be built-out with areas for outdoor storage, staging, truck parking, and access routes. Outdoor truck parking areas totaling 26,475 square feet are requested as are 31,760square feet of outdoor bin storage areas.

**2011 Major Modification Proposal**

**Buildings to be Demolished:**

| Name: | Type: | Size: | |
|---|---|---|---|
| Building 2 - Q.C. Lab | Office | 506 | |
| Building 5 – Restrooms | Accessory | 956 | |
| Building 5 - Break Room | Accessory | 799 | |
| Building 4 | Storage | 1,600 | |
| Building 5 | Processing | 9,198 | |
| **Total Demolished Area (SF):** | | **13,059** | |

**Proposed Buildings and Site Work:**

| Name: | Type: | Size (SF) | Site Work |
|---|---|---|---|
| Building 10A | Processing | 12,723 | |
| Building 11 | Office / Storage | 24,359 | |

| | | | |
|---|---|---|---|
| North Parking Lot | Site work | | 220,108 |
| Building 10B | Processing | 18067 | |
| Building 6/10 Access Tunnel | Storage | 1,105 | |
| Building 12 | Storage | 8,444 | |
| **Total Proposed Area (SF):** | | **64,698** | **220,108** |

The site historically and currently contains outdoor storage, which is allowed with approval of a special use permit. This permit further defines the outdoor storage areas which are specifies at three locations: near the fueling station (2,016 SF), near the truck parking area (27,456 SF), and west of the Mountain View Avenue exist (2,288 SF). All bin storage areas are limited to 20' max in height. Trail and truck parking totaling 26,475 SF is also proposed. Along Pacific Avenue, a new 7'4" block wall to match the existing wall will be provided. The applicant proposed that the existing chain link fence on Mountain View Avenue be replaced with a wrought iron fence with pilasters: Staff recommends that the new wall (along Pacific Avenue) be continued along Mountain View Avenue to provide consistent screening from all public views. Therefore, a condition of approval requires that a solid wall, matching the wall only Pacific Avenue, be installed along Mountain View Avenue. Wrought iron gates will be provided at each driveway opening. Pursuant to City Code Section 16-311(A) staff recommends allowing a portion of the Mountain View screen wall be located within the 10' street-fence setback area. The wall placement is necessary to enclose an existing waster water treatment plant at the northwest corner of the site

**e)** ***Circulation and Parking:*** There are three driveways on Pacific Avenue, one truck egress point on Mountain View Avenue, and one driveway on Wooley Road. The Wooley Road driveway provides ingress and egress for passenger vehicles, whereas driveways on Pacific Avenue and Mountain View Avenue are mainly used by trucks accessing and leaving the site. A fire truck access route is provided throughout the site and a condition of approval is included to ensure that the outdoor storage and staging areas do not impede emergency access throughout the site. Parking for employees and customers is principally located on the southern portion of the site, with 16 stalls proposed on the northern end of the site. Existing loading docks are accessed from Pacific Avenue. The site is required to have 225 parking stalls and provides 228 parking stalls. The accessory spaces within Buildings 2, 11, and 12 were not included in the parking requirements for the site, and thus a special condition of approval prevents these areas from being converted to another type of use unless adequate parking is provided on-site.

## Parking Requirements Per Building By Use

| Name: | Type: | Total Size (SF) | Size (SF) | Parking Rate | Required No. Of Stalls |
|---|---|---|---|---|---|
| Building 1 | Office | 4452 | 4,452 | 1/250 | 18.00 |
| Building 2 | | 43675 | | | |
| | Manufacturing | | 32,955 | 1/500 | 65.91 |
| | Office | | 4,179 | 1/250 | 16.72 |
| | Accessory (restroom & breakroom) | | 6,541 | N/A | 0.00 |
| Building 3 | Warehouse | 5285 | 5,285 | 1/1000 | 5.29 |
| ~~Building 4~~ | | | | | |
| ~~Building 5~~ | | | | | |
| Building 6 | Warehouse | 22668 | 22,668 | 1/2000 for 7448 SF 1/4000 for 15220 SF | 7.53 |
| Building 7 | Warehouse | 1211 | 1,211 | 1/1000 | 1.21 |
| Building 8, Engine Room | Warehouse | 3253 | 3,253 | 1/4000 | 0.81 |
| Building 9, Switch Gear | Warehouse | 505 | 505 | 1/1000 | 0.51 |
| Building 10 | Manufacturing | 30790 | 30,790 | 1/500 | 61.58 |
| Building 11 | | 24359 | | | |
| | Accessory (breakroom, restroom, corridor) | | 7,313 | N/A | 0.00 |
| | Office | | 1,674 | 1/250 | 6.70 |
| | Manufacturing | | 1,438 | 1/500 | 2.88 |
| | R&D | | 1,638 | 1/350 | 4.68 |
| | Warehouse | | 12,296 | 1/1000 | |
| Building 12 | | 8444 | | | |
| | Warehouse | | 6,907 | 1/2000 | 3.45 |
| | Office | | 840 | 1/250 | 3.36 |
| | Accessory (lounge, restroom) | | 697 | N/A | 0.00 |
| Building 13, Flow Battery | Warehouse | 4500 | 4,500 | 1/2000 | 2.25 |
| Access Tunnel 2/6 | Warehouse | 743 | 743 | 1/1000 for 703 SF 1/2,000 for 40 SF | 0.72 |
| Access Tunnel 6/10 | Warehouse | 1105 | 1105 | 1/2000 | 0.55 |
| Electrical Yard | Other | 6069 | 6,069 | N/A | 0.00 |
| Fueling Station | Other | 2275 | 2,275 | N/A | 0.00 |
| Fuel Cell Yard | Other | 5333 | 5,333 | N/A | 0.00 |

| Name: | Type: | Total Size (SF) | Size (SF) | Parking Rate | Required No. Of Stalls |
|---|---|---|---|---|---|
| Anerobic Digester & Yard | Other | 7476 | 7,476 | N/A | 0.00 |
| Outdoor Storage - bins | Exterior Industrial Use | 31760 | 31760 | 1/2500 | 12.70 |
| Outdoor Storage - trucks | Exterior Industrial Use | 26475 | 26475 | 1/2500 | 10.59 |
| | **Totals** | **230378** | **230,378** | | **225.43** |

The project did not trigger CEQA thresholds for a traffic study or off-site traffic improvements. The shift in Gills business model and the on-site energy projects reduced the waste truck trips for the use from 3,057 trips/year to 699 trips/year. At full build-out the truck trips associated with solid waste removal are projected to be 350 trips/year.

**f)** ***Building Design:*** The new buildings will match the colors (tan, green, gray) and materials (corrugated metal & masonry) of the existing buildings on-site. Due to the nature of the business (including the storage and use of hazardous materials and large cooling equipment), exterior piping, exterior downspouts, and some roof-top equipment may be necessary. Two standard conditions of approval have been re-worded, and are included as special conditions of approval, to allow for these deviations from standard conditions of approval.

**g)** ***Signs***: Signs are not part of this approval and will be reviewed in the future, consistent with city code. The wall signs shown on the plan are for illustrative purposes only.

**h)** ***Landscaping and Open Space:*** Conditions of approval are included to ensure a cohesive streetscape design for both Mountain View Avenue and Pacific Avenue. A special condition of approval for the landscape treatment along Mountain View Avenue requires the installation of a solid wall rather than a wrought iron fence. The solid wall treatment will help to screen the outdoor storage proposed on the northern portion of the site. Landscaping along Mountain View will help screen the outdoor storage areas. Finger planters are provided, as required by city code, in the new row of parking provided in the northwest portion of the site.

**i)** ***Special Conditions of Approval:*** The SUP No. 97-5-40 approval included a condition to underground utilities on both Mountain View Avenue and Pacific Avenue (Condition 101 of Resolution 97-56). The applicant undergrounded the utilities on Pacific Avenue, but undergrounding on work on Mountain View Avenue was deferred. The project is subject to Ordinance 2207 (undergrounding utilities) and is required to underground the utilities on Mountain View Avenue. Furthermore, this condition of approval is inline with the 2030 General Plan Policy ICS-17.5. The condition of approval from SUP No. 97-5-40 (Resolution

97-56, Condition No. 101) still applies, and is clarified in the attached resolution (Condition 117).

The applicant requested re-wording of several standard Planning Division conditions of approval (COA) and one standard Development Services COA. The Planning Division consulted with Ventura County Air Pollution Control District (VCAPCD) on the COAs as they related to Air Quality standards and ultimately modified two "Planning Standard Condition" of approval with VCAPCDs consent (COA Nos. 63 & 69. These modifications will apply to future discretionary projects, as applicable). Conditions 57-60 & 127 in the attached resolution have been revised to address the applicant's concerns. The Planning Division did not agree to reword or remove standard Condition of Approval No 52. The Planning Division did reword COA 62, but the applicant still objects to the COA. The applicant also objects to COA No. 117.

7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on October 12, 2011. Recommendations of the DAC are included in the attached resolution. Much of the DAC discussion focused on the wall and landscape treatment along Mountain View Avenue as well as the undergrounding of utilities along Mountain View Avenue. The applicant was also required to improve Mountain View Avenue with curb, gutter, sidewalk, and asphalt widening. COA Nos. 24, 115, 116, & 117 are included to address these items.

8) **Community Workshop:** The project is not located in an established neighborhood and thus was not subject to the Community Workshop requirements.

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

**Attachments:**

A. Maps (Vicinity, General Plan, Zoning)
B. Reduced Project Plans
C. Addendum No. 1 to ND 97-23 with attachment
D. Resolution 97-56
E. Resolution

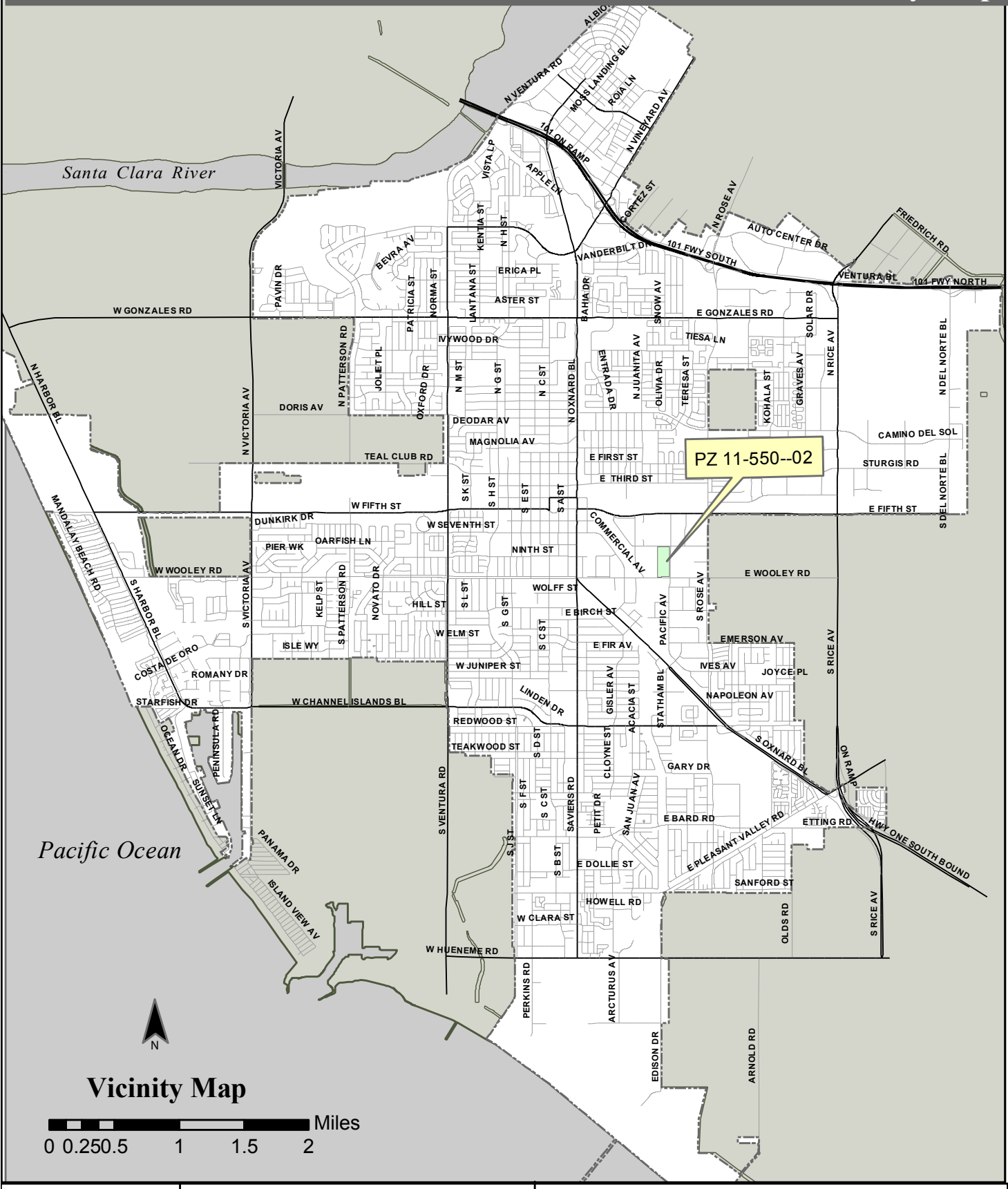
Prepared by: _____
AG

Approved by: _____
SM

# Attachment A

# Maps

# Vicinity Map

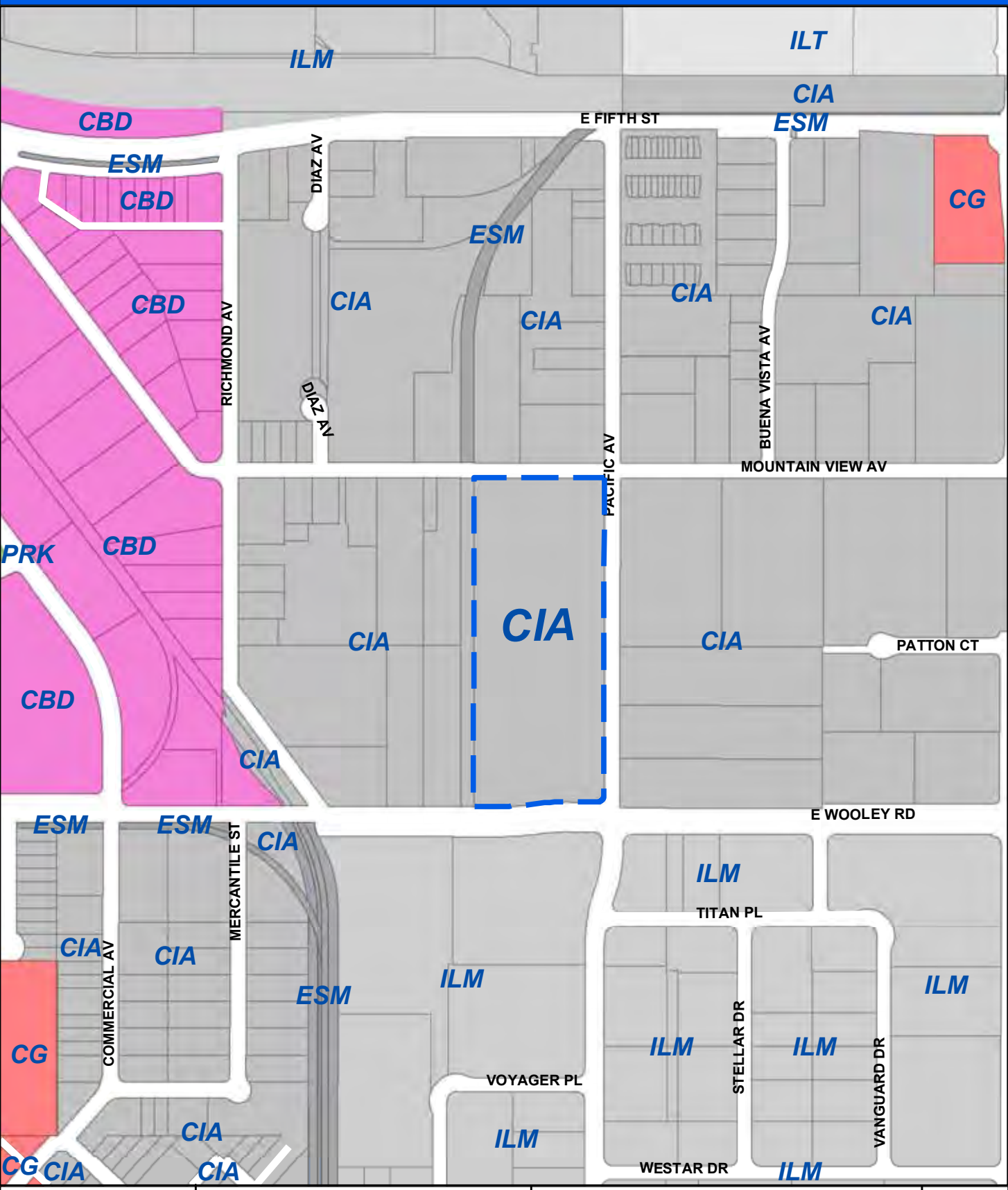



OXNARD

Oxnard Planning
*August 7, 2012*

PZ 11-550--02
Location: 1051 Pacific Ave
APN: 201030102
Gill's Onions

# General Plan Map




Oxnard Planning

*August 7, 2012*

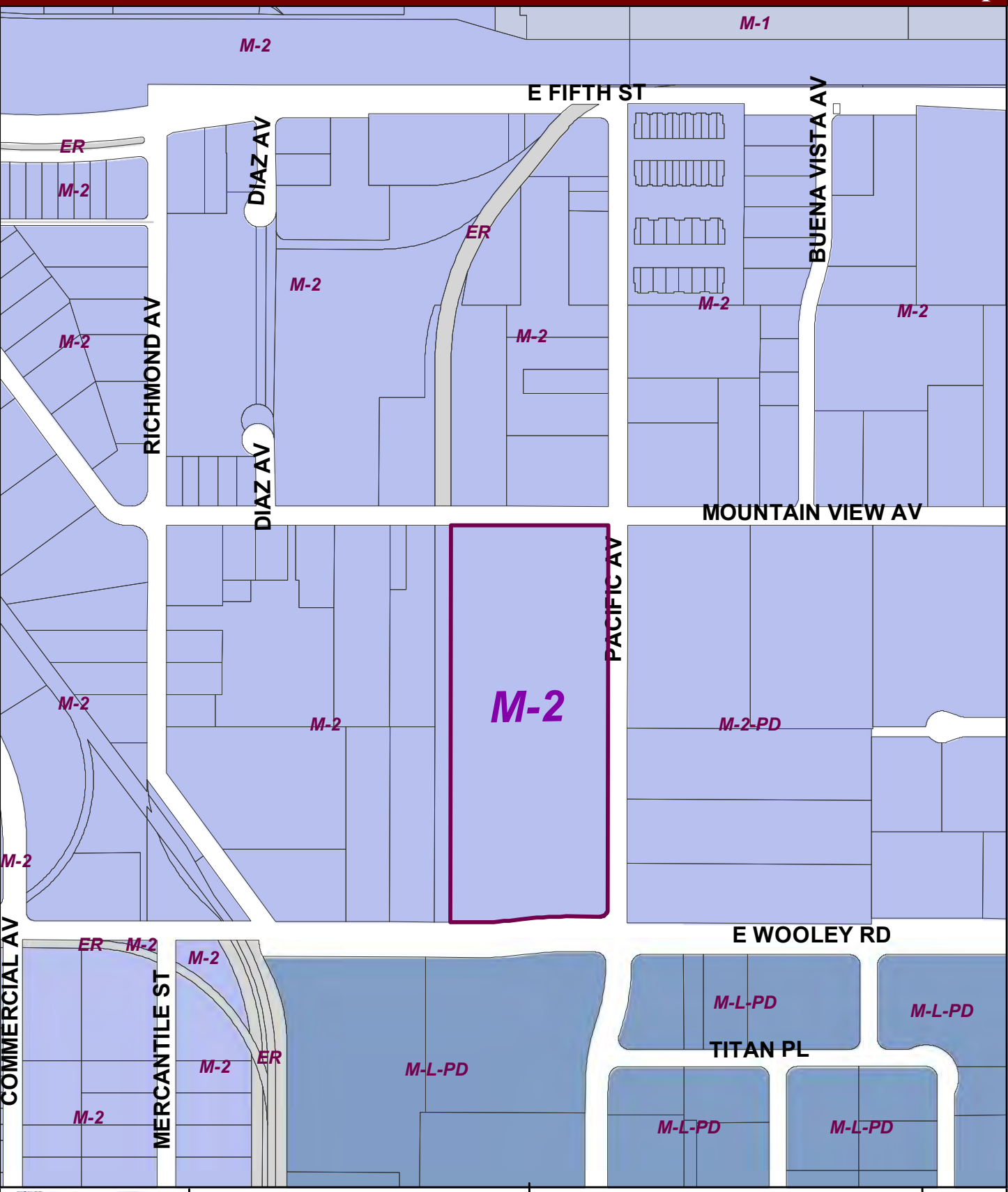
PZ 11-550--02
Location: 1051 Pacific Ave
APN: 201030102
Gill's Onions

0 112.5 225 450 675 900 Feet

**General Plan Map**

1:6,000

# Zone Map




Oxnard Planning

*August 12, 2012*

PZ 11-550--02
Location: 1051 Pacific Ave
APN: 201030102
Gill's Onions

0 100 200 400 600 800 Feet

**Zone Map**

N W E S

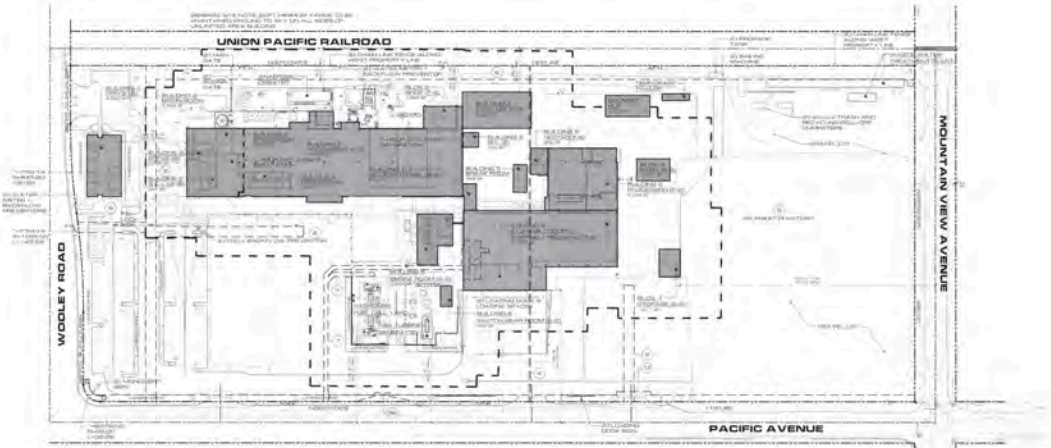
1:5,000

# Attachment B

# Reduced Project Plans

# Attachment C

# Addendum No. 1 to ND 97-23 with Attachment




EXISTING SITE PLAN
SCALE 1"=50'-0"

## EXISTING BUILDING AREAS

| | | |
|---|---|---|
| BUILDING 1 - ADMINISTRATION (B OCCUPANCY) | | |
| OFFICE | 4,450 S.F. | 4,450/100 = 45 (sec.) |
| **TOTAL AREA:** | **4,450 S.F.** | 45 TOTAL OCCUPANTS |
| UNLIMITED AREA BUILDING BUILDINGS 2-6 | | |
| BUILDING 2 - FOOD PROCESSING (F-2 OCCUPANCY) | | |
| MANUFACTURING | 21,058 S.F. | 21,058/200 = 106 (sec.) |
| SHOP (MANUFACTURING) | 1,892 S.F. | 1,892/200 = 10 (sec.) |
| OFFICE | 3,689 S.F. | 3,689/100 = 37 (sec.) |
| QC LAB (OFFICE) | 561 S.F. | 561 / 100 = 6 (sec.) |
| RESTROOMS | 2,440 S.F. | ACCESSORY USE |
| BREAK ROOM | 2,559 S.F. | ACCESSORY USE |
| BREAK ROOM | 1,484 S.F. | ACCESSORY USE |
| QC LAB (OFFICE) | 599 S.F. | 599 / 100 = 6 (sec.) |
| **TOTAL AREA:** | **44,181 S.F.** | 215 TOTAL OCCUPANTS |
| BUILDING 3 - ACCESS TUNNEL (S-2 OCCUPANCY) | | |
| WORK CELL | 743 S.F. | 743/500 = 2 (sec.) |
| **TOTAL AREA:** | **743 S.F.** | 2 TOTAL OCCUPANTS |
| BUILDING 3 - STORAGE (S-2 OCCUPANCY) | | |
| WAREHOUSE | 5,285 S.F. | 5,285/500 = 11 (sec.) |
| **TOTAL AREA:** | **5,285 S.F.** | 11 TOTAL OCCUPANTS |
| BUILDING 4 - STORAGE (S-2 OCCUPANCY) | | |
| WAREHOUSE | 1,800 S.F. | 1,800/500 = 4 (sec.) |
| **TOTAL AREA:** | **1,800 S.F.** | 4 TOTAL OCCUPANTS |
| BUILDING 5 - FOOD PROCESSING (F-2 OCCUPANCY) | | |
| MANUFACTURING | 8,168 S.F. | 8,168/200 = 40 (sec.) |
| RESTROOMS | 559 S.F. | ACCESSORY USE |
| BREAK ROOM | 759 S.F. | ACCESSORY USE |
| **TOTAL AREA:** | **10,959 S.F.** | 40 TOTAL OCCUPANTS |
| BUILDING 6 - STORAGE / SHIPPING / RECEIVING (S-2 OCCUPANCY) | | |
| WAREHOUSE | 28,998 S.F. | 28,998/500 = 58 (sec.) |
| **TOTAL AREA:** | **28,998 S.F.** | 58 TOTAL OCCUPANTS |
| BUILDING 7 - STORAGE (S-2 OCCUPANCY) | | |
| WAREHOUSE | 1,211 S.F. | 1,211/500 = 3 (sec.) |
| **TOTAL AREA:** | **1,211 S.F.** | 3 TOTAL OCCUPANTS |
| BUILDING 8 - ENGINE ROOM (S-2 OCCUPANCY) | | |
| WAREHOUSE | 3,253 S.F. | 3,253/500 = 11 (sec.) |
| **TOTAL AREA:** | **3,253 S.F.** | 11 TOTAL OCCUPANTS |
| BUILDING 9 - SWITCH GEAR ROOM (S-2 OCCUPANCY) | | |
| WAREHOUSE | 525 S.F. | 525/500 = 2 (sec.) |
| **TOTAL AREA:** | **525 S.F.** | 2 TOTAL OCCUPANTS |
| **TOTAL UNLIMITED BUILDING AREA:** | | **92,305 S.F.** |
| UTILITY STRUCTURE YARDS | | |
| AMMONIA / WASTER YARD | | |
| **TOTAL AREA:** | | **7,479 S.F.** |
| HYDROGEN FUEL CELL YARD | | |
| **TOTAL AREA:** | | **5,333 S.F.** |
| GENERATOR / ELECTRICAL YARD | | |
| **TOTAL AREA:** | | **6,060 S.F.** |
| GUONSET HUT | | |
| **TOTAL AREA:** | | **8,018 S.F.** |
| **TOTAL EXISTING BUILDING AREA:** | | **110,744 S.F.** |

## SITE EASEMENT LEGEND

REFERENCE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE No. 1-5-0-1-0-7-6-6 DATED MARCH 08, 2010.

EASEMENT LISTED ALPHABETICALLY AS THEY APPEAR ON THE PRELIMINARY TITLE REPORT REFERENCED ABOVE:

(a) 8' WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE GRANT OF EASEMENT RECORDED MAY 6, 1992 IN BOOK 5858 PAGE 247 OF OFFICIAL RECORDS OF VENTURA COUNTY.

(b) 20' WIDE AND 15' WIDE EASEMENTS FOR WATERLINES AND RELATED APPURTENANCES, AS GRANTED TO THE CITY OF OXNARD PER THE CONDEMNATION GRANT DEED RECORDED DECEMBER 16, 1980, AS INSTRUMENT No. 80-111361 IN OFFICIAL RECORDS OF VENTURA COUNTY.

(c) 6' WIDE EVE VEE DRAINAGE EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE GRANT OF EASEMENT RECORDED JANUARY 14, 1988, AS INSTRUMENT No. 88-10000 OF OFFICIAL RECORDS OF VENTURA COUNTY.

(d) AN EASEMENT IN PERPETUITY FOR PURPOSES OF ENGINEERING INVESTIGATION, RECREATION, RESEARCH, PROPAGATION OF OTHER CORRECTIVE ACTIONS AS RESERVED BY THE LATTER STATES OF AMERICA PER THE QUITCLAIM DEED RECORDED JUNE 16, 1967 AS INSTRUMENT No. 67-09606 OF OFFICIAL RECORDS OF VENTURA COUNTY. EASEMENT IS BLANKET IN NATURE.

(e) 10' WIDE AND 15' WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE GRANT OF EASEMENT RECORDED FEBRUARY 17, 1988 AS INSTRUMENT No. 88-10700 OF OFFICIAL RECORDS OF VENTURA COUNTY.

(f) EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE GRANT OF EASEMENT RECORDED AUGUST 29, 1996, AS DOCUMENT No. 96-096000-00 OF OFFICIAL RECORDS OF VENTURA COUNTY.

## LEGAL DESCRIPTION

FROM PRELIMINARY TITLE REPORT (CHICAGO TITLE DATED MARCH 2010)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A, as shown on Parcel Map No. 3545, in the City of Oxnard, County of Ventura, State of California, as per Parcel Map filed in Book 37, Page 38 of Parcel Maps, in the office of the County Recorder of said County.

APN 201-0-301-030

## SITE LEGEND

- - - - EXTENT OF WETTER + WATER TO BE MAINTAINED BEYOND CURRENT WATER, WASTER OR WATER BUILDING

• • • • OCCUPANCY SEPARATION PER CBC TABLE 508.3.3

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS
LIC #945201

GILL'S ONIONS

# GILL'S ONIONS

PLANT EXPANSION
1351 SOUTH PACIFIC AVENUE
OXNARD, CALIFORNIA 93030
APN 201-0-301-030

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1704 DRAWING NUMBER 09 1 QA

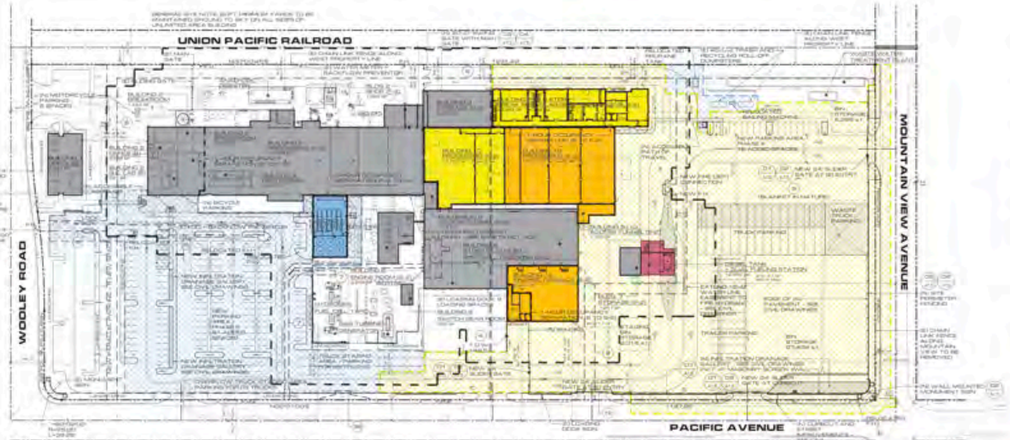
DEC 11 MAJOR MODIFICATION SUBMITTAL
2012-02 DAC COMMENTS RESPONSE


EXISTING SITE PLAN

**A1.0**

PHASE III

23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION




## OVERALL SITE PLAN - PHASE III

SCALE 1"=50'-0"

## SITE PARKING ANALYSIS

**PARKING CALCULATIONS:**

| USE: | AREA: | FACTOR: | REQ'D PARKING: |
|---|---|---|---|
| OFFICE | 12,768 SF | 1/250 | 51.0 |
| MANUFACTURING | 65,163 SF | 1/500 | 130.4 |
| WAREHOUSE | 20,000 SF | 1/1,000 | 20.0 |
| WAREHOUSE | 20,000 SF | 1/2,000 | 10.0 |
| WAREHOUSE | 14,552 SF | 1/4,000 | 3.8 |
| ACCESSORY | 18,478 SF | N/A | 0 |
| UTILITY YARD | 21,703 SF | N/A | 0 |
| TOTAL | 172,143 SF | | |

| | |
|---|---|
| TOTAL PARKING REQUIRED | 215 |
| ACCESSIBLE PARKING REQUIRED | 7 |
| EXISTING 9'-0" X 18'-0" STANDARD PARKING | 206 |
| EXISTING ACCESSIBLE PARKING | 7 (1 ADA VAN SPACE) |
| NEW 9'-0" X 18'-0" STANDARD PARKING | 16 |
| NEW ACCESSIBLE PARKING | 1 |
| TOTAL PARKING PROVIDED | 222 |
| ACCESSIBLE PARKING PROVIDED | 8 |
| 4'-0" X 7'-0" MOTORCYCLE SPACES REQUIRED | 6 |
| NEW MOTORCYCLE SPACES PROVIDED | 6 |
| LOADING SPACES REQUIRED | 4 |
| EXISTING LOADING SPACE PROVIDED | 9 |

## SITE LEGEND

- EXISTING BUILDING
- PHASE I SCOPE - FLOW BATTERY BUILDING AND SOUTH PARKING LOT (UNDER SEPARATE PERMITS)
- PHASE I SITE WORK (UNDER SEPARATE PERMITS)
- PHASE II DIESEL FUELING STATION (UNDER SEPARATE PERMITS)
- PHASE IIIA - BUILDINGS 10, 11 AND NORTH PARKING AREA
- PHASE II SITE WORK
- PHASE IIIB / BUILDINGS 10 AND 12
- EXTENT OF 60FT MIN. YARDS TO BE MAINTAINED GROUND TO SKY ON ALL SIDES OF UNLIMITED AREA BUILDING
- OCCUPANCY SEPARATION (SEE A1.TWO FOR PLAN)
- NOTE: EXTENTS OF SITEWORK SHOWN IS GENERAL IN NATURE - SEE CIVIL DRAWINGS FOR MORE DETAILED INFORMATION

## EXISTING BUILDING AREAS

| | | |
|---|---|---|
| BUILDING 1 - ADMINISTRATION (B OCCUPANCY) | | |
| OFFICE | 4,452 S.F. | 4,452/100 = 45 occ. |
| **TOTAL AREA:** | **4,452 S.F.** | 45 TOTAL OCCUPANTS |
| UNLIMITED AREA BUILDING (BUILDINGS 2-9) | | |
| BUILDING 2 - FOOD PROCESSING (F-2 & B OCCUPANCY) | | |
| MANUFACTURING | 31,089 S.F. | 31,089/200 = 156 occ. |
| SHOP (MANUFACTURING) | 1,895 S.F. | 1,895/200 = 10 occ. |
| OFFICE | 3,658 S.F. | 3,658/100 = 37 occ. |
| Q.C. LAB (OFFICE) | 521 S.F. | 521/100 = 6 occ. |
| RESTROOMS | 2,445 S.F. | ACCESSORY USE |
| BREAK ROOM | 2,588 S.F. | ACCESSORY USE |
| BREAK ROOM | 1,436 S.F. | ACCESSORY USE |
| Q.C. LAB (OFFICE) | 509 S.F. | 521/100 = 6 occ. |
| **TOTAL AREA:** | **44,151 S.F.** | 215 TOTAL OCCUPANTS |
| BUILDING 5/6 ACCESS TUNNEL (S-2 OCCUPANCY) | | |
| WAREHOUSE | 743 S.F. | 743/500 = 2 occ. |
| **TOTAL AREA:** | **743 S.F.** | 2 TOTAL OCCUPANTS |
| BUILDING 3 - STORAGE (S-2 OCCUPANCY) | | |
| WAREHOUSE | 5,285 S.F. | 5,285/500 = 11 occ. |
| **TOTAL AREA:** | **5,285 S.F.** | 11 TOTAL OCCUPANTS |
| BUILDING 4 - STORAGE (S-2 OCCUPANCY) | | |
| WAREHOUSE | 1,600 S.F. | 1,600/500 = 4 occ. |
| **TOTAL AREA:** | **1,600 S.F.** | 4 TOTAL OCCUPANTS |
| BUILDING 5 - FOOD PROCESSING (F-2 OCCUPANCY) | | |
| MANUFACTURING | 9,198 S.F. | 9,198/200 = 46 occ. |
| RESTROOMS | 958 S.F. | ACCESSORY USE |
| BREAK ROOM | 798 S.F. | ACCESSORY USE |
| **TOTAL AREA:** | **10,953 S.F.** | 46 TOTAL OCCUPANTS |
| BUILDING 6 - STORAGE / SHIPPING / RECEIVING (S-2 OCCUPANCY) | | |
| WAREHOUSE | 22,888 S.F. | 22,888/500 = 46 occ. |
| **TOTAL AREA:** | **22,888 S.F.** | 46 TOTAL OCCUPANTS |
| BUILDING 7 - STORAGE (S-2 OCCUPANCY) | | |
| WAREHOUSE | 1,211 S.F. | 1,211/500 = 3 occ. |
| **TOTAL AREA:** | **1,211 S.F.** | 3 TOTAL OCCUPANTS |
| BUILDING 8 - ENGINE ROOM (S-2 OCCUPANCY) | | |
| WAREHOUSE | 3,253 S.F. | 3,253/300 = 11 occ. |
| **TOTAL AREA:** | **3,253 S.F.** | 11 TOTAL OCCUPANTS |
| BUILDING 9 - SWITCHGEAR ROOM (S-2 OCCUPANCY) | | |
| WAREHOUSE | 506 S.F. | 506/500 = 2 occ. |
| **TOTAL AREA:** | **506 S.F.** | 2 TOTAL OCCUPANTS |
| **TOTAL 'UNLIMITED' BUILDING AREA:** | **90,299 S.F.** | |
| UTILITY STRUCTURE YARDS | | |
| ANAEROBIC DIGESTER YARD | | |
| **TOTAL AREA:** | **7,476 S.F.** | |
| HYDROGEN FUEL CELL YARD | | |
| **TOTAL AREA:** | **5,333 S.F.** | |
| GENERATOR / ELECTRICAL YARD | | |
| **TOTAL AREA:** | **6,068 S.F.** | |
| QUONSET HUT | | |
| **TOTAL AREA:** | **2,015 S.F.** | |
| **TOTAL EXISTING BUILDING AREA:** | **115,744 S.F.** | |

## SITE EASEMENT LEGEND

REFERENCE: PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE No. [illegible] DATED MARCH 25, 2010

EASEMENT LEGEND NUMBERED AS THEY APPEAR ON THE PRELIMINARY TITLE REPORT REFERENCED ABOVE.

(4) [illegible] WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE GRANT OF EASEMENT RECORDED MAY [illegible] IN BOOK [illegible] PAGE [illegible] OF OFFICIAL RECORDS OF VENTURA COUNTY.

(6) 20' WIDE AND 15' WIDE EASEMENTS FOR WATERLINES AND RELATED APPURTENANCES, AS GRANTED TO THE CITY OF OXNARD PER THE CORPORATION GRANT DEED RECORDED DECEMBER [illegible] AS INSTRUMENT No. [illegible] OF OFFICIAL RECORDS OF VENTURA COUNTY.

(7) [illegible] WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE GRANT OF EASEMENT RECORDED [illegible] AS INSTRUMENT No. [illegible] OF OFFICIAL RECORDS OF VENTURA COUNTY.

(9) AN EASEMENT IN PERPETUITY FOR PURPOSES OF ENVIRONMENTAL INVESTIGATION, REMEDIATION, RESPONSE OR OTHER CORRECTIVE ACTION, AS RESERVED BY THE UNITED STATES OF AMERICA PER THE QUITCLAIM DEED RECORDED JUNE 30, 1997, AS INSTRUMENT No. [illegible] OF OFFICIAL RECORDS OF VENTURA COUNTY. EASEMENT IS BLANKET IN NATURE.

(12) 10' WIDE AND 15' WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE GRANT OF EASEMENT RECORDED FEBRUARY [illegible] AS INSTRUMENT No. [illegible] OF OFFICIAL RECORDS OF VENTURA COUNTY.

(14) EASEMENT FOR PUBLIC UTILITIES PURPOSES, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER THE GRANT OF EASEMENT RECORDED AUGUST [illegible] AS DOCUMENT No. [illegible] OF OFFICIAL RECORDS OF VENTURA COUNTY.

## BUILDING AREAS - PHASE I

| | | |
|---|---|---|
| **BUILDINGS TO BE DEMOLISHED - PHASE I** | | |
| QUONSET HUT | | |
| **TOTAL AREA:** | **2,015 S.F.** | |
| **TOTAL DEMOLITION AREA:** | **2,015 S.F.** | |
| **NEW BUILDINGS - PHASE I** | | |
| BUILDING 13 - FLOW BATTERY BUILDING (H-4 OCCUPANCY) | | |
| WAREHOUSE | 4,500 S.F. | 4,500/300 = 15 occ. |
| **TOTAL AREA:** | **4,500 S.F.** | 15 TOTAL OCCUPANTS |
| **TOTAL NEW BUILDING AREA (PHASE I):** | **4,500 S.F.** | |
| **TOTAL SITE BUILDING AREA (AFTER PHASE I):** | **118,229 S.F.** | |

## BUILDING AREAS - PHASE II

| | | |
|---|---|---|
| NEW DIESEL FUELING STATION UTILITY STRUCTURE (±400) | | |
| **TOTAL AREA:** | **2,275 S.F.** | |
| **TOTAL SITE BUILDING AREA (AFTER PHASE II):** | **120,504 S.F.** | |

## BUILDING AREAS - PHASE IIIA

| | | |
|---|---|---|
| **BUILDINGS TO BE DEMOLISHED - PHASE IIIA** | | |
| BUILDING 2 - FOOD PROCESSING | | |
| Q.C. LAB (OFFICE) | 506 S.F. | |
| **TOTAL AREA:** | **506 S.F.** | |
| BUILDING 5 - FOOD PROCESSING | | |
| RESTROOMS | 958 S.F. | |
| BREAK ROOM | 798 S.F. | |
| **TOTAL AREA:** | **1,755 S.F.** | |
| **TOTAL DEMOLITION AREA:** | **2,261 S.F.** | |
| **NEW BUILDINGS - PHASE IIIA** | | |
| **AREA ADDED TO EXISTING UNLIMITED AREA BUILDING** | | |
| BUILDING 10 - FOOD PROCESSING (F-2 OCCUPANCY) | | |
| MANUFACTURING | 12,703 S.F. | 12,703/200 = 64 occ. |
| **TOTAL AREA:** | **12,703 S.F.** | 64 TOTAL OCCUPANTS |
| BUILDING 11 - RESTROOMS / BREAK ROOMS / LABS / STORAGE (B, S-2 OCCUPANCY) | | |
| LOBBY | 584 S.F. | 584/100 = 6 occ. |
| CORRIDOR | 2,017 S.F. | ACCESSORY USE |
| OPEN OFFICE | 973 S.F. | 973/100 = 10 occ. |
| RESTROOMS | 1,329 S.F. | ACCESSORY USE |
| MEN'S BREAK ROOM | 1,552 S.F. | ACCESSORY USE |
| WOMEN'S BREAK ROOM | 1,847 S.F. | ACCESSORY USE |
| SHOP (MANUFACTURING) | 1,436 S.F. | 1,436/200 = 8 occ. |
| SHOP OFFICE | 137 S.F. | 137/100 = 2 occ. |
| QUALITY CONTROL LAB | 1,048 S.F. | 1,048/100 = 11 occ. |
| LAUNDRY | 575 S.F. | 575/100 = 6 occ. |
| GROUND LEVEL STORAGE | 958 S.F. | 958/500 = 2 occ. |
| STORAGE LOFT (WHSE) | 11,340 S.F. | 11,340/500 = 23 occ. |
| INSPECTION PLATFORM | 589 S.F. | 589/300 = 2 occ. |
| **TOTAL AREA:** | **24,358 S.F.** | 70 TOTAL OCCUPANTS |
| **TOTAL NEW BUILDING AREA (PHASE IIIA):** | **37,082 S.F.** | |
| **TOTAL SITE BUILDING AREA (AFTER PHASE IIIA):** | **155,325 S.F.** | |

## BUILDING AREAS - PHASE IIIB

| | | |
|---|---|---|
| **BUILDINGS TO BE DEMOLISHED - PHASE IIIB** | | |
| BUILDING 4 - STORAGE | | |
| WAREHOUSE | 1,600 S.F. | |
| **TOTAL AREA:** | **1,600 S.F.** | |
| BUILDING 5 - FOOD PROCESSING | | |
| MANUFACTURING | 9,198 S.F. | |
| **TOTAL AREA:** | **9,198 S.F.** | |
| **TOTAL DEMOLITION AREA:** | **10,798 S.F.** | |
| **NEW BUILDINGS - PHASE IIIB** | | |
| **AREA ADDED TO EXISTING UNLIMITED AREA BUILDING** | | |
| BUILDING 10 - FOOD PROCESSING (F-2 OCCUPANCY) | | |
| MANUFACTURING | 18,067 S.F. | 18,067/200 = 91 occ. |
| **TOTAL AREA:** | **18,067 S.F.** | 91 TOTAL OCCUPANTS |
| BUILDING 6/10 ACCESS TUNNEL (S-2 OCCUPANCY) | | |
| WAREHOUSE | 1,105 S.F. | 1,105/500 = 3 occ. |
| **TOTAL AREA:** | **1,105 S.F.** | 3 TOTAL OCCUPANTS |
| BUILDING 12 - FINISHED PRODUCT STORAGE (S-2 OCCUPANCY) | | |
| LOBBY | 698 S.F. | 698/100 = 7 occ. |
| OFFICE | 204 S.F. | 204/100 = 2 occ. |
| LOUNGE | 310 S.F. | ACCESSORY USE |
| RESTROOMS | 187 S.F. | ACCESSORY USE |
| WAREHOUSE | 6,907 S.F. | 6,907/500 = 14 occ. |
| **TOTAL AREA:** | **8,444 S.F.** | 23 TOTAL OCCUPANTS |
| **TOTAL NEW BUILDING AREA (PHASE IIIB):** | **27,616 S.F.** | |
| **TOTAL SITE BUILDING AREA (AFTER PHASE IIIB):** | **172,163 S.F.** | |

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS

LIC #945201

GILL'S ONIONS

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PLANT EXPANSION
1051 SOUTH PACIFIC AVENUE
OXNARD, CALIFORNIA 93030
APN: 201-0-301-030

michael stroh architect

msa project number 0910A

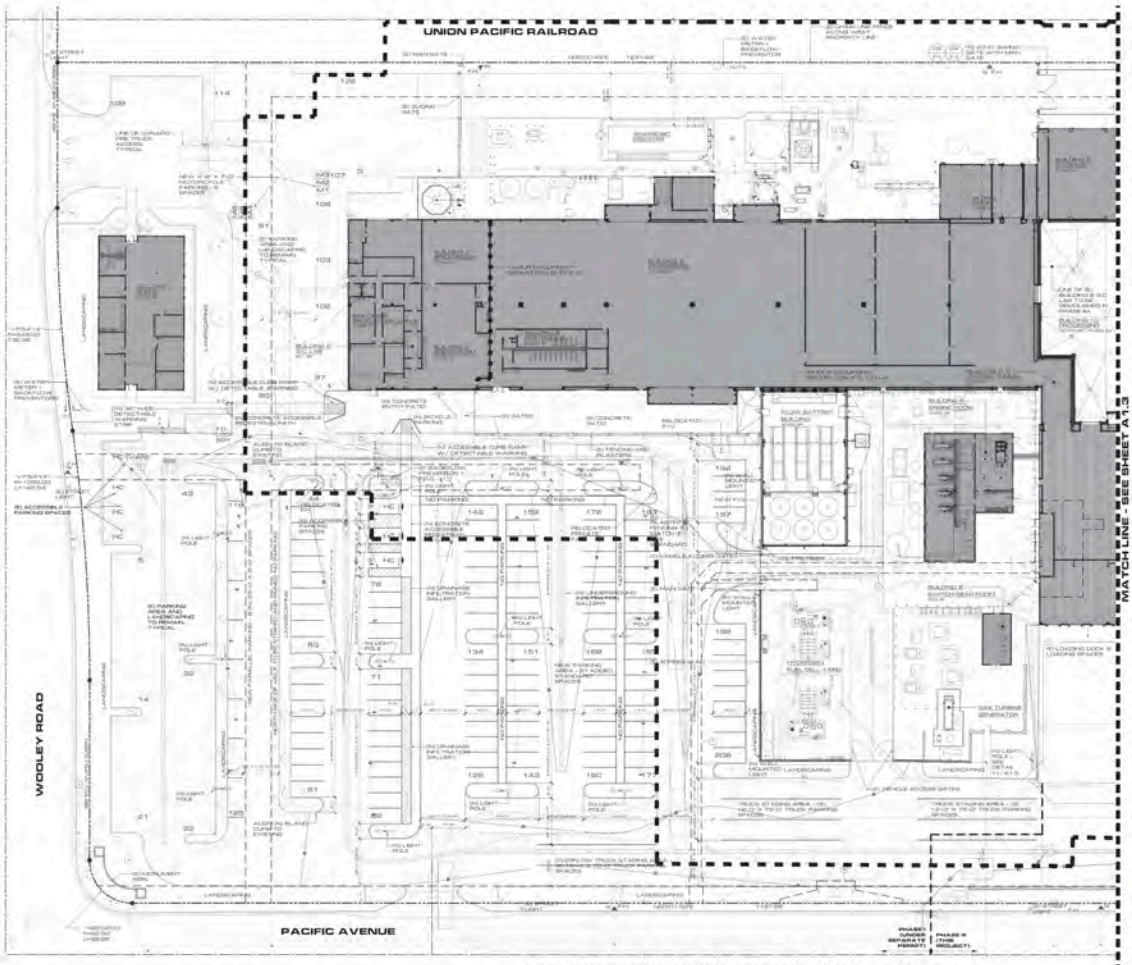
| date | description |
|---|---|
| 09.07.11 | MAJOR MODIFICATION SUBMITTAL |
| 02.23.12 | OAC COMMENTS RESPONSE |

OVERALL SITE PLAN

**A1.1**

PHASE III

23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION




ENLARGED SITE PLAN - SOUTH PARKING LOT

SCALE 1"=20'-0"

## SITE PARKING ANALYSIS

PARKING CALCULATIONS:

| USE: | AREA: | FACTOR: | REQ'D PARKING: |
|---|---|---|---|
| OFFICE | 12,769 S.F. | 1/250 | 51.0 |
| MANUFACTURING | 65,180 S.F. | 1/1000 | 130.4 |
| WAREHOUSE | 80,000 S.F. | 1/1,000 | 80.0 |
| WAREHOUSE | 20,000 S.F. | 1/2,000 | 10.0 |
| WAREHOUSE | 14,582 S.F. | 1/4,000 | 3.6 |
| ACCESSORY | 16,476 S.F. | N/A | 0 |
| UTILITY YARD | 21,133 S.F. | N/A | 0 |
| TOTAL: | 230,143 S.F. | | |
| | | | |
| TOTAL PARKING REQUIRED | | | 213 |
| ACCESSIBLE PARKING REQUIRED | | | 7 |
| | | | |
| EXISTING 9'-0" X 19'-0" STANDARD PARKING | | | 208 |
| EXISTING ACCESSIBLE PARKING | | | 11 (ADA VAN SPACE) |
| | | | |
| NEW 9'-0" X 19'-0" STANDARD PARKING | | | 18 |
| NEW ACCESSIBLE PARKING | | | 1 |
| | | | |
| TOTAL PARKING PROVIDED | | | 229 |
| ACCESSIBLE PARKING PROVIDED | | | 9 |
| | | | |
| 4'-0" X 7'-0" MOTORCYCLE SPACES REQUIRED | | | 6 |
| NEW MOTORCYCLE SPACES PROVIDED | | | 8 |
| | | | |
| LOADING SPACES REQUIRED | | | 4 |
| EXISTING LOADING SPACE PROVIDED | | | 2 |

## SITE LEGEND

- - - - EXTENT OF ROLL SOIL LINER TO BE MAINTAINED BELOW TO BE IN ON ALL SIDE OF UNLAYED AREA BUILDING

• • • • • OCCUPANCY SEPARATION (PER INTERIOR PLAN)

## GENERAL SITE NOTES:

1. EXISTING SITE EASEMENT (USE EASEMENT LEGEND ON SHEET A1.1 FOR FURTHER INFORMATION)
2. 4'-0" MINIMUM 7 AREA TO BE MAINTAINED BELOW TO BE ON ALL SIDE OF UNLAYED AREA BUILDING
3. MAINTENANCE DEVICES SHOWN ARE TYPICAL ALTERNATIVE REQUIREMENTS FOR LANDSCAPE SCREENING FROM THE PUBLIC WAY AND THE FOLLOWING SECTIONS OF THE 2010 CALIFORNIA CODE:

Section 2152.1 Sensor storage and be located further than 10' from the property line

Section 615.2.2 Organic storage and up should a height of 30'

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS

LIC #945201

GILL'S ONIONS

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PLANT EXPANSION
1051 SOUTH PACIFIC AVENUE
OXNARD, CALIFORNIA 93030
APN 251-0-301-030

michael stroh
ARCHITECTS

PROJECT NUMBER: 09.10A

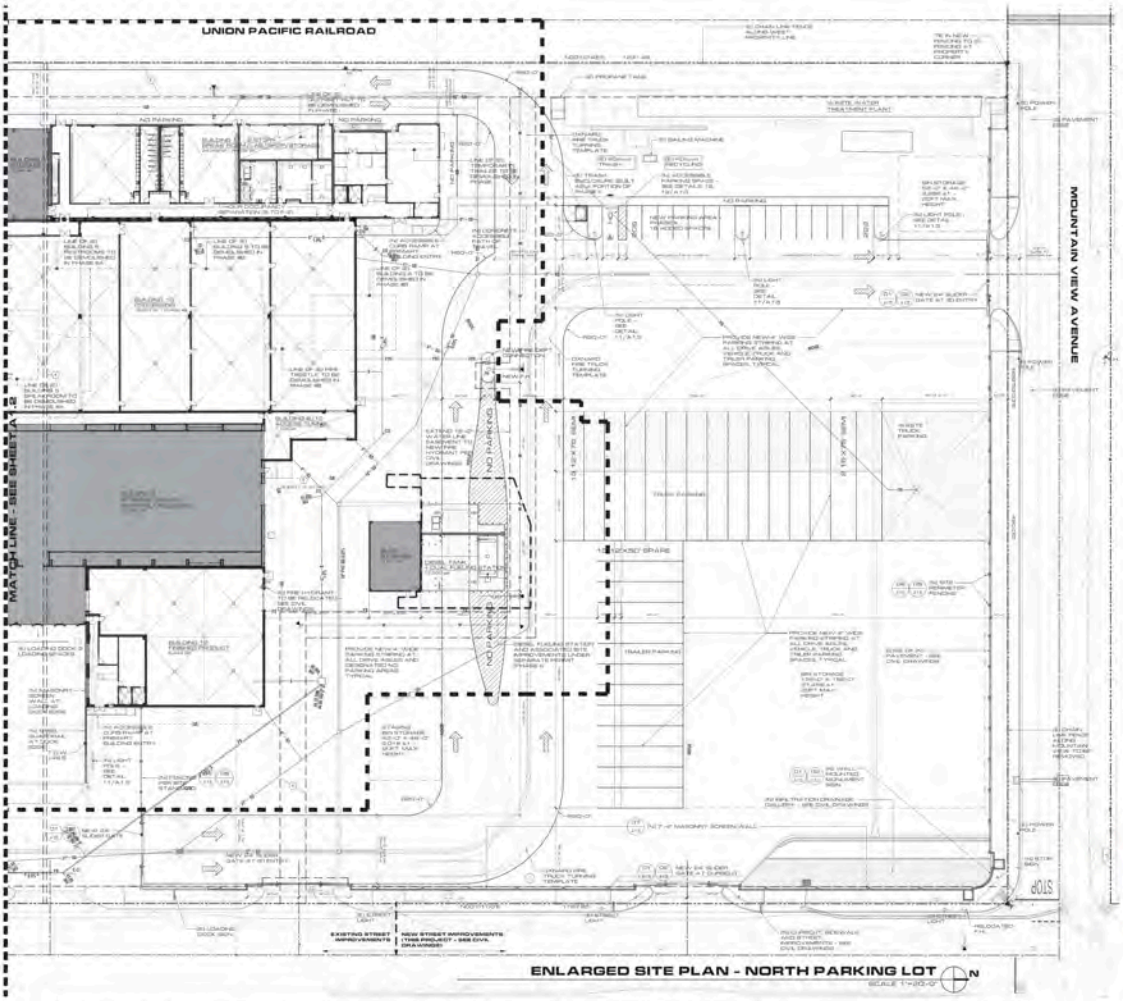
DEC 11 MAJOR MODIFICATION SUBMITTAL
DEC 12 DAC COMMENTS RESPONSE

SOUTH PARKING LOT
ENLARGED SITE PLAN

**A1.2**

PHASE III

23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION




ENLARGED SITE PLAN - NORTH PARKING LOT

SCALE 1"=20'-0"

## SITE PARKING ANALYSIS

PARKING CALCULATIONS:

| USE: | AREA: | FACTOR: | REQ'D PARKING: |
|---|---|---|---|
| OFFICE | 12,769 S.F. | 1/250 | 51.0 |
| MANUFACTURING | 65,160 S.F. | 1/500 | 130.3 |
| WAREHOUSE | 20,000 S.F. | 1/1,000 | 20.0 |
| WAREHOUSE | 20,000 S.F. | 1/2,000 | 10.0 |
| WAREHOUSE | 14,582 S.F. | 1/4,000 | 3.6 |
| ACCESSORY | 18,476 S.F. | N/A | 0 |
| UTILITY YARD | 21,130 S.F. | N/A | 0 |
| TOTAL: | 170,143 S.F. | | |

| | |
|---|---|
| TOTAL PARKING REQUIRED | 213 |
| ACCESSIBLE PARKING REQUIRED | 7 |
| EXISTING 9'-0" X 19'-0" STANDARD PARKING | 208 |
| EXISTING ACCESSIBLE PARKING | 1 (1 VAN SPACE) |
| NEW 9'-0" X 19'-0" STANDARD PARKING | 16 |
| NEW ACCESSIBLE PARKING | 1 |
| TOTAL PARKING PROVIDED | 209 |
| ACCESSIBLE PARKING PROVIDED | 6 |
| 4'-0" X 7'-0" MOTORCYCLE SPACES REQUIRED | 6 |
| NEW MOTORCYCLE SPACES PROVIDED | 8 |
| LOADING SPACES REQUIRED | 2 |
| EXISTING LOADING SPACE PROVIDED | 2 |

## SITE LEGEND

- - - - EXTENT OF SCR 1.109.1 CODE TO BE MAINTAINED GRADED TO BE 1:20 IN ALL WORK OR UNLIMITED AREA BUILDING

• • • • • OCCUPANCY SEPARATION (FIRE WITHSTANDING)

## GENERAL SITE NOTES:

1. EXISTING SITE EASEMENT (USE EASEMENT LEGEND ON SHEET A1.1 FOR FURTHER INFORMATION)

2. ABOVE MINIMUM 7 AREA TO BE MAINTAINED GRADED TO 20:1 ON ALL WORK OR UNLIMITED AREA BUILDING

3. BIKE STORAGE LOCATIONS SHOWN ARE TO COMPLY WITH SITE REQUIREMENTS FOR LANDSCAPE SCREENING FROM THE PUBLIC WAY AND THE FOLLOWING SECTIONS OF THE 2010 CALIFORNIA CODE:

Section 313.2.1 Sprinkler coverage shall be provided for bike shed 10' from any combustible site

Section 313.2.2 Obstacle storage sprinkler shall be provided to meet U.B.C.

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS
LIC #945201

GILL'S ONIONS

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PLANT EXPANSION
1051 SOUTH PACIFIC AVENUE
ONTARIO, CALIFORNIA 91761
APN: 251-0-301-030

michael stroh ARCHITECTS

PROJECT NUMBER: 09.1.0A

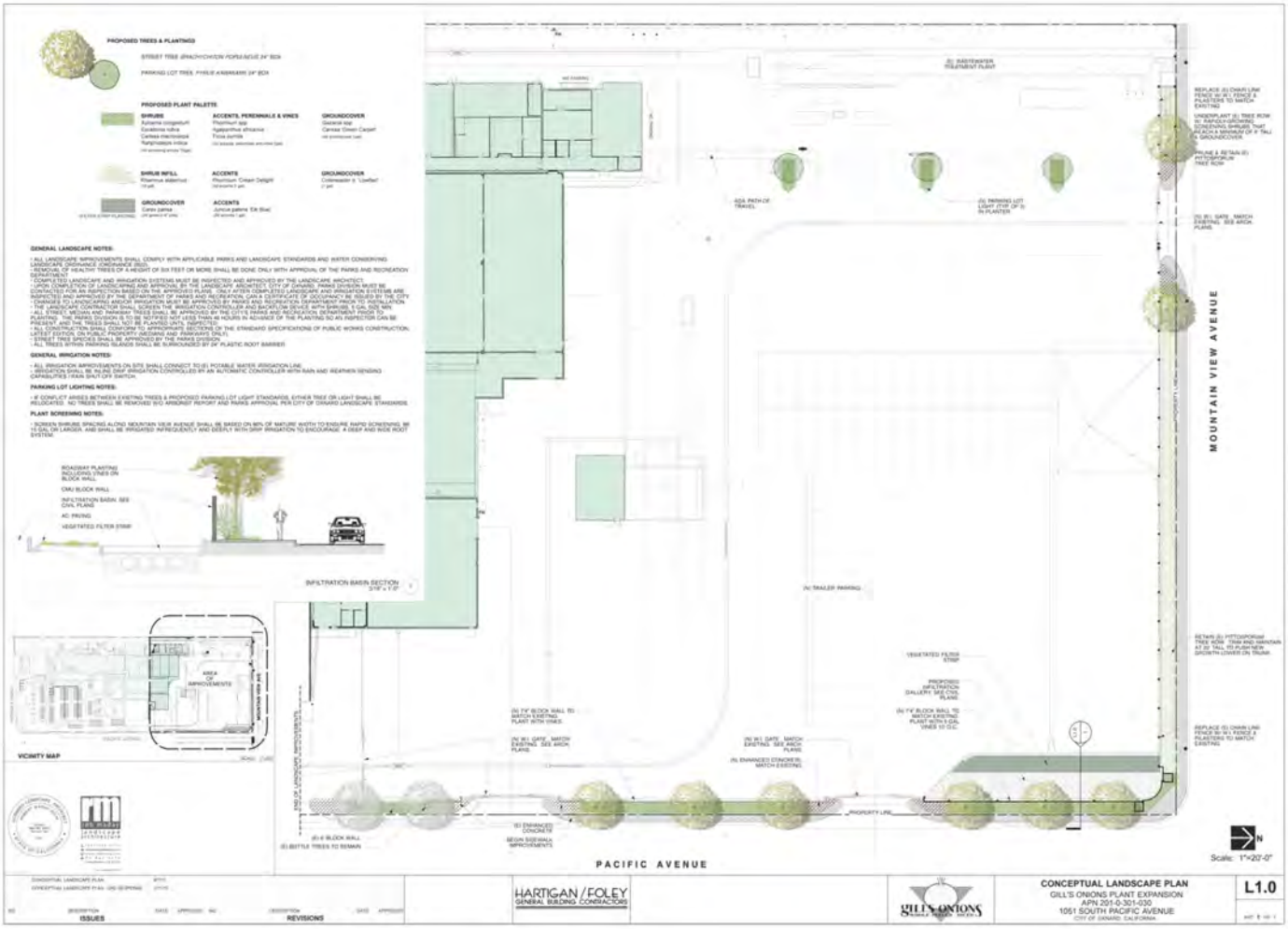
DATE: DESCRIPTION:
DEC 11 MAJOR MODIFICATION SUBMITTAL
DEC 12 DAC COMMENTS RESPONSE

NORTH PARKING LOT ENLARGED SITE PLAN

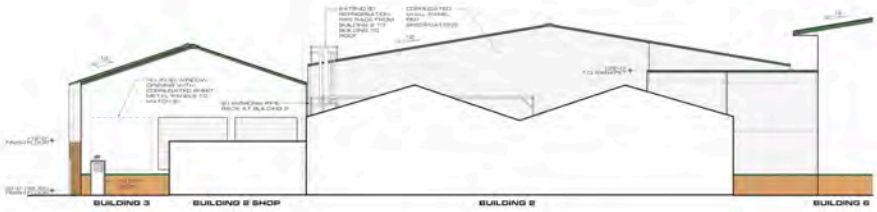
**A1.3**

PHASE III

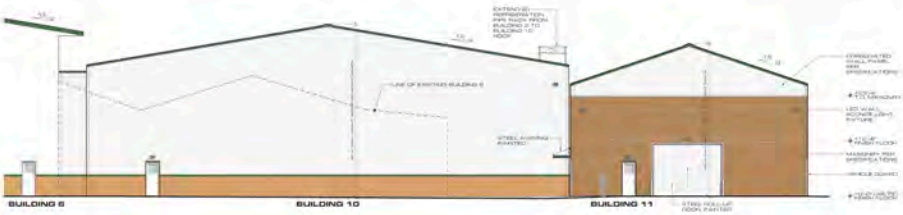
23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION



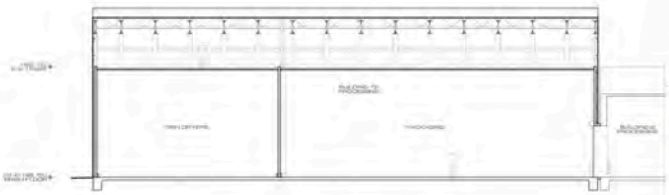

| | | | |
|---|---|---|---|
| CONCEPTUAL LANDSCAPE PLAN | | | |
| CONCEPTUAL LANDSCAPE PLAN - GRID SCREENING | | | |
| NO. DESCRIPTION DATE APPROVED INIT. | DESCRIPTION DATE APPROVED | HARTIGAN / FOLEY GENERAL BUILDING CONTRACTORS | GILL'S ONIONS | CONCEPTUAL LANDSCAPE PLAN<br>GILL'S ONIONS PLANT EXPANSION<br>APN 201-0-301-030<br>1051 SOUTH PACIFIC AVENUE<br>CITY OF OXNARD, CALIFORNIA | L1.0 |
| ISSUES | REVISIONS | | | | |




**BUILDING 10/11 SOUTH ELEVATION** 01
SCALE 1/8"=1'-0"




**BUILDING 10/11 NORTH ELEVATION** 02
SCALE 1/8"=1'-0"



**BUILDING 10 LONGITUDINAL SECTION** 03
SCALE 1/8"=1'-0"

## EXTERIOR FINISH NOTES:

BUILDING 10
WALL PANELS: 26 GA. ASTM A924 REVERSE BOX RIB 10 ALL PANELS
FASTENERS PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: SLIMF WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED. - PAINT LOWER PORTION OF TRANSLUCENT TO MATCH 23 BUILDING ON SITE WITH 4" GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH 23 BUILDING ON SITE

ROOF PANELS: 24 GA. ASTM A924 MULTI-CLAK ROOF PANELS - FASTENING AND UNDERLAYMENT PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: ZIN ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - FASCIA & GUTTER (CONCEPT ASSEMBLY AS REQUIRED) - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

EXTERIOR MAIN DOORS: A FIBERGLASS HERCULITE INSULATED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS

BUILDING 11
EXPOSED MASONRY: SILER GLOSTERN SCORED INTERNAL COLOR CHAL WITH SMOOTH EDGE FINISH TO MATCH EXISTING MASONRY ON SITE

VEHICLE GUARDS: STAINLESS STEEL 4X4 ATASH ANGLES AT BUILDING CORNERS PER ELEVATION

WINDOWS AND DOORS: DUAL PANE LOW-E GLAZING SET IN ALUMINUM STOREFRONT FRAME - FACTORY PREFINISH CLEAR SEAL

WALL PANELS: 26 GA. ASTM A924 REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: SLIMF WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED

ROOF PANELS: 24 GA. ASTM A924 GRAND SEAM ROOF PANELS - FASTENING AND UNDERLAYMENT PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: ZIN ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - FASCIA & GUTTER (CONCEPT ASSEMBLY AS REQUIRED) - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

STEEL: A WANNEL AND STAIRS: FIBE PAINTED GREEN TO MATCH BUILDING TRIM

SITE MASONRY: 12 X4 INTERNAL COLOR SPLIT FACE BLOCK - TEXTURE AND PATTERN TO MATCH 23 ON SITE BLOCK WALLS

SITE FENCING: WROUGHT IRON / STEEL - PAINT GREEN TO MATCH 23 ON SITE FENCING

BOLLARDS: CONCRETE FILLED 5" STEEL PIPE PAINTED SAFETY YELLOW

BUILDING MOUNTED LIGHTING: MOUNT NEW LED WALL SCONCES PER ELEVATIONS - COORDINATE LIGHTS WITH ELECT. - PROVIDE BUILDING LIGHTING AS SHOWN TO BE DOWN-NOT ARTICULAL (NO PHOTO)

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS
LIC #945201

GILL'S ONIONS

**GILL'S ONIONS**
PLANT EXPANSION
1051 SOUTH PACIFIC AVENUE
OXNARD, CALIFORNIA 93030
APN 201-0-301-030

michael stroh
ARCHITECTS

09.10.A

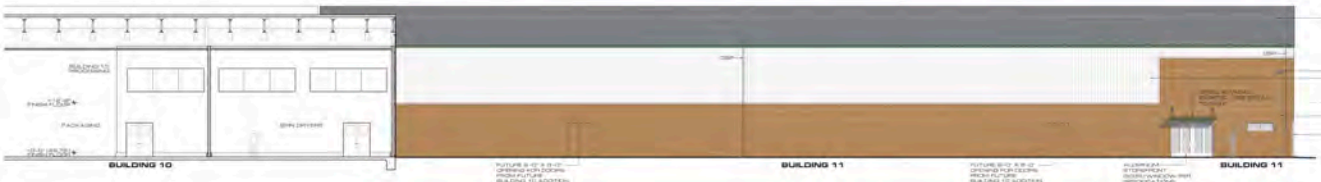
DECT 11 MAJOR MODIFICATION SUBMITTAL
DRAFT 12 DAC COMMENTS RESPONSE

BUILDING
ELEVATIONS + SECTIONS

**A3.0**

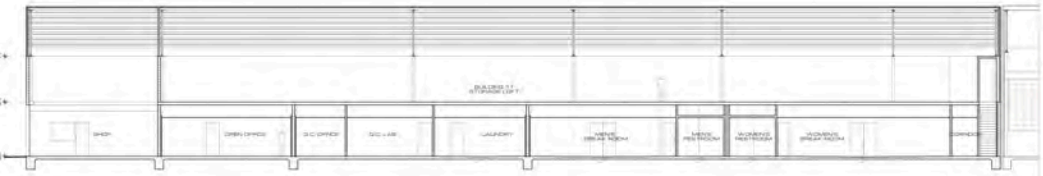
PHASE IIIA

23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION




**BUILDING 11 EAST ELEVATION** 04
SCALE 1/8"=1'-0"

**BUILDING 11 WEST ELEVATION** 05
SCALE 1/8"=1'-0"



**BUILDING 11 LONGITUDINAL SECTION** 06
SCALE 1/8"=1'-0"

## EXTERIOR FINISH NOTES:

BUILDING 10
WALL PANELS: 26 GA. ARP SPAN REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH ZINCALUME COLOR: SLIPP WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - PAINT LOWER PORTION OF PANELS TAN TO MATCH BUILDINGS ON SITE WITH 4" GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH BUILDINGS ON SITE

ROOF PANELS: 24 GA. ARP SPAN MULTI-LOK-24 ROOF PANELS - FASTEN AND UNDERLAYMENT PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH ZINCALUME COLOR: SLIPP WHITE - USE FACTORY PROVIDED TRIM PIECES, BUTTERS & ACCESSORIES ASSEMBLED AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

EXTERIOR MAN DOORS: KINGSPAN HERCULITE INSULATED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS

BUILDING 11
EXPOSED MASONRY: BURA RUCENTER-SCORED INTERNAL COLOR CHAI WITH SALT FACE FINISH TO MATCH EXISTING MASONRY ON SITE

VEHICLE GUARDS: STAINLESS STEEL 4X4X1/4X4 ANGLES AT BUILDING CORNERS PER ELEVATION

WINDOWS AND DOORS: DUAL PANE LOW-E GLAZING SET IN ALUMINUM STOREFRONT FRAME - FACTORY PRE-FINISH CLEAR COAT

WALL PANELS: 26 GA. ARP SPAN REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH ZINCALUME COLOR: SLIPP WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED

ROOF PANELS: 24 GA. ARP SPAN DESIGN SPAN ROOF PANELS - FASTENING AND UNDERLAYMENT PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES, BUTTERS & ACCESSORIES ASSEMBLED AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

STEEL AWNINGS AND STAIRS: TO BE PAINTED GREEN TO MATCH BUILDING TRIM

SITE MASONRY: TAN INTERNAL COLOR SALT FACE BLOCK - TEXTURE AND PATTERN TO MATCH EXISTING SITE BLOCK WALLS

SITE FENCING: WROUGHT IRON / STEEL - PAINT GREEN TO MATCH SITE FENCING

BOLLARDS: CONCRETE FILLED 5" STEEL PIPE PAINTED SAFETY YELLOW

BUILDING MOUNTED LIGHTING: MOUNT NEW LED WALL SCONCES PER ELEVATIONS - USE GENERATION 3 FATHOM - HIVIEW BULGIN LIGHTING AS SHOWN TO BE COORDINATED WITH LOCAL ORDINANCES

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS
LIC #945201

GILL'S ONIONS

**GILL'S ONIONS**
PLANT EXPANSION
1051 SOUTH PACIFIC AVENUE
OXNARD, CALIFORNIA 93030
APN: 201-0-301-030

michael stroh
ARCHITECTS

PROJECT NUMBER: 0910A

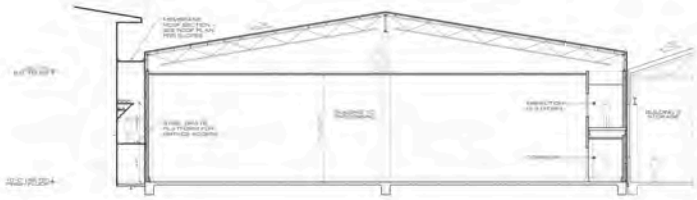
DEC 11 MAJOR MODIFICATION SUBMITTAL
DEC 12 DAC COMMENTS RESPONSE

BUILDING ELEVATIONS + SECTIONS

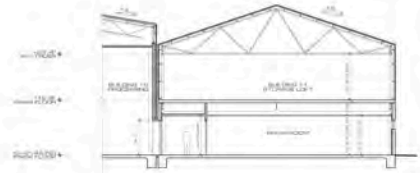
**A3.1**

PHASE IIIA

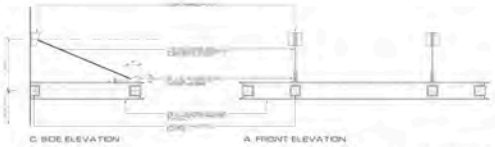
23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION

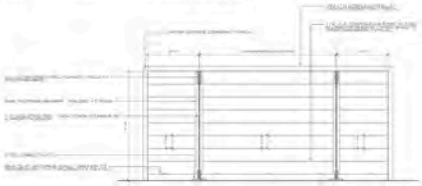


**BUILDING 10 CROSS-SECTION** 07
SCALE 1/8"=1'-0"



**BUILDING 11 CROSS-SECTION** 08
SCALE 1/8"=1'-0"




**STEEL AWNING DETAIL** 10
SCALE 3/4"=1'-0"

**BUILDING 11 CROSS-SECTION** 09
SCALE 1/8"=1'-0"

## EXTERIOR FINISH NOTES:

BUILDING 10
WALL PANELS 24 GA. ASTM A924 REVERSE BOX RIB, 10 ALL PANELS, FASTENED PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH ZINCALUME COLOR: SLIM WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - PAINT LOWER PORTION OF TANKS TAN TO MATCH BUILDINGS ON SITE WITH A GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH BUILDINGS ON SITE

ROOF PANELS 24 GA. ASTM A924 "MULTI-RIB" ROOF PANELS (1 INTERFIND AND UNDER 1 FIRST PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH ZINCALUME COLOR: SLIM WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

EXTERIOR MAN DOORS: A FIBERGLASS HERCULITE INSULATED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS

BUILDING 11
EXPOSED MASONRY: SILVER GLOSTONE SCORED MATERIAL COLOR CHAL WITH GROUT FACE FINISH TO MATCH EXISTING MASONRY ON SITE

VEHICLE GUARDS: STAINLESS STEEL AS A MATCH VEHICLE AT BUILDING CORNERS PER SUBMITTAL

WINDOWS AND DOORS: DUAL PANE LOW-E SLIDING SPT A ALUMINUM STOREFRONT FRAME - FACTORY PROVIDED CLEAR SEAL

WALL PANELS 26 GA. ASTM A924 REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH ZINCALUME COLOR: SLIM WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED

ROOF PANELS 24 GA. ASTM A924 GREEN GRAY ROOF PANELS - FASTEN AND UNDER 1 FIRST PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH ZINCALUME COLOR: SLIM ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

STEEL A WNING AND STAIRS: FIBE PAINTED GREEN TO MATCH BUILDING TANK

SITE MASONRY: 7 3/4 INTEGRAL COLOR SPLIT FACE BLOCK - TEXTURE AND PATTERN TO MATCH BUILDING SITE BLOCK WALLS

SITE FENCING: WROUGHT IRON / STEEL - PAINT GREEN TO MATCH BUILDING SITE FENCING

BOLLARDS: CONCRETE FILLED 6" STEEL PIPE PAINTED SAFETY "YELLOW"

BUILDING MOUNTED LIGHTING: MOUNT NEW LED WALL SCONCES PER ELEVATIONS - COORDINATE LOCATIONS WITH ELECTRICAL - HOUSE BUILDING LIGHTING AS SHOWN TO BE DETERMINED BY PHYSICAL PROPERTIES

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS
LIC #945201

GILL'S ONIONS

**GILL'S ONIONS**
PLANT EXPANSION
1051 SOUTH PACIFIC AVENUE
OXNARD, CALIFORNIA 93030
APN 201-0-301-080

michael stroh architecture

ITEM DESIGED NUMBER: 09 TOA

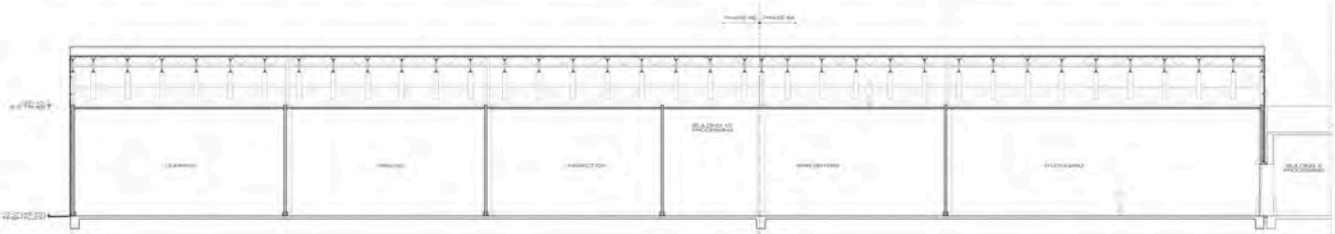
DEC'11 MAJOR MODIFICATION SUBMITTAL
DRAW 12 DAC COMMENTS RESPONSES

BUILDING CROSS-SECTIONS

**A3.2**

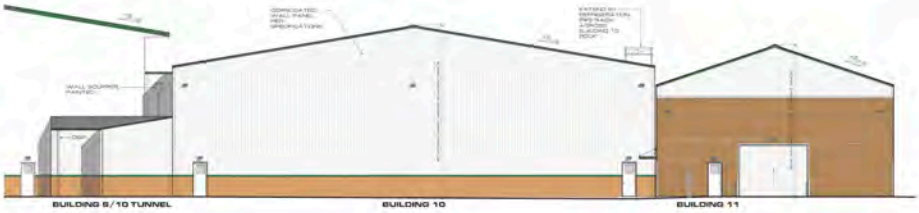
PHASE IIIA

23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION



BUILDING 10 LONGITUDINAL SECTION 01
SCALE 1/8"=1'-0"

BUILDING 10 / 12 EAST ELEVATION 02
SCALE 1/8"=1'-0"




BUILDING 10 NORTH ELEVATION 03
SCALE 1/8"=1'-0"

## EXTERIOR FINISH NOTES:

BUILDING 10:
WALL PANELS: 26 GA. ASP SPAN REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: 'SLIPP WHITE' - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - WAINT LOWER PORTION OF PANELS TAN TO MATCH BUILDINGS ON SITE WITH A GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH 10 BUILDINGS ON SITE.

ROOF PANELS: 24 GA. ASP SPAN MULTILOK 24 ROOF PANELS - FASTENING AND LAPS PLACEMENT PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES, GUTTER & DOWNSPOUT ASSEMBLIES AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE.

EXTERIOR MAN DOORS: KAWNEAR HERCULES INSULATED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS.

BUILDING 5 / 10 TUNNEL:
WALL PANELS: 26 GA. ASP SPAN REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: 'SLIPP WHITE' - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - WAINT LOWER PORTION OF PANELS TAN TO MATCH BUILDINGS ON SITE WITH A GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH 10 BUILDINGS ON SITE.

ROOF PANELS: 24 GA. ASP SPAN MULTILOK 24 ROOF PANELS - FASTENING AND LAPS PLACEMENT PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES, GUTTER & DOWNSPOUT ASSEMBLIES AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE.

EXTERIOR MAN DOORS: KAWNEAR HERCULES INSULATED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS.

BUILDING 10:
WALL PANELS: 26 GA. ASP SPAN REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: 'SLIPP WHITE' - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - WAINT LOWER PORTION OF PANELS TAN TO MATCH 10 BUILDINGS ON SITE WITH A GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH 10 BUILDINGS ON SITE.

ROOF PANELS: 24 GA. ASP SPAN MULTILOK 24 ROOF PANELS - FASTENING AND LAPS PLACEMENT PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES, GUTTER & DOWNSPOUT ASSEMBLIES AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE.

EXTERIOR MAN DOORS: KAWNEAR HERCULES INSULATED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS.

STEEL AWNING: TO BE PAINTED GREEN TO MATCH BUILDING TRIM.

BOLLARDS: CONCRETE FILLED 8" STEEL PIPE, PAINTED SAFETY YELLOW.

BUILDING MOUNTED LIGHTING: MOUNT NEW LED WALL SCONCES PER ELEVATIONS - LIS SERIES TON 3 PATRIOT - SPIKE BUILDING LIGHTING EXTENSION TO BE DOWNCAST PER LOCAL ORDINANCES.

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS
LIC #945201

GILL'S ONIONS

**GILL'S ONIONS**
PLANT EXPANSION
1051 SOUTH PACIFIC AVENUE
OXNARD, CALIFORNIA 93030
APN 201-0-301-080

michael stroh
architecture

PROJECT NUMBER: 09-FGA

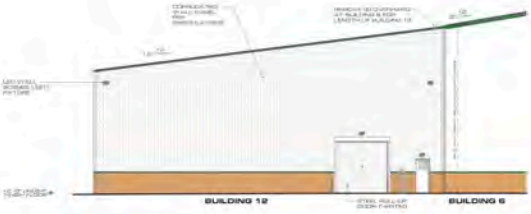
DATE: DESCRIPTION
DEC 11 MAJOR MODIFICATION SUBMITTAL
DRAFT 12 DAC COMMENTS INCORPORATED

BUILDING ELEVATIONS + SECTIONS

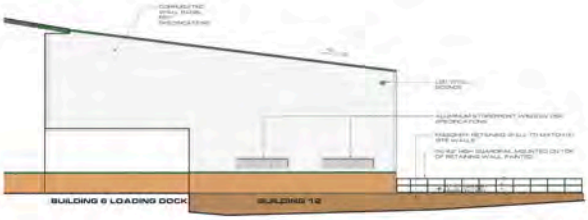
**A3.3**

PHASE IIIB

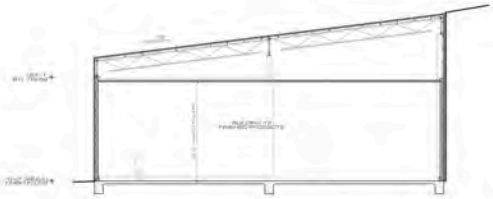
23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION



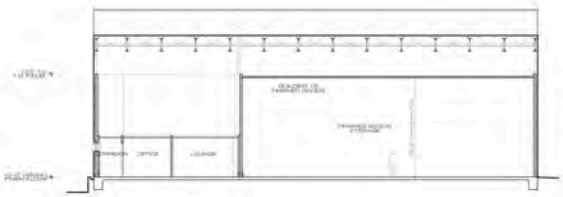

BUILDING 12 NORTH ELEVATION 05
SCALE 1/8"=1'-0"



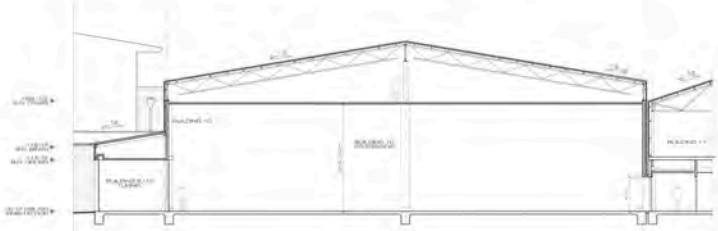

BUILDING 12 SOUTH ELEVATION 04
SCALE 1/8"=1'-0"



BUILDING 12 LONGITUDINAL SECTION 07
SCALE 1/8"=1'-0"




BUILDING 12 CROSS-SECTION 06
SCALE 1/8"=1'-0"



BUILDING 6/10 TUNNEL SECTION 09
SCALE 1/8"=1'-0"

BUILDING 6/10 TUNNEL SECTION 08
SCALE 1/8"=1'-0"

## EXTERIOR FINISH NOTES:

BUILDING 12:
WALLS: 26 GA. 36" SPAN REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: SLIPP WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - PAINT LOWER PORTION OF PANELS TWO TONS TO BUILDINGS ON SITE WITH 8" GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH 10 BUILDINGS ON SITE

ROOF PANELS: 24 GA. 36" SPAN MULTI-LOK 24 ROOF PANELS - FASTENING AND LADDER PAINT PER MANUFACTURER RECOMMENDED TUNE - FACTORY APPLIED FINISH: ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - FACTORY APPLIED FINISH: ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

EXTERIOR WAINSCOTING: MASONITE HARDLIEN PAINTED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS

BUILDING 10:
WALLS: 26 GA. 36" SPAN REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: SLIPP WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - PAINT LOWER PORTION OF PANELS TWO TONS TO BUILDINGS ON SITE WITH 8" GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH 10 BUILDINGS ON SITE

ROOF PANELS: 24 GA. 36" SPAN MULTI-LOK 24 ROOF PANELS - FASTENING AND LADDER PAINT PER MANUFACTURER RECOMMENDED TUNE - FACTORY APPLIED FINISH: ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - FACTORY APPLIED FINISH: ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

EXTERIOR WAINSCOTING: MASONITE HARDLIEN PAINTED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS

BUILDING 10:
WALLS: 26 GA. 36" SPAN REVERSE BOX RIB WALL PANELS - FASTEN PER MANUFACTURER RECOMMENDATIONS - FACTORY APPLIED FINISH: ZINCALUME COLOR: SLIPP WHITE - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - PAINT LOWER PORTION OF PANELS TWO TONS TO BUILDINGS ON SITE WITH 8" GREEN SEPARATION BAND - HEIGHT OF BAND TO MATCH 10 BUILDINGS ON SITE

ROOF PANELS: 24 GA. 36" SPAN MULTI-LOK 24 ROOF PANELS - FASTENING AND LADDER PAINT PER MANUFACTURER RECOMMENDED TUNE - FACTORY APPLIED FINISH: ZINCALUME COLOR: OLD ZINC GRAY - USE FACTORY PROVIDED TRIM PIECES AS REQUIRED - GUTTER COLOR TO BE GREEN TO MATCH ADJACENT BUILDINGS ON SITE

EXTERIOR WAINSCOTING: MASONITE HARDLIEN PAINTED DOORS AND FRAMES - COLOR TO MATCH EXTERIOR WALL PANELS

STEEL AWNINGS TO BE PAINTED GREEN TO MATCH BUILDING TRIM

BELLARDS CONCRETE FILLED 6" STEEL PIPE PAINTED SAFETY YELLOW

BUILDING MOUNTED LIGHTING MOUNT NEW LED WALL SCONCES PER SELECTION - LIS DESCRIPTION 3 PATRIOT - REFER BUILDING LIGHTING EXTENSION - TO BE COORDINATED WITH LOCAL DEPARTMENTS

HARTIGAN / FOLEY
GENERAL BUILDING CONTRACTORS
LIC #945201

GILL'S ONIONS

**GILL'S ONIONS**
PLANT EXPANSION
1051 SOUTH PACIFIC AVENUE
OXNARD, CALIFORNIA 93030
APN 201-0-301-030

michael stroh ARCHITECTS

ITEM DESIGNED: HUTSINGER — CD TCA

DEC 11 MAJOR MODIFICATION SUBMITTAL
DEC 12 DAC COMMENTS INCORPORATED

BUILDING ELEVATIONS + SECTIONS

**A3.4**

PHASE IIIB

23 FEBRUARY, 2012 - MAJOR MODIFICATION - NOT FOR CONSTRUCTION

# Gill's Onions Processing Facility

# Addendum No. 1
# to
# Negative Declaration No. 97-23

*prepared by:*

**City of Oxnard**
**Planning Division**
214 South C Street
Oxnard, California 93030

August 1, 2012

This document is Addendum No. 1 to Negative Declaration 97-23 and finds that there are no additional nor increased significant negative environmental effects associated with the proposed project changes that are represented by Planning and Zoning Permit No. No. 11-550-2 (Major Modification) in comparison to the project that was the subject of ND 97-23.

ND 97-23 and the 2030 General Plan Program Environmental Impact Report are incorporated by reference.

# SUMMARY

This document is Addendum No. 1 to Negative Declaration (ND) No. 97-23 for Special Use Permit No. 97-5-4. ND 97-23 was completed for Gill's Onions (Gills) at 1051 Pacific Avenue, an onion processing facility, for a two-phase project consisting of rehabilitation of seven existing buildings (Phase I) and construction of an additional 48,246 square feet within four buildings (Phase II). Phase I was completed between 1997 and 2002. Phase II was never built. However, several minor modification and building permits allowed a total of 13,117 square foot of new building area and approximately 118,000 square feet of site work. The current project, Major Modification No. 11-550-2, was submitted by Michael Stroh, Michael Stroh Architect, representing Gills. This request includes construction of three new office, processing, and storage buildings totaling 64,698 square feet, a parking lot and outdoor storage area, and the demolition of 13,059 square feet of existing building; increasing the square footage approved by ND 97-23 by 16,510 square feet, or 12%, for a total build-out of 154,121 square feet. Gills is a nationally-recognized leader in installation and use of on-site waste-to-energy and other renewable energy technology which reduce waste stream and demand for carbon-based power. These environmental mitigations account for about 10 percent of the site improvements since the 1997 approval. This ND Addendum analyzes the project and determines that no new significant impacts are anticipated.

| Site Build-Out Summary | Size (SF): | Site Work (SF): |
|---|---|---|
| 1997 Building Area | 89,365 | |
| New Buildings since 1997 (less demolition): | 13,117 | |
| Proposed Development (less demolition) | 51,639 | |
| Site work Since 1997 (approximate) | | 118,000 |
| Propose Site Work (approximate) | | 220,108 |
| **Total Build-Out** | **154,121** | **338,108** |
| Area Permitted Under 1997 SUP Permit and ND 97-23 | **137,611** | |
| **Net Increase Over 1997 SUP** | **16,510** | **12.00%** |
| Renewable energy project | 4,500 | 3.27% |
| **Net Increase less energy projects** | **12,101** | **8.79%** |

**Background:** On May 6, 1982, the Planning Commission approved Special Use Permit (SUP) No. 989 to allow a precision metal forging business to operate within several existing buildings on the project site. On December 18, 1997, the Planning Commission approved SUP No. 97-5-40 via Resolution No. 97-56 for the renovation of seven industrial buildings (89,365 square feet) and the future build-out of four additional buildings totaling 48,246 square feet. The total approved square footage for the 13.72 acre site was 137,611 square feet. In addition to the existing 89,365 square feet the City permitted an additional 13,117 square feet between 1998 and 2011.

## 1997 Existing Building Areas & Special Use Permit Approval No. 97-5-40:

| Name: | Type: | Building Area Existing in '97 (Phase I) | Phase II |
|---|---|---|---|
| Building 1 | Office | 4,452 | |
| Building 2 | Processing / Office | 43,979 | |
| Building 3 | Storage | 5,300 | |
| Building 4 | Storage | 1,600 | |
| Building 5 | Processing | 10,615 | |
| Building 6 | Storage | 22,204 | |
| Building 7 | Storage | 1,215 | |
| Phase II | | | 48,246 |
| **Total Area (SF):** | | **89,365** | **137,611** |

## 1998-2011 Building + Site Completed Projects:

| Name: | Use: | Building Area (SF) | Site Work (SF): | Permit/Year |
|---|---|---|---|---|
| Building 6 Loading Dock | Storage | 4,112 | | Building Permit 1998 |
| Admin Building | Office | (8,080*) | | PZ 01-6-7 (not built) |
| Building 8 - Engine Room | Utility | 3,253 | | Building Permit 2001 |
| Building 9 - Switch Gear | Utility | 505 | | PZ 01-6-43 |
| Generator/Electrical Yard | Utility / Site work | | 6,069 | PZ 01-6-43 |
| Building 2/6 Access Tunnel | Storage | 747 | | Building Permit 2001 |
| Quonset Hut | Storage | 2,015 | | 2005 |
| Anerobic Digester and Yard** | Utility / Site work | | 7,476 | PZ 07-140-15 |
| Fuel Cell Yard** | Utility / Site work | | 5,333 | PZ 07-140-15 |
| Flow Battery Building** | Utility | 4,500 | | PZ 11-140-24 |
| South Parking Lot | Site work | | 96,868 | PZ 11-140-24 |
| Diesel Fueling Station | Utility / Site work | | 2,275 | PZ 11-140-36 |
| Quonset Hut | Storage | 2015(-) | | Demo |
| **Total Built Area (SF):** | | **13,117** | | |
| **SF OF LAND AREA** | | | **118,021** | |

*Not built, not included in the total
** Renewable/Alternative energy equipment

***Analysis:*** The original SUP analyzed the existing 7 buildings on site and the addition of 48,246 square feet of building area for a total permitted area of 137,611 square feet. The subject project includes the construction of a parking lot and storage area totaling approximately 220,000 square feet, the demolition of existing structures (13,059 SF), and the construction of new structures (64,698 SF). This project will increase the building area on the site by 51,639 SF, and result in a total build out area of 154,121 SF. The addition of the proposed building is greater than the approved build-out (137,611 square feet) by 16,510 square feet, which is an approximately 12% increase. However, after subtracting development that is related to renewal/alternative fuel generation, the net new development is about 8.8% greater than the total development reviewed by ND 97-23.

## 2011 Major Modification Proposal

**Buildings to be Demolished:**

| Name: | Type: | Size (SF): |
|---|---|---|
| Building 2 - Q.C. Lab | Office | 506 |
| Building 5 – Restrooms | Accessory | 956 |
| Building 5 - Break Room | Accessory | 799 |
| Building 4 | Storage | 1,600 |
| Building 5 | Processing | 9,198 |
| **Total Demolished Area (SF):** | | **13,059** |

**Proposed Buildings and Site work:**

| Name: | Type: | Size (SF) | Site Work (SF) |
|---|---|---|---|
| Building 10A | Processing | 12,723 | |
| Building 11 | Office / Storage | 24359 | |
| North Parking Lot | Site work | | 220,108 |
| Building 10B | Processing | 18067 | |
| Building 6/10 Access Tunnel | Storage | 1,105 | |
| Building 12 | Storage | 8,444 | |
| **Total Proposed Area (SF):** | | **64,698** | **220108** |

The existing and new industrial/processing buildings are located on a 13.72 acre parcel, 1051 S. Pacific Avenue. Over the years of operation the numbers of employee at the site has ranged from 312 to 588, with a current employee base of 485 employees. Due to the plant's 24 hour operation there are rarely more than 150 employees on the site at any given time. With build-out of the project, 600 employees are anticipated with approximately 200 employees on the site at any given time. The parking requirement for the entire site is 225 spaces based on manufacturing, warehouse, office, outdoor uses, and accessory uses. The site is proposed to be developed with 228 parking spaces to serve both buildings. Outdoor equipment and storage is a part of the existing operation and will continue to be part of the operation under full build-out of the project.

This Addendum No. 1 concludes that there are no additional environmental effects associated with the addition of the new buildings and associated lot changes than originally discussed in ND 97-23 (Attachment A is ND No. 97-23).

Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines states that an addendum to a previously adopted EIR or MND/ND is the appropriate environmental document in instances when no conditions exist that would trigger a subsequent MND/ND. Three tests determine if a subsequent MND/ND is required per State CEQA Guidelines Section 15162(a) as follows:

1. Substantial changes to the project lead to a substantial increase in the severity of previously identified environmental effects;
2. Substantial changes have occurred with respect to the circumstances under which the project is undertaken;
3. New information of substantial importance that was not known or could not have been known at the time of the ND adoption shows any of the following:
    a. The project will have effects not previously discussed,
    b. Significant effects previously examined will be substantially more severe than previously estimated,

c. Mitigation measures previously found infeasible would now be feasible and would substantially reduce effects of the project, and/or
d. Different mitigation measures or alternatives from those previously analyzed would substantially reduce effects.

TEST No. 1: Proposed Changes Lead to Substantial Increases in Environmental Effects

This project increases the approved project build-out by 16,510 square feet, or approximately 12% over the area analyzed under ND 97-23 (8.8% not including renewable/alternative fuel generation equipment). The overall use of the onion processing site remains the same as what ND 97-23 analyzed. As previously indicated approximately 72% of the increase in square footage can be accounted for in unoccupied buildings and/or areas that serve to further reduce the amount of necessary utility usage on the site (Engine Room, Flow Battery Building, and access tunnels). Thus, it is determined that the proposed project will not lead to an increase in environmental effects. ND 97-23 did not identify any potential impact areas. No new significant impacts are anticipated.

TEST No. 2: Substantial changes have occurred with respect to the circumstances under which the project is undertaken

For the second finding, it has been determined that circumstances surrounding the project have not substantially changed with regard to issues, facts, and conditions of approval included in SUP No. 97-5-4 and ND 97-23. The project build-out proposed an increase in square footage not related to renewal/alternative fuel generation of less than 9 percent, compared to the ND 97-23 project description. The property and its surrounding uses were zoned M2 (heavy industrial) in 1997 and remains zoned M2. Very little about the neighborhood's land uses and circumstances have changed from that evaluated by the ND. The proposed project, although slightly larger than approved in 1997, represents the same function, uses, and types of development originally approved and analyzed under ND 97-23. Much of the increase in the building area and business model change Gills has implemented serve to further reduce the demands on the environment. No other substantial changes have occurred with respect to the circumstances under which the project is undertaken.

Over the past decade, Gills shifted production towards more finished onion products for direct wholesale to vendors. This shift requires more on-site processing, but eliminates additional transportation of product and processing occurring at remote customer facilities. Gills also developed and operates an Advanced Energy Recovery System (AERS), Fuel Cells, and Flow Battery Building,. These award-winning alternative/renewable energy technologies allow Gills to process onion waste products into energy on-site and virtually eliminate use of transmitted electrical power (i.e "off the grid").

The amount of project related traffic is less than those analyzed in ND 97-23. There are four types of traffic at Gills: private employee vehicles, fleet trucks, waste trucks, and vendor fleet trucks. Although the square footage on site will increase, much of the increase is for unoccupied buildings/structures and the employee base and number of vehicles is the same (approximately 600 employees) as anticipated in 1997. In 2012, a diesel fueling station for the 12 Gills Onions fleet trucks was built on-site. With this fueling station the number of truck fueling trips required is eliminated. In 2007, the AERS and associated Fuel Cells building were constructed that allows the onion waste to be re-used and converted to

hydrogen to power the fuel cells and the remaining waste is trucked off site for cattle feed. In 2007, there were 5,794 waste trucks leaving the site compared to 699 waste trucks leaving the site in 2011. With full build-out of the site it is anticipated that 350 waste trucks per year will leave the site; a net reduction of 5,444 trips per year since 2007.

Much of the Gills site was gravel in 1997. As the site has developed, the applicant has complied with all drainage and discharge regulations and Best Management Practices (BMPs) were approved as a part of the site Storm Water Pollution Prevention Plan (SWPP). The proposed project will also comply with the storm water regulations.

In 2009 Gills adopted a zero waste goal. Through the AERS project, nearly all onion waste is converted to energy and cattle feed. In January 2012, Gills reported a 99.6 percent diversion rate meaning only 0.4 percent of their solid waste went to a landfill. Gills also participates in a variety of recycling programs to divert their material waste. Gills has been awarded the Waste Reduction Award Program (WRAP) for the last two years.

In line with their zero waste goal, Gills is committed to reducing greenhouse gas emissions. Gills monitors all their direct, indirect, and biogenic emissions and provides this data to The Climate Registry, a nonprofit collaboration that publicly calculates, verifies, and reports greenhouse gas emissions.

By utilizing new technology such as the AERS, Fuel Cells, and Flow Battery building, and maximizing the efficiencies of existing equipment, Gills is projecting a decrease in both the electrical and natural gas usage for the site at full project build-out. Electrical usage is projected to decrease by 25% from its peak 2007 usage, and natural gas usage is projected to decrease by 50% from the 2002 peak.

With the shift in Gills business model to finished onion products, more processing requires additional water. Gills treats the processed water on-site before discharging into the sewer system. Gills is implementing a system to allow them to re-use the processed water. This would result in an immediate 20% savings on water usage.

<u>TEST No. 3: New information of substantial importance that was not known or could not have been known at the time of the ND adoption</u>

The third finding requires that no new information of substantial importance that was not known or could not have been known at the time of the adoption of ND 97-23 would show that the project will have effects not previously discussed, that significant effects previously examined would be substantially more severe than previously estimated, that mitigation measures previously found infeasible would now be feasible and would substantially reduce effects of the project, and/or that different mitigation measures would substantially reduce effects. New information related to traffic, energy, utility and waste reduction, not resulting in significant impacts is presented that are all beneficial to the environment and may be considered voluntary CEQA mitigations not yet considered feasible for other similar development.

There were no mitigation measures required under the 1997 ND 97-23 as there were no impacts found to exceed their respective thresholds of significance. Conditions of approval

for SUP 97-5-4 continue to apply and design/operation of the business and site will be subject to these mitigation measures. Current applicable M2 development and environmental performance standards such as landscaping and lighting control are applied to the project.

In September 2006, Governor Arnold Schwarzenegger signed the California Global Warming Solutions Act of 2006, also known as AB32, into law. AB 32 commits the State to achieving 1990 levels of Green House Gases (GHGs) by 2020. Neither the Ventura County Air Pollution Control District the City of Oxnard has established project-level significance thresholds for GHGs emissions. Emissions of GHGs can be quantified, but should not be used to determine significance under CEQA. Developments conforming to 2030 General Plan designations have GHG impacts anticipated by the certified 2030 Oxnard General Plan Program EIR in which an overriding consideration is made for the adverse cumulative impacts of citywide GHG emissions with the implied assumption that citywide GHG emissions over a 19 year period (2011 to 2030) will be considered significant. The 2030 Oxnard General Plan Program EIR is incorporated by reference.

## Conclusion

The current proposal does not have any potentially significant environmental effects that meet any of the three tests identified in CEQA Section 15162(a), and therefore, an addendum to ND 97-23 may be considered pursuant to CEQA Section 15164. The proposed design of the structures, site layout, engineering and improvements have been reviewed by the City of Oxnard as part of the application for the major modification to Special Use Permit PZ 97-5-4. All current development standards pertaining to engineering design, drainage, site improvements, landscaping, lighting control, utility undergrounding, etc., are applicable to the project. All current development standards contained in the Zoning Code (Chapter 16 of the City Code) are applicable to the project.

This ND Addendum, the record of the project (PZ 11-550-2), and the original SUP 97-5-40 may be examined at the City of Oxnard, Planning Division, 214 South C Street, Oxnard, California 93030. Please call (805) 385-7858 to arrange a file review time.

*Signature on file with Planning Division*

Susan L. Martin, AICP
Planning Division Manager

Date

**ATTACHMENT A:**
**Negative Declaration No. 97-23**

City of Oxnard

**OXNARD PLANNING & ENVIRONMENTAL SERVICES PROGRAM**
**305 WEST THIRD STREET**
**OXNARD, CALIFORNIA 93030**

## NEGATIVE DECLARATION NO. 97-23

On the basis of an initial study, and in accordance with Section 15070 of the Code of Regulations, it is proposed that the following project will not have a significant effect on the environment.

Application:

> Planning and Zoning Permit No. 97-5-40, a request to rehabilitate seven existing industrial buildings and upgrade the existing site design to City standards to permit industrial related use of the facility as part of the phase one development. Phase two would include the development of four industrial buildings totalling 48,246 square feet. The property zoned M-2 (Heavy Manufacturing Zone) and is located at the northwest corner of Pacific Avenue and Wooley Road within the Central Industrial Area. Filed by John Serrato 8182 Hollister Street Ventura, California 93004.

Attached is a copy of the initial study documenting the reasons to support the finding of no significant effect on the environment.

cc: Applicant
County Clerk

Attachment - Initial Study and Map

# INITIAL STUDY

Gills Onions
Planning and Zoning Permit No. 97-5-40

## Introduction

This Initial Study has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 as amended and the CEQA *Guidelines*.

Section 15063(c) of the CEQA *Guidelines* indicates that the purposes of an Initial Study are to:

1. Provide the Lead Agency (i.e., the City of Oxnard) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration;

2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to quality for a Negative Declaration;

3. Assist the preparation of a EIR, if one is required, by:

   a. Focusing the EIR on the effects determined to be significant,

   b. Identifying the effects determined not to be significant, and

   c. Explaining the reasons why potentially significant effects would not be significant;

4. Facilitate environmental assessment early in the design of a project;

5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;

6. Eliminate unnecessary EIRs; and

7. Determine whether a previously prepared EIR could be used with the project.

**The City of Oxnard Threshold Guidelines** (Initial Study Assessment - February 1995) was used as the basis for preparing the initial study for this project

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

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

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

To help clarify and standardize decision making in the environmental review process, Oxnard has developed "thresholds" of environmental significance. Thresholds are measures of environmental change that are quantitative for subjects like noise, air quality, and traffic; and qualitative for subjects like aesthetics, land use compatibility, and biology. These thresholds are used in the absence of other empirical data to define the significance of impacts. For some projects, however, special studies and/or the professional judgment of City staff may enter into the decision making process. Therefore, Oxnard's thresholds are intended to serve as guidelines, and to augment existing CEQA provisions (§15064, §15065, §15382, and Appendix G) governing the definition of significance.

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

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

**Significant Effects**
**Appendix G of CEQA Guidelines**

Section 15002 (g) of CEQA states that a "Significant Effect on the Environment" is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project. A project will normally have a significant effect on the environment if it will:

(1) Conflict with adopted environmental plans and goals of the community where it is located;

(2) Have a substantial, demonstrable negative aesthetic effect;

(3) Substantially affect a rare or endangered species of animal or plant or the habitat of the species;

(4) Interfere substantially with the movement of any resident or migratory fish or wildlife species;

(5) Breach published national, state, or local standards relating to solid waste or litter control;

(6) Substantially degrade water quality;

(7) Contaminate a public water supply;

(8) Substantially degrade or deplete ground water resources;

(9) Interfere substantially with ground water recharge;

(10) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group, or a paleontological site except as a part of a scientific study;

(11) Induce substantial growth or concentration of population;

(12) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;

(13) Displace a large number of people;

(14) Encourage activities which result in the use of large amounts of fuel, water, or energy;

(15) Use fuel, water, or energy in a wasteful manner;

(16) Cause substantial flooding, erosion or siltation;

(17) Increase substantially the ambient noise levels for adjoining areas;

(18) Expose people or structures to major geologic hazards;

(19) Extend a sewer trunk line with capacity to serve new development;

(20) Substantially diminish habitat for fish, wildlife or plants;

(21) Disrupt or divide the physical arrangement of an established community;

(22) Create a potential public health hazard to involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the affected area;

(23) Conflict with established recreational, educational, religious or scientific uses in the area affected;

(24) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations;

(25) Convert prime agricultural land to non-agricultural use or impair the agricultural productivity or prime agricultural land;

(26) Interfere with emergency response plans or emergency evacuation plans.

## ENVIRONMENTAL CHECKLIST FORM

## A. PROJECT DESCRIPTION

1. Project Title: Gills Onions

2. Lead Agency Name and Address: City of Oxnard Planning and Environmental Services Program

3. Contact Person and Phone Number: Alejandro R. Herrera (805) 385-7407

4. Project Location: Northwest corner of Pacific Avenue and Wooley Road.

5. Project Sponsor's Name and Address: John Serrato, 8182 Hollister Street Ventura, California 93004.

6. General Plan Designation: Industial

7. Zoning: M-2 (Heavy Manufacturing Zone)

8. Description of Project: Planning and Zoning Permit No. 97-5-40, a request to rehabilitate seven existing industrial buildings and upgrade the existing site design to City standards to permit industrial related use of the facility as part of the phase one development. Phase two would include the development of four industrial buildings totalling 48,246 square feet.

9. Surrounding Land Uses and Setting: Industrial

10. Other agencies whose approval is required. NONE

## B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

| | | |
|---|---|---|
| ❒ Land Use and Planning | ❒ Transportation/Circulation | ❒ Public Services |
| ❒ Population and Housing | ❒ Biological | ❒ Utilities & Service Systems |
| ❒ Geophysical | ❒ Energy & Mineral Resources | ❒ Aesthetics |
| ❒ Water | ❒ Hazards | ❒ Cultural Resources |
| ❒ Air Quality | ❒ Noise | ❒ Recreation |

❒ Mandatory Findings of Significance

## C. DETERMINATION

On the basis of this initial evaluation:

I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ■

I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ❐

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ❐

I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect

1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and

2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." ❐

An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

Signature _____ Date 11-17-99

Alejandro R. Herrera, AICP

Printed Name

## D. EVALUATION OF ENVIRONMENTAL IMPACTS

1. **No Impact**: A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "**Potentially Significant Impact**" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. **Negative Declaration: Potentially Significant Unless Mitigation Incorporated**" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section E. "Earlier Analyses," may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section E.

6. Reference to a previously prepared or outside document, where appropriate, should include a reference to the page or pages where the statement is substantiated. Individuals contacted should be cited in the discussion.

## E. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

1. Earlier analyses used. Identify earlier analyses and state where they are available for review.

2. Impacts adequately addressed. Identify which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analyses.

3. Mitigation measures. For effects that are "Negative Declarations: Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

**EXAMPLE: SAMPLE QUESTION AND RESPONSE**

| Issues (and Supporting Sources) | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the proposal result in potential impacts involving: | | | | |
| Seismicity: fault rupture (FEIR 4.8.1.3, Figure: 4.8-1; and GP VIII-2)* | ❒ | ❒ | ❒ | ■ |

Additional statements which may be required in addition to the "source list" should be included at the end of the Initial Study Checklist.

---

* (Attached source list explains that FEIR is Final Environmental Impact Report 88-3 and 4.8.1.3 Surface Rupture and Seismicity is source section; Figure 4.8-1 is Seismic and Geologic Hazards Map; and that GP is the 2020 General Plan and VIII-2 is the page number for Surface Rupture of the Safety Element.)

**Initial Study Form**

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **I. LAND USE AND PLANNING.** | | | | |
| Would the proposal: | | | | |
| a) Conflict with general plan designation or zoning? (**2020 General Plan**, Land Use Element - V, Land Use Map - Figure V-5; Oxnard Zone Maps) | ❒ | ❒ | ❒ | ■ |
| b) Conflict with applicable environmental plans or polices adopted by agencies with jurisdiction over the project? (**FEIR 88-3**, Land Use - 4.1; **2020 General Plan**, Land Use Element - V) | ❒ | ❒ | ❒ | ■ |
| c) Be incompatible with existing land use in the vicinity? (**2020 General Plan**, Land Use Map, Figure V-5, Oxnard Zone Maps, 1988 Oxnard Aerial Photographs) | ❒ | ❒ | ❒ | ■ |
| d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible uses? (**2020 General Plan**, Figure VII-4, Table VII-8B; **FEIR 88-3**, 4.7, Figure 4.7-1 and 4.7-2) | ❒ | ❒ | ❒ | ■ |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (**2020 General Plan**, Land Use Map, Figure V-5, Oxnard Zone Maps) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **II. POPULATION AND HOUSING**<br>Would the proposal: | | | | |
| a) Cumulatively exceed official regional or local population projections? (**2020 General Plan**, Regional Planning Framework, SCAG, pg. III-17; **2020 General Plan**, Growth Management, pg. IV-4) | ❒ | ❒ | ❒ | ■ |
| b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? (**2020 General Plan**, Land Use Map, Figure V-5) | ❒ | ❒ | ❒ | ■ |
| c) Displace existing housing, especially affordable housing? (**2020 General Plan**, Housing Element; Land Use Element) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **III. GEOLOGIC PROBLEMS:** Would the proposal result in or expose people to potential impacts involving: | ❒ | ❒ | ❒ | ■ |
| a) Fault rupture? (**FEIR 88-3**, 4.8.1.2; Figure 4.8.1) | | | | |
| b) Seismic ground shaking? (**FEIR 88-3**, 4.8.1.2; Figure 4.8.1; Table 4.8-1, Table 4.8-2) | ❒ | ❒ | ❒ | ■ |
| c) Seismic ground failure, including liquefaction? (**FEIR 88-3**, 4.8.1.5; Figure 4.8.2) | ❒ | ❒ | ❒ | ■ |
| d) Seiche, tsunami, or volcano hazard? (**FEIR 88-3**, 4.8.1.7; Figure 4.8-3) | ❒ | ❒ | ❒ | ■ |
| e) Landslides or mudflows? (**FEIR 88-3**, 4.8.1.4) | ❒ | ❒ | ❒ | ■ |
| f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (**FEIR 88-3**, 4.8.1.5) | ❒ | ❒ | ❒ | ■ |
| g) Subsidence of the land? (**FEIR 88-3**, 4.8.1.6) | ❒ | ❒ | ❒ | ■ |
| h) Expansive soils? (**FEIR 88-3**, 4.8.1.5, 4.8.1.9; Figure 4.8-2) | ❒ | ❒ | ❒ | ■ |
| i) Unique geologic or physical features? (**FEIR 88-3**, 4.8; **2020 General Plan**, Safety Element, pg. VIII-1 through VIII-25) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **IV. WATER** | | | | |
| Would the proposal result in: | | | | |
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (**FEIR 88-3**, 4.9.1.4) | ❒ | ❒ | ❒ | ■ |
| b) Exposure of people or property to water related hazards such as flooding? (**FEIR 88-3**, 4.9.2.3.; **2020 General Plan** - VIII-12, Figure VIII-3) | ❒ | ❒ | ❒ | ■ |
| c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity), or other typical storm water pollution (e.g. sediment from construction, hydrocarbon and metals from vehicle use, nutrients and pesticides from landscape maintenance, metals and acidity from mining operations)? (**FEIR 88-3**, 4.9.2.4, Figure 4.9-3) | ❒ | ❒ | ❒ | ■ |
| d) Changes in the amount of surface water in any water body or wetlands? (**FEIR 88-3** - Water Resources, 4.9) | ❒ | ❒ | ❒ | ■ |
| e) Changes in currents, or the course or direction of water movements? (**FEIR 88-3** - Water Resources, 4.9) | ❒ | ❒ | ❒ | ■ |
| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (**FEIR 88-3** - Water Resources, 4.9) | ❒ | ❒ | ❒ | ■ |

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| g) Altered direction or rate of flow of groundwater? (**FEIR 88-3** - Water Resources, 4.9) | ❒ | ❒ | ❒ | ■ |
| h) Changes in the quality of groundwater through infiltration of reclaimed water or storm water runoff that has contacted pollution from urban, industrial or agricultural activities ? (**FEIR 88-3** - Water Resources, 4.9) | ❒ | ❒ | ❒ | ■ |
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (**FEIR 88-3**, 4.9.1.1, Figure 4.9-1 | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **V. AIR QUALITY:** Would the proposal: | | | | |
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Ventura County Air Pollution Control District - **1989 Guidelines for the Preparation of Air Quality Impact Analysis**, Urbemis Computer Model) | ❒ | ❒ | ❒ | ■ |
| b) Expose sensitive receptors to pollutants? (Ventura County Air Pollution Control District - **1989 Guidelines for the Preparation of Air Quality Impact Analysis**, Urbemis Computer Model) | ❒ | ❒ | ❒ | ■ |
| c) Alter air movement, moisture, or temperature, or cause any change in climate? (Ventura County Air Pollution Control District - **1989 Guidelines for the Preparation of Air Quality Impact Analysis**, Urbemis Computer Model) | ❒ | ❒ | ❒ | ■ |
| d) Create objectionable odors? (Ventura County Air Pollution Control District - **1989 Guidelines for the Preparation of Air Quality Impact Analysis**, Urbemis Computer Model) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **VI. TRANSPORTATION/CIRCULATION** Would the proposal result in: | | | | |
| a) Increased vehicle trips traffic congestion? **(2020 General Plan**, Circulation Element, pg. VIA-1 through VIA-27; **FEIR 88-3**, 4.3 Transportation/Circulation) | ❒ | ❒ | ❒ | ■ |
| b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? **(2020 General Plan**, Circulation Element, pg. VIA-1 through VIA-27; **FEIR 88-3**, 4.3 Transportation/Circulation) | ❒ | ❒ | ❒ | ■ |
| c) Inadequate emergency access or access to nearby uses? **(2020 General Plan**, Circulation Element, pg. VIA-1 through VIA-27; **FEIR 88-3**, 4.3 Transportation/Circulation) | ❒ | ❒ | ❒ | ■ |
| d) Insufficient parking capacity on-site or off-site? **(Zone Ordinance -** Parking Regulations and Parking Lot Design Standards) | ❒ | ❒ | ❒ | ■ |
| e) Hazards or barriers for pedestrians or bicyclists? **(Bicycle Facilities Master Plan)** | ❒ | ❒ | ❒ | ■ |
| f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? **(Bicycle Facilities Master Plan)** | ❒ | ❒ | ❒ | ■ |

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| g) Rail, waterborne or air traffic impacts? (**2020 General Plan**, Circulation Element, pg. VIA-1 through VIA-27; **FEIR 88-3**, 4.3 Transportation/Circulation) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **VII. BIOLOGICAL RESOURCES** | | | | |
| Would the proposal result in impacts to: | | | | |
| a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (**FEIR 88-3** - Biological Resources, 4.10; **2020 General Plan** - Open Space/Conservation Element, VII), (**Local Coastal Plan**) | ❒ | ❒ | ❒ | ■ |
| b) Locally designated species (e.g. heritage trees)? (**FEIR 88-3** - Biological Resources, 4.10; **2020 General Plan** - Open Space/Conservation Element, VII), (**Local Coastal Plan**) | ❒ | ❒ | ❒ | ■ |
| c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)? (**FEIR 88-3** - Biological Resources, 4.10; **2020 General Plan** - Open Space/Conservation Element, VII), (**Local Coastal Plan**) | ❒ | ❒ | ❒ | ■ |
| d) Wetland habitat (e.g. marsh, riparian and vernal pool), or reduction in acreage of wetlands? (**FEIR 88-3** - Biological Resources, 4.10; **2020 General Plan** - Open Space/Conservation Element, VII), (**Local Coastal Plan**) | ❒ | ❒ | ❒ | ■ |
| e) Wildlife dispersal or migration corridors? (**FEIR 88-3** - Biological Resources, 4.10; **2020 General Plan** - Open Space/Conservation Element, VII), (**Local Coastal Plan**) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **VIII. ENERGY AND MINERAL RESOURCES** | | | | |
| Would the proposal: | | | | |
| a) Conflict with adopted energy conservation plans? (**FEIR 88-3**, Mineral Resources - 4.8.1.11, Oil & Gas Resources - Figure 4.8.4; **FEIR 88-3**, Public Utilities - 4.6) | ❒ | ❒ | ❒ | ■ |
| b) Use non-renewable resources in a wasteful and inefficient manner? (**FEIR 88-3**, Mineral Resources - 4.8.1.11, Oil & Gas Resources - Figure 4.8.4; **FEIR 88-3**, Public Utilities - 4.6) | ❒ | ❒ | ❒ | ■ |
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (**FEIR 88-3**, Mineral Resources - 4.8.1.11, Oil & Gas Resources - Figure 4.8.4; **FEIR 88-3**, Public Utilities - 4.6) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **IX. HAZARDS** | | | | |
| Would the proposal involve: | | | | |
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? **(2020 General Plan**, Safety Element, VIII; **Oxnard Disaster Preparedness Manual)** | ❒ | ❒ | ❒ | ■ |
| b) Possible interference with an emergency response plan or emergency evacuation plan? **(2020 General Plan**, Safety Element, VIII; **Oxnard Disaster Preparedness Manual)** | ❒ | ❒ | ❒ | ■ |
| c) The creation of any health hazard or potential health hazard? **(2020 General Plan**, Safety Element, VIII; **Oxnard Disaster Preparedness Manual)** | ❒ | ❒ | ❒ | ■ |
| d) Exposure of people to existing sources of potential health hazards? **(2020 General Plan**, Safety Element, VIII; **Oxnard Disaster Preparedness Manual)** | ❒ | ❒ | ❒ | ■ |
| e) Increased fire hazard in areas with flammable brush, grass, or trees? **(2020 General Plan**, Safety Element, VIII; **Oxnard Disaster Preparedness Manual)** | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **X. NOISE**<br>Would the proposal result in: | | | | |
| a) Increases in existing noise levels? (**FEIR 88-3**, Noise - 4.4; **2020 General Plan**, Noise Element-IX; Oxnard Sound Regulations - Section 19-60.1 through Section 19-60.15) | ❑ | ❑ | ❑ | ■ |
| b) Exposure of people to severe noise levels? (**FEIR 88-3**, Noise - 4.4; **2020 General Plan**, Noise Element-IX; Oxnard Sound Regulations - Section 19-60.1 through Section 19-60.15) | ❑ | ❑ | ❑ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **XI. PUBLIC SERVICES** | | | | |
| Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas: | ❒ | ❒ | ❒ | ■ |
| a) Fire protection? (**FEIR 88-3**, Public Services - 4.13; **2020 General Plan**, Public Facilities Element - VIB) | | | | |
| b) Police protection? (**FEIR 88-3**, Public Services - 4.13; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| c) Schools? (**FEIR 88-3**, Public Services - 4.13; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| d) Maintenance of public facilities, including roads? (**FEIR 88-3**, Public Services - 4.13; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| e) Other governmental services? (**FEIR 88-3**, Public Services - 4.13; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **XII. UTILITIES AND SERVICE SYSTEMS** Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities: | | | | |
| a) Power or natural gas? (**FEIR 88-3**, Public Utilities - 4.6; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| b) Communication systems? (**FEIR 88-3**, Public Utilities - 4.6; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| c) Local or regional water treatment or distribution facilities? (**FEIR 88-3**, Public Utilities - 4.6; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| d) Sewer or septic systems? (**FEIR 88-3**, Public Utilities - 4.6; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| e) Storm water drainage, or storm water quality control? (**FEIR 88-3**, Public Utilities - 4.6; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| f) Solid waste disposal? (**FEIR 88-3**, Public Utilities - 4.6; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |
| g) Local or regional water supplies? (**FEIR 88-3**, Public Utilities - 4.6; **2020 General Plan**, Public Facilities Element - VIB) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **XIII. AESTHETICS** | | | | |
| Would the proposal: | | | | |
| a) Affect a scenic vista or scenic highway? (**FEIR 88-3**, Aesthetic Resources - 4.12; **2020 General Plan**, Community Design Element - XI) | ❒ | ❒ | ❒ | ■ |
| b) Have a demonstrable negative aesthetic effect? (**FEIR 88-3**, Aesthetic Resources - 4.12; **2020 General Plan**, Community Design Element - XI) | ❒ | ❒ | ❒ | ■ |
| c) Create light or glare? (**FEIR 88-3**, Aesthetic Resources - 4.12; **2020 General Plan**, Community Design Element - XI) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **XIV. CULTURAL RESOURCES** | | | | |
| Would the proposal: | | | | |
| a) Disturb paleontological resources? (**FEIR 88-3**, Cultural Resources - 4.11; **2020 General Plan**, Open Space/Conservation Element - VII) | ❒ | ❒ | ❒ | ■ |
| b) Disturb archaeological resources? (**FEIR 88-3**, Cultural Resources - 4.11; **2020 General Plan**, Open Space/Conservation Element - VII) | ❒ | ❒ | ❒ | ■ |
| c) Affect historical resources? (**FEIR 88-3**, Cultural Resources - 4.11; **2020 General Plan**, Open Space/Conservation Element - VII) | ❒ | ❒ | ❒ | ■ |
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (**FEIR 88-3**, Cultural Resources - 4.11; **2020 General Plan**, Open Space/Conservation Element - VII) | ❒ | ❒ | ❒ | ■ |
| e) Restrict religious or sacred uses within the potential impact area? (**FEIR 88-3**, Cultural Resources - 4.11; **2020 General Plan**, Open Space/Conservation Element - VII) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **XV. RECREATION** | | | | |
| Would the proposal: | | | | |
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? **(2020 General Plan**, Parks and Recreation Element - XII; **FEIR 88-3**, Aesthetic Resources - 4.12) | ❒ | ❒ | ❒ | ■ |
| b) Affect existing recreational opportunities? **(2020 General Plan**, Parks and Recreation Element - XII; **FEIR 88-3**, Aesthetic Resources - 4.12) | ❒ | ❒ | ❒ | ■ |

Discussion:

| | Potentially Significant Impact | Negative Declaration: Potentially Significant Unless Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|---|---|---|---|
| **XVI. MANDATORY FINDINGS OF SIGNIFICANCE** | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or strict the range of rare or endangered plant or animal or eliminate important examples of the major period of California history or prehistory? | ❒ | ❒ | ❒ | ■ |
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term goals? | ❒ | ❒ | ❒ | ■ |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) | ❒ | ❒ | ❒ | ■ |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ❒ | ❒ | ❒ | ■ |

## ADDITIONAL REFERENCES


XVII. California, State of, Governor's Office, Office of Planning and Research, Office of Permit Assistance, *Hazardous Waste and Substances Sites* - List Pursuant to AB 3750. Current Edition

XVIII. California, State of, Office of Planning and Research, CEQA: *California Environmental Quality Act; Statutes and Guidelines*, Sacramento, California: June 1986

XIX. California, State of, Office of Planning and Research, *State Planning and Zoning Laws and Subdivision Map Act*, 1990

XX. City of Oxnard, Planning Division, *Coastal Zoning Regulations and Zone Maps*, 1988

XXI. City of Oxnard, Planning Department, *Coastal Land Use Plan*, 1985

XXII. City of Oxnard, The Municipal Code of the City of Oxnard, *Zoning Ordinance*, current edition

XXIII. City of Oxnard, Community Development Department, Planning Division, *Zone Maps*, current edition

XXIV. City of Oxnard, Fire Department, *Fire Protection Planning Guide*, January 1990

XXV. Ventura County Air Pollution Control District, *Final Air Quality Management Plan*, February 1991

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XXVII. Ventura County Air Pollution Control District, *Urbemis Model 2 - Computer Program*, 1988

XXVIII. Institute of Transportation Engineers, *Trip Generation Manual*, Fifth Edition, Washington, DC, 1987

XXIX. United States Federal Emergency Management Agency, National Flood Insurance Program, *FIRM Flood Insurance Rate Maps for the City of Oxnard*, October 1985

XXX. City of Oxnard, Public Works Department, *Master Sewer Plan*, current edition

XXXI. City of Oxnard, Public Works Department, *Master Drainage Plan*, current edition

XXXII. City of Oxnard, Public Works Department, *Master Water Plan*, current edition

XXXIII. UCLA Archaeological Information Center, *California Archaeological Inventory - Regional Information Center*, Fowler Museum of Cultural History, Los Angeles, California, 1990

XXXIV. Ventura County Airport Land Use Commission, *Oxnard Airport Master Land Use Plan*, 1990

XXXV. Ventura County Cultural Heritage Board, *Ventura County Historical Landmarks & Points of Interest –August 1991*, Ventura County Recreation Services

XXXVI. Ventura County, Property Administration Agency, *Final Report: Cultural Heritage Survey, Phase I*, Oxnard and Santa Paula, 1981

**Environmental Impact Reports**

XXXVII. City of Oxnard, *FEIR 84-5 for the Oxnard Town Center Specific Plan*, Volumes 1 and 2, 1985

XXXVIII. City of Oxnard, *FEIR 83-2 for the Northeast Industrial Area (NIAD)*, 1984

XXXIX. City of Oxnard, *FEIR 85-3 for the Rose-Santa Clara Corridor Specific Plan*, 1986

XL. City of Oxnard, *FEIR 88-3 for 2020 General Plan*, June 1990

XLI. City of Oxnard, *FEIR 81-2 for the Mandalay Bay Specific Plan*, September 1982

**Specific Plans**

XLII. City of Oxnard, *Northfield and Seagate Specific Plan*, July 3, 1984

XLIII. City of Oxnard, *Mandalay Bay Specific Plan*, January 9, 1985

XLIV. City of Oxnard, *Oxnard Town Center Specific Plan*, October 1, 1986

XLV. City of Oxnard, *Rose-Santa Clara Corridor Specific Plan*, July 15, 1986

XLVI. City of Oxnard, *McInnes Ranch Business Park Specific Plan*, December 20, 1988

XLVII. City of Oxnard, *Northeast Community Specific Plan*, February 8, 1994

INITSTUD.WPD

# Attachment D

# Resolution 97-56

RESOLUTION NO. 97-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 97-5-40 GRANTING THE APPROVAL TO REHABILITATE SEVEN EXISTING INDUSTRIAL BUILDINGS, UPGRADE THE EXISTING SITE DESIGN TO CITY STANDARDS, PERMIT INDUSTRIAL RELATED USE OF THE FACILITY, AND DEVELOP FOUR INDUSTRIAL BUILDINGS TOTALLING 48,246 SQUARE FEET ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF PACIFIC AVENUE AND WOOLEY ROAD WITHIN THE CENTRAL INDUSTRIAL AREA, SUBJECT TO CERTAIN CONDITIONS. APPLIED FOR BY JOHN SERRATO 8182 HOLLISTER STREET VENTURA, CALIFORNIA 93004.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for a special use permit (Planning and Zoninging Permit No. 97-5-40) filed by John Serrato in accordance with Sections 34-146 through 34-157.1 of the Oxnard City Code; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager has provided public notice of the intent of the City to adopt a negative declaration for this project, and the Planning Commission has considered the proposed negative declaration, together with any comments received during the public review process, finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, further finds that the negative declaration reflects the independent judgment of the City, and approves the negative declaration; and

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

1. That the proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.

2. That 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. That 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. That 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. That 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 Planning and Zoning Permit No. 97-5-40 subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 34-155 of the Oxnard City Code.

## STANDARD CONDITIONS FOR SPECIAL USE, PLANNED DEVELOPMENT, CONDITIONAL USE DEVELOPMENT REVIEW AND COASTAL DEVELOPMENT PERMITS

Note: The abbreviations listed below indicate which City group or program has responsibility to insure compliance with these conditions. The first agency listed has responsibility at plan check, the second at inspection and the third at final inspection, prior to certificate of occupancy, or at a later date, as specified in the condition.

**Agencies**

| | | | |
|---|---|---|---|
| CA | City Attorney | PL | Planning |
| DS | Devt Service/Eng Devt/Inspectors | TR | Traffic |
| PD | Police Department | B | Building Plan Checker |
| SC | Source Control | FD | Fire Prevention Bureau/Dept |
| PK | Parks Division | BI | Building Inspectors |

If more than one agency is listed, the first department or division listed must check the plans or inspect the project before the second may approve compliance with the condition.

GENERAL PROJECT CONDITIONS

1. The permit is granted for the property as described in the application, shown as Exhibit "A", and shall not be transferable from one parcel to another. (PL)

2. This permit shall become null and void within 24 months from the date of its issuance, unless the proposed development or use has been diligently pursued. The issuance of a grading,

foundation, or building permit for structural construction shall be a minimum requirement for evidence of diligent pursuit. (PL)

3. All conditions of this permit including any off-site and on-site improvements, including building, paving, and landscape construction, shall be completed prior to occupancy except as may be permitted by the Community Development Director in consultation with other affected departments. In the event early occupancy is permitted, developer shall provide security or agreements to ensure full completion of the project.

4. The development or use by the applicant/grantee of any activity or structure authorized by this permit shall constitute acceptance of all of the conditions and obligations imposed by the City on this permit. The applicant/grantee by said acceptance waives any challenge as to the validity of these conditions. (CA)

5. Applicant/developer agrees, as a condition of approval of this resolution and at applicant/developer's own expense, to indemnify and defend the City and its agents, officers and employees from and against any claim, action or proceeding to attack, set aside, void or annul the approval of this resolution or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution which were part of the approval process.

   Applicant/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. (CA)

6. Any covenants, conditions, and restrictions (CC&R's) applicable to the subject property shall be consistent with the terms of this permit and the Oxnard City Code. Where a conflict exists between the CC&R's and City regulations, the City regulations shall prevail. (CA)

7. The developer shall record with the Ventura County Recorder a "**Notice of Land Use Restrictions and Conditions**" in a form acceptable to the City Attorney's Office and Community Development Department. A copy of the recorded document shall be submitted to the Community Development Department prior to issuance of building permits or initiation of use. (PL)

8. Off-street parking including number of spaces, stall size, paving, striping, location, and access shall comply with the Oxnard City Code. (PL/B)

9. No signs shall be erected, constructed, painted or printed without a sign permit issued by the Building Division. Sign area, size, and location shall be in accordance with the City's requirements. Any change in sign content shall conform to the original sign in terms of material and sign area. (PL, B/B)

10. A building permit shall be secured for any new construction or modifications to structures,

including interior modifications, authorized by this permit.

11. No burning of combustible refuse or other flammable materials is permitted on the property. (FD/FD)

12. A permit shall be obtained from the Fire Department for the handling, storage and use of all materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health. (FD/FD)

PARKS (LANDSCAPING) STANDARD CONDITIONS

13. A plan showing all existing trees and trees designated to be saved, transplanted or removed shall be submitted for approval by Parks and Facilities Division as part of the submittal of landscape and irrigation plans. (PK)

14. Two copies of landscape and irrigation plans, designed in compliance with the City's Landscape Standards, along with the appropriate permit application and fees shall be submitted to the Development Services Department for plan check and processing prior to issuance of a permit or initiation of the proposed use. (PK)

15. Landscaping and automatic irrigation shall be installed per plans as approved by the Parks and Facilities Division, and shall be approved by Parks and Facilities Division prior to issuance of certificate of occupancy. (PK)

16. Landscape planting shall be maintained in a healthy manner and all irrigation systems shall be continuously maintained as required by City Code and as specified by Parks and Facilities Division. Failure to do so may result in the revocation of this permit or the initiation of legal action. (PK)

17. A low water-use commercial landscape design and irrigation system shall be installed as approved by the Parks and Facilities Division. Plans shall include a watering schedule. (PK)

18. 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. (PK)

19. All trees shall be 24-inch-box size (minimum); all shrubs and vines shall be five-gallon size (minimum), except as specified by Parks and Facilities Division).

SPECIAL CONDITIONS

20. Developer shall remove the existing trees in the concrete cutouts along the Wooley Road frontage. Existing concrete cut outs shall be paved with concrete.

21. Irrigation system shall include soil moisture device as a water conservation measure.

FIRE SAFETY STANDARD CONDITIONS

22. All vehicle access driveways shall be a minimum 25 feet wide. Curbs adjacent to designated fire lanes in parking lots shall be identified to indicate that parking and stopping in the fire lane is prohibited. All designated fire lanes shall be marked in accordance with California Vehicle Code Standards. (FD/FD, B)

23. All roof covering materials shall be of non-combustible or approved fire retardant materials. (FD)

24. The developer shall provide on-site fire protection as determined necessary by the Fire Chief and Public Works Director. Adequate fire protection, as determined by the Fire Chief, shall be available prior to obtaining any building permits. The developer, prior to the start of construction, shall present to the Fire Chief a plan designed to ensure the integrity of provided both fire equipment access and water for fire combat operations to all areas of the property. The plan shall be approved by the Fire Chief prior to issuance of any building permits. (PW, FD/FD)

25. The developer shall obtain two certified fire flow tests, at his expense, to determine and check for the fire flow requirements. The first test shall be done before approval of plans and the second shall be done after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Permits must be obtained from the Engineering Division of the Public Works Department. Results of tests are to be sent to the Fire Department and Engineering Division. (FD, PW/FD)

26. The proposed facility shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD)

27. Project shall meet minimum requirements of the "Fire Protection Planning Guide," published by the Fire Department. (FD)

28. Roadways and fire lanes shall be maintained at all times for access by fire fighting apparatus to all parts of the site during construction. (FD/FD, B/PW)

29. Security devices and measures, including walkway and vehicle control gates, entrance phones, intercoms and other similar features, shall be installed subject to approval by the Fire and Police Departments. (FD, PD/FD)

30. Central station monitoring of the fire sprinkler system and all control valves shall be provided. (FD)

31. In order to provide an adequate turning radius for Oxnard fire fighting apparatus, the turning radius of all on-site driveway and turnaround areas used for emergency access shall be a minimum of 48 feet. (FD)

32. Developer shall provide automatic fire sprinklers as required by City Code. Contact Fire Department for location of Fire Department connections. (FD/FD)

33. Addressable smoke detectors shall be provided and monitored by the same system as the central station monitoring the fire sprinkler system and control valves.

34. A means shall be provided for skylights to open in affected areas prior to automatic fire sprinkler activation.

PLANNING STANDARD CONDITIONS

35. The location and elevations of all buildings and structures shall substantially conform to "Exhibit A," unless amended specifically by a condition of this resolution, by a major modification, or a minor modification. (PL) The final building plans submitted with the building permit application shall clearly indicate all building materials and colors to be used in construction. (PL/B)

36. Minor changes or minor increases in the extent of use of size of structures may be approved by the Community Development Department, but any substantial change or increases will require the filing and approval of a major modification or an amended permit by the Planning Commission. (PL)

37. Minor changes in the final design or materials and colors for building and masonry walls may be approved by the Community Development Department with the filing of a minor modification permit to this project. Any request for a minor modification shall be accompanied by three copies of any plans reflecting the requested modification. (PL)

38. Prior to the issuance of a building permit, a reproduction of all conditions of this permit approval as adopted by resolution of the Planning Commission and City Council shall be part of, and incorporated into, all sets of the construction documents and specifications for this project. A reproduction of all conditions shall be included on each set of the job/construction documents. (PL)

39. Prior to issuance of building permits, the applicant shall provide to the Planning Division for file exhibits color photographic reductions (8-1/2" by 11" size) of the full-size approved colored

elevations and any other colored exhibit approved by the Planning Commission. The full-size colored elevations may be retained by the applicant after the reduced exhibits are submitted. (PL)

40. Approval of this permit does not guarantee that building permits will be issued due to population limitations placed upon the City by the Air Quality Management Program (AQMP). There may be a delay in the timing of building permit issuance as a result of implementation of an air quality plan. (PL)

41. Developer shall provide to the Planning Division, prior to the issuance of building permits, {a 100-foot scale site plan of the project and} the project site plan on disk (in DXF format) as approved by the Planning Commission for the purposes of updating the City base maps. (PL)

42. Any modification in use will require that the developer demonstrate to the Community Development Department that code-required parking is provided. (PL)

43. All roof heating and cooling system and any other mechanical equipment shall be recessed and/or screened from adjoining property and public streets, subject to approval by the Planning Division. Plumbing vents, ducts, and other appurtenances protruding from the roof shall be integrated in such a manner that they will not be viewed from the front of the property or other highly visible vantage points. A note shall be included on construction plumbing drawings of non-residential or residential 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/B)

44. All utility meter panels shall be recessed into the building and screened by decorative doors or other building elements, subject to approval of the Community Development Director and the appropriate utility company. (PL)

45. 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 abutting streets. To prevent damage from automobiles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Under canopy lighting elements shall be recessed or concealed in such a manner as not to be directly visible form a public street. A lighting plan showing standard heights and light materials shall be submitted for design review and approval of the Community Development Department. (PL/B)

46. All parking lot and exterior building light fixtures shall be high cut-off type which divert lighting downward onto the site to minimize light and glare impacts. (PL)

47. Developer shall provide for dust control at all times during site preparation and construction activities at the direction of the Public Works Director or Building Inspector. (B, PW)

48. Outdoor storage of construction materials or vehicles is not permitted on the property. (PL/B)

PLANNING SPECIAL CONDITIONS

49. The parking lot shall be maintained in an organized manner at all times, including the collection of food wrappers and other refuse.

DEVELOPMENT SERVICES CONDITIONS

50. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal. Developer shall pay development fees, encroachment permit fees, and other applicable miscellaneous fees in effect at the time building permit(s) are issued. (DS)

51. The parking lot structural section shall be designed by an engineer based on an analysis of the soils R-value and a Traffic Index approved by the City Engineer. Minimum structural section for parking lots shall be two inches of asphalt on four inches of base material. Proposed structural section shall be shown on the grading/site improvement plans. (DS)

52. Developer shall submit a site improvement/grading plan prepared by a Civil Engineer licensed in the State of California, on the standard Development Services mylars which incorporates all recommendations from soil engineering and geology reports. The plan must be reviewed and approved by the Development Services Program prior to issuance of a building permit. Original ink on mylar drawing to be filed with the Development Services Program. Building pad elevation and landscaping mounding must be shown on the plan. (DS)

53. Developer shall submit improvement plans and drainage calculations which demonstrate that storm drainage from the site and all upstream areas is safely conveyed to an approved drainage facility. The design and conveyance route shall be in accordance with the City's Master Plan of Drainage and is subject to review and approval by the City Engineer prior to approval of improvement plans. (DS)

54. Developer shall protect the building pads of all structures from a 100-year storm. (DS)

55. Developer shall remove and replace all improvements that are damaged during construction. Repairs shall be completed as directed by the City Engineer. (DS)

56. Developer shall make arrangements with the Construction Services Program to inspect and test any existing sewer or water service laterals prior to connection. Developer shall make repairs as determined necessary by the Inspector. All existing water services shall comply with City standards and policies in effect at the time of building permit issuance. (DS)

57. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time of encroachment permit issuance. (DS)

58. Grading/site improvement plans shall include an on-site sewer plan where use of a lateral larger than four inches in diameter is proposed. (DS)

59. Grading/site improvement plans shall include an on-site water plan if a separate loop or terminal line is required for water mains, fire hydrants and/or fire sprinkler systems. (DS)

60. Developer shall enter into an agreement with the City to install and construct all public improvements required by the conditions of approval of this development and by provisions of City ordinances. Prior to issuance of a grading/site improvement permit, developer shall post security satisfactory to the City, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS)

61. The public improvement plans for this development shall be prepared by a Civil Engineer licensed in the State of California, and shall be approved by the City Engineer prior to filing a final or parcel map or the issuance of a building permit. All improvement plans and pertinent documents shall be prepared in accordance with City standards and shall be submitted concurrently and shall include, but not be limited to, grading, street, drainage, sewer, and water improvements. A master utility plan shall also be submitted showing the layout and location of all on-site and off-site utility improvements. The plan submittal shall include construction cost estimates, plan check fees, soils reports, and all pertinent engineering design calculations. A subdivision map will not be recorded, nor a building permit issued, unless all improvement plans have been approved by the City Engineer. (DS)

62. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the improvement plans. (DS)

63. Cost of all inspections related to on-site and off-site improvements shall be borne by Developer. (DS)

64. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until such time as the improvements have been accepted by the City. (DS)

65. Developer shall designate, in writing, an authorized agent who shall have authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Arrangements acceptable to the City shall be made for any emergency work which may be required. When orders are given by the City to the Developer's agent to do work

required for the convenience and safety of the general public because of inclement weather or any other cause, and said orders are not immediately acted upon by such person, the City may do or have such work done by others at the Developer's expense. (DS)

66. All requirements of any law or agency of the State of California and any other governmental entity applicable to this development shall be met. The City Engineer shall determine the minimum verification required to satisfy this condition. (DS)

67. The latest edition of the "Standard Specifications for Public Works Construction," and any modifications thereto by the 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. The City reserves the right to upgrade, add to, or revise said specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this development are not completed within 12 months from the date of improvement plan(s) approval, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS)

68. Developer shall retain a Civil Engineer licensed in the State of California, and registered in accordance with the appropriate provisions of the Business and Professions Code, to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Submittal of the certified "as-built" plans will be required prior to and as a condition of final acceptance of the development by the City. (DS)

69. All grading shall conform to the City's grading ordinance and/or recommendations by the soils engineers, with prior review and approval by the City. Developer shall conform to all applicable notes specified on the site improvement/grading plan cover sheet and grading permit. (DS)

70. Developer shall construct all required drainage facilities concurrently with the rough grading operations. Interim drainage improvements may be accepted on a temporary basis with prior approval from the City Engineer. (DS)

71. This development shall comply with all National Pollution Discharge Elimination System (NPDES) permit best management practice (BMP) requirements in effect at the time a grading and/or building permit is issued for this project.

72. All storm drain, sewer, and water facilities shall be compatible with the appropriate adopted City Master Plan. Plans for said facilities shall be prepared in accordance with the City's engineering design criteria in effect at the time of improvement plan submittal. Plans shall be submitted with all pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a grading/site improvement permit. (DS)

73. 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)

74. A District "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District must be submitted prior to issuance of a building permit. (DS)

75. A backflow prevention device may be required, as determined by the Cross-connection Control Specialist and the City Engineer. (DS)

76. Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics prior to designing the water system for this project. The water system shall be designed to allow for a 10 psi drop in the static and residual water pressures measured during the fire flow test. A second test may be required after construction and prior to the issuance of a certificate of occupancy if determined necessary by the City Engineer. Permits must be obtained from the Development Services Program prior to performing the tests and all tests must be certified by a mechanical, civil, or fire protection engineer. Results of all tests are to be sent to the Development Services Program. (FD, DS)

77. Street and road improvements shall conform to City standards and policies. Improvements shall include the upgrading of existing pavement to City standards by removing and replacing or overlaying as directed by the City Engineer. (DS)

78. All streets, alleys, sidewalks, curbs, and gutters adjacent to this development shall be improved as necessary to provide safe vertical and horizontal transitions as directed by the City Engineer. (DS)

79. Soils reports, "R" value tests, and compaction tests will be required on all streets. Determination of the actual structural section shall be based on the City's design procedure using the traffic index specified in the City standard plans or by the City Engineer. A minimum 12-inch portion (more if necessary) of the subgrade material shall be reworked and compacted to the required densities at optimum moisture content shown in the R-value test. (DS)

80. All water, gas, sewer, storm drain, electrical, cable television, and telephone lines shall be installed before any paving is placed. (DS)

81. A landscape irrigation plan shall be prepared by a landscape architect and be approved by the Development Services Program for proper water meter size, backflow prevention device, and cross-connection control prior to issuance of a building permit. (DS)

82. Street lights shall be installed in accordance with the street lighting plan prepared by Developer and approved by the City Engineer. A street lighting plan shall be a part of the master utility plan. All street lights shall be dedicated to the City unless otherwise directed by the City

Engineer. (DS)

83. Developer shall be responsible for and bear the cost of the replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and ensure that appropriate records are filed with the County Surveyor's Office. (DS)

84. Adequate vehicle sight distance per Caltrans specifications shall be provided at all driveways and intersections. (TR)

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

86. Developer shall install bike racks per City standards at locations approved by the City Engineer and City Planner. (TR)

87. All traffic signal, pavement marking and signing plans shall be prepared by a registered California traffic engineer and shall be approved by the City Traffic Engineer prior to issuance of a grading/site improvement and/or a building permit. (TR)

88. Non-residential developments serving fifty (50) or more employees shall include a transportation information center. The center shall include bus schedules, rideshare information, and related information on alternative methods of transportation. This information shall receive regular updating at a minimum of once per month from the Developer or owner.

89. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the "Reciprocal Traffic Mitigation Agreement" approved by the City of Oxnard and the County of Ventura on February 2, 1993. Proof of payment shall be provided to the City prior to issuance of a building permit. (TR)

90. Developer shall provide a disabled access compliant pedestrian path from the public sidewalk to each proposed structure and between all onsite structures in compliance with the California Building Code.

91. Developer shall place wheel stops near the front of all parking spaces that do not have sufficient clearance to provide a two-foot overhang beyond the curb face.

92. Developer shall provide an area within each grouping of phase II trash enclosures for a recycle bin. All new trash enclosures shall be provided with a solid roof that protects against stormwater entering the refuse bins. All other components of the refuse enclosure shall be constructed in accordance with the approved City Standard Plan on file with the Development Services

Program and they shall be finished to match the major design elements of the main structure. Finish and roof appearance shall be indicated on the building plans and are subject to approval by the Planning and Environmental Services Program. Location and configuration of refuse enclosures shall be reviewed and approved by the Solid Waste Collection Program. All trash bins on the project site shall be stored within an approved enclosure and no material other than trash bins may be stored in the enclosure without the written permission of the Solid Waste Collection Program. (DS)

93. New or rehabilitated parking and associated drive areas shall be designed to minimize degradation of stormwater quality. Best Management Practices, such as oil/water separators, sand filters, landscaped areas for infiltration, basins or approved equals, shall be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system. The design must be submitted to the City Engineer for review and approval prior to the issuance of a grading/site improvement permit. Using forms provided by the Development Services Program, Developer shall submit an NPDES Best Management Practices Implementation and Maintenance Program ("the Program") for the project. No grading or building permit shall be issued until the Program is approved by the Development Services Program. (DS)

94. All on-site storm drains shall be cleaned at least twice a year; once immediately prior to October 1 (rainy season) and once in January. Additional cleaning may be required by the City Engineer. (DS)

95. Existing and proposed onsite parking lots shall be maintained free of litter/debris. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to the storm drains. (DS)

96. All on-site storm drain inlets, whether newly constructed or existing, shall be labeled "Don't Dump -Drains to Ocean" prior to Certificate of Occupancy in accordance with City requirements. The requirement to label catch basins shall be shown on the civil engineering plans prior to approval of the site improvement/grading permit. (DS)

97. Prior to the issuance of a site improvement/grading permit and/or commencement of any clearing, grading or excavation, the Developer/Owner shall provide verification of submittal of a Notice of Intent (NOI) to the California State Water Resources Control Board, Storm Water Permit Unit in accordance with the NPDES Construction General Permit (No. CAS000002): Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activities. The Developer/Owner shall comply with all additional requirements of this General Permit including preparation of a Storm Water Pollution Prevention Plan (SWPPP). Verification shall consist of providing City with a copy of the letter from the State assigning a permit identification number to the NOI. A copy of the SWPPP and the NOI shall be maintained on the site and made available for City or designated representative to review upon request. (DS)

98. Developer shall construct improvements (paving, curb, gutter, and sidewalk) along the Pacific Avenue frontage of phase 1 with the phase 1 improvements. The balance of the frontage

improvements (Pacific Avenue and Mountain View Avenue) shall occur prior to phase II.

99. The proposed sidewalks along the frontage of this project shall be a minimum of six (6) feet in width. At point constrictions (fire hydrants, street lights, e.g.) the sidewalk shall be widened as required to provide a minimum width of forty-eight (48) inches. Proposed driveways shall be constructed to provide a disabled access compliant path (2% maximum cross-fall) along the public sidewalk. Developer shall provide a sidewalk easement to the City at all locations where the sidewalk encroaches within private property.

100. Truck docks shall be designed using Best Management Practices (BMPs) such as oil/water separators, sand filters, landscaped area for infiltration, and/or detention basins shall be installed to treat all stormwater runoff prior to its discharge to the storm drain system. The design must be submitted to the City Engineer for review and approval prior to the issuance of a building permit.

101. Existing overhead utility lines on and adjacent to this development (both phases I and II) shall be placed underground with phase I construction. Prior to issuance of a grading or building permit, developer shall post security satisfactory to the City guaranteeing utility relocation. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this eighteenth day of December, 1997, by the following vote:

AYES: Commissioners: Clark, Tafoya, Duff

NOES: Commissioners:

ABSTAIN: Commissioners: Burdullis

ABSENT: Commissioners: Dean

Albert G. Duff, Chairman

ATTEST: Joyce Parker-Bozylinski, Secretary

# Attachment E

# Resolution

RESOLUTION NO. 2012– [PZ 11-550-2]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 11-550-2 (MAJOR MODIFICATION), TO ALLOW A MODIFICATION TO SPECIAL USE PERMIT NO. 97-5-40 FOR THE CONSTRUCTION OF 64,698 SQUARE FEET WITHIN 3 BUILDINGS, THE CONSTRUCTION OF A 220,000 SQUARE FOOT PARKING LOT AND OUTDOOR STORAGE AREA, AND THE DEMOLITION OF 13,059 SQUARE FEET OF EXISTING BUILDING AREA LOCATED AT 1051 PACIFIC AVENUE (APN 201-0-301-035) SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY MICHAEL STROH, 1058 E SANTA CLARA STREET, VENTURA, CA 93001.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 11-550-2 filed by Michael Stroh in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Commission adopted Negative Declaration (ND) No. 97-23 on December 18, 1997 and to address changes in the project description, an Addendum to the ND was prepared per CEQA Section 15164 as only minor technical changes or additions are necessary and no new significant impacts are involved. The Planning Commission considered the Addendum and finds on the basis of the whole record before it that with the imposition of the conditions of approval herein, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the ND Addendum reflects the independent judgment of the City; and

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

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.

2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.

4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.

5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

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 August 16, 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 the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

17. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

18. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)

19. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

20. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

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

**LANDSCAPE SPECIAL CONDITIONS**

22. At time of submittal to the Building and Engineering Division for plan check, 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.

23. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "All landscaping and irrigation comply with Ordinance No. 2822", which adopted the City of Oxnard Landscape Water Conservation Standards.

24. Developer shall extend the 7'-4" high block wall treatment from Pacific Avenue along the full project frontage of Mountain View Avenue. In addition, one of the two scenarios shall be implemented, by the Developer and approved by the City:
    #1: If Developer retains the existing Mountain View Pittosporum row in place, Developer shall set the location of the block wall southerly of the Pittosporum row at an appropriate distance from the existing base of the Pittosporum, as approved by the City. Developer shall then, fill in and replace any remaining ground plane bare areas with additional groundcovers and/or shrub combinations and plant 5 gallon vines at 10' O.C. spacing along the wall.

    #2: If Developer removes the existing Mountain View Pittosporum row, Developer shall plant the area between the back of sidewalk and face of wall shall be with a new combination of ground covers, shrubs, and trees. The plant material mix shall be the same or similar to the existing landscape treatment mix that occurs on Pacific Avenue, as approved by the City. In addition, Developer shall plant 5 gallon vines at 10' O.C. spacing along the wall.

**FIRE DEPARTMENT STANDARD CONDITIONS**

25. 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*)

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. 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*)

28. 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*)

29. 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*)

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

31. 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*)

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

33. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

34. 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*)

35. 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*)

36. 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*)

37. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)

38. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

**FIRE DEPARTMENT SPECIAL CONDITIONS**

39. Prior to the issues a certificate of occupancy, Developer shall provide a storage plan for bulk vegetable containers currently stored on northeast portion of property to the Fire Department for review and approval.

40. Electronically controlled or secured gates shall be operable by emergency vehicles or personnel using approved radio equipment.

41. Developer shall ensure Fire Department access through man-gates, either by Knox lock devices or other Fire Department approved means.

**PLANNING DIVISION STANDARD CONDITIONS**

42. 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)

43. 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*)

44. 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*)

45. 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*)

46. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

47. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

48. 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*)

49. 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*)

50. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

51. 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*)

52. 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)

53. 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*)

**PLANNING DIVISION SPECIAL CONDITIONS**

54. All conditions adopted with Planning Commission Resolution No. 97-56 (Special Use Permit No. 97-5-40) shall remain applicable to the project, except as modified through this approval.(PL)

55. 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)

56. 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. 14,124.

57. Unless otherwise approved by the Planning Manager due to infeasibility, 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. Unless otherwise approved by the Planning Manager due to infeasibility, 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. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL/B)

58. Unless otherwise approved by the Planning Manager due to infeasibility, Developer shall install roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. Where infeasible, Developer shall install 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)

59. Prior to issuance of a certificate of occupancy per building, and if there are no active Building Permits on the subject property, Developer shall remove all construction materials and vehicles from the subject property.

60. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Such outdoor storage areas shall not exceed 20' in height. Developer shall maintain at all times a visual buffer, including a wall and landscaping, along the entire street frontages, except driveways, to help conceal the outdoor storage area. (PL)

61. 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. Furthermore, Developer shall not convert the accessory use within buildings 2, 11 & 12 to any other use unless code required parking is provided for the new use. (PL)

62. 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 an archaeological and historical records search through the California Historical Resources Information System at Cal. State Fullerton.
    a. If the survey results in any archaeological and historical records a field inspection of the project site will be required. Upon completion, the field 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 field survey
    b. If an archaeological and historical field inspection is required, the developer shall enter into a contract for a field inspection. 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.

***Air Quality***

63. Developer shall ensure that all construction equipment is maintained and tuned to manufactures specifications.

64. 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.

65. 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.

66. 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.

67. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

68. 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.

69. Developer shall comply with the provisions of applicable Ventura County Air Pollution Control District (VCAPCD) Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

70. 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.

71. 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)

***Cultural Resources***

72. 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 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.

**ENVIRONMENTAL RESOURCES DIVISION**

73. 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.

74. 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.

75. 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.

76. 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.

77. 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**

78. 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)

79. 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)

80. 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)

81. 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)

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

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

84. 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)

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

86. 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)

87. 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)

88. 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)

89. 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)

90. 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)

91. 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)

92. 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)

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

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

95. 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)

96. "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)

97. 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)

98. 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)

99. 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)

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

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

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

103. 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)

104. 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)

105. 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)

106. 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)

107. 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)

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

109. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

**STORMWATER QUALITY CONDITIONS**

110. 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)

111. 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)

112. 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)

113. 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**

114. 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)

115. Developer shall widen the southern edge of Mountain View along the project frontage to provide 23 feet from centerline to curb face with a 6 foot wide sidewalk adjacent to the curb. Developer shall relocate all existing infrastructure and/or appurtenances to comply with City standards for clearances from the traveled way and compliance with ADA regulations. Improvements shall include striping (edge line) or other improvements westerly of the widening to safely transition vehicles as determined appropriate by the City Traffic Engineer. The street shall be designed with a minimum Traffic Index of 9.0. These improvements shall be included in the civil drawings for the first permit associated with phase III of the project. (DS)

116. Developer shall widen the western edge of Pacific Avenue along the unimproved project frontage to provide 25 feet from centerline to curb face with a 6 foot wide sidewalk adjacent to the curb. Developer shall relocate all existing infrastructure and/or appurtenances to comply with City standards for clearances from the traveled way and compliance with ADA regulations. Improvements shall include a 2 inch grind and overlay of Pacific Avenue westerly of the street crown line and northerly of the most southerly utility cut. The street shall be designed with a minimum Traffic Index of 9.0. Developer shall dedicate right-of-way sufficient to encompass the proposed widening. These improvements shall be included in the civil drawings for the first permit associated with phase III of the project. (DS)

117. Developer shall place existing overhead utility lines underground along the project frontage (Mountain View Avenue) in compliance with condition 101 of Planning Commission Resolution 97-56. Prior to issuance of the first grading/site improvement permit associated with phase III, Developer shall indicate required undergrounding on the civil improvement drawings and shall post security satisfactory to the Development Services Manager to guarantee undergrounding. (DS)

118. This project has been determined to be subject to the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan ("SQUIMP") and associated 2002 Technical Guidance Manual for Stormwater Quality Control Measures ("2002 TGM"). This project

meets the definition of “Redevelopment” as defined in the SQUIMP and shall implement required mitigations required by the 2002 TGM. (DS)

119. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance program ("the Program") for this project or provide an amendment to the existing site Program. 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 or provide proof that employees of the Developer are trained to perform such work. 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)

120. Developer is approved to use a proprietary stormwater best management practice to treat a substantial portion of the area encompassed by this modification in-lieu of standard non-proprietary measures specified in the Technical Guidance Manual. This approval is based on the nature of the project and the expected pollutants of concern. Developer shall provide manufacturer testing data demonstrating that proposed device is designed to remove 80% of 50 micron particles from the Stormwater Quality Design Flow or a substantially similar design requirement acceptable to the Development Services Manager. (DS)

121. Developer shall provide site specific analysis and recommendations from a geotechnical engineer and a landscape architect for design and implementation of stormwater infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not be limited to, determination of site soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and methods (e.g. Pre-treatment) to minimize long-term occlusion of soil porosity. Landscape architectural recommendations shall include, but not be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration/treatment devices. Design plans shall implement approved design recommendations. Grading plans shall implement temporary fencing or other similar barriers to prevent compaction of the soil in the infiltration devices during construction. (DS)

122. Developer shall design all infiltration based stormwater quality treatment devices with a pre-treatment system designed to remove sediment and other pollutants that are likely to reduce soil porosity. (DS)

123. Developer shall design proposed infiltration basin in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)

124. Developer's engineer shall provide written verification that they have reviewed the project landscape plans and said plans include appropriate vegetation for landscape based stormwater treatment devices. (DS)

125. Developer shall provide a 6 inch minimum vertical drop between parking lot hardscape (asphalt or concrete) and the adjacent landscaping at each location where stormwater enters the landscaping. (DS)

126. Developer shall install an automatic rain activated valve on the line conveying surface discharge from the "Waste Truck Parking" area that results in large rain events being discharged to the storm drain system instead of the wastewater system. Final design parameters and conveyance system to be approved by the Development Services Manager. (DS)

127. Prior to issuance of building permits, and if a new water meter(s) is to be installed as part of the project, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of August, 2012, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

_____
Anthony R. Murguia, Chairman

ATTEST: _____
Susan L. Martin, Secretary