

**MOORPARK CITY COUNCIL
AGENDA REPORT****TO: Honorable City Council****FROM: David A. Bobardt, Planning Director**
Prepared by Joseph Fiss, Principal Planner**DATE: May 9, 2008 (CC Meeting of 5/21/08)****SUBJECT: Consider Resolution for Commercial Planned Development (CPD) No. 2007-02 to Allow the Construction of a Human Services Center Within Two (2) Buildings, Totaling Approximately 25,000 Square Feet, for Non-Emergency Medical/Dental Services, Educational Uses, and Charitable Services, Located on 2.05 Acres at 612 Spring Road on the Application of the Moorpark Redevelopment Agency****SUMMARY**

On October 5, 2007 an application was filed by the Moorpark Redevelopment Agency for a Commercial Planned Development Permit to allow construction of a Human Services Center within two buildings, totaling approximately 25,000 square feet, for non-emergency medical/dental services, educational uses, and charitable services, located on 2.05 acres at 612 Spring Road. On February 26, 2008, the Planning Commission adopted Resolution PC-2008-530, recommending approval of the project to the City Council.

DISCUSSION

A full analysis of this project is provided in the attached February 26, 2008 Planning Commission agenda report. The Planning Commission's discussion focused on architectural details, setbacks, parking, and landscaping. The Planning Commission recommended approval of the overall architectural design and site plan, but directed the applicant to work with staff on the details.

Aside from minor clarifications, the applicant was asked to make the following specific changes prior to staff bringing this application forward to the City Council:

1. Show block veneer wainscoting with at least three colors within a similar range placed in a random pattern. Wainscoting must be shown to wrap around the corners with corner pieces instead of a grouted seam.

2. Show that the south elevation of Building "A" will be enhanced with the same strong visual details as the rest of the building, including greater fenestration, block veneer wainscoting, and trellis work. Provide a lighter color for this elevation.
3. Remove proposed parking within the thirty (30) foot setback from Spring Road and replace with landscaping.
4. Provide additional parking spaces along the southern boundary of the site, and relocate transformer to the east. The transformer must be screened by landscaping, but not additional concrete block.
5. Provide increased landscaping within parking lot.
6. Provide a sufficient number of shade trees within the southeast passive recreation area.
7. Show that at least one accessible entrance shall be protected from the weather by canopy or roof overhang, incorporating a passenger loading zone.
8. Reconsider location of outdoor benches for handicapped accessibility and general convenience.
9. Show how entry doors for Building "A" can be relocated to be opposite the entry doors for Building "B" adjacent to the plaza/courtyard.

Staff has evaluated the revised plan, and determined that the Planning Commission's direction has been appropriately incorporated.

FISCAL IMPACT

The property was purchased by the City of Moorpark from the Moorpark Redevelopment Agency (MRA) using Community Development Block Grant (CDBG) funds. Design and Engineering of the project is funded by the MRA and CDBG funds. The MRA is proposing to fund construction of the project with proceeds from Tax Allocation Bonds. The project objective is for the leases to cover building and grounds operational and maintenance expenses, however, the leases have not been negotiated.

STAFF RECOMMENDATION

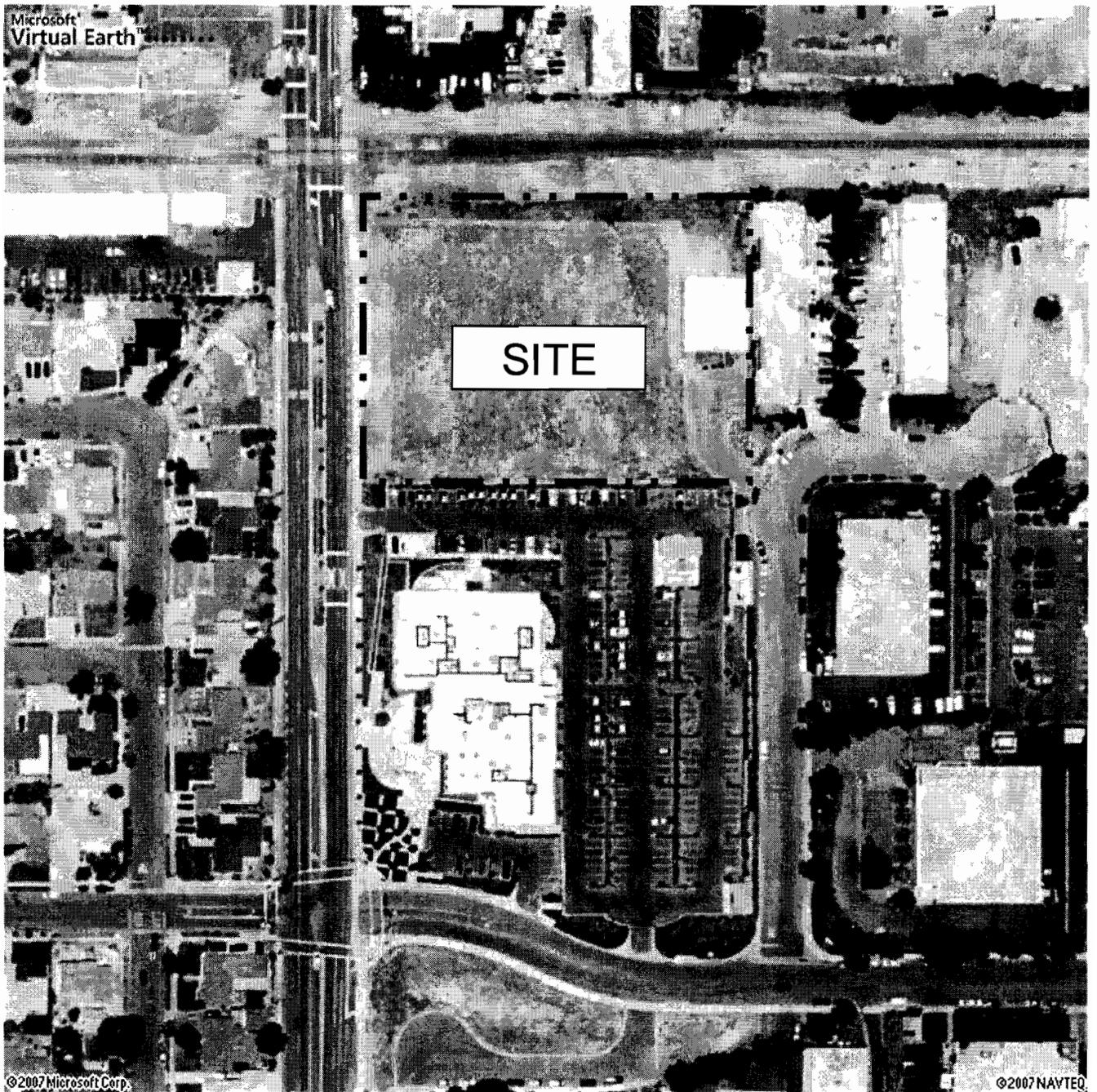
1. Open the public hearing, accept public testimony and close the public hearing.
2. Adopt Resolution No. 2008-____, approving Commercial Planned Development Permit No. 2007-02 with conditions.

ATTACHMENTS:

1. Location Map
2. Aerial Photograph
3. Project Plans (Under Separate Cover)
4. Planning Commission Agenda Report (w/o attachments)
5. Draft CC Resolution with Conditions of Approval



**LOCATION MAP
CC ATTACHMENT 1**



**AERIAL PHOTOGRAPH
CC ATTACHMENT 2**

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ITEM 8A

CC ATTACHMENT 3

PROVIDED UNDER SEPARATE COVER

MOORPARK PLANNING COMMISSION AGENDA REPORT

TO: Honorable Planning Commission

FROM: David A. Bobardt, Planning Director 
Prepared by Joseph Fiss, Principal Planner 

DATE: January 30, 2008 (PC Meeting of 2/26/08)

SUBJECT: Consider Commercial Planned Development (CPD) No. 2007-02 to allow the construction of a Human Services Center within two (2) buildings, totaling approximately 25,000 square feet, for non-emergency medical/dental services, educational uses, and charitable services, located on 2.05 acres at 612 Spring Road on the application of the Moorpark Redevelopment Agency

BACKGROUND

On October 5, 2007 the Moorpark Redevelopment Agency (MRA) filed an application for a Commercial Planned Development to allow construction of a Human Services Center within two (2) buildings, totaling approximately 25,000 square feet, for non-emergency medical/dental services, educational uses, and charitable services, located on 2.05 acres at 612 Spring Road. The site is currently owned by the MRA and houses Catholic Charities in a temporary facility.

DISCUSSION

Project Setting

Existing Site Conditions:

The 2.58 acre site is located on the east side of Spring Road south of High Street/Princeton Avenue, between the Moorpark Police Station on the south and the Ventura County Transportation Commission Railroad Right of Way to the north. The mostly unimproved site is relatively flat, and there are no mature trees on site. Catholic Charities is operating out of a temporary facility on the east side of the site.

Previous Applications:

Parcel Map No. 5426 created the subject property boundaries.

CC ATTACHMENT 4

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GENERAL PLAN/ZONING			
Direction	General Plan	Zoning	Land Use
Site	General Commercial (Downtown Specific Plan)	Commercial Planned Development (CPD)	Catholic Charities (Temporary Facility)
North	Light Industrial and General Commercial (Downtown Specific Plan)	Industrial Park (M-1) and Commercial Planned Development (CPD)	VCTC Railroad Right-of-Way, Service Station, Auto Repair
South	General Commercial (Downtown Specific Plan)	Commercial Planned Development (CPD)	Police Station
East	Light Industrial	Industrial Park (M-1)	Industrial
West	Light Industrial (Downtown Specific Plan)/ Medium Density Residential	Industrial Park (M-1)/ Single Family Residential (R-1)	Industrial/Residential

General Plan and Zoning Consistency:

General and medical offices and services are consistent with the General Commercial General Plan land use designation and the Commercial Planned Development (CPD) zoning designation of the site.

Project Summary

Commercial Planned Development Permit No. 2007-02:

Building	Proposed Use	Building Area (sq. ft.)
A	Medical/Dental/Office	10,003
B	General Office	15,262
	Total	25,265

Proposed Project

Architecture:

The proposed architecture is of a contemporary style, with a cement plaster exterior, consisting of two buildings with a central courtyard. Concrete block wainscot veneer, metal awnings, and steel trellises accent the buildings. The colors of the buildings consist of a combination of cream/off-white, mustard/gold and several shades of brown. The style, colors, and materials take cues from the adjacent police station and surrounding light industrial uses. The contemporary design of the building is appropriate for the transitional nature of this building. The design is consistent with the light industrial nature of the buildings to the east, and ties in design themes of the new police station, to the south. The residential neighborhood to the west “backs” up to Spring Road, with the main visual element that corresponds to this site being the recently constructed perimeter block wall across the street. Colors, materials, and building design are discussed further in the analysis section.

Setbacks:

The buildings have been sited towards the center of the lot, providing for landscaping and parking surrounding the building, except for the landscaped front setback on the Spring Road elevation. Spring Road is identified as a Four-Lane Arterial road in the Circulation Element of the General Plan. A thirty (30) foot setback is typically required for buildings fronting four-lane roads. Portions of Building “A” are approximately fifteen (15) feet from the front property line. This is discussed below in the analysis section.

Traffic:

According to the standards of the Institute of Traffic Engineers (ITE), this project is anticipated to generate approximately 1,415 trip-ends per day. Traffic impact fees have been included as conditions of approval to address project related traffic impacts.

Circulation and Parking:

The on-site circulation is well designed, with a circulation pattern that allows access to all sides of the building as well as three points of ingress and egress to the site from the public street. This design allows for entry and exit from Spring Road, as well as to Minor Street via Flynn Avenue.

The 2007 California Building Code requires that, for medical uses, at least one accessible entrance shall be protected from the weather by canopy or roof overhang, incorporating a passenger loading zone. A condition of approval has been added that, such protection must be provided, with the ultimate design subject to the approval of the Building Official and Planning Director.

Building	Proposed Use	Spaces Required	Spaces Provided
A	Medical/Dental/Office (10,003 s.f.)	33.34	34
B	General Office (15,262 s.f.)	50.87	51
Total		84.21	85

Loading Area:

The proposed use must have at least one (1) on-site permanently maintained off-street loading and unloading spaces of at least eleven (11) feet by thirty-five (35) feet, unless waived by the Community Development Director, Planning Commission or City Council. In this case, effective loading and unloading of passengers and deliveries can be accomplished without a loading space as the drive aisles allow access to all sides of the building as well as three points of ingress and egress to the site from the public street. It would be appropriate for the Planning Commission to recommend that the City Council waive this provision.

Landscaping and Public Art:

No mature trees or established landscaping is being removed as a result of this development. The development is proposing sufficient landscaping in the parking lot and setback areas to meet code requirements. Additionally, a courtyard and a playground are proposed providing a greater percentage of open space than is normally required. While no specific public art proposal has been developed at this point in the development process, the site layout includes several locations where public art could be provided, including the courtyard, building entrances, and planting areas.

Site Improvements and National Pollution Discharge Elimination Standards Requirements (NPDES):

The City Engineer has conditioned the project to provide for all necessary on-site and off-site storm drain improvements including the imposition of National Pollution Discharge Elimination System (NPDES) requirements. "Passive" Best Management Practices Drainage Facilities are required to be provided so that surface flows are intercepted and treated on the surface over biofilters (grassy swales), infiltration areas and other similar solutions.

Air Quality:

According to the 2000 Ventura County Air Quality Assessment Guidelines, the proposed project will produce 3.5 pounds of NOX per day, which is below the allowable 25 pound per day threshold, providing a conclusion that there will not be an impact on regional air quality. However, as is required with all projects, staff incorporates a standard condition requiring a minimum contribution to the Moorpark Traffic Systems Management Fund.

ANALYSIS

Issues

Staff analysis of the proposed project has identified the following areas for Planning Commission consideration in their recommendation to the City Council:

- Setbacks
- Colors and Materials
- Building Design

Setbacks

As proposed, Building "A" is approximately fifteen (15) feet from the Spring Road property line. This is consistent with the surrounding area, enhancing the streetscape and creating visual interest with the juxtaposition of Building "B", which is set back farther from the street.

The site plan shows parking spaces within the thirty (30) foot setback in the north and south parking lots. Staff is recommending that parking within the thirty (30) foot setback area must be removed and those areas replaced with landscaping. There is sufficient area on the southern boundary of the site to replace any required parking spaces.

Color and Materials

The City has had recent projects approved with colors that, when applied to a large surface, do not create the effect as shown on the elevation drawings. To remedy this, staff is recommending a condition that swatches be painted on the building, large enough to make a determination as to the appropriateness of each color. Additionally, staff has added a condition that several full-sized samples of differing varieties of block veneer must be provided for review prior to installation. Both of these conditions will be made subject to the satisfaction of the Planning Director.

Building Design

Given the parking layout and visibility from the public rights of way, it is important that the buildings have architectural detailing on all sides. The south elevation of Building "A", visible when traveling northbound on Spring Road, does not include the decorative elements that are on the rest of the building. Appropriate elements for this elevation include additional windows (spandrel glass is an acceptable alternative), block veneer, and steel trellises or awnings. A condition has been added to ensure that this elevation be revised, subject to the satisfaction of the Planning Director.

Findings

- A. The site design, including structure location, size, height, setbacks, massing, scale, architectural style and colors, and landscaping, is consistent with the provisions of the general plan, any applicable specific plans, zoning ordinance, and any other applicable regulations;
- B. The site design would not create negative impacts on or impair the utility of properties, structures or uses in the surrounding area; and
- C. The proposed uses are compatible with existing and permitted uses in the surrounding area.

PROCESSING TIME LIMITS

Time limits for the processing of development projects under the Permit Streamlining Act (Government Code Title 7, Division 1, Chapter 4.5), the Subdivision Map Act (Government Code Title 7, Division 2), and the California Environmental Quality Act Statutes and Guidelines (Public Resources Code Division 13, and California Code of Regulations, Title 14, Chapter 3) do not apply to public projects.

ENVIRONMENTAL DETERMINATION

In accordance with the City's environmental review procedures adopted by resolution, the Planning Director determines the level of review necessary for a project to comply with the California Environmental Quality Act (CEQA). Some projects may be exempt from review based upon a specific category listed in CEQA. Other projects may be exempt under a general rule that environmental review is not necessary where it can be determined that there would be no possibility of significant effect upon the environment. A project which does not qualify for an exemption requires the preparation of an Initial Study to assess the level of potential environmental impacts.

Based upon the results of an Initial Study, the Planning Director may determine that a project will not have a significant effect upon the environment. In such a case, a Notice of Intent to Adopt a Negative Declaration or a Mitigated Negative Declaration is prepared. For many projects, a Negative Declaration or Mitigated Negative Declaration will prove to be sufficient environmental documentation. If the Planning Director determines that a project has the potential for significant adverse impacts and adequate mitigation can not be readily identified, an Environmental Impact Report (EIR) is prepared.

The Planning Director has reviewed this project and found it to be Categorically Exempt in accordance with Section 15332 (Class 32, Infill Projects) of the California Code of Regulations (CEQA Guidelines). No further environmental documentation is required.

STAFF RECOMMENDATION

1. Open the public hearing, accept public testimony and close the public hearing.
2. Adopt Resolution No. PC-2008-____ recommending to the City Council conditional approval of Commercial Planned Development Permit No. 2007-02.

ATTACHMENTS:

1. Location Map
2. Aerial Photograph
3. Site Plan
4. Project Plans (Under Separate Cover)
5. Draft PC Resolution with Conditions of Approval

RESOLUTION NO. 2008-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING COMMERCIAL PLANNED DEVELOPMENT (CPD) NO. 2007-02 TO ALLOW THE CONSTRUCTION OF A HUMAN SERVICES CENTER WITHIN TWO (2) BUILDINGS, TOTALING APPROXIMATELY 25,000 SQUARE FEET, FOR NON-EMERGENCY MEDICAL/DENTAL SERVICES, EDUCATIONAL USES, AND CHARITABLE SERVICES, LOCATED ON 2.05 ACRES AT 612 SPRING ROAD ON THE APPLICATION OF THE MOORPARK REDEVELOPMENT AGENCY

WHEREAS, on February 26, 2008, the Planning Commission adopted Resolution No. PC-2008-530, recommending conditional approval of Commercial Planned Development Permit No. 2007-02 on the application of the Moorpark Redevelopment Agency for construction of a human services center within two (2) buildings, totaling approximately 25,000 square feet, for non-emergency medical/dental services, educational uses, and charitable services, located on 2.05 acres at 612 Spring Road; and

WHEREAS, at a duly noticed public hearing held on May 21, 2008, the City Council considered the agenda report and any supplements thereto and any written public comments; opened the public hearing, took and considered public testimony both for and against the proposal, closed the public hearing, and reached a decision on this matter; and

WHEREAS, the City Council concurs with the Planning Director's determination that this project is Categorically Exempt from the provisions of CEQA pursuant to Section 15332 as a Class 32 exemption for in-fill development projects.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. PLANNED DEVELOPMENT FINDINGS: Based upon the information set forth in the staff report(s), accompanying studies, and oral and written public testimony, the City Council makes the following findings in accordance with City of Moorpark, Municipal Code Section 17.44.030:

- A. The site design, including structure location, size, height, setbacks, massing, scale, architectural style and colors, and landscaping, subject to the project conditions of approval, is consistent with the provisions of the General Plan, the Downtown Specific Plan, Zoning Ordinance, and any other applicable regulations;

- B. The site design, subject to the project conditions of approval, would not create negative impacts on or impair the utility of properties, structures or uses in the surrounding area; and
- C. The proposed uses are compatible with existing and permitted uses in the surrounding area.

SECTION 3. CITY COUNCIL APPROVAL: The City Council hereby approves Commercial Planned Development Permit No. 2007-02, subject to Special and Standard Conditions of Approval attached hereto and incorporated herein as Exhibit A.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 21st day of May, 2008.

Patrick Hunter, Mayor

ATTEST:

Deborah S. Traffenstedt, City Clerk

Exhibit A – Special and Standard Conditions of Approval

EXHIBIT A

**SPECIAL AND STANDARD CONDITIONS OF APPROVAL
FOR COMMERCIAL PLANNED DEVELOPMENT PERMIT NO. 2007-02**

SPECIAL CONDITIONS

1. The landscape plan must incorporate specimen size trees and other substantial features subject to the review and approval of the Planning Director, with enhanced landscaping west of the building. Where feasible, the applicant shall use native California trees in the landscaping of the project. Specific tree type, species, size and location shall be to the satisfaction of the Planning Director. None of the prohibited plants indicated in the Provisionally Acceptable Plant List and the Invasive and Prohibited Plant List contained in the City's Landscape Guidelines may be used in this development.
2. All landscaping and irrigation must be installed prior to occupancy.
3. Lighting fixtures must be architecturally compatible with the buildings and landscaping. Security and parking lot lighting shall not be attached to the buildings.
4. Visible roof ladders, equipment, vents, exterior drains and scuppers are not permitted.
5. Ground-mounted utility boxes and equipment must be screened with landscaping subject to the review and approval of the Planning Director.
6. All gas, electric, water and any other utility meters or boxes must be screened to the degree allowable by the utility companies, and subject to the review and approval of the Planning Director.
7. All signage must conform to the City's sign requirements and an approved sign program. A monument sign may be constructed consistent with the sign requirements and a sign program as approved by the Planning Director.
8. During construction, perimeter lighting must be installed at a minimum of 150 foot intervals and at height not less than fifteen (15) feet from the ground. The light source used must have a minimum light output of 2,000 lumens, be protected by a vandal resistant cover, and be lighted during the hours of darkness. Construction lighting is subject to review and approval of the Planning Director and Chief of Police.
9. Prior to the commencement of construction, including grading, fencing not less than six (6) feet in height, which is designed to preclude human intrusion, must be installed along the perimeter boundaries of the construction site and shall be secured with chain and Fire District padlocks for emergency vehicle access. Alternatively, a uniformed security guard, licensed pursuant to Chapter 11 of the

Business and Professions Code of the State, shall be utilized to continually patrol the construction site during the hours when construction work has ceased.

10. On-site water detention area(s) may not be so deep, or the sides so steep, as to require fencing, as determined by the Planning Director and City Engineer, prior to issuance of a grading permit.
11. No specific hours of operation are established for the uses in this project; however, the Planning Director shall have the authority to establish hours of operation through a Permit Adjustment when in his/her opinion limits on hours of operations are necessary to maintain compatibility with the across the street residential uses. Any exterior maintenance, cleaning, sweeping and landscape work may only be performed between 7:00 a.m. and 7:00 p.m. Monday through Saturday.
12. Loading and unloading operations are allowed only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday. More restrictive hours for loading and unloading may be imposed by the Planning Director if there are noise and other issues that make the loading and unloading incompatible with the adjacent residential uses. Idling of trucks while loading or unloading is prohibited.
13. Final architectural and site plan design and detailing, including parking lot, landscaping and lighting design is subject to review and approval of the Planning Director.
14. Non-reflective glass must be used on all exterior walls of the building, with specific glass locations to the satisfaction of the Planning Director.
15. The applicant shall prohibit truck parking or storage overnight in the parking lot area. Limited truck parking, when in association with a permitted use, is allowed, but in no case shall there be overnight parking.
16. Prior to the issuance of a building permit for a building, the applicant shall submit a fencing/wall plan for review and approval of the Planning Director for the walls/fencing of the east, north and west perimeters of the property.
17. The applicant shall submit all of the proposed colors, materials and building finish textures for review and approval to the satisfaction of the Planning Director prior to the issuance of building permits. Prior to painting the entire building, paint swatches of the proposed color must be painted on each building, large enough to make a determination as to the appropriateness of each color. The Planning Director shall review and approve the final building colors.
18. The applicant shall submit several full-sized samples of differing varieties of block veneer for review prior to installation for review and approval subject to the satisfaction of the Planning Director.
19. Prior to the issuance of a grading permit, the applicant shall submit a final hardscape plan to include the treatment of the decorative hardscape areas with

integral color and texture at all predominate pedestrian areas, and prominent drive aisles.

20. Prior to installation of hardscape and building materials, a field check and approval by the Planning Director is required.
21. Air conditioning handling units may be no higher than the lowest parapet on the roof and must be painted the same color as the roofing material. There may not be any piping, visible roof ladders, equipment, vents, exterior drains and scuppers or any other exposed equipment on the roof.
22. Prior to Zoning Clearance, the applicant shall make a special contribution to the City representing the project's pro-rata share of the cost of intersection improvements at Spring Road and High Street/Princeton Avenue and Spring Road and Los Angeles Avenue. The actual contribution (pro-rata share shall be based upon the additional traffic added to the intersection). The applicant's traffic engineer shall provide the City Engineer a "Fair Share Analysis" of the projects added traffic for calculation of the pro-rata ("fair share") amount.
23. In conjunction with the preparation of precise grading and landscape plans, the sight distance shall be reviewed and approved at project access points per City standards.
24. The applicant shall install stop signs, stop bars, and stop legends at project access points.
25. The south elevation of Building "A" shall be enhanced with the same strong visual details as the rest of the building, subject to the review and approval of the Planning Director.
26. The applicant shall provide decorative anti-skateboard devices at several points along the planter walls subject to the review and approval of the Planning Director.
27. All parking within the thirty (30) foot setback area must be removed and those areas replaced with landscaping. Required parking spaces shall be replaced along the southern boundary of the site.
28. Consistent with the 2007 California Building Code, at least one accessible entrance shall be protected from the weather by canopy or roof overhang, incorporating a passenger loading zone. The ultimate design subject to the approval of the Building Official and Planning Director.

**STANDARD CONDITIONS FOR
COMMERCIAL PLANNED DEVELOPMENT 2007-02**

A. *The following conditions shall be required of all projects:*

GENERAL REQUIREMENTS

1. The Conditions of Approval of this entitlement and all provisions of the Subdivision Map Act, City of Moorpark Municipal Code and adopted City policies at the time of the entitlement approval, supersede all conflicting notations, specifications, dimensions, typical sections and the like which may be shown on said Map and/or plans.
2. Conditions of this entitlement shall not be interpreted as permitting or requiring any violation of law or any unlawful rules or regulations or orders of an authorized governmental agency.
3. If any archeological or historical finds are uncovered during grading or excavation operations, all grading or excavation shall cease in the immediate area and the find shall be left untouched. The applicant shall assure the preservation of the site and immediately contact the Planning Director informing the Director of the find. The applicant shall be required to obtain the services of a qualified paleontologist or archeologist, whichever is appropriate to recommend disposition of the site. The paleontologist or archeologist selected shall be approved by the Planning Director. The applicant shall pay for all costs associated with the investigation and disposition of the find.
4. Paleontological Mitigation Plan: If required by the Planning Director, prior to issuance of a Zoning Clearance for a grading permit, a paleontological mitigation plan outlining procedures for paleontological data recovery shall be prepared and submitted to the Planning Director for review and approval. The development and implementation of this Plan shall include consultations with the Applicant's engineering geologist as well as a requirement that the curation of all specimens recovered under any scenario will be through the Los Angeles County Museum of Natural History (LACMNH), that unless a written directive is issued by the City of Moorpark within thirty (30) days of receipt of a report on the resources found all specimens will remain the property of LACMNH, and subject to their discretion. The monitoring and data recovery should include periodic inspections of excavations to recover exposed fossil materials. The cost of this data recovery shall be limited to the discovery of a reasonable sample of available material. The interpretation of reasonableness shall rest with the Planning Director.
5. If any of the conditions or limitations of this approval are held to be invalid, that holding shall not invalidate any of the remaining conditions or limitations set forth.

6. All facilities and uses, other than those specifically requested in the application and those accessory uses allowed by the Municipal Code, are prohibited unless otherwise permitted through application for Modification consistent with the requirements of the zone and any other adopted ordinances, specific plans, landscape guidelines, or design guidelines.

FEES

7. Condition Compliance: Prior to the issuance of any Zoning Clearance, building permit, grading permit, or advanced grading permit, the applicant shall submit to the Community Development Department the Condition Compliance review deposit.
8. Capital Improvements and Facilities, and Processing: Prior to the issuance of any Zoning Clearance, the applicant shall submit to the Community Development Department, capital improvement, development, and processing fees at the current rate in effect. Said fees include, but are not limited to building and public improvement plan checks and permits. Unless specifically exempted by City Council, the applicant is subject to all fees imposed by the City as of the issuance of the first permit for construction and such future fees imposed as determined by City in its sole discretion so long as said fee is imposed on similarly situated properties.
9. Parks: Prior to issuance of a Zoning Clearance for a building permit, the applicant shall submit to the Community Development Department Park and Recreation Fees of \$0.50 per square foot of building area.
10. Tree and Landscape: Prior to or concurrently with the issuance of a building permit the Tree and Landscape Fee shall be paid to the Building and Safety Division. The fee shall be paid in accordance with City Council adopted Tree and Landscape Fee requirements in effect at the time of building permit application.
11. Fire Protection Facilities: Prior to or concurrently with the issuance of a building permit, current Fire Protection Facilities Fees shall be paid to the Building and Safety Division. The fee shall be paid in accordance with City Council adopted Fire Protection Facilities Fee requirements in effect at the time of building permit application.
12. Library Facilities: Prior to or concurrently with the issuance of a building permit the Library Facilities Fee shall be paid to the Building and Safety Division. The fee shall be paid in accordance with City Council adopted Library Facilities Fee requirements in effect at the time of building permit application.
13. Police Facilities: Prior to or concurrently with the issuance of a building permit the Police Facilities Fee shall be paid to the Building and Safety Division. The fee shall be paid in accordance with City Council adopted Police Facilities Fee requirements in effect at the time of building permit application.

14. Traffic Systems Management: Prior to the issuance of a Zoning Clearance for each building permit, the applicant shall submit to the Community Development Department the established Moorpark Traffic Systems Management (TSM) Fee for the approved development consistent with adopted City policy for calculating such fee.
15. Citywide Traffic: Prior to issuance of a Zoning Clearance for each building permit, the applicant shall submit to the Community Development Department the Citywide Traffic Fee. The fee shall be calculated per dwelling unit for residential projects, or by use for commercial and industrial projects, based upon the effective date of approval of the entitlement. Commencing on the first of the year of this approval, and annually thereafter, the fee (\$39,042.00 per acre) shall be increased to reflect the change in the Caltrans Highway Bid Price (OR Engineering News Record Construction Index) for the twelve (12) month period available on December 31 of the preceding year ("annual indexing"). In the event there is a decrease in the referenced Index for any annual indexing, the current amount of the fee shall remain until such time as the next subsequent annual indexing which results in an increase. In the event the Bid Price Index referred to above in this condition is discontinued or revised, such successor index with which it is replaced shall be used in order to obtain substantially the same result as would otherwise have been obtained if the Bid Price Index had not been discontinued or revised.
16. Area of Contribution: Prior to the issuance of a Zoning Clearance for each building permit, the applicant shall pay to the Community Development Department the Area of Contribution (AOC) Fee for the area in which the project is located. The fee shall be paid in accordance with City Council adopted AOC fee requirements in effect at the time of building permit application.
17. Street Lighting Energy Costs: Prior to recordation of Final Map, or issuance of a building permit, whichever occurs first the applicant shall pay to the Community Development Department all energy costs associated with public street lighting for a period of one year from the acceptance of the street improvements.
18. Schools: Prior to issuance of building permits for each building, the applicant shall provide written proof to the Community Development Department that all legally mandated school impact fees applicable at the time of issuance of a building permit have been paid to the Moorpark Unified School District.
19. Art in Public Places: Prior to or concurrently with the issuance of a Zoning Clearance for building permit, the applicant shall contribute to the Art in Public Places Fund in the amount of one percent (1%) of the building valuation, to be submitted to the Community Development Department. If the applicant is required to provide a public art project on or off-site in lieu of contributing to the Art in Public Places Fund the art work shall have a value corresponding to or greater than the contribution, and shall be constructed prior to Final Occupancy

of the first building. All art shall require approval by the Arts Committee prior to construction.

- 20. Electronic Conversion: In accordance with City policy, the applicant shall submit to the Community Development Department, City Engineer and the Building and Safety Division the City's electronic image conversion fee for entitlement/condition compliance documents; Final Map/ engineering improvement plans/permit documents; and building plans/permit documents, respectively.
- 21. Storm Drain Discharge Maintenance Fee: Prior to or concurrently with the issuance of a Zoning Clearance for building permit, the applicant shall pay to the Community Development Department citywide Storm Drain Discharge Maintenance Fee. The fee shall be paid in accordance with City Council adopted Storm Drain Discharge Maintenance Fee requirements in effect at the time of building permit application.

B. *Please contact the PLANNING DIVISION for compliance with the following conditions:*

DEVELOPMENT REQUIREMENTS

- 22. Prior to the issuance of a certificate of occupancy for any building, the applicant shall submit a Master Sign Program to the Planning Director for review and approval. The Master Sign Program shall be designed to provide comprehensive on-site sign arrangement and design consistent with the commercial/industrial center architecture and the City's Sign Ordinance requirements.
- 23. For all flat roofed portions of buildings, a minimum eighteen inch (18") parapet wall above the highest point of the flat roof shall be provided on all sides.
- 24. Exterior downspouts shall not be permitted unless designed as an integral part of the overall architecture and approved by the city as part of the planned development permit.
- 25. Ground-mounted equipment is preferred. Roof-mounted equipment that cannot be ground-mounted may be approved by the Planning Director. In no event shall roof-mounted equipment (vents, stacks, blowers, air conditioning equipment, etc.) be allowed unless architecturally screened from view on all four sides and painted to match the roof. All screening shall be maintained for the life of the permit.
- 26. Roof-mounted equipment and other noise generation sources on-site shall be attenuated to 45 decibels (dBA) or to the ambient noise level at the property line measured at the time of the occupancy, whichever is greater. Prior to the issuance of a Zoning Clearance for initial occupancy or any subsequent occupancy, the Planning Director may request the submittal of a noise study for

- review and approval. The noise study would need to show that the current project attenuates all on-site noise generation sources to the required level or provide recommendations as to how the project could be modified to comply. The noise study must be prepared by a licensed acoustical engineer in accordance with accepted engineering standards.
27. Any outdoor ground level equipment, facilities or storage areas including, but not limited to loading docks, trash enclosures, cooling towers, generators, shall be architecturally screened from view with masonry wall and/or landscaping as determined by the Planning Director.
 28. A utility room with common access to house all meters and the roof access ladder shall be provided unless an alternative is approved by the Planning Director.
 29. No exterior access ladders of any kind to the roof shall be permitted.
 30. Parking areas shall be developed and maintained in accordance with the requirements of the Moorpark Municipal Code. All parking space and loading bay striping shall be maintained so that it remains clearly visible during the life of the development.
 31. Prior to any re-striping of the parking area a Zoning Clearance shall be required. All disabled parking spaces and paths of travel shall be re-striped and maintained in their original approved locations unless new locations are approved by the Planning Director.
 32. All parking areas shall be surfaced with asphalt or concrete and shall include adequate provisions for drainage, National Pollution Discharge Elimination System (NPDES) compliance, striping and appropriate wheel blocks, curbs, or posts in parking areas adjacent to landscaped areas. All parking and loading areas shall be maintained at all times to insure safe access and use by employees, public agencies and service vehicles.
 33. The Building Plans shall be in substantial conformance to the plans approved under this entitlement and shall specifically reflect the following:
 - a. Transformer and cross connection water control devices (subject to approval by Ventura County Waterworks District No. 1) shall be shown on the site plan and landscaping and irrigation plan and screened from street view with masonry wall and/or landscaping as determined by the Planning Director.
 - b. Bicycle racks or storage facilities, in quantities as required by the Planning Director.
 - c. Required loading areas with forty-five foot (45') turning radii shall be provided for loading zones consistent with the AASHO WB-50 design vehicle and as required by the Planning Director. If drains from the

loading area are connected to the sewer system, they are subject to the approval of Ventura County Waterworks District No. 1.

- d. Final exterior building materials and paint colors shall be consistent with the approved plans under this permit. Any changes to the building materials and paint colors are subject to the review and approval of the Planning Director.
 - e. All exterior metal building surfaces, including roofing, shall be coated or sealed with rust inhibitive paint to prevent corrosion and release of metal contaminants into the storm drain system.
 - f. Trash disposal and recycling areas shall be provided in a location which will not interfere with circulation, parking or access to the building. Exterior trash areas and recycling bins shall use impermeable pavement, be designed to have a cover and so that no other area drains into it. The trash areas and recycling bins shall be depicted on the final construction plans, the size of which shall be approved by the Planning Director, City Engineer and the City's Solid Waste Management staff. When deemed appropriate, drains from the disposal and recycling areas shall be connected to the sewer system, and are subject to the approval of Ventura County Waterworks District No. 1. Review and approval shall be accomplished prior to the issuance of a Zoning Clearance for building permit.
34. Prior to issuance of a Zoning Clearance for final building permit (occupancy), the applicant shall install U.S. Postal Service approved mailboxes in accordance with the requirements of the local Postmaster.
35. Any expansion, alteration or change in architectural elements requires prior approval of the Planning Director. Those changes in architectural elements that the Director determines would be visible from abutting street(s) shall only be allowed, if, in the judgment of the Planning Director such change is compatible with the surrounding area. Any approval granted by the Director shall be consistent with the approved Design Guidelines (if any) for the planned development and applicable Zoning Code requirements.
36. When required by Title 15 of the Moorpark Municipal Code, rain gutters and downspout shall be provided on all sides of the structure for all structures where there is a directional roof flow. Water shall be conveyed to an appropriate drainage system, consistent with NPDES requirements, as determined by the City Engineer.

OPERATIONAL REQUIREMENTS

37. All uses and activities shall be conducted inside the building(s) unless otherwise authorized by the Planning Director and consistent with applicable Zoning Code provisions.

38. Prior to the issuance of a Zoning Clearance for any use which requires handling of hazardous or potentially hazardous materials, the applicant shall provide proof that he/she has obtained the necessary permits from Ventura County Environmental Health Division. Should the Planning Director determine that a compatibility study is required; the applicant shall apply for a Modification to the entitlement.
39. No noxious odors shall be generated from any use on the subject site.
40. Prior to the issuance of a Zoning Clearance for tenant occupancy, the prospective tenant shall obtain a Business Registration Permit from the City of Moorpark. All contractors doing work in Moorpark shall have or obtain a current Business Registration Permit.
41. Prior to or concurrently with the issuance of a Zoning Clearance for occupancy of any of the buildings, the applicant shall request that the City Council approve a resolution to enforce Vehicle Codes on the subject property as permitted by the Vehicle Code.
42. Prior to or concurrently with the issuance of a Zoning Clearance for a grading permit, the applicant shall submit the construction phasing plan for approval by the Planning Director and City Engineer. Phasing shall avoid, to the extent possible, construction traffic impacts to existing adjacent residential, commercial and industrial areas, if any.
43. Prior to issuance of Zoning Clearance for the first building permit, the applicant shall submit a Waste Reduction and Recycling Plan to the City's Solid Waste Management staff and the Planning Director for review and approval. The Plan shall include a designated building manager, who is responsible for initiating on-site waste materials recycling programs, including acquiring storage bins for the separation of recyclable materials and coordination and maintenance of a curbside pickup schedule.
44. The building manager or designee shall be required to conduct a routine on-site waste management education program to educating and alerting employees and/or residents to any new developments or requirements for solid waste management. This condition shall be coordinated through the City's Solid Waste Management staff.

LANDSCAPING, LIGHTING AND MAINTENANCE REQUIREMENTS

45. Prior to the issuance of a Zoning Clearance for building permits the applicant shall submit to the Planning Director for review and approval, with the required deposit, three full sets of Landscaping and Irrigation Plans prepared by a licensed landscape architect and drawn on a plan that reflects final grading configuration, in conformance with the City of Moorpark Landscape Standards and Guidelines, policies and NPDES requirements; including, but not limited to, all specifications and details and a maintenance plan. Fences and walls shall be

shown on the Landscape and Irrigation Plans, including connection, at the applicant's expense, of property line walls with existing fences and or walls on any adjacent residential, commercial or industrial properties. The plan shall maintain proper vehicle sight distances subject to the review of the City Engineer, and encompass all required planting areas consistent with these Conditions of Approval. Review by the City's Landscape Architect Consultant and City Engineer, and approval by the Planning Director prior to issuance of a Zoning Clearance for building permit, is required.

46. Prior to or concurrently with the submittal of the landscape and irrigation plan, a lighting plan, along with required deposit, shall be submitted to the Planning Director for review and approval. The lighting plan, prepared by an electrical engineer registered in the State of California, shall be in conformance with the Moorpark Municipal Code.
47. Tree pruning, consisting of trimming to limit the height and/or width of tree canopy and resulting in a reduction of required shade coverage for the parking lot area, is prohibited and will be considered a violation of the Conditions of Approval.
48. When available, use of reclaimed water shall be required for landscape areas subject to the approval of the Planning Director, the City Engineer and Ventura County Waterworks District No. 1.
49. Landscaped areas shall be designed with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides, which can contribute to urban runoff pollution. Parking and associated drive areas with five (5) or more spaces shall be designed to minimize degradation of storm water quality. Best Management Practice landscaped areas for infiltration and biological remediation or approved equals, shall be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system. The design shall be submitted to the Planning Director and City Engineer for review and approval prior to the issuance of a building permit.
50. All landscaping shall be maintained in a healthy and thriving condition, free of weeds, litter and debris.
51. Prior to the issuance of Zoning Clearance for occupancy all fences/walls along lot boundaries shall be in place, unless an alternative installation is approved by the Planning Director.

C. *Please contact the ENGINEERING DEPARTMENT for compliance with the following conditions:*

GENERAL

52. Grading, drainage and improvement plans and supporting reports and calculations shall be prepared in conformance with the "Land Development Manual" and "Road Standards" as promulgated by Ventura County; "Hydrology Manual" and "Design Manual" as promulgated by Ventura County Watershed Protection District; "Standard Specifications for Public Works Construction" as published by BNI (except for signs, traffic signals and appurtenances thereto; for signs, traffic signals and appurtenances thereto, the provisions of Chapter 56 for signs and Chapter 86 for traffic signals, and appurtenances thereto, of the "Standard Specifications," most recent edition, including revisions and errata thereto, as published by the State of California Department of Transportation); "Engineering Policies and Standards" of the City of Moorpark, "Policy of Geometric Design of Highways and Streets," most recent edition, as published by the American Association of State Highway and Transportation Officials. In the case of conflict between the standards, specifications and design manuals listed above, the criteria that provide the higher lever of quality and safety shall prevail. Any standard specification or design criteria that conflicts with a Standard or Special Condition of Approval of this project shall be modified to conform with the Standard or Special Condition to the satisfaction of the City Engineer.
53. The applicant and/or property owner shall provide verification to the City Engineer that all on-site storm drains have been cleaned at least twice a year, once immediately prior to October 1st (the rainy season) and once in January. The City Engineer may require additional cleaning depending upon site and weather conditions.
54. All paved surfaces; including, but not limited to, the parking area and aisles, drive-through lanes, on-site walkways shall be maintained free of litter/debris. Walkways, parking areas and aisles and drive-through lanes shall be swept, washed or vacuumed regularly. When swept or washed, debris shall be trapped and collected to prevent entry to the storm drain system in accordance with NPDES requirements.
55. Prior to improvement plan approval the applicant shall obtain the written approval on the improvement plans Mylar® sheets for the location of fire hydrants by the Ventura County Fire Prevention Division. (Water and Sewer improvements plans shall be submitted to Ventura County Waterworks District No. 1 for approval.)
56. Prior to any work being conducted within any State, County, or City right of way, the applicant shall obtain all necessary encroachment permits from the appropriate agencies and provide copies of these approved permits and the plans associated with the permits to the City Engineer.
57. Reactive organic compounds, Nitrogen oxides (ozone/smog precursor), and particulate matter (aerosols/dust) generated during construction operations shall be minimized in accordance with the City of Moorpark standards and the standards of the Ventura County Air Pollution Control District (APCD). When an air pollution Health Advisory has been issued, construction equipment operations

(including but not limited to grading, excavating, earthmoving, trenching, material hauling, and roadway construction) and related activities shall cease in order to minimize associated air pollutant emissions.

58. The applicant shall comply with Chapters 9.28, 10.04, 12.24, 17.53 of the Moorpark Municipal Code standard requirements for construction noise reduction.
59. The applicant shall utilize all prudent and reasonable measures (including installation of a 6-foot high chain link fence around the construction sites or provision of a full time licensed security guard) to prevent unauthorized persons from entering the work site at any time and to protect the public from accidents and injury.
60. The applicant shall post in a conspicuous location the construction hour limitation and make each construction trade aware of the construction hour limitations.

GRADING

61. Prior to the issuance of a grading permit (should an early grading agreement be approved for this project) or prior to Final Map the applicant shall post sufficient surety, in a form acceptable to the City Engineer, guaranteeing completion of all onsite and offsite improvements required by these Conditions of Approval or the Municipal Code including, but not limited to grading, street improvements, storm drain improvements, temporary and permanent Best Management Practice (BMP) for the control of non-point water discharges, landscaping, fencing, and bridges. Grading and improvements shall be designed, bonded and constructed as a single project.
62. Prior to the issuance of a grading permit (should an early grading agreement be approved for this project) or prior to Final Map, whichever occurs first, the applicant shall provide written proof to the City Engineer that any and all wells that may exist or have existed within the project have been properly sealed or have been destroyed or abandoned per Ventura County Ordinance No. 2372 or Ordinance No. 3991 and per Division of Oil and Gas requirements.

PUBLIC AND PRIVATE STREETS

63. Prior to construction of any public improvement the applicant shall submit to the City Engineer, for review and approval, street improvement plans prepared by a California Registered Civil Engineer, enter into an agreement with the City of Moorpark to complete public improvements and post sufficient surety guaranteeing the construction of all improvements. Unless specifically noted in these Standard Conditions or Special Conditions of Approval.
64. Prior to issuance of the first building permit all existing and proposed utilities that are less than 67Kv shall be under-grounded as approved by the City Engineer.

DRAINAGE AND HYDROLOGY

65. For a 10-year frequency storm, local, residential and private streets shall be designed to have one dry travel lane available on interior residential streets. Collector streets shall be designed to have a minimum of one dry travel lane in each direction.
66. Drainage and improvement plans shall be designed so that after-development, drainage to adjacent parcels would not be increased above pre-development drainage quantities for any stormwater model between and including the 10 year and 100 year storms, nor will surface runoff be concentrated by this project. Acceptance of storm drain waters by the project and discharge of storm drain waters from the project shall be in type, kind and nature of predevelopment flows unless the affected upstream and/or downstream owners provide permanent easement to accept such changed storm drainage water flow. All drainage measures necessary to mitigate stormwater flows shall be provided to the satisfaction of the City Engineer. The applicant shall make any on-site and downstream improvements, required by the City, to support the proposed development.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

67. The applicant shall submit to the City Engineer a Stormwater Pollution Control Plan (SWPCP) and a Stormwater Pollution Prevention Plan (SWPPP) in accordance with requirements of the Ventura Countywide Stormwater Quality Management Program, Technical Guidance Manual for Stormwater Quality Control Measures, NPDES Permit No. CAS004002. The Plans 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 Practice (BMP) to effectively prohibit the entry of pollutants from the construction site into the storm drain system streets and water courses. The Plans shall be implemented as part of the grading, improvements and development of the project.
68. Prior to the issuance of any construction/grading permit and/or the commencement of any clearing, grading or excavation, the applicant shall submit a Notice of Intent (NOI) to the California State Water Resources Control Board, Stormwater Permit Unit in accordance with the NPDES Construction General Permit (No. CASQ00002): Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activities). The applicant shall also provide a copy of the Notice of Intent (NOI) to the City Engineer as proof of permit application. The improvement plans and grading plans shall contain the WDID number for the project.
69. Prior to the starting of grading or any ground disturbance the applicant shall identify a qualified superintendent for NPDES compliance. The NPDES

superintendent shall be present, on the project site Monday through Friday and on all other days when the probability of rain is 40% or higher and prior to the start of and during all grading or clearing operations until the release of grading bonds. The NPDES superintendent shall have full authority to rent equipment and purchase materials to the extent needed to effectuate Best Management Practice. The NPDES superintendent shall provide proof of attendance and satisfactory completion of courses satisfactory to the City Engineer totaling no less than 8 hours directed specifically to NPDES compliance and effective use of Best Management Practice. In addition, an NPDES superintendent shall be designated to assume NPDES compliance during the construction of streets, storm drainage systems, all utilities, buildings and final landscaping of the site.

D. *Please contact the BUILDING DIVISION for compliance with the following conditions:*

70. Prior to the issuance of a Building Permit, the applicant shall provide written proof that an "Unconditional Will Serve Letter" for water and sewer service has been obtained from the Ventura County Waterworks District No. 1.

E. *Please contact the VENTURA COUNTY AIR POLLUTION CONTROL DISTRICT for compliance with the following conditions:*

71. Prior to issuance of a Zoning Clearance for building permit, a Ventura County Air Pollution Control District (APCD) "Authority to Construct" shall be obtained for all equipment subject to APCD Permit (see APCD Questionnaire, AB3205). Final Certificate of Occupancy shall not be granted until compliance with all applicable APCD Rules & Regulations has been satisfactorily demonstrated.
72. Facilities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance. Rule 51 states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property."

F. *Please contact the VENTURA COUNTY FIRE PROTECTION DISTRICT for compliance with the following conditions:*

GENERAL

73. Prior to combustible construction, an all weather access road/driveway and the first lift of the access road pavement shall be installed. Once combustible

construction starts a minimum twenty foot (20') clear width access road/driveway shall remain free of obstruction during any construction activities within the development. All access roads/driveways shall have a minimum vertical clearance of thirteen feet-six inches (13'-6") and a minimum outside turning radius of forty feet (40').

74. Approved turnaround areas for fire apparatus shall be provided when dead-end Fire District access roads/driveways exceed 150-feet. Turnaround areas shall not exceed a five percent (5%) cross slope in any direction and shall be located within one-hundred-fifty feet (150') of the end of the access road/driveway.
75. The access road/driveway shall be extended to within one-hundred-fifty feet (150') of all portions of the exterior wall of the first story of any building and shall be in accordance with Fire District access standards. Where the access roadway cannot be provided, approved fire protection system or systems shall be installed as required and acceptable to the Fire District.
76. When only one (1) access point is provided, the maximum length shall not exceed eight-hundred feet (800').
77. Public and private roads shall be named if serving more than four (4) parcels or as required by the Fire District.
78. Approved walkways shall be provided from all building openings to the public way or Fire District access road/driveway.
79. Structures exceeding three stories or forty-eight feet (48') in height shall meet current VCFPD Ordinance for building requirements. Structures exceeding seventy-five feet (75') in height shall be subject to Fire District high rise building requirements.
80. Structures greater than 5,000 square feet and/or five (5) miles from a fire station shall be provided with an automatic fire sprinkler system in accordance with current Ventura County Fire Protection District Ordinance.
81. Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within five feet (5') of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic sprinklers.

DEVELOPMENT REQUIREMENTS

82. Prior to the issuance of a certificate of occupancy by the Building Division the applicant shall submit a plan to the Fire District for review and approval indicating the method by which this project will be addressed.
83. Minimum six-inch (6") high address numbers shall be installed prior to occupancy, shall be contrasting color to the background, and shall be readily visible at night Brass or gold plated number shall not be used. Where structures

are set back more than one-hundred-fifty feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event a structure(s) is(are) not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

84. Prior to combustible construction, fire hydrants shall be installed to the minimum standards of the City of Moorpark and the Fire District, and shall be in service.
85. Prior to occupancy of any structure, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire District standards. If the final asphalt cap is not in place at time of occupancy, hydrant location markers shall still be installed and shall be replaced when the final asphalt cap is completed.
86. Prior to the issuance of a building permit, building plans for all A, E, H, I, R-1 and R-2 Occupancies shall be submitted, with payment for plan check, to the Fire District for review and approval. Prior to issuance of a building permit the applicant shall submit a phasing plan and two (2) site plans (for the review and approval of the location of fire lanes) to the Fire District.
87. Prior to occupancy, the fire lanes shall be posted "NO PARKING FIRE LANE TOW-AWAY" in accordance with California Vehicle Code and the Fire District.
88. Prior to or concurrently with the issuance of a building permit, the applicant shall submit plans to the Fire District showing the location of the existing hydrants within three-hundred feet (300') of the proposed project and showing the location, type and number of proposed hydrants, and the size of the outlets. Fire hydrant(s) shall be provided in accordance with current adopted edition of the Uniform Fire Code, Appendix 111-B and adopted amendments. On-site fire hydrants may be required as determined by the Fire District. Fire hydrants, if required, shall be installed and in service prior to combustible construction and shall conform to the minimum standard of the Ventura County Waterworks Manual and the Fire District.
89. Prior to installation of any fire protection system; including, but not limited to sprinklers, dry chemical, hood systems, the applicant shall submit plans, along with the required fee for plan check, to the Fire District for review and approval. Fire sprinkler systems with one-hundred (100) or more heads shall be supervised by a fire alarm system in accordance with Fire District requirements.
90. Prior to installation of the fire alarm system (if required), the applicant shall submit plans, along with the required fee for plan check, to the Fire District for review and approval. The fire alarm system shall be installed in all buildings in accordance with California Building and Fire Code.
91. Prior to the issuance of a certificate of occupancy by the Building Division, the applicant shall obtain all applicable Uniform Fire Code (UFC) permits.

92. Prior to the issuance of a building permit, the applicant shall obtain a copy of Ventura County Fire District Form No. 126 "Requirements for Construction."
93. Prior to the issuance of a certificate of occupancy by the Building Division, the applicant shall install fire extinguishers in accordance with the Uniform Fire Code. The placement of extinguishers shall be subject to review and approval by the Fire District.
94. Prior to framing, the applicant shall clear for a distance of one hundred feet all grass or brush exposing any structure(s) to fire hazards.

G. *Please contact the VENTURA COUNTY WATERWORKS DISTRICT NO. 1 for compliance with the following conditions:*

95. The applicant shall comply with the applicable provisions of Ventura County Waterworks District No. 1 standard procedures for obtaining domestic water and sewer services for applicant's projects within the District.
96. Prior to issuance of a building permit, provide Ventura County Waterworks District:
 - a. Water and sewer improvement plans in the format required.
 - b. Hydraulic analysis by a registered Civil Engineer to determine the adequacy of the proposed and existing water and sewer lines.
 - c. Copy of approval of fire hydrant locations by Ventura County Fire Protection District.
 - d. Copy of District Release and Receipt from Calleguas Municipal Water District.
 - e. Cost estimates for water and sewer improvements.
 - f. Plan check, construction inspection, capital improvement charge, sewer connection fee and water meter charge.
 - g. Signed Contract to install all improvements and a Surety Bond.
97. At the time water service connection is made, cross connection control devices shall be installed on the water system in a manner approved by the Ventura County Waterworks District No. 1.

H. *Please contact the VENTURA COUNTY WATERSHED PROTECTION DISTRICT for compliance with the following conditions:*

98. Direct storm drain connections to Ventura County Flood Control District facilities are subject to Ventura County Watershed Protection District permit requirements.

I. *Please contact the POLICE DEPARTMENT for compliance with the following condition:*

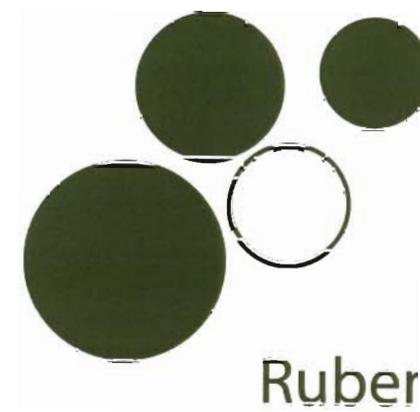
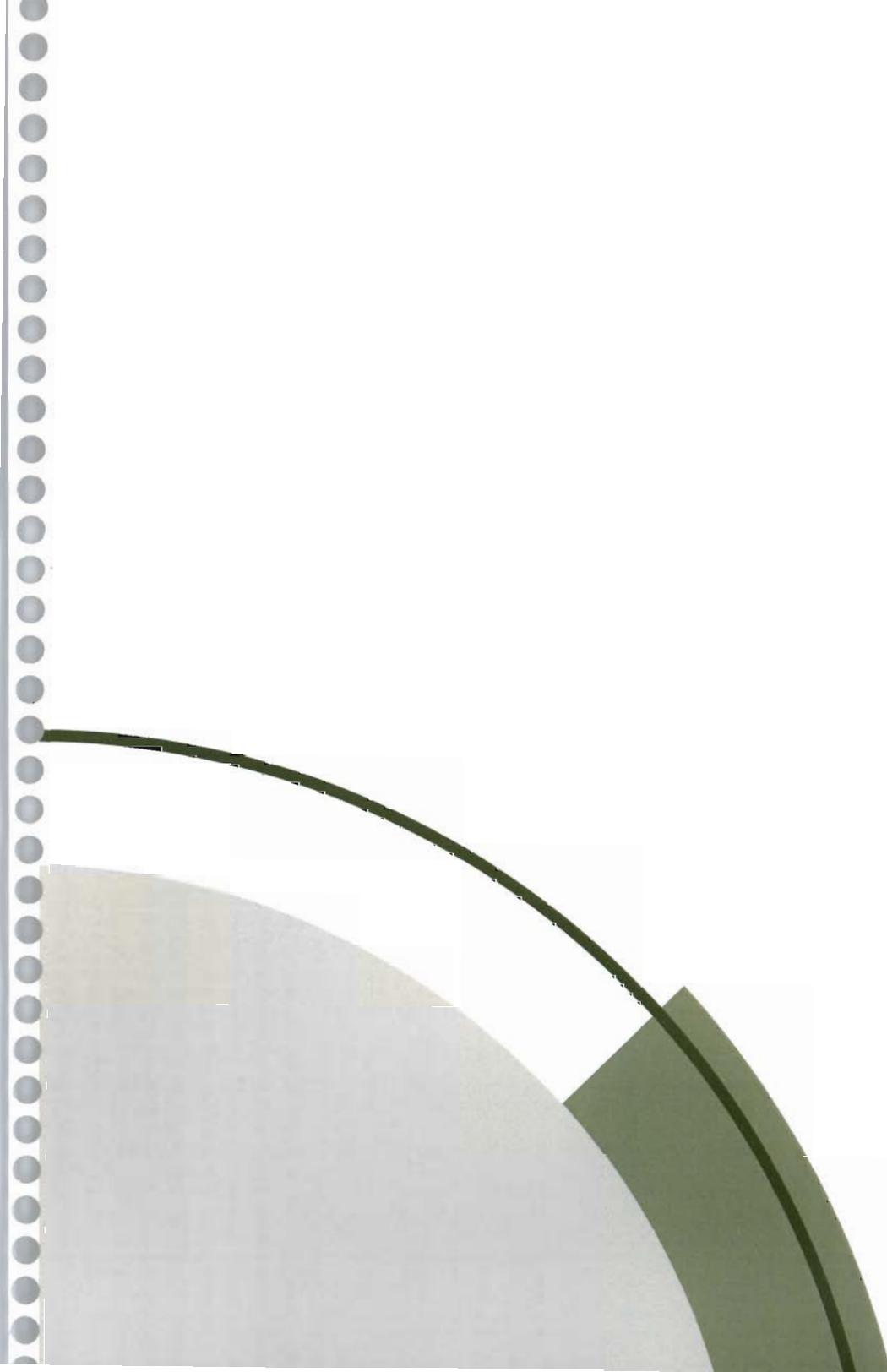
99. Prior to initiation of the building plan check process for the project, the applicant shall submit plans in sufficient detail to the Police Department for review and approval of defensible space concepts to reduce demands on police services. To the degree feasible and to the satisfaction of the Planning Director and the Police Chief, public safety planning recommendations shall be incorporated into the project plans. The applicant shall prepare a list of project features and design components that demonstrate responsiveness to defensible space design concepts.

- END -

ITEM 8.A.

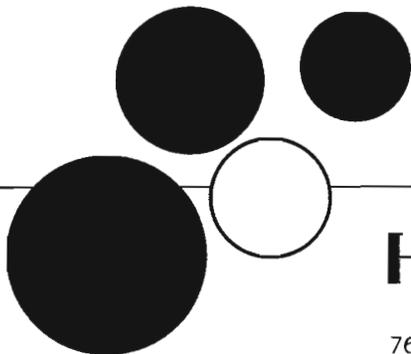
**COMMERCIAL PLANNED DEVELOPMENT
2007-02**

CC ATTACHMENT 3



Ruber

P



HMC

listen | think | work | create

766 East Colorado Boulevard, Suite 200

Pasadena, California 91101

t. 626.535.0500 f. 626.535.0510

www.hmcarchitects.com

TRASH ENCLOSURE

32 SPACES

30' SETBACK

DROP-OFF

DAY
LABORER
AREA

BUILDING 'B'

15,262 SF

PLAY
AREA

SPRING ROAD

BUS DROP-OFF

PLAZA

BUILDING 'A'

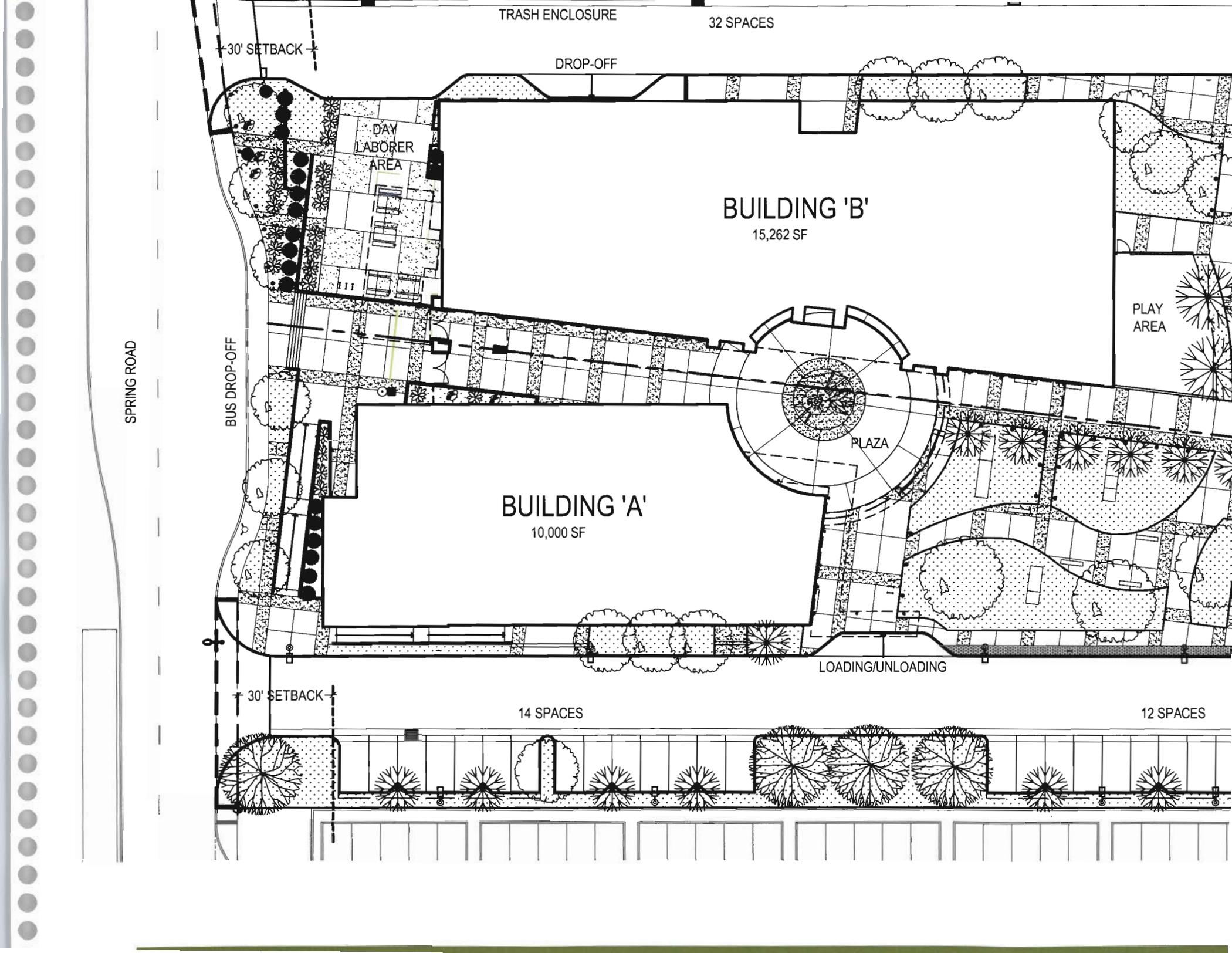
10,000 SF

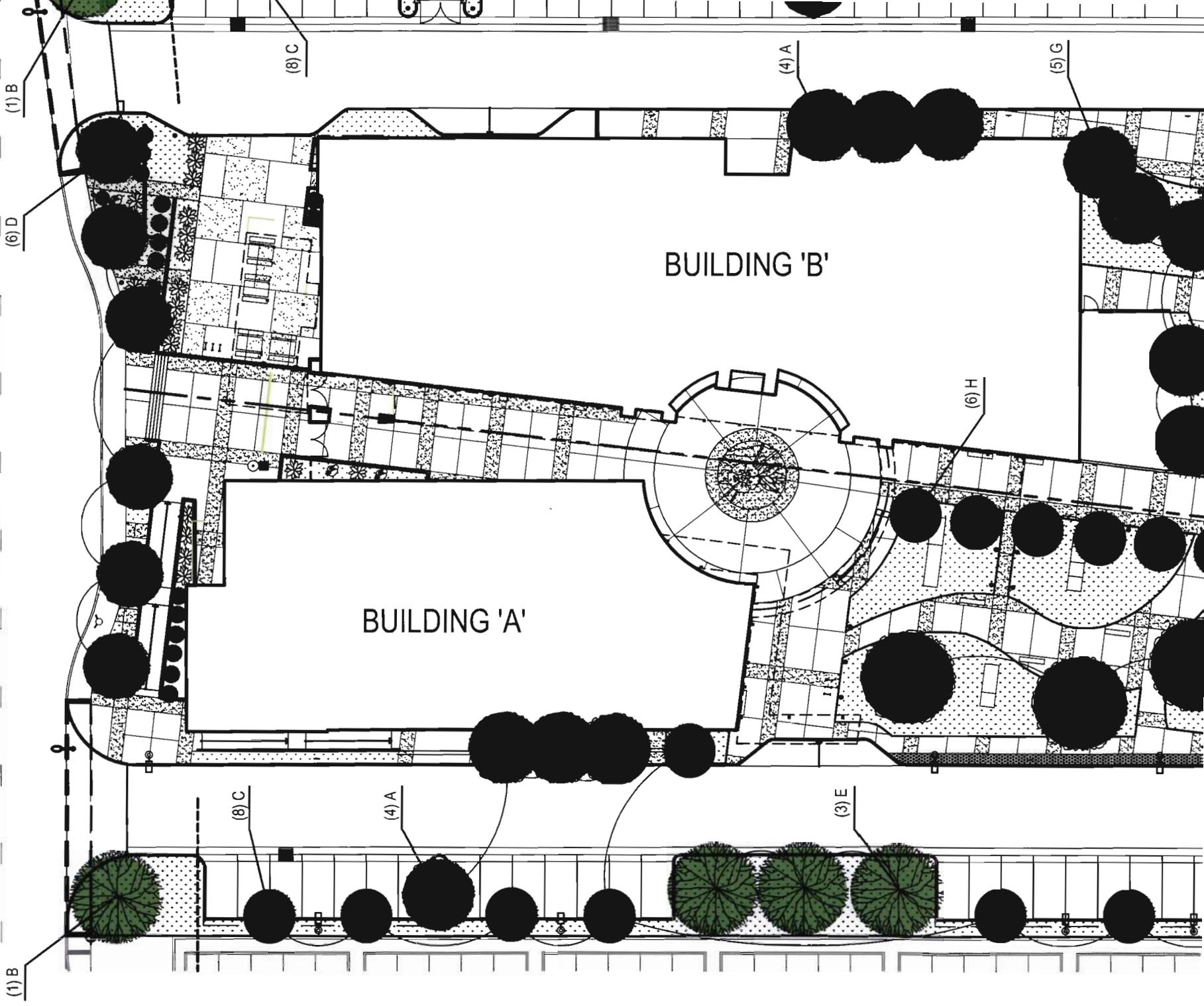
LOADING/UNLOADING

30' SETBACK

14 SPACES

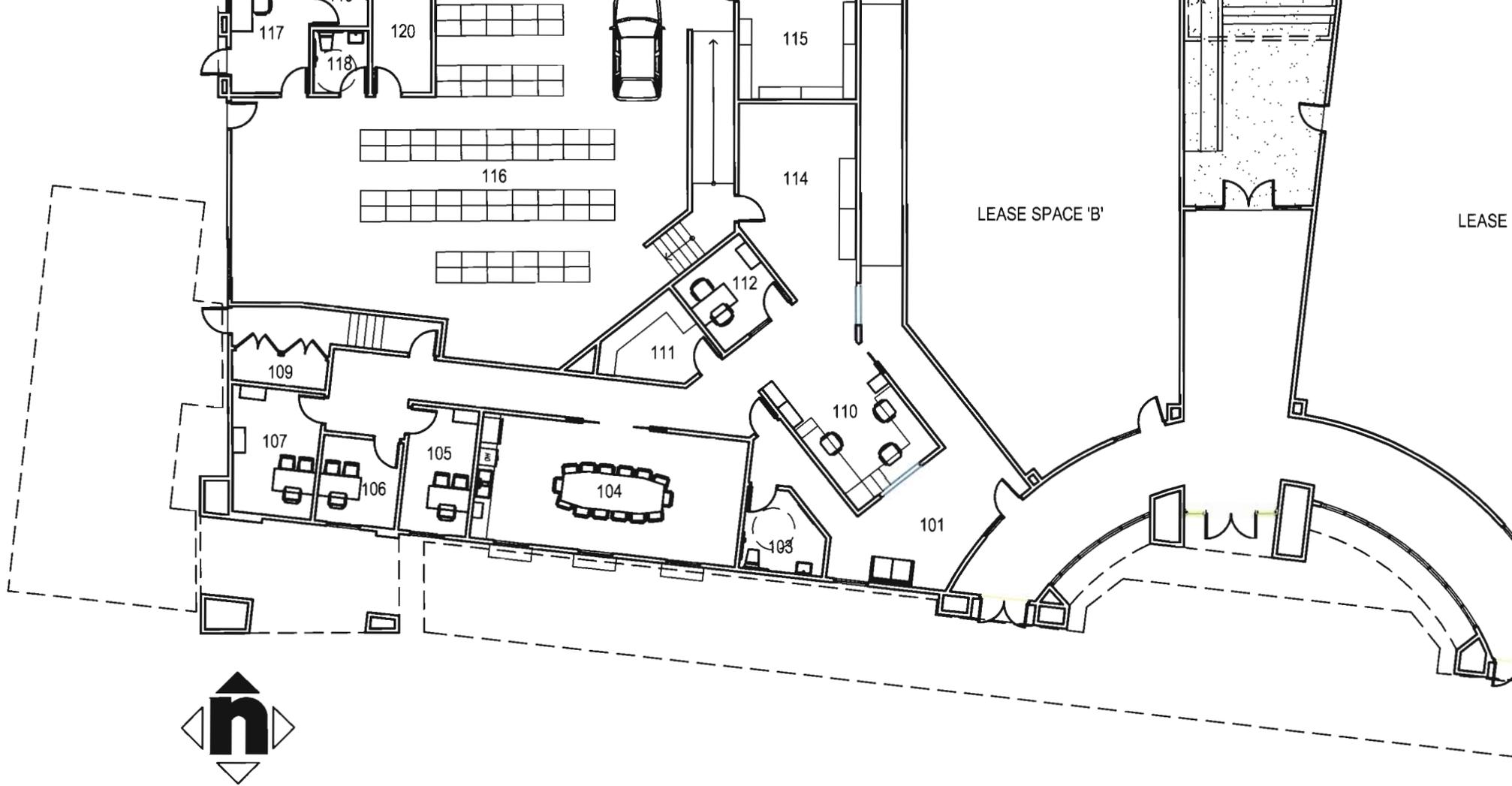
12 SPACES





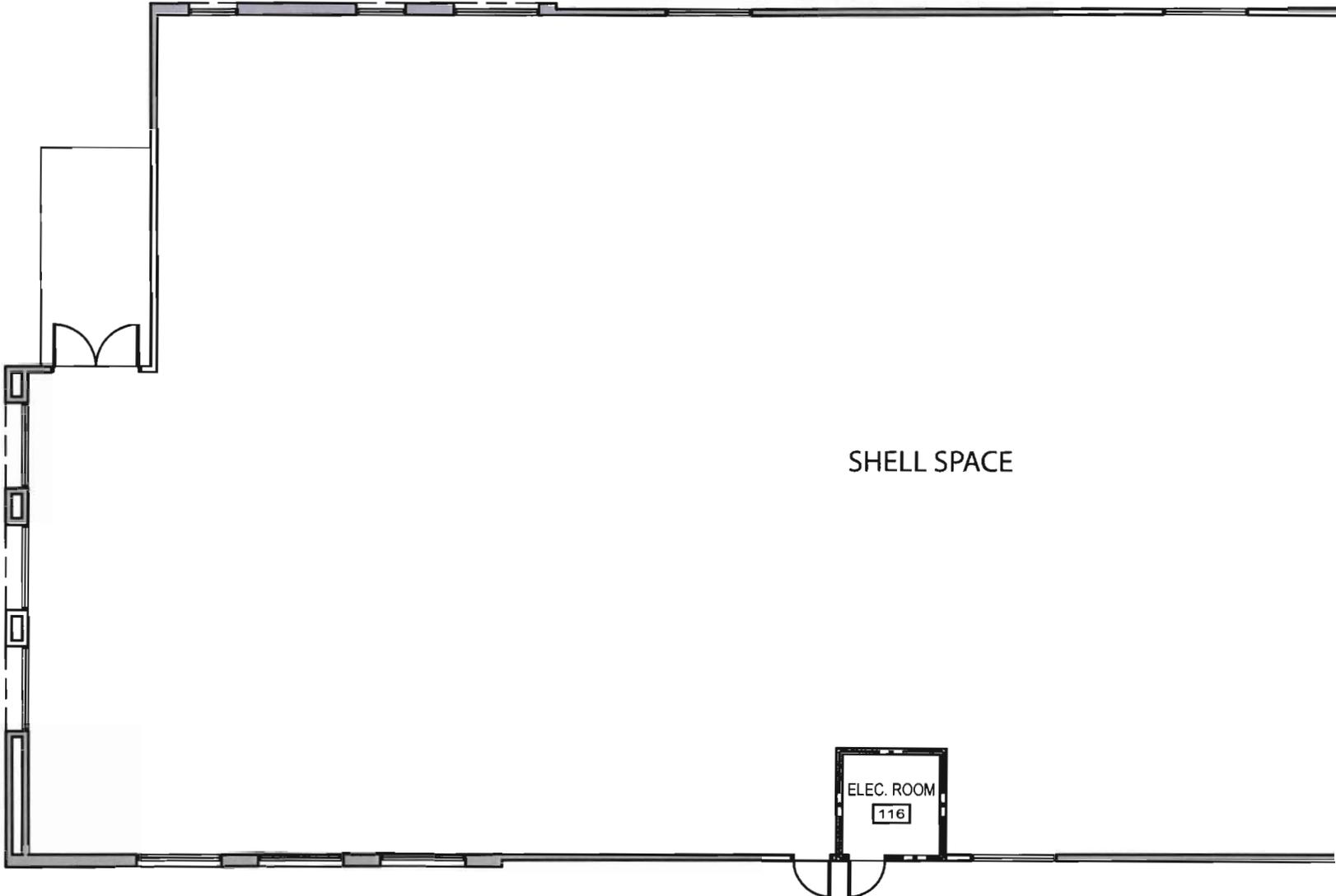
BUILDING 'B'

BUILDING 'A'



PROGRAM LEGEND

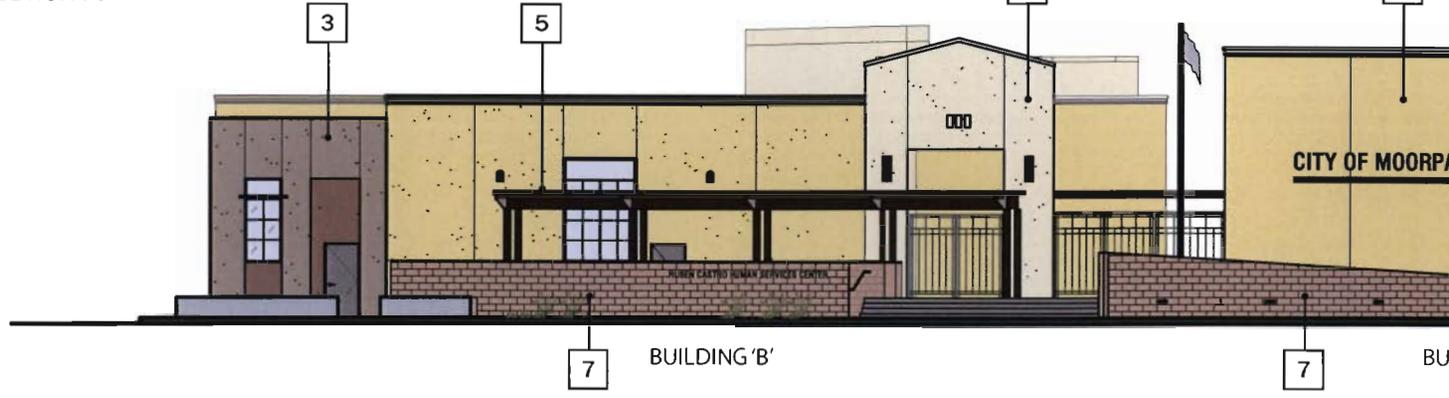
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101	ENTRY/RECEPTION	110	CLIENT PROCESSING	118	TOILET	401	ENTRY
103	TOILET	111	STORAGE	119	TOILET	402	WORK AREA
104	CONF./MULTI-PURPOSE	112	ADMIN. OFFICE	120	ELECTRICAL	403	WORK AREA
105	OFFICE	114	FOOD DISTRIBUTION			404	MAIN WORK AREA
106	OFFICE	115	CLOTHING DISTRIBUTION			405	FAMILY RESOURCE OFFICE
107	OFFICE	116	STORAGE			406	CHILDREN'S TOILET
109	PHONE/DATA	117	OFFICE			407	COUNSELING OFFICE



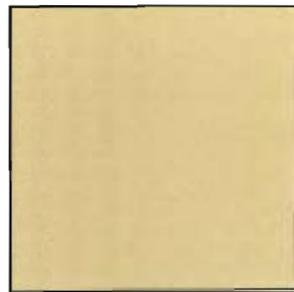
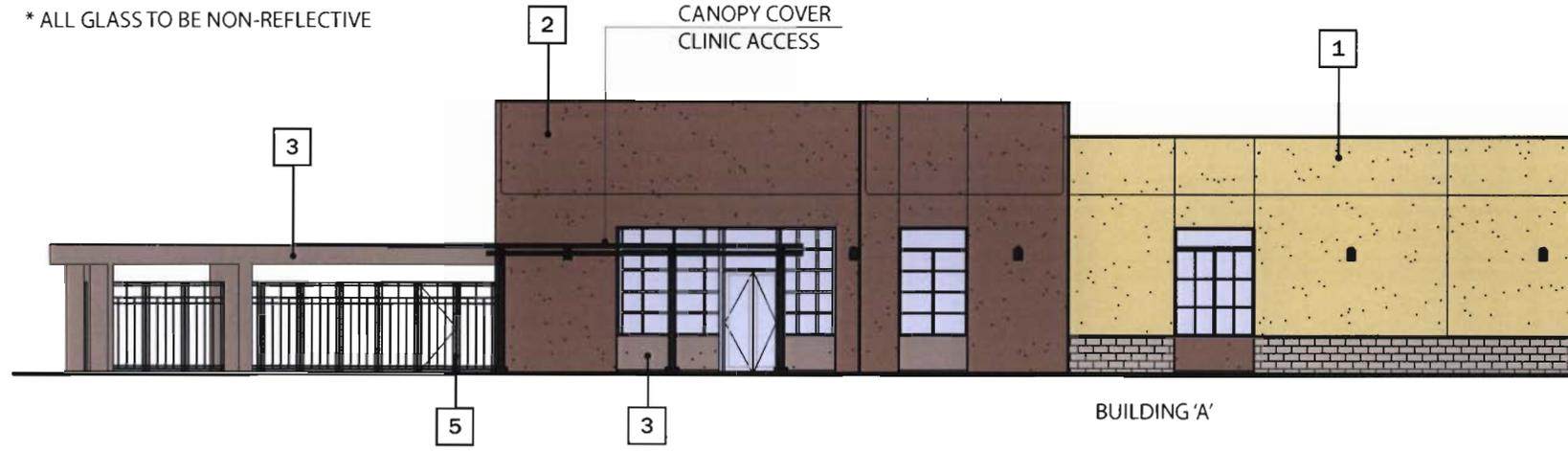
SHELL SPACE

ELEC. ROOM
116

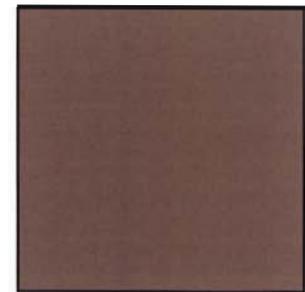
* ALL GLASS TO BE NON-REFLECTIVE



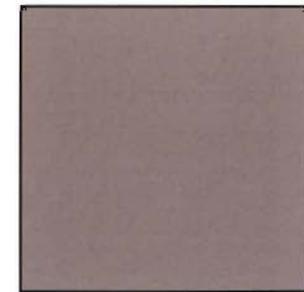
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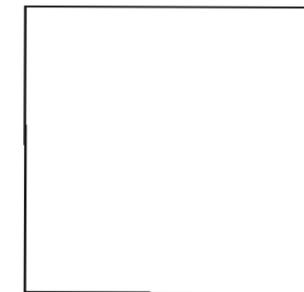
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DUNN-EDWARDS EXT. PAINT



2 WANDERING ROAD - DE6076
DUNN-EDWARDS EXT. PAINT



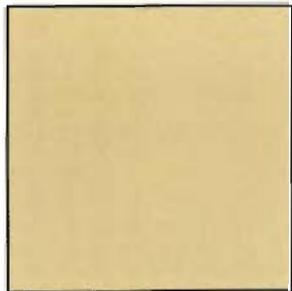
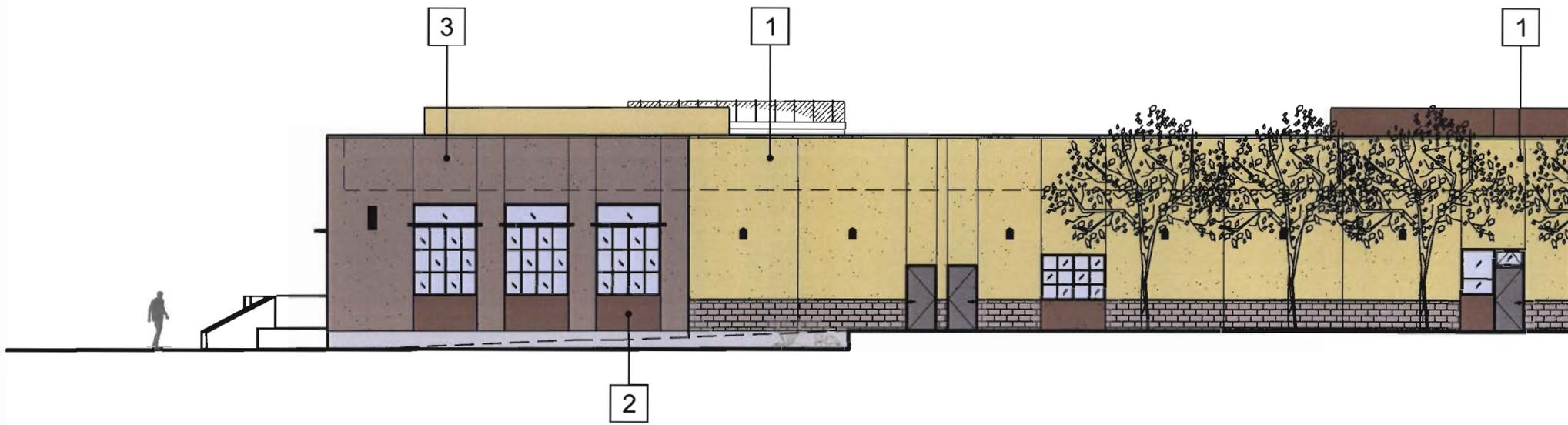
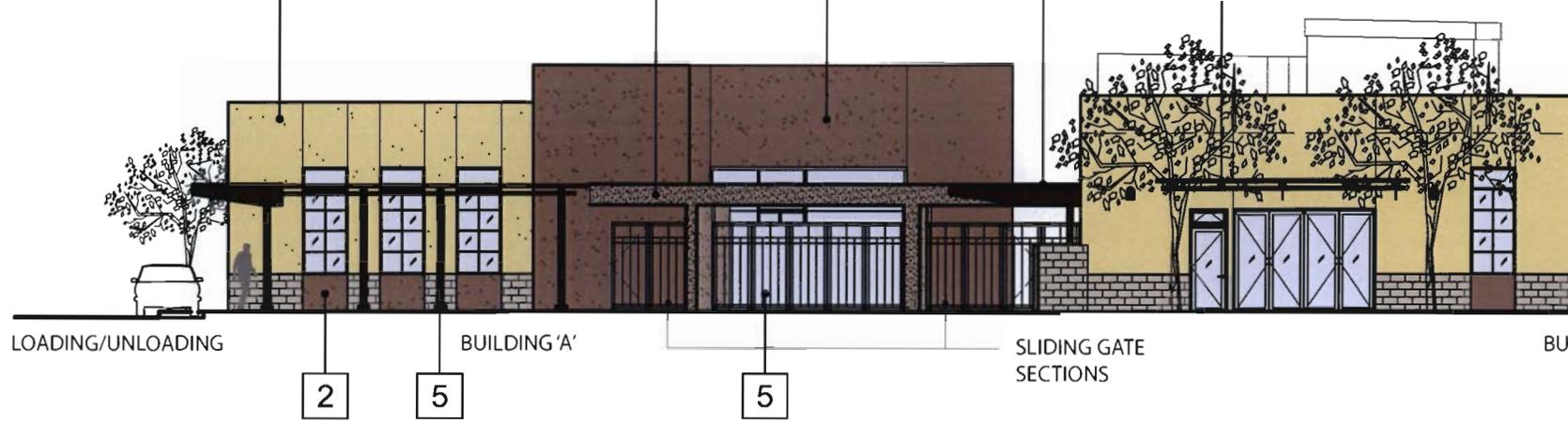
3 WHOLE WHEAT - DE6124
DUNN-EDWARDS EXT. PAINT



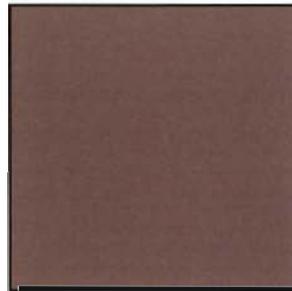
4 BAVARIAN CREAM - DE5427
DUNN-EDWARDS



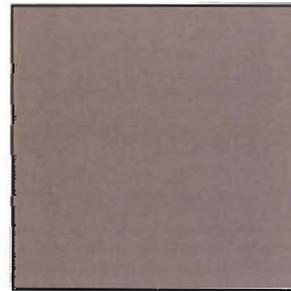
5 N. TERRITORY
DUNN-EDWARDS
(ALL METALS)



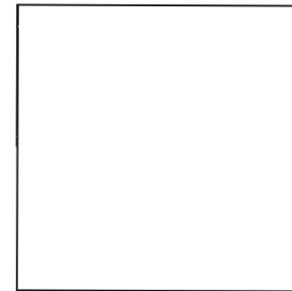
1 BISCOTTI - DE5437
DUNN-EDWARDS EXT. PAINT



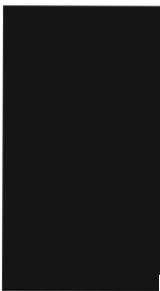
2 WANDERING ROAD - DE6076
DUNN-EDWARDS EXT. PAINT



3 WHOLE WHEAT - DE6124
DUNN-EDWARDS EXT. PAINT



4 BAVARIAN CREAM - DE5427
DUNN-EDWARDS

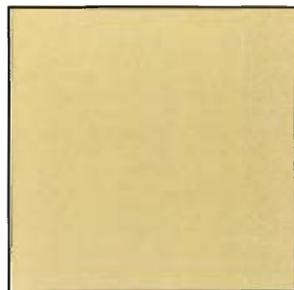
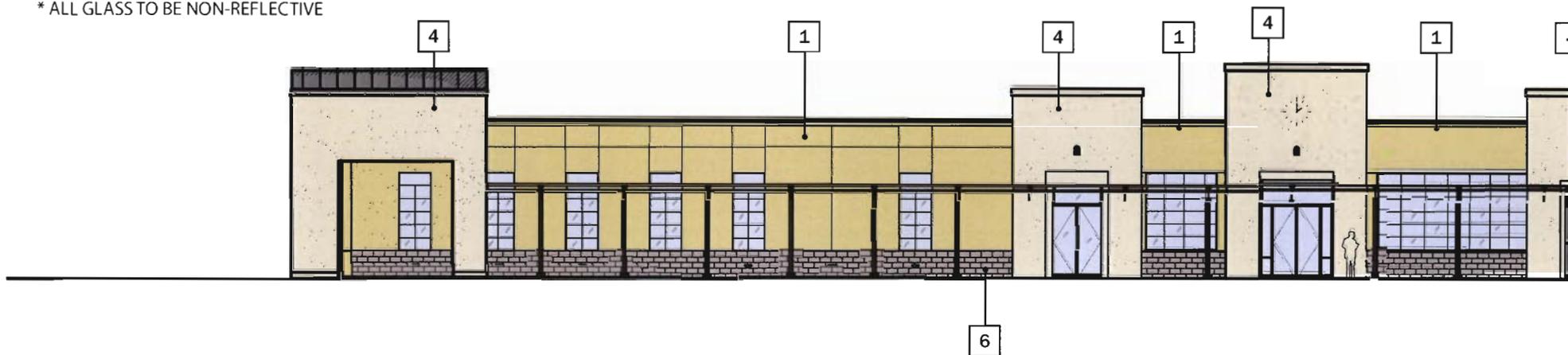


5 N. TERRITORIAL
DUNN-EDWARDS
(ALL METAL)

* ALL GLASS TO BE NON-REFLECTIVE



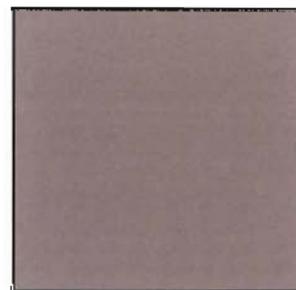
* ALL GLASS TO BE NON-REFLECTIVE



1 BISCOTTI - DE5437
DUNN-EDWARDS EXT. PAINT



2 WANDERING ROAD - DE6076
DUNN-EDWARDS EXT. PAINT



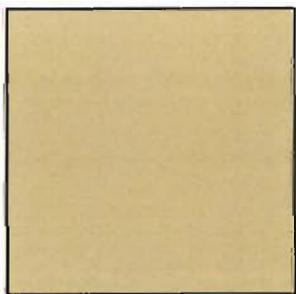
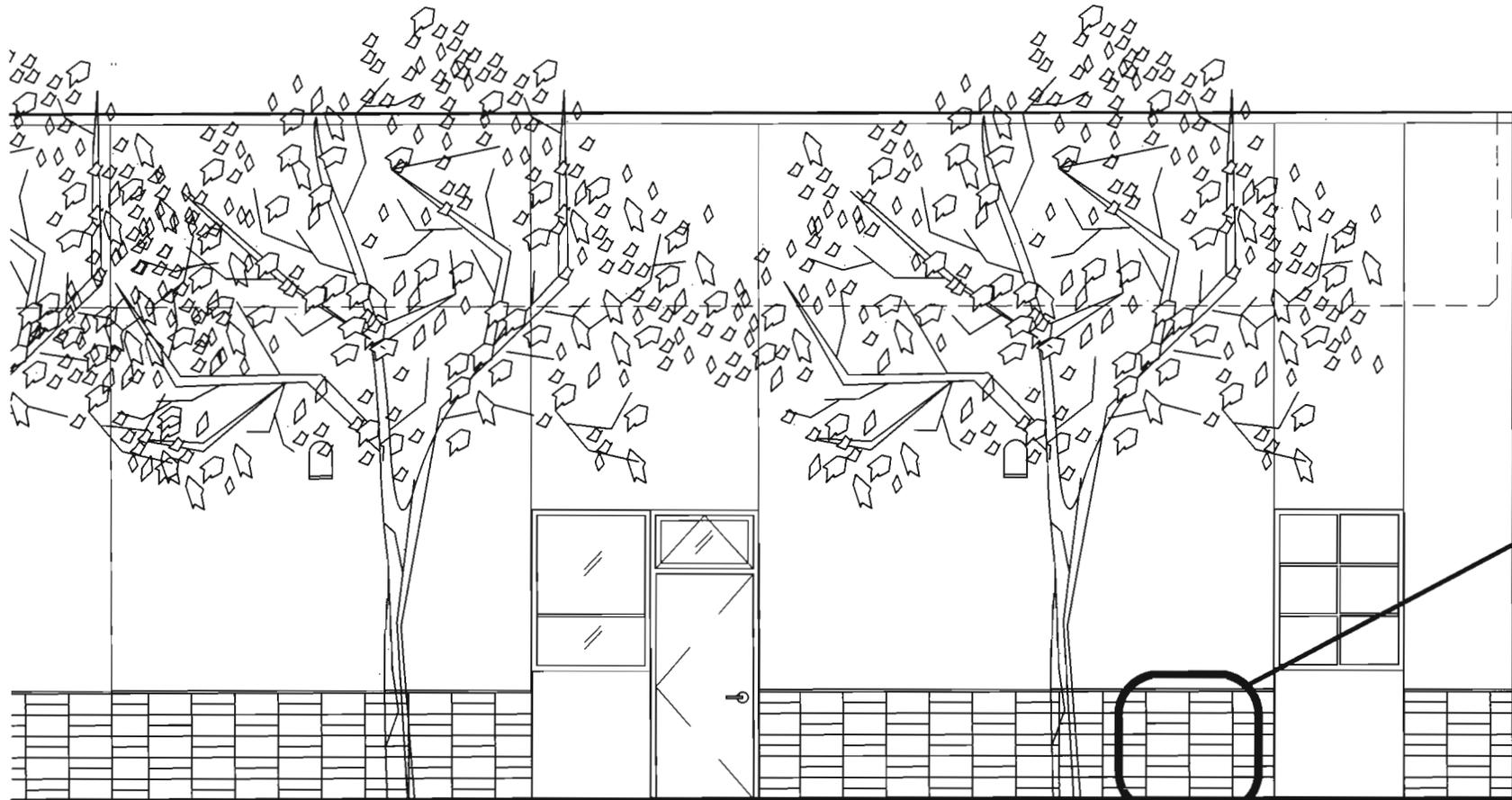
3 WHOLE WHEAT - DE6124
DUNN-EDWARDS EXT. PAINT



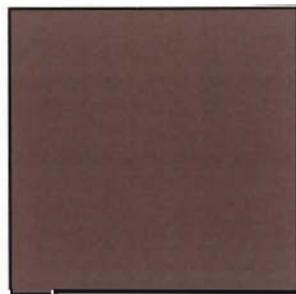
4 BAVARIAN CREAM - DE5427
DUNN-EDWARDS



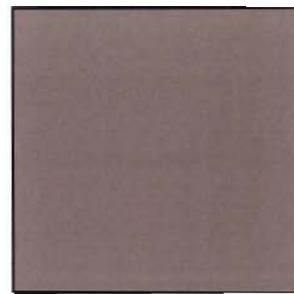
5 N. TERRITORY
DUNN-EDWARDS
(ALL METALS)



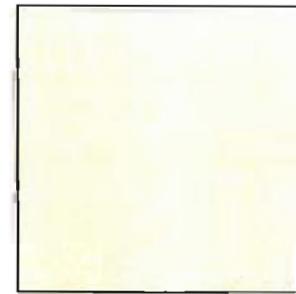
1 BISCOTTI - DE5437
DUNN-EDWARDS EXT. PAINT



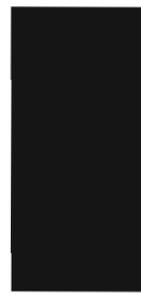
2 WANDERING ROAD - DE6076
DUNN-EDWARDS EXT. PAINT



3 WHOLE WHEAT - DE6124
DUNN-EDWARDS EXT. PAINT



4 BAVARIAN CREAM - DE5427
DUNN-EDWARDS



5 N. TERRI
DUNN-ED
(ALL MET)