

MCINNES RANCH BUSINESS PARK SPECIFIC PLAN-REVISED

November 9, 2005



City of Oxnard Planning & Environmental Services
305 West Third Street
Oxnard. CA 93030

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 12,412

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING & ZONING PERMIT NO. 02-300-8 (PARCEL MAP) TO SUBDIVIDE 4 EXISTING PARCELS INTO 7 PARCELS FOR PROPERTY LOCATED ALONG ELEVAR DRIVE NORTH OF CAMINO DEL SOL WITHIN THE MCINNES RANCH SPECIFIC PLAN. APPLIED FOR BY JIM MITCHELL, ELEVAR SEVEN LLC, 501 SPECTRUM CIRCLE, OXNARD, CA 93030.

WHEREAS, on December 19, 2002, the Planning Commission recommended City Council approval of a Tentative Parcel Map to subdivide four parcels into 7 parcels by adopting Resolution No. 2002-109, subject to certain conditions; and

WHEREAS, on January 28, 2003, the City Council approved a Tentative Parcel Map to subdivide four parcels into seven parcels for property located along Elevar Drive north of Camino Del Sol by adopting Resolution No. 12,311, subject to certain conditions; and

WHEREAS, the Parcel Map for the subdivision has been submitted, together with the Subdivision Improvement Agreement proposed to be entered into in connection with the subdivision; and

WHEREAS, the City Council has reviewed the Parcel Map for property located along Elevar Drive north of Camino Del Sol within the McInnes Ranch Specific Plan filed by Jim Mitchell, Elevar Seven LLC; and

WHEREAS, approval of the Parcel Map is exempt as ministerial under the California Environmental Quality Act, according to City Council Resolution No. 10,851.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The Parcel Map is approved, subject to the conditions set forth in City Council Resolution No. 12,311 and Planning Commission Resolution No. 2002-109, approving the Tentative Parcel Map, on file at the City of Oxnard Planning and Environmental Services Division.
2. The Parcel Map is consistent with the General Plan and is in substantial compliance with the previously approved Tentative Parcel Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on the Parcel Map are accepted subject to improvement.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 12,016

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIFIC PLAN AMENDMENT NO. PZ 01-5-37 TO AMEND THE MCINNES RANCH BUSINESS PARK SPECIFIC PLAN LAND USE TYPE FROM INDUSTRIAL SERVICE CENTER TO INDUSTRIAL FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CAMINO DEL SOL AND DEL NORTE BOULEVARD (APN'S: 216-0-156-165 AND 185). FILED BY RICE DEVELOPMENT LLC, 9100 WILSHIRE BOULEVARD 362W, BEVERLY HILLS, CA 90212

WHEREAS, the City Council of the City of Oxnard has considered proposed Specific Plan Amendment No. PZ 01-5-37, for property located at the southeast corner of Camino Del Sol and Del Norte Boulevard ("the project site") (APN's 216-0-156-165 and 185); and

WHEREAS, the City Council has held public hearings and received and reviewed written and oral comments related to proposed Specific Plan Amendment No. PZ 01-5-37; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. PZ 01-5-37; 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 mitigated negative declaration for this project, and the City Council has considered the proposed mitigated 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 mitigated negative declaration reflects the independent judgment of the City, and approves the mitigated negative declaration; and

WHEREAS, Applicant agrees, as a condition of approval of this resolution and at Applicant's own expense, to indemnify and defend the City of Oxnard 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 determination taken, done or made before the approval of this resolution that were part of the approval process.

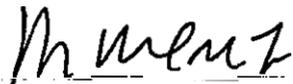
NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve Specific Plan Amendment No. PZ 01-5-37, amending the McInnes Ranch Business Park Specific Plan to show the land use type for the project site as industrial.

PASSED AND ADOPTED this 17th day of July, 2001, by the following vote:

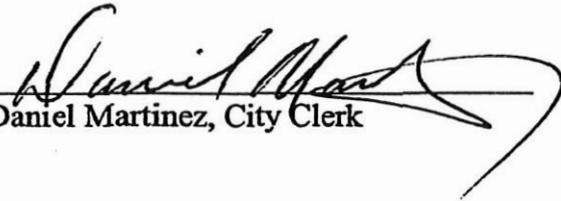
AYES: Councilmembers Lopez, Maulhardt, Pinkard, Zaragoza and Holden.

NOES: None.

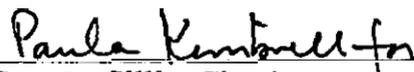
ABSENT: None.


Dr. Manuel M. Lopez, Mayor

ATTEST:


Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11,348

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
EXTENDING TIME TO USE CREDITS FOR MASTER PLANNED FACILITIES
CONSTRUCTED PURSUANT TO DEVELOPMENT AGREEMENT
FOR MCINNES RANCH BUSINESS PARK**

WHEREAS, on April 18, 1989, the City Council adopted Ordinance No. 2196, approving the Development Agreement for McInnes Business Ranch Park ("the Agreement"); and

WHEREAS, the Agreement required the developer to construct certain master planned facilities, which the City accepted, most recently on July 1, 1991; and

WHEREAS, section 2(c) of the Agreement provides that the developer is entitled to in-lieu credit for development fees for master planned facilities "in compliance with City policy applicable on the date of this Agreement"; and

WHEREAS, City Council Resolution No. 9666, entitled "A Resolution of the City of Oxnard Establishing a Policy Concerning Credit in Lieu of Payment for Facilities Fees and Reimbursement for Construction of Planned Facilities for Drainage, Wastewater, Traffic Circulation, and Water Systems," was in effect from March 28, 1989 until December 23, 1991; and

WHEREAS, pursuant to Resolution No. 9666, the developer acquired certain in-lieu credits by constructing master planned facilities; and

WHEREAS, section 6 of Resolution No. 9666 provides: "Any credits which a person does not use within five years after the City's formal acceptance of the master planned facilities for which the credits were earned, shall be lost, except that the period of time in which to use such credits, in individual cases, may be extended for good cause, upon application for an extension, and subject to approval by the City Council"; and

WHEREAS, the developer used some of its credits within the five year period that ended on June 30, 1996, but was unable to use most of its credits because the market for properties within McInnes Ranch Business Park was depressed during much of such period; and

WHEREAS, the developer has applied for an extension of time to use the credits; and

WHEREAS, the City Council finds that good cause exists to grant an extension of time, namely, the high cost (over two million dollars) of the facilities constructed; the high amount (over one million dollars) of credits remaining unused; and the fact that a real estate recession in the early and mid-1990's hampered early build-out of the McInnes Ranch Business Park.

NOW, THEREFORE, the City Council resolves to extend the period within which in-lieu credits granted pursuant to Resolution No. 9666 for master planned facilities accepted by the City no later than July 1, 1991, may be used. Such period is extended for fifteen years, from July 1, 1996 to June 30, 2011.

PASSED AND ADOPTED this 12th day of May, 1998, by the following vote:

AYES: Councilmembers: Pinkard, Zaragoza, Holden, Lopez, and Maulhardt.

NOES: None.

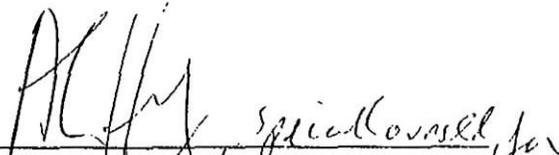
ABSENT: None.


Dr. Manuel M. Lopez, Mayor

ATTEST:


Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

Resolution No. 10,627

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING FINAL PARCEL MAP NO. 90-20 FOR PROPERTY LOCATED AT THE EAST SIDE OF RICE AVENUE AND SOUTH OF CAMINO DE LA RAZA ROAD WITHIN THE MCINNES RANCH SPECIFIC PLAN AREA, SUBJECT TO CERTAIN CONDITIONS. FILED BY BLOIS BROTHERS CONSTRUCTION.

WHEREAS, Tentative Parcel Map No. 90-20 filed by Blois Brothers Construction was recommended for approval by the Planning Commission in Resolution No. 7554 and approved by City Council Resolution No. 10,212, subject to certain conditions; and

WHEREAS, the Final Map for such subdivision has been submitted, together with the subdivision improvement agreement proposed to be entered into in connection with the subdivision; and

WHEREAS, the Final Map is ministerially exempt from the California Environmental Quality Act according to City Council Resolution No. 9133.

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

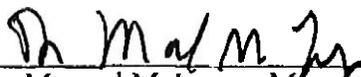
1. Final Parcel Map No. 90-20 is approved, subject to the conditions set forth in Planning Commission Resolution No. 7554 and City Council Resolution No. 10,212 for the Tentative Map, incorporated herein.
2. The City Council finds that Final Parcel Map No. 90-20 is consistent with the General Plan as adopted, and is in substantial compliance with the previously approved Tentative Map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on such map are accepted subject to improvement.

Passed and adopted this 14th day of September, 1993, by the following vote:

AYES: Council Members: Lopez, Pinkard, Plisky, Herrera, Holden

NOES: Council Members: none

ABSENT: Council Members: none



Dr. Manuel M. Lopez, Mayor

ATTEST:



Daniel Martinez, City Clerk

Standard Form approved by the City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

Resolution No. 10,212

RESOLUTION APPROVING TENTATIVE PARCEL MAP NO. 90-20, FOR PROPERTY LOCATED EAST OF RICE AVENUE AND SOUTH OF COLONIA ROAD WITHIN THE MCINNES RANCH SPECIFIC PLAN AREA, FILED BY BLOIS BROTHERS, CONSTRUCTION, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, the City Council has reviewed Tentative Parcel Map No. 90-20 (Tentative Map) for property located east of Rice Avenue and south of Colonia Road within the McInnes Ranch Specific Plan Area, filed by Blois Brothers Construction; and

WHEREAS, the City Council has carefully reviewed the Planning Commission Resolution No. 7554, recommending approval of the Tentative Map No. 90-20, subject to certain conditions; and

WHEREAS, the City Council finds that the Tentative Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Tentative Map and the design and improvement of the proposed development are consistent with the General Plan and any applicable Specific Plan thereunder; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and the development will not cause substantial environmental damage, serious public health problems or conflict with any public utility or service easements; and

WHEREAS, the project is categorically exempt, as defined in Section 15300 of Title 14 of the California Code of Regulations, and does not require adoption of an environmental impact report or negative declaration, as provided by the California Environmental Quality Act; and

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

Tentative Parcel Map No. 90-20 is hereby approved, subject to the conditions set forth in Planning Commission Resolution No. 7554.

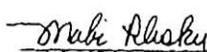
Passed and adopted this 16 day of July, 1991, by the following vote:

AYES: Council Members: Furr, Lopez, Maron, Plisky and Takasugi

NOES: Council Members: None

ABSENT: Council Members: None


Nao Takasugi, Mayor

ATTEST: 
Mabi Plisky, City Clerk

CITY COUNCIL OF THE CITY OF OXNARD

Resolution No. 9964

RESOLUTION APPROVING FINAL PARCEL MAP NO. 89-21 FOR PROPERTY LOCATED AT THE NORTHEAST INTERSECTION OF DEL NORTE BOULEVARD AND STURGIS ROAD WITHIN THE MCINNES RANCH BUSINESS PARK, FILED BY THE SAMMIS COMPANY, 650 HAMPSHIRE ROAD, SUITE 200, WESTLAKE VILLAGE, CALIFORNIA 91361, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Tentative Parcel Map No. 89-21 (Tentative Map) filed by The Sammis Company was recommended for approval by the Planning Commission in Resolution No. 7422 and approved by City Council Resolution No. 9889, subject to certain conditions; and

WHEREAS, the Final Map for such subdivision has been submitted, together with the subdivision improvement agreement proposed to be entered into in connection with the subdivision; and

WHEREAS, the Final Map is ministerially exempt from the California Environmental Quality Act according to City Council Resolution No. 9133.

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

1. Final Parcel Map No. 89-21 is approved, subject to the conditions set forth in Planning Commission Resolution No. 7422 and City Council Resolution No. 9889 for the Tentative Map, incorporated herein.

2. The City Council finds that Final Parcel Map 89-21 is consistent with the General Plan as adopted, and is in substantial compliance with the previously approved Tentative Map.

3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.

4. All offers of dedication shown on such map are accepted subject to improvement.

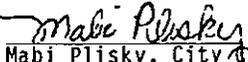
Passed and adopted this 22nd day of May, 1990, by the following vote:

AYES: Council Members: Furr, Lopez, and Maron.

NOES: Council Members: None.

ABSENT: Council Members: Johs and Takasugi.


Dorothy S. Maron, Mayor Pro Tem

ATTEST: 
Mabi Plisky, City Clerk

Standard Form approved by the City Attorney.

CITY COUNCIL OF THE CITY OF OXNARD

Resolution No. 9943

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
FINDING GOOD FAITH COMPLIANCE WITH DEVELOPMENT AGREEMENT
WITH SAMMIS CORPORATION FOR THE MCINNES RANCH SPECIFIC
PLAN.

WHEREAS, on April 11, 1989, the City Council adopted Ordinance No. 2196, approving a development agreement between the City and Sammis Corporation for the McInnes Ranch Specific Plan; and

WHEREAS, City Council Resolution No. 8139 requires an annual review of development agreements to determine whether the developer has demonstrated good faith compliance with the terms of the development agreement; and

WHEREAS, this resolution is not intended to address an existing dispute between the City and the developer concerning whether the developer may oppose the formation of an assessment district for certain street improvements.

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

1. The City Council receives the progress report for 1989 on the development agreement for the McInnes Ranch Specific Plan, located at the northeast corner of Rice Avenue and Sturgis Road within the Northeast Industrial Area.

2. The City Council finds that the developer of the McInnes Ranch Specific Plan has demonstrated good faith compliance with the development agreement and has made satisfactory progress toward completion of the project.

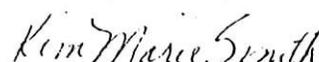
Passed and adopted this 24th day of April, 1990, by the following vote:

AYES: Council Members: Furr, Johs, Lopez, Maron and Takasugi

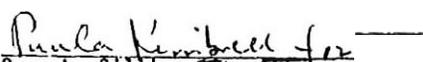
NOES: Council Members: None

ABSENT: Council Members: None


Nao Takasugi, Mayor

ATTEST: 
for Mabi Plisky, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

Resolution No. 9792

RESOLUTION DENYING THE APPEAL OF THE PLANNING COMMISSION DECISION AND APPROVING SPECIAL USE PERMIT NO. 1355, LOCATED AT NORTH OF THE COLONIA ROAD EXTENSION AND WEST OF DEL NORTE BOULEVARD WITHIN THE MCINNES RANCH SPECIFIC PLAN AREA TO PERMIT THE CONSTRUCTION OF A 123,000 SQUARE FOOT SPECULATIVE INDUSTRIAL BUILDING ON 6.63 ACRES ZONED M-1-PD (LIGHT MANUFACTURING PLANNED DEVELOPMENT).

WHEREAS, Planning Commission approved Resolution No. 7364, filed by The Sammis Company, 650 Hampshire Road, Suite 200, Westlake Village, California 91361 to permit the construction of a 123,000 square foot speculative industrial building on 6.63 acres zoned M-1-PD (Light Manufacturing Planned Development); and

WHEREAS, The Sammis Company appealed the decision of the Planning Commission; and

WHEREAS, the City Council has conducted a public hearing and received evidence in favor of and opposed to the application for a speculative industrial building involving a total building area of approximately 123,000 square feet; and

WHEREAS, the Community Development Director has provided public notice of the intent of the City to adopt a declaration to this effect and the City Council has reviewed the initial study and staff report and hereby finds that there will be no significant environmental impact and adopts said negative declaration in accordance with the California Environmental Quality Act.

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

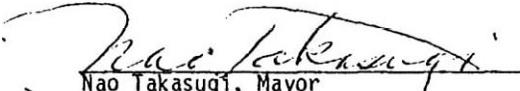
The appeal of the Planning Commission action is denied and Special Use Permit No. 1355 is hereby granted, subject to the conditions set forth by Planning Commission Resolution No. 7364.

Passed and adopted this 12th day of September, 1989, by the following vote:

AYES: Council Members: Lopez, Maron and Furr

NOES: Council Members: Johns and Takasugi

ABSENT: Council Members: None


Nao Takasugi, Mayor

ATTEST: 
Mabi Plisky, City Clerk

Standard Form approved by the City Attorney.

RESOLUTION NO. 7252

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING ADOPTION OF A SPECIFIC PLAN FOR MCINNES RANCH BUSINESS PARK (MISCELLANEOUS FILE NO. 217), IN ACCORDANCE WITH THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, ON THAT PROPERTY CONTAINING APPROXIMATELY 235 ACRES ACRES, BEING LOCATED AT NORTHEAST CORNER OF RICE AVENUE AND STURGIS ROAD, FILED BY THE SAMMIS COMPANY, 650 HAMPSHIRE ROAD, SUITE 200, WESTLAKE VILLAGE, CALIFORNIA 91361.

WHEREAS, the Planning Commission of the City of Oxnard has held public hearings to consider adoption of a Specific Plan for the McInnes Ranch Business Park, in accordance with the Government Code of the State of California and Chapter 2 of the Oxnard City Code; and

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

1. That the proposed Specific Plan is in conformance with the General Plan.
2. That the proposed Specific Plan is a logical refinement of the General Plan and that the land use relationships, the streets proposed, and the reservations for public lands are in conformance with adopted standards of the Planning Commission or constitute good City planning policies.
3. That the development proposed in the Specific Plan will not adversely affect or be materially detrimental to the adjacent land uses, buildings or structures or to the health, safety or general welfare of the citizens of the City; and

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Specific Plan 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 at or visit the McInnes Ranch Business Park in particular; and

WHEREAS, the Community Development Director has provided public notice that the project covered by this application will produce no significant impact on the environment and of the intent of the City Planning Commission to adopt a declaration to this effect; and

WHEREAS, the Planning Commission has reviewed this notice along with the initial study and staff report and hereby finds that there will be no significant environmental impact and adopts a negative declaration in accordance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds that the Specific Plan will create a demand for day care facilities, and the applicant has agreed to provide for such facilities and will be required to provide a plan for managing the demand on the City's transportation system; and whereas, the Planning Commission encourages day care facilities to reduce traffic congestion; and

WHEREAS, the Planning Commission finds that buildings over 100,000 square feet require the Planning Commission's review.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends adoption of the subject Specific Plan, as "Exhibit A", and the Errata Sheet as "Exhibit B", on file in the Community Development Department.

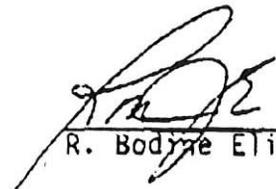
PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of December, 1988, by the following vote:

AYES: Commissioners: Perez, Flores, Spray, Racine, Elias

NOES: Commissioners: None

ABSENT: Commissioners: Dressler

ABSTAINED: Commissioners: Grey



R. Bodine Elias, Chairperson

ATTEST: 

Richard J. Maggio, Secretary

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2619

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 02-630-2 (SPECIFIC PLAN AMENDMENT) TO AMEND THE MCINNES RANCH SPECIFIC PLAN LAND USE DESIGNATION FROM "BRP" TO "INDUSTRIAL," FOR A 4.94 AND A 7.52 ACRE PARCEL, LOCATED ON THE NORTHEAST CORNER OF CAMINO DEL SOL AND RICE AVENUE. FILED BY JON M. ROSENTHAL, BERDAN HOLDINGS, LLC, 501 SPECTRUM CIRCLE, OXNARD, CA 93030.

WHEREAS, on November 21, 2002, the Planning Commission approved Resolution No. 2002-103 recommending that the City Council adopt an ordinance approving Planning and Zoning Permit No. 02-630-2 (Specific Plan Amendment) to amend the *McInnes Ranch Specific Plan*, filed by Jon M. Rosenthal, Berdan Holdings, LLC; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to Specific Plan Amendment No. 02-630-2; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. 02-630-2; and

WHEREAS, the Specific Plan provides plans, regulations, conditions and programs for the development of the McInnes Ranch Business Park ("the Park"), consisting of approximately 235 acres, primarily zoned Light Manufacturing Planned Development (M-1-PD); and

WHEREAS, Jon M. Rosenthal, Berdan Holdings, LLC. has also applied for approval of a zone change for the 4.94 acre parcel and the 7.52 parcel to M-1-PD; 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 mitigated negative declaration for this project, and the City Council has considered the proposed mitigated negative declaration, as amended, for the project before adopting this ordinance, together with any comments received during the public review process, and finds on the basis of the initial study and any comments received that with the imposition of mitigation measures as conditions of approval there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and approves the mitigated negative declaration; and

WHEREAS, Applicant agrees, as a condition of approval of this ordinance and at applicant's own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this ordinance or any actions or proceedings, acts or determinations taken, done or made before the

approval of this ordinance that were part of the approval process.

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. Exhibits 2.2A and 2.2B of the Specific Plan are revised to appear as shown as Exhibits 2.2A and 2.2B, attached hereto and incorporated herein by this reference.

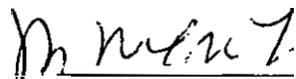
Part 2. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. 2619 was first read on December 17, 2002, and finally adopted on January 7, 2003, to become effective thirty days thereafter.

PASSED AND ADOPTED this 7th day of January, 2003 by the following vote: _____

AYES: Councilmembers Herrera, Lopez, Maulhardt, Pinkard and Zaragoza.

NOES: None.

ABSENT: None.



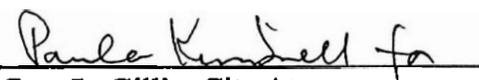
Dr. Manuel M. Lopez, Mayor

ATTEST:

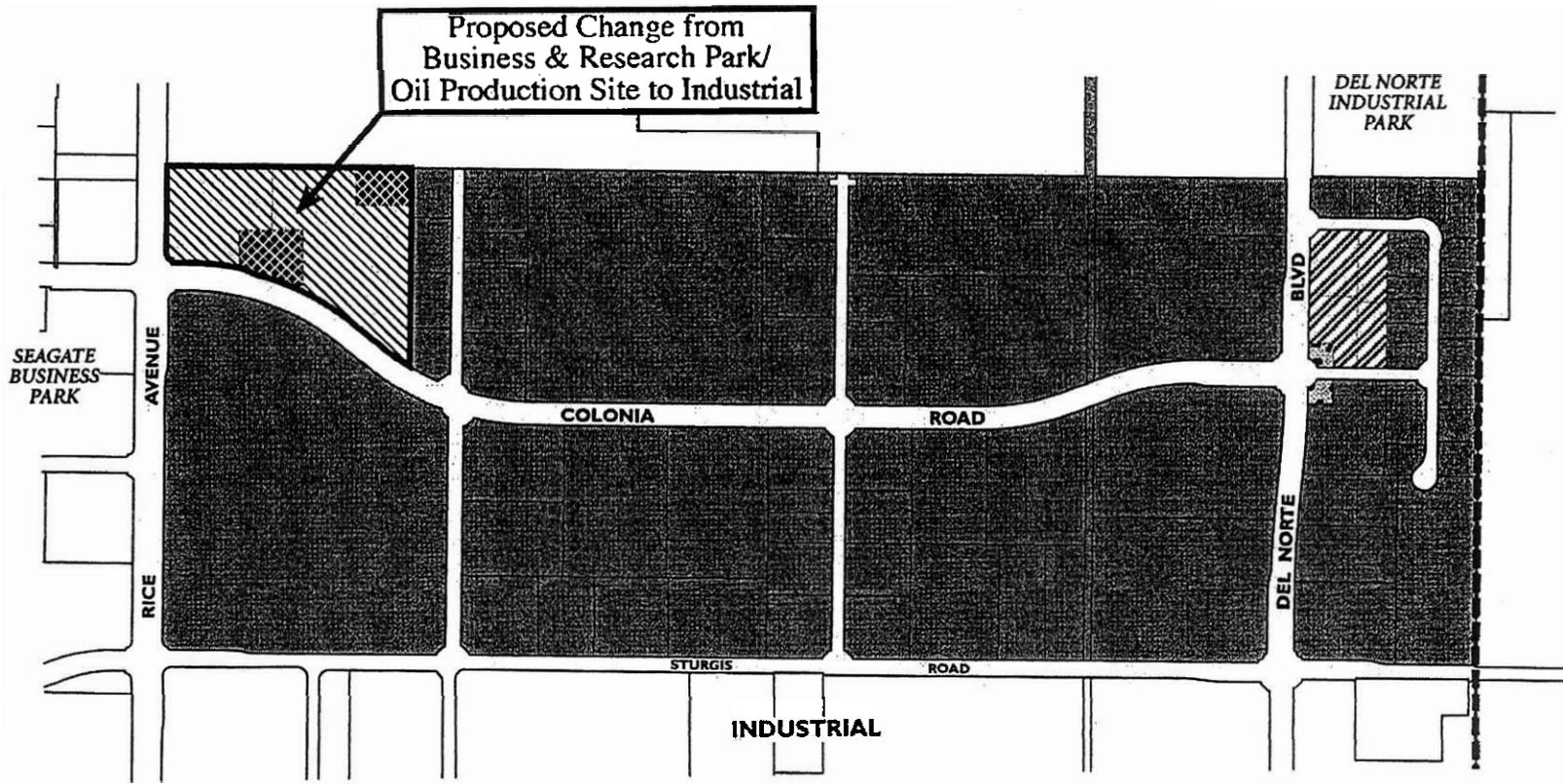


Daniel Martinez, City Clerk

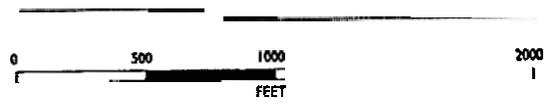
APPROVED AS TO FORM:



Gary L. Gillig, City Attorney



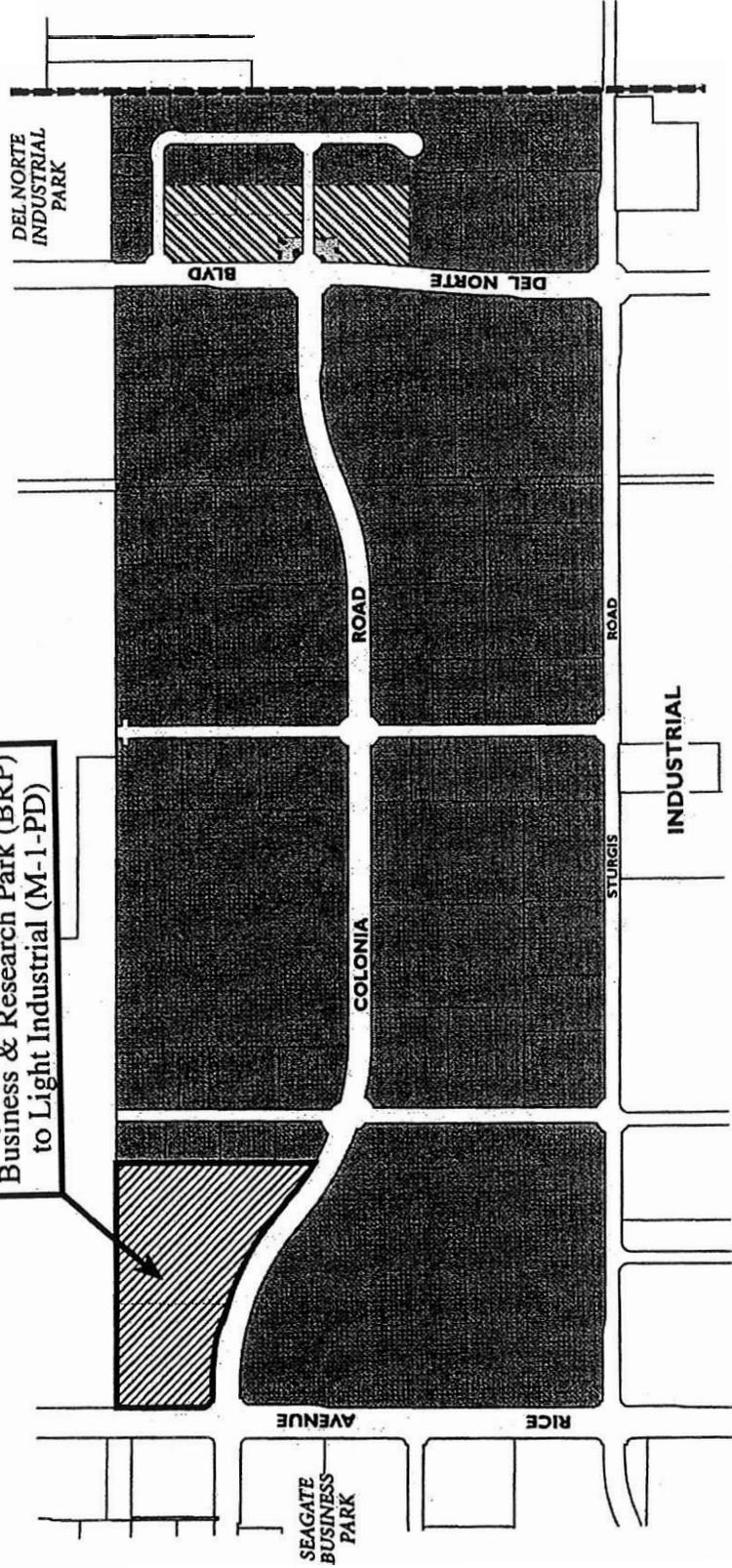
-  Industrial
-  Business & Research Park
-  Industrial with Service Center
-  Feature Park
-  Oil Production Site
-  Oxnard City Limits
-  Sphere of Influence



Planning & Environmental Services

Exhibit 2.2A
LAND USE MAP
 PZ 02-500-19, 02-570-2,
 02-620-3, 02-630-2
 September 16, 2002

Proposed Zone Change from
Business & Research Park (BRP)
to Light Industrial (M-1-PD)



- Industrial (M-1-PD)
- Business & Research Park (BRP)
- Industrial with Service Center in M-1 Zoning
- Community Reserve (C-R)

- Oxnard City Limits
- Sphere of Influence



Exhibit 2.2B
ZONING IMPLEMENTATION MAP

PZ 02-500-19, 02-570-2,
02-620-3, 02-630-2
September 16, 2002



Planning & Environmental Services

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2,585

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIFIC PLAN AMENDMENT NO. PZ 01-5-21 TO AMEND THE MCINNES RANCH BUSINESS PARK SPECIFIC PLAN. FILED BY MAC VALLEY OIL, 100 DEL NORTE BOULEVARD, OXNARD, CA 93030.

WHEREAS, the City Council of the City of Oxnard has considered proposed Specific Plan Amendment No. PZ 01-5-21, to amend the McInnes Ranch Specific Plan by changing the land use designation for property located on the east side of Del Norte Boulevard, approximately 300 feet north of Sturgis Road, from Industrial to Industrial Service Center (Exhibits 2.2A and 2.2B of specific plan), changing the required front yard setback for the Industrial Service Center designation from 48 feet to 38 feet (Exhibit 3.2G of the Specific Plan), and allowing a median break in Del Norte Boulevard between Camino Del Sol and Sturgis Road (Pages 11 and 12, and Exhibit 2.3D of the Specific Plan); and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed Specific Plan Amendment No. PZ 01-5-21; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. PZ 01-5-21; 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 mitigated negative declaration for this project, and the City Council has considered the proposed mitigated 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 mitigated negative declaration reflects the independent judgment of the City, and approves the mitigated negative declaration; and

WHEREAS, Applicant agrees, as a condition of approval of this resolution and at Applicant's own expense, to indemnify and defend the City of Oxnard 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 ordinance or any proceedings, acts or determination taken, done or made before the approval of this ordinance that were part of the approval process.

The City of Council of the City of Oxnard does ordain as follows:

Part 1. The City Council of the City of Oxnard approves Specific Plan Amendment No. PZ 01-5-21, amending the McInnes Ranch Business Park Specific Plan by changing the land use designation for property located on the east side of Del Norte Boulevard, approximately 300 feet north of Sturgis Road from Industrial to Industrial Service Center (Exhibits 2.2A and 2.2B of the

Specific Plan) as shown in Exhibit "1", on file with the City Clerk and incorporated by reference, changing the required front yard setback for the Industrial Service Center designation from 48 feet to 38 feet (Exhibit 3.2G of the Specific Plan) as shown in Exhibit 2, on file with the City Clerk and incorporated herein by reference, and allowing a median break in Del Norte Boulevard between Camino Del Sol and Sturgis Road (Pages 11 and 12 and Exhibit 2.3D of the Specific Plan) as shown in Exhibit 3, on file with the City Clerk and incorporated by reference.

Part 2. Pursuant to Government Code Section 65863.5, the City Clerk shall mail a copy of this ordinance to the Assessor of Ventura County within thirty (30) days from the adoption of this ordinance. _____

Part 3. Within fifteen (15) days after passage, ~~the City Clerk shall~~ cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. 2585 was first read on November 6, 01 and finally adopted on Nov. 20, 01 to become effective thirty days thereafter.

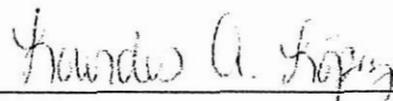
AYES: Councilmembers Lopez, Zaragoza, Pinkard, Holden and Maulhardt.

NOES: None.

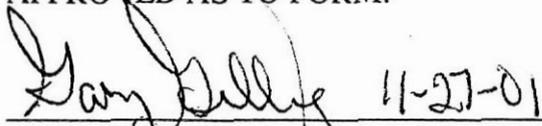
ABSENT: None.

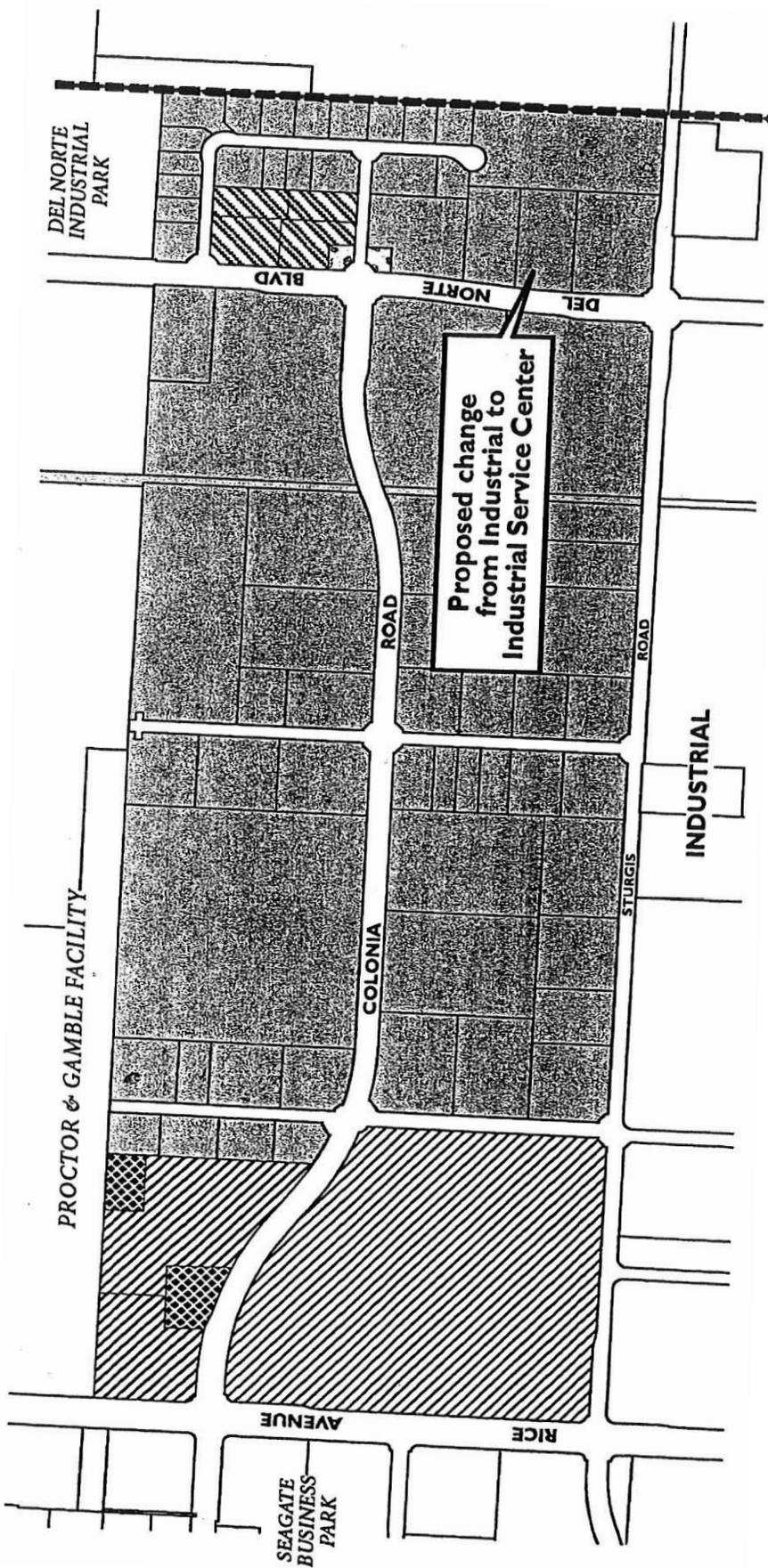

Dr. Manuel M. Lopez, Mayor

ATTEST:


by Daniel Martinez, City Clerk

APPROVED AS TO FORM:

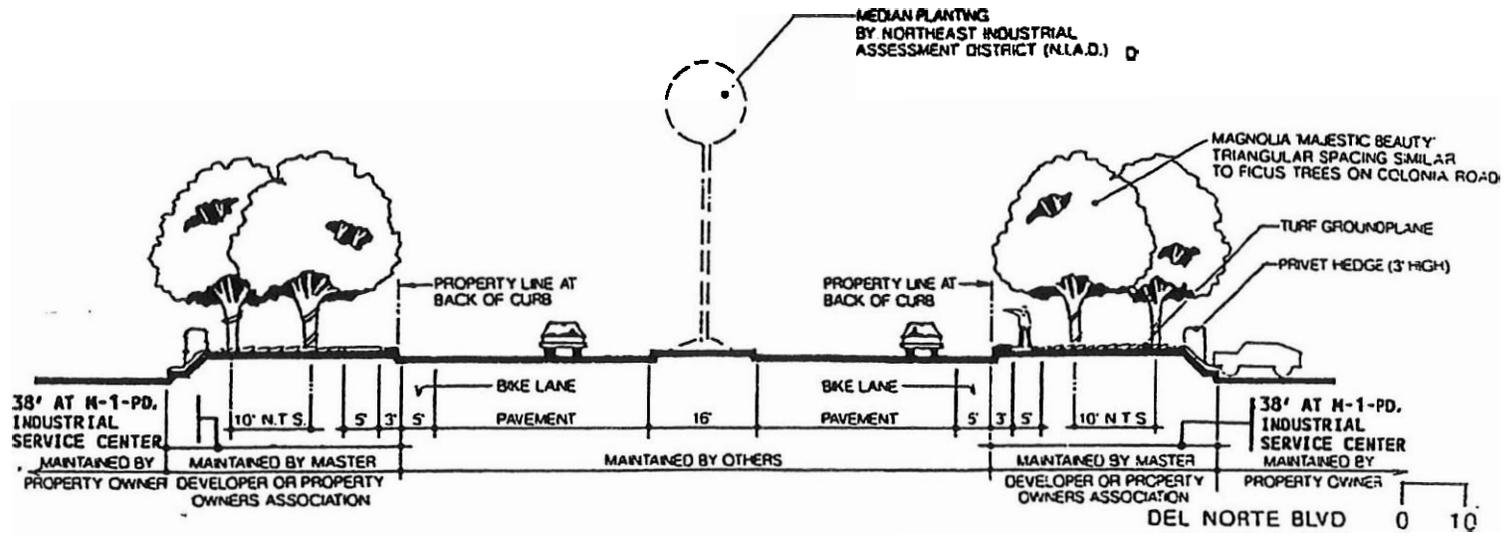
 11-27-01
Gary L. Gillig, City Attorney



-  Industrial
-  Business & Research Park
-  Industrial with Service Center
-  Feature Park
-  Oil Production Site
-  Oxnard City Limits
-  Sphere of Influence



Sheet 2



ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
MEDIAN					BY N.I.A.D.
PARKWAY @ STREET	MAGNOLIA 'MAJESTIC BEAUTY'	N.A.	TURF	N.A.	TRIANGULAR SPACED @ 40' O.C.
PARKWAY @ LOTS	N.A.	LIGUSTRUM 'TEXANUM'	HEDERA HELIX	N.A.	

STREET SECTION-DEL NORTE BLVD

McInnes Ranch Business Park

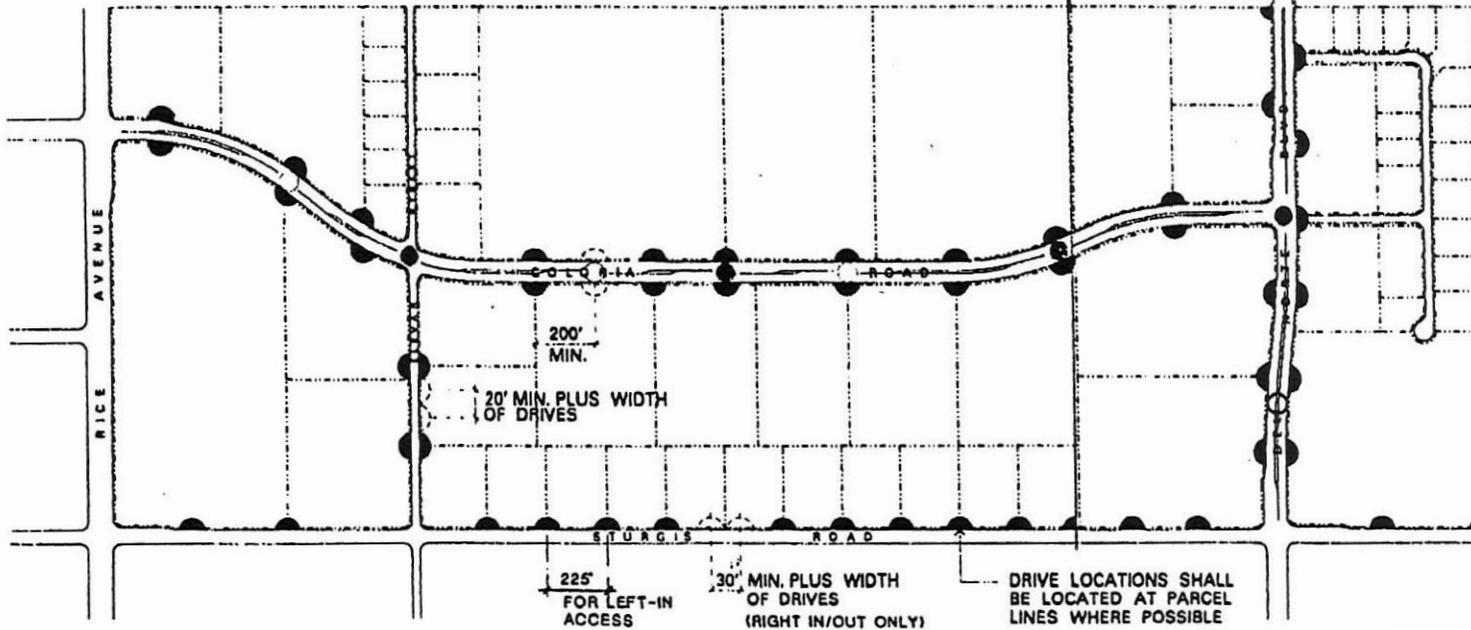
Exhibit 3.2G

LEGEND:

- PRIMARY CURB CUT LOCATIONS
- CURB CUT LOCATIONS (MINIMUM SPACING)
- MEDIAN BREAK (FULL)
- MEDIAN BREAK FOR LEFT TURN IN ONLY

NOTE:

MEDIAN BREAKS AND CURB CUTS SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.



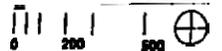
CURB CUT / MEDIAN BREAK LOCATIONS

McInnes Ranch Business Park

Leson Pomeroy Associates

Address: [unclear] [unclear] [unclear]
Phone: [unclear] [unclear] [unclear]
Fax: [unclear] [unclear] [unclear]

Exhibit **2.3D**



CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2470

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD
APPROVING PZ NO. 98-5-38, REVISING THE MCINNES RANCH BUSINESS PARK
SPECIFIC PLAN FOR PROPERTY BOUNDED BY CAMINO DEL SOL, RICE AVENUE,
STURGIS ROAD AND ELEVAR STREET. FILED BY JIM JANUARY FOR SEMINIS,
INC., 2901 N. VENTURA ROAD, SUITE 250, OXNARD, CA 93030

WHEREAS, on December 20, 1988 the City Council adopted Ordinance No. 2184,
approving the McInnes Ranch Business Park Specific Plan ("the Specific Plan"); and

WHEREAS, the Specific Plan provides plans, regulations, conditions and programs for
the development of the McInnes Ranch Business Park ("the Park"), consisting of approximately
235 acres, primarily zoned Light Manufacturing Planned Development (M-1-PD); and

WHEREAS, 32 acres in the Park are zoned Business and Research Park (BRP), including
approximately 32 acres bounded by Camino del Sol, Rice Avenue, Sturgis Road and Elevar
Street ("the 32 acres"); and

WHEREAS, Seminis, Inc. has applied for approval of a project that would require that
the 32 acres be rezoned M-1-PD; and

WHEREAS, M-1-PD zoning for the 32 acres would be consistent with the zoning of most
of the Park; 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 mitigated negative declaration for this project, and the City Council has considered the
proposed mitigated negative declaration, as amended, for the project before adopting this
ordinance, together with any comments received during the public review process, and finds on
the basis of the initial study and any comments received that with the imposition of mitigation
measures as conditions of approval there is no substantial evidence that the project will have a
significant effect on the environment, further finds that the mitigated negative declaration reflects
the independent judgment of the City, and approves the mitigated negative declaration.

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. Exhibits 2.2A and 2.2B of the Specific Plan are revised to appear as shown on
Exhibits 2.2A and 2.2B, attached hereto and incorporated herein by this reference.

Part 2. In the fourth line of subpart E of section 3.4.10 ("Specific Design Standards") on
page 29 of the Specific Plan, the word "white" is deleted.

Part 3. The following sentence is added at the end of subsection 1 ("Top-of-Building Face Signs") of subpart E of section 3.4.10 ("Specific Design Standards") on page 29 of the Specific Plan, after the chart:

"Provided, however, that the top-of-building face signs on buildings containing over 200,000 square feet may have twice the maximum letter height, maximum height/width and maximum square feet per story set out above."

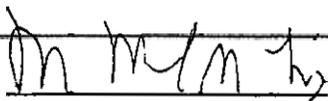
Part 4. In the first line of subpart E.1 of section 3.4.10 ("Specific Design Standards") on page 29 of the Specific Plan, the word "two (2)" is changed to "three (3)".

Part 5. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. 2470 was first read on July 14, 1998, and finally adopted on July 21, 1998, to become effective thirty days thereafter.

AYES: Councilmember Holden, Lopez, Maulhardt, Pinkard, and Zaragoza.

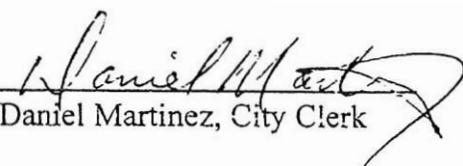
NOES: None.

ABSENT: None.

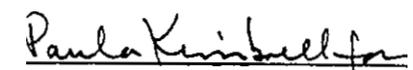


Dr. Manuel M. Lopez, Mayor

ATTEST:


Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

Ordinance No. 2252

ORDINANCE AMENDING ORDINANCE NO. 2184 FOR A SPECIFIC PLAN FOR THE McINNES RANCH BUSINESS PARK, FOR PROPERTY LOCATED ON 235 ACRES AT THE NORTHEAST CORNER OF RICE AVENUE AND STURGIS ROAD, FILED BY THE SAMMIS COMPANY, 650 HAMPSHIRE ROAD, SUITE 200, WESTLAKE VILLAGE, CALIFORNIA 91361.

WHEREAS, the City Council has held a public hearing to receive oral and written testimony on the proposal by the Sammis Company to amend the specific plan known as City Council Ordinance No. 2184.

WHEREAS, in accordance with the California Environmental Quality Act, the Community Development Director has recommended adoption of a negative declaration for this project and has provided public notice of the intent of the City to adopt a declaration to this effect and the City Council has reviewed the initial study and staff report concerning this project and hereby finds that the project will not produce a significant effect on the environment and adopts said negative declaration.

WHEREAS, the Planning Commission adopted Resolution No. 7555 recommending an amendment to Ordinance No. 2184 for the McInnes Ranch Business Park Specific Plan.

NOW, THEREFORE, the McInnes Ranch Specific Plan adopted by Ordinance No. 2184 is amended as follows:

Part 1. The third sentence of paragraph 5 of Section 1.3 is amended to read as follows:

"Elevar Street and Kinetic Drive will extend from Sturgis Road to the north boundary of the site."

Part 2. (a) The fifth sentence of paragraph 5 of Section 2.3.2 is amended to read as follows:

"Secondary circulation between Colonia and Sturgis Roads is provided at Elevar Street and Kinetic Drive which will also provide access to the adjacent Procter and Gamble site to the north in the future if necessary.

(b) The last sentence of paragraph 5 is amended to read as follows:

"A temporary turnaround will be provided at the northerly ends of Elevar Street and Kinetic Drive that will be vacated if and when these streets are extended into the Procter and Gamble property."

Part 3. The second paragraph of Section 2.3.2 is hereby deleted in its entirety.

Part 4. Section 2.3.4 is amended to read as follows:

"The Pedestrian Circulation Plan is presented in Exhibit 2.3C. The Landscape Master Plan contained in Section 3.2 details streetscape designs."

Part 5. Exhibits 2.3 B, 2.3 C, 2.3 D, 2.4 A, 2.4 B, 2.4 C, 3.2 A, 3.2 D, 3.2 F, 3.2 H, 3.2 I, 3.2 J, and 3.2 N are amended as shown in the attached Exhibits with the same numbers, respectively.

Part 6. Section 2.4.3 (A) (4) is amended to read as follows:

"Elevar Street and Kinetic Drive north of Colonia Road."

Part 7. Section 2.4.3 (B) (2) is amended to read as follows:

"Elevar Street and Kinetic Drive south of Colonia and all other public roadways as well as all utilities located within the project boundaries. Construction timing is conditioned by the tract or parcel map conditions applicable to that area of the Specific Plan."

Part 8. Section 2.4.4 (C) is amended to read as follows:

"Development of the landscaped front setback along Sturgis Road and Elevar Street and Kinetic Drive will occur as individual parcels are developed."

Part 9. Section 2.4.4 (D) is amended to read as follows:

"Median development along Colonia Road will be developed initially without breaks except at Elevar Street and Kinetic Drive, railroad track and other farm crossing breaks as provided by the NIAD."

Part 10. Section 3.2.5 is added to read as follows:

"Water Shortage Emergency. In the event the City Council declares a water shortage emergency pursuant to the State Water Code, the landscaping standards may be suspended and emergency landscaping standards may be implemented. The emergency landscaping standards shall be approved by the director of Parks and Recreation. These standards shall be for the purpose of reducing water consumption during a water shortage emergency."

Part 11. Section 4.5.2 is amended to read as follows:

Add to Section (A) (3) the following items:

"Wood Chips and/or Bark Mulch

Crushed rock (3/4" - 6" diameter)".

Add to Section (B) (3) the following items:

- "Wood Chips and/or Bark Mulch
- Crushed rock (3/4" - 6" diameter)".

Add to Section (C) (1) the following items:

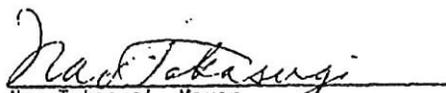
- "Chorisia speciosa (Floss Silk Tree)
- Arecastrun romanzoffianum (Queen Palm)
- Washingtonia robusta (Mexican Fan Palm)".

Part 12. Pursuant to Government Code Section 65863.5, the City Clerk shall mail a copy of this ordinance to the County Assessor of Ventura County within thirty (30) days from the adoption of this ordinance.

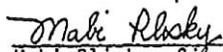
Part 13. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. _____ was first read on July 16, 1991 and finally adopted on August 6, 1991, to become effective thirty (30) days thereafter.

Passed and adopted this 6th day of August, 1991, by the following vote:

- AYES: Council Members: Maron, Plisky, Takasugi, Furr and Lopez
- NOES: Council Members: None
- ABSENT: Council Members: None

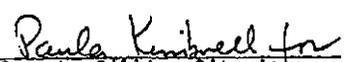


 Nao Takasugi, Mayor

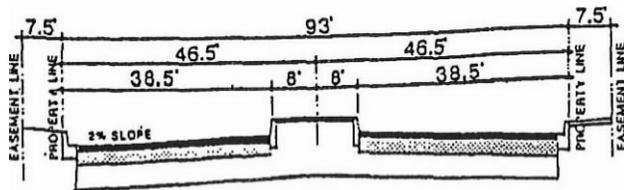
ATTEST: 

 Mabi Plisky, City Clerk

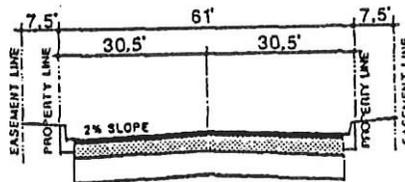
APPROVED AS TO FORM:



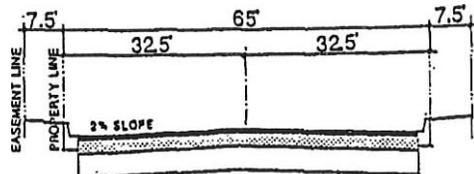
 Gary L. Gillig, City Attorney



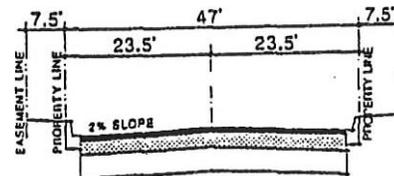
**SECTION A-A / B-B
DEL NORTE BLVD
COLONIA ROAD (WEST OF DEL NORTE)**



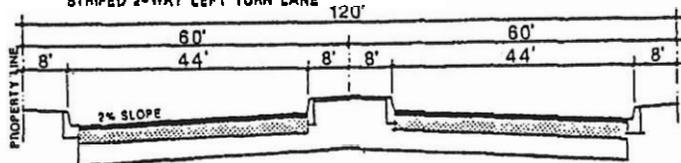
**SECTION C-C
ELEAR STREET
(SOUTH OF COLONIA ROAD)**



**SECTION D-D
STURGIS ROAD**
NOTE: ONLY NORTH 36' OF STURGIS ROAD WILL BE IMPROVED AS PART OF PHASE 2
TWO 12' TRAVEL LANES WITH 12' DOUBLE-YELLOW STRIPED 2-WAY LEFT TURN LANE

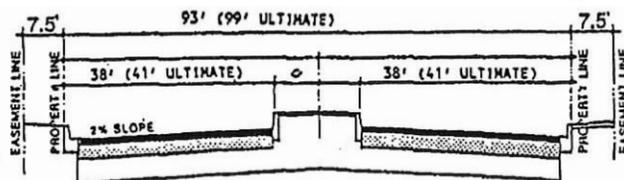


**SECTION F-F
COLONIA ROAD
(EAST OF DEL NORTE)
KINETIC DRIVE AND
ALL OTHER STREETS**



**SECTION E-E
RICE STREET**
NOTE: ONLY EAST HALF OF RICE ROAD WILL BE IMPROVED AS PART OF THIS DEVELOPMENT

- NOTE:
1. SIDEWALKS WILL BE PROVIDED PER SECTION 2.3.4.
 2. SUB-BASE (I.E. REMOVAL AND RECOMPACTION ZONE) SHOULD BE EXTENDED AT LEAST 12" BEYOND BACK OF CURB (I.E. 12" BEYOND PROPERTY LINE AS SHOWN).



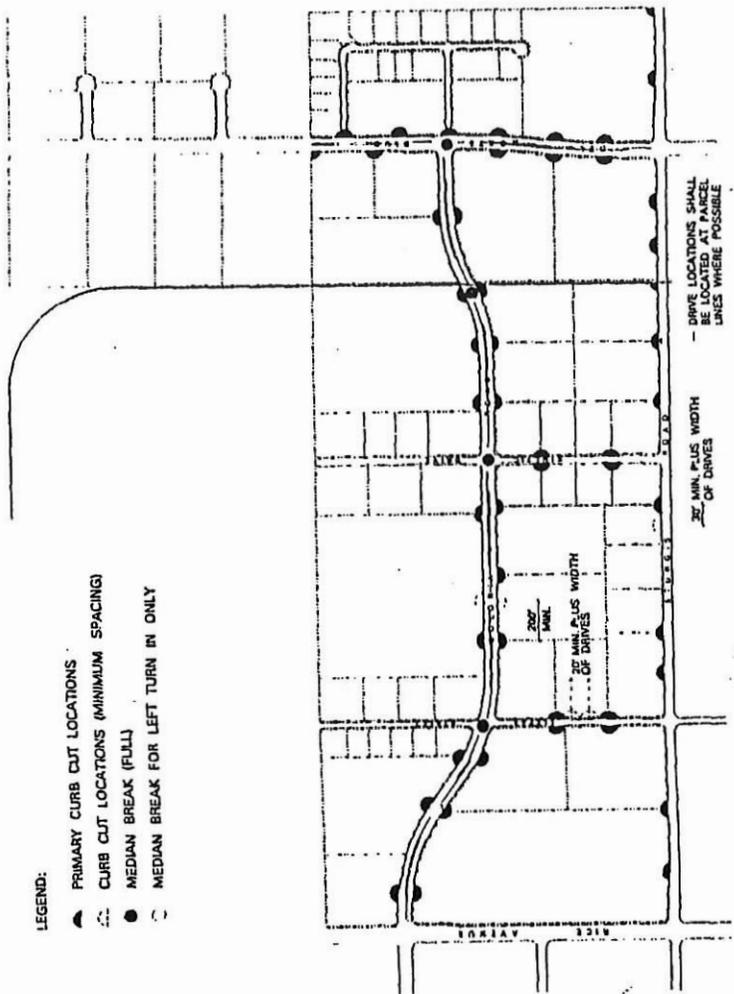
**SECTION A1-A1
COLONIA ROAD (RICE AVE TO ELEAR)**

- NOTE:
- COLONIA ROAD BETWEEN RICE AVENUE AND ELEAR STREET SHALL HAVE A 99 FT. RIGHT-OF-WAY WITH A CONSTRUCTED CROSS-SECTION OF 93 FT. UNTIL SUCH TIME AS THE FREEWAY INTERCHANGE IS INSTALLED FOR THE INTERSECTION OF RICE AVENUE AND COLONIA ROAD. PAVEMENT WIDTH FOR THIS CROSS SECTION SHALL BE 38 FT. ON EACH SIDE OF THE STREET UNTIL THE INTERCHANGE IS BUILT, THEN THE PAVEMENT WIDTH SHALL BE WIDENED TO 41 FT. ON EACH SIDE OF THE STREET.

STREET SECTIONS

McInnes Ranch Business Park

Exhibit 2.3B



CURB CUT / MEDIAN BREAK LOCATIONS

Exhibit 2.3D

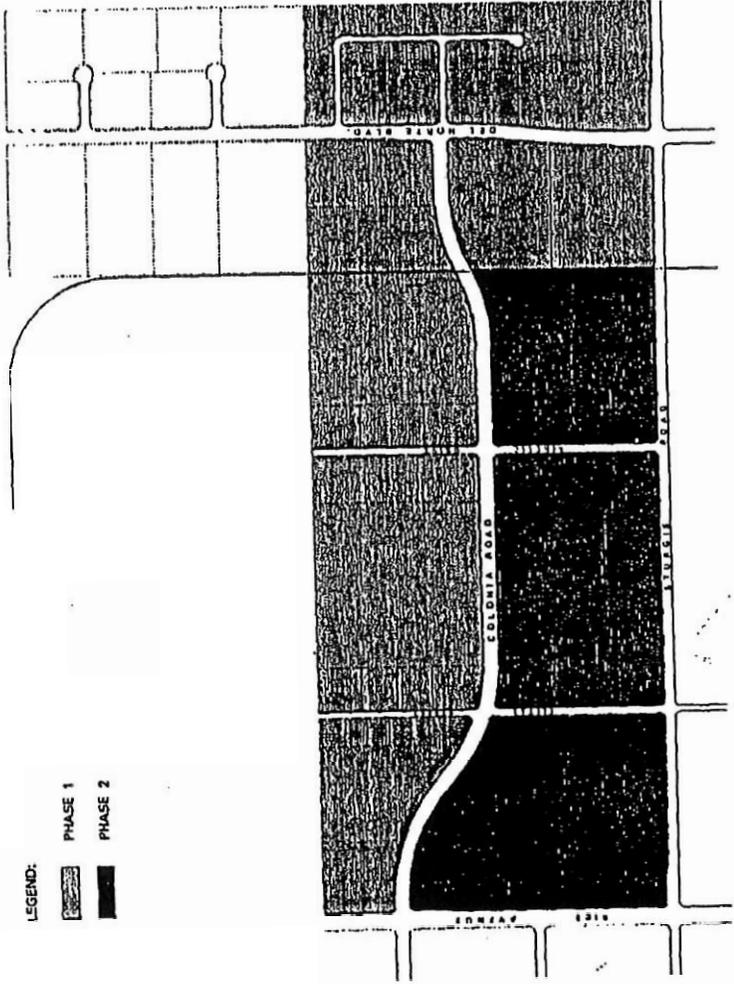
Local Property Assessor

McInnes Ranch Business Park

PHASING PLAN

Exhibit 2.4A

Local Primary Arterial

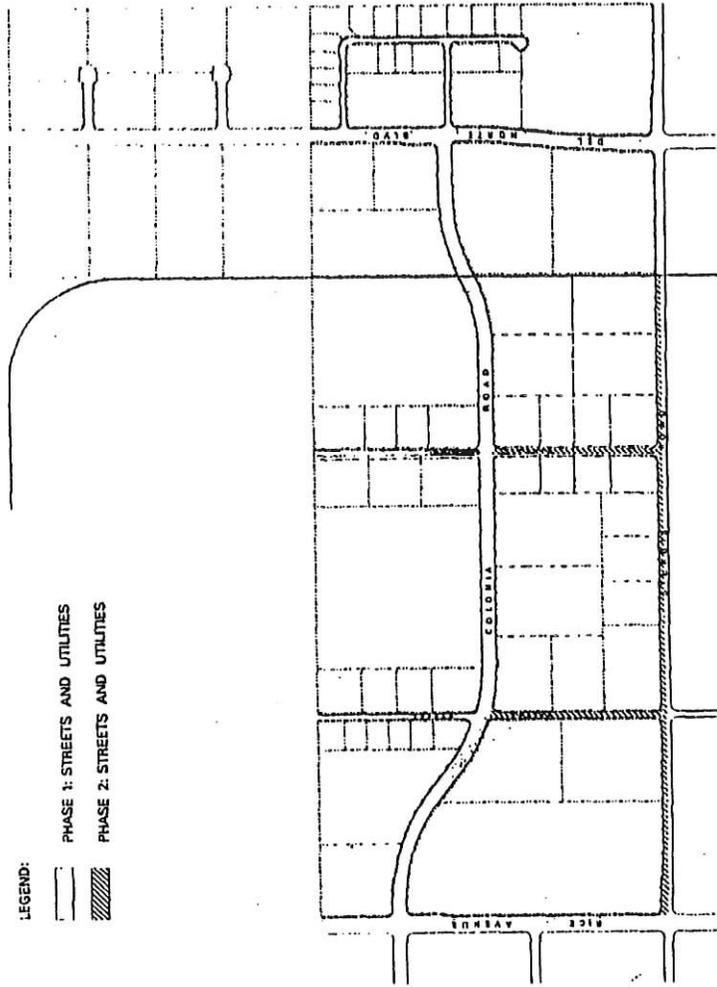


LEGEND:

PHASE 1

PHASE 2

McInnes Ranch Business Park



LEGEND:

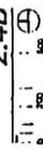
- PHASE 1: STREETS AND UTILITIES
- ▨ PHASE 2: STREETS AND UTILITIES

STREET AND INFRASTRUCTURE PHASING PLAN

McInnes Ranch Business Park

Local Property Lines

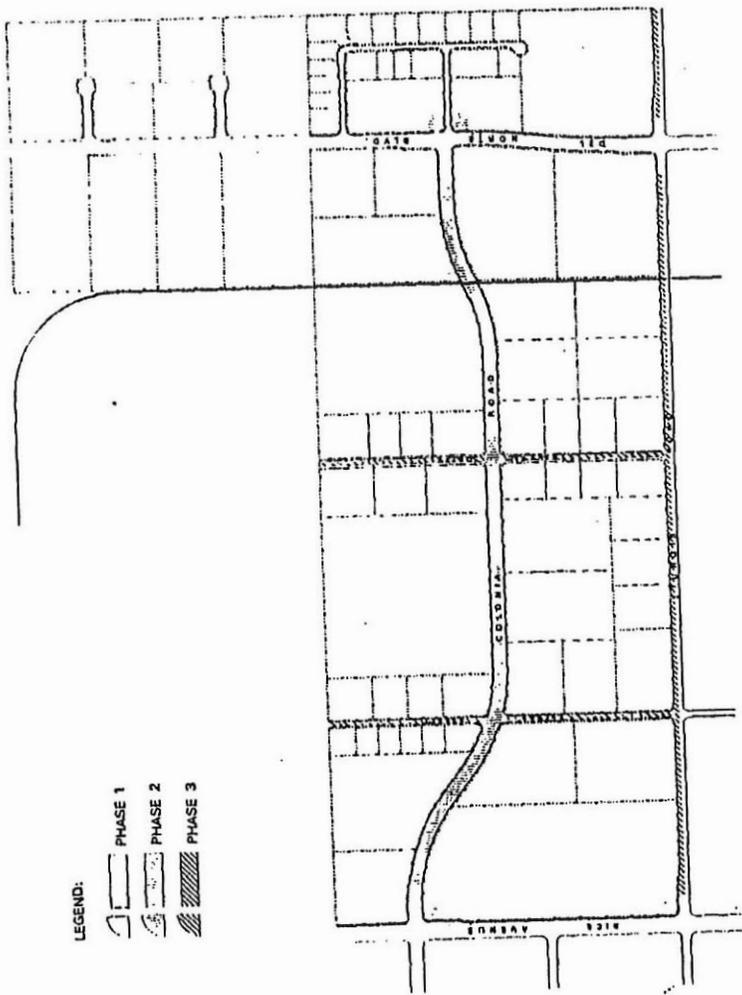
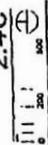
Exhibit 2.4B



LANDSCAPE PHASING PLAN

Exhibit 2.4C

Local: Property Line



- LEGEND:
- PHASE 1
 - PHASE 2
 - PHASE 3

McInnes Ranch Business Park

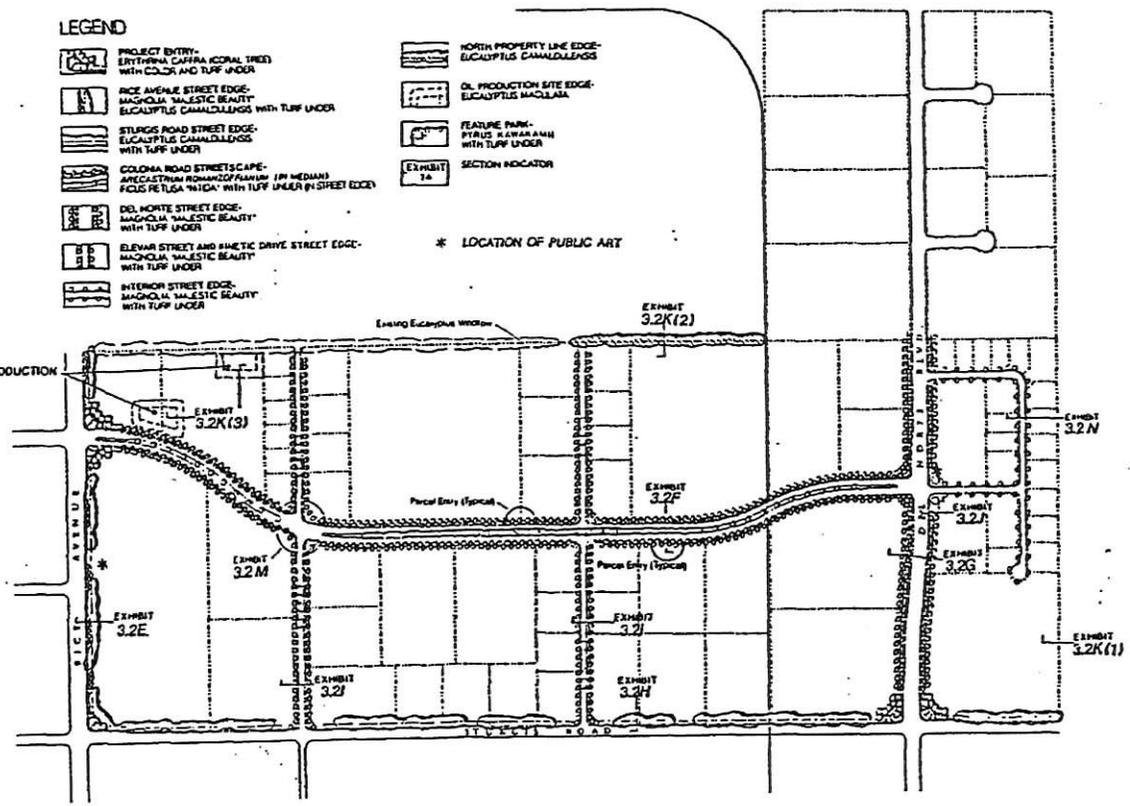
LEGEND

- PROJECT ENTRY -
ERTHRAVA CAFFERA (CORAL TREE)
WITH COLEA AND TURF UNDER
- RICE AVENUE STREET EDGE -
MAGNOLIA 'MAJESTIC BEAUTY'
EUCALYPTUS CANNADALLENSIS WITH TURF UNDER
- STURGES ROAD STREET EDGE -
EUCALYPTUS CANNADALLENSIS
WITH TURF UNDER
- COLOMA ROAD STREETScape -
APICESTRUM ROMANOF PLANUM (PI) MEDIAN
FICUS RE TUSA 'MAGNA' WITH TURF UNDER @ STREET EDGE
- DEL NORTE STREET EDGE -
MAGNOLIA 'MAJESTIC BEAUTY'
WITH TURF UNDER
- ELEVAN STREET AND RIMETIC DRIVE STREET EDGE -
MAGNOLIA 'MAJESTIC BEAUTY'
WITH TURF UNDER
- INTERIOR STREET EDGE -
MAGNOLIA 'MAJESTIC BEAUTY'
WITH TURF UNDER

- NORTH PROPERTY LINE EDGE -
EUCALYPTUS CANNADALLENSIS
- OIL PRODUCTION SITE EDGE -
EUCALYPTUS MACULOSA
- FEATURE PARK -
PYRUS KAWAIIANA
WITH TURF UNDER
- EXHIBIT 3A
SECTION INDICATOR

* LOCATION OF PUBLIC ART

SEE EXHIBIT 3.2L FOR OIL PRODUCTION
SITE LAYOUT



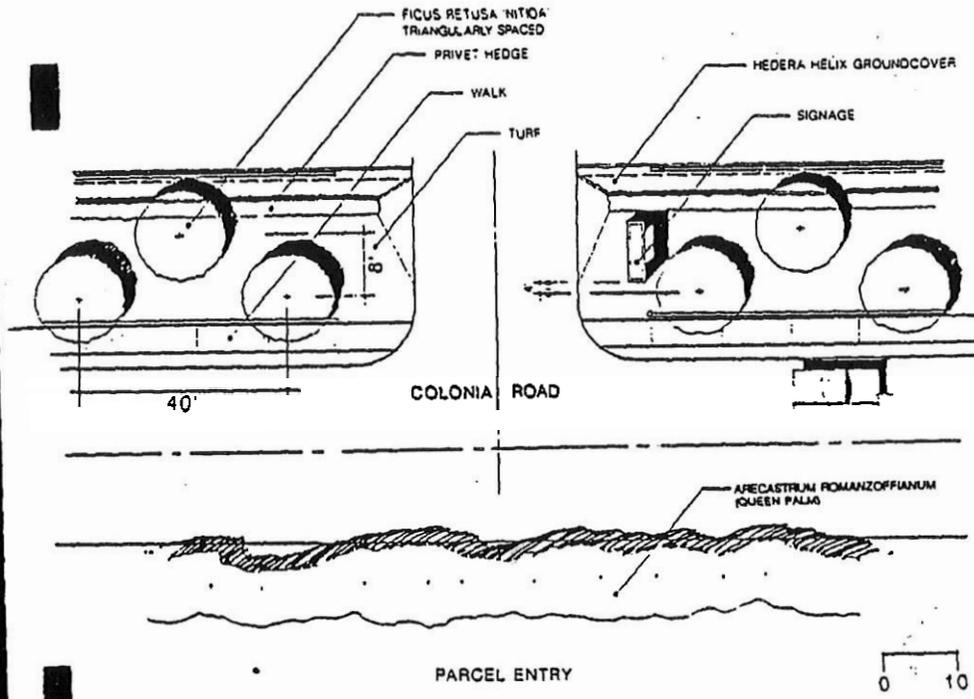
McInnes Ranch Business Park

LANDSCAPE MASTER PLAN

Loose Geometry Assumed

Exhibit 3.2



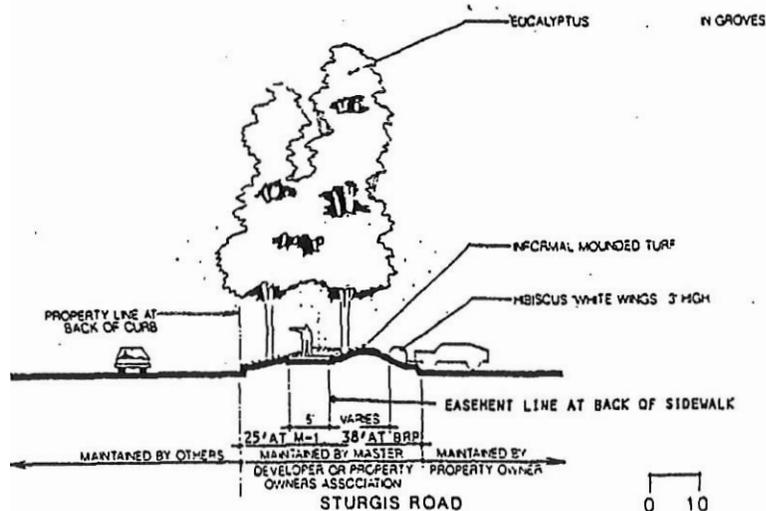


McInnes Ranch Business Park

PARCEL ENTRIES

Exhibit 3.2D

Dike/Runa Lesson Foremanry *Alexius*



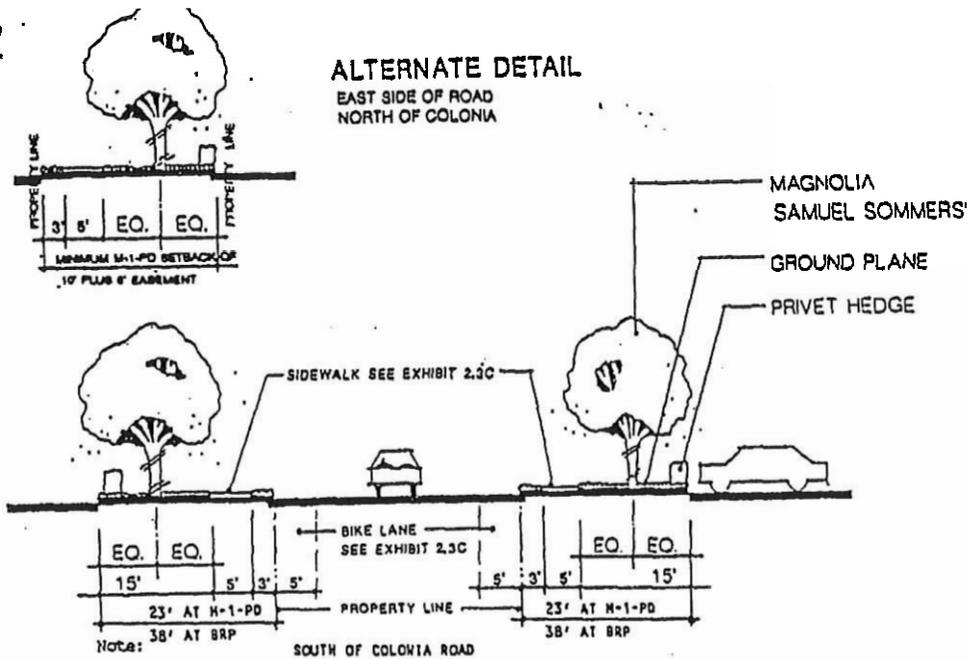
ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
PARKWAY @ STREET	EUCALYPTUS (S.P.P) SHALL BE CONFIRMED BY PARKS DIVISION.	N.A.	MOUNDED TURF	N.A.	15 GALLON (INFORMAL GROVES)
PARKWAY @	N.A.	HIBISCUS 'WHITE WINGS'	HEDERA RELIX	N.A.	SHRUBS - 5 GAL G.C. - FLATS

STREET SECTION-STURGIS ROAD

McInnes Ranch Business Park

Exhibit 3.2F1

ALTERNATE DETAIL
EAST SIDE OF ROAD
NORTH OF COLONIA



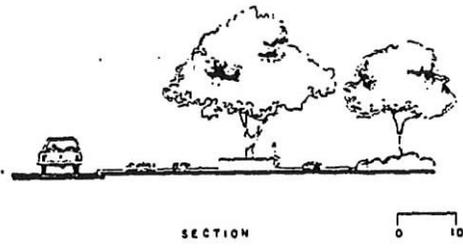
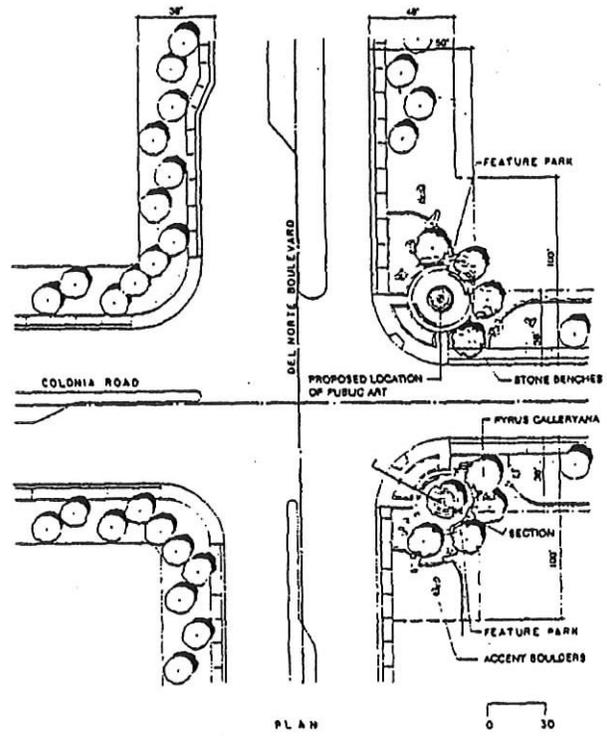
Note:
This section represents the condition at Elevar Street south of Colonia Road only. At Elevar Street north of Colonia Road and at all other streets where sidewalks will not be installed, a landscaped setback will be provided. See alternate detail above.

ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
PARKWAY @ STREET	MAGNOLIA 'MAJESTIC BEAUTY'	LIGUSTRUM 'TEXANUM'	HEDERA HELIX	N.A.	

STREET SECTION-ELEVAR STREET & KINETIC DRIVE

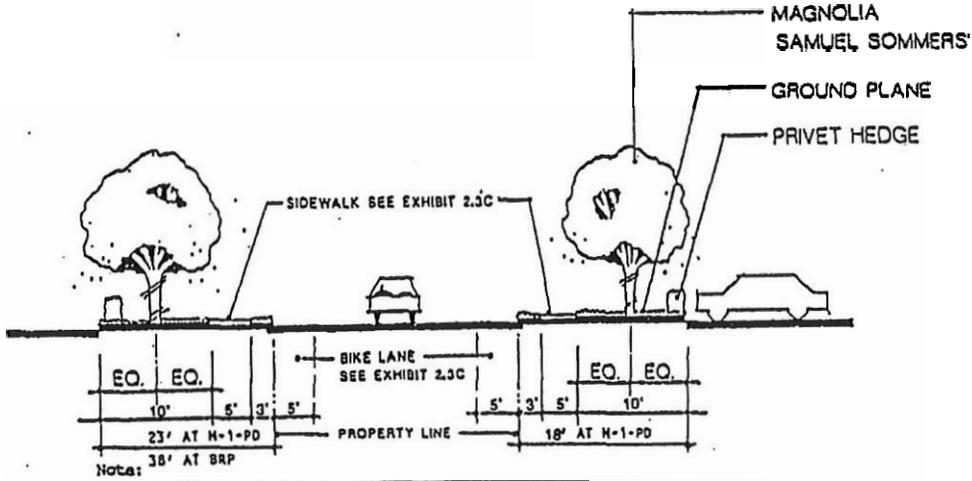
McInnes Ranch Business Park

Exhibit 3.21



McInnes Ranch Business Park

FEATURE PARK
Exhibit 3.2



ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
PARKWAY @ STREET	MAGNOLIA MAJESTIC BEAUTY	LIGUSTRUM TEXANUM	HEDERA HELIX	N.A.	

STREET SECTION - SPECTRUM CIRCLE

McInnes Ranch Business Park

Exhibit 3.2N

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2184

ORDINANCE APPROVING MISCELLANEOUS FILE NO. 217, A SPECIFIC PLAN FOR THE MCINNES RANCH BUSINESS PARK, FOR PROPERTY LOCATED AT 236 ACRES AT THE NORTHEAST CORNER OF RICE AVENUE AND STURGIS ROAD, FILED BY THE SAMMIS COMPANY, 650 HAMPSHIRE ROAD, SUITE 200, WESTLAKE VILLAGE, CALIFORNIA 91361.

The City Council of the City of Oxnard does ordain as follows:

Part 1. The property located at the northeast corner of Rice Avenue and Sturgis Road as shown on the attached map labeled Miscellaneous File No. 217, is hereby changed from approximately 43 acres of M-1-PD to BRP (Business and Research Park) and 0.2 acres of M-1-PD to C-R (Community Reserve).

Part 2. The Community Development Director has provided public notice that the project covered by this application will produce no significant impact on the environment and of the intent of the City to adopt a declaration to this effect, and whereas, the decision-making body has reviewed this notice along with the initial study and staff report and hereby finds that there will be no significant environmental impact and adopts said negative declaration in accordance with the California Environmental Quality Act.

Part 3. Miscellaneous File No. 217 for a specific plan known as the McInnes Ranch Business Park Specific Plan is hereby adopted as amended by Planning Commission Resolution No. 7252 and its attachments, in accordance with the California Government Code and Chapter 2 of the Oxnard city Code.

Part 4. Pursuant to Section 65863.5 of the Government Code, the City Clerk shall mail a copy of this ordinance to the County Assessor of Ventura County within thirty (30) days from the final adoption of this ordinance.

Part 5. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. 2184 was first read on December 13, 1988 and finally adopted on December 20, 1988, to become effective thirty (30) days thereafter.

Passed and adopted this 20th day of December, 1988, by the following vote:

AYES: Council Members: Furr, Johs, Lopez, Maron and Takasugi
NOES: Council Members: None
ABSENT: Council Members: None

Nao Takasugi
Nao Takasugi, Mayor

ATTEST: *Mabi Plisky*
Mabi Plisky, City Clerk

APPROVED AS TO FORM: _____

Gary L. Gillig 12-7-88

Gary L. Gillig, City Attorney

McInnes Ranch Business Park Specific Plan - Revised

Ordinance No. 2184

Adopted: December 20, 1988

Effective Date: January 19, 1989



COMMUNITY DEVELOPMENT DEPARTMENT

MCINNES RANCH BUSINESS PARK SPECIFIC PLAN

Prepared for:

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Westlake, CA 91361
(805) 495-2513

For Presentation to and Consideration by:

City of Oxnard

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Oxnard, CA 93030

Prepared by:

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Jordan & Gilbert - Landscape Architects (April 12, Revision)

3350 Loma Vista Road
Venture, CA 93003

Adopted: December 20, 1988

Effective Date: January 19, 1989

Ordinance Number: 2184

Revised: August 1, 1990

Revised: April 12, 1991

Revised: November 9, 2005

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1.0 INTRODUCTION

1.1 PURPOSE AND INTENT OF THE SPECIFIC PLAN

The McInnes Ranch Business Park Specific Plan provides the City of Oxnard with a comprehensive set of plans, regulations, conditions and programs for guiding the orderly development of the project and implements the applicable provisions of the City of Oxnard General Plan.

The Specific Plan assures development of the area as a coordinated industrial/business park which includes a variety of manufacturing, research and development, professional and limited commercial uses integrated by planned vehicular circulation, landscaping, pedestrian walkways and leisure spaces.

McInnes Ranch Business Park Specific Plan has been prepared in accordance with the requirements of the California Government Code (Sections 65450 through 65457) and is intended for adoption as an ordinance of the City of Oxnard. As defined by the Code, the Specific Plan establishes the regulations, programs, and legislation which are required for the systematic execution of the General Plan.

1.2 PROJECT CONCEPT

The project, to be developed over the next 10-15 years, is designed to accommodate a variety of clean industrial and business users with lots ranging in size from one-half of an acre to 50 acres. The project site is located in the Northeast Industrial Assessment District and incorporates a full complement of appropriately sized utility services as well as ready vehicular access to the 101 Freeway via two major ramp systems.

The Specific Plan proposes to redesignate 42 of the 235 acres from the current zoning of M-1 (Light Manufacturing) to BRP (Business and Research Park). The BRP zoning would be applied to the area which fronts on Rice Avenue extending into the project site to Elevar Street.

The rationale for the BRP zoning is based in the zoning ordinance which encourages BRP in locations oriented toward major transportation elements. Office and research park uses and high standards for quality design are a natural evolution of the Rice Avenue Highway 1 designation.

The design concept is to create campus type groupings of professional, administrative and high technology research and manufacturing uses accompanied by limited commercial activities to support such uses. The quality and design standards of the BRP zone at the highly visible Rice Avenue frontage will be an asset to the City and an enhancement to the immediate surrounding area.

The size and location of the BRP designation is planned to be consistent with the roadway layout in order to achieve orderly and logical circulation among the business/research and the industrial uses toward the interior of the site.

1.3 PROJECT LOCATION AND SETTING

The project site is located with frontage along Rice Avenue, a six-lane expressway that is anticipated to be designated in the future as a freeway. A future Colonia Road freeway interchange is planned at the northeast corner of the site. Procter and Gamble Paper Products Company is located directly to the north of the project site separated along the property line by a significant windrow of Eucalyptus trees, characteristic of the agricultural setting. Seagate Business Park is located across Rice Avenue to the west, and the Del Norte Industrial Park is located to the northeast. The land use to the east and to the south is agriculture. Exhibit 1.2A provides a Vicinity Map showing the park's location and Exhibit 1.2B illustrates the site in more detail.

The east property line of the McInnes Ranch corresponds to the east boundary of the Assessment District, the City of Oxnard Sphere of Influence line and the Oxnard-Camarillo Greenbelt line. The Sphere of Influence line establishes the ultimate City boundary. The greenbelt concept establishes permanent open space between the Sphere of Influence lines of Oxnard and Camarillo. The intention of the greenbelt concept is to preclude all development and preserve the open space for agriculture, a major element of the County's economy.

Since the project site has historically been in use for agricultural production, it has little natural vegetation or significant topographic features. Eucalyptus windrows exist on the north property line and will be replenished and replicated in the boundary landscaping. A flood control channel parallels the eastern boundary of the property.

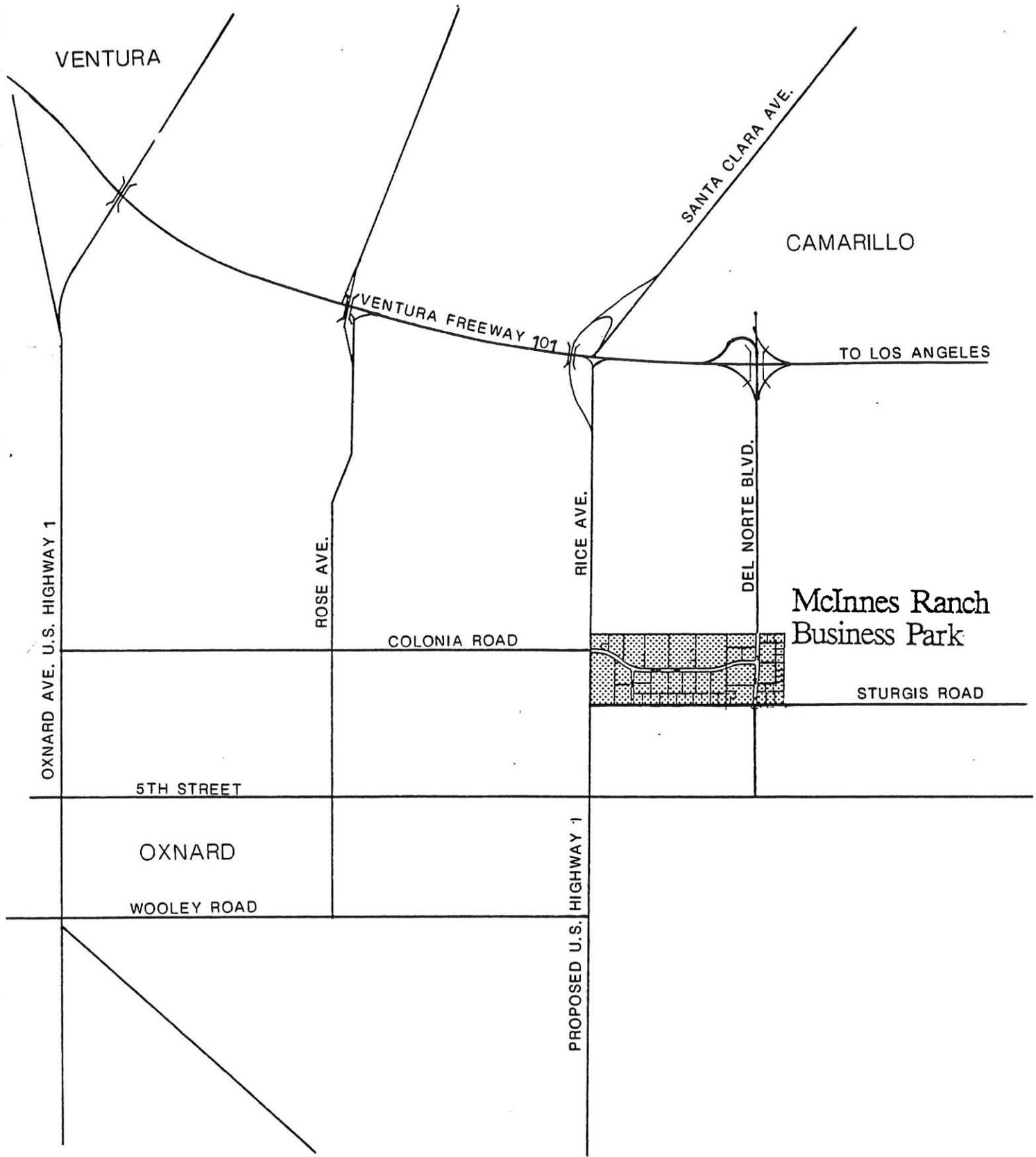
Currently, minor portions of the property contain oil drilling sites and tank farms comprising approximately 11 acres in three different locations. Negotiations are ongoing with Shell Oil Company to remove these facilities. One oil drilling site, located near the Rice Avenue frontage and north of Colonia Road, may remain and, if so, will be extensively screened from view.

The roadway system serving the site includes Rice Avenue on the west which extends from Pacific Coast Highway at the Pleasant Valley interchange to the Ventura Freeway where it becomes Santa Clara Avenue. As noted above, Rice Avenue, in the future, will become Highway 1, joining the present Highway 1 (Pacific Coast Highway) with Highway 101 (Ventura Freeway) at the Rice/Santa Clara interchange. Sturgis Road borders the site on the south. Elevar Street and Kinetic Drive will extend from Sturgis Road to the north boundary of the site. Colonia Road bisects the property and runs east and west as an extension of the existing Colonia Road and terminates at the eastern boundary of the site. Del Norte Boulevard serves the eastern side of the property and runs from Fifth Street on the south, north to Highway 101 at the Del Norte interchange.

A Southern Pacific drill line currently runs north and south serving a significant portion of the eastern end of the property as well as the Del Norte Industrial project

which is intended to be integrated into the McInnes Ranch Business Park in the future. Rail spur tracks will be extended from this line to appropriate lots to accommodate large end users which require rail service. The plan provides access and screening measures for the rail spurs.

The contents of the following Specific Plan specify the objectives and guidelines for land use, circulation, design, infrastructure and phasing as well as implementation procedures.

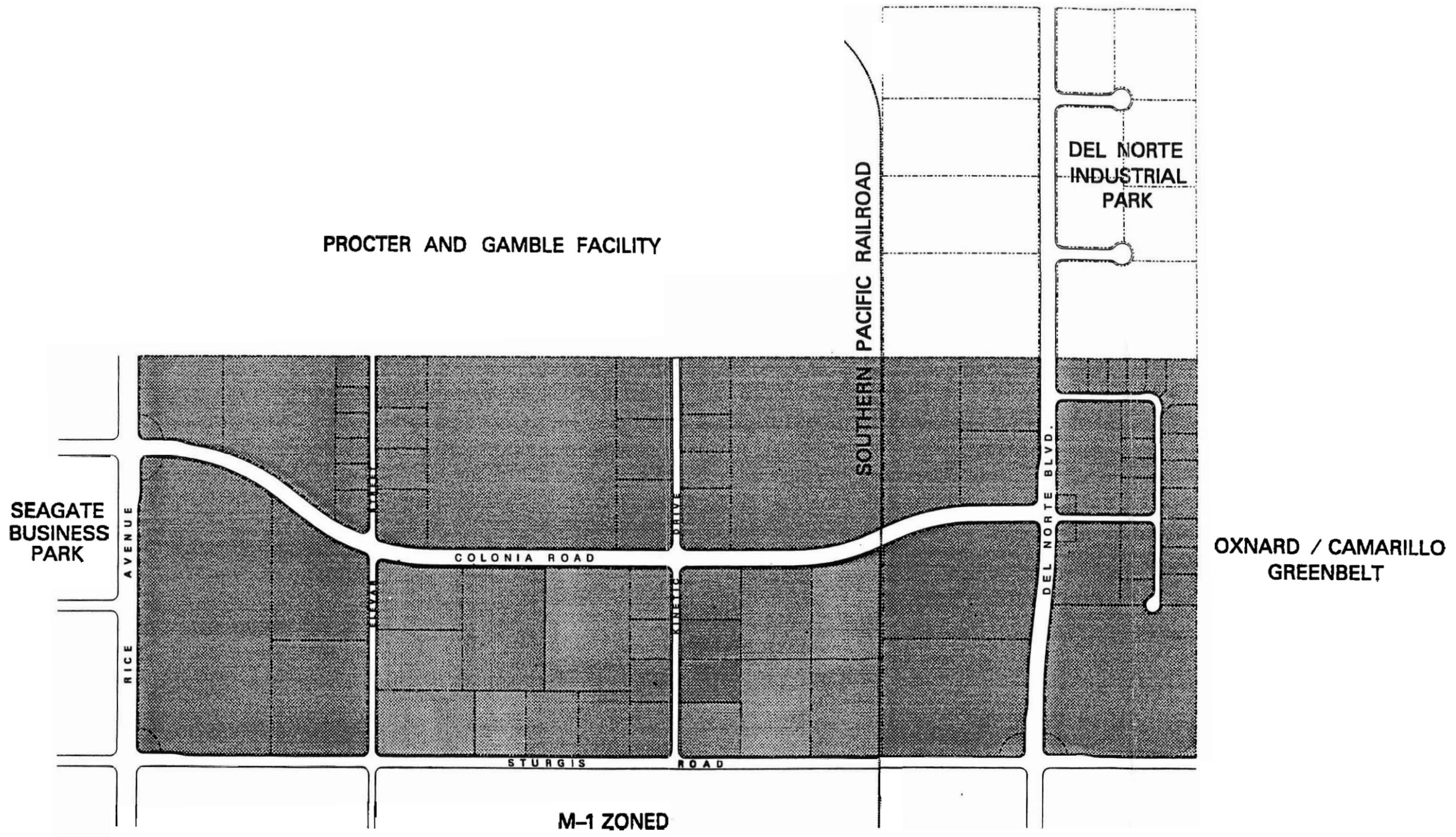


McInnes Ranch
Business Park

VICINITY MAP

McInnes Ranch Business Park

Exhibit **1.2A**



McInnes Ranch Business Park

SITE PLAN

Leason Pomeroy Associates

Exhibit **1.2B**

Scale
1" = 100'



2.0 LAND USE, CIRCULATION AND PHASING

2.1 PURPOSE AND INTENT

The McInnes Ranch Business Park is a planned commercial and industrial development containing a balanced mixture of industrial, research and development, office and commercial uses. The project will offer industrial development sites for users of all sizes in an organized and pleasant setting. These industrial sites will be complemented by a full range of industrial and commercial support facilities. The following land use plan identifies the interrelationship of permitted uses and, along with circulation and phasing plans, provides an overview of the ultimate development within the Park.

2.2 LAND USE MASTER PLAN

The Land Use Master Plan, Exhibit 2.2A identifies the type, location, and inter-relationship of land uses permitted, and describes the improvements and amenities to be provided within the Park. Development within the Park shall be in accordance with all current codes and ordinances of the City of Oxnard except as modified by this Specific Plan. In the event of conflict between City codes/ordinances and the Specific Plan, the Specific Plan shall govern.

2.2.1 Land Use/Statistical Summary

A statistical summary of proposed land uses follows:

<u>Land Use Type</u>	<u>Acres% of Total Acres</u>	
<i>Industrial</i>	<i>165.00</i>	<i>70.00%</i>
<i>Business/Research</i>	<i>42.75</i>	<i>18.40%</i>
<i>Industrial Service Centers</i>	<i>5.00</i>	<i>2.00%</i>
<i>Feature Park</i>	<i>0.25</i>	<i>0.10%</i>
<i>Oil Production Sites</i>	<i><u>2.00</u></i>	<i>1.00%</i>
<i>Net Acres of Development</i>	<i>215.00</i>	<i>91.50%</i>
<i>Roadways (Approximate)</i>	<i><u>20.00</u></i>	<i>8.50%</i>
<i>Approximate Gross Area</i>	<i>235.00</i>	<i>100.00%</i>

2.2.2 Area Development

McInnes Ranch Business Park is a functional integration of several uses and amenities providing an environment suitable for the business requirements of the community and region. A general description of the uses proposed for each area of development shown on Exhibit 2.2A follows:

A. *Industrial*

The Industrial Areas are intended to provide parcels suitable for manufacturing and related services including fabrication, assembly and processing of materials.

B. *Business/Research*

This area is intended to provide for the creation and development of professional, administrative and high technology research and manufacturing as well as commercial support activities. The planned commercial area will have a strong orientation to Rice Avenue, a major transportation corridor in the future, and is intended to be integrated as a campus business/research park environment.

C. *Industrial Service Center*

The Industrial Service Center Area is intended to provide for development of limited commercial services within the industrial area. These services will be ~~required to meet the daily~~ needs of industrial employees within their work area.

D. *Feature Park*

These areas are designated for use by industrial employees as passive outdoor rest areas. It is intended that these areas be in close proximity to the Industrial Service Center for employee's convenience. Employee outdoor rest areas will be incorporated into larger industrial buildings which are not within easy walking distance to the Feature Park.

E. *Oil Production Site*

The Oil Production Site shown on the Land Use Plan is one of several existing on the site but will be the only facility to remain.

2.2.3 Zoning Designations

~~McInnes Ranch Business Park~~ shall be zoned as designated on the Zoning Implementation Plan, Exhibit 2.2B. The entire site for McInnes Ranch is zoned as M-1-PD Light Manufacturing at the present time and, except for the areas shown on the Zoning Implementation Plan to be re-zoned as BRP Business and Research Park and C-R Community Reserve, the M-1-PD designation shall remain.

A. *M-1-PD Light Manufacturing Zone*

This zone shall incorporate all industrial uses as well as Industrial Service Centers.

B. BRP Business and Research Park

This zone shall incorporate all Business, Research and Commercial uses as allowed for in this zone. The oil production site(s) shall remain in the BRP Zone until such time that this use is abandoned. Once these oil production activities are discontinued, these sites may be developed as approved BRP uses and no future oil production use shall be permitted.

C. C-R Community Reserve Zone

This zone shall incorporate the Feature Park.

2.2.4 Allowed Uses and Property Development Standards

Development within each designated zone shall be in accordance with the current and applicable sections of the City of Oxnard Zoning Ordinance. Permitted Uses and Development Standards shall be as follows:

A. M-1-PD Light Manufacturing Zone

- 1. Permitted Uses - All permitted uses, per Section 34-96, M-1 Zone.*
- 2. ~~Permitted Accessory Uses - All permitted accessory uses per Section 34-96.2, M-1 zone.~~*
- 3. Development Standards - All development standards contained in Section 34.97 through Section 34-97.11, M-1 zone except as modified herein..*
- 4. Performance Standards - All performance standards contained in Section 34-98 and 34-98.1, M-1 zone.*
- 5. All buildings over 100,000 sq.ft. of gross floor area ~~on a single lot~~ shall require a conditional use permit. ✓*

B. BRP Business and Research Park Zone

- 1. Permitted Uses - All permitted uses contained in Section 36-5.3.2, BRP zone.*
- 2. Conditionally Permitted Uses - all conditionally permitted uses contained in Section 36-5.3.3, BRP zone.*
- 3. Development Standards - All development standards contained in Section 36-5.3.5 through Section 36-5.3.6, BRP zone except as modified herein.*
- 4. Performance Standards - All performance standards continued in Section 36-5.3.8, BRP zone.*
- 5. All buildings over 100,000 sq.ft. of gross floor area ~~on a single lot~~ shall require a conditional use permit. ✓*

C. Industrial Service Center

1. *Permitted Uses - Permitted uses shall include stores, shops or businesses and shall be retail establishments selling new merchandise only. The following description of permitted uses is illustrative of the types of uses which shall be permitted in an industrial service center and is not intended to be exclusive, however, any use not listed below is subject to the approval of the Community Development Director:*

- a. *Deli/cafe*
- b. *Bakery, Donut shop*
- c. *Barber/Beauty shop*
- d. *Convenience Market*
- e. *Pharmacy*
- f. *Stationery Store*
- g. *Office Equipment Supply and Repair*
- h. *Laundry and Dry Cleaning*
- i. *Automatic Teller Machine Center*
- j. *Printing/blueprinting*
- k. *Day care facilities*
- l. *Shoe Repair.*
- m. *Mechanical Car Wash*
- n. *Health Club.*
- o. *Doctor/Dentist Offices*
- p. *Florist*
- q. *Veterinarian*
- r. *Gift/Card Shop.*

2. *Conditionally Permitted Uses - Conditionally Permitted Uses shall include the following:*

- a. *Banks*
- b. *Automobile Service Centers/Service Station*
- c. *Restaurant*
- d. *Alcoholic Beverage Sales*
- e. *All buildings over 100,000 square feet of gross floor area on a single lot shall require a conditional use permit.*

3. *Development Standards - All development standards contained in Section 36-5.3.5 through 36-5.3.6, BRP zone except as herein modified.*

4. *Performance Standards - All performance standards contained in Section 36-5.3.8, BRP zone.*

D. C-R Community Reserve Zone

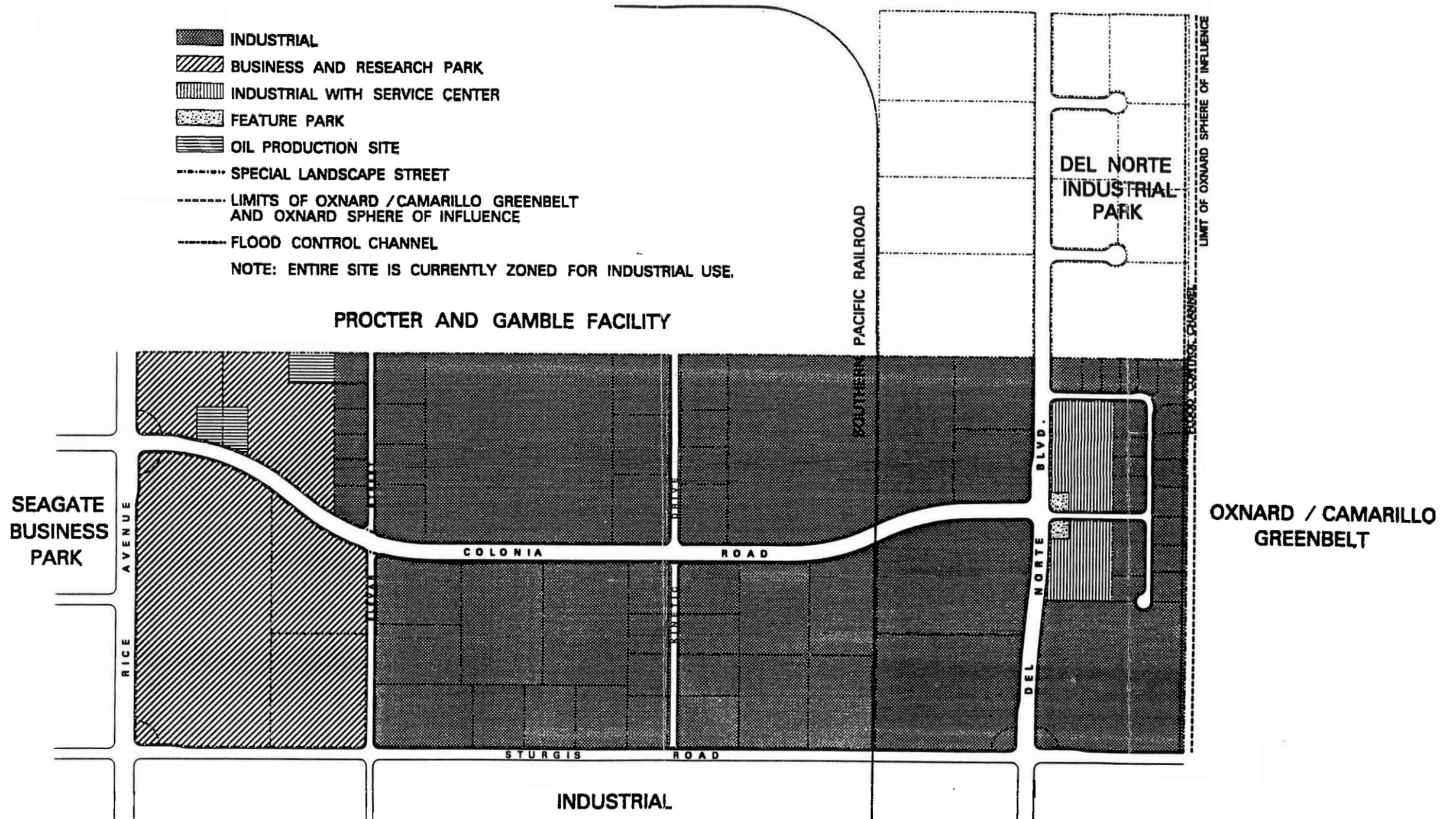
1. *Permitted Uses - All permitted uses per Section 34.103.1, C-R zone.*

2. *Permitted Related Uses - All permitted related uses per Section 34-103.2, C-R Zone.*
3. *Development Standards - All development standards contained in Sections 34-104 through 34-104.5, C-R Zone.*

-  INDUSTRIAL
-  BUSINESS AND RESEARCH PARK
-  INDUSTRIAL WITH SERVICE CENTER
-  FEATURE PARK
-  OIL PRODUCTION SITE
-  SPECIAL LANDSCAPE STREET
-  LIMITS OF OXNARD / CAMARILLO GREENBELT AND OXNARD SPHERE OF INFLUENCE
-  FLOOD CONTROL CHANNEL

NOTE: ENTIRE SITE IS CURRENTLY ZONED FOR INDUSTRIAL USE.

PROCTER AND GAMBLE FACILITY



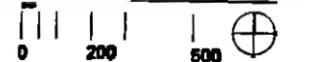
LAND USE MAP

McInnes Ranch Business Park

Leson Pomerooy Associates

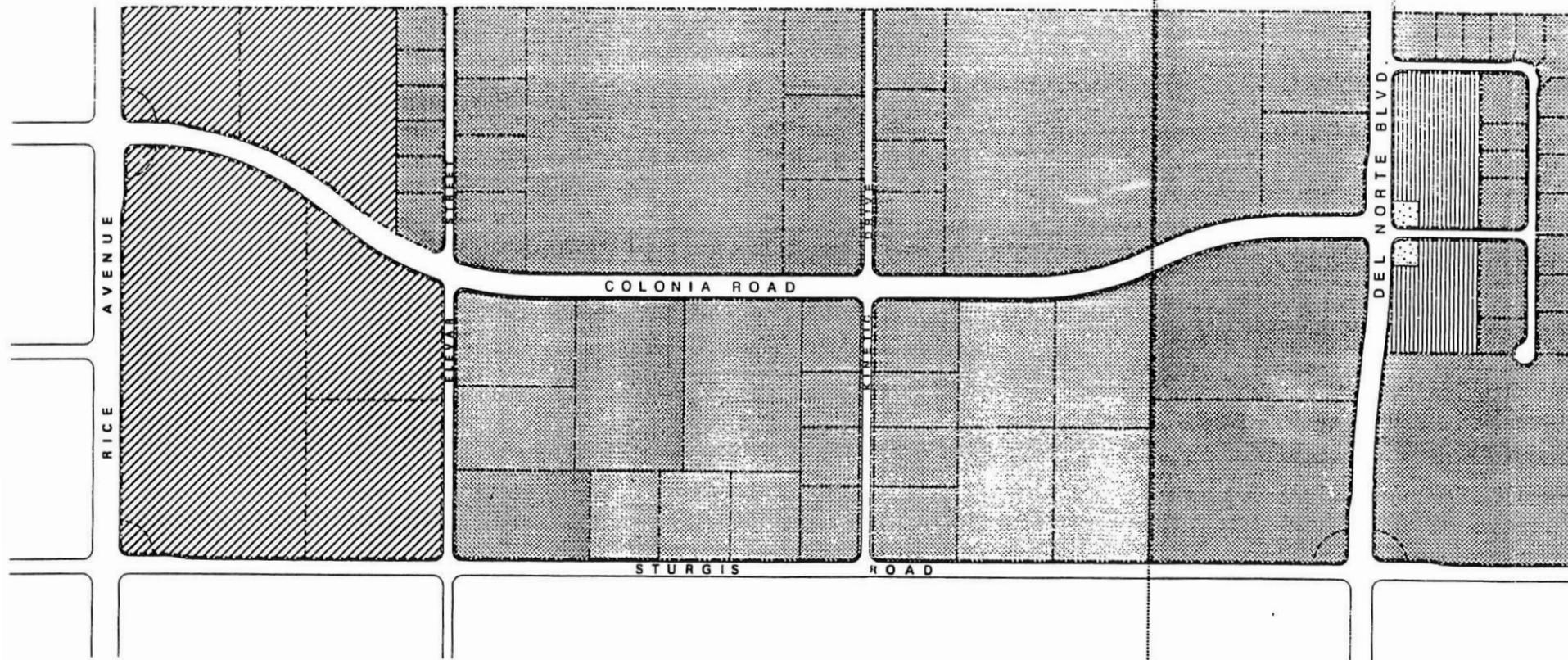
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Exhibit **2.2A**



LEGEND:

-  M-1-PD (LIGHT MANUFACTURING)
-  INDUSTRIAL SERVICE CTR. IN M-1 ZONING (MAX. 5% OF GROSS M-1 ZONE)
-  BRP BUSINESS AND RESEARCH PARK ZONE
-  C-R COMMUNITY RESERVE



McInnes Ranch Business Park

ZONING IMPLEMENTATION PLAN

Leason Pomeroy Associates

Architects
Planners
Landscape Designers
44 West Beaver
Columbus, Ohio 43084
714.279.9500

Exhibit 2.2B



2.3 CIRCULATION MASTER PLAN

2.3.1 Intent and Background

The Circulation Master Plan for the McInnes Ranch Business Park provides a framework and standards for road development to ensure a safe and adequate system of vehicular, pedestrian and bicycle circulation. In addition, the standards for parking are specified. The Circulation Master Plan goals include:

- 1. To ensure that the street layout and design considers geologic conditions, drainage patterns, storm water and existing oil wells.*
- 2. To ensure that the street system accommodates developments in adjacent areas.*
- 3. To ensure that streets are classified and designed according to the land uses and traffic volumes which they will serve.*
- 4. To plan a street system which considers the safety, convenience and economy of construction in its design.*
- 5. To provide roadway landscaping which will enhance community design.*

2.3.2 Vehicular Circulation Plan

The Vehicular Circulation Plan for the McInnes Ranch Business park is presented in Exhibit 2.3A. The primary circulation system will consist of two roadways as shown on the plan: Colonia Road and Del Norte Boulevard. Primary access to the McInnes Ranch Business Park will be from the planned extension of Del Norte Boulevard and the Rice Avenue (Future State Route 1) - Ventura Freeway (U.S. 101) interchange. Sturgis Road will provide access to and from the east. Colonia Road will provide similar access to and from the west. Secondary circulation between Colonia and Sturgis Roads is provided at Elevar Street and Kinetic Drive which will also provide access to the adjacent Proctor and Gamble site to the north in the future if necessary. A temporary turn-around will be provided at the northerly ends of Elevar Street and Kinetic Drive that will be vacated if and when these streets are extended into the Proctor and Gamble property.

Exhibit 2.3A presents the circulation master plan and a key to the street sections contained in Exhibit 2.3B. All roadways within the project shall be constructed in accordance with the City's specifications and design criteria.

2.3.3 Railroad Service and Circulation

Railroad service is perpendicular to major roadways and, as such, the extent of the visual impact is confined to the intersections. As spurs are added from the drill track, plant material screening will be incorporated in such a way as to minimize visual impact. Refer to Section 3.2. Rubber surfaced crossings will be incorporated wherever rail tracks cross public roadways.

2.3.4 Pedestrian Circulation Plan

The Pedestrian Circulation Plan is presented in Exhibit 2.3C. The Landscape Master Plan contained in Section 3.2 details streetscape designs.

2.3.5 Bicycle Plan

The McInnes Ranch Business park will include bicycle facilities, the design of which conform to the standards contained in the City of Oxnard Bicycle Facilities Master Plan. These facilities are intended to provide full access for bicycles throughout the Park thereby encouraging the use of bicycles by employees, and other users of the McInnes Ranch Business Park. Bicycle lanes shall be located within the public right-of-way of Del Norte Boulevard and Colonia Road as indicated on Exhibit 2.3C.

2.3.6 Parking Regulations and Standards

Except for emergency purposes, parking is prohibited on all streets within this development. Parking regulations and standards ensure that the McInnes Ranch Business Park contains sufficient off-street parking and loading facilities for the uses proposed and that these off-street parking and loading areas will enhance and preserve the appearance, character and value of the Park. This section establishes the minimum standards for the development of parking areas.

A. Applicability of Regulations

Both vehicle and bicycle off-street parking facilities shall be provided for any new building constructed, for any new use established, and for any change in use in an existing building that would result in additional parking spaces being required. For additions or enlargements of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use.

B. Vehicle Off-Street Parking and Loading Requirements

All vehicle off-street parking and loading facilities planned for and constructed within the McInnes Ranch Business Park shall comply with the City of Oxnard Zoning Ordinance, Chapter 36-7.0 "Parking Regulations and Standards For Parking Lot Design." Except as otherwise specified in this Specific Plan, all the requirements of these regulations and standards shall apply to McInnes Ranch development and shall include requirements for the following:

- 1. Vehicle off-street parking.*
- 2. Bicycle parking. (See 2.3.11)*

3. *Motorcycle parking.*
4. *Handicapped parking.*
5. *Design standards for parking areas.*
6. *Parking area landscaping.*
7. *Parking areas paving and construction standards.*
8. *Off-street loading and unloading areas.*
9. *Administrative relief provisions.*

2.3.7 Curb Cuts and Median Break Locations

Curb cuts and median break locations shall be determined as individual parcels are developed, however, the following criteria shall provide standards for establishing these locations relative to other curb cuts and median breaks. Along Colonia Road and Del Norte Boulevard, initially median breaks will be constructed only at locations specified by the Northeast Industrial Assessment District. Locations of any additional median breaks will be determined in accordance with the approval of the Public Works Director as parcels along Colonia and Del Norte Boulevard are developed. Shared access and reciprocal access will be utilized wherever possible to minimize the number of curb cuts. Minimum distances between median breaks and curb cuts are as follows:

<u>Street:</u>	<u>**Full Median Break:</u>	<u>*Curb Cut:</u>
<i>Rice Avenue</i>	<i>Prohibited</i>	<i>Prohibited</i>
<i>Colonia Road</i>	<i>1200 ft.***</i>	<i>150 ft.</i>
<i>Del Norte Boulevard</i>	<i>1200 ft.***</i>	<i>150 ft.</i>
<i>Sturgis Road</i>	<i>No median</i>	<i>225 ft.</i>
<i>Elevar Street</i>	<i>No median</i>	<i>225 ft.</i>
<i> south of Colonia</i>		
<i>Elevar Street</i>	<i>No median</i>	<i>20 ft.</i>
<i> north of Colonia</i>		
<i>All others</i>	<i>No median</i>	<i>20 ft.</i>

Exhibit 2.3D illustrates application of these standards. Refer to Chapter 36-7.0, City of Oxnard Zoning Ordinance, for additional information. Locations of median breaks for left-turn only (limited access) are shown on Exhibit 2.3D. Additional limited ingress and egress driveways (right turn in and out) shall be allowed based upon a traffic engineering analysis of the driveway and the approval of the Public Works Director.

** Length of vertical curb between curb cuts.*

****Centerline-to-centerline.**

*****It is possible that median break locations may be permitted as close as 600 ft. apart along Colonia Road and Del Norte Boulevard subject to approval by the Public Works Director. Such median breaks may be "Left-in only" or may be full median breaks with left turn out egress depending upon the results of the traffic study. The Public Works Department shall reserve the right to restrict or close off those 600 ft. interval median breaks in the future (possibly at the time Rice Avenue is converted to a freeway) should traffic volumes along these roadways increase to the extent that public safety is compromised. Median breaks will also occur at existing railroad track crossing and other natural break points such as farm crossings. Geometrics of median breaks shall be developed by Public Works Department and Traffic Engineering.**

2.3.8 Future Route 1/Colonia Road Interchange

The following statement is the legal agreement between the City of Oxnard and the developer of the Specific Plan concerning future acquisition of right-of-way for the Route 1/Colonia Road interchange:

"The City of Oxnard and/or Cal Trans contemplate the potential for a freeway in the vicinity of Rice Road which freeway will be designated Route 1 and will connect the existing Route 1 to the Ventura Freeway and thereby serve as a significant circulation link for the subregion. It is acknowledged by the City given the practicalities and limitations of long term planning and available finances that the acquisition of right of way and the construction of the freeway does not merit the acquisition of right of way through dedication or eminent domain at this time or in the foreseeable future. Notwithstanding, the Specific Plan is limiting the land uses for certain property within the Specific Plan boundary, which property is shown on Exhibit 2.3E to enable a public agency to purchase all or a portion of same at costs which may be less than other proximate properties because of limits on intensification of land use. The property so limited by the Specific Plan may be required to enable the construction of certain off and onramps and related improvements serving the contemplated freeway.

It is recognized that the herein described restriction on land use does not in any way earmark the subject property for acquisition by a public agency nor does it in any way limit the rights associated with private property ownership as provided under law including, but not limited to, the right of a property owner to be paid fair value by any public agency purchasing real property through the exercise of eminent domain. No waiver of rights is created herein.

The Specific Plan is only providing for certain limitations on intensity of use so that the feasibility of acquisition of the subject property would not necessarily be prohibitive based upon the value of buildings located upon the property."

Based upon the foregoing, buildings constructed on the property within the boundaries shown on Exhibit 2.3E shall be limited to a maximum of two stories except as further restricted in Section 4.2, Building Development Guidelines. This

height limitation shall continue in effect until such time as the City of Oxnard and/or Cal Trans constructs the freeway contemplated herein but in no event longer than 35 years, after which time the property within the boundary designated in Exhibit 2.3E shall be subject to no further height limitation except as is otherwise required by the Specific Plan, as amended.

At such time that the right-of-way required for development of the interchange is purchased by Cal Trans, all existing oil production sites affected by the new right-of-way shall then be abandoned.

2.3.9 Future 101 Freeway Interchange

The developments in the northeast sector of the City will necessitate improvements of freeway interchanges at Santa Clara, Rice and Rose Avenues at 101 Freeway. When the projected traffic condition at these interchanges necessitate improvement to mitigate traffic safety and congestion as determined by the City of Oxnard, the parcel owners within this tract shall neither protest nor oppose the formation of an assessment district to fund the construction of the interchange improvement based on benefit to the property in alleviating the level of impact from vehicles to said interchanges.

2.3.10 Transportation Demand Management Plan

A Transportation Demand Management Plan (TDM) shall be prepared for the park. Businesses located within the development shall be required to participate in this plan. Car pool and Van pool requirements will be addressed in this project TDM. Additional updates to that TDM or separate traffic studies for large, individual parcels may be required at the discretion of the Public Works Director and the Community Development Director.

2.3.11 Special Bicycle Parking Standards

Bicycle parking shall be provided as required by the City of Oxnard Zoning Ordinance and with a minimum number of spaces as follows: Industrial including warehouse - ~~two (2) spaces per 50,000 sf (min. two per building)~~. Research and Development - two (2) spaces per 35,000 s.f. (min. two per building) Office - two (2) spaces per 25,000 s.f.

2.3.12 Bus Pads and Shelters

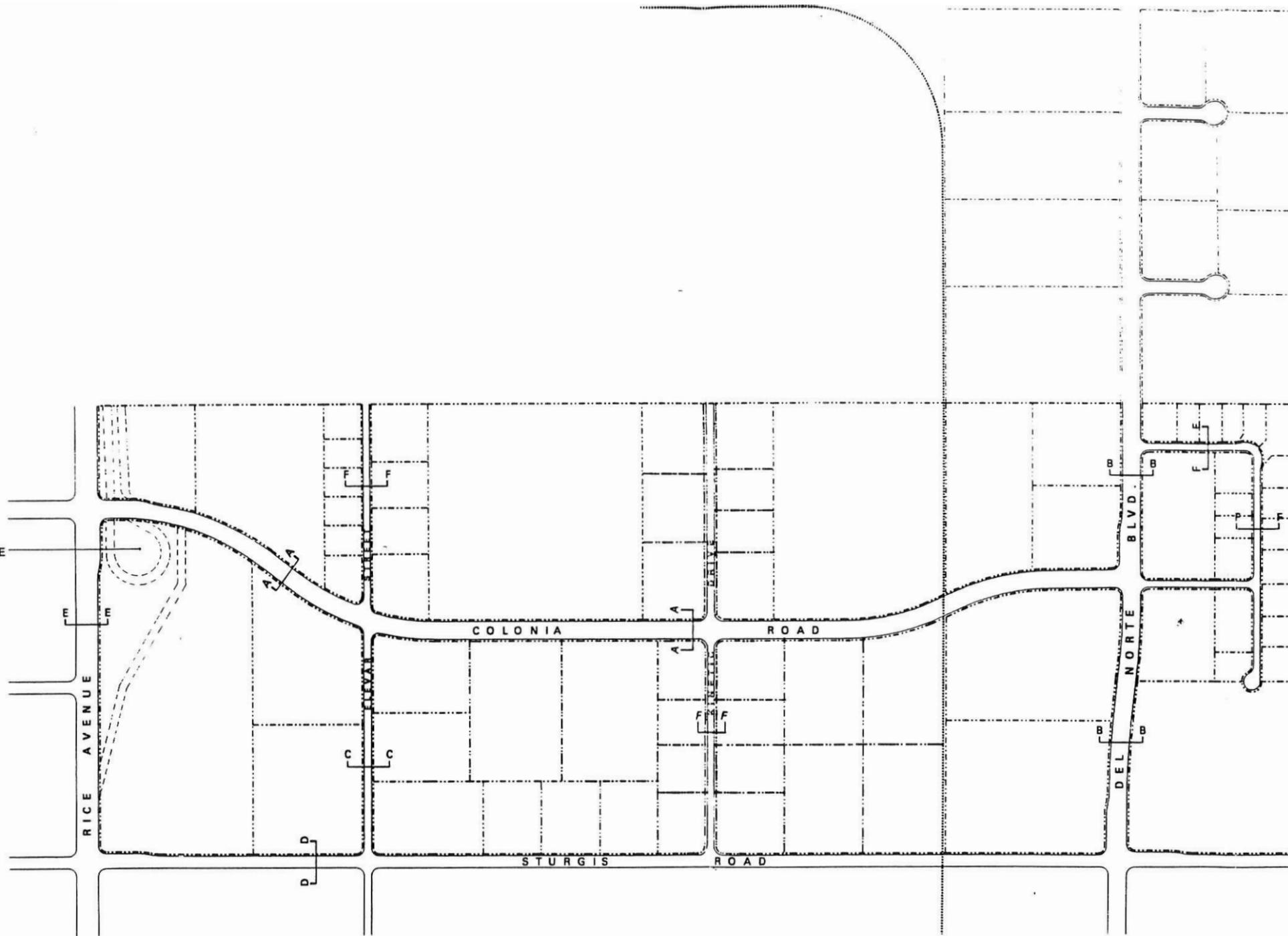
Bus pads and/or turnouts will be provided within the Del Norte Boulevard and Colonia Road right-of-way at locations to be determined by SCAT. Future development may be conditioned to provide bus shelters at these locations.

2.3.13 Traffic Signals

Traffic signals shall be installed by the NIAD at the Rice/Colonia and Del Norte/Colonia intersections as part of Phase 1. Preliminary analysis of projected

traffic volumes indicate that traffic signalization will be required on Colonia Road and Sturgis Road at locations to be determined by the Public Works Director. Future development within the Specific Plan area may be conditioned to participate in funding and/or construction of these traffic signal improvements. Interconnect conduit and cable will be installed with street paving as determined necessary by the Traffic and Transportation Manager.

FUTURE ROUTE 1 INTERCHANGE
SEE EXHIBIT 2.3E



VEHICULAR CIRCULATION PLAN / STREET SECTION KEY

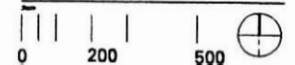
McInnes Ranch Business Park

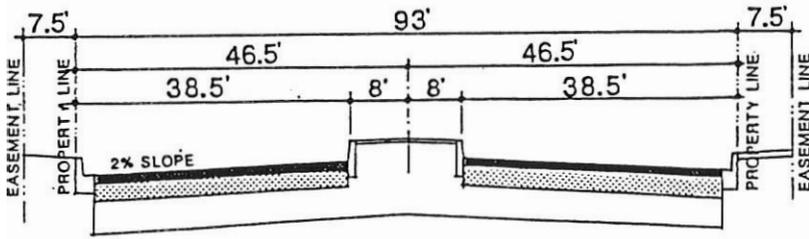
Leason: **Pomeroy Associates**

Architect:
Planning:
Interior Design:

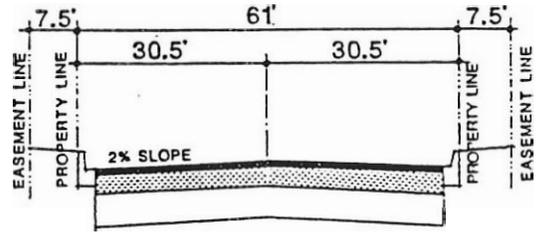
44 Plan Series
Orange, California 92666
714 639 5544

Exhibit **2.3A**

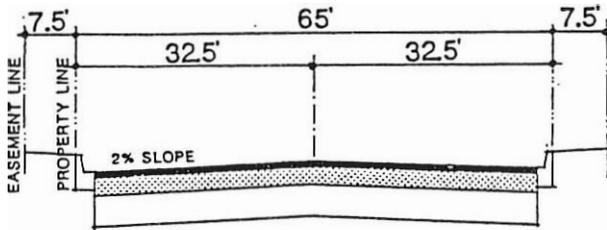




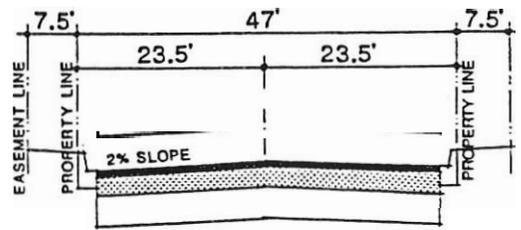
**SECTION A-A / B-B
DEL NORTE BLVD
COLONIA ROAD (WEST OF DEL NORTE)**



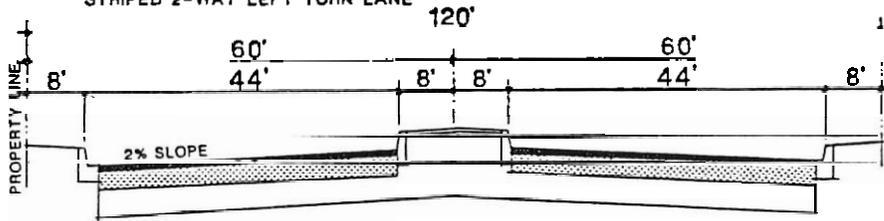
**SECTION C-C
ELEAR STREET
(SOUTH OF COLONIA ROAD)**



**SECTION D-D
STURGIS ROAD**
NOTE: ONLY NORTH 36' OF STURGIS ROAD WILL BE IMPROVED AS PART OF PHASE 2
TWO 12' TRAVEL LANES WITH 12' DOUBLE-YELLOW STRIPED 2-WAY LEFT TURN LANE

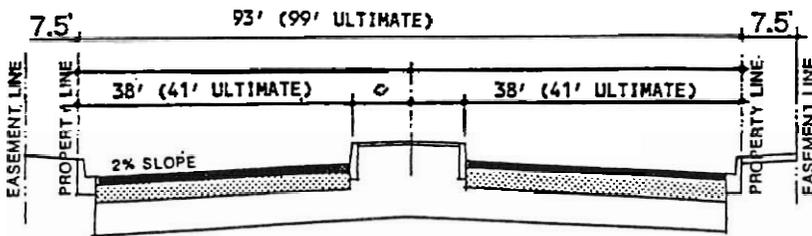


**SECTION F-F
COLONIA ROAD
(EAST OF DEL NORTE)
KINETIC DRIVE AND
ALL OTHER STREETS**



**SECTION E-E
RICE STREET**
NOTE: ONLY EAST HALF OF RICE ROAD WILL BE IMPROVED AS PART OF THIS DEVELOPMENT

- NOTE:
1. SIDEWALKS WILL BE PROVIDED PER SECTION 2.3.4.
 2. SUB-BASE (I.E. REMOVAL AND RECOMPACTION ZONE) SHOULD BE EXTENDED AT LEAST 12" BEYOND BACK OF CURB (I.E. 12" BEYOND PROPERTY LINE AS SHOWN).



NOTE:
COLONIA ROAD BETWEEN RICE AVENUE AND ELEAR STREET SHALL HAVE A 99 FT. RIGHT-OF-WAY WITH A CONSTRUCTED CROSS-SECTION OF 93 FT. UNTIL SUCH TIME AS THE FREEWAY INTERCHANGE IS INSTALLED FOR THE INTERSECTION OF RICE AVENUE AND COLONIA ROAD, PAVEMENT WIDTH FOR THIS CROSS SECTION SHALL BE 38 FT. ON EACH SIDE OF THE STREET UNTIL THE INTERCHANGE IS BUILT, THEN THE PAVEMENT WIDTH SHALL BE WIDENED TO 41 FT. ON EACH SIDE OF THE STREET.

**SECTION A1-A1
COLONIA ROAD (RICE AVE TO ELEAR)**

STREET SECTIONS

McInnes Ranch Business Park

Exhibit **2.3B**

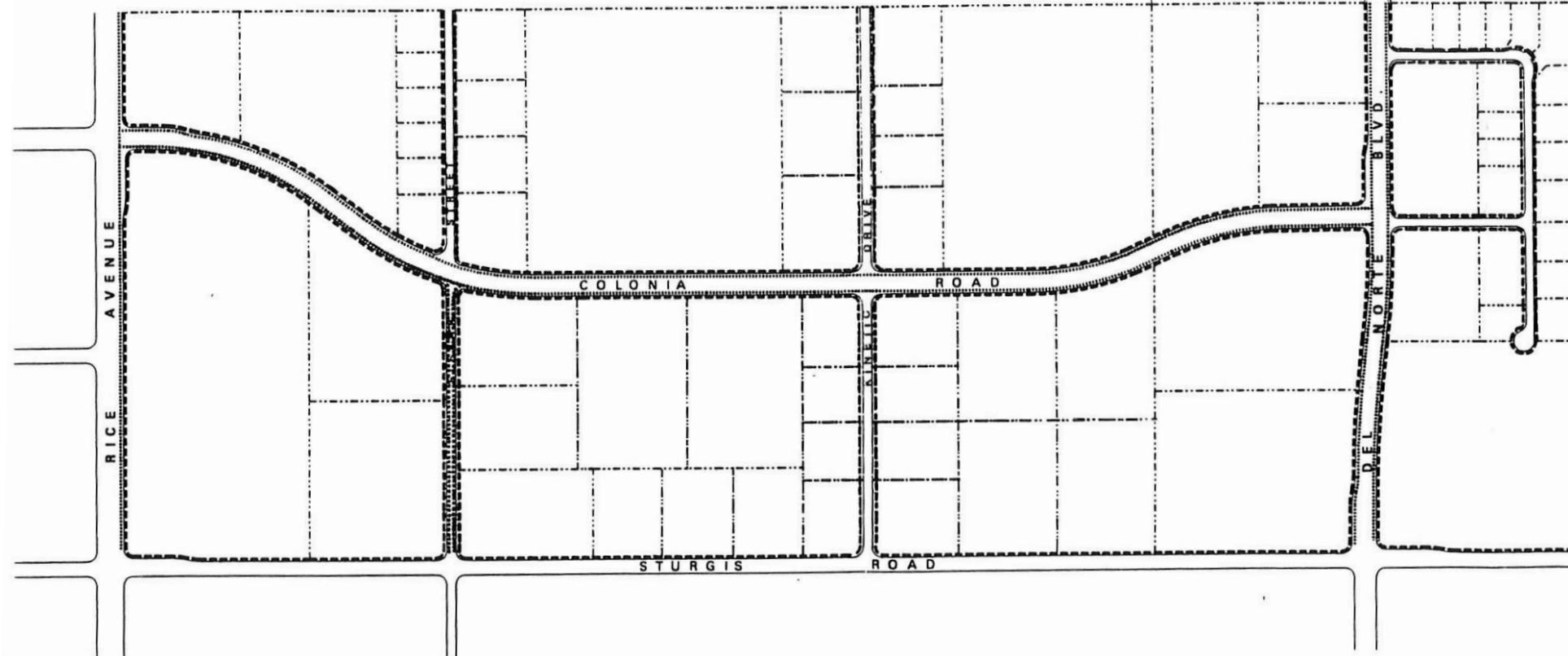
LEGEND:

----- SIDEWALK

———— BIKE LANE

NOTE:

REFER TO EXHIBITS 3.2E THRU 3.2H
FOR LAYOUT AND LOCATIONS
ON PARCELS.



BIKE LANE / SIDEWALK LOCATIONS

McInnes Ranch Business Park

Leason Pomeroy Associates

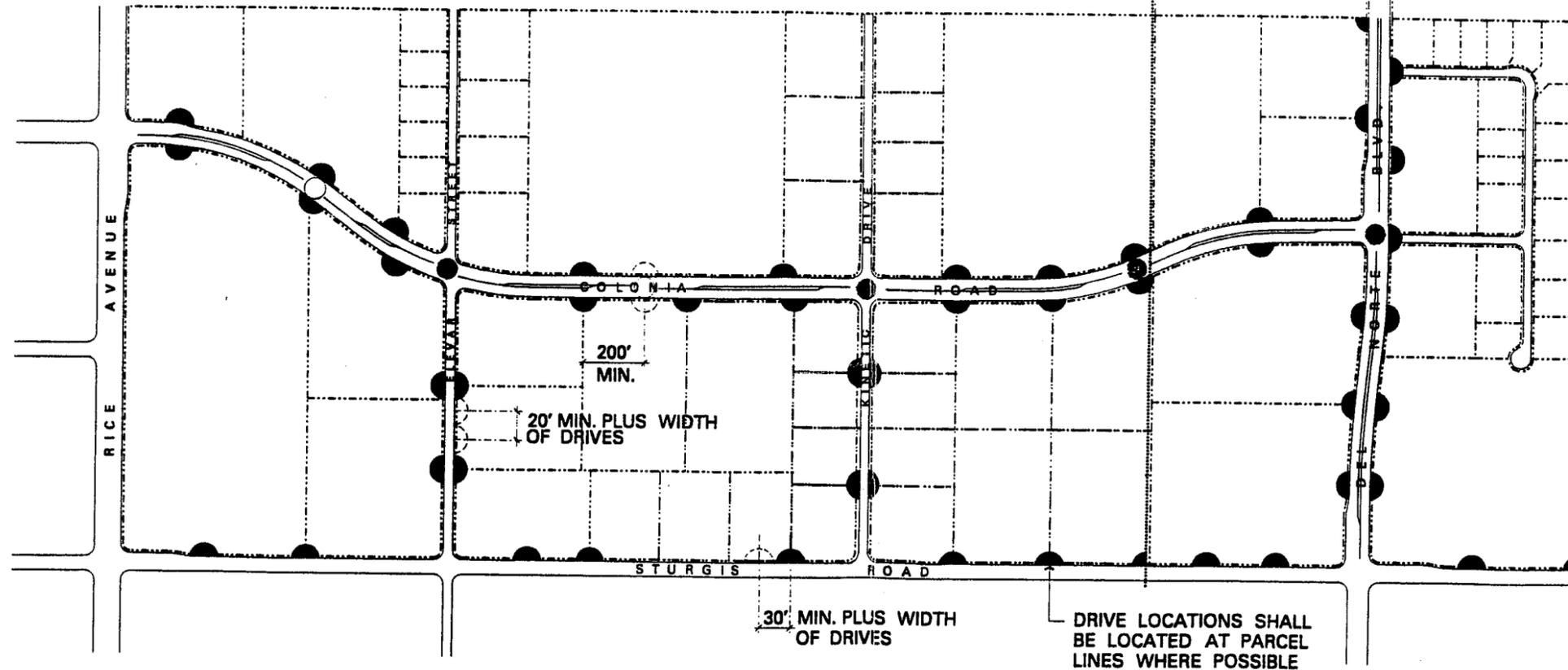
Address: 44 Pine Street
P.O. Box 1000
St. Louis, MO 63103
Phone: (314) 433-1000
Fax: (314) 433-1001

Exhibit **2.3C**

A graphic scale bar is located at the bottom right of the page. It consists of a horizontal line with vertical tick marks at 0, 200, and 500 feet. To the right of the 500-foot mark is a circle with a crosshair, representing a north arrow.

LEGEND:

- PRIMARY CURB CUT LOCATIONS
- CURB CUT LOCATIONS (MINIMUM SPACING)
- MEDIAN BREAK (FULL)
- MEDIAN BREAK FOR LEFT TURN IN ONLY



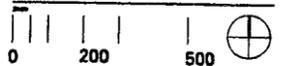
CURB CUT / MEDIAN BREAK LOCATIONS

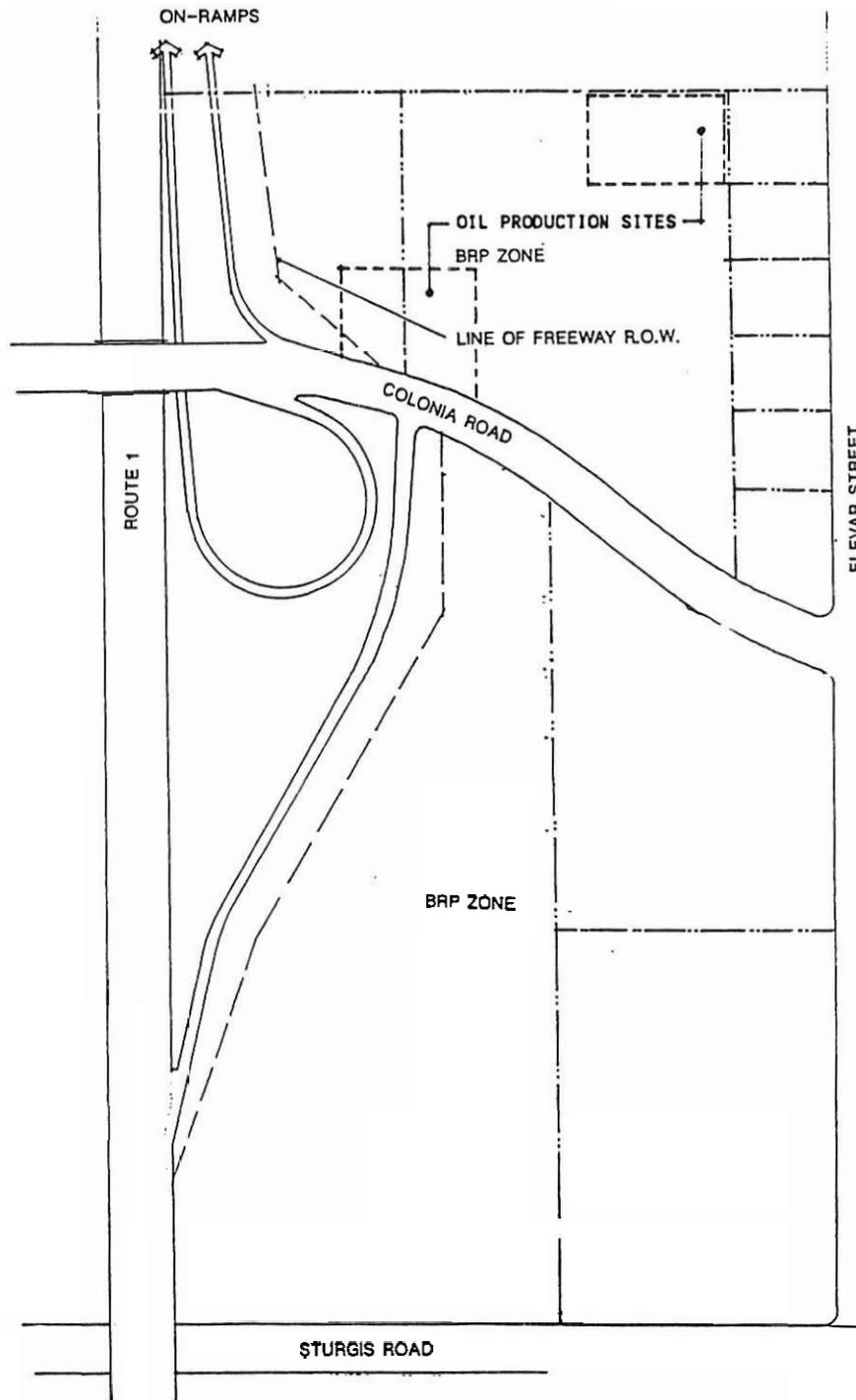
McInnes Ranch Business Park

Leason Pomeroy Associates

Architect
Planning
Interior Design
44 Pine Street
Oregon, California 97146
714 639 5541

Exhibit **2.3D**





FUTURE ROUTE 1/COLONIA ROAD INTERCHANGE

McInnes Ranch Business Park

Exhibit 2.3F

2.4 PHASING

2.4.1 Purpose and Intent

A phasing plan has been proposed to allow for incremental development of the McInnes Ranch Business Park while ensuring that the circulation and infrastructure systems as well as landscape amenities are organized and aesthetically unified and attractive throughout the development of the Specific Plan area.

2.4.2 General Phasing Plan

Exhibit 2.4A indicates the limits and boundaries of the two phases of the Specific Plan development.

2.4.3 Streets and Infrastructure

Exhibit 2.4B shows the general phasing of street and infrastructure construction around and within the McInnes Ranch Business Park.

A. Phase 1 includes improvements of the Northeast Industrial Assessment District (NIAD) and development of:

- 1. Rice Avenue abutting the Specific Plan area.*
- 2. Colonia Road within the Specific Plan area.*
- 3. Del Norte Boulevard within the Specific Plan area.*
- 4. Elevar Street and Kinetic Drive north of Colonia Road.*
- 5. Sturgis Road from railroad crossing to flood control channel at east property line.*

Note: The NIAD is responsible for constructing the first 76 feet of roadway along Rice Avenue, Colonia Road and Del Norte Boulevard. The developer of the tract map shall construct the remaining portions of these roadways within the dedicated Public-Right-of-Way as a part of Phase 1. Sidewalks shall be installed along the entire north side of Colonia Road between Rice Avenue and Del Norte Boulevard, and along the east side of Del Norte Boulevard and Rice Avenue with the initial tract improvements.

B. Phase 2 includes improvement of:

- 1. Sturgis Road from Rice Avenue to the railroad crossing.*
- 2. Elevar Street and Kinetic Drive south of Colonia and all other public roadways as well as all utilities located within the project boundaries. Construction timing is conditioned by the tract or parcel map conditions applicable to that area of the Specific Plan.*

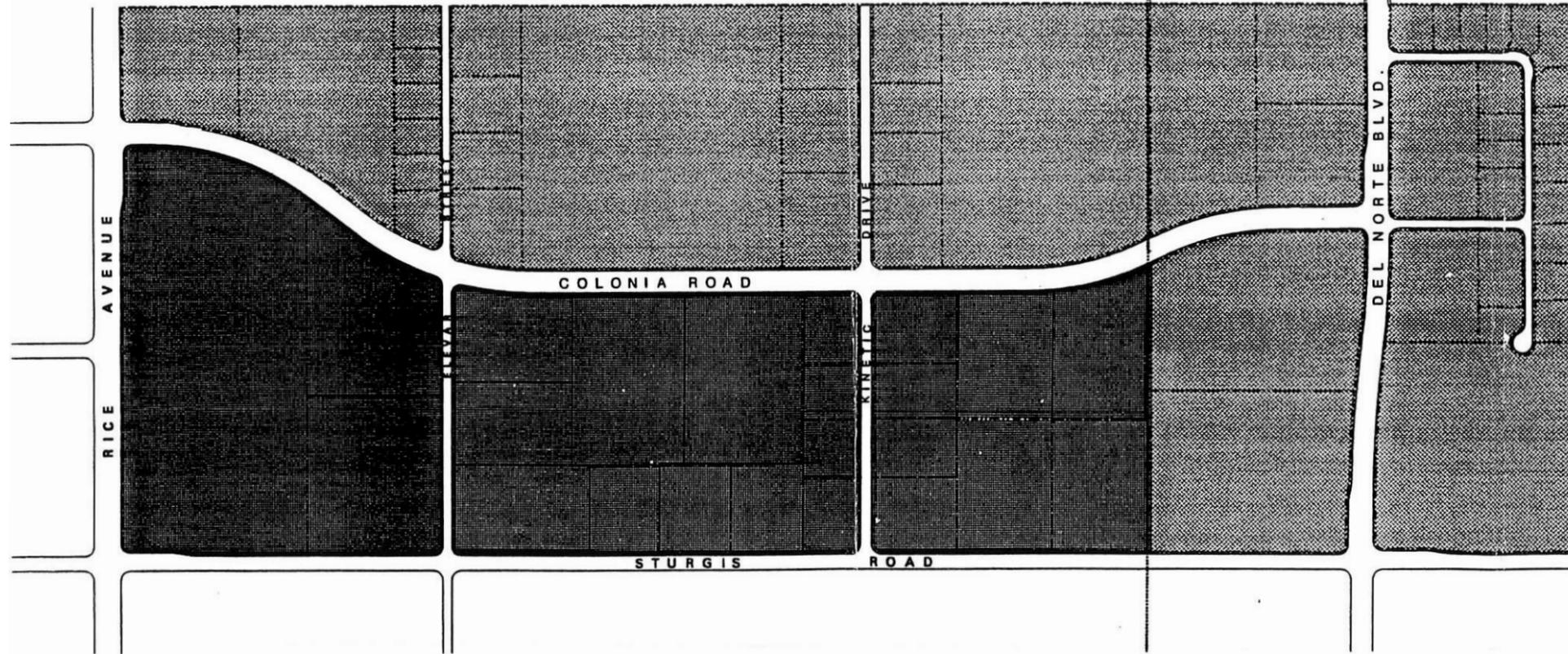
2.4.4 Landscape

Exhibit 2.4C shows the general phasing proposed for landscape/hardscape amenities around and within the Specific Plan area.

- A. Phase 1 includes development of entry landscape and identity at:
 - 1. Rice Avenue/Colonia Road entrance. (By Master Developer)*
 - 2. Sturgis Road/Del Norte Boulevard entrance. (By Master Developer)*
 - 3. Colonia Road/Del Norte Boulevard intersection. (By Master Developer)*
 - 4. Northeast corner of Rice Avenue and Sturgis Road. (By Master Developer)*
 - 5. Median landscaping in Rice Avenue, Colonia Road and Del Norte Boulevard. Improvements shall be by the Northeast Industrial Assessment District.**
- B. Installation of landscaped front setbacks shall occur concurrent with the development of structures on each individual parcel.*
- C. Development of the landscaped front setback along Sturgis Road and Elevar Street and Kinetic Drive will occur as individual parcels are developed.*
- D. Median development along Colonia Road will be developed initially without breaks except at Elevar Street and Kinetic Drive, railroad track and other farm crossing breaks as provided by the NIAD.*
- E. The Feature Park shall be developed with Phase 1, concurrent with the development of its adjacent parcels and installed by the developer of these adjacent parcels.*
- F. Installation of hardscape amenities shall occur as buildings are developed along Sturgis Road, Elevar Street and Kinetic Drive unless there is a demonstrated need for the addition of the amenities prior to the development of the building.*

LEGEND:

-  PHASE 1
-  PHASE 2



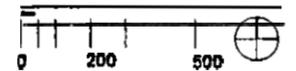
McInnes Ranch Business Park

PHASING PLAN

Leason Pomeroy Associates

44 Plan Area
74 02 00

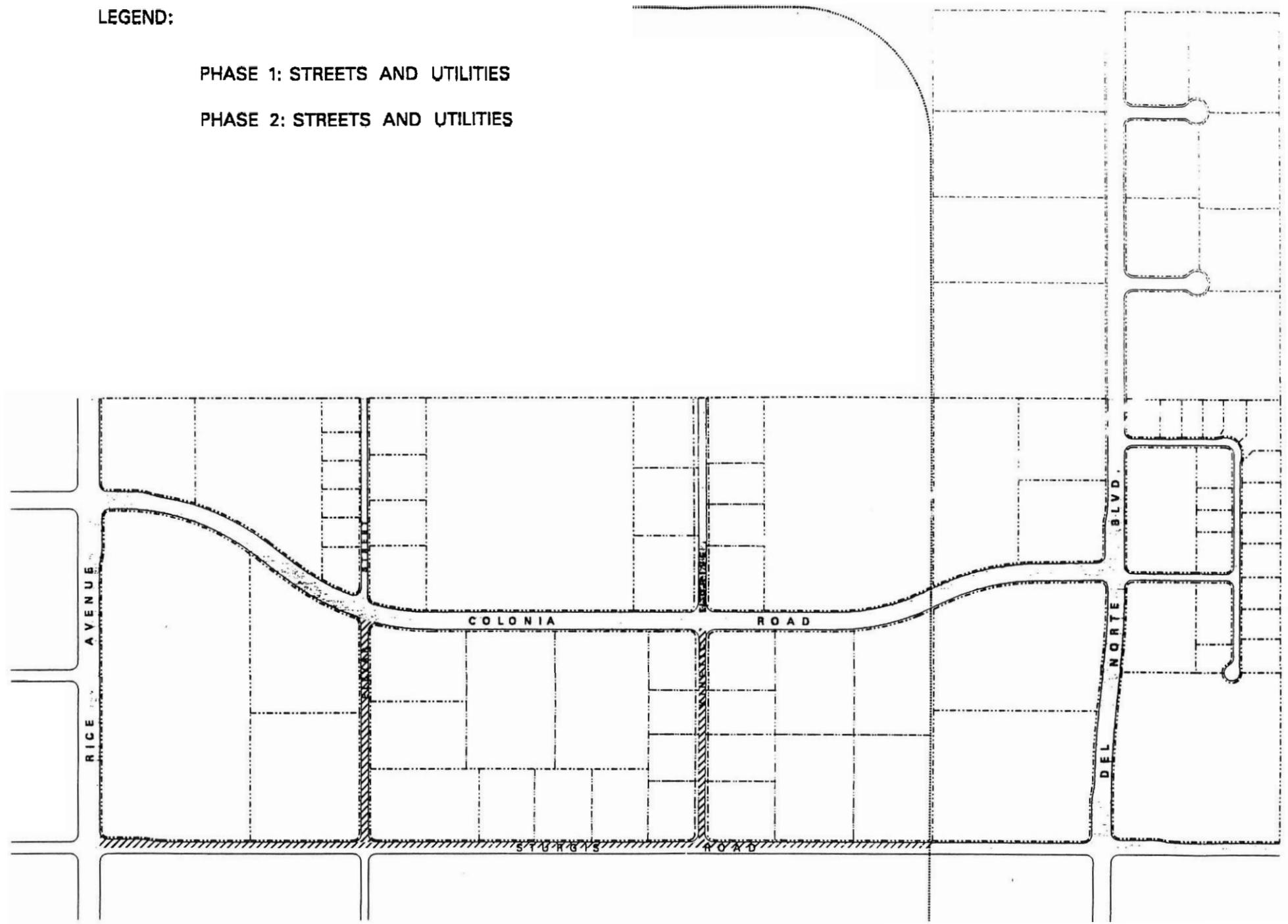
Exhibit 2.4A



LEGEND:

PHASE 1: STREETS AND UTILITIES

PHASE 2: STREETS AND UTILITIES



STREET AND INFRASTRUCTURE PHASING PLAN

McInnes Ranch Business Park

Leason Pomeroy Associates

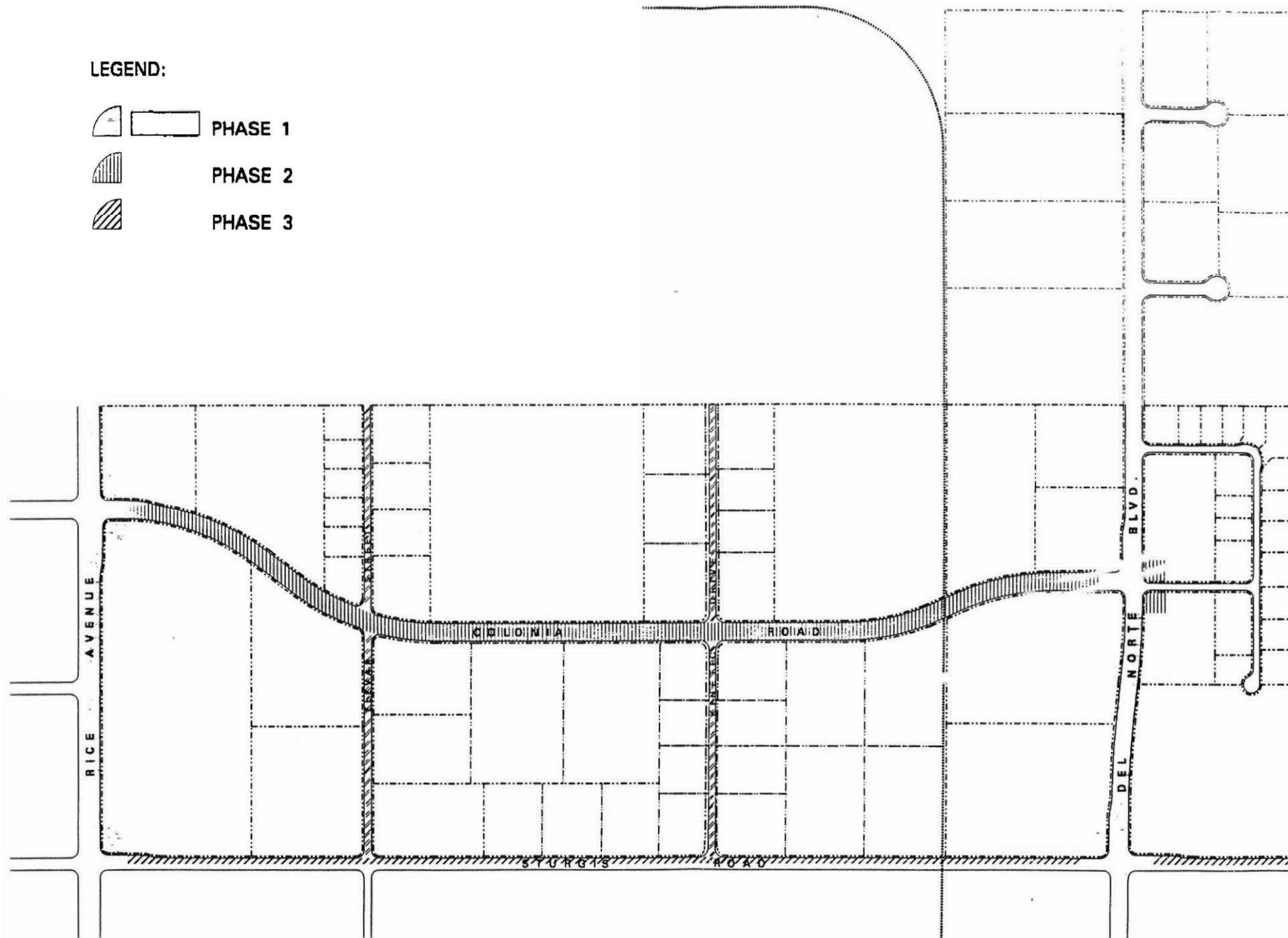
Architect
Planner
Interior Designer
44 West Street
Orange, California 92668
714 639 5851

Exhibit **2.4B**



LEGEND:

-  PHASE 1
-  PHASE 2
-  PHASE 3



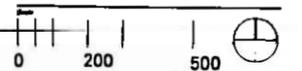
LANDSCAPE PHASING PLAN

McInnes Ranch Business Park

Leason Pomeroy Associates

Address: 44 First Street
Farming: Orange, California 92667
Phone: 714 271 3541

Exhibit **2.4C**



3.0 DEVELOPMENT STANDARDS

3.1 PURPOSE AND INTENT

The McInnes Ranch Business Park Specific Plan Development Standards will direct the style of development and aesthetic character of the Park. These Standards ensure a consistent use of signage, art, landscaping and other design features. These Standards also ensure that the McInnes Ranch Business park will: (a) have a clear identity and sense of place; (b) meet the needs of the future owners or tenants; (c) provide a harmonious and pleasing environment for all contemplated uses and activities; and (d) establish standards to achieve and maintain a harmonious development identity and level of quality throughout the Park. The Standards are formulated to guide the development process as well as the qualitative aspects of how landscaping, signage, maintenance and permitted operations by tenants and owners may affect the Park and its guests.

The Standards are composed of several elements including a Landscape Master Plan; Public Art Program; Sign Program; and Infrastructure Development Plan. Each of the above elements has been carefully detailed and coordinated with the other elements to maximize the intent of these Standards. The individual elements of the Standards are discussed in the following sections.

3.2 LANDSCAPE MASTER PLAN

The Landscape Master Plan consists of elements that give form to exterior spaces. Thus, the character of the landscape is created by elements such as streets and building setbacks, the variety and placement of elements such as signing, site lighting, walkways, and plant materials, and the arrangement of major functional elements such as project entrances, parking lots, buildings, service areas, etc.

3.2.1 Landscape Concept

The landscape is a key ingredient in blending architectural massing, varied land uses, and City criteria into an overall character. The landscape serves to organize circulation patterns, solar influences, areas of differing uses and open space into a quality image. The City of Oxnards' agricultural and maritime references are integral factors in the proposed development.

The landscape framework shall reflect land use, roadway widths and open space. Evergreen corridors along Rice Avenue, Sturgis Road and the northern boundary of the property shall recall the windrows long associated with the property's agricultural use. In addition, thematic gateways which incorporate implied "agricultural rows" will further reference this heritage. Pedestrian, bicycle and vehicular circulation patterns are designed to avoid conflict.

Plantings from the landscape framework zone shall extend into the landscape of interior parcels where appropriate.

Trees, shrubs and vines will complement the architecture and soften building massing. Shady parking areas will occur under canopy trees. Plant materials are selected for their aesthetic quality as well as low maintenance and water requirements.

Automatic irrigation and regular maintenance of all planting ensures their viability.

Minimum performance standards and a list of acceptable plant materials is provided to ensure continuity and quality.

All landscape and irrigation proposals have been developed such that they meet the minimum landscape standards as set forth by the City of Oxnard.

The Landscape Master Plan is shown in Exhibit 3.2A. The plan shows the location of existing trees and proposed street, accent, perimeter screen trees, and shrubbery. Trees are primarily used for street, parking area, and plaza borders to provide shade and screening. This plan also identifies proposed locations for Public Art as discussed in Paragraph 3.3.2.

3.2.2 Landscape Maintenance

The goal of the landscape concept is to allow the agricultural heritage of Oxnard area to deliver the landscape character of McInnes Ranch Business Park. In order to achieve this goal, certain flexibility in the city wide landscape framework is necessary. The developer and subsequently a Property Owners Association will assume responsibility for the maintenance of all front yard setbacks (street frontage zones) for Rice Avenue, Sturgis Road, Colonia Road, and Del Norte Avenue. In addition, this maintenance responsibility will include all project entries, the feature park and the Colonia Road median.

3.2.3 Landscape Zones

There are six distinctive zones within the project area which are shown on Exhibit 3.2B and are identified as:

- 1. Project Entries. Exhibit 3.2C*
- 2. Parcel Entries. Exhibit 3.2D*
- 3. Street Frontage. Exhibits 3.2E, 3.2F, 3.2G, 3.2H, 3.2I*
- 4. Feature Park. Exhibit 3.2J*
- 5. Buffer Edges. Exhibit 3.2K*
- 6. Parcel Interior. (See Landscape Guidelines, Section 4.5)*

Installation and maintenance within these zones shall be accomplished consistent with the Phasing Plan. See Exhibit 2.4A.

A. Project Entries (Exhibit 3.2C)

Project entry landscaping will recall the agricultural heritage of McInnes

Ranch. Specimen trees and accent color plantings will reinforce project identification. A combination of a two foot high sloping ground plane and a three foot high hedge will serve to screen the automobile beyond. Project entry improvements will be installed as a part of the street landscaping improvements.

B. Parcel Entries (Exhibit 3.2D)

The Parcel Entries shall include landscape components which help to enhance individual parcel access. They shall integrate and contribute to the landscape area and the overall "street frontage". Each parcel owner shall provide the following:_____

- 1. Low, concrete wall with signage per Section 3.4. (If Parcel Signage is provided.)*
- 2. Approved hedge planting in landscaped setback to screen cars (where applicable.)*
- 3. Street frontage landscaping and sidewalks.*

C. Street Frontage (Exhibits 3.2E, 3.2F, 3.2G, 3.2H and 3.2I)

The street frontage zone is visible from the street. Elements within the street frontage zone include sidewalks (where applicable), planting, irrigation, street lighting, parcel signage (optional) and landscape grading. The character of this zone shall vary from street to street as identified in these Guidelines. Rice Avenue and Sturgis Road shall incorporate an informal pattern of tree groves, meandering sidewalk (on Rice Avenue only) and undulating turf mounds. Colonia and Del Norte will contrast this informality with a formal planting of trees, hedges, sidewalk and mounding.

D. Feature Park (Exhibit 3.2J)

At the intersection of Colonia Road and Del Norte a feature park will serve two functions.

- 1. It will provide a visual terminus to Colonia Road.*
- 2. It will provide a space for industrial park users to congregate for casual seating and lunches.*

This Feature Park will be installed as a part of the eastern side of the Del Norte streetscape.

E. Buffer Edges (Exhibit 3.2K)

Buffer Edges will consist of the following:

Procter and Gamble site.

2. *Screening of the oil production and retention facilities.*
3. *The eastern property line separating McInnes Ranch Business Park from the existing flood control channel.*
4. *Screening of railroad track and rail loading spur lines from the view of Colonia Road and other intersecting roadways. In addition, individual developers shall be required to extend on-site tree planting to screen rail activity.*

F. Parcel Interior

Refer to Section 4.2 for Landscape Guidelines related to Parcel Interior Development.

3.2.4 Caltrans Highway Design Standards

Landscape setbacks shall be required at all intersections and curb cuts in conformance with the Caltrans Highway Design Manual as modified to be acceptable to the Parks, Planning and Public Works Departments.

3.2.5 Water Shortage Emergency

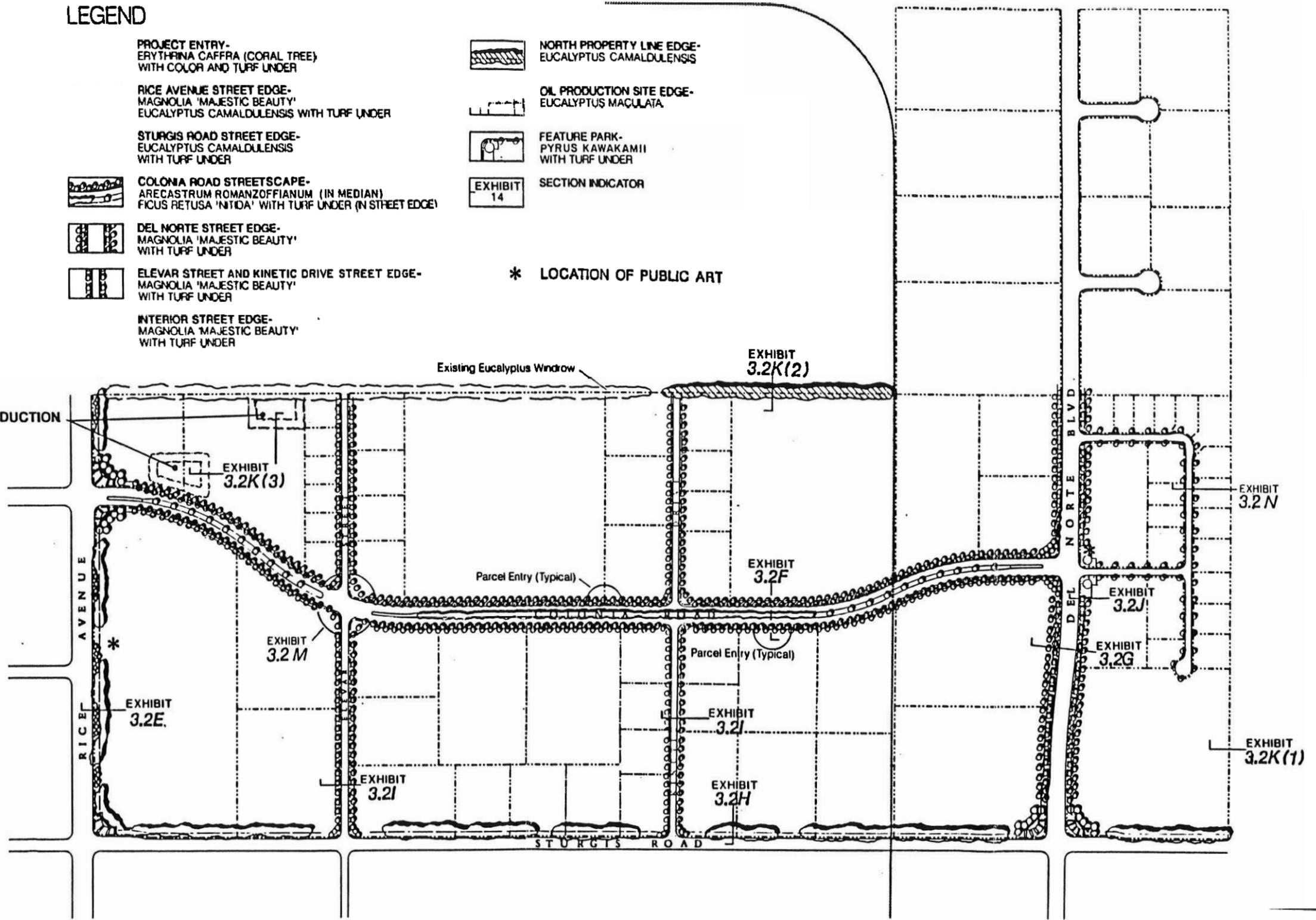
In the event the City Council declares a water shortage emergency pursuant to the State Water Code, the landscaping standards may be suspended and emergency landscaping standards may be implemented. The emergency landscaping standards shall be approved by the director of Parks and Recreation. These standards shall be for the purpose of reducing water consumption in landscape areas only during a water shortage emergency.

LEGEND

- PROJECT ENTRY-
ERYTHRINA CAFFRA (CORAL TREE)
WITH COLOR AND TURF UNDER
- RICE AVENUE STREET EDGE-
MAGNOLIA 'MAJESTIC BEAUTY'
EUCALYPTUS CAMALDULENSIS WITH TURF UNDER
- STURGIS ROAD STREET EDGE-
EUCALYPTUS CAMALDULENSIS
WITH TURF UNDER
- COLONIA ROAD STREETSCAPE-
ARECASTRUM ROMANZOFFIANUM (IN MEDIUM)
FICUS RETUSA 'NITIDA' WITH TURF UNDER (IN STREET EDGE)
- DEL NORTE STREET EDGE-
MAGNOLIA 'MAJESTIC BEAUTY'
WITH TURF UNDER
- ELEVAR STREET AND KINETIC DRIVE STREET EDGE-
MAGNOLIA 'MAJESTIC BEAUTY'
WITH TURF UNDER
- INTERIOR STREET EDGE-
MAGNOLIA 'MAJESTIC BEAUTY'
WITH TURF UNDER
- NORTH PROPERTY LINE EDGE-
EUCALYPTUS CAMALDULENSIS
- OIL PRODUCTION SITE EDGE-
EUCALYPTUS MACULATA
- FEATURE PARK-
PYRUS KAWAKAMII
WITH TURF UNDER
- EXHIBIT 14 SECTION INDICATOR

* LOCATION OF PUBLIC ART

SEE EXHIBIT 3.2L FOR OIL PRODUCTION
SITE LAYOUT



LANDSCAPE MASTER PLAN

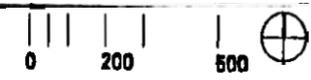
McInnes Ranch Business Park

Leason Pomeroy Associates

Exhibit 3.2A

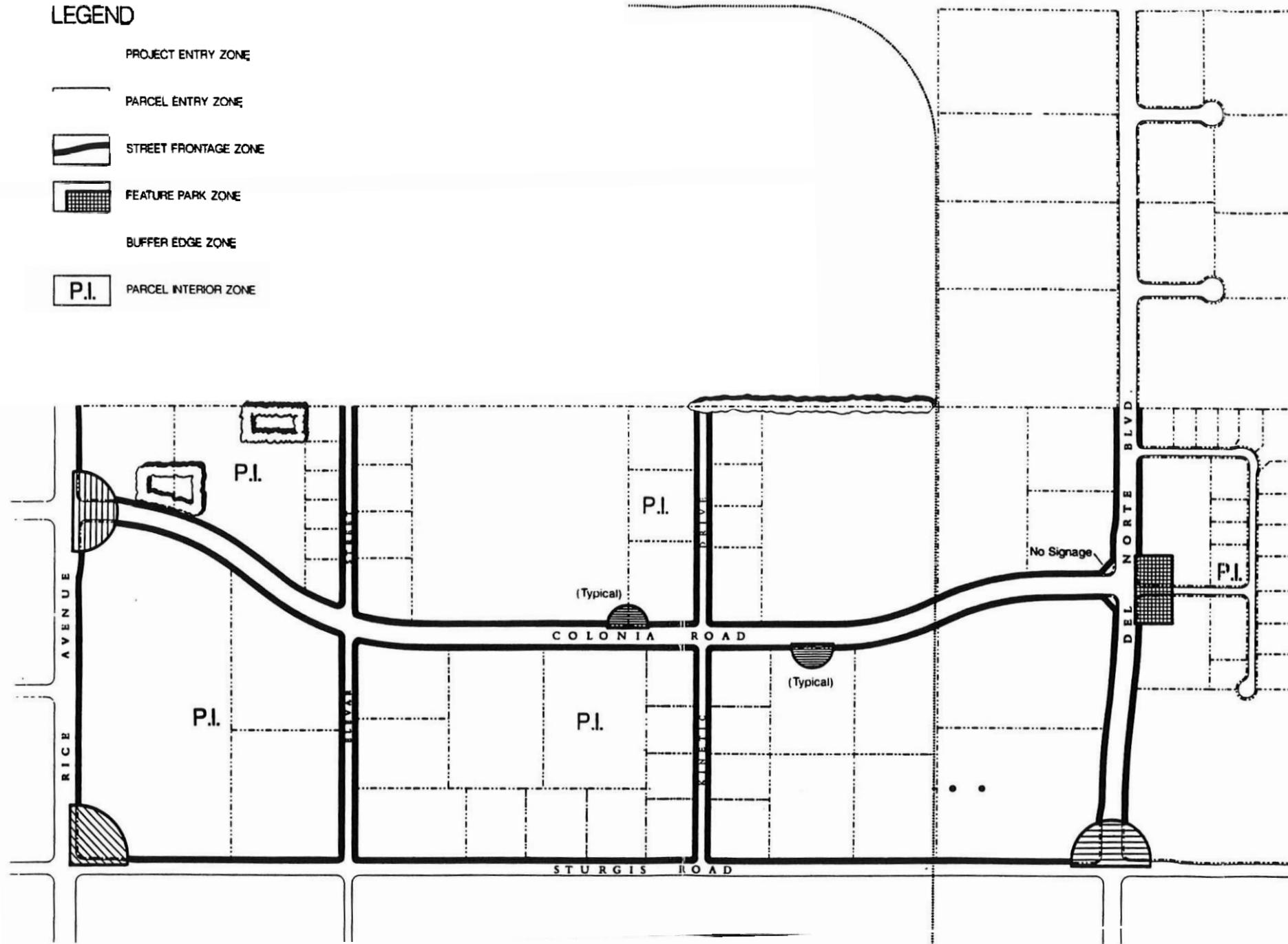
Architect: Leason Pomeroy Associates
 Planner: [unreadable]
 Interior Design: [unreadable]

14 Plan Sheet
 Drawn: [unreadable]
 7/1 8/9 8/8



LEGEND

-  PROJECT ENTRY ZONE
-  PARCEL ENTRY ZONE
-  STREET FRONTAGE ZONE
-  FEATURE PARK ZONE
-  BUFFER EDGE ZONE
-  P.I. PARCEL INTERIOR ZONE



McInnes Ranch Business Park

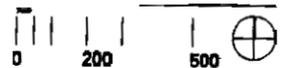
LANDSCAPE ZONES

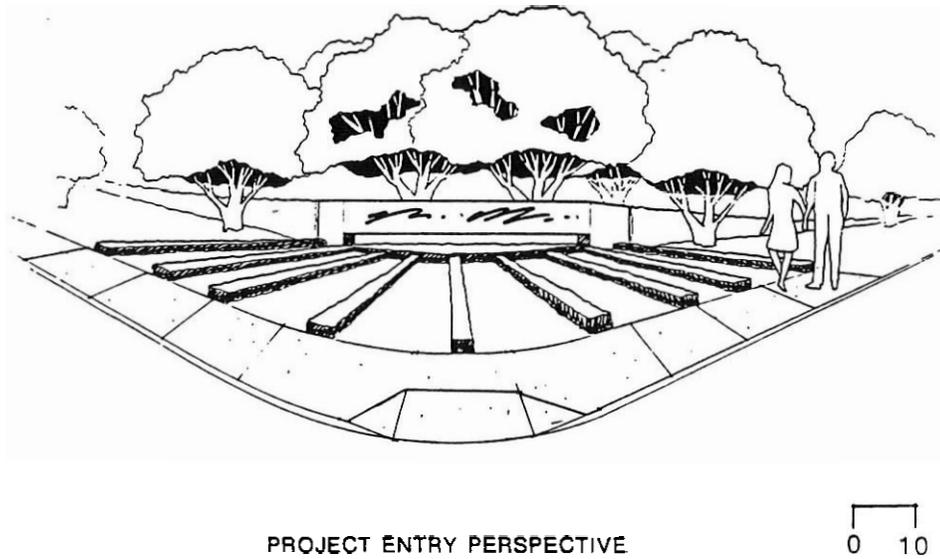
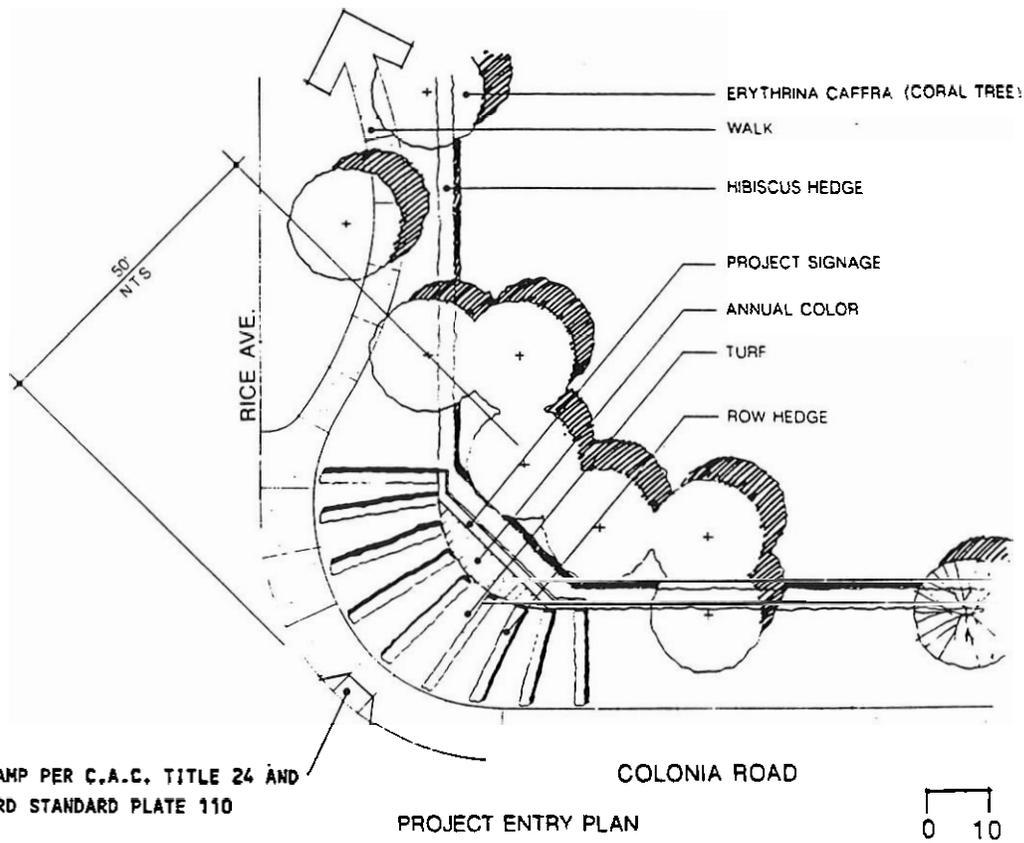
Leason Pomeroy Associates

Address:
Phone:
Internet Design

44 First Avenue
Orange, California 92668
714 637 5500

Exhibit 3.2B

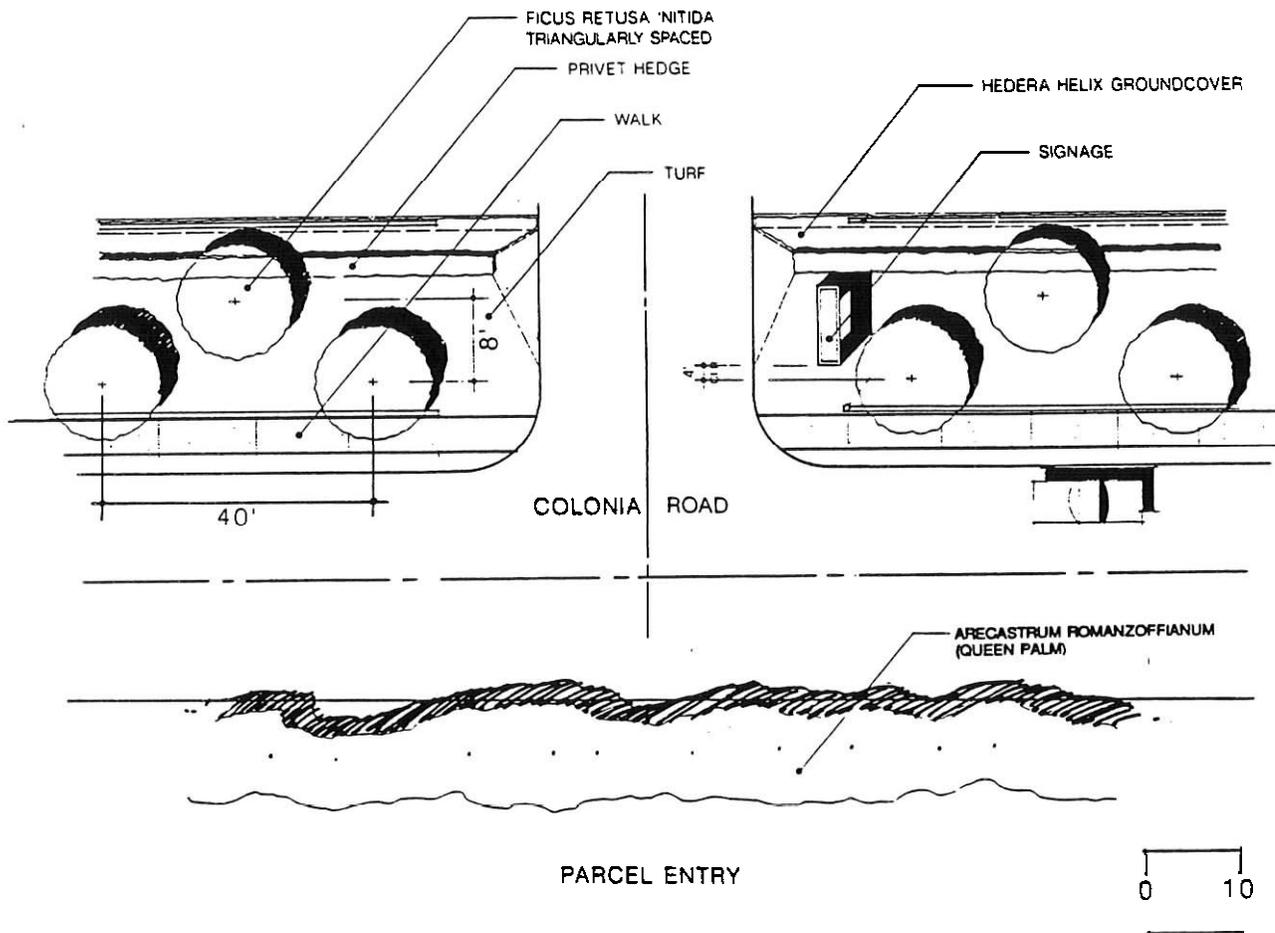




PROJECT ENTRIES

McInnes Ranch Business Park

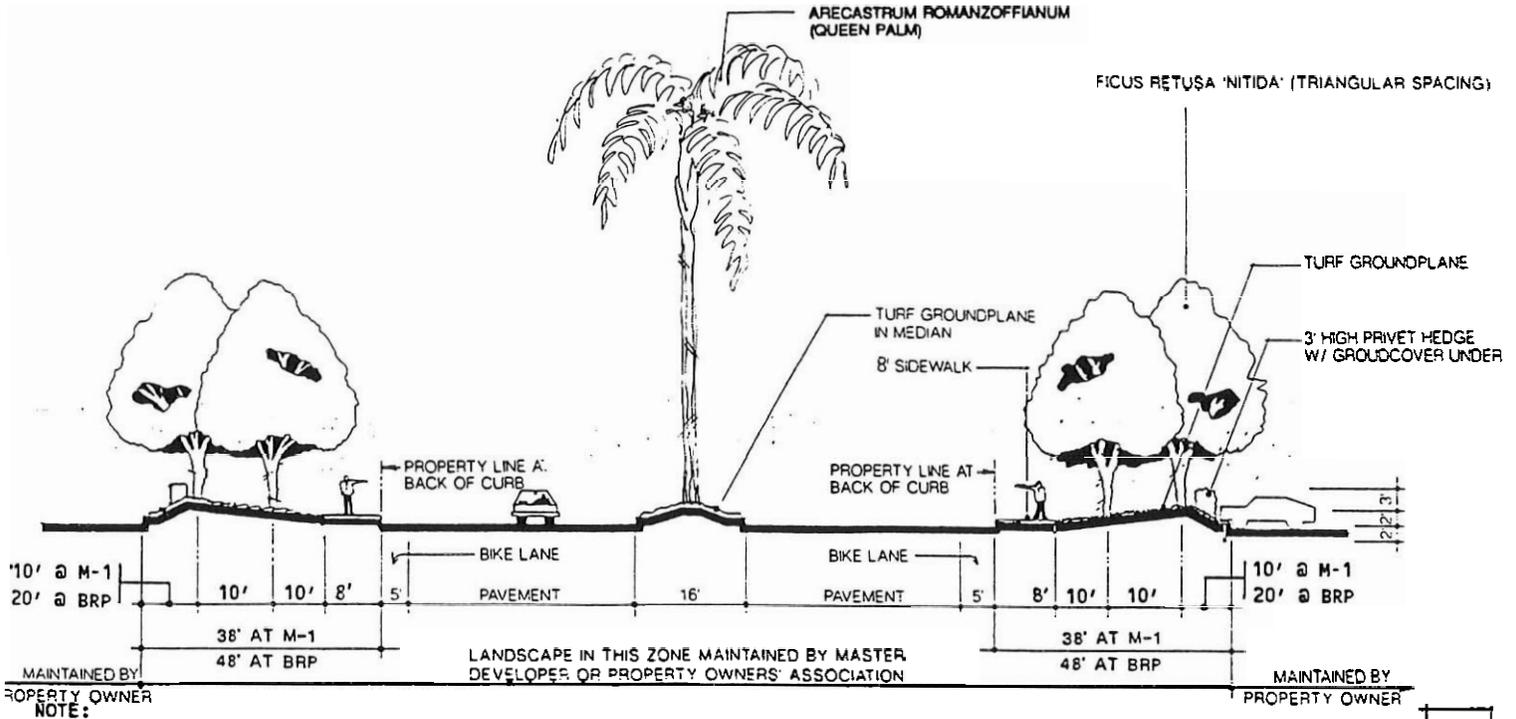
Exhibit **3.2C**



McInnes Ranch Business Park

PARCEL ENTRIES

Exhibit 3.2D



THIS STREET SECTION REPRESENTS TYPICAL LANDSCAPE TREATMENT AT COLONIA ROAD, HOWEVER, THE RIGHT-OF-WAY DIMENSION VARIES AS DETAILED ON EXHIBIT 2.3b.

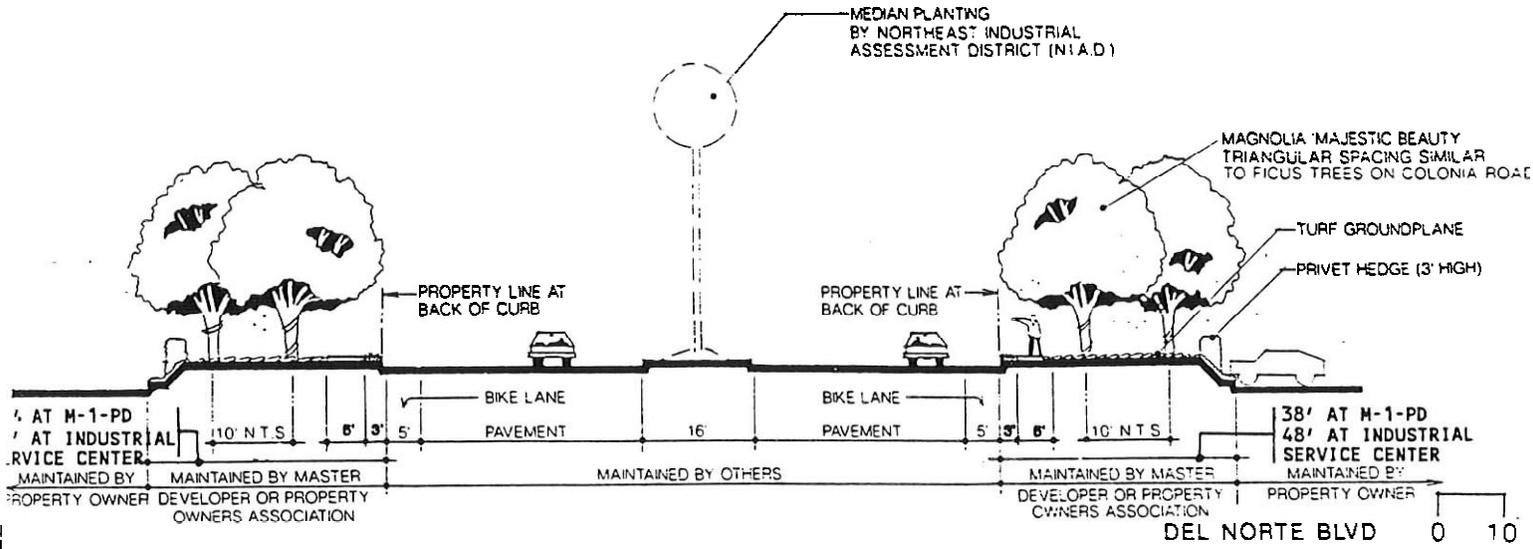
COLONIA ROAD BETWEEN RICE AVENUE AND ELEVAR STREET SHALL HAVE A 99 FT. RIGHT-OF-WAY WITH A CONSTRUCTED CROSS-SECTION OF 93 FT. UNTIL SUCH TIME AS THE FREEWAY INTERCHANGE IS INSTALLED FOR THE INTERSECTION OF RICE AVENUE AND COLONIA ROAD. PAVEMENT WIDTH FOR THIS CROSS SECTION SHALL BE 38 FT. ON EACH SIDE OF THE STREET UNTIL THE INTERCHANGE IS BUILT, THEN THE PAVEMENT WIDTH SHALL BE WIDENED TO 41 FT. ON EACH SIDE OF THE STREET.

ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
MEDIAN	ARECASTRUM ROMANZOFFIANUM (QUEEN PALM)	N.A.	TURF	N.A.	15 GALLON
PARKWAY AT STREET	FICUS RETUSA 'NITIDA' (INDIAN LAUREL)	N.A.	MOUNDED TURF	N.A.	TRIANGULAR SPACED
PARKWAY @ LOTS	N.A.	LIGUSTRUM TEXANUM	HEDERA HELIX	N.A.	SHRUBS - 5 GAL. G.C. - FLATS

STREET SECTION-COLONIA ROAD

McInnes Ranch Business Park

Exhibit 3.2F

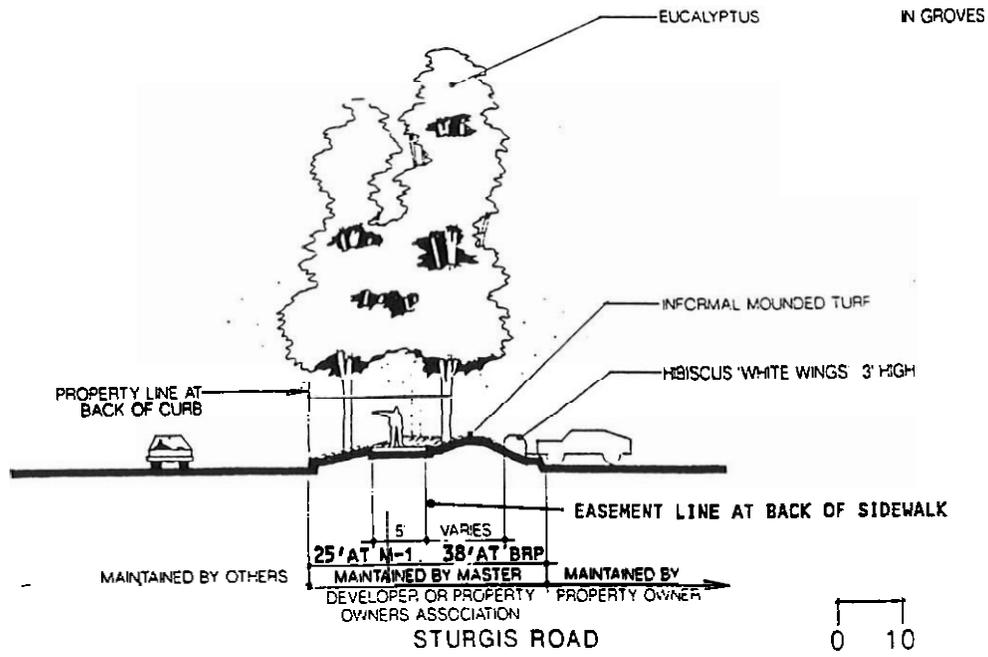


ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
MEDIAN					BY N.I.A.D
PARKWAY @ STREET	MAGNOLIA 'MAJESTIC BEAUTY'	N.A.	TURF	N.A.	TRIANGULAR SPACED @ 40' O.C.
PARKWAY @ LOTS	N.A.	LIGUSTRUM 'TEXANUM'	HEDERA HELIX	N.A.	

STREET SECTION - DEL NORTE BLVD

McInnes Ranch Business Park

Exhibit **3.2G**



ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
PARKWAY @ STREET	EUCALYPTUS (S.P.P) SHALL BE CONFIRMED BY PARKS DIVISION	N.A.	MOUNDED TURF	N.A.	15 GALLON (INFORMAL GROVES)
PARKWAY @ LOTS	N.A.	HIBISCUS 'WHITE WINGS'	HEDERA HELIX	N.A.	SHRUBS - 5 GAL. G.C. - FLATS

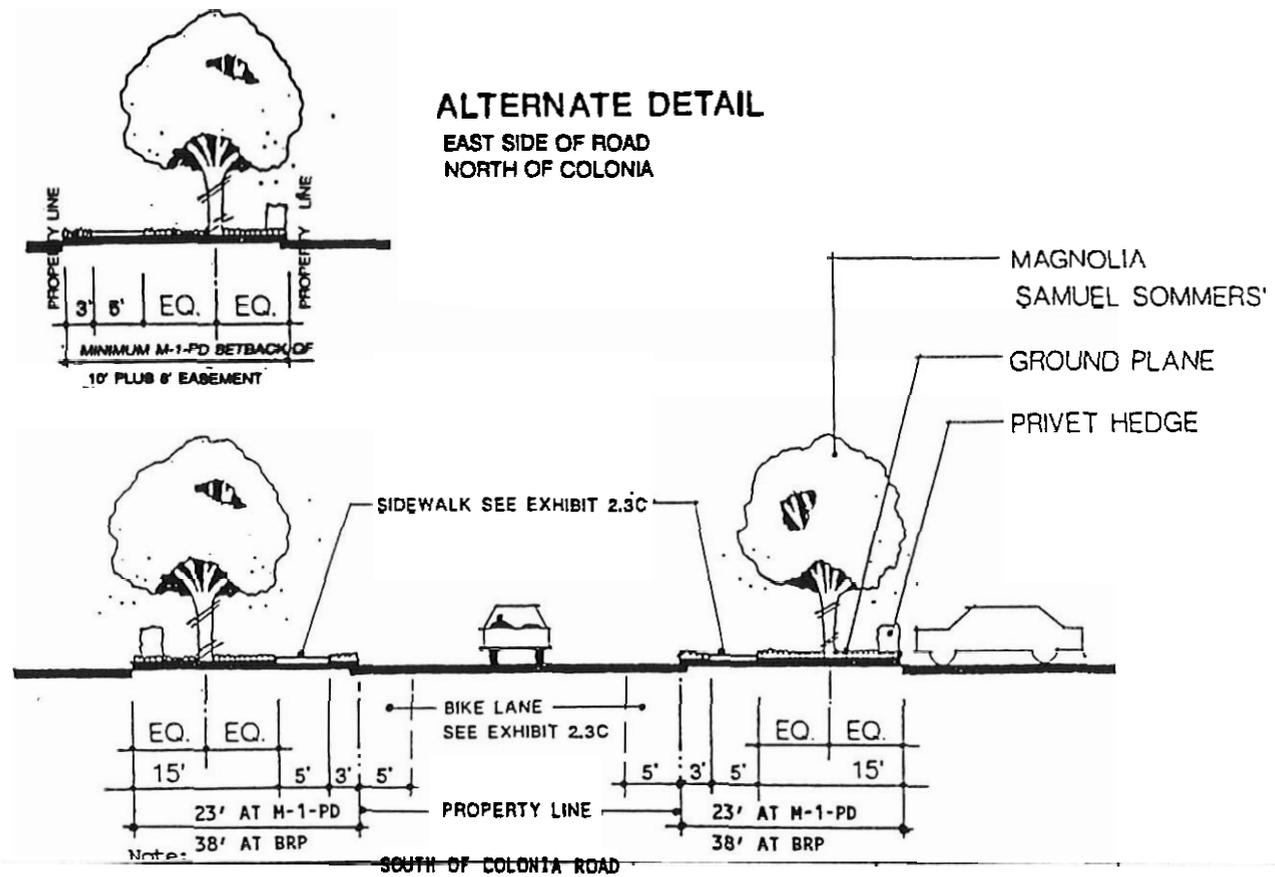
STREET SECTION-STURGIS ROAD

McInnes Ranch Business Park

Exhibit 3.2H

ALTERNATE DETAIL

EAST SIDE OF ROAD
NORTH OF COLONIA



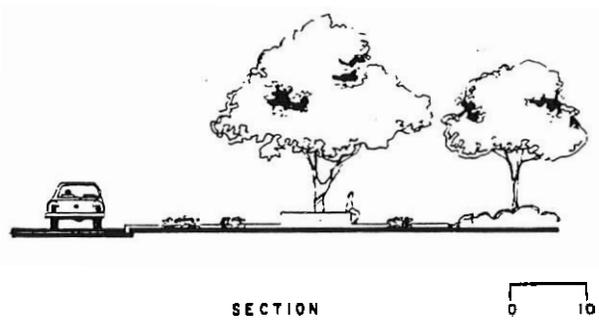
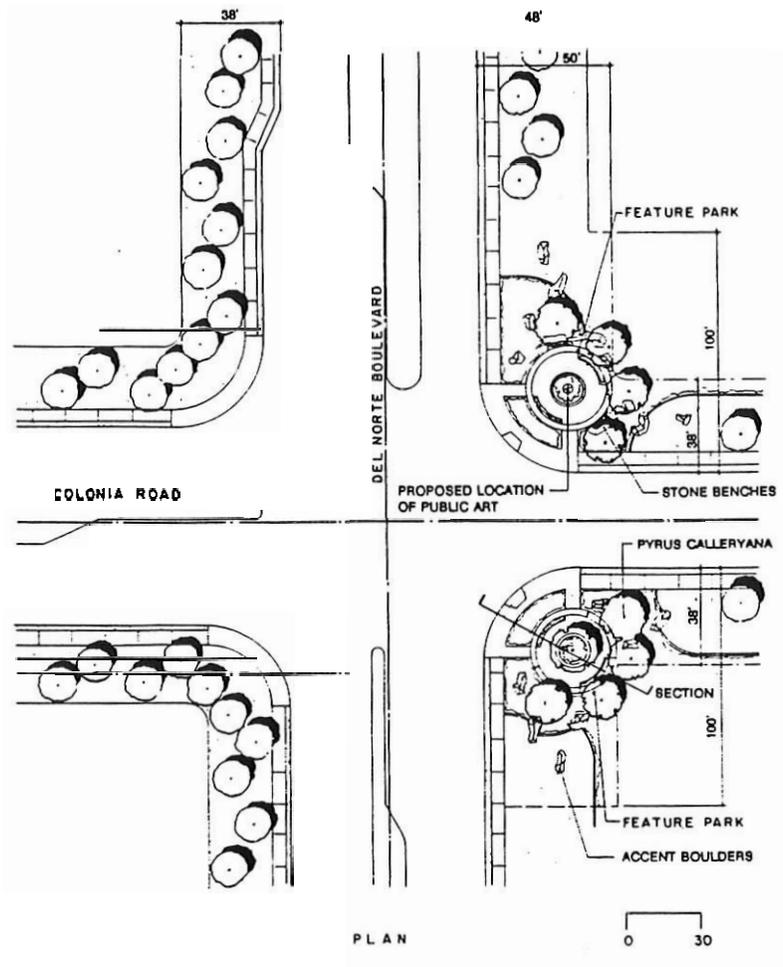
This section represents the condition at Elevar Street south of Colonia Road only. At Elevar Street north of Colonia Road and at all other streets where sidewalks will not be installed, a landscaped setback will be provided. See alternate detail above.

ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
PARKWAY @ STREET	MAGNOLIA 'MAJESTIC BEAUTY'	LIGUSTRUM 'TEXANUM'	HEDERA HELIX	N.A.	

STREET SECTION ELEVAR STREET & KINETIC DRIVE

McInnes Ranch Business Park

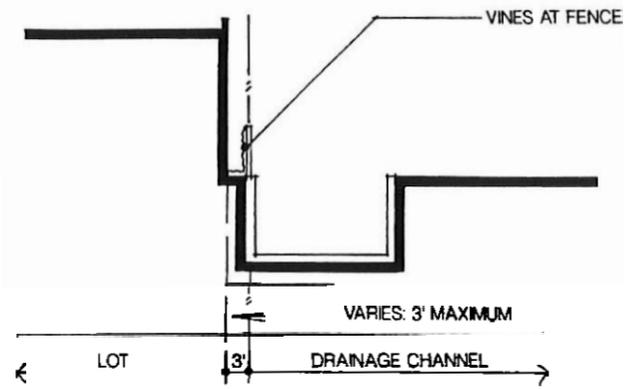
Exhibit 3.21



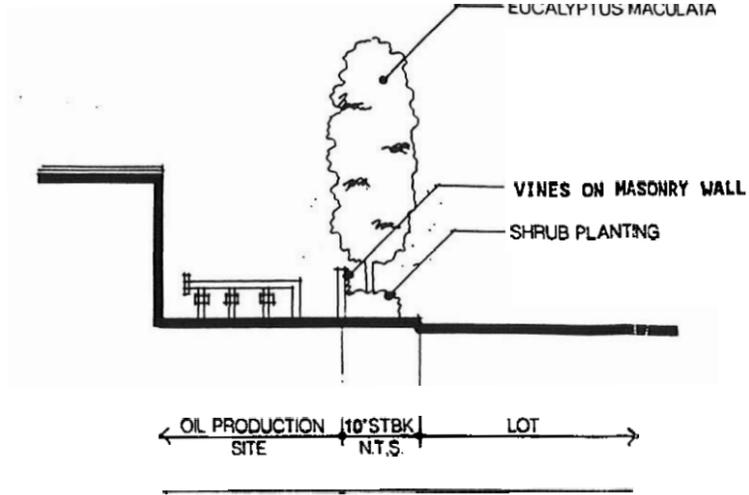
McInnes Ranch Business Park

FEATURE PARK

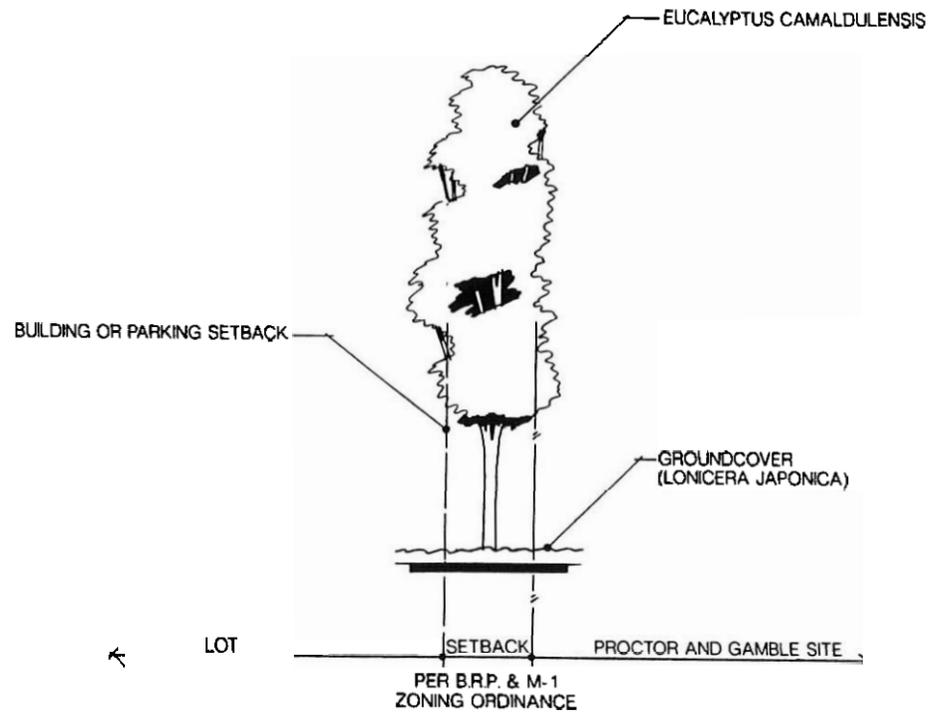
Exhibit 3.2



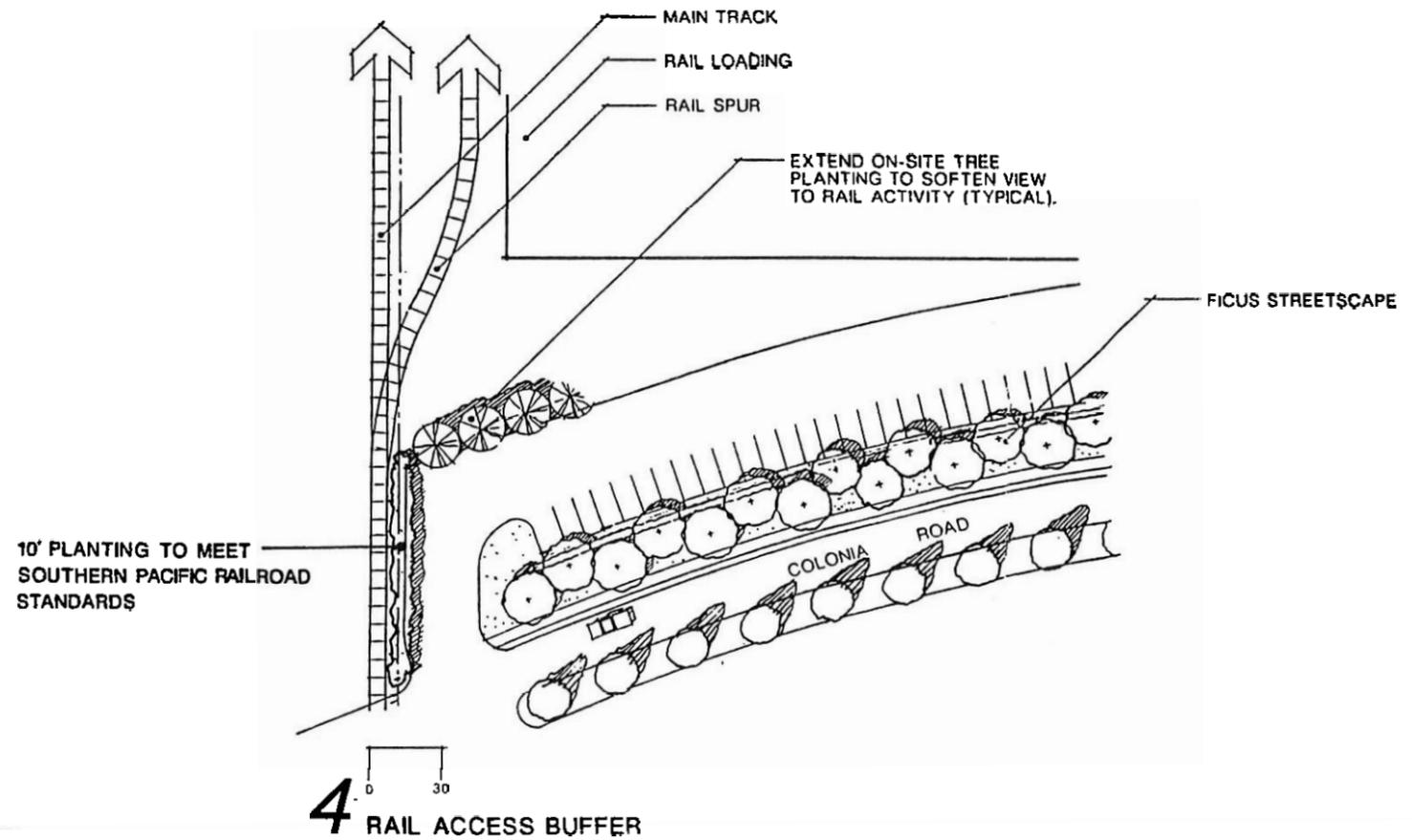
1 0 10
EDGE AT DRAINAGE CHANNEL



3 0 10
EDGE AT OIL PRODUCTION SITE



2 0 10
EDGE AT PROPERTY LINE



McInnes Ranch Business Park

D I K E Leason **Pomeroy Associates**
Architects
Planning
Interior Design

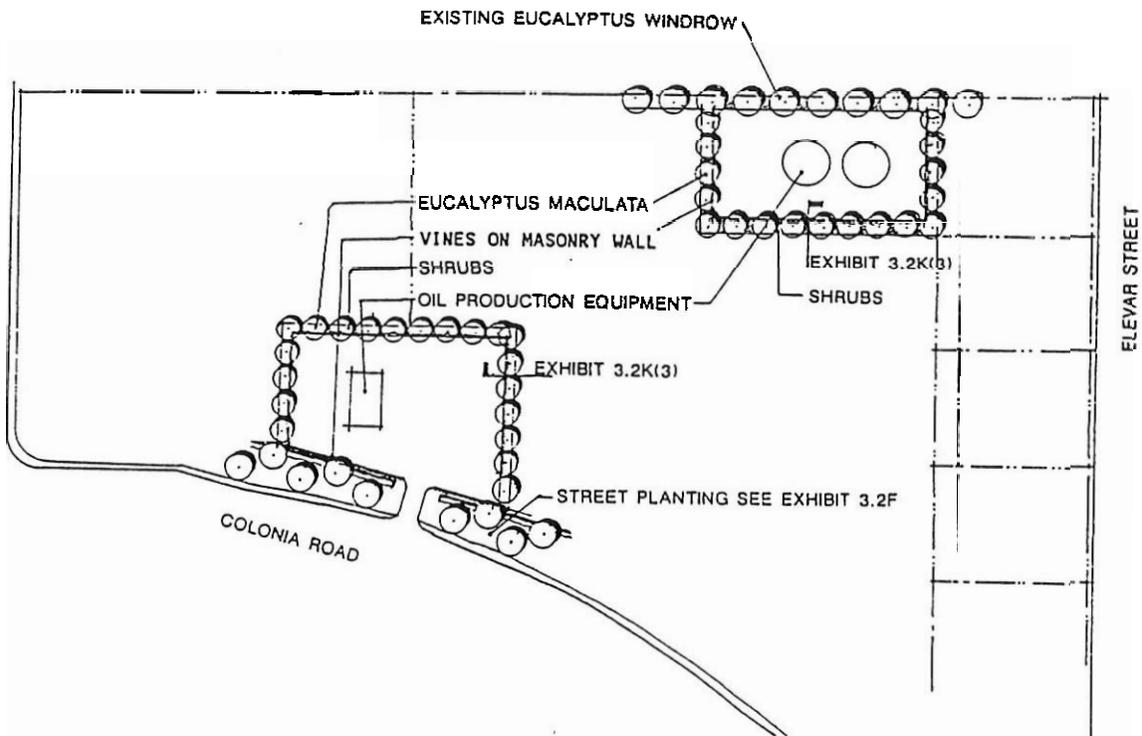
Exhibit

EDGES

3.2K

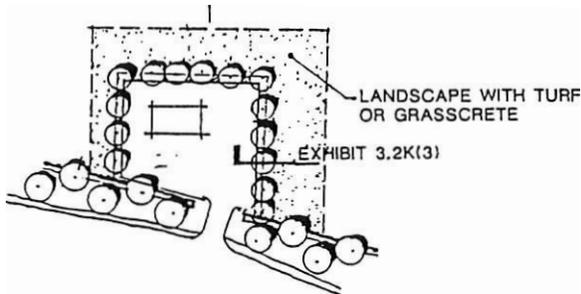
JUNE 8, 1988





Note:

The size of the oil lease parcels shown above will be determined based upon negotiations between the oil lessee and the developer. Final locations of equipment within these parcels has not been determined. The alternate exhibit below shows a landscaping concept that utilizes Section 3.2K(3) for equipment screening and provides for a more open landscaped area

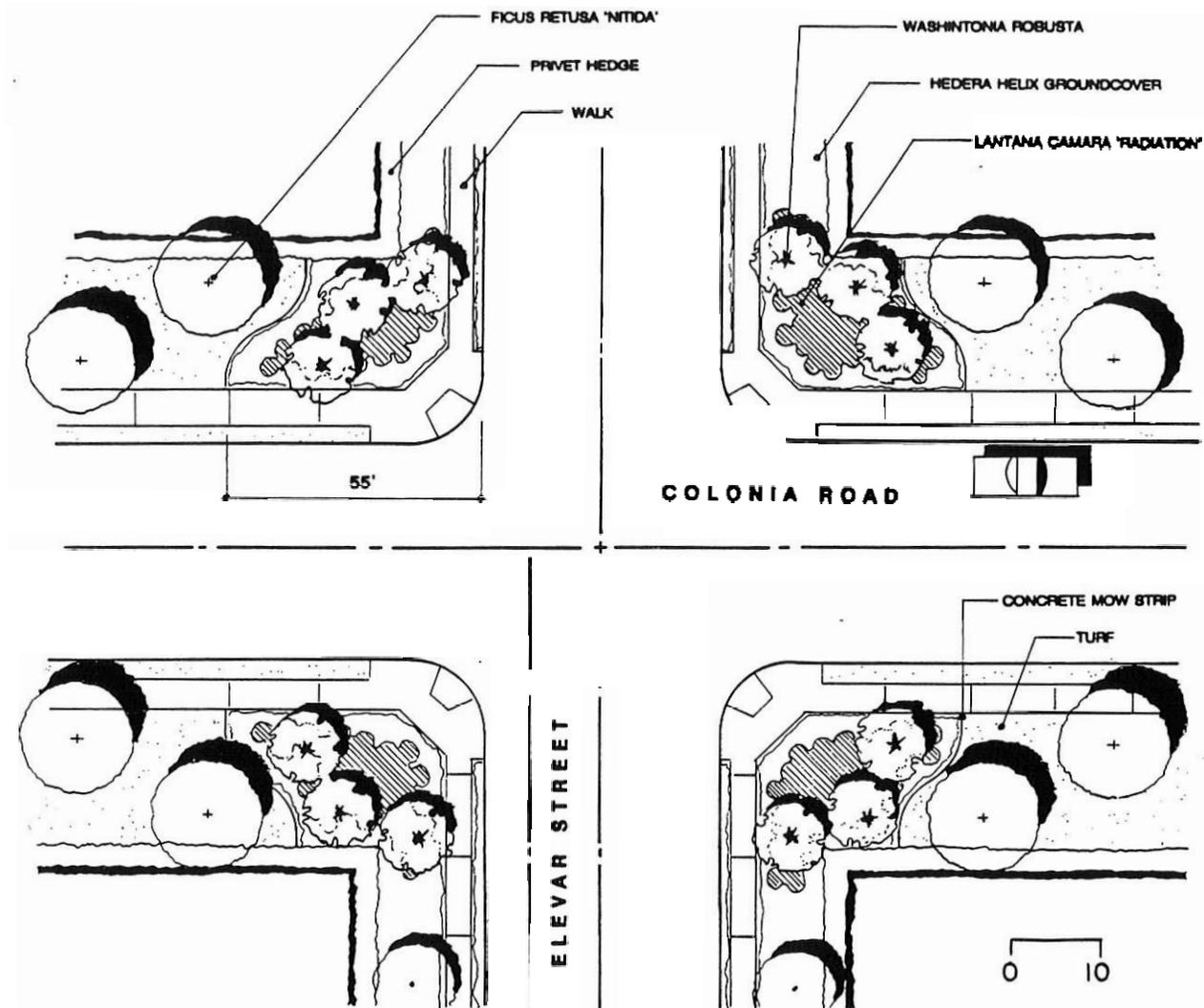


ALTERNATE OIL PARCEL LANDSCAPE

OIL PRODUCTION SITES

McInnes Ranch Business Park

Exhibit
3.2L

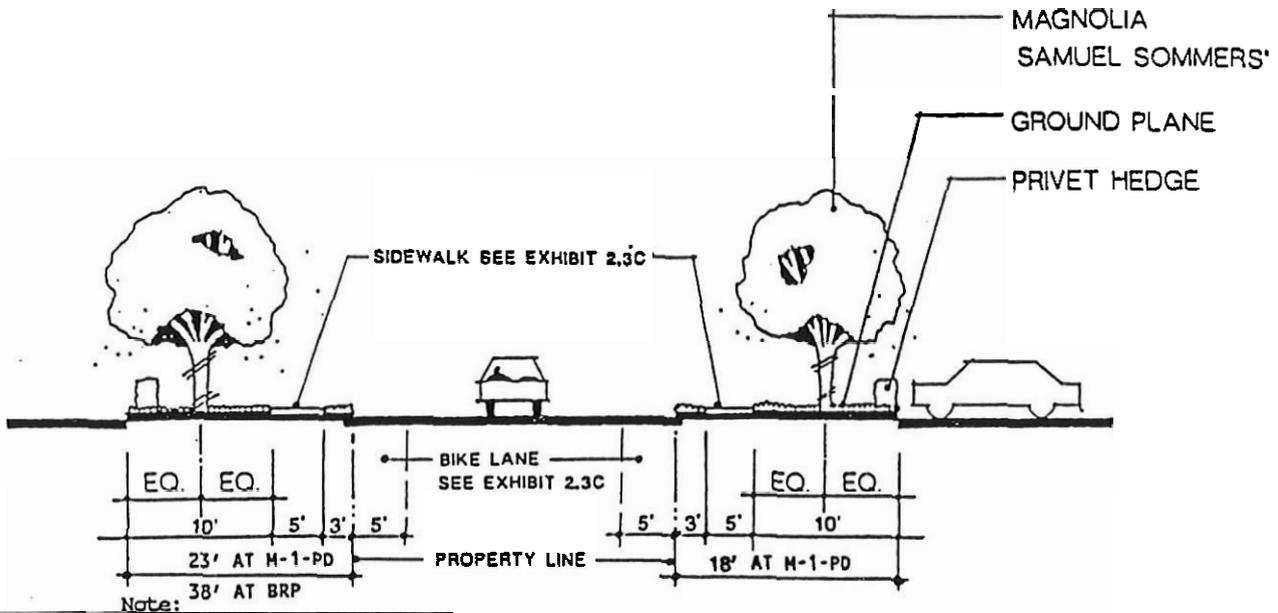


EXAMPLE OF STREET INTERSECTION

McInnes Ranch Business Park

Exhibit

3.2 M



ZONE	TREE VARIETY	SHRUB VARIETY	GROUND PLANE	VINE	REMARKS
PARKWAY @ STREET	MAGNOLIA 'MAJESTIC BEAUTY'	LIGUSTRUM 'TEXANUM'	HEDERA HELIX	N.A.	

STREET SECTION-SPECTRUM CIRCLE

McInnes Ranch Business Park

Exhibit 3.2N

3.3 PUBLIC ARTS PROGRAM

The development of McInnes Ranch Business Park is aimed at establishing the highest standards of aesthetic quality and economic vitality. The Public Arts Program is an integral component in establishing this quality. The City of Oxnard has adopted an art in public places policy that requires that visual art be included in major commercial, industrial and mixed-use projects where applicable.

3.3.1 City of Oxnard Art in Public Places Implementation Criteria

The City of Oxnard has set the following criteria to implement this policy.

- 1. Art/sculpture shall be easily visible to the public.*
- 2. Art/sculpture shall be located in an area that is specifically designed for that purpose. Installation of the works of art shall be planned and implemented to enhance the work and allow for unobstructed public viewing from as many angles as possible.*
- 3. Developers are encouraged to develop a complete site plan with landscaping in conformance with City standards, lighting and other appropriate accessories to complement the art work.*
- 4. The composition of the art/sculpture shall be of permanent-type materials and require a low level of maintenance.*
- 5. Any lettering or signing on a sculpture or its foundation must be approved by the Community Development Director prior to installation. (Project identification is allowed; however, product advertising is not.)*
- 6. The art/sculpture shall be constructed proportional to its site location.*
- 7. No expressions of obvious bad taste or profanity, which would likely be offensive to the general public, are allowed.*
- 8. Art/sculpture work shall consist of a quality type of art/design.*
- 9. Developers shall be encouraged to provide a wide range of art/sculptural styles, materials and types when selecting an art work for the program.*

3.3.2 Locations of Public Art

Selected parcels have been identified for participation in the Public Arts Program. Refer to Exhibit 3.2A for proposed locations of Public Art. It shall be the responsibility of the developer of the Specific Plan or their Assignees to provide art/sculpture as herein specified at the time the subject parcel is developed.

The City's standard is that all individual commercial or industrial structures containing 100,000 square feet or more of gross floor areas are required to include an art/sculpture element. In a master planned subdivision within McInnes Ranch, a master art in public places plan that specifies the locations of art/sculpture may be approved by the Community Development Director in lieu of requiring the above standard to be met on a structure-by-structure basis.

The City's policy criteria and standards for the inclusion of art in public places are incorporated into this specific plan. Conformance with this program shall be required at the time an application is made for approval of site and building plans.

3.3.3 Processing of Public Art Proposals

In compliance with this program, each owner/user whose development is required to incorporate art/sculpture into their project, shall submit the information listed below to the McInnes Ranch Business Park Design Review Committee (MRBPDRC), a committee established by the Covenants, Conditions and Restrictions for McInnes Ranch. This information shall include:

- 1. Lot or parcel number and address.*
- 2. Project name.*
- 3. Owner/User name.*
- 4. Artist's name and resume.*
- 5. Photographs and/or drawings of the proposed work which illustrates dimensions and materials.*
- 6. Site plan of appropriate scale to show location and intent.*
- 7. Artist's statement of philosophy.*

The McInnes Ranch Business Park Design Review Committee shall review all art proposals and is responsible for maintaining the quality and diversity of art work constructed in McInnes Ranch. The Design Review Committee will respond in writing within thirty (30) days of submission of an art proposal. If the Committee finds the proposal to be acceptable, the proposal shall be forwarded to the Community Development Director for final review and approval. Should the Committee and/or the Community Development Director find the proposal to be in conflict with the City of Oxnard criteria, a written notice shall be forwarded to the parties submitting the proposal. The decision of the Community Development Director shall be final.

3.3.4 Schedule for Compliance

Installation of approved art/sculpture shall be completed prior to issuance of a Certificate of Occupancy by the City of Oxnard for all or part of the subject parcel.

3.4 SIGN PROGRAM

All signs in this Sign Program shall conform to the work, spirit and intent of the Oxnard City Code, unless stated otherwise.

3.4.1 Purpose and Intent

The purpose of this Planned Sign Program is to provide for adequate and attractive directional information along with identification of buildings and businesses by ensuring proper design, location and maintenance of all signs and graphics within ~~McInnes Ranch Business park~~.

The intent of this program is to produce uniform standards for all exterior signing to establish continuity, consistency and overall harmony with the visual quality of ~~McInnes Ranch Business park~~.

Signing setbacks will be required at all intersections and curb cuts in conformance with the Caltrans Highway Design Manual as acceptable to the Public Works and Planning Departments. Driveways will be treated as private roads for sight distance purposes. All traffic control signs in public streets shall conform to the applicable Caltrans and City of Oxnard standards in construction, erection and placement.

3.4.2 Maintenance

All signs within ~~McInnes Ranch Business Park~~ shall be maintained in an as-new condition. Project management shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the person(s) or business responsible for the maintenance of said sign or signs.

3.4.3 Approvals

A master sign program shall be submitted to the City for approval of the Community Development Director prior to occupancy of a development. All individual signing must have the written approval of both the ~~McInnes Ranch Business Park Design Review Committee~~ or its designer and the City of Oxnard in order to be implemented. Tenants eligible for exterior signing shall be determined by the ~~McInnes Ranch Business Park Design Review Committee~~ or its designer. Prior to city review, eligible sign applicants shall first obtain the approval by submitting the following:

A. Preliminary Approval

For Preliminary Approval submit the following in triplicate to the ~~McInnes Ranch Business Park Design Review Committee~~ or its designer.

- 1. Site plan and building elevations showing the proposed sign locations and sizes with dimensions.*

2. *Notations as to the proposed materials, finishes and colors.*

B. Final Approval

1. *Final site plan and building elevations showing the proposed sign locations and sizes by dimensions.*
2. *Details, materials, finishes and colors.*
3. *Proposes method of attachment to building and waterproofing at any building penetrations.*
4. *Electrical power requirements, if any.*

C. City Approval

For City Approval submit shop drawings as approved by the McInnes Ranch Business park Design Review Committee or its designer to the City to obtain the approval of the Community Development Director, and all sign and building permits.

3.4.4 Compliance Required

No person shall erect, construct, enlarge, alter, move, improve, remove, convert or equip any sign or sign structure, or cause or permit the same to be done contrary to or in violation of the provisions of this Planned Sign Program. Conformance will be strictly enforced by the McInnes Ranch Business Park Design Review Committee and the City of Oxnard. All such nonconforming or unapproved sign(s) must be brought into conformance at the expense of the persons responsible for the installation of said sign(s).

3.4.5 Supplemental Exhibits

The attached exhibits are intended as a graphic aid in interpreting the intent of this Planned Sign Program.

In conjunction with the text of this Planned Sign Program, these graphic exhibits have been prepared indicating the permitted number, size and location of exterior signs. Said exhibits are on file at the City to facilitate the plan check process.

3.4.6 General Sign Standards

A. Sign Types

Signs are grouped into three categories: Monument Signs, Ground Mounted Legal Displays and On-Building Signs. The size, location and design of each sign shall not exceed the specific maximum limitations for each group. All signage shall meet the minimum requirements of the Oxnard City Code.

B. Letterstyles

The McInnes Ranch Business Park Project letterstyle shall be upper and lower case Friz Quadrata. See Exhibit 3.4A. Any other letterstyle, logo or trademark used within the Project must be approved by the McInnes Ranch Business Park Design Review Committee or its designer for aesthetic compatibility with the quality of the Park. All other elements (colors, etc.) are standardized and are to be strictly followed.

C. Color Standards

- 1. Monument Signs - All concrete used in sign fabrication throughout the Project shall be natural color, smooth and/or medium sandblasted finish. All aluminum applied letterforms used in fabrication of signs throughout the Project shall be finished in white, linear polyurethane paint over proper primer or approved equal.*
- 2. Ground Mounted Legal Displays (stop signs, etc.) - All pole mounted signs are to be fabricated from aluminum with legally required graphic and background colors with supports finished in white, semi-gloss, linear polyurethane.*
- 3. On-Building Signs - All graphics (lettering, logos, trademarks, etc.) mounted on buildings shall be white with the returns (sides) of the graphics finished in the predominate building trim color.*

D. Sign Area Definition

Sign area means the sum of the area enclosed within a geometric form or forms drawn around all writing, representations, emblems or designs of all surfaces of the sign which contains or is designed to contain the advertising copy.

3.4.7 Approved Sign Materials

- A. Monument Signs shall be formed from concrete.*
- B. Graphics on Monument Signs shall be white aluminum.*
- C. Ground Mounted Legal Displays shall be all aluminum with laser or die-cut, self-adhesive vinyl graphics.*
- D. On-Building Graphics:*

Internally illuminated - Aluminum or sheet metal with white Plexiglas No. W-7328 faces.

Non-illuminated - Aluminum, sheet metal or high-impact polystyrene.

E. *All illumination shall be white:*

1. *Optional flood illumination of monument signs shall be accomplished with ground mounted fluorescent fixtures. Such fixtures shall be controlled to ensure that no light shall interfere with drivers, pedestrians or adjacent properties.*
2. *White neon tubing shall be utilized within on-building graphics.*

F. *All installation hardware to be stainless steel to prevent rust staining of building surface.*

3.4.8 Prohibited Sign Materials

The following sign fabrication materials are prohibited because of their inherent inconsistency with the objectives of quality, durability, economy and maintenance ease as applied to project signage.

- A. *Plastic faced monument signs.*
- B. *Spot, floor or colored lights except for fluorescent fixtures at externally illuminated signs.*
- C. *Wood.*
- D. *Colored plastic or acrylic.*

3.4.9 Illegal and Non-Conforming Signs

- A. *Blinking, flashing or moving signs.*
- B. *Advertising displayed on vehicles to attract attention to a specific business location or sale.*
- C. *Signs located or sized as to impede views of neighboring signs, businesses, traffic or pedestrians.*
- D. *Pole signs (exception: legally required displays).*
- E. *Can or box type signs.*
- F. *Hand painted signs.*

3.4.10 Specific Design Standards

- A. *Site Identity Signs - Exhibits 3.4B and 3.4C*

This sign type shall clearly identify McInnes Ranch Business park entry and

exit points along the public streets. It shall be set back from the public right-of-way a minimum of 10'-0", and shall be constructed entirely of natural color concrete with applied aluminum graphics finished in white, linear polyurethane paint over proper primer. The letterforms shall be in the Project typestyle of Friz Quadrata. Optional flood illumination shall be round mounted fluorescent fixtures. Maximum dimensions shall be fourteen feet (14'-0") in length, one foot six inches (1'-6") in depth and three feet six inches (3'-6") in overall height. Capital letter height is ten inches (10").

The Site Identity Monuments will be located as indicated on Exhibit 3.4B and as follows:

- 1. On both sides of Colonia Road at the western boundary of the Project at Rice Avenue.*
- 2. On the northeast corner off the intersection of Rice Avenue and Sturgis Road.*
- 3. On both sides of Del Norte Boulevard at the northern boundary of the Del Norte Industrial Park Project.*
- 4. On both sides of Del Norte Boulevard at the southern boundary of the site at the intersection of Sturgis Road.*

B. Off Street Directional Monuments - Exhibit 3.4D

This sign type shall be constructed entirely of natural color concrete with applied aluminum graphics finished in white, linear polyurethane paint over proper primer. The letterforms shall be in the Project typestyle of Friz Quadrata. Sign dimensions shall be three feet (3'-0") minimum to four feet six inches (4'-6") maximum in length, one foot (1'-0") in depth and three feet (3'-0") in overall height. Quantity as required to clearly inform and direct drivers.

C. Individual Tenant Identity Monuments - Exhibit 3.4E

This sign type shall be located a minimum of 10'-0" from public right-of-way and signs shall be spaced a minimum of 150' apart. This sign type will identify a building occupied by a single tenant, and in no instance can there be more than one (1) sign per building. It shall be constructed entirely of natural color concrete with applied aluminum graphics finished in white, linear polyurethane paint over proper primer. The letterforms shall be in the Project typestyle of Friz Quadrata unless a specific company, firm or corporate typestyle is approved by the McInnes Ranch Business Park Design Review Committee or its designer. Maximum dimensions shall be seven feet six inches (7'-6") in length, one foot (1'-0") in depth and three feet six inches (3'-6") in overall height.

D. Ground Mounted Legal Displays - Exhibits 3.4F and 3.4G

1. *On-site Traffic Control Signs (stop signs, yield signs, etc.) - All pole mounted signs are to be fabricated from aluminum with legally required graphic and background colors with 3" diameter steel posts supports finished in white. Sizes and quantities as required to adequately and legally inform the public.*
2. *One (1) additional sign shall be posted at each handicap parking stall displaying standard text with citation of Police Department phone number and address displayed at seventeen inches (17") x twenty-two inches (22") minimum size at eighty inches (80") to bottom of sign above grade or if placed on a wall at thirty-six inches (36") above grade.*

E. On-Building Tenant Identification - Exhibits 3.4H and 3.4I

These signs shall be individual letterforms of logos mounted directly to the building facade. NOTE: No On-Building Signs shall have "raceways" or any visible means of attachment to the building. Internally illuminated signs shall be fabricated from aluminum or sheet metal with white Plexiglas No. W-7328 faces. Non-illuminated signs shall be fabricated from aluminum or sheet metal finished in white linear polyurethane paint over proper primer, or high-impact polystyrene finished in white, semi-gloss alkyd enamel. Both illuminated and non-illuminated letterforms and logos shall have the returns (sides) finished in the predominate building trim color. The letterforms shall be in the Project typestyle of Friz Quadrata unless a specific company, firm or corporate letterstyle is approved by the McInnes Ranch Business Park Design Review Committee or its designer.

1. *Top-of-Building-Face Signs are limited to two (2) elevations per building. A single tenant may not have more than on (1) sign per building elevation.*

<u>Stories</u>	<u>Maximum Letter Height</u>	<u>Maximum Height/Width</u>	<u>Maximum Square Feet</u>
1	1'-6"	2'-0"/3'-0"	40
2	2'-0"	2'-6"/3'-6"	60
3	2'-4"	3'-0"/4'-3"	80
4	2'-8"	3'-6"/4'-9"	100
5 & above	3'-0"	4'-0"/5'-6"	120

2. *Secondary Tenant Identity Signs (no logos allowed)*

- a. *Two (2) per tenant per building maximum.*
- b. *One (1) per tenant per elevation.*
- c. *Eighteen (18") maximum letterform height.*
- d. *Forty (40) square feet maximum sign area.*

- e. *Sign length cannot exceed forty percent (40%) of the horizontal dimension of the building elevation, but shall not exceed 20 linear feet, whichever is less.*
- f. *Individual letterforms only; no "can" signs allowed.*

3. *On-Building Addressing - Exhibit 3.4J*

These signs shall be individual numerals and shall be fabricated from aluminum, sheet metal or high-impact polystyrene. Aluminum or sheet metal to be finished in white linear polyurethane paint over proper primer. High-impact polystyrene to be finished in white, semi-gloss alkyd enamel. Returns (sides) to be finished in the predominate building trim color. Numerals are to be in the Project typestyle of Friz Quadrata and are to be ten inches (10") in height. NOTE: No On-Building Signs shall have "raceways" or any visible means of attachment to the building.

Project Typestyle

ABCDEFGHIJKLMN

OPQRSTUVWXYZ

1234567890

abcdefghijklmn

opqrstuvwxyz

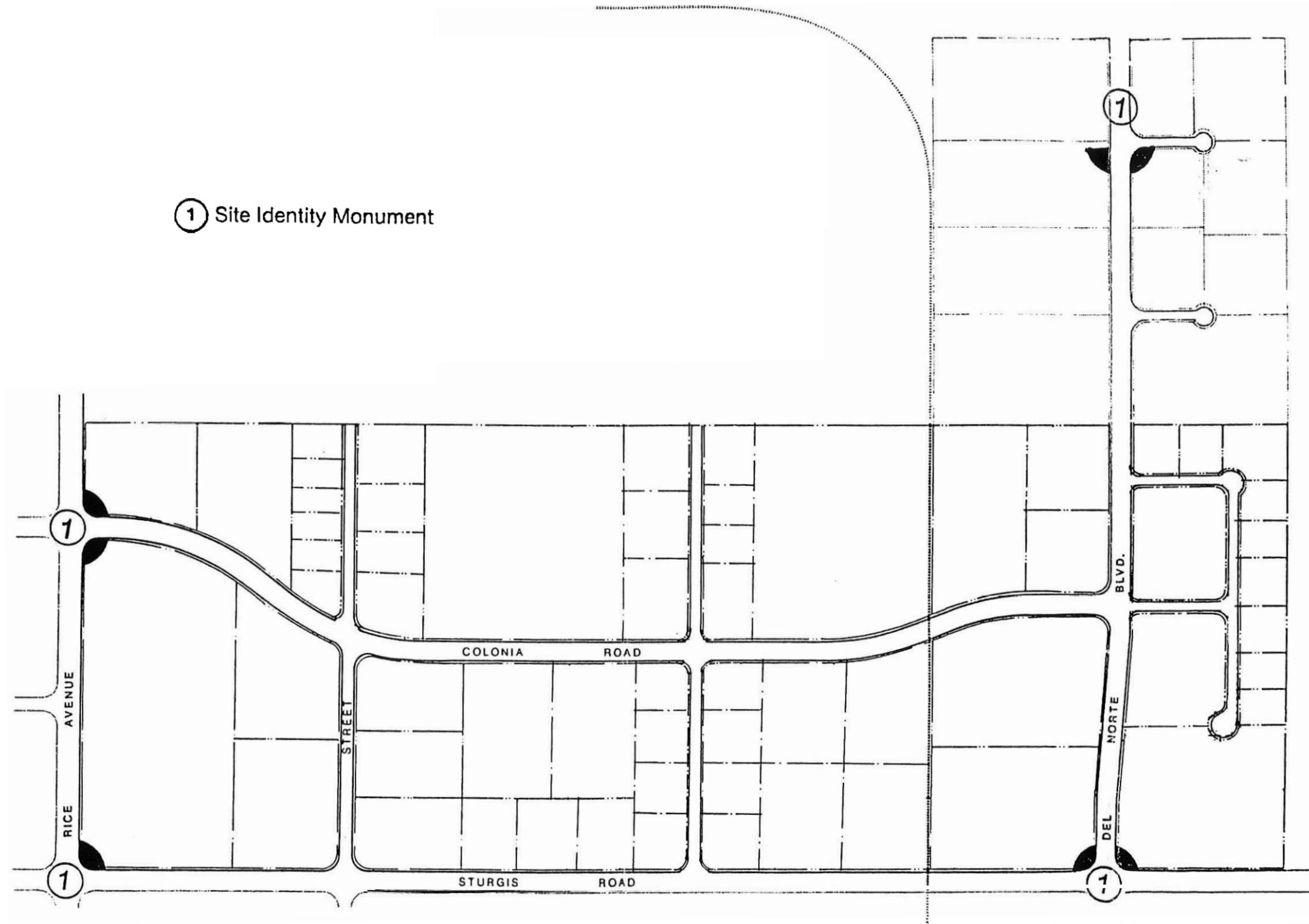
(&.,:;'“”!?-—*\$/£)

Friz
Quadrata

McInnes Ranch Business Park

PROJECT TYPEFACES

Exhibit **3.4A**



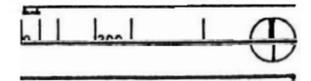
① Site Identity Monument

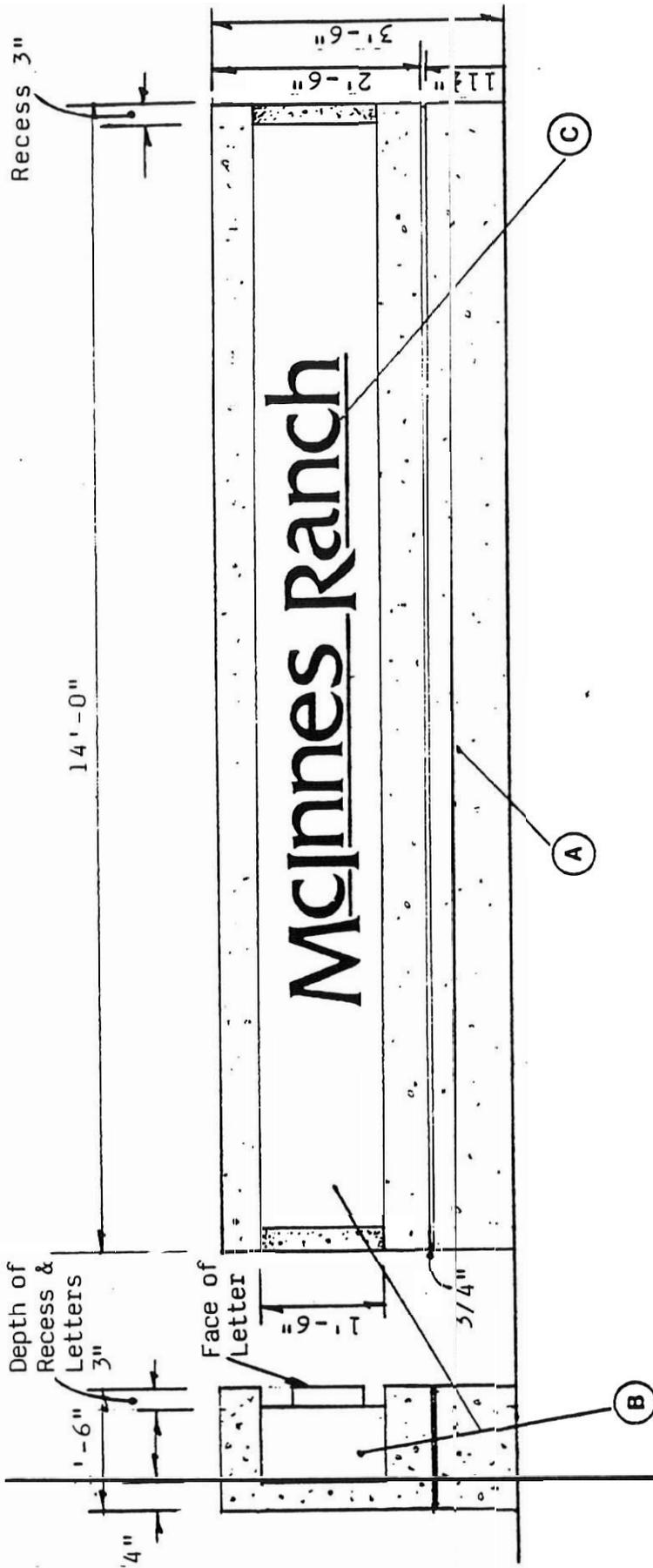
SITE IDENTITY LOCATION PLAN

McInnes Ranch Business Park

Leson Primavera Architects
 Architects
 Planning
 Interior Design

Exhibit 3.4B



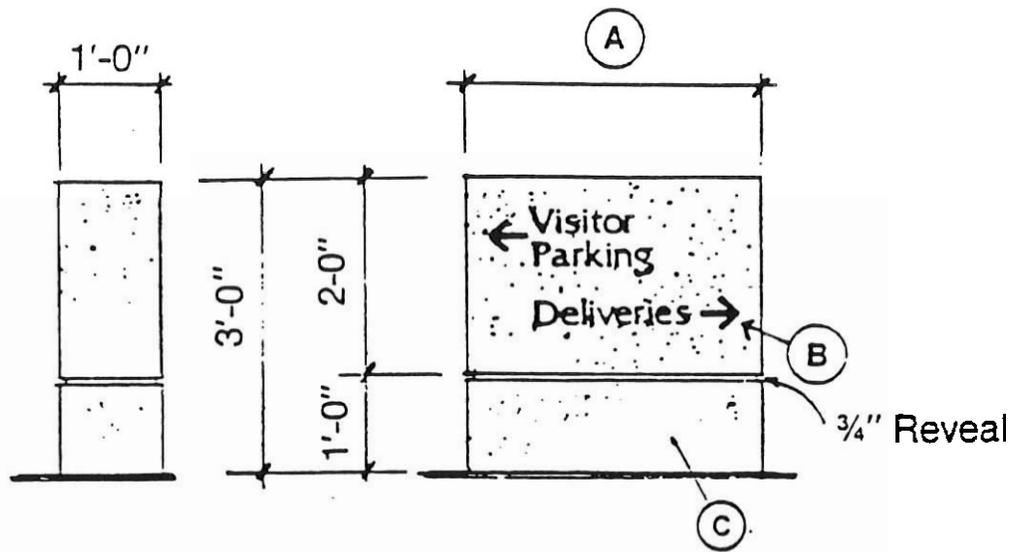


- (A) Medium Sandblasted Concrete
- (B) Smooth Finished Concrete Recess
- (C) Aluminum Letters (10" capital height)

SITE IDENTITY MONUMENT

McInnes Ranch Business Park

Exhibit 3.4C

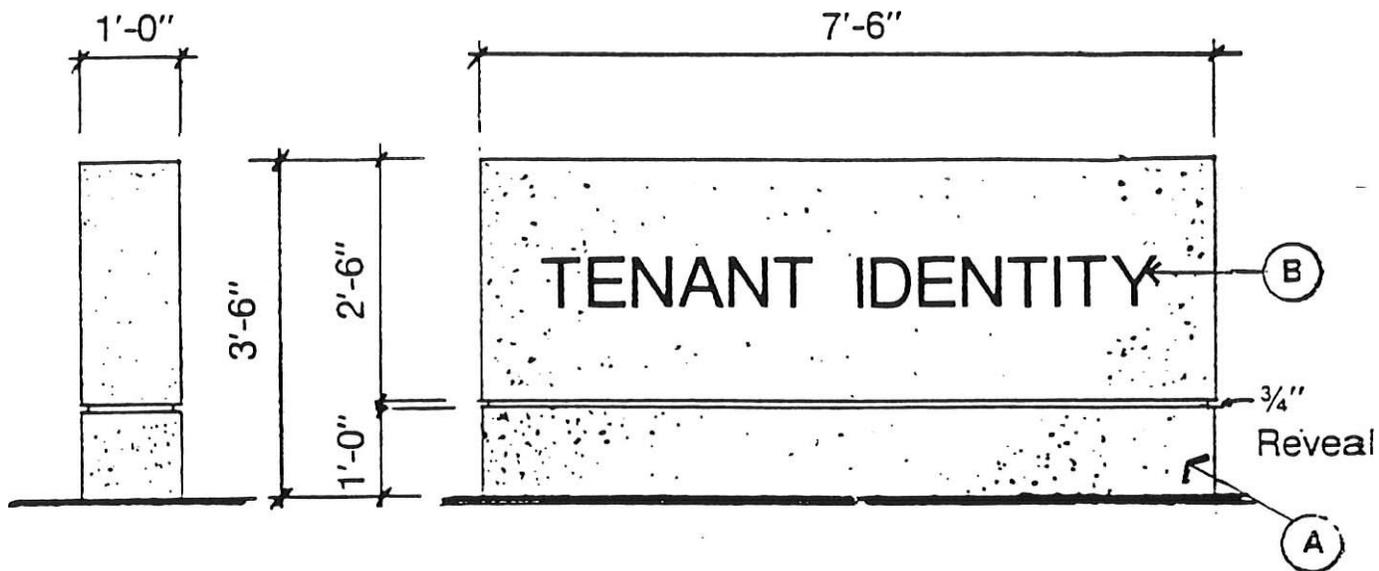


- (A) 3'-0" Minimum to 4'-6" Maximum Length
- (B) Aluminum Letters
- (C) Sandblasted Concrete Sign

OFF-STREET DIRECTIONAL MONUMENTS

McInnes Ranch Business Park

Exhibit 3.41

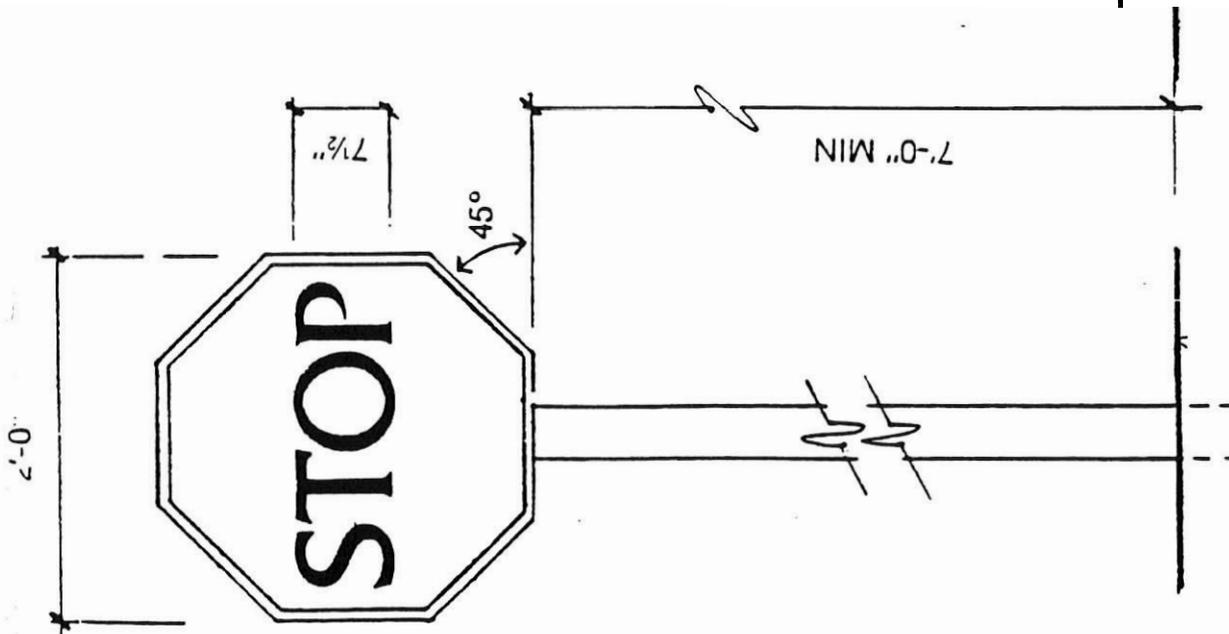
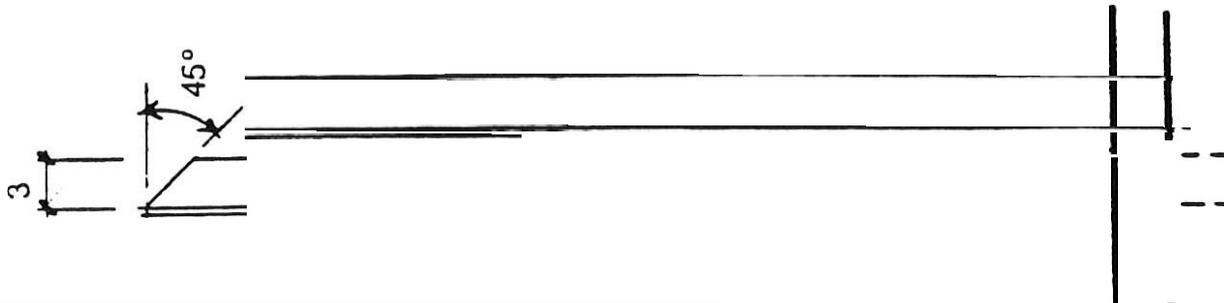
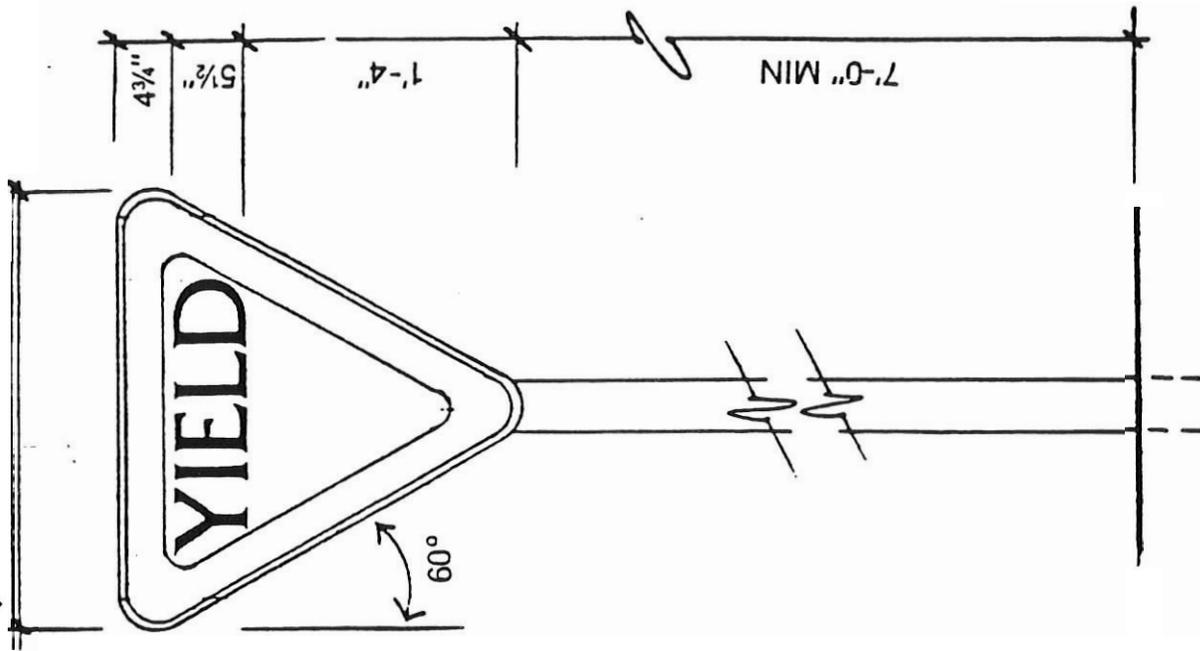


- (A) Sandblasted Concrete Sign
- (B) Aluminum Letters

INDIVIDUAL TENANT IDENTITY MONUMENT

McInnes Ranch Business Park

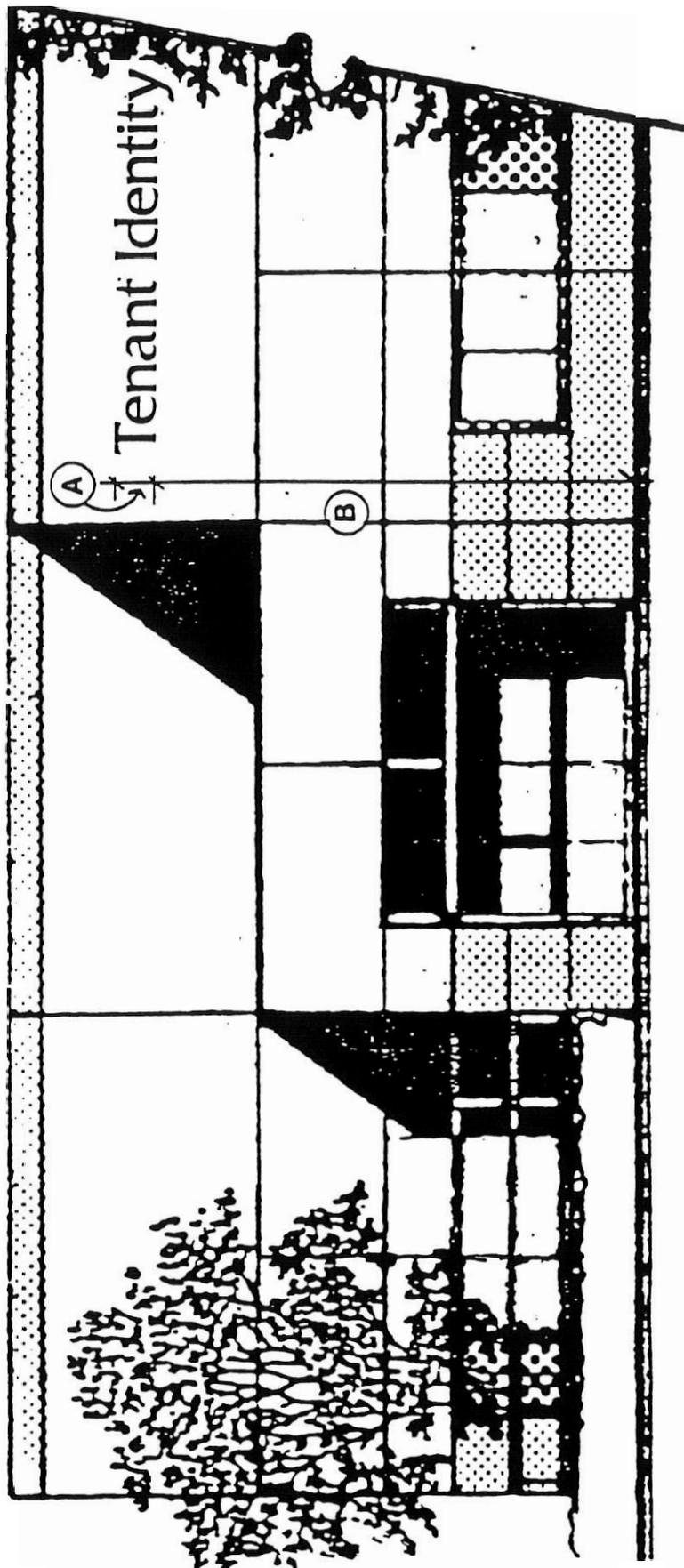
Exhibit **3.4E**



TRAFFIC CONTROL SIGNS

McInnes Ranch Business Park

Exhibit **3.4F**



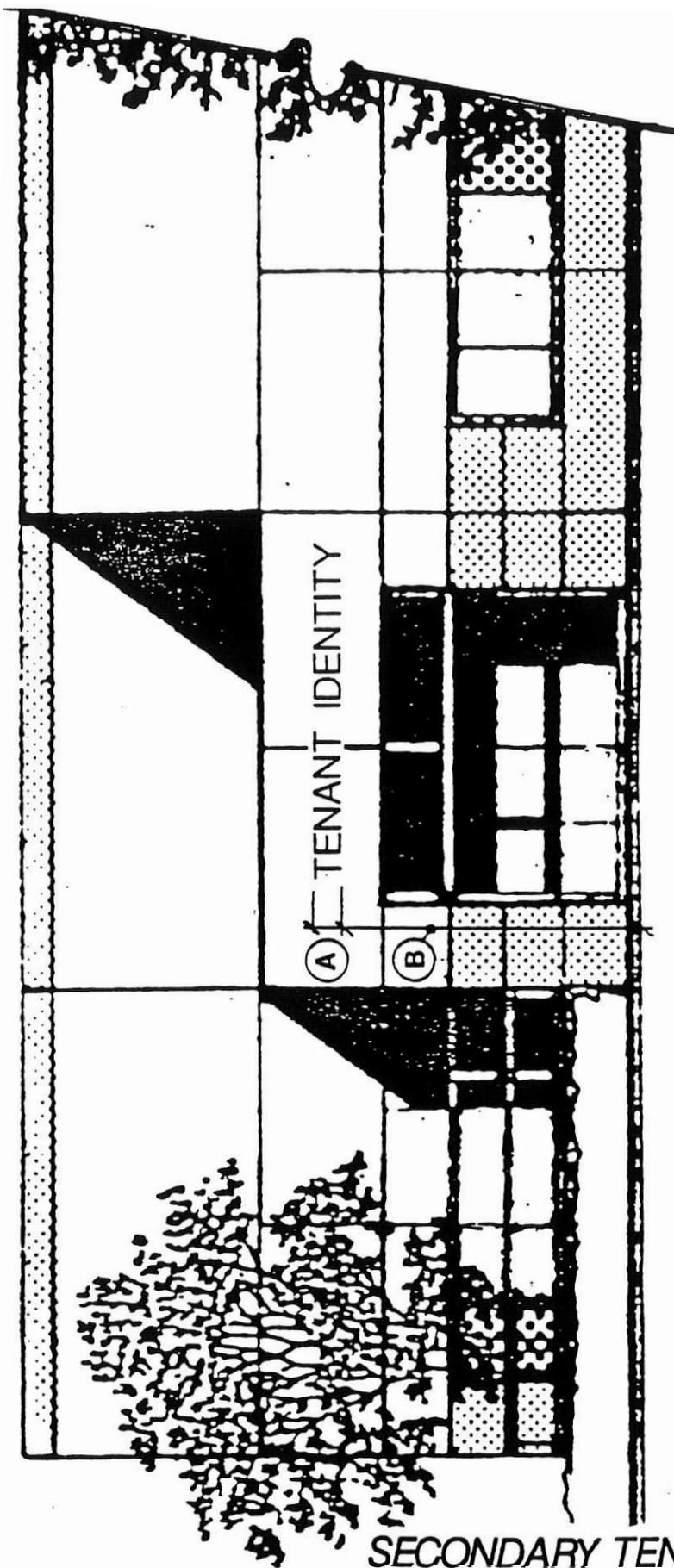
(A) 2'-0" Maximum Letter Height

(B) Distance to Finished Grade, Vertically Centered in Panel as shown.

TOP-OF-BUILDING-FACE TENANT IDENTITY

McInnes Ranch Business Park

Exhibit 3.4H

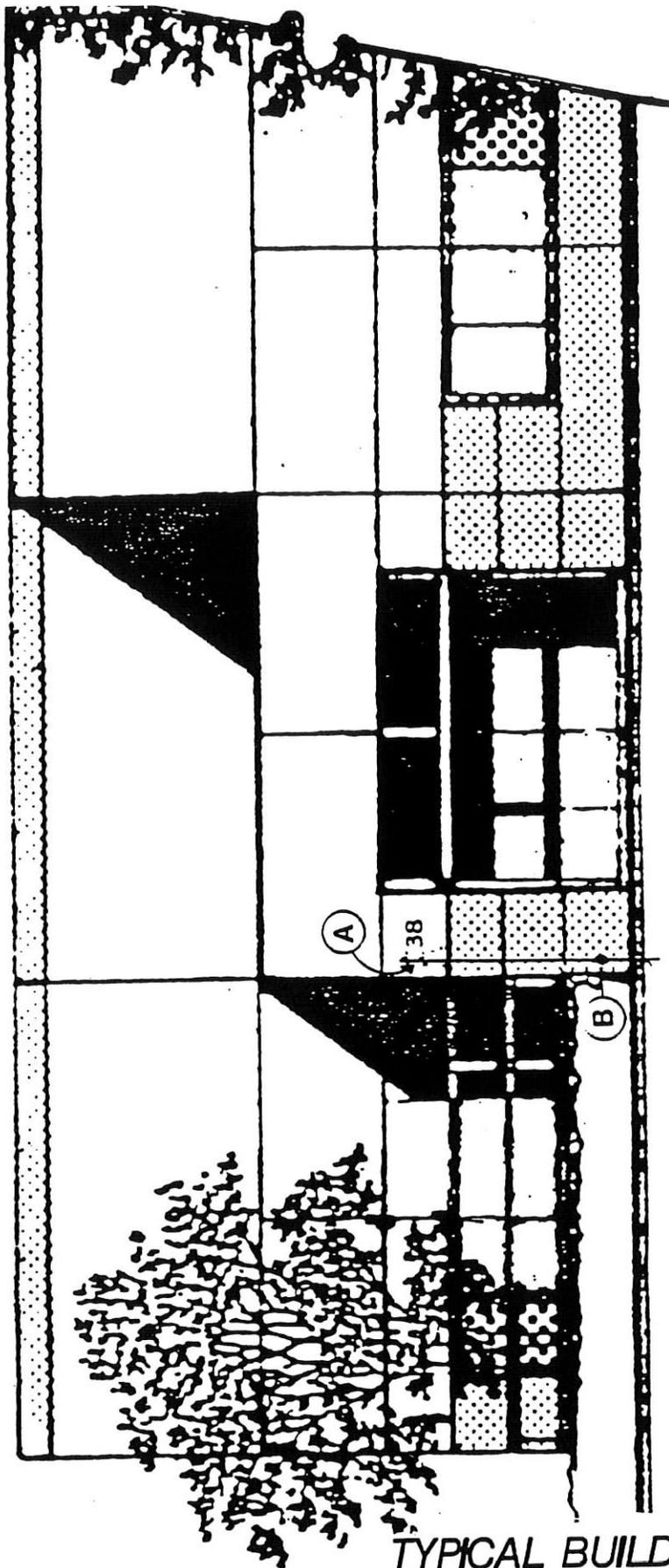


SECONDARY TENANT IDENTITY

- Ⓐ 18" Maximum Letter Height
- Ⓑ 13'-6" Minimum to Finished Grade w/Copy Vertically Centered in Panel as shown.

McInnes Ranch Business Park

Exhibit 3.41



- (A) 10" Address Numeral
- (B) Distance to Finished Grade w/Numerals Vertically Centered in Panel as shown.

TYPICAL BUILDING ADDRESS

McInnes Ranch Business Park

Exhibit 3.4J

3.5 INFRASTRUCTURE PLAN

3.5.1 Purpose and Intent

The intent of the infrastructure plan is to assure the site is developed in such a way as to support the intensity of lands use proposed, and that on-site and off-site infrastructure systems have adequate capacity to serve the project. The sewer and water master plans for the project are based on the City of Oxnard Sewer and Water Master Plans and are in conformance with these plans. The drainage master plan is based on the City of Oxnard Drainage Master Plan and on studies completed by Boyle Engineering for the Northeast Industrial Assessment District and is in conformance with these plans.

3.5.2 Grading Plan

The conceptual grading plan for the McInnes Ranch Business Park is presented in Exhibit 3.5A. Although the project site is essentially flat, grading will be required to assure proper drainage and provide suitable building sites for individual structures. The importation of fill material to the site will occur periodically over the build-out period of the project.

3.5.3 Drainage Master Plan

The Drainage Master Plan for the McInnes Ranch Business Park is presented in Exhibit 3.5B. All storm drain facilities shall be sized in a drainage study. As shown, the drainage system will extend to drainage facilities in Sturgis Road and then to the drainage channel to the eastern edge of the site.

3.5.4 Water Master Plan

The Water Master Plan for the McInnes Ranch Business Park is presented in Exhibit 3.5C. A system of water mains will be contained in all the roadways on the project and connect to existing water lines in Del Norte Boulevard and Sturgis Road. Water mains shall be sized in accordance with calculations for the worst case water demand. This looped water system will provide adequate water pressure and fire flow for proposed structures. Should fire protection needs exceed the capacity of the proposed system, additional system upgrades will be completed by the facility or parcel requiring such upgrades to accommodate these increased requirements.

3.5.5 Sewer Master Plan

The Sewer Master Plan for the McInnes Ranch Business Park is presented in Exhibit 3.5D. The planned facilities include sewer gravity main extending along the southern boundary of the site in Sturgis Road and in Colonia Road, Del Norte Boulevard and road easements. Sewer mains shall be sized in accordance with a sewer study for worst case sewage generation.

3.5.6 Industrial Waste Monitoring

Industrial waste monitoring devices shall be installed where private drains connect to the public drainage facilities.

3.5.7 Other Utilities

The McInnes Ranch Business Park lies within the service areas of the Southern California Edison Company (electricity), Southern California Gas Company (natural gas), General Telephone Company (telephone), and City of Oxnard (solid waste disposal). This utility network can be expanded to meet the future demands of the project. The specific design and sizing requirements of the necessary improvements will be determined as part of the development review process. All future utility additions located within the project boundaries will be placed underground (with the exception of 66KV electrical service lines). This shall include roadway crossings for Edison service from the existing power lines, that are to remain, along the southerly side of Sturgis Road. Off-site utilities serving this site (excepting 66KV electrical service lines) have generally been installed underground by the Northeast Industrial Assessment District. No additional off-site electrical utilities for the McInnes Ranch Business Park will require underground installation.

3.5.8 On-Site Storm Water Retention

The developer of the tract and subsequent parcel owners shall cause the construction and guarantee perpetual maintenance of on-site storm water retention measures with outlet control devices designed to limit discharge into the streets and storm systems to a runoff rate of 1 cfs/acre for a 100-year storm. Retention basin will be designed for excess flow above 1 cfs/acre to 100-years runoff. All runoff up to 1 cfs/acre shall be designed to pass through underground drainage facilities and discharge directly to a safe point of discharge. Design retention volume shall be based on an engineering analysis including detailed flood routing calculations approved by the City engineer. A flowage easement for the retention area shall be dedicated to the City.

The tract drainage will be designed on the basis of allowing the passage of 1 cfs per acre for a 10 year storm. The difference between a 10 year and 100 year storm will be retained within each lot based on a retention volume of 1100 cfs per acre as it has been determined by the Ventura County Flood Control District.

The ultimate site development must take the requirement for retention into account. The retention areas are to be designed in such a manner that they utilize the parking area with depths not exceeding 6 inches at the deepest points. In both cases, the drainage will ultimately enter the storm drain systems which discharge into the Revolon Slough via the Northeast Industrial Assessment District improvements. The covenants, conditions, easements and restrictions for the property provide for perpetual maintenance of these retention facilities. The size of the storm water retention basis of volume of runoff requires the review and approval of the Ventura County Flood Control District.

3.5.9 Street Lighting

Street lighting shall be installed along all public streets in accordance with the City of Oxnard standards. Phasing of street light installation shall be concurrent with installation of each street and other utilities.

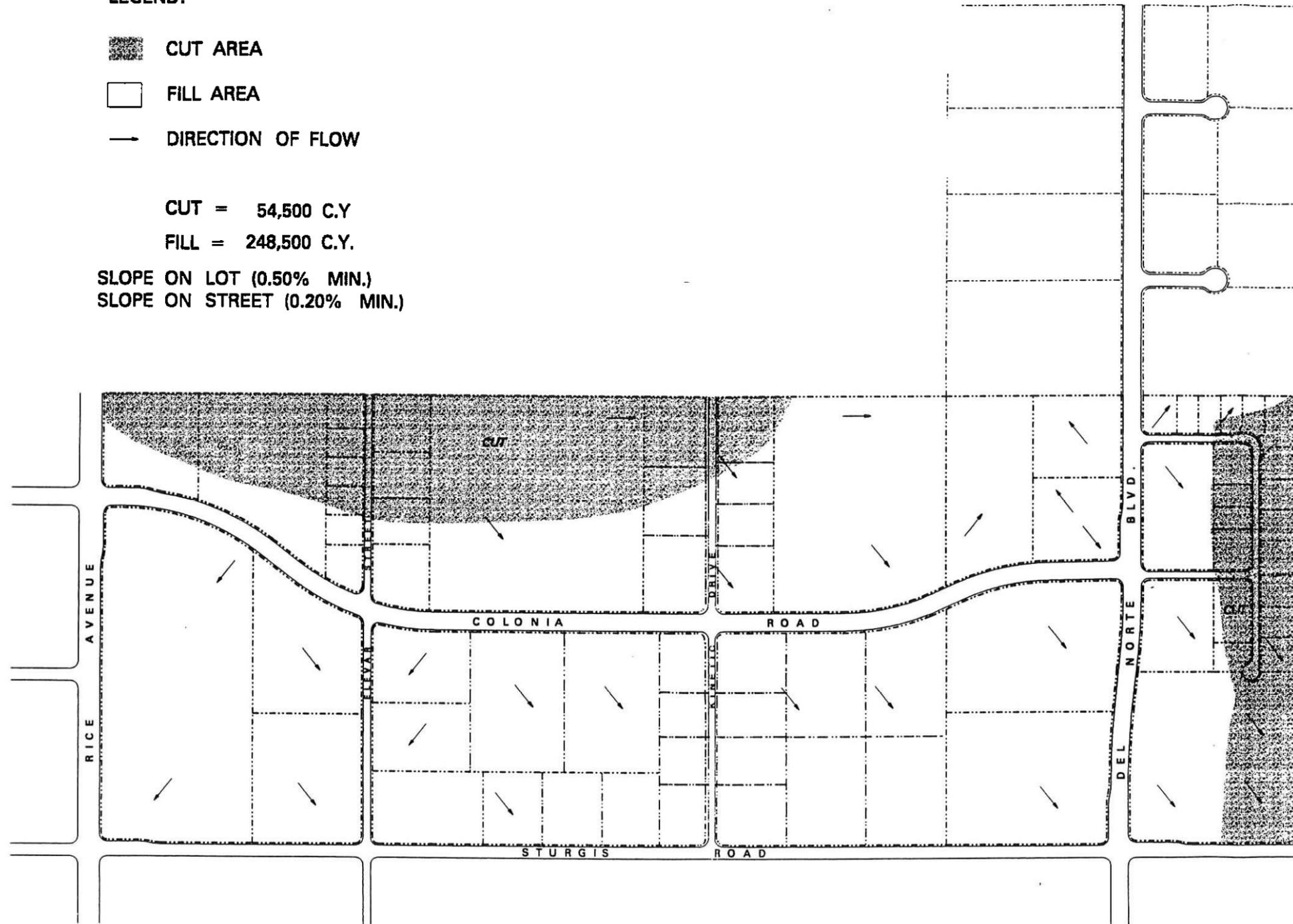
LEGEND:

-  CUT AREA
-  FILL AREA
-  DIRECTION OF FLOW

CUT = 54,500 C.Y.

FILL = 248,500 C.Y.

SLOPE ON LOT (0.50% MIN.)
SLOPE ON STREET (0.20% MIN.)



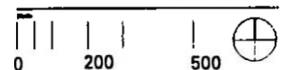
CONCEPTUAL GRADING PLAN

McInnes Ranch Business Park

Leason Pomeroy Associates

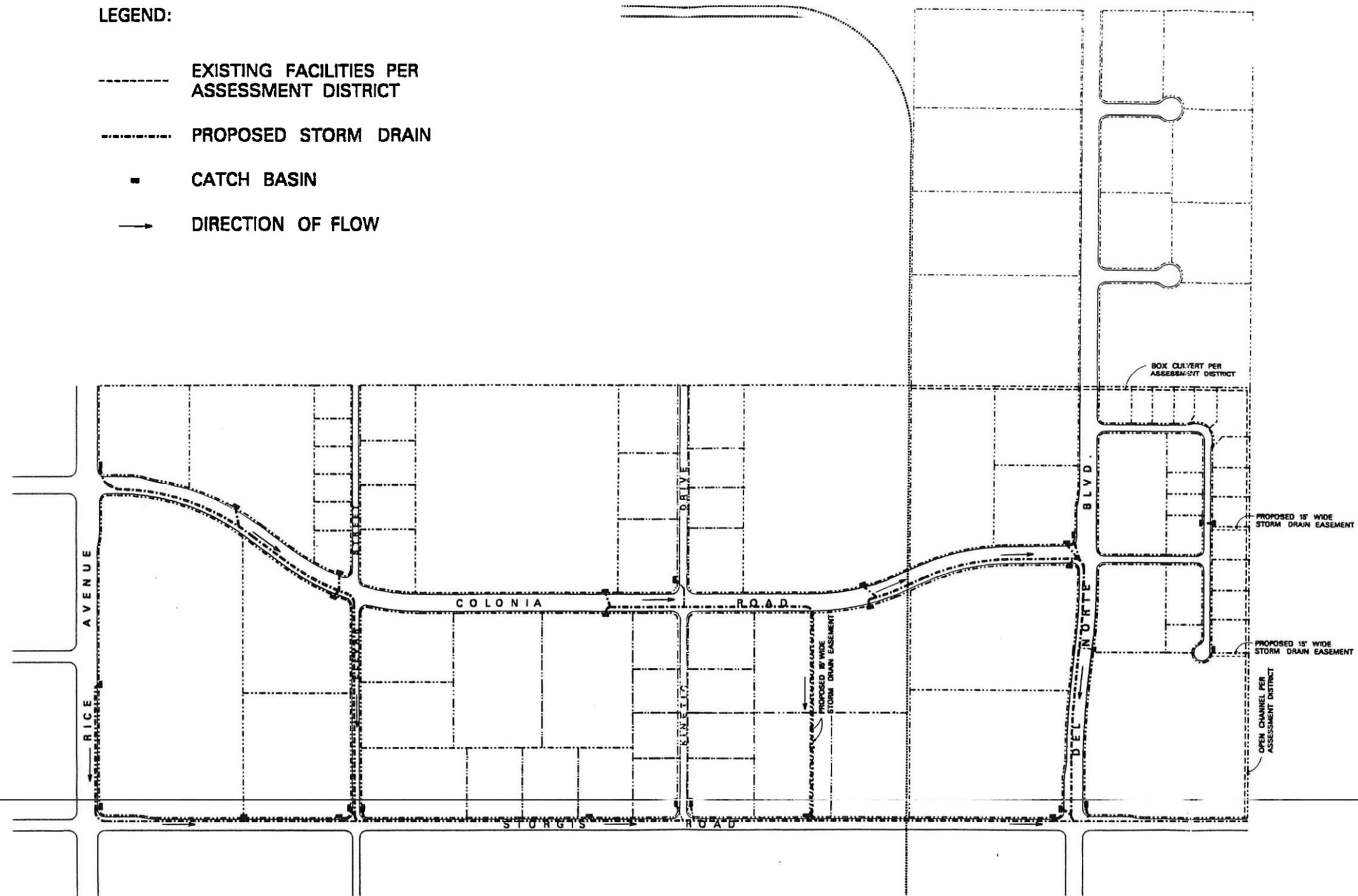
Architect: Leason Pomeroy Associates
Planner: Leason Pomeroy Associates
Interior Design: Leason Pomeroy Associates

Exhibit **3.5A**



LEGEND:

- EXISTING FACILITIES PER ASSESSMENT DISTRICT
- - - - - PROPOSED STORM DRAIN
- CATCH BASIN
- DIRECTION OF FLOW

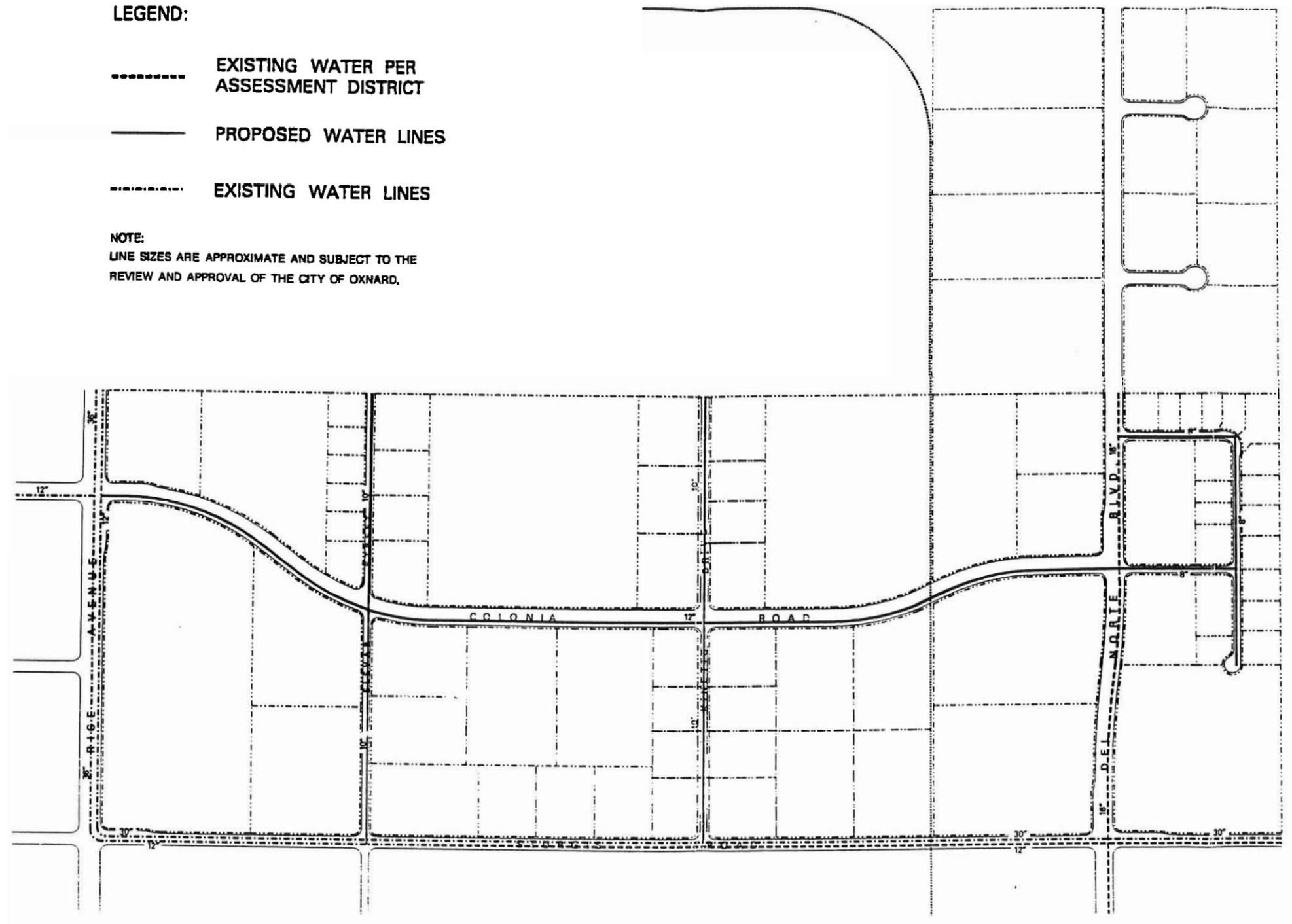


DRAINAGE MASTER PLAN

LEGEND:

- EXISTING WATER PER ASSESSMENT DISTRICT
- PROPOSED WATER LINES
- EXISTING WATER LINES

NOTE:
LINE SIZES ARE APPROXIMATE AND SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF OXNARD.



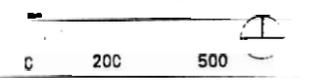
WATER MASTER PLAN

McInnes Ranch Business Park

Leason Pomeroy Associates

Architect
Planner
Engineer
44 Park Avenue
Orange, California 92668
714 672 1111

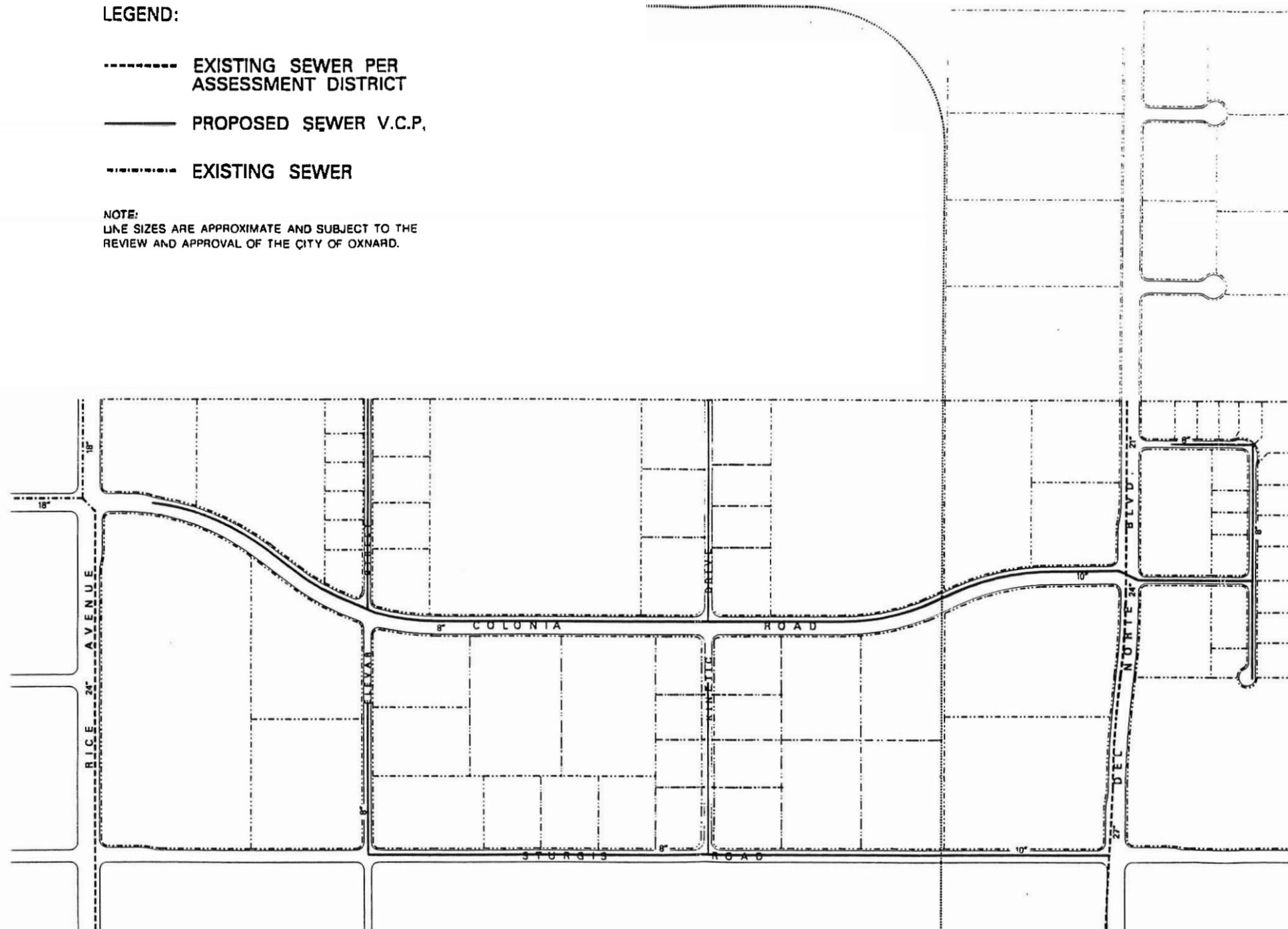
Exhibit **3.5C**



LEGEND:

- EXISTING SEWER PER ASSESSMENT DISTRICT
- PROPOSED SEWER V.C.P.
- EXISTING SEWER

NOTE:
LINE SIZES ARE APPROXIMATE AND SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF OXNARD.



SEWER MASTER PLAN

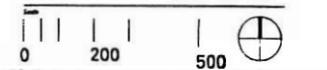
McInnes Ranch Business Park

Leason Pomeroy Associates

Architect
Planner
Interior Designer

44 Plan Square
Orange, California 92666
714 439 5544

Exhibit **3.5D**



4.0 DESIGN GUIDELINES

4.1 PURPOSE AND INTENT

The McInnes Ranch Business Park Specific Plan Design Guidelines will direct the style and aesthetic character of individual parcel development. The guidelines ensure a consistent use of building materials, landscaping, colors and other design features. The Guidelines ensure that the McInnes Ranch Business Park will: (a) have a clear identity and sense of place; (b) meet the needs of the future owners or tenants; and (c) provide a harmonious and pleasing environment for all contemplated uses and activities. The Guidelines provide guidance to architects, designers and landscape architects for development of each project. The Guidelines establish standards to achieve and maintain a harmonious development identity and level of quality throughout the Park, while providing the flexibility to maximize individual characteristics of the buildings. The Guidelines are formulated to guide the development process as well as the qualitative aspects of how buildings, landscaping, and permitted operations by tenants and owners may affect the Park and its guests.

The Guidelines are composed of several elements including Building Development, Site Design, Architectural Landscaping and Lighting Guidelines. Each of the above elements have been carefully detailed and coordinated with the other elements to maximize the intent of the Guidelines. The individual elements of the Guidelines are discussed in the following sections.

4.2 BUILDING DEVELOPMENT GUIDELINES

4.2.1 Building Site Coverage

A. Objectives

- 1. To insure that the intensity of site development is not excessive or detrimental to the image of McInnes Ranch Business Park as a unified business park.*
- 2. To insure that the intensity of site development does not overtax utility, transportation systems, or on-site parking areas.*
- 3. To promote an integrated pedestrian oriented development.*
- 4. To promote pedestrian amenities for each building or cluster of related buildings to provide functional areas for eating and lounging and to provide visual interest to the development.*
- 5. The use of raised planter/seating walls, landscaping and special paving to define pedestrian and outdoor lounge areas is required.*

B. Guidelines

- 1. Site Coverage for each zone (defined as the building-ground contact area divided by the total net lot area) shall not exceed those maximum coverages required by the City of Oxnard Zoning Ordinance. For the purposes of this section, "net lot area" shall mean the entire square footage of each lot which is located within each respective property line boundary inclusive of any easement areas.*
- 2. In most cases, buildings shall be located and oriented so that their entrances are visible from the street on which they front. The approach from the street to the building may be formal or informal, but should serve to announce and reinforce the building in its relationship to the street. Any entry statement shall call attention to each free-standing building.*
- 3. To the greatest extent possible, the planning of any individual site shall take into consideration the existing improvements on adjacent sites and relate open spaces, structure and planting so as to make the improvements on each site mutually reinforcing.*
- 4. Site planning shall consider and compliment the master planning of any expansion or additional development which is contemplated on the same or adjacent property.*
- 5. Provide pedestrian plaza/lunch areas for each building. Refer to Exhibit 4.2A for an example of possible pedestrian plaza amenities.*

4.2.2 Building Heights and Setbacks

A. Objectives

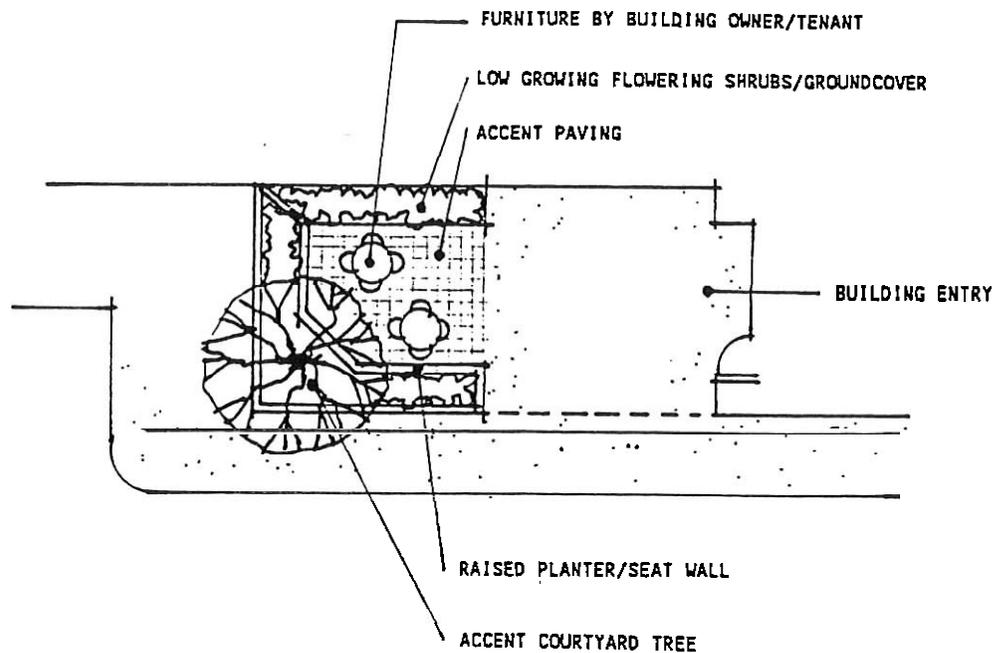
1. *To maintain a reasonably consistent and compatible height profile throughout McInnes Ranch Business Park.*
2. *To encourage some regularity of space formed by buildings throughout the Park.*
3. *To achieve a landscaped setting between the street and buildings.*
4. *To allow flexibility for development of the individual parcels.*

B. Guidelines

1. *Building heights shall not exceed those prescribed for each zone by the City of Oxnard Zoning Ordinance and shall be measured from the top of curb at the street on which the building faces to the top of the building.*
2. *All buildings and structures shall be limited to those prescribed maximum heights excluding roof-top mechanical equipment screens.*
3. *Setbacks of buildings to front, rear and side property lines shall conform to the minimum standards prescribed for each zone in the City of Oxnard Zoning Ordinance. Required setbacks shall be measured from the "easement" line which is located 8' inside the property line. Setbacks measured from the property line shall, therefore, be the minimum standard plus 8 feet. More restrictive requirements which may be specified in this Specific Plan shall also apply to any applicable condition. (See Exhibits 3.2E through 3.2I)*
4. *All setback areas, when provided, shall be fully landscaped in a manner both compatible with and complementary to the on-site architecture and landscape design concepts.*
5. *There shall be established a landscape setback (yard) along each public street frontage. It shall be measured from the property line as indicated on the street section exhibits. Under no circumstances shall any building be located within these landscaped setbacks.*
6. *A sixty (60) feet wide strip of land extending north and south and abutting Rice Avenue has been reserved for future development of this thoroughfare. No buildings shall be located within this reservation of land.*
7. *The northeast and southeast corners of the Rice Avenue/Colonia Road intersection have also been reserved for ultimate development as a freeway interchange, on/off ramp easements. See section 2.3.8 of the Circulation Master Plan for restrictions and requirements for development in these*

areas.

- 8. Within the M-1-PD Zone, a common building wall with a zero setback along the interim side yard may be established by a project plan which shall provide documentation describing the exchange and recordation of necessary documents to ensure adequate access, parking and easements to serve the development. Documentation shall be required to show the adjoining building will be built against the interim side yard as well.*



NOTE:

THIS EXHIBIT IS PROVIDED AS AN EXAMPLE ONLY OF DESIREABLE PLAZA FEATURES FOR PEDESTRIAN PLAZA/LUNCH AREA DESIGN AND IS NOT INTENDED TO ESTABLISH SPECIFIC DESIGN REQUIREMENTS FOR THESE AREAS.

EXAMPLE OF PEDESTRIAN PLAZA/LUNCH AREA
McInnes Ranch Business Park

Exhibit
4.2A

4.3 SITE DESIGN GUIDELINES

4.3.1 Access and Driveway Locations

A. Objectives

- 1. To have access drives located such that vehicular traffic arriving at and leaving from lots as well as traffic passing continuously in streets, flow at an optimum level of efficiency.*
- 2. That the continuity of street-site landscaping is minimally disrupted by the construction of access drives.*
- 3. That utilities located on the landscape easement are not or are minimally disrupted by the construction of access drives.*

B. Guidelines

- 1. Refer to Circulation Master plan in Section 2.3 of this Specific Plan, for development standards.*
- 2. The development of common access drives shall be utilized where feasible within McInnes Ranch Business park to minimize the number of curb cuts. Access drives should be coordinated with adjacent lots where feasible so as not to impede the efficient flow of peak period traffic.*
- 3. Access drive designs should incorporate provisions for efficient vehicle stacking during peak periods of use.*
- 4. Curb cuts on Rice Avenue shall be prohibited.*

4.3.2 Service and Loading Areas

A. Objectives

- 1. To insure that service and loading areas are reasonably screened from primary visual exposure areas (public streets, primary image entry drives, floors of image buildings, common visual and recreational amenity areas, etc.).*
- 2. To insure that service and loading areas are located upon a site so as to minimize the visibility of loading and service vehicles from primary visual exposure areas.*
- 3. To insure that the service and loading areas are designed and located on the site so that service vehicle activities and movement do not disrupt the efficient flow of on-site and off-site traffic.*

B. Guidelines

- 1. All vehicle off-street parking and loading facilities planned for and constructed within the McInnes Ranch Business Park shall comply with the City of Oxnard Zoning Ordinance, Chapter 36-7.0 "Parking Regulations and Standards for Parking Lot Design".*
- 2. See Parking Regulations and Standards in Section 2.3.6 of this Specific Plan which provides guidelines for design of loading and service areas.*
- 3. Provisions shall be made on each site for any necessary vehicle loading and no on-street vehicle loading shall be permitted.*

4.3.3 Refuse Collection Areas

A. Objectives

- 1. To insure that refuse and refuse containers are not visible from primary visual exposure areas (streets, primary image entry drives, floors of image buildings, common visual and recreational amenity areas, etc.).*
- 2. To insure that refuse enclosures are effectively designed to receive and contain generated refuse until collected, and enclose refuse containers after refuse is collected.*
- 3. To insure that refuse collection vehicles have clear and convenient access to refuse collection areas and thereby not contribute to excessive wear-and-tear to on-site and off-site developments.*

B. Guidelines

- 1. All outdoor refuse containers shall be visually screened within a durable 6'-0" or higher non-combustible enclosure to City standards, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No refuse collection areas shall be permitted between a street and the front of a building.*
- 2. Refuse collection areas should be effectively designed to contain all refuse generated on-site and deposited between collections. Deposited refuse should not be visible from outside the refuse container.*
- 3. Refuse collection enclosures should be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.*
- 4. Refuse collection areas should be so located upon the lot as to provide clear and convenient access to refuse collection vehicles and thereby minimize wear-and-tear to on-site and off-site developments.*

5. Refuse collection areas should be designed and located on the lot so as to be convenient for the deposition of refuse generated on-site.
6. Landscaping shall be located on each side of refuse collection areas.

4.3.4 Screening of Exterior Mechanical and Electrical Equipment

A. Objectives

1. ~~To have all exterior components of plumbing, processing, heating, cooling and ventilation systems not be directly visible from within the lot or from adjoining streets, lots, or buildings.~~
2. To eliminate the visibility of exterior electrical equipment and transformers from primary visual exposure areas (streets, primary image entry drives, floors of image buildings, and common visual and recreational amenity areas, etc.).

B. Guidelines

1. Exterior components of plumbing, processing, heating, cooling and ventilation systems (including but not limited to piping, tanks, stacks, ~~collectors~~, heating, cooling and ventilating equipment fans, blowers, ductwork, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be permitted to protrude above a plane level with the top of the parapet.
2. It is recommended that in the case of roof mounted mechanical equipment, that building parapets be of such a height that roof mounted screening devices not be required. If building parapets do not provide the required screening, mechanical equipment shall be screened by an unobtrusive screening device that will appear as an integrated part of the overall architectural design.
3. Any exterior components of plumbing, processing, heating, cooling and ventilating systems and their screening devices shall be installed in a neat and compact fashion, and shall be painted a color as to allow their blending with their visual background.
4. No exterior components of plumbing, processing, heating, cooling, and ventilating systems shall be mounted on any building wall unless they are an integrated architectural design feature.
5. Transformers that may be visible from any primary visual exposure area shall be screened with planting and/or berms or a durable non-combustible enclosure (of a design configuration acceptable to Southern California Edison Company). Where possible, it is recommended that refuse containers and transformers be integrated into the same enclosure.

6. *Transformer enclosures should be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.*
7. *Electrical equipment shall be mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is substantially screened from public view. In no case shall exterior equipment be mounted on the streetside or primary exposure side of any building.*
8. *Exterior mounted electrical equipment and conduit shall be kept to a visible minimum, where visible shall be installed in a neat and orderly fashion, and shall be painted to blend with its mounting background.*

4.3.5 Fences and Walls

A. Objectives

1. *To permit the installation of fences and walls within a lot for the purpose of site security, sound attenuation, separation of functional activities, and screening of unsightly functions and activities.*
2. *To have fences and walls installed such that they are as inconspicuous as possible or designed as an integrated and complementary architectural design element adding interest to the overall architectural design concept.*
3. *To have no walls or fences reduce the intended quality of the development.*
4. *To discourage the construction of walls and fences except as necessary to screen outside storage, loading, and service areas.*
5. *To ensure that fences and walls do not, because of their height, location, or design, contribute to a decrease in the safety or efficiency of traffic flows on-site or in fronting streets.*

B. Guidelines

1. *No fence or wall shall be constructed within setback from the curblines of a fronting street, except those freestanding or wing walls which are an approved part of the architectural design of the buildings.*
2. *No ornamental, or barbed wire fencing will be allowed. All fencing intended for security purposes and visible to the public shall be of decorative metal channel, or other architecturally acceptable material and design. Walls intended for site screening shall be decorative masonry or architecturally treated tilt-up concrete. Decorative masonry or tilt-up concrete walls shall be consistent with the architecture of the building. Walls shall be defined by the use of hard surface material such as decorative masonry or tilt-up concrete. Fences shall be defined by the use of materials such as decorative metal channels or chain-link.*
3. *Fences and walls shall be screened per City Landscape Standards.*

4.3.6 *Utilities and Communication Devices*

A. *Objectives*

- 1. To have the McInnes Ranch Business Park as visually free as possible of unsightly overhead power and telephone lines, utility poles, and other utility and communication equipment and components.*
- 2. To protect off-site utility systems from becoming over-burdened by individual lot utility systems.*
- 3. To achieve minimum disruption of off-site utilities, paving, and landscape during construction and maintenance of on-site utility systems.*

B. *Guidelines*

- 1. All exterior on-site utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, and electric (except transformers and 66KV electrical service lines) telephone and communications wires and equipment shall be installed and maintained underground.*
- 2. On-site underground utilities shall be designed and installed to minimize the disruption of off-site utilities, paving and landscape during construction and maintenance and shall be of such a design so as not to place excessive burdens upon off-site utility systems during the course of use.*
- 3. No antenna or device for transmission or reception of any signals, including, but not limited to, telephone, television, and radio, shall be placed on any lot so that it is visible from 5'-0" above the ground or ground floor level at a distance of 500 feet in any direction, unless specific written approval is granted by McInnes Ranch Business Park Design Review Committee. Transmitters and antennas shall be screened from view by berms, planting, or a combination of both.*
- 4. Temporary overhead power and telephone facilities are permitted during construction.*

4.3.7 *Mailboxes*

A. *Guidelines*

- 1. Provide an architecturally detailed enclosure for all mailboxes located outside of buildings. Design shall be in accordance with exhibit on file with the Community Development Director.*

4.3.8 Antennae

A. Guidelines

1. *City Code Section 34-8.1, governing antennae and television discs shall apply.*

4.4 ARCHITECTURAL GUIDELINES

4.4.1 Objectives of the Guidelines

- A. *To encourage high quality contemporary architectural design. It is intended that all buildings will be designed using simple forms. Building masses with painted and textured finishes, free standing and integrated accent walls will be encouraged for the design of all building developments within McInnes Ranch Business Park.*
- B. *To encourage businesses locating within McInnes Ranch Business Park to express themselves individually through creative interpretation of these guidelines, while preserving the Master Plan design elements.*

4.4.2 General Architectural Guidelines

The following architectural design features are required:

- A. *All design shall appear as an integrated part of an overall site design concept.*
- B. *No "Period Buildings" shall be permitted. Contemporary building forms and materials will be encouraged.*
- C. *Pre-engineered metal buildings will not be permitted.*
- D. *Flat roofs shall be designed so as not to be visible from adjacent streets and shall be finished with a light-colored surface compatible with the exterior wall colors.*
- E. *All roof mounted equipment shall be screened from view by parapets or other building forms.*
- F. *All exterior lighting shall be designed so that the light source is shielded.*
- G. *Exterior colors and finishes:*
 - 1. *Finishes shall be non-reflective; colors shall be as approved by the McInnes Ranch Business Park Design Review Committee and City. Two types of building materials plus a glazing material is required except as noted in 4.4.2.1.4 below.*
 - 2. *A suggested "Building Color Palette" is available at the office of the Community Development Director.*
- H. *Building design shall consider:*
 - 1. *Views and vistas, both from within the building and from off-site.*

2. *Solar orientation and climate.*
 3. *Orientation toward major streets and thoroughfares.*
 4. *Vehicular and pedestrian flows.*
 5. *The character of surrounding developments.*
 6. *Expressions of a facility's functional organization.*
 7. *Expressions of the individual character of each business.*
 8. *The satisfaction of physical, psychological, social, and functional needs of facility users.*
 9. *Energy conservation through facility design.*
 10. *Potential environmental hazards.*
 11. *Enhancement of the overall landscape master plan.*
 12. *Roof exposure.*
1. *The following architectural design features shall be incorporated into building designs:*
1. *Articulation of building surfaces visible from public streets shall be achieved through the use of openings and recesses creating texture and shadow patterns. All other facades shall be neat and orderly.*
 2. *Building entrances shall be well articulated and project a formal entry statement through a variation of building form, decorative pedestrian plazas and/or accent landscaping.*
 3. *Complementary colors, materials and textures in conjunction with dynamic building forms is encouraged as accent treatment.*
 4. *Although two types of building materials plus a glazing material is required by the City of Oxnard, one type of high quality building material/texture such as architectural metal panels, architectural precast or poured-in-place concrete or masonry plus glazing may be permitted within the BRP zone subject to approval of the Community Development Director.*

4.4.3 Architectural Guidelines for Development in the BRP Zone

In addition to the General Architectural Guidelines detailed above, all development within the BRP shall incorporate the following architectural design features:

- A. *Building forms shall be designed to create and define visually attractive and functional exterior spaces.*
 - 1. *Buildings shall be arranged in coordination with one another to create an overall sense of unity and harmony.*
 - 2. *Random building relationships shall be avoided.*
- B. *Building elements shall be organized in a manner that will result in a harmonious, yet distinctive skyline.*
 - 1. *Buildings and building complexes should include a variety of heights to avoid monotony and add interest.*
 - 2. *Uniformly tall or flat silhouettes shall be avoided.*
 - 3. *Aggressive or overt architectural elements on building, such as flagpoles, add-on features, spires, etc. will not be permitted.*
- C. *Features shall be designed to convey a sense of order and enrichment through the interplay of light, shadow and texture. Facade articulation shall reinforce a sense of quality and integrity. Building proportions and fenestration details shall be carefully refined.*
 - 1. *Facades shall reflect the quality and the integrity of the underlying structure in a clear and consistent manner.*
 - 2. *Window panels and spandrels shall be differentiated and the ratio of window glass to non-glass area shall be balanced.*
 - 3. *High contrast vertical banding is prohibited.*
 - 4. *Recessed or articulated windows, columns and beams will help to visually segment an otherwise massive exterior wall surface.*
 - 5. *Boxy and monotonous facades which lack a sense of scale are not permitted.*
 - 6. *Arbitrary, decorative or stylized architectural treatments are not permitted.*
- D. *The ground floor shall identify pedestrian scale and building entrances.*
 - 1. *Variations in materials, surface textures, height, colors, openings and recesses that create light and shadow shall be used to enhance visual interest.*
 - 2. *Architectural elements shall be used to define and organize space at the ground plane, such as arcades, colonnades and covered walkways are*

encouraged.

3. *Continuous building cladding straight into the ground without transition is prohibited.*
- E. *Detailing of material and form shall express a sense of sophistication and elegance.*
1. *Material texture and color, control joints and patterns of materials shall be integrated into the overall architectural concept.*
 2. *An otherwise ordinary form can be made interesting and expressive by the careful use of detailing and materials.*
 3. *Details or elements which appear added on are not permitted.*
- F. *General wall colors shall be light in tone (in the white or off-white color spectrum) to avoid a dark, forbidding appearance. Color must not be used as a major attention seeking architectural element.*
1. *Wall colors should generally be one shade unless otherwise approved by the McInnes Ranch Business Park Design Review Committee and the Community Development Director.*
 2. *Accent colors and subtle changes in wall color may be used in a limited manner to add interest and to identify special areas of entries.*
 3. *Accent colors may be used only on architectural elements, such as mullions, reveals, or special features. They may not be painted directly on wall surfaces or used as wide bands.*
- G. *Materials shall be used to enrich the building and give it a sense of character and quality.*
1. *The following building materials are permitted:*

Windows

- a. *Transparent glass.*
- b. *Tinted glass.*
- c. *Lightly reflective solar glass (Glass with a reflective factor of 30% or less).*

Walls

- a. *Concrete with light colored aggregate or a light integral color.*
- b. *Painted concrete.*
- c. *Light-colored metal systems. Acceptable metal systems shall be limited*

to solid or composite architectural aluminum panel systems such as "Alucobond", "Tech Wall", etc., with factory-applied paint or anodic finishes in colors consistent with the suggested Building Color Palette of the McInnes Ranch Business Park.

- d. Light-colored natural stone materials.*
- e. Stucco or similar materials are permitted only in areas of secondary visual importance.*

2. The following building materials are not permitted:

Windows

- a. Mirror glass.*

Walls

- a. Wood.*
- b. Dark brick.*
- c. Concrete block masonry.*

Roofs

- a. Wood shingles or shakes.*
- b. Asphalt shingles.*
- c. Spanish tile.*

3. Materials shall not be used to form any high contrasting or graphic pattern that would cause visual distraction.

These lists are not all-inclusive. All materials, including color and texture, must be specifically approved by The McInnes Ranch Business Park Design Review Committee and the Community Development Director.

4.5 LANDSCAPE GUIDELINES

These guidelines are intended to supplement the City of Oxnard landscape standards and the City of Oxnard parking ordinance. In cases where these guidelines differ with those city standards ordinance, these guidelines shall govern.

4.5.1 Parcel Interior

The interior zone encompasses all exterior elements within an individual parcel excluding the streetscapes and the building (s) area. This zone is subject to the needs of each individual tenant and thus is meant to have a greater degree of flexibility than the streetscape zone. Common concerns within this zone include: landscape amenities, parking lot arrangements and landscaping, site lighting, regulatory and directional signing, service area screening and side and rear property line treatment.

A. Interior Zone Design Concept

It is intended that the interior zone of McInnes Ranch Business park recall the orchard and/or grove-like infill character between windrows typical of California orchards. Fifteen percent (15%) of each lot shall be landscaped in addition to the required five percent (5%) parking lot landscaping. Parking lots are to be planted in geometric patterns with low canopy evergreen trees. Subtle light levels, restrained graphics and screening of service areas will all contribute to reinforcing the McInnes Ranch Business Park landscape design concept. ~~Particular materials and treatments are outlined in the following design guidelines.~~

B. Side and Rear Yard Requirements

- 1. A maximum slope of 2:1 is allowed within the side or rear yard planting zone. A one foot minimum flat transition shall be provided at the top and bottom of all slopes within this zone. All slopes of 4:1 or greater shall have erosion control per City of Oxnard standards.*
- 2. Plantings shall be selected from the "Plant List" included in these "Landscape Guidelines".*

C. Parking Lot Landscape Requirements

- 1. Parking location and layout should facilitate easy and safe pedestrian circulation.*
- 2. Parking lot landscaping requirements shall be as specified in City Code Section 36-7.1.23. Where tree wells are required, a minimum of 3' clear planting space shall be provided. Tree wells shall be placed at the intersections of parking lot striping. Landscaped planters at the ends of each parking bay shall conform to parking area landscape requirements*

as outlined in the City of Oxnard Parking Regulations and Standards for parking lot design.

- 3. Landscaping located in loading and trucking areas shall be appropriate for locations and shall be placed as necessary to minimize exposure to damage by vehicles, etc.*
- 4. A single species of tree is to be used for each parking compound. The tree species may be different in separated parking compounds.*
- 5. The tree species is to be selected from the plant materials list. If special soil or site conditions prevent the use of the recommended trees, the property owner should recommend an alternative to the McInnes Ranch Design Review Committee.*
- 6. Plantings shall be selected from the "Plant List" included in these ~~"Landscape Guidelines"~~.*

D. Building Perimeter

- 1. Accent deciduous trees providing contrast in texture, color or form to surrounding buildings and structured landscape are to be grouped in masses (such as small flowering tree groves) or certain tree types planted as single large size boxed specimens for visual impact. The number of different species used shall be kept to a minimum to retain continuity.*
- 2. Accent vine planting, shrubs, and/or annuals/perennials are encouraged at key visual points such as entries and shall be subject to approval by the McInnes Ranch Business Park Design Review Committee. Provisions must be made for periodic replacement and must be maintained in good flowering condition within distinct planting areas or in planters or pots of appropriate size and type.*
- 3. Plantings shall be selected from the "Plant List" included in these "Landscape Guidelines".*

E. Irrigation

- 1. All irrigation systems shall be fully automatic.*
- 2. Low volume irrigation equipment is encouraged for all planted areas within the individual sites and shall be completely automatic.*
- 3. No overspray of irrigation water onto walks, common area or any architectural walks will be allowed.*
- 4. Utility cabinets and irrigation hardware to be screened by evergreen shrubs.*

F. Site Landscaping and Maintenance

1. *All landscape within each parcel shall be planted with materials in accordance with the planting palettes and criteria identified in the Design Guidelines including trees, groundcover, shrubs and vines.*
2. *All planting areas not in turf shall be top-dressed with a one inch layer of mulch, and bordered within a 2" x 4" size redwood headerboard (laminated to full size for curved sections), or 6" minimum wide concrete or masonry curb.*
3. *All areas of each lot not used for structures, walkways, paved driveways, parking or storage areas shall be at all times maintained by a professional landscape engineer or gardener in a fully and well-kept flourishing landscape condition.*
4. *The owner of each lot shall, at all times keep and properly maintain the entire premises in a safe, clean, sightly and wholesome condition, in a good state of repair, and shall comply in all respects with governmental, health, fire and police requirements and regulations. All irrigation systems shall be in good operating condition.*
5. *Sites that are not improved or built upon shall be maintained at all times ~~in a clean and neat appearance~~ by the property owner, by removal of weeds, grasses, mowed brush, and trash.*

G. City of Oxnard Requirements

1. *All landscape and irrigation plans shall conform to City of Oxnard landscape standards.*

4.5.2 Plant List

Plantings shall be selected from the following plant list:

Note: All trees to be a minimum size of 24" box; all shrubs to be minimum size of 5 gallon; all ground cover to be planted at 12" o.c.

A. Parcel Interior Zone/Side and Rear yard and Building Perimeter

1. Trees:

Tristania conferta (Brisbane Box)
Eucalyptus Spp.
~~*Magnolia* Spp.~~
Ficus Spp.
Melalucua quinquenervia (Cajeput Tree)
Pinus Spp. (Pine)
Geijera parviflora (Australian Willow)
Ulmus parvifolia (Evergreen Elm)
Pyrus Spp.

2. Shrubs:

Pittosporum tobira 'Wheeler's Dwarf'
Carissa grandiflora (Natal Plum)
Raphiolepis Spp. (Raphiolepis)
Xylosma compacta (Shiny Xylosma)
Juniperus Spp. (Juniper)
Rhus integrifolia (Lemonade Berry)
Rosemarinus Spp. (Rosemary)
Ceanothus Spp.
Lantana Spp.
Nerium oleander (Oleander)
Pyracantha Spp.
Ligustrum japonicum 'Texanum' (Texas Privet)

3. Ground Cover:

Carissa grandiflora 'Green Carpet' (Natal Plum)
Trachelospermum jasminoides (Star Jasmine)
Hedera helix (English Ivy)
Lonicera japonica 'Halliana' (Hall's Honeysuckle)
Baccharis pilularis (Coyote Bush)
Ceanothus griseus horizontalis (Wild Lilac)
Juniperus Spp.
Lampranthus Spp.
Delosperma 'Alba' (Ice Plant)
Carpobrotus chilensis (Ice Plant)
Wood Chips and/or Bark Mulch
Crushed Rock (3/4" - 6" dia.)
Gazania Spp.

B. Parcel Interior Zone/Parking Lot

1. Trees:

Ficus rubignosa (Rusty Leaf Fig)
Cupaniopsis anacardioides (Carrot Wood)
Magnolia grandiflora 'Majestic Beauty' (Southern Magnolia)
Quercus ilex (Holly Oak)
Ulmus parvifolia (Evergreen Elm)
Melaleuca Spp.
Pinus Spp. (Pine)

2. Shrubs:

Carissa grandiflora (Natal Plum)
Raphiolepis Spp. (Raphiolepis)
Ligustrum japonicum 'Texanum' (Texas Privet)
Juniperus Spp.
Rosmarinus Spp.
Nerium oleander 'Petite Pink' (Petite Oleander)
Pyracantha Spp. (Pyracantha)
Cotoneaster Spp.
Pittosporum tobira 'Wheeler's Dwarf'

3. Ground Cover:

Carissa grandiflora 'Green Carpet' (Natal Plum)
Trachelospermum jasminoides (Star Jasmine)
Hedera helix (English Ivy)
Lonicera japonica 'Halliana' (Hall's Honeysuckle)
Baccharis pilularis (Coyote Bush)
Ceanothus griseus horizontalis (Wild Lilac)
Juniperus Spp.
Pyracantha 'Lodense' (Pyracantha)
Lampranthus Spp.
Myoporum parvifolium (Myoporum)
Delosperma 'Alba' (Ice Plant)
~~*Carpobrotus chilensis* (Ice Plant)~~
Wood Chips and/or Bark Mulch
Crushed Rock (3/4" - 6" dia.)

C. Building Entry Special Area

1. Trees:

Erythrina bidwilli (Coral Tree)
Platanus acerifolia 'Blood Good" (London Plan Tree)
Koelreuteria bipinnata (Flame Tree)
Jacaranda acutifolia (Jacaranda)
Chorisia speciosa (Floss Silk Tree)
Liquidambar styraciflua (Sweet Gum)
Magnolia 'Samual Sommers' (Magnolia)

Melaleuca quinquenervia (Cajeput Tree)
Metrosideros excelsus (New Zealand Christmas Tree)
Pinus Spp. (Pine)
Eucalyptus Spp. (Eucalyptus)
Geijera parviflora (Australian Willow)
Pistachia chinensis (Chinese Pistache)
Arecastrum romanzoffianum (Queen Palm)
Washingtonia robusta (Mexican Fan Palm)

2. Shrubs:

Abelia grandiflora 'Edward Goucher' (Glosdsy Abelia)
Carissa grandiflora (Natal Plum)
Raphiolepis Spp. (Raphiolepis)
Juniperus savbina 'Tamariscifolia' (Tamarix Juniper)
Photinia frazeri (Photinia)
Hibiscus rosa-sinensis 'White Wings' (Chinese Hibiscus)
Juniperus chinensis 'Pfitzerana' (Pfitzer Juniper)
Begonia 'Richmondensis' (begonia)
Ceanothus Spp. (Wild Lilac)
Cotoneaster Spp. (Cotoneaster)
Lantana Spp.
Mahonia Spp.
Pyracantha Spp. (Pyracantha)
Xylosma congestum (Shiny Xylosma)
Limonium perezii (Statice)
Agave attenuata (Century Plant)

3. Ground Cover:

Carissa grandiflora 'Green Carpet' (Natal Plum)
Ceanothus griseus horizontalis (Carmel Creeper)
Trachelospermum jasminoides (Star Jasmine)
Juniperus conferta (Shore Juniper)
Rosmarinus officinalis (Rosemary)
Hedera helix (English Ivy)
Baccharis pilularis (Coyote Bush)
Lampranthus Spp.
Delosperma 'Alba' (Ice Plant)
Carpobrotus chilensis (Ice Plant)
Gazania Spp. (Gazania)

4. Vines:

Bougainvillea Spp.
Solandra maxima (Cup of Gold Vine)
Ficus repens (Creeping Fig)
Mandevilla 'Alice du Pont'
Tecomaria capensis (Cape Honey Suckle)
Cissus Spp.
Wisteria sinensis (Chinese Wisteria)

4.6 LIGHTING GUIDELINES

4.6.1 Objectives of the Guidelines

- A. To have on-site lighting contribute to the safe and efficient use of a development site.
- B. To have on-site lighting contribute to site security.
- C. To have on-site lighting complement and reinforce the architecture and site design character.
- D. To have on-site parking lot lighting fixtures and illumination levels be consistent throughout McInnes Ranch Business Park.
- E. To prevent on-site lighting from casting excessive glare onto adjacent lots.
- F. To encourage lighting design that is in conformance with energy saving guidelines.

4.6.2 General Lighting Guidelines

- A. All lighting potentially visible from an adjacent street, except bollard lighting less than 42 inches high, shall be indirect or shall incorporate a full cut off shield type fixture.
- B. Parking areas, access drives and internal vehicular circulation areas shall have pole-mounted lighting fixtures. Fixtures shall be a zero cut off type fixture mounted 20'-0" atop a square or round metal pole. Both the fixture and pole are to have a durable white finish. The light source shall be high pressure sodium. The parking lot illumination level shall achieve a uniformity ratio of 6 to 1 (average to minimum) with a maintained average of 1 foot candle.
- C. Service area lighting shall be contained within the service yard boundaries and enclosure walls. Minimal light spillover should occur outside the service area. The light source shall be screened from the street.
- D. Building illumination and architectural lighting shall be indirect in character. (No light source visible). Indirect wall lighting for "wall washing" overhead down lighting, or interior illumination which spills outside is encouraged. Architectural lighting should articulate and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.
- E. Pedestrian walk and area lighting is segmented into two zones.
 - 1. The first zone is pedestrian area lighting. This is for outdoor pedestrian use such as courtyard, entry way, etc. Pedestrian area lighting should

achieve a uniformity ratio of 4 to 1 average to minimum, with an average illumination of .60 foot candles.

- 2. The second zone is pedestrian walk lighting where point to point lighting is acceptable with no specific illumination levels required. The main emphasis in this zone should be to clearly identify the pedestrian walkway and direction of travel.*

4.7 SPECIAL PROVISIONS

To achieve all the objectives of this Specific Plan, certain Special Provisions are allowed and herein defined which, when properly implemented, will provide needed flexibility and accommodation to desirable uses and tenants while maintaining the high standards of development required for the McInnes Ranch Business Park.

4.7.1 Small Business

There are several references to "Small Business" noted within this Specific Plan. These small business users may take advantage of certain exceptions to the general development and design guidelines as herein defined. These exceptions are intended to provide an opportunity to develop individual buildings of 20,000 S.F. or less on parcels of 3/4 acre or less, located on Elevar Street north of Colonia and on other secondary roads, without the encumbrance of restrictions and regulations more applicable to larger developments. 'Small Business' designation shall be limited to industrial zones and uses only. It is the master developers intention to allow this flexibility to future users in an effort to encourage creative and unique solutions for these industrial developments. Exceptions to general requirements shall be as follows:

A. Parking Area Access

Access to service and/or staff parking may be separate from access to guest/visitor parking areas. This exemption shall apply only to industrial uses where the employee parking requirement is reasonably predictable and generally constitutes a majority of the necessary parking. Approval of site circulation shall be subject to approval of the Fire Department and the Public Works Director. All guest and/or visitor parking shall be accessible without leaving the site.

B. Pedestrian Plaza/Lunch Area

The feature parks are intended to serve the outdoor lunch area requirements for Lots 1 through 21 of Tentative Tract 4506 only. These lots shall not be required to provide separate plaza/lunch facilities on-site. Separate plaza/lunch facilities shall be provided at other buildings within the specific plan area.

4.7.2 Lot Frontage and Size

Minimum lot areas shall be as required by the City of Oxnard Zoning Ordinance for each specific zone, however, lot width may be varied to suit the particular needs of a development and shall be established through a subdivision, lot line adjustment or lot merger but in no case be less than 90 feet.

4.7.3 Setbacks at Drainage Channel

The flood control drainage channel which extends along the eastern boundary of the park limits the buildable area of each of the abutting parcels. Building setbacks along this channel need not exceed 3'-0" as shown on Detail 1, Exhibit 3.2K.

5.0 SPECIFIC PLAN IMPLEMENTATION

5.1 PURPOSE AND INTENT

The intent of implementation procedures set forth in this section is to assure the development of the McInnes Ranch Business Park in accordance with the design and development standards contained in this Specific Plan and other applicable City of Oxnard development and performance standards. Conformance of development on the site is assured through a two step process involving (a) the McInnes Ranch Business Park Design Review Committee; and (b) the City of Oxnard Community Development Department and Planning Commission.

5.2 SITE PLAN AND BUILDING DESIGN ADMINISTRATIVE REVIEW PROCEDURES

Prior to submittal of any site or building plans to the City of Oxnard for review, all plans are to be submitted for approval by the McInnes Ranch Business Park Design Review Committee in accordance with the submittal requirements and procedures contained in the Declaration of Covenants, Conditions and Restrictions for the property. This process is outlined briefly below.

Prior to beginning any Schematic Design Studies, there shall be a Pre-Design Meeting to include the Owner/Developer/User and his architect and the McInnes Ranch Business Park Design Review Committee. This meeting will focus on understanding the intent and use of the Development Standards and on resolving the goals and objectives of both the Committee and the Owner/Developer. Following this meeting, the architect can proceed to the Schematic Design Phase with a more positive understanding of the direction that will be dealt with in subsequent reviews.

At the time the Owner/Developer/User and his architect have developed the proposed design to a schematic design state, there will be a required Schematic Design Review. The Schematic Design Review will be an evaluation of the proposed development based on the Design Guidelines contained in this Specific Plan. At this time the development design may be initially submitted to the City of Oxnard.

All proposed structures within the McInnes Ranch Business Park shall be subject to site and building plan review by the City of Oxnard. The purpose of this review is to assure that all individual building designs and site plans are in conformance with the design and development standards contained in the McInnes Ranch Business Park Specific Plan and other applicable City of Oxnard development and performance standards. This site plan and building design review process shall be in accordance with the following procedures:

Prior to the issuance of any building permits, an administrative permit for site plan and building design review shall be approved by the Director of the Community Development Department. An application for a site plan and building design permit shall be filed which shall include all items required for a special use permit and the

following materials:

Required Materials

- *Application Form*
- *Application Fees*
- *Application Checklist Form*
- *Site Plan (3 copies)*
- *Conceptual Landscape Plan (3 copies)*
- *Building Elevations (3 copies)*
- *Floor Plans (3 copies)*
- *Building Materials Sample Board (1)*
- *Master Signing Program (3 copies)*
- *Reduced Plan Transparencies*
- *Colored Elevations (1 copy)*
- *Location Map*

Optional Materials (May be required at discretion of Community Development).

- *Color Slides, Photos*
- *Fencing Plan*
- ~~*Development Phasing Plan*~~
- *Additional Explanatory Material*

Subsequent to the receipt of a complete application, the Director shall approve, conditionally approve or deny an application for a site plan and building design review permit within the time period prescribed by state law. The decision of the Director may be appealed to the Planning Commission as provided in Chapter 34 of the Oxnard City Code. The decision of the Planning Commission shall be final.

5.3 NON - ADMINISTRATIVE DESIGN REVIEW

All development requiring a Conditional Use Permit (CUP) within the BRP zone shall require approval of the Planning Commission and City Council in accordance with the procedures established by the City of Oxnard for Conditional Use Permits. All buildings over 100,000 sq.ft. of gross floor area on a single lot shall require a conditional use permit.

5.4 SUBDIVISION PROCEDURES

Merger of contiguous parcels shall be permitted by lot line adjustment provided the lot(s) are in conformity with the Specific Plan and, provided further, that no more parcels are created thereby. Upon approval by the Planning Director and Director of Public Works, a Certificate of Compliance shall be filed for recordation in the office of the Ventura County Recorder.

5.5 SPECIFIC PLAN AMENDMENT PROCEDURES

Amendments to the McInnes Ranch Business Park Specific Plan shall be approved in accordance with Section 65453 of the California Government Code which states:

Specific Plan shall be prepared, adopted, and amended in the same manner as general plans, except that a Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

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