

Camino Real Business Park

Specific Plan

May, 2008



Ordinance No. _____

Adopted: _____

Effective Date: _____

Prepared by:



SPECIFIC PLAN

TABLE OF CONTENTS

1.0	INTRODUCTION
1.1	Purpose and Intent
1.2	Location and Setting
1.3	Vision
2.0	LAND USE AND CIRCULATION
2.1	Purpose and Intent
2.2	Land Use Master Plan
2.3	Circulation Master Plan
3.0	CAMINO REAL BUSINESS PARK DEVELOPMENT STANDARDS
3.1	Purpose and Intent
3.2	Landscape Master Plan
3.3	Public Arts Program
3.4	Sign Program
3.5	Infrastructure Plan
4.0	DESIGN GUIDELINES
4.1	Purpose and Intent
4.2	Site Design Guidelines
4.3	Building Development Guidelines
4.4	Architectural Guidelines
4.5	Landscape Guidelines
4.6	Lighting Guidelines
4.7	Special Provisions
5.0	IMPLEMENTATION
5.1	Purpose and Intent
5.2	CRBPDR Committee Review
5.3	City of Oxnard Administrative Review
5.4	Non-Administrative Design Review
5.5	Public Improvements and Infrastructure
5.6	Amendment Procedures

Camino Real Business Park

SPECIFIC PLAN

LIST OF EXHIBITS

INTRODUCTION

- 1.2A Vicinity Map
- 1.2B Conceptual Site Plan

LAND USE AND CIRCULATION

- 2.2A Land Use Master Plan
- 2.2B Zoning Implementation Plan
- 2.2C Phasing Plan
- 2.3A Vehicular Circulation Plan/Street Section Key
- 2.3B Street Sections
- 2.3C Gonzales Road
- 2.3D Bike Lane/Sidewalk Locations

CAMINO REAL BUSINESS PARK DEVELOPMENT STANDARDS

- 3.2A Landscape Master Plan
- 3.2B Project Entry
- 3.2C Parcel Entry
- 3.4A Project Typestyles
- 3.4B Site Identity Monument
- 3.4C Individual Tenant Identity Monument
- 3.4D Top-of-Building-Face-Tenant Identity
- 3.4E Secondary Tenant Entry
- 3.4F Typical Building Address
- 3.5A Conceptual Drainage Plan
- 3.5B.1 Water Plan Phase 1
- 3.5B.2 Water Plan Phase 2
- 3.5B.3 Sewer Exhibit Phase 1
- 3.5B.4 Sewer Exhibit Phase 2
- 3.5B.5 Storm Drain Phase 1
- 3.5B.6 Storm Drain Phase 2

DESIGN GUIDELINES

- 4.3A Example of Pedestrian Plaza/Lunch Area
- 4.4A Architectural Theme
- 4.5A Side and Rear Yard Planting Zones

Camino Real Business Park

SPECIFIC PLAN

1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The Camino Real Business Park Specific Plan (Specific Plan) is a comprehensive set of plans, regulations, conditions and programs for orderly development within the project area and implementation of applicable provisions of the City of Oxnard General Plan and related plans and policies.

The Specific Plan assures existing and future development of the project area as a coordinated office/industrial/business park that includes a variety of manufacturing, research and development, professional and limited commercial uses with integrated vehicular circulation, landscaping, pedestrian walkways and leisure spaces.

The Specific Plan was prepared in accordance with the requirements of the California Government Code (Sections 65450 through 65457) and is intended for adoption as a resolution of the City of Oxnard. The Specific Plan establishes the regulations, programs, and procedures required for the systematic execution of the General Plan.

The Specific Plan is designed to streamline the entitlement process within the Specific Plan area and provide guidelines for development and City review. The Specific Plan will be implemented by the City of Oxnard, and may be amended or augmented by the Camino Real Business Park Design Review Committee (hereafter referred to as the CRBPDRC), the City of Oxnard, or others under the City's Specific Plan amendment procedures.

The Camino Real Business Park Design Review Committee (CRBPDRC) shall mean and refer to the committee appointed pursuant to the Declaration of Covenants, Conditions, and Restrictions (CCRs) for the Camino Real Business Park, to be prepared by the Master Developer.

1.2 LOCATION AND SETTING

The Specific Plan project site is located within the City of Oxnard with frontage along CA Highway 101 (Ventura Freeway). The land use to the east and to the south is agriculture. Highway 101 lies to the north, and to the west is existing agricultural, industrial, and commercial development. Exhibit 1.2A illustrates the vicinity.

The eastern and southern property lines of the Specific Plan correspond to Oxnard City limits (as of 2007), Sphere of Influence line, and the Oxnard-Camarillo Greenbelt line. The greenbelt establishes permanent open space between the Sphere of Influence lines of Oxnard and Camarillo. The intention of the greenbelt is to preserve the open space for agriculture, a major element of the local economy.

Since the Specific Plan project site was historically in use for agricultural production, it has little natural vegetation or significant topographic features. A storm water channel parallels the eastern boundary of the property. Adjacent to the northwest boundary there is approximately 7

Camino Real Business Park

SPECIFIC PLAN

acres of developed land (Power Machinery, not part of this Specific Plan). Currently, there is a 50' wide utility easement that bisects the property. The easement will be abandoned once the SCE power lines are relocated to the east and south perimeter of the property (see Exhibit 2.2A).

Camino Avenue fronts the property to the North and serves as a freeway frontage road parallel to Highway 101. The principal arterial that will serve the site is Del Norte Boulevard. Gonzales Road will be extended east from Del Norte Boulevard into the project in coordination with the Sakioka Farms Specific Plan and the City of Oxnard (see Exhibit 2.3C).

1.3 VISION

The project will be developed as market conditions allow, and is conceptually designed to accommodate a variety of clean office, industrial, and similar business users. The project incorporates a full complement of appropriately sized utility services as well as vehicular access to the 101 Freeway via Del Norte Boulevard.

Business Research Park (BRP) zoning is applied to the northern area which fronts on Camino Avenue as shown on Exhibit 2.2B. 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 design standards are appropriate for the Del Norte Boulevard/Highway 101 corridor. The high quality contemporary architectural 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 BRP development serves as the City's "gateway" from Highway 101. 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.

The Light Manufacturing Planned Development (M-1-PD) zoning is applied to the southern portion of the project site, as shown on Exhibit 2.2B. The M-1-PD zoning allows the types of uses associated with the Del Norte Boulevard corridor, which is a mixture of industrial uses. The Light Manufacturing zoning designation is intended to facilitate the integration of the existing BRP uses to the north with the existing industrial uses to the south. This configuration of zoning and proposed uses enhances the build-out of the City within the parameters of the General Plan, while allowing businesses in both the BRP and M-1-PD areas to coexist in a mutually beneficial relationship.

A 72-foot wide roadway dedication for the extension of Gonzales Road through the Specific Plan area to Road "A" is granted to the City and built out by the Master Developer per City standards. A 72-foot wide reservation area is designated from Road "A" to the City limits for possible future extension of Gonzales Road eastward. The Gonzales Road extension (see Exhibit 2.3C) will allow for integration of the Business Park with the proposed Sakioka Farms development to the west and possible future extension to Camarillo. The Land Use Master Plan, Exhibit 2.2A, identifies the type, location, and interrelationship of land uses permitted. Development within the Specific Plan shall be in accordance with all current codes and

Camino Real Business Park

SPECIFIC PLAN

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.

Camino Real Business Park

SPECIFIC PLAN

2.0 LAND USE AND CIRCULATION

2.1 PURPOSE AND INTENT

The Camino Real Business Park Specific Plan is a planned commercial and industrial development containing a mixture of industrial, research and development, office and commercial uses (Exhibit 1.2B). The Specific Plan will offer industrial development sites for users of all sizes in an organized and pleasant setting. These industrial sites will be complemented by the potential for a range of industrial and commercial support facilities. The land use plan identifies the interrelationship of permitted uses and, along with the circulation plan, provides an overview of the ultimate development. This site plan is conceptual and subject to modification as market conditions dictate. Flag lots and zero setbacks may be allowed to maximize flexibility of lot development through the administrative development process.

2.2 LAND USE MASTER PLAN

The Land Use Master Plan, Exhibit 2.2A, identifies the type, location, and interrelationship of land uses permitted. Development will be in accordance with 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 Summary

A summary of proposed land uses follows:

<u>Land Use Type</u>	<u>Acres</u>	<u>FAR</u>	<u>Max New SF</u>	<u>% of Total Acres</u>
Industrial (M-1-PD)	26.73	0.40/0.50*		67.30%
Business/Research (BRP)	8.33	0.60		21.00%
Roadways (Approximate)	4.66			11.70%
Reservation Area – Road Extension	<u>0.53</u>	(part of M-1-PD zone)		<u>N/A</u>
Gross Site Area	39.72		675,000 SF	100.00%

*0.40 FAR Manufacturing, 0.50 FAR Warehousing

2.2.2 Area Development

The Camino Real Business Park Specific Plan 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 is as follows:

A. Industrial (M-1-PD)

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

Camino Real Business Park

SPECIFIC PLAN

within the M-1-PD zone may be incorporated into this area. The maximum M-1-PD Floor Area Ratio (FAR) is 0.40, and for warehouses is 0.50.

B. Business/Research (BRP)

This area is intended to provide for the creation and development of professional, administrative and high technology research and manufacturing as well as commercial and retail activities. The planned commercial area will have an orientation to Highway 101, a major transportation corridor, and is intended to be integrated as a campus business/research park environment. All uses allowed within the BRP zone may be incorporated into this area. The maximum BRP Floor Area Ratio (FAR) is 0.60.

2.2.3 Phasing

The build-out of the Camino Real Business Park Specific Plan will take place in phases. A conceptual Phasing Plan is shown as Exhibit 2.2C.

Phase 1 includes the construction of Gonzales Road (to Road "A") and Trabajo Drive. The M-1-PD parcels to the south of Gonzales Road and the M-1-PD parcels west of Trabajo Drive may be developed as part of phase 1, or in multiple phases depending on market demand.

Phase 2 includes the construction of Proposed Road A and Camino Avenue. The remaining M-1PD and BRP parcels will be completed as part of phase 2, or in multiple phases depending on market demand.

2.2.4 Security

Each occupant of the Camino Real Business Park Specific Plan will coordinate their own on-site security, as necessary for their business. Theft prevention measures such as night security and locking gates shall be implemented under the discretion of each individual property owner, with the approval by the City Fire Department. All lots will have access to roads as shown on the Site Plan, and if necessary, multiple-user access will be controlled by easements.

Any electronic security system must comply with Oxnard City Ordinance No. 2601 and must be properly permitted by the City of Oxnard.

2.2.5 Zoning Designations, Uses, and Development Standards

The Camino Real Business Park is zoned M-1-PD Light Manufacturing and BRP Business and Research Park as shown on the Zoning Implementation Plan, Exhibit 2.2B. 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 are as follows:

A. M-1-PD Light Manufacturing Zone

Camino Real Business Park

SPECIFIC PLAN

1. Permitted Uses - All permitted uses per Section 16-221, M-1-PD zone.
2. Permitted Accessory Uses – All permitted accessory uses per Section 16-225, M-1-PD zone.
3. Development Standards – All development standards contained in Sections 16-224 and 16-228 through Section 16-237, M-1 zone, except as modified herein.
4. Performance Standards – All performance standards contained in Section 16-238 and 16-239, M-1 zone, and additional Design Guidelines.
5. All buildings under 150,000 sq. ft of gross floor area on a single lot shall require a Development Design Review (DDR). All buildings over 150,000 sq. ft. of gross floor area on a single lot shall require a Special Use Permit (SUP). Prior to submittal to the City for review and approval by the Development Services Director, all structures (including those less than 150,000 square feet) shall require review and approval of the CRBPDRC.
6. Conceptual designs shall be reviewed by the CRBPDRC prior to submittal to City staff and the Development Advisory Committee (DAC).

B. BRP Business and Research Park

1. Permitted Uses – All permitted uses contained in Section 16-176, BRP zone.
2. Conditionally Permitted Uses – All conditionally permitted uses contained in Section 16-177, BRP zone.
3. Development Standards – All development standards contained in Section 16-179 and 16-180, BRP zone, except as modified herein.
4. Performance Standards – All performance standards continued in Section 16-182, BRP zone.
5. All buildings under 150,000 sq. ft of gross floor area on a single lot shall require a Development Design Review (DDR). All buildings over 150,000 sq. ft. of gross floor area on a single lot shall require a Special Use Permit. All structures (including those less than 150,000 square feet) shall require review and approval of the CRBPDRC.
6. Conceptual designs shall be reviewed by the CRBPDRC prior to submittal to City staff and the Development Advisory Committee (DAC).

2.2.6 Airport Comprehensive Land Use Plan (Camarillo Airport)

Portions of the Specific Plan area are within the Outer Safety Zone (OSZ) and the Extended Traffic Pattern Zone (ETPZ) for Camarillo Airport as designated in the Airport Comprehensive

Camino Real Business Park

SPECIFIC PLAN

Land Use Plan (ACLUP) for Ventura County. Most light industrial uses are compatible within the ETPZ and are “conditionally acceptable” within the OSZ. The OSZ extends across approximately 11.53 acres of the Specific Plan area as shown on Exhibit 2.2A. This area will be developed in accordance to the conditions and/or as approved by the regulatory agency.

2.3 CIRCULATION MASTER PLAN

2.3.1 Intent and Background

The Circulation Master Plan for the Camino Real Business Park Specific Plan 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 goals of the Circulation Master Plan are as follows:

1. Ensure that the street layout and design considers geologic conditions, drainage patterns, and storm water flow.
2. Ensure that the street system integrates with developments in adjacent areas.
3. Ensure that streets are classified and designed according to the land uses and traffic volumes which they will serve.
4. Plan a street system which considers the safety, convenience, and economy of construction in its design.
5. Provide roadway landscaping which will enhance the Business Park design.
6. Implement the construction and maintenance of all roads within and connecting to the Specific Plan by separate agreement between the involved parties.
7. Provide for the possible extension of Gonzales Road to Camarillo

2.3.2 Vehicular Circulation Plan

The Vehicular Circulation Plan/Street Section Key is presented in Exhibit 2.3A. The circulation system consists of Gonzales Road, Trabajo Road, Proposed Road A, and Camino Avenue as shown on the Exhibit. Primary access to the Camino Real Business Park is from the planned extension of Gonzales Road from Del Norte Boulevard. Secondary circulation is provided by Camino Avenue. Build-out of these roadways is phased with parcel development: Phase 1 includes Gonzales Road and Trabajo Road extension, Phase 2 includes Proposed Road A and the Camino Avenue extension.

Exhibit 2.3A presents the circulation master plan/street section key and area reserved for possible Gonzales Road extension. The street section Exhibit 2.3B details each street section, which includes the dedicated right-of-way and build-out.

Camino Real Business Park

SPECIFIC PLAN

The Vehicular Circulation Plan is subject to modification based on the final site plan. The street sections proposed in this Plan (Exhibit 2.3B) shall be constructed according to all City radius, crown, curb, and pavement specifications, although some variation from width requirements will occur, as follows:

1. Section A-A: The Gonzales Road, Trabajo Road, and Proposed Road A dedicated right-of-way is 72 feet, with build-out of two 12-foot travel lanes, one 10-foot turning lane, two six-foot bike lanes, and two 13-foot parkways that include 5-foot sidewalks on both sides of the street. This equates to a 46-foot wide street curb to curb and a 72-foot wide build-out to be completed by the Master Developer.
2. Section B-B: The Camino Avenue right-of-way is 58 feet, with build-out of two 12-foot travel lanes, one 10-foot turning lane, two six-foot bike lanes, a 6-foot sidewalk on the south side of the street, and a 6-foot wide parkway on the north side of the street adjacent to the Caltrans Highway 101 right-of-way. This equates to a 46-foot wide street curb to curb and a 58-foot wide build-out to be completed by the Master Developer.
3. The Gonzales Road extension reservation area is 72 feet wide, may be used for non-required parking, landscaping, and/or open space, and is irrevocably offered to the City for future dedication.

The Specific Plan for the Sakioka Farms property is to be coordinated with this Specific Plan, so that the Gonzales Road extension right-of-way east of Del Norte Boulevard will be aligned consistently across both properties and built out as shown in Exhibit 2.3C. The dedication and build-out of the 72-foot Gonzales Road right-of-way through Sakioka's property is to be determined with both property owners under separate agreement and coordination with the City, which includes the initial build-out of the 46-foot wide curb to curb roadway through Sakioka's property to be completed in Phase 1 of this Specific Plan. The Camino Real street landscaping within the City ROW shall be maintained by the Camino Real Business Park Owners Association (CRBPOA) by separate agreement with the City, or through a landscape assessment district.

The Master Developer will complete a traffic signal warrant for the Gonzales Road and Del Norte Blvd. intersection upon the completion of 337,500 square feet of building development in the Specific Plan area. If at that time no signal is required, another traffic signal warrant will be done upon the completion of 675,000 square feet of building development, but before full occupancy of Phase 2.

2.3.3 Pedestrian Circulation Plan

The Pedestrian Circulation Plan is presented in Exhibit 2.3D (Bike Lane/Sidewalk Locations). For all locations shown on the plan, sidewalks are integrated into the landscaped streetscape. The Landscape Master Plan contained in Section 3.2 and Exhibits 3.2A-C details streetscape designs.

Camino Real Business Park

SPECIFIC PLAN

2.3.4 Bicycle Plan

The Camino Real Business Park includes bicycle facilities, the design of which conforms to the standards contained in the City of Oxnard Bicycle Facilities Master Plan. These facilities are intended to provide full access for bicycles, encouraging the use of bicycles by employees, and other users of the Camino Real Business Park. Bicycle lanes are located within the public right-of-way of Gonzales Road, Trabajo Road, Proposed Road A, and Camino Avenue, as indicated on Exhibit 2.3D. The bicycle lanes are phased with the build-out of the roadways as described in Section 2.2.3. A connection to the existing Revolon bicycle bridge east of Camino Avenue currently exists and will be improved as shown in Exhibit 2.3B and Exhibit 3.2A, as part of Phase 2.

2.3.5 Parking Regulations and Standards

Except for emergency purposes, parking is prohibited on all streets within this development. Parking regulations and standards ensure that the Camino Real Business Park contains sufficient off-street parking and loading facilities for the uses proposed and that these off-street parking and loading areas enhance and preserve the appearance, character and value of the Park. This section establishes the minimum standards for the development of parking areas. The Gonzales Road extension reservation area may be developed for additional non-required parking and landscaping.

Applicability of Regulations

Both vehicle and bicycle off-street parking facilities are 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 the need for additional parking spaces. 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, additional parking spaces is required only for such addition, enlargement, or change and not for the entire building or use. No street parking is allowed.

Vehicle Off-Street Parking and Loading Requirements

All vehicle off-street parking and loading facilities planned for and constructed within the Camino Real Business Park comply with the City of Oxnard Zoning Ordinance, Chapter 16 - Article X "Off-Street Parking." Except as otherwise specified in this Specific Plan, all the requirements of these regulations and standards apply and include the following:

- Vehicle off-street parking.
- Bicycle parking.
- Motorcycle parking.
- Handicapped parking.

SPECIFIC PLAN

- Design standards for parking areas.
- Parking area landscaping.
- Parking areas paving and construction standards.
- Off-street loading and unloading areas.
- Administrative relief provisions.

2.3.6 Curb Cuts

Curb cut locations will be determined as individual parcels are developed. Minor alterations to curb cuts due to changes in building size and design are allowed in conformance with City of Oxnard Zoning Ordinance regulations. All curb cut locations shall comply with City standards for distance from intersections and adjacent driveways.

2.3.7 Transportation Demand Management Plan

A Transportation Demand Management Plan (TDM), such as a local shuttle service, may be prepared and implemented for the businesses located within the Specific Plan if required by the City. 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/or the Development Services Director.

2.3.8 Special Bicycle Parking Standards

Bicycle parking is 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 s.f. (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.

Camino Real Business Park

SPECIFIC PLAN

3.0 CAMINO REAL BUSINESS PARK DEVELOPMENT STANDARDS

3.1 PURPOSE AND INTENT

In addition to City Zoning and General Plan standards, these Specific Plan standards also apply. In the event of a conflict, the Specific Plan standards will supersede City standards. The Camino Real Business Park Specific Plan Development Standards direct the style of development and aesthetic character of the Park and ensure a consistent use of signage, art landscaping, and other design features. The standards also ensure that the Camino Real Business Park: (a) has a clear identity and sense of place; (b) meets the needs of the future owners or tenants; (c) provides a harmonious and pleasing environment for uses and activities; and (d) establishes standards to achieve and maintain a harmonious development identity and level of quality. The standards are formulated to guide the development process, maintenance, and permitted operations by tenants and guests.

3.2 LANDSCAPE MASTER PLAN

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

3.2.1 Landscape Concept

The landscape is a key ingredient in creating an overall character.

Trees, shrubs, and vines complement architecture and soften building massing. Shady parking areas occur under canopy trees. Plant materials are selected for their aesthetic quality, low maintenance, and water usage, and ability to retain and treat stormwater runoff.

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

Minimum performance standards and a list of acceptable plant materials are provided.

The Landscape Master Plan is shown in Exhibit 3.2A and was developed to meet the minimum landscape standards of the City of Oxnard. The plan shows the conceptual location of the street, accent, perimeter screen trees, and shrubbery. Trees are primarily used for street, parking area, and plaza borders to provide shade and screening.

The Gonzales Road extension reservation area may be developed as open space and included in a landscape plan, but the area is not a required open space area.

3.2.2 Landscape Plan & Maintenance

The goal of the landscape plan is to compliment the architectural theme (see Exhibit 4.4A) and character of the Camino Real Business Park. In order to achieve this goal, some flexibility in

Camino Real Business Park

SPECIFIC PLAN

city wide requirements is necessary. The developer and subsequent Property Owners Association assume responsibility for the maintenance of front yard setbacks (street frontage zones) for Gonzales Road, Trabajo Road, Camino Avenue, and Proposed Road A. This maintenance responsibility includes the project entries and detention basin(s).

3.2.3 Landscape Zones

There are four distinctive zones within the Specific Plan area:

1. Project Entries
2. Parcel Entries
3. Street Frontages
4. Parcel Interior (Includes Parking Lot Trees and Building Perimeter)

A. Project Entry (Exhibit 3.2B)

Project Entry landscaping includes specimen trees and accent color plantings installed as part of the Phase I street improvements. The entry monument and planter walls are set back a minimum of one foot from sidewalks or paved areas.

B. Parcel Entry (Exhibit 3.2C)

Parcel entries include landscape components to enhance individual parcel identity. Each parcel developer is responsible for parcel entry landscaping at the time of property development that likely includes:

a low, concrete wall with signage (per Section 3.4) and

continuous screening (minimum 36 inches at time of planting) to screen cars (where applicable) from adjacent roadways

C. Street Frontages (Exhibit 3.2A)

Landscape elements within the street frontage zone include sidewalks, irrigation, street lighting, parcel signage (optional) and landscaping. Gonzales Road, Trabajo Road, Proposed Road A, and the Camino Avenue extension incorporate a formal pattern of primary street trees with sidewalks, and informal groves of secondary trees set on undulating mounds. Streetscapes will be installed as part of the improvement for each street, in accordance with the Phasing Plan.

Street landscaping within the City ROW is maintained by the Camino Real Business Park Owners Association (CRBPOA) by separate agreement with the City or through an assessment district.

Camino Real Business Park

SPECIFIC PLAN

The Gonzales Road streetscape is to be completed from the point of entry into the Camino Real Business Park as part of Phase I. The portion of the Gonzales Road streetscape across Sakioka's property is not part of this Specific Plan and is to be completed as part of Sakioka's Specific Plan.

D. Parcel Interior (Includes parking lot trees and building perimeter)

Refer to Section 4.5 for Landscape Guidelines related to Parcel Interior Development.

3.3 PUBLIC ARTS PROGRAM

The Camino Real Business Park will comply with the City's Public Arts Program that may require incorporating visual art/sculpture within the common areas, and/or individual projects, or provide payment of applicable Public Arts Fee.

If visual art is proposed for a project, the project developer will follow the City's Public Arts Guidelines and Procedures for obtaining the visual art/sculpture approval. Prior to submitting the proposed art/sculpture to the City, the applicant must obtain the approval from CRBPDRRC, or its designees.

3.4 SIGN PROGRAM

All signs in this Sign Program shall conform to Oxnard City Code, unless stated otherwise. The Specific Plan Master Sign Program shall supersede the City Code, except where the City Code is more restrictive. If a property owner wants to propose alternatives, the CRBPDRRC will consider them and if approved the City will review for conformance with the Code.

3.4.1 Purpose and Intent

The intent of the Sign Program is to produce uniform standards and continuity, consistency and overall harmony with the visual quality of the Camino Real Business Park.

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

3.4.2 Maintenance

All signs within the Camino Real Business Park shall be maintained in an as-new condition. The Property Owner's Association 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.

Camino Real Business Park

SPECIFIC PLAN

3.4.3 Approval

A master sign program shall be submitted to the City as part of Phase I for approval by the Development Services Director. All individual signage must have the written approval of the CRBPDRC (or its designee) prior to submission to the City of Oxnard. Prior to City review, sign applicants first obtain the CRBPDRC approval by submitting the following:

A. Preliminary Approval

Site plan and building elevations showing proposed sign locations and sizes with dimensions.

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 building penetrations.
4. Electrical power requirements, if any.

C. City Approval

For City Approval, submit plans and drawings as approved by the CRBPDRC (or its designee) to the City for 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 Master Sign Program. Conformance will be strictly enforced by the CRBPDRC (or its designee) 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 or alteration of said sign(s).

3.4.5 Supplemental Exhibits

The attached exhibits (3.4A-F) are intended as a graphic aid in illustrating the intent of The Master Sign Program. A final Master Sign Program is required as part of the Phase I improvements.

SPECIFIC PLAN

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. Project Typestyles (Exhibit 3.4A)

Any letterstyle, logo or trademark must be approved by the CRBPDRRC (or its designee) for aesthetic compatibility. All other elements (colors, etc.) are standardized.

C. Sign Area Definition

Sign area means the sum of the area enclosed within a geometric form or forms drawn around all writing, representations, logos, emblems or designs on all surfaces (front and back) of the sign.

3.4.7 Approved Sign Materials

A. Monument Signs shall be formed from concrete.

Optional flood illumination of monument signs shall be accomplished with ground mounted fixtures. Such fixtures shall be controlled to ensure that no light shall interfere with drivers, pedestrians or adjacent properties.

B. Graphics on Monument Signs shall be pin-mounted metal, or an alternative as approved by CRBPDRRC (or its designee).

C. Ground Mounted Legal Displays shall be fabricated from aluminum with legally-required graphic and background colors with three-inch diameter steel posts supports.

D. On-Building Graphics:

Internally illuminated – Aluminum or sheet metal pin-mounted channel lettering, halo backlighting allowed, or alternative as approved by CRBPDRRC (or its designee).

Non-illuminated – Aluminum or sheet metal pin-mounted channel lettering, or alternative as approved by CRBPDRRC (or its designee).

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

Camino Real Business Park

SPECIFIC PLAN

3.4.8 Prohibited Sign Materials

The following materials are prohibited:

- A. Plastic-faced monument signs.
- B. Spot, floor or colored lights except for fluorescent fixtures at externally illuminated signs.

3.4.9 Illegal and Non-Conforming Signs

- A. Blinking, flashing or moving signs.
- B. Advertising displayed on parked vehicles solely 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).

3.4.10 Specific Design Standards

A. Site Identity Signs (Exhibit 3.4B)

This sign type identifies the Camino Real Business Park. It is set back from the public right-of-way a minimum of 5'-0", and constructed entirely of concrete, sacked and patched with smooth finish, painted in neutral color with applied aluminum graphics and linear polyurethane paint over proper primer. The letterforms are in the typestyle Arial. Flood illumination is ground mounted fixtures. Maximum dimensions are twelve feet (12'-0") in length, one foot six inches (1'-6") in depth and five feet (5'-0") in overall height. Capital letter maximum height is two feet (2'-0").

One Site Identity Monument is located on the south side of Gonzales Road at the western boundary of the Specific Plan. A second Site Identity Monument may be added as part of Phase II at the northerly entrance to the project site at Camino Avenue. The monuments are initially completed by the Master Developer and all future maintenance and replacement completed by the Property Owners Association.

B. Individual Tenant Identity Monument (Exhibit 3.4C)

This sign type is located a minimum of 5'-0" from public right-of-way and spaced a minimum of 50' apart. This sign type identifies a building occupied by a single tenant, constructed of concrete (natural or colored), sacked and patched with smooth finish. If natural color concrete is used the monument is to be painted to match building color or building accent color with applied aluminum graphics and linear polyurethane paint over proper primer. The letterforms are in the Project typestyle of Arial unless a specific

Camino Real Business Park

SPECIFIC PLAN

company, firm or corporate typestyle is approved by the Camino Real Business Park Design Review Committee (or its designee). Maximum dimensions are seven feet six inches (7'-6") in length, one foot (1'-0") in depth and four feet six inches (4'-6") in overall height. Capital letter maximum height is eighteen inches (18"). The sign is to be completed by the parcel tenant at the time of property development.

C. On-Building Tenant Identification and Secondary Tenant Entry (Exhibits 3.4D and 3.4E)

These signs are individual letterforms of logos mounted directly to the building façade. NOTE: No On-Building Signs shall have any visible means of attachment to the building. Internally illuminated signs shall be fabricated from aluminum or sheet metal. Non-illuminated signs shall be fabricated from aluminum or sheet metal. Both illuminated and non-illuminated letterforms and logos shall have the returns (sides) finished in aluminum or sheet metal painted to match the face letter color. The letterforms shall be in the Project typestyle of Arial unless a specific company, firm or corporate letterstyle is approved by the CRBPDRC or its designee.

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

<u>Stories</u>	<u>Maximum Letter Height</u>	<u>Maximum Square Feet</u>
1	1'-6"	40
2	2'-0"	60
3	2'-4"	80

Secondary Tenant Identity Signs (no logos allowed)

Two (2) per tenant per building maximum.

One (1) per tenant per elevation.

Eighteen (18") maximum letterform height.

Forty (40) square feet maximum sign area.

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.

Individual letterforms only; no "can" signs allowed.

Secondary Tenant monuments are shown in Exhibit 3.4E, and shall conform to criteria for the Individual Tenant Identity monuments in Section B above.

D. On-Building Addressing (Exhibit 3.4F)

These signs are individual numerals and fabricated from aluminum or sheet metal. Aluminum and sheet metal are to be finished in natural or building accent color. Returns are to be finished in letter face color or finish. Numerals are to be in the Project typestyle of

Camino Real Business Park

SPECIFIC PLAN

Arial and are to be ten inches (10") minimum in height. NOTE: No On-Building Signs shall have any visible means of attachments to the buildings.

The tenant building identification is completed by the parcel tenant.

All signage must be submitted to and approved by the CRBPDR (or its designee) prior to installation.

3.5 INFRASTRUCTURE PLAN

3.5.1 Purpose and Intent

The intent of the infrastructure plan is to assure the Specific Plan site is developed in such a way as to support the intensity of proposed land uses, and that on-site and off-site infrastructure systems have adequate capacity to serve the project at build out. 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 is in conformance with this plan.

3.5.2 Grading

Grading for the project is depicted on the Conceptual Drainage Plan for the Camino Real Business Park, as Exhibit 3.5A. Although the project site is essentially flat, grading is required to assure proper drainage and provide suitable building sites for individual structures. The importation of fill material to the site may occur periodically over the build-out period of the project.

3.5.3 Drainage

Drainage for the Camino Real Business Park is presented in Exhibit 3.5A. All storm drain facilities shall be sized in a drainage study. As shown, each parcel shall drain to a standard catch basin which will then convey the runoff to an onsite storm drain system. This system will discharge to a storm water treatment device and detention basin located at the southwestern edge of the property. An alternative location for the treatment device and detention basin within the Specific Plan area is acceptable if approved by the City Engineer. The basin then discharges into the existing drainage channel located along the eastern edge of the site. The onsite detention basin shall be maintained by mutual landowner agreement under the supervision of the Master Developer and in accordance with City of Oxnard standards. Construction of the detention basin may be phased such that one half of the basin is constructed for Phase 1, and the other half for Phase 2. This will allow SCE unhindered access to their power lines while accommodating Phase 1 drainage.

3.5.4 Water Master Plan

The Water Master Plan for the Camino Real Business Park is presented in Exhibits 3.5B.1 and 3.5B.2. A system of water mains is contained in all the roadways on the project, and connects

Camino Real Business Park

SPECIFIC PLAN

to existing water lines in Del Norte Boulevard (Phase 1) and Camino Avenue (Phase 2). Water mains are sized in accordance with calculations for the worst case water demand. This looped water system provides 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 increased requirements.

3.5.5 Sewer Master Plan

The Sewer Master Plan for the Camino Real Business Park is presented in Exhibits 3.5B.3 and 3.5B.4. Facilities include sewer gravity mains extending along Gonzales Road, Trabajo Drive, Road A, and Camino Road. Sewer mains are sized in accordance with a sewer study for the property's intended use. Phasing of sewer installation shall be completed as shown on Exhibits 3.5B.3 and 3.5B.4. The existing sewer pump station at the southerly end of the existing Trabajo Drive shall be removed and the system converted to gravity flow as part of the Phase 1 extension of Trabajo to Gonzales Road.

3.5.6 Other Utilities

The Camino Real 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). The specific design and sizing requirements of the necessary improvements are determined as part of the development review process. Future utility additions will be placed underground, excepting the 66KV electrical service lines and transformers. The 66KV lines will be relocated above ground along the easterly and southerly side of the project area as part of Phase 2 development. Roadway crossings for Edison service from the relocated power lines will be underground (Exhibit 2.2A).

3.5.7 Storm Water Treatment and Detention

The Storm Drain Master Plan for the Camino Real Business Park is presented in Exhibits 3.5B.5 and 3.5B.6. The Master Developer of the tract and/or subsequent parcel owners and/or the CRBPOA shall cause the construction and guarantee perpetual maintenance of regional storm water detention measures with outlet control devices designed to limit discharge into the existing Revolon Slough Channel to a runoff rate that does not exceed the existing undeveloped flows from the site, up to and including a 100-year storm. This is accomplished by the use of an onsite detention basin. Design detention volume is based on an engineering analysis including detailed flood routing calculations approved by the City Engineer. A flowage easement for the detention area shall be maintained by the CRBPOA.

Non-point source drainage shall be treated prior to entering the onsite detention basin. The onsite detention basin shall be maintained by the CRBPOA. Stormwater detained in the basin will be discharged into Revolon Slough Channel, and design of storm water treatment devices shall comply with Ventura County Storm Water Quality Urban Impact Mitigation Plan, as outlined in the Technical Guidance Manual for Storm Water Treatment Measures.

Camino Real Business Park

SPECIFIC PLAN

The detention basin allows for infiltration. If additional infiltration becomes a requirement, it shall be accommodated as much as possible by infiltration basins onsite.

3.5.8 Street Lighting

Street lighting along all public streets is in accordance with the City of Oxnard standards. Phasing of street light installation shall be concurrent with installation of each street and other utilities. Street lights across Sakioka's property shall be installed per separate agreement between both property owners and the City of Oxnard.

3.5.9 Agricultural Buffer

The City has determined that no substantial conflicts between the proposed uses and agricultural uses are expected, given the distance between the nearest agricultural activity and structures that varies from approximately 30 feet to 150 feet due to the Revolon Slough, SCE easement and parking lots. An additional buffer between the new buildings and the agricultural areas would not be needed. However, a fence with a minimum height of eight (8) feet shall be constructed along the southern perimeter of the project site during development of individual parcels.

Agriculture is a permitted use in both the BRP and M-1-PD zones, so limited crop production may occur within the Phase 2, SCE easement to the east and south, provided the various orchard-related activities such as pest control do not create a nuisance or otherwise negatively impact adjacent businesses.

SPECIFIC PLAN

4.0 DESIGN GUIDELINES

4.1 PURPOSE AND INTENT

Design Guidelines direct the style and aesthetic character of individual parcel developments and ensure a consistent use of building materials, landscaping, colors and other design features. The Design Guidelines ensure that the Camino Real Business Park will have a clear identity and sense of place, and provide a harmonious and pleasing environment for all contemplated uses and activities. The guidelines provide guidance to architects, designers and landscape architects while providing the flexibility to maximize individual characteristics of the buildings. The guidelines guide the development process as well as the qualitative aspects of how buildings, landscaping, and permitted operations by tenants and owners.

The guidelines include: Site Design, Building Development, Architectural Landscaping and Lighting Guidelines. Each of the elements are detailed and coordinated with the other elements. The individual elements are discussed in the following sections.

4.2 SITE DESIGN GUIDELINES

4.2.1 Access and Driveway Locations

A. Objectives

1. Locate access drives such that vehicular traffic (arriving, and leaving, and passing streets) flows at an optimum level of efficiency.
2. Continuity of street-frontage landscaping is minimally disrupted by access drives.
3. Utilities located in the landscape areas are minimally disrupted by access drives.

B. Guidelines

1. Refer to Circulation Master Plan in Section 2.3, for development standards.
2. The development of common access drives may be utilized to minimize the number of curb cuts.
3. Access drive designs should consider need for vehicle stacking during peak periods of use.

4.2.2 Service and Loading Areas

A. Objectives

1. Service and loading areas screened from public streets, primary image entry drives, floors of image buildings, and common visual and recreational amenity areas.

SPECIFIC PLAN

2. Service and loading areas are located to minimize the visibility of loading and service vehicles.
3. Service and loading areas designed and located so that service vehicle activities and movement do not disrupt the efficient flow of on-site and off-site traffic.

B. Guidelines

1. Off-street parking and loading facilities comply with the City of Oxnard Zoning Ordinance, Chapter 16 – Article X “Off-Street Parking” and best practice design.
2. Provisions made on each site for vehicle loading and no on-street vehicle loading is permitted.

4.2.3 Refuse Collection Areas

A. Objectives

1. Refuse and refuse containers not visible from streets, primary image entry drives, floors of image buildings, common visual and recreational amenity areas.
2. Refuse enclosures designed to receive and contain generated refuse until collected.
3. Refuse collection vehicles have clear and convenient access to refuse collection areas.

B. Guidelines

1. Outdoor refuse containers visually screened within a durable 6'-0" or higher non-combustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets.
2. No refuse collection areas permitted between a street and the front of a building.
3. Refuse collection areas should be designed to contain all refuse generated on-site and between collections, and should not be visible from outside the refuse container.
4. Refuse collection enclosures should be designed of durable materials with colors which are complementary to building design.
5. Refuse collection areas located to provide clear and convenient access to refuse collection vehicles.
6. Refuse collection areas designed and located to be convenient for the deposition of refuse generated on-site.

SPECIFIC PLAN

7. Landscaping screening located around refuse collection areas that are visible from public roadways.

4.2.4 Screening of Exterior Mechanical and Electrical Equipment

A. Objectives

1. Exterior plumbing, processing, heating, cooling and ventilation systems not visible from adjoining streets, lots, or buildings.
2. Exterior electrical equipment and transformers not visible from streets, primary image entry drive, floors of image buildings, and common visual and recreational amenity areas.

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.) should not protrude above the top of the parapet.
2. 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 fully screened as an integrated part of the overall architectural design. Mechanical equipment shall be no higher than the building parapet or mechanical screen wall.
3. Screening devices painted to complement building/structure design.
4. No exterior components of plumbing, processing, heating, cooling, and ventilating systems mounted on front or side building walls unless they are an integrated architectural design feature.
5. Transformers screened with a design configuration acceptable to Southern California Edison Company. Where possible, integrates refuse containers and transformers into the same enclosure.
6. Transformer enclosures designed of durable materials with finishes and colors complementary to the architectural theme.
7. Electrical equipment mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment 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.

SPECIFIC PLAN

8. Exterior mounted electrical equipment and conduit painted to blend with architectural theme.

4.2.5 Fences and Walls

A. Objectives

1. Fences and walls utilized for the purposes of site security, sound attenuation, separation of functional activities, and screening of unsightly functions and activities.
2. Fences and walls installed as inconspicuous as possible or designed as an integrated and complementary architectural design element adding interest to the overall architectural design concept.
3. Fences and walls do not contribute to a decrease in the safety or efficiency of traffic flows.

B. Guidelines

1. No fence or wall constructed within front setback except freestanding or wing walls which are an approved part of the architectural design of the buildings.
2. Fencing intended for security purposes and visible to the public are decorative metal channel, or other architecturally acceptable material and design. Walls intended for site screening are decorative masonry or architecturally treated tilt-up concrete. Decorative masonry or tilt-up concrete walls are consistent with the architecture of the building.
3. Fences and walls screened per City Landscape Standards.

4.2.6 Utilities and Communication Devices

A. Objectives

1. Minimize overhead power and telephone lines, utility poles, and other utility and communication equipment and components.
2. Protect off-site utility systems from becoming over-burdened by individual lot utility systems.
3. Minimum disruption of off-site utilities, paving, and landscape during construction and maintenance of on-site utility systems.

B. Guidelines

1. 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

Camino Real Business Park

SPECIFIC PLAN

communications wires and equipment installed and maintained underground by the individual parcel owner.

2. On-site underground utilities designed and installed to minimize the disruption of off-site utilities, paving, and landscape during construction and maintenance and designed to not 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 the Camino Real 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.
5. The placement and screening of backflow preventers, Fire Department connections, water meters, electric meters and cabinets, and other outdoor and connection devices shall be considered early in the site design process. Backflow devices shall be screened from public view wherever possible by a low wall and/or vegetation, subject to allowing adequate Fire Department access and visual inspection. As backflow preventers must be located close to public main water lines, the location of water mains shall take into consideration the visual impact of backflow preventers.

4.2.7 Mailboxes

A. Guidelines

1. Provide an architecturally detailed enclosure for all mailboxes located outside of buildings. Prior to submission of any subsequent developments, the Master and/or individual parcel developer(s) shall consult with the Post Office regarding location and related concerns. Mailbox locations shall be identified as each lot is developed. The mailbox type and location will be coordinated with the Postal Service based on the site plan. The Master Developer and individual parcel developers shall contact Martha Zubiate or her successor at (805) 278-7615 for mailbox locations and types prior to installation.

4.2.8 Antennae

1. City Code Section 16-323 applies.

Camino Real Business Park

SPECIFIC PLAN

4.3 BUILDING DEVELOPMENT GUIDELINES

4.3.1 Site Coverage

A. Objectives

1. Ensure that the intensity of site development is not detrimental to the image of Camino Real Business Park as a unified business park.
2. Ensure that the intensity of site development does not exceed utility and, transportation systems, or on-site parking capacity.
3. Promote an integrated pedestrian oriented development.
4. Define pedestrian and outdoor lounge areas by the use of raised planter/seating walls, landscaping and special paving.

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 should 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.
3. 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 usually compatible.
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. Each development shall provide a plaza/lunch area for each building greater than 75,000 square feet. The minimum dimensions shall be 10' x 10'. Installed benches and/or tables should be constructed of natural or colored concrete or painted to match building color. The plaza or lunch area should include a covered structure. Refer to Exhibit 4.3A for an example of a covered plaza/lunch amenity.

SPECIFIC PLAN

4.3.2 Building Heights and Setbacks

A. Objectives

1. Maintain a reasonably consistent and compatible height profile.
2. Encourage regularity of space formed by buildings.
3. Achieve a landscaped setting between the street and buildings.
4. Allow flexibility for development of individual parcels.

B. Guidelines

1. Building heights are prescribed for each zone by the City of Oxnard Zoning Ordinance, excluding roof-top mechanical equipment screens.
2. Front, rear and side property setbacks shall conform to the minimum standards prescribed for each zone in the City of Oxnard Zoning Ordinance. More restrictive Specific Plan requirements shall also apply to any applicable condition.
3. Setback areas, shall be fully landscaped in a manner both compatible with and complementary to the on-site architecture and landscape design concepts.
4. A common or non-common building wall with a zero setback may be established by a project plan which provides documentation describing the exchange and recordation of necessary documents to ensure adequate access, parking and easements to serve the adjoining developments.

4.4 ARCHITECTURAL GUIDELINES

4.4.1 Objectives

- A. Encourage high-quality contemporary architectural design, as depicted in Exhibit 4.4A. It is intended that all buildings will be designed using forms consistent with this theme. Building masses may include painted and textured finishes, free standing and integrated accent walls, entry identity, and undulating roof lines, all of which will be encouraged for the design of all building developments.
- B. Encourage businesses to express themselves individually through creative interpretation of these guidelines, while preserving the Master Plan design elements.
- C. Promote buildings to be environmentally responsible, profitable and healthy places to work. Encourage green building design.

SPECIFIC PLAN

4.4.2 General Architectural Guidelines

The following architectural design features are required:

- A. High quality contemporary theme building forms and materials encouraged, and may include,
 - 1. Parapet articulated cornices.
 - 2. Peaked or sloping roof elements.
 - 3. Tile
 - 4. Awning (metal or cloth) with articulated supports.
 - 5. Exposed roof corbels
 - 6. Arched forms
- B. Pre-engineered metal buildings not permitted as primary building structure.
- C. Flat roofs designed so as not to be visible from adjacent streets and shall be finished with a light-colored surface that is recommended for energy conservation.
- D. Roof mounted equipment screened by parapets or other building forms from the opposite side of any existing adjacent public road.
- E. Exterior lighting designed so that the light source is shielded: architectural light fixtures are encouraged. Energy efficient fixtures and controls are recommended.
- F. Exterior colors and finishes:
 - 1. Finishes shall be non-reflective; colors as approved by the Camino Real Business Park Design Review Committee and the City. Two types of building materials plus a glazing material required except as noted in Item H.4.
 - 2. Wall colors generally light in tone.
 - 3. Wall colors vary in shade and approved by the CRBPDRC or its designee and the Development Service Director.
 - 4. Accent colors and subtle changes in wall color used to add interest and to identify entry areas.
 - 5. Accent colors used on architectural elements, such as mullions, and reveals.

Camino Real Business Park

SPECIFIC PLAN

G. Building design considers:

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. Physical, psychological, social, and functional needs of facility users.
9. Energy conservation that may include high performance windows, high efficient space heating and cooling equipment and water efficient fixtures.
10. Roof design to accommodate solar panels or other energy generating equipment.
11. Enhancement of the overall landscape master plan.

H. Architectural design features:

1. Articulation of building surfaces visible from public streets achieved through the use of openings and recesses creating texture and shadow patterns.
2. Building entrances well articulated and projecting an entry identity through variation of building form, decorative pedestrian plazas and/or accent landscaping.
3. Complementary colors, materials and textures in conjunction with dynamic building forms are encouraged as accent treatment.
4. Although two types of building materials and a glazing material are 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 CRBPDRC and the Development Services Director.

I. Building forms designed to create and define visually attractive and functional exterior space.

Camino Real Business Park

SPECIFIC PLAN

1. Buildings arranged in coordination with one another to create an overall sense of unity and harmony.
 2. Random building relationships avoided.
- J. Building elements 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 buildings, such as add-on features, spires, etc. are discouraged.
- K. Architectural features designed for interplay of light, shadow and texture; facade articulation to reinforce a sense of quality and integrity, building proportions and fenestration details carefully refined.
1. Facades reflect the quality and the integrity of the underlying structure in a clear and consistent manner.
 2. Window panels and spandrels differentiated and the ratio of window glass to non-glass area balanced.
 3. High contrast vertical banding prohibited.
 4. Recessed or articulated windows, columns and beams to visually segment otherwise massive exterior wall surface(s).
 5. Boxy and monotonous facades, that lack a good sense of scale, are discouraged.
- L. Ground floor identifies pedestrian scale and building entrance(s).
1. Variations in materials, surface textures, height, colors, openings and recesses that create light and shadow used to enhance visual interest.
 2. Architectural elements used to define and organize space at the ground plane, such as arcades, colonnades, and covered walkways.
 3. Continuous building cladding straight into the ground without transition is prohibited.
- M. Building Materials
1. The following building materials are preferred:

SPECIFIC PLAN

Windows – High Performance

- a. Transparent glass.
- b. Tinted glass.
- c. Semi-reflective glass

Walls

- a. Concrete with light colored aggregate or a light integral color.
- b. Painted concrete.
- c. 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
- d. Light-colored natural stone materials.
- e. Stucco or similar materials are permitted only in areas of secondary visual importance.

Roofs

- a. clay tile or flat concrete tile
 - b. standing seam metal
2. The following building materials are not permitted:

Windows

- a. Mirror glass.

Roofs

- a. Wood shingles or shakes.
 - b. Asphalt shingles.
3. Materials shall not be used in 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 CRBPDRC or its designee and the Development Services 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 City standards and the parking ordinance, these guidelines shall govern.

Camino Real Business Park

SPECIFIC PLAN

4.5.1 Parcel Interior

The parcel interior zone encompasses all exterior elements within an individual parcel excluding the streetscapes. This zone should meet the needs of each individual tenant and 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 Camino Real Business Park recall the orchard and/or grove-like infill character between windrows typical of California orchards. Twenty percent (20%) of each lot (including parking lots) shall be landscaped. 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 Camino Real Business Park landscape design concept. Particular materials and treatments are outlined in the following design guidelines.

The Interior Zone landscaping and Gonzales Road extension reservation area may be developed as an orchard, provided that the various orchard-related activities such as pest control do not create a nuisance or otherwise negatively impact adjacent businesses. The orchard landscape plan will require review and approval by the CRBPDR and the City of Oxnard landscape architect.

Landscape plans shall encourage clear views in and out of buildings as well as clear sightlines across parking areas to and from public right of ways.

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 4:1 or greater shall have erosion control per City of Oxnard standards. Refer to Exhibit 4.5A for a graphical depiction of these zones.
2. Parking lot landscaping requirements shall be as specified in City Code Section 16-641 (also see Exhibit 3.2A for conceptual plan). 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.

Camino Real Business Park

SPECIFIC PLAN

5. Landscaping shall be located on each side of the refuse collection areas that are visible from roadways.
6. Exterior mechanical and electrical equipment that may be visible from any primary visual exposure areas shall be screened with planting and/or berms. 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.
7. Fences and walls shall be screened per City Landscape Standards. Walls that lack natural surveillance are often targets of graffiti. Placement of landscaping in close proximity of walls is one potential remedy.
8. Parcels that are adjacent to the Revolon Slough shall incorporate planting that discourages access to and from the channel.
9. The tree species is to be selected from the plant materials list (Section 4.5.2). If special soil or site conditions prevent the use of the recommended trees, the property owner should recommend an alternative to the Camino Real Design Review Committee and it must be approved by the City Landscape Architect.
10. Plantings shall be selected from the "Plant List" included in the "Landscape Guidelines" (Section 4.5.2).

C. 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 Camino Real 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 the "Landscape Guidelines" (Section 4.5.2).

D. Irrigation

1. All irrigation systems shall be fully automatic.

SPECIFIC PLAN

2. Low volume irrigation equipment is encouraged for all planted areas within the individual sites and include rain sensing controls.
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.

E. 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 or tenant 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. Landscaping shall be located on each side of refuse collection areas that are visible from roadways.
6. 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.

F. 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. Variations to this list will require approval by both the CRBPDR and City Landscape Architect.

Camino Real Business Park

SPECIFIC PLAN

Note: All trees to be a minimum size of 24" box; all shrubs to be a minimum size of 5 gallon; all ground cover to be planted at 12" O.C.; street trees to be a minimum of 36" box. Street trees are to be planted at 40' O.C. spacing.

A. Project Entries

Trees:

Cinnamomum camphora
Erythrina sykesii
Jacaranda acutifolia
Olea "Swan Hill"

Shrubs:

Agapanthus "Storm Cloud"
Asparagus "Myers"
Hemerocallis "Starburst Orange"
Hemerocallis "Starburst Red"
Phormium "Sundowner"
Phormium "Yellow Waves"
Pittosporum "Wjeeler's Dwarf"
Xylosma "Compacta".

Ground Cover:

Carissa grandiflora 'Green Carpet'
Gazania mitsuwa "Orange"
Hedera helix "Hahns"
Polygonum Capitatum
Lantana montevidensis
Lantana "Spreading Sunset"
Trachelospermum jasminoides

B. Parcel Entries

Trees:

Cupaniopsis anacardioides
Cassia leptophylla
Magnolia grandiflora
Pistacia chinensis

Shrubs

Agapanthus "Storm Cloud"

Camino Real Business Park

SPECIFIC PLAN

Asparagus "Myers"
Dietes bicolor
Hemerocallis "Starburst Orange"
Hemerocallis "Starburst Red".
Lantana montevidensis
Limonium perezii
Pittosporum "Wheeler's Dwarf"

Ground Cover:

Gazania mitsuwa "Orange"
Hedera helix "Hahns"
Polygonum capitatum
Rosmarinus "Prostrata"
Lantana montevidensis
Lantana "Spreading Sunset"
Trachelospermum jasminoides

C. Street Frontages

Trees:

Cinnamomum camphora (primary street tree for Camino Avenue)
Jacaranda acutifolia (primary street tree for Trabajo Drive)
Metrosideros excelsus (secondary street tree for Gonzales Road and Camino Avenue)
Pistacia chinensis
Platanus acerfolia (primary street tree for Proposed Road "A")
Tipuana tipu (primary street tree for Gonzales Road)
Magnolia grandiflora "Majestic Beauty" (secondary street tree for proposed Road "A"
and Trabajo Drive)

Shrubs:

Escallonia "Apple Blossom"
Grevillea Noelia
Hibiscus "White Wings Compacta"
Leucophyllum frutescens
Leptospermum "Helene Strybing"

Ground Cover:

Gazania mitsuwa "Yellow"
Hedera helix "Hahns"
Polygonum capitatum
Rosmarinus "Prostrata"
Myoporum pacificum

SPECIFIC PLAN

D. Parcel Interior Including Building Perimeter, Parking Lots, and Gonzales Road Extension Reservation Area

Trees:

Alnus rhombifolia
Brachychiton populneus
Cassia leptophylla
Cercis occidentalis
Chorisia speciosa "Majestic Beauty"
Cupaniopsis anacardioides
Eriobotrya deflexa
Hymenosporum Flavum
Lagerstroemia indica
Magnolia Grandiflora
Melaleuca leucadendra
Prunus "thundercloud"
Tristania conferta
Ulmus parvifolia
Orchard species allowed by the Ventura County Agricultural Commission

Shrubs:

Abelia "Edward Goucher"
Anigozanthos flavidus
Artemisia "Powis Castle"
Ceanothus "Yankee Point"
Cistus purpureus
Diets bicolor
Dodonaea "purpurea"
Hibiscus "White Wings Compacta"
Leptospermum "Helene Strybing"
Mahonia "Golden Abundance"
Prunus caroliniana
Photinia fraseri
Pittosporum "Wheeler's Dwarf"
Pittosporum "Variegata"
Raphiolepis "Jack Evans"
Rosmarinus "Tuscan Blue"
Salvia leucantha
Xylosma congestum
Westringia fruticosa

SPECIFIC PLAN

Vines:

Ficus Repens
Mandevilla "alice du pont"
Solandra maxima

Ground Cover:

Cerastium tomentosum
Gazania mitsuwa "Yellow"
Lonicera japonica "Halliana"
Myoporum pacificum
Polygonum capitatum
Pyracantha "Santa Cruz"
Rosmarinus "Prostrata"
Vinca minor "Variegata"

4.6 LIGHTING GUIDELINES

4.6.1 Objectives of the Guidelines

- A. On-site lighting contributes to the safe and efficient use of a development site.
- B. On-site lighting contributes to site security.
- C. On-site lighting complements and reinforces the architecture and site design character.
- D. On-site parking lot lighting fixtures and illumination levels consistent throughout The Camino Real Business Park.
- E. Prevent on-site lighting from casting excessive glare onto adjacent lots.
- F. Encourage lighting design that is in conformance with energy saving guidelines.

4.6.2 General Lighting Guidelines

- A. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
- B. All outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions: 1. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. 2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

Camino Real Business Park

SPECIFIC PLAN

- C. Unless approved as a specific exception to this guideline, high and low sodium luminaries shall not be used.
- D. Outdoor lighting shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. All outdoor lighting shall comply with Oxnard City Code 16-320.
- E. Parking areas, access drives and internal vehicular circulation areas shall have pole mounted light fixtures that shall not exceed 26 feet atop a square or round metal pole. Fixtures shall be mounted on reinforced concrete pedestals or otherwise protected. The pedestal is counted in the height. The light source shall be metal halide.
- F. Bollard lighting shall be less than 42 inches high and shall not be calculated in the photometric study.
- G. 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.
- H. 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.
- I. Pedestrian walk and area lighting is segmented into two zones. 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. 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. Pedestrian walk and area lighting shall be designed to illuminate pedestrians and not merely the walking surface. Pole lighting is preferred over bollards or footlights.
- J. Developer shall submit a lighting plan to the police Chief or designee for approval prior to the issuance of a building permit. The lighting plan shall include a photometric study that integrates the site’s approved landscaping plan (if any).

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

Camino Real Business Park

SPECIFIC PLAN

accommodation to desirable uses and tenants while maintaining the high standards of development required for the Camino Real Business Park.

4.7.1 Lot Frontage and Size

Minimum lot areas 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.

4.7.2 Setbacks at Drainage Channel

The Watershed Protection District drainage channel which extends along the eastern boundary limits the buildable area of each of the abutting parcels. Building setbacks along this channel need not exceed 3'-0".

Camino Real Business Park

SPECIFIC PLAN

5.0 IMPLEMENTATION

5.1 PURPOSE AND INTENT

Implementation procedures are intended to assure development in accordance with the design and development standards contained in this Specific Plan and other applicable City of Oxnard policies and regulations. Implementation involves a two step process involving (a) the Camino Real Business Park Design Review Committee (CRBPDR); and (b) the City of Oxnard Development Services Department and Planning Commission.

CRBPDR COMMITTEE REVIEW

Prior to submittal of site or building plans to the City of Oxnard for entitlement review, plans may be reviewed by the Camino Real Business Park Design Review Committee in accordance with the submittal requirements and procedures contained in the Declaration of Covenants, Conditions, and Restrictions (CCRs) for the property. This process is outlined briefly below.

1. Pre-Design Meeting of the Owner/Developer/User, architect, and the Camino Real Business Park Design Review Committee (Committee) for site and or building plans as established by the CCRs. This meeting focuses 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.
2. Schematic Design Review. The Schematic Design Review is an evaluation of the proposed development based on the Design Guidelines contained in this Specific Plan. At this time the development design may be submitted to the City of Oxnard as required by applicable regulations and/or this Specific Plan.

5.3 CITY OF OXNARD ADMINISTRATIVE REVIEW

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 Camino Real Business Park Specific Plan and other applicable City policies and regulations.

An application for an administrative planning permit includes the following materials:

Required Materials

1. City Application Land Use Application and related Forms
2. Application Fees
3. Application Checklist Form
4. Site Plan (3 copies)
5. Conceptual Landscape Plan (3 copies)
6. Building Elevations (3 copies)
7. Floor plans (3 copies)

Camino Real Business Park

SPECIFIC PLAN

8. Building Materials Sample Board (1)
9. Master Signing Program (3 copies)
10. PDFs of Plans
11. Colored Elevations (1 copy)
12. Location Map

Optional Materials (at discretion of The Planning Manager).

13. Color Slides, Photos
14. Fencing Plan
15. Development Phasing Plan
16. Additional Explanatory Material
17. Information needed to evaluate potential environmental impacts

Subsequent to the receipt of a complete application, the Planning Division will approve, conditionally approve or deny an application for Development Design Review (DDR). The decision may be appealed to the Planning Commission as provided in Chapter 16 of the Oxnard City Code. The decision of the Planning Commission shall be final.

5.4 NON-ADMINISTRATIVE DESIGN REVIEW

Development requiring a Special Use Permit (SUP) or other non-administrative permits requires approval of the Planning Commission and/or City Council in accordance with the procedures established by the City of Oxnard.

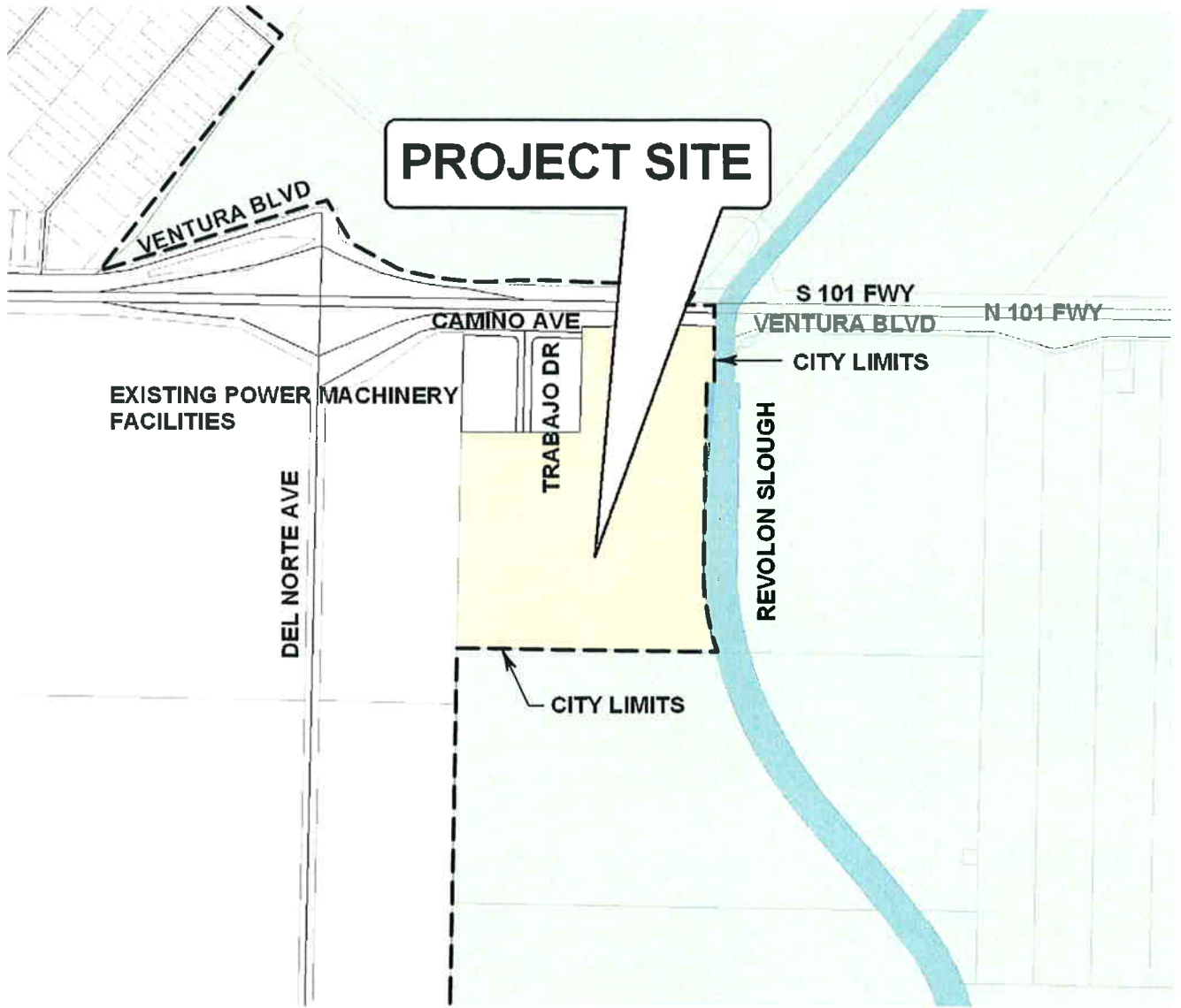
5.5 PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

Public improvements and infrastructure are implemented under separate agreement or as conditions of approval with the City of Oxnard.

5.6 AMENDMENT PROCEDURES

Amendments to the Camino Real Business Park Specific Plan shall be approved in accordance with Section 65453 of the California Government Code in the same manner as general plans, except that this Specific Plan is adopted by resolution.

Camino Real Business Park
SPECIFIC PLAN



LEGEND

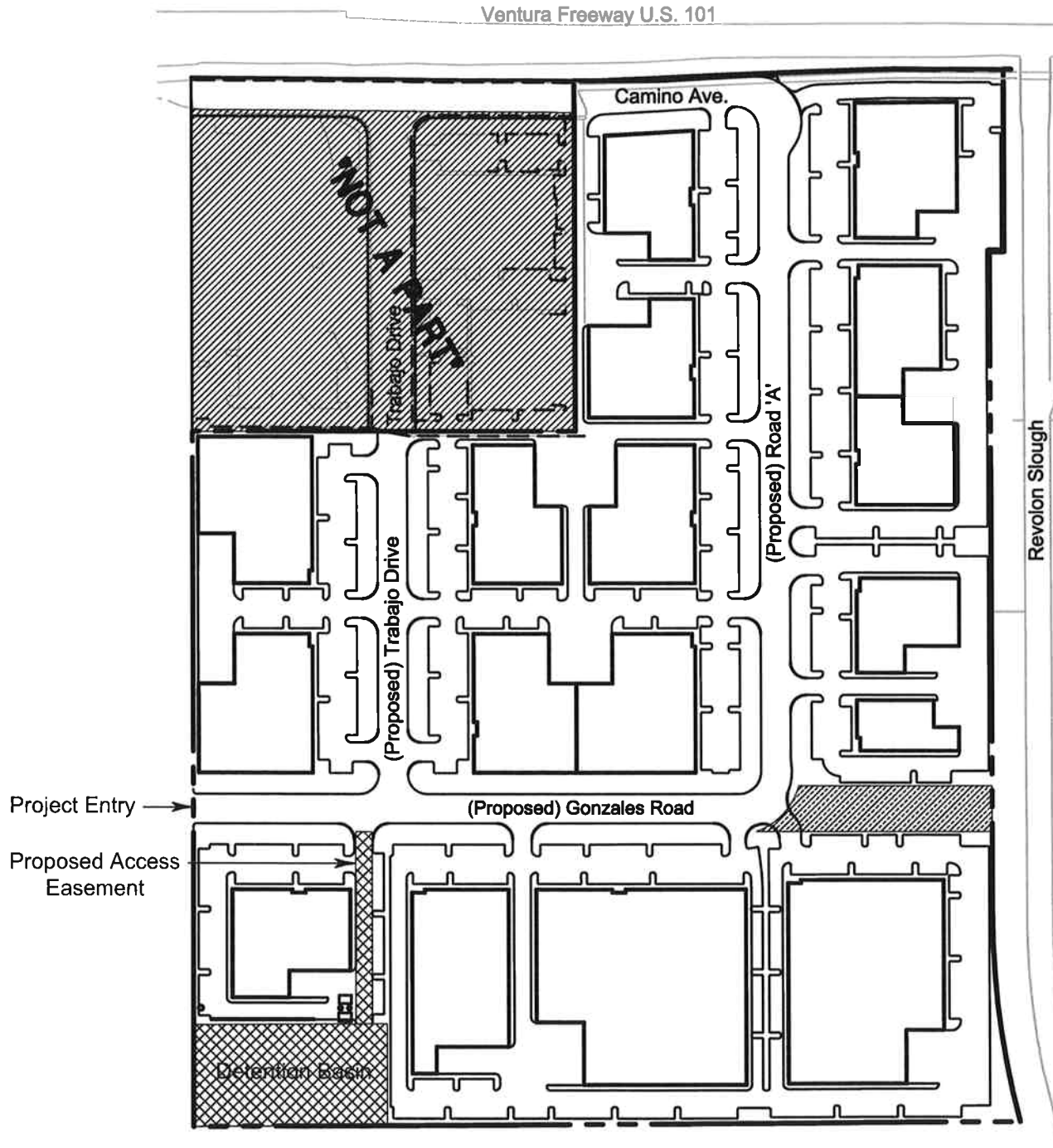
 GREENBELT/AGRICULTURE
(UNINCORPORATED COUNTY)

 CITY LIMIT



N.T.S

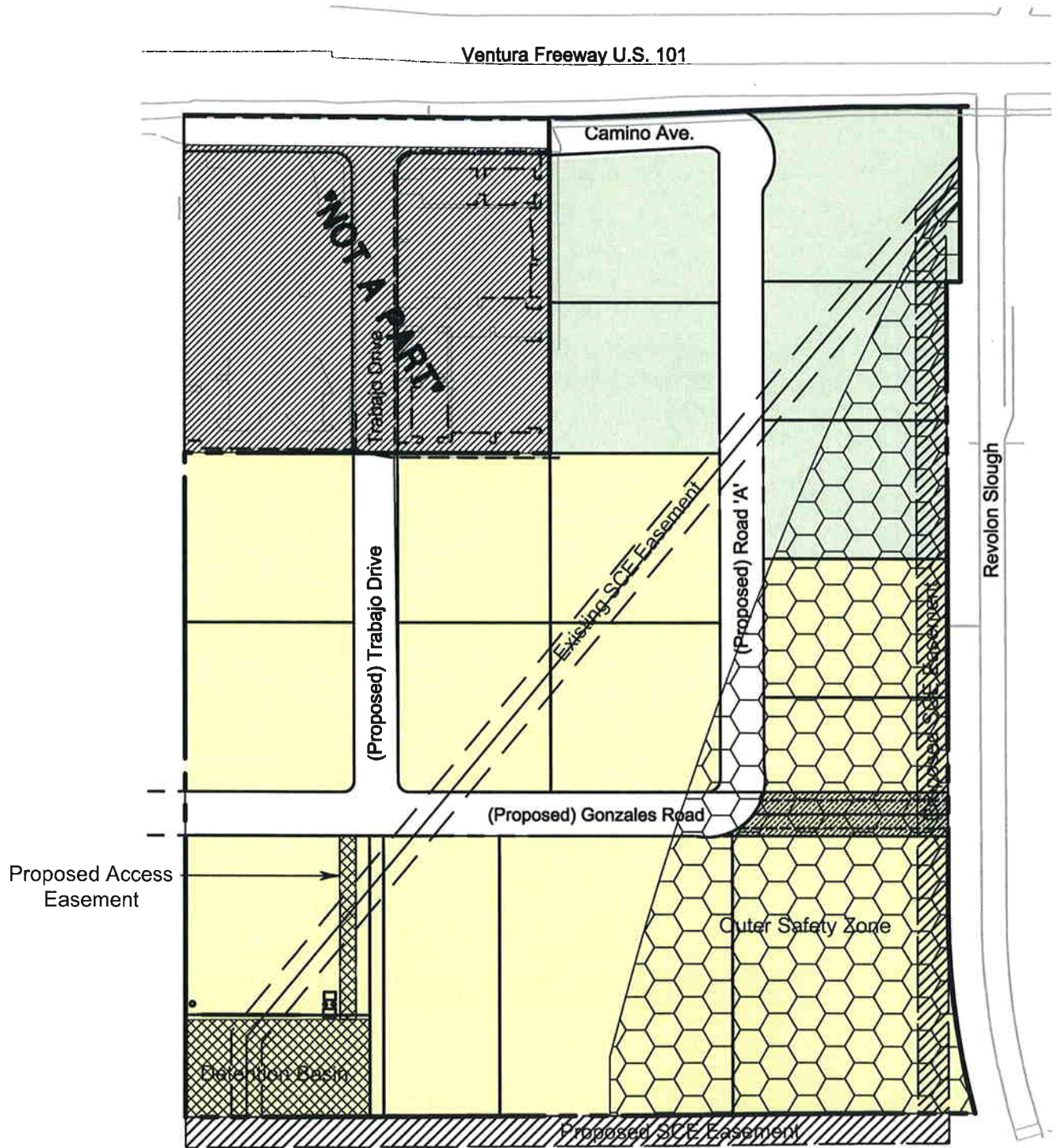
Camino Real Business Park
SPECIFIC PLAN



 **Reserved for Extension:** 23,270 S.f.= 0.53 Acres



Camino Real Business Park
SPECIFIC PLAN

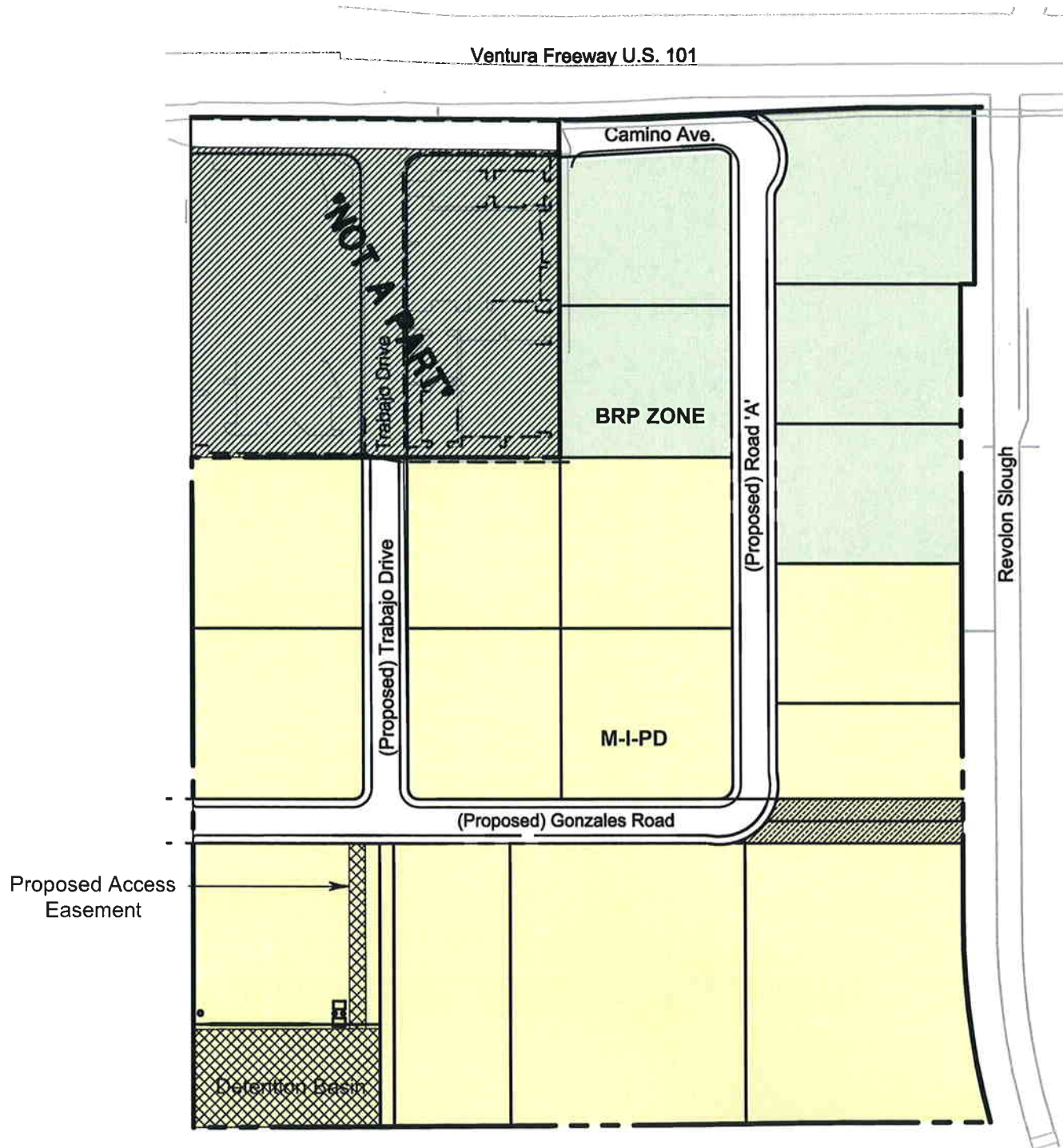


LEGEND




	BRP Area:	362,854 S.f.= 8.33 Acres
	M-1-PD Area:	1,164,358 S.f.= 26.73 Acres
	Outer Safety Zone (OSZ):	502,406 S.f.= 11.53 Acres
	Reserved for Extension:	23,270 S.f.= 0.53 Acres



**Camino Real Business Park
SPECIFIC PLAN**

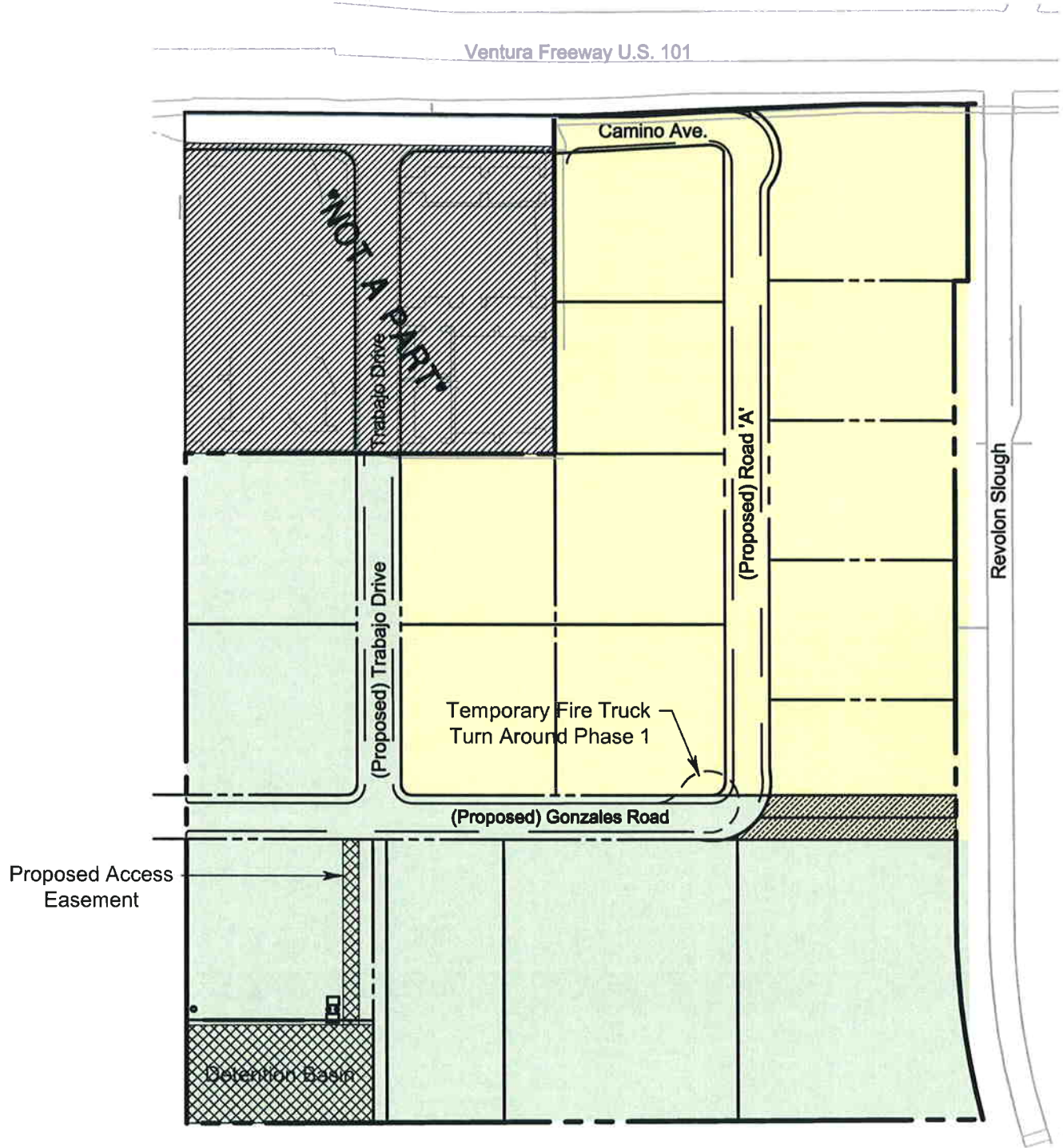


LEGEND

	BRP Area	362,854 S.f.= 8.33 Acres
	M-I-PD	1,164,358 S.f.= 26.73 Acres
	Reserved for Extension:	23,270 S.f.= 0.53 Acres



Camino Real Business Park
SPECIFIC PLAN

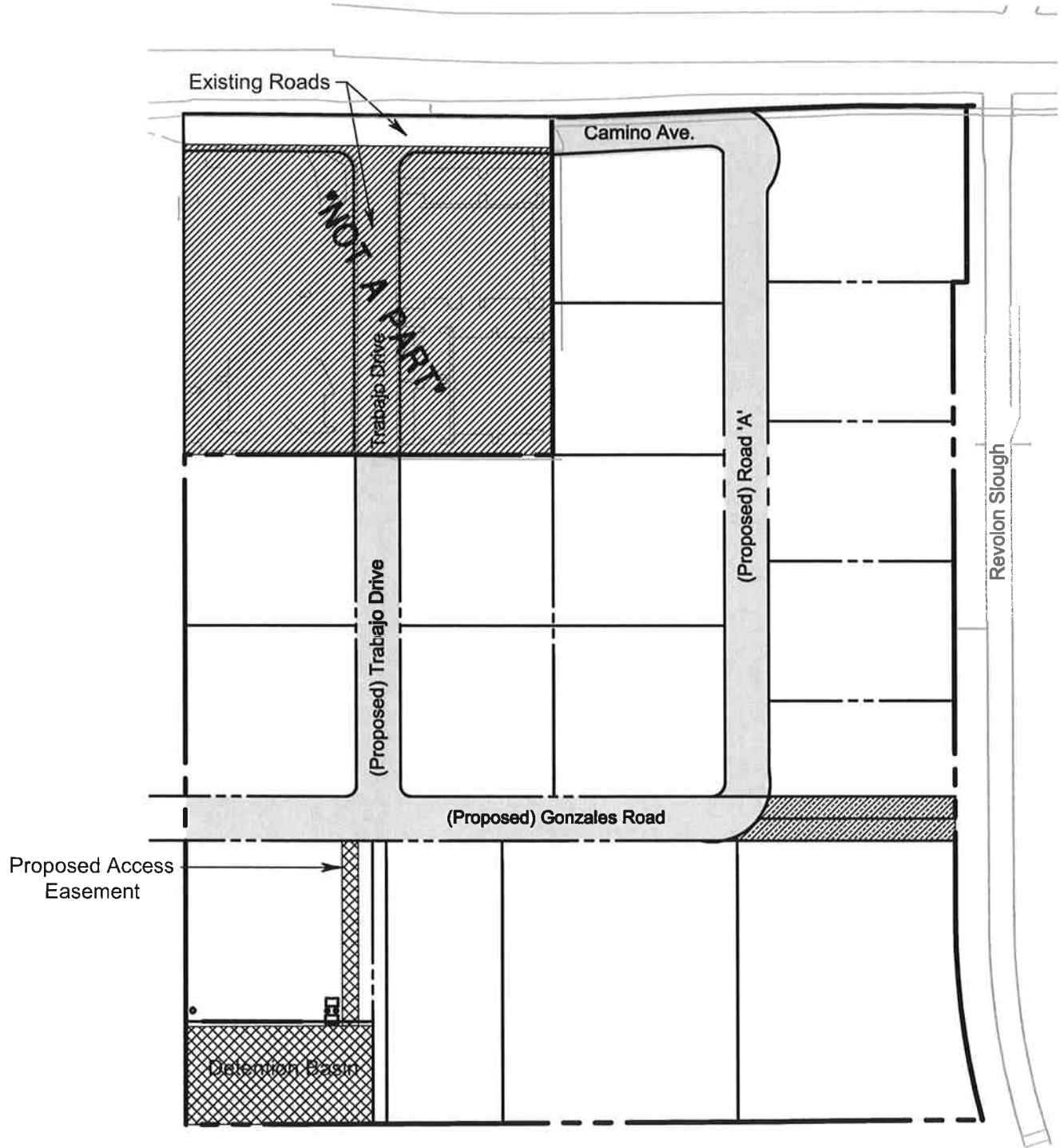


LEGEND

- Phase 1
- Phase 2
- Reserved for Extension



Camino Real Business Park
SPECIFIC PLAN



LEGEND

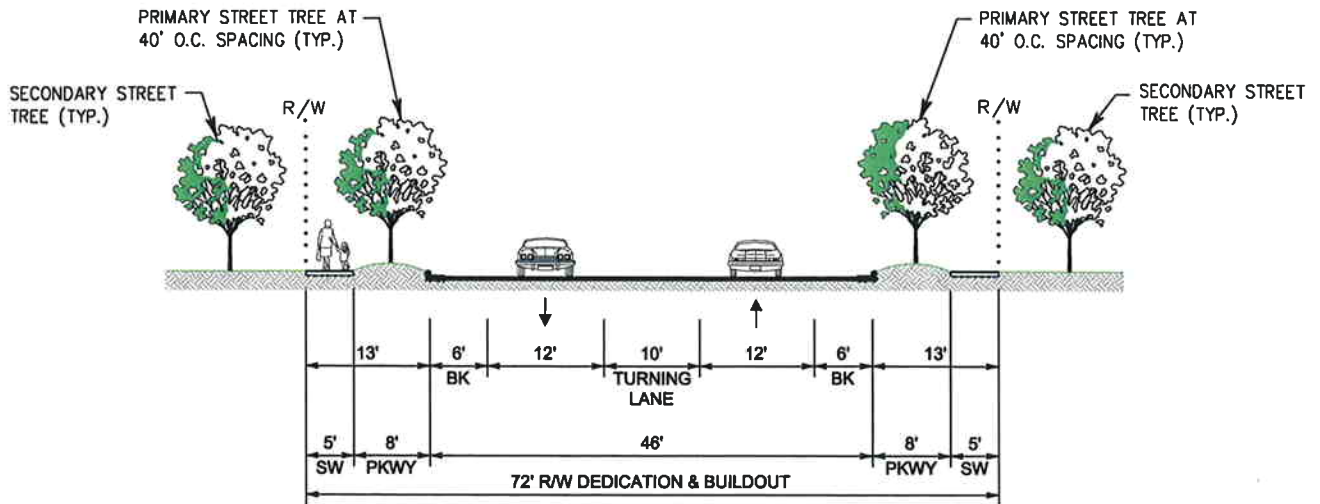
See Exhibit 2.3B For Street Sections

 Reserved for Extension

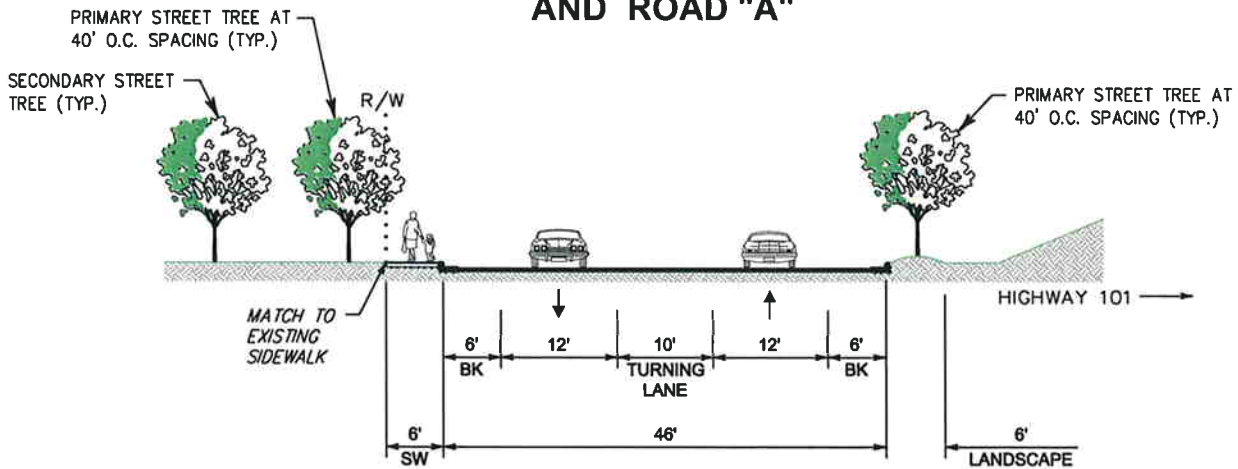


Camino Real Business Park

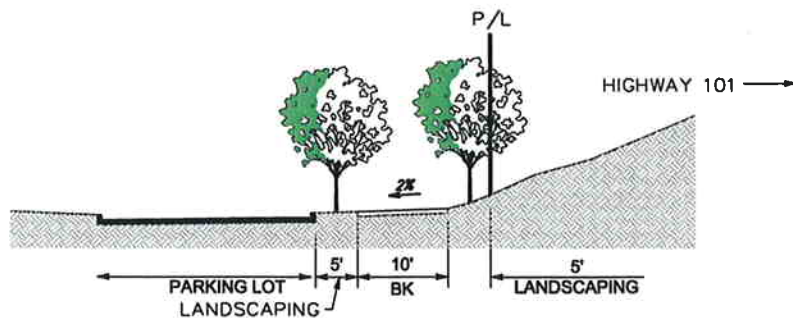
SPECIFIC PLAN



GONZALES ROAD, TRABAJO DRIVE, AND ROAD "A"



CAMINO AVE.



BIKE TRAIL CONNECTION FROM ROAD "A" TO REVOLON SLOUGH BIKE BRIDGE



Camino Real Business Park

SPECIFIC PLAN

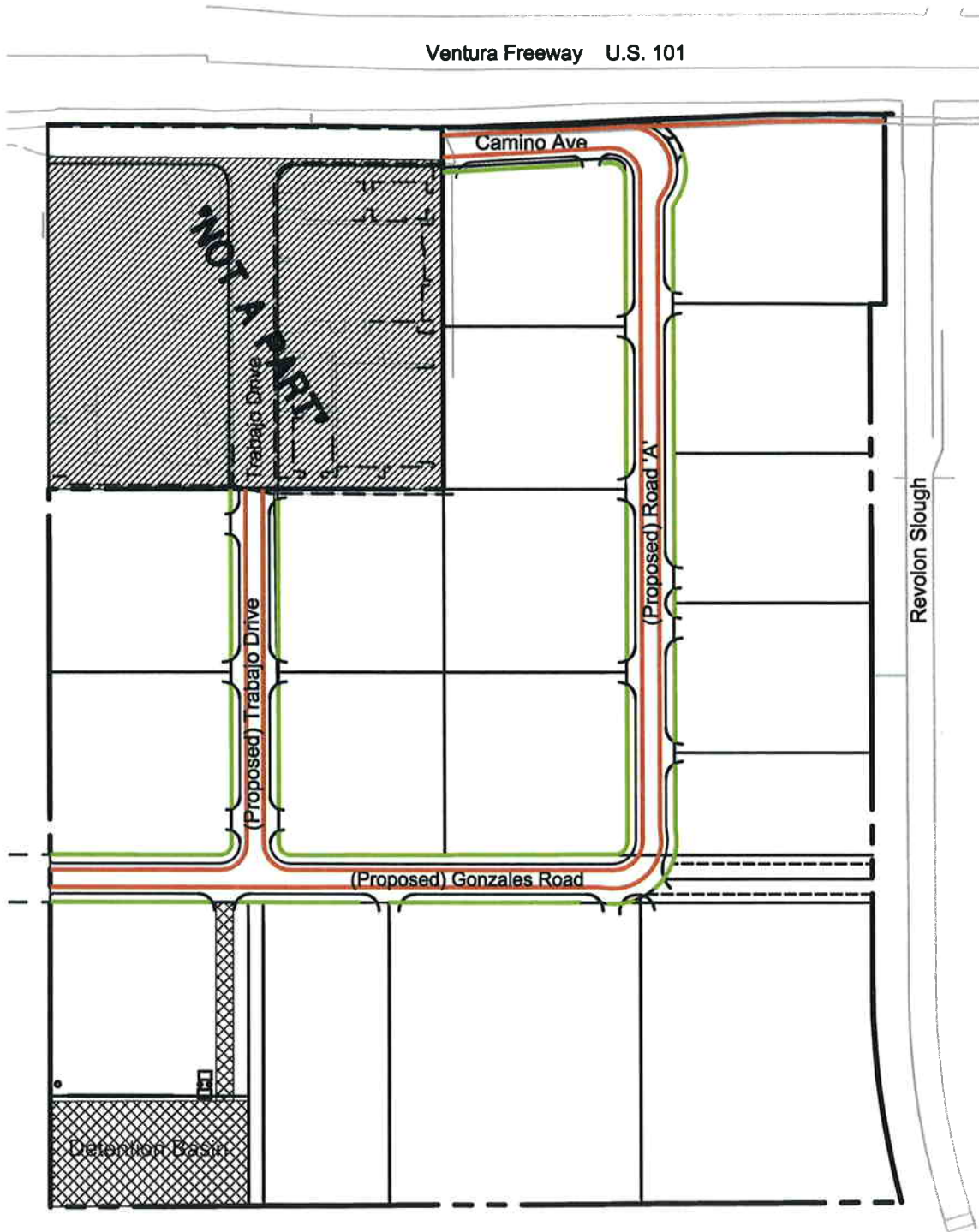


 Reserved for Extension:




Camino Real Business Park

SPECIFIC PLAN



LEGEND

-  Bike lane
-  Sidewalk





MATCH LINE

SEE SHEET NO. 2



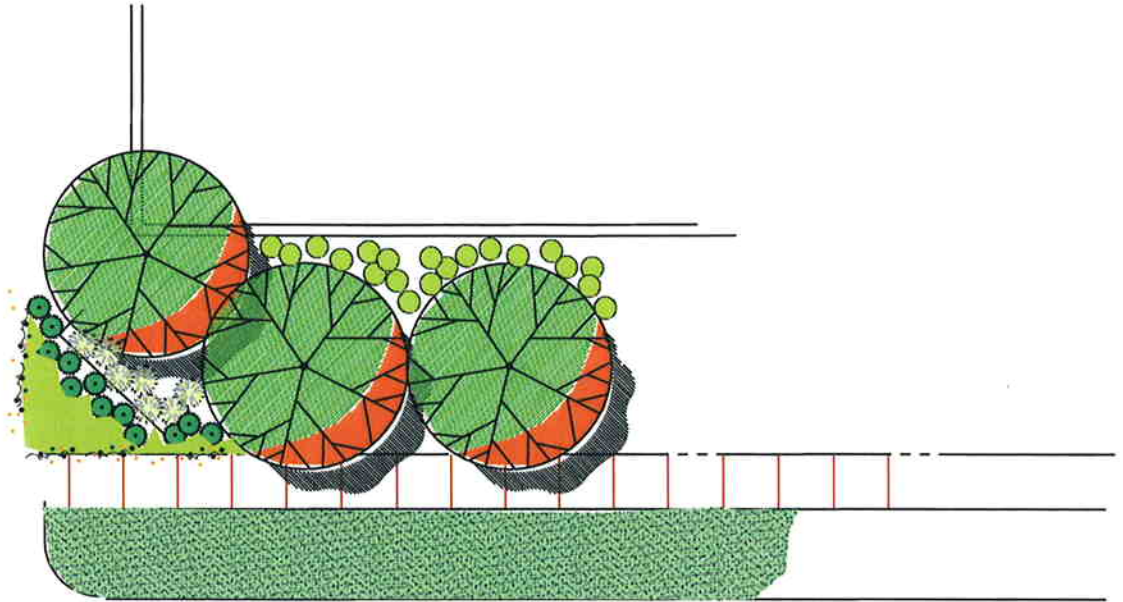
N.T.S

Camino Real Business Park
SPECIFIC PLAN

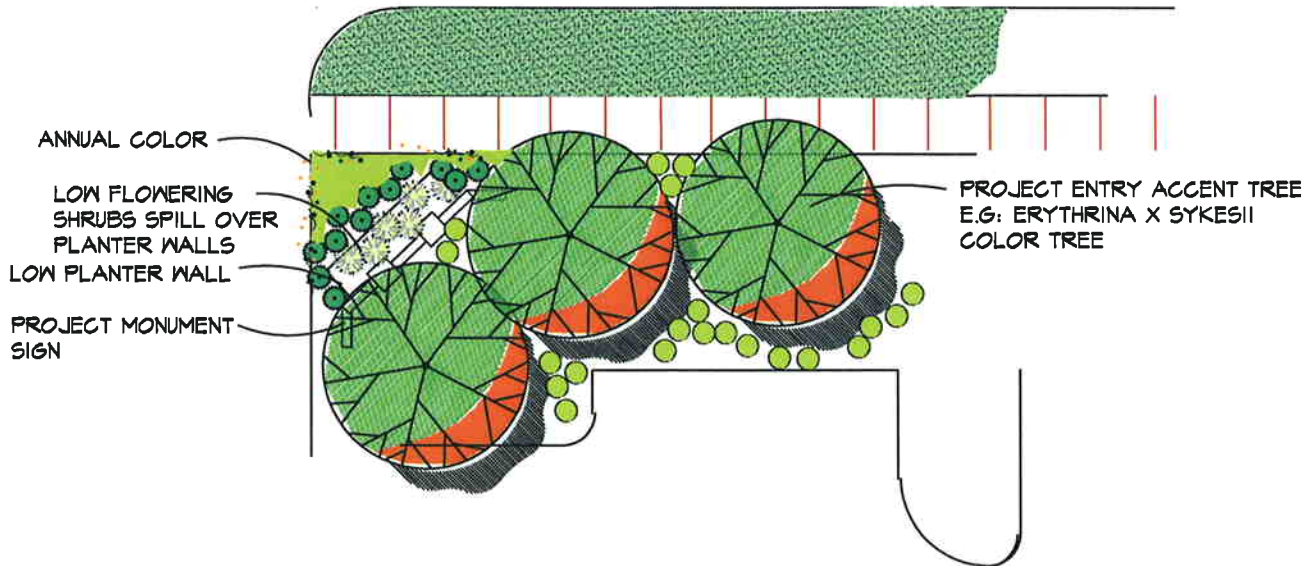


N.T.S

Camino Real Business Park
SPECIFIC PLAN

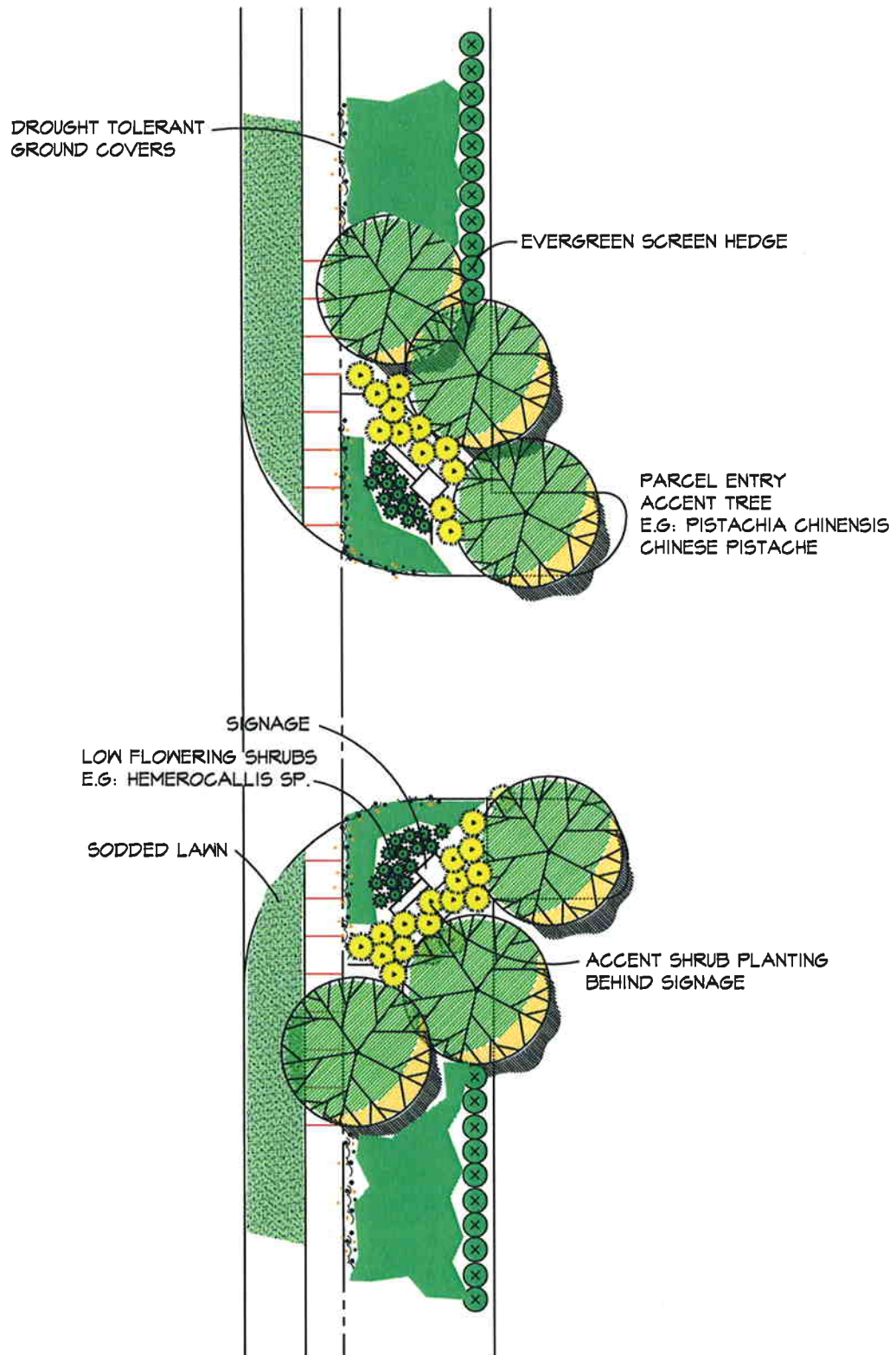


GONZALES ROAD



Camino Real Business Park

SPECIFIC PLAN



ARIAL REGULAR:

ABCDEFGHIJKLMNOPQRSTUVWXYZ

ARIAL BOLD:

ABCDEFGHIJKLMNOPQRSTUVWXYZ

ARIAL REGULAR:

abcdefghijklmnopqrstuvwxyz

ARIAL BOLD:

abcdefghijklmnopqrstuvwxyz

ARIAL REGULAR:

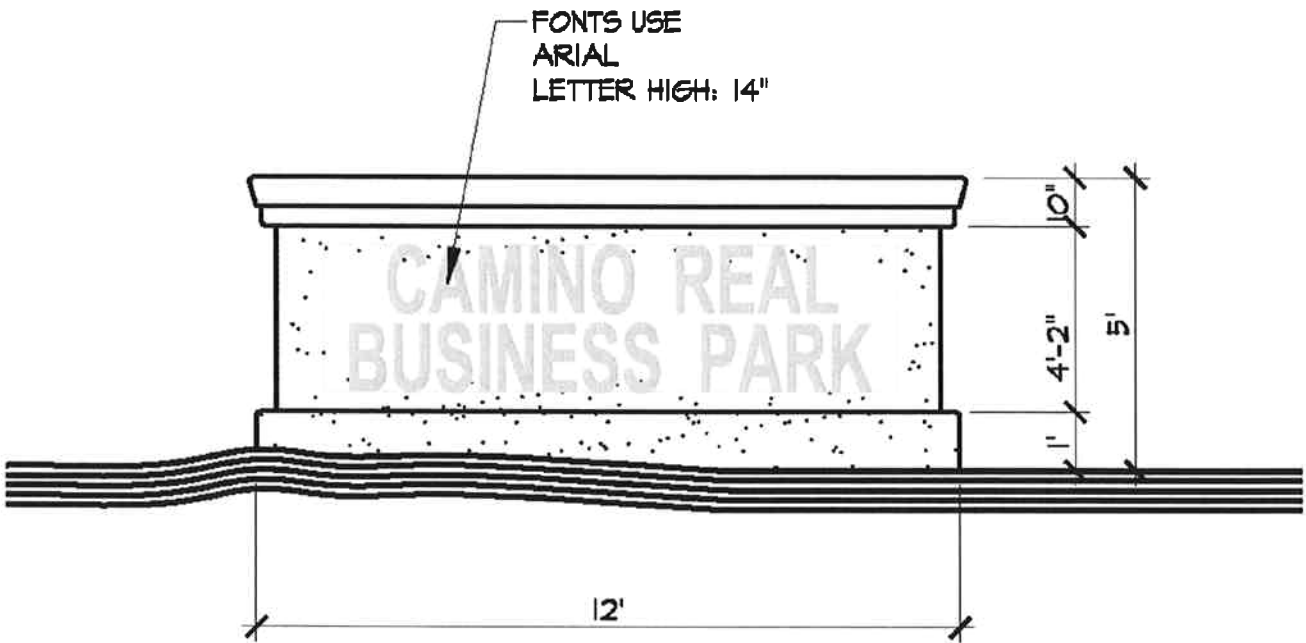
1234567890

ARIAL BOLD:

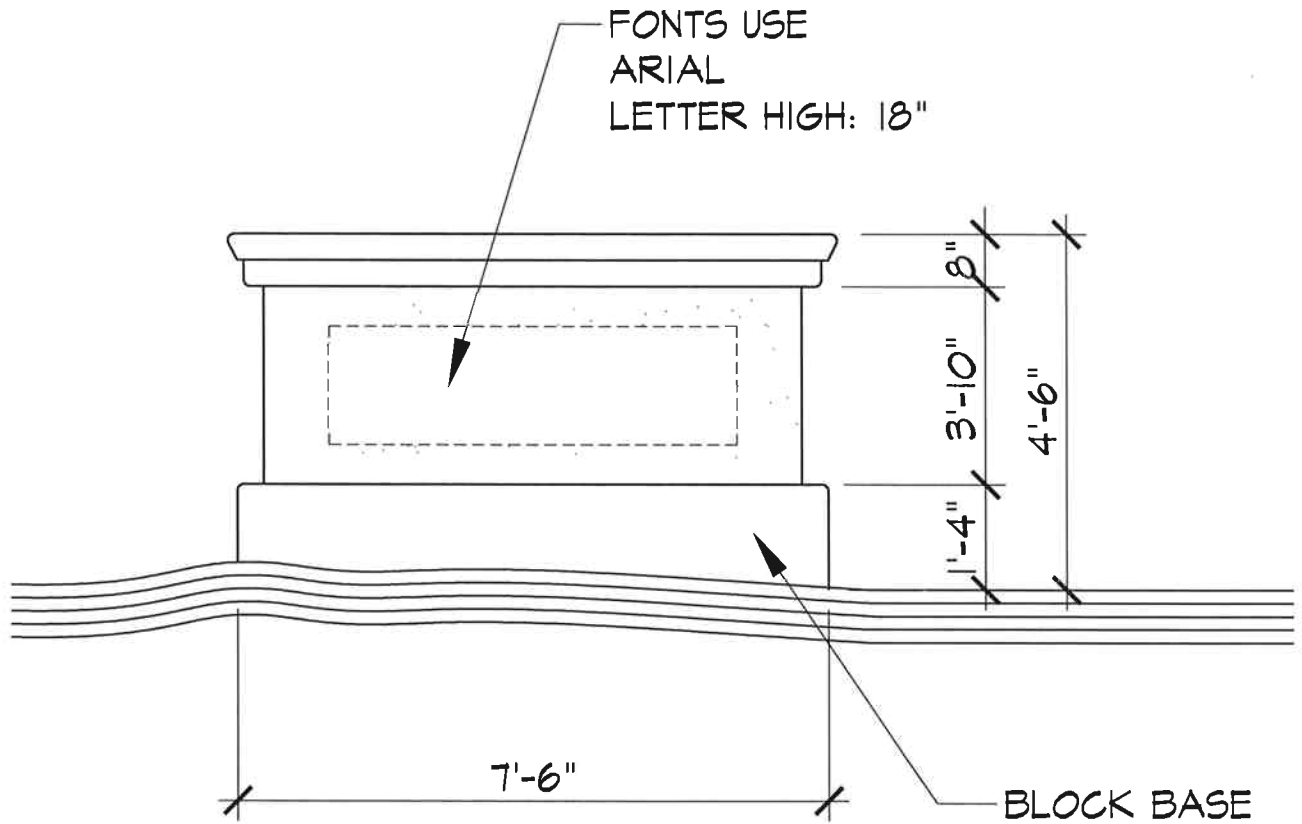
1234567890



Camino Real Business Park
SPECIFIC PLAN



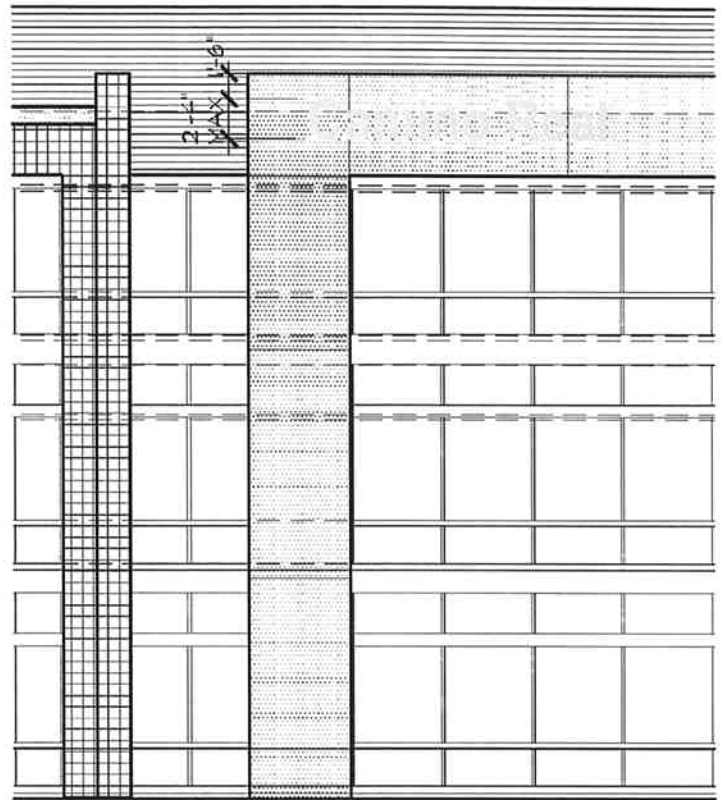
Camino Real Business Park
SPECIFIC PLAN



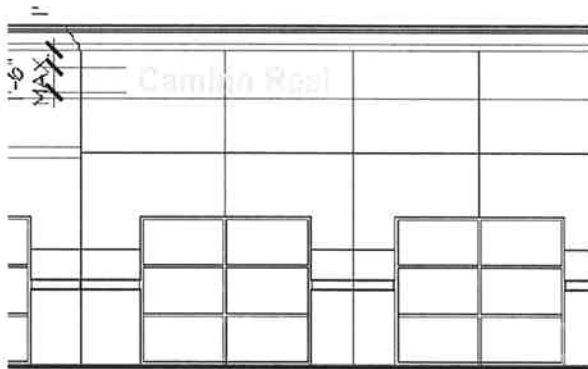
Camino Real Business Park
SPECIFIC PLAN



TWO STORY BUILDING



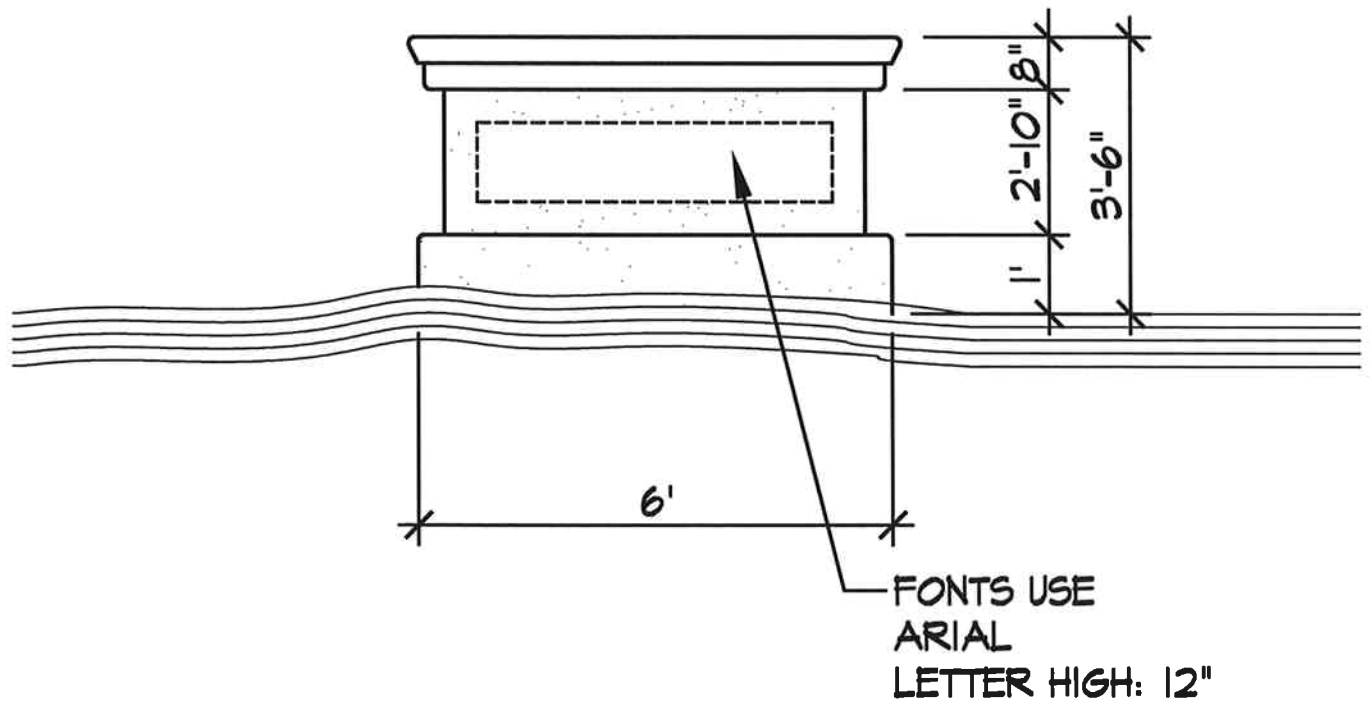
THREE STORY BUILDING



ONE STORY BUILDING



Camino Real Business Park
SPECIFIC PLAN

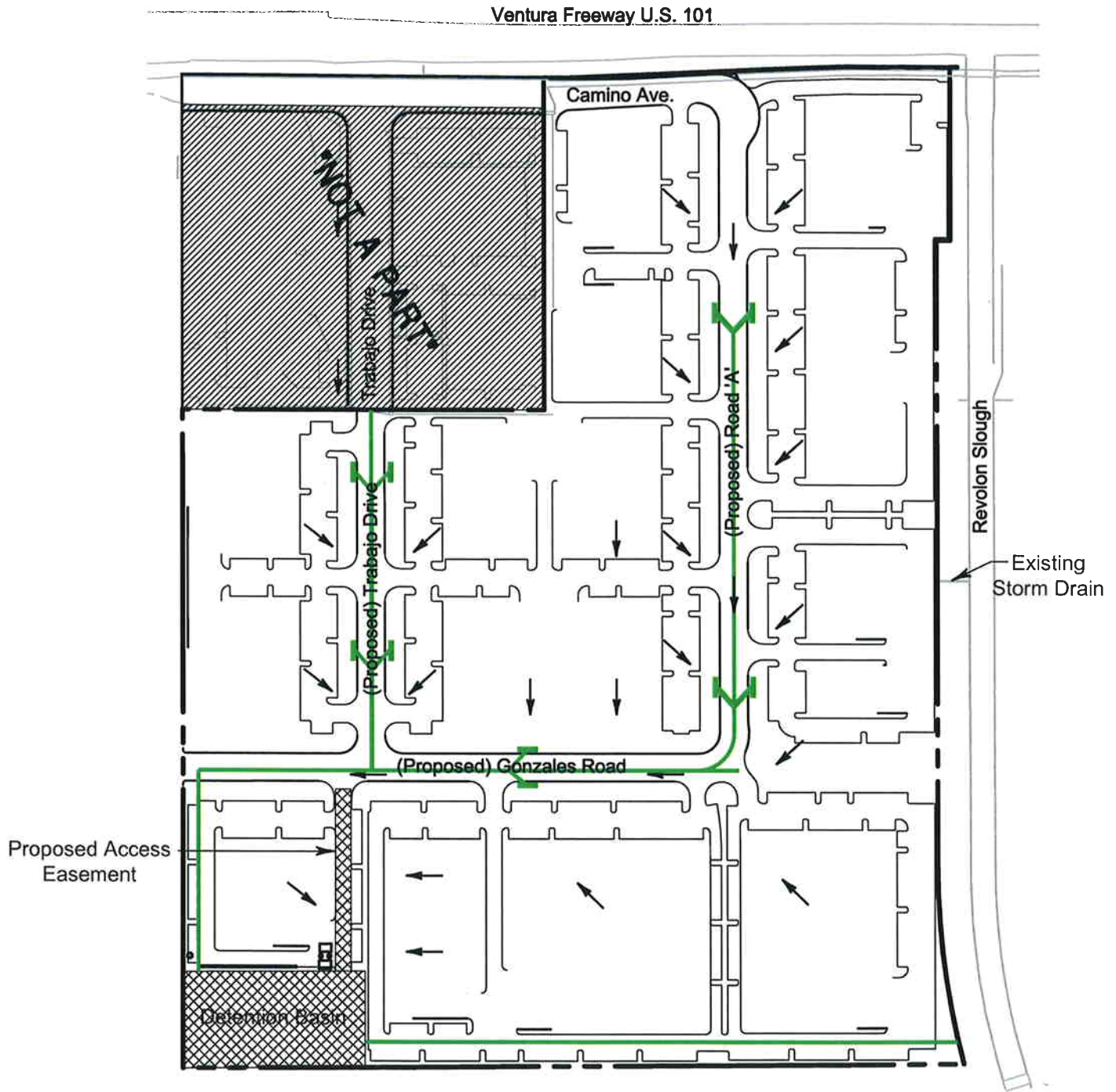


Camino Real Business Park
SPECIFIC PLAN



Camino Real Business Park

SPECIFIC PLAN



LEGEND

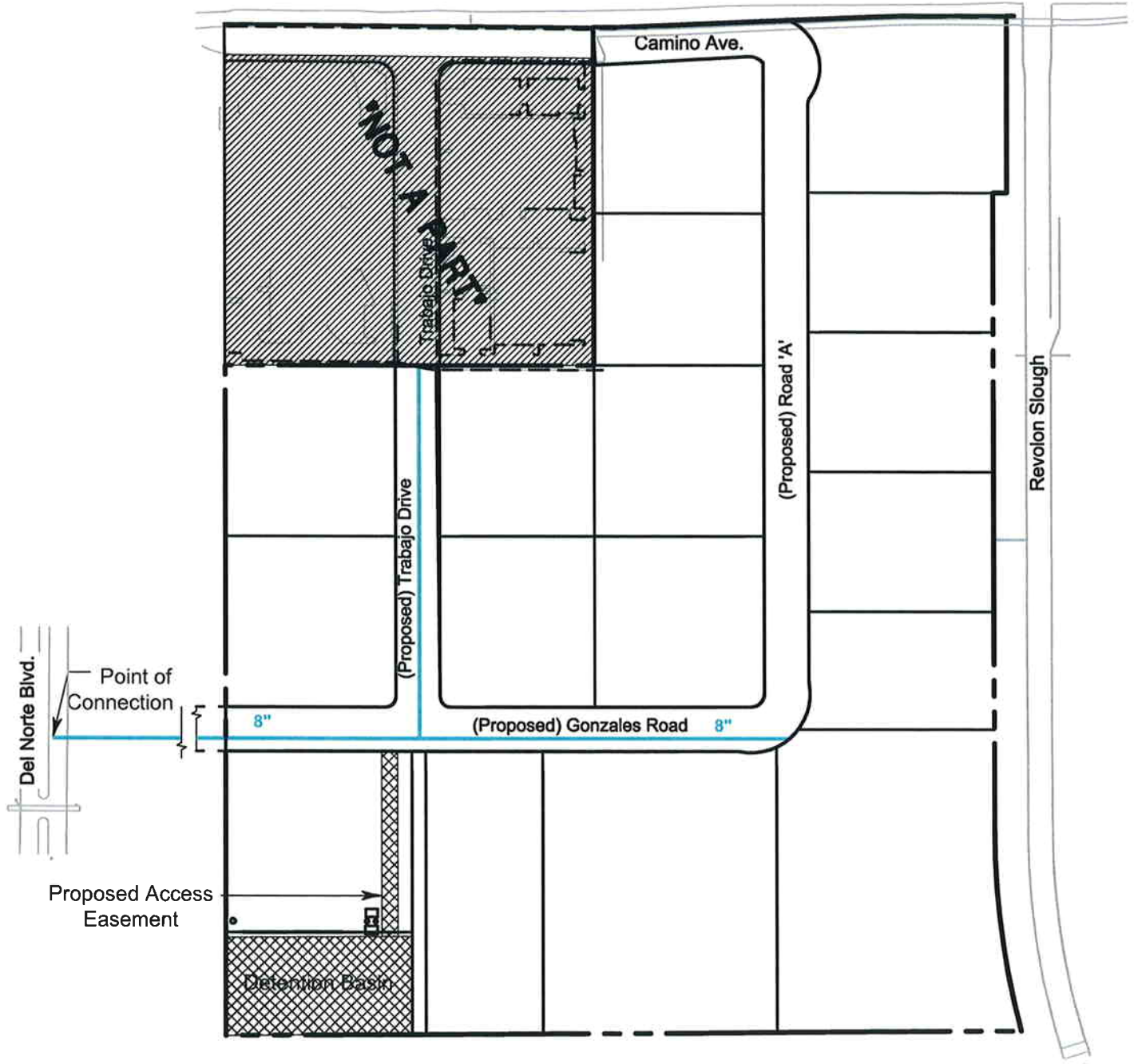
- DIRECTION OF SURFACE RUNOFF
- PROPOSED SD



Camino Real Business Park

SPECIFIC PLAN

Ventura Freeway U.S. 101



Notes:

Water Demand for proposed Camino Real Business Park only (does not include demand from NW corner of Specific Plan area or demand from Sakioka site.);

Approximate Total: 115 gpm

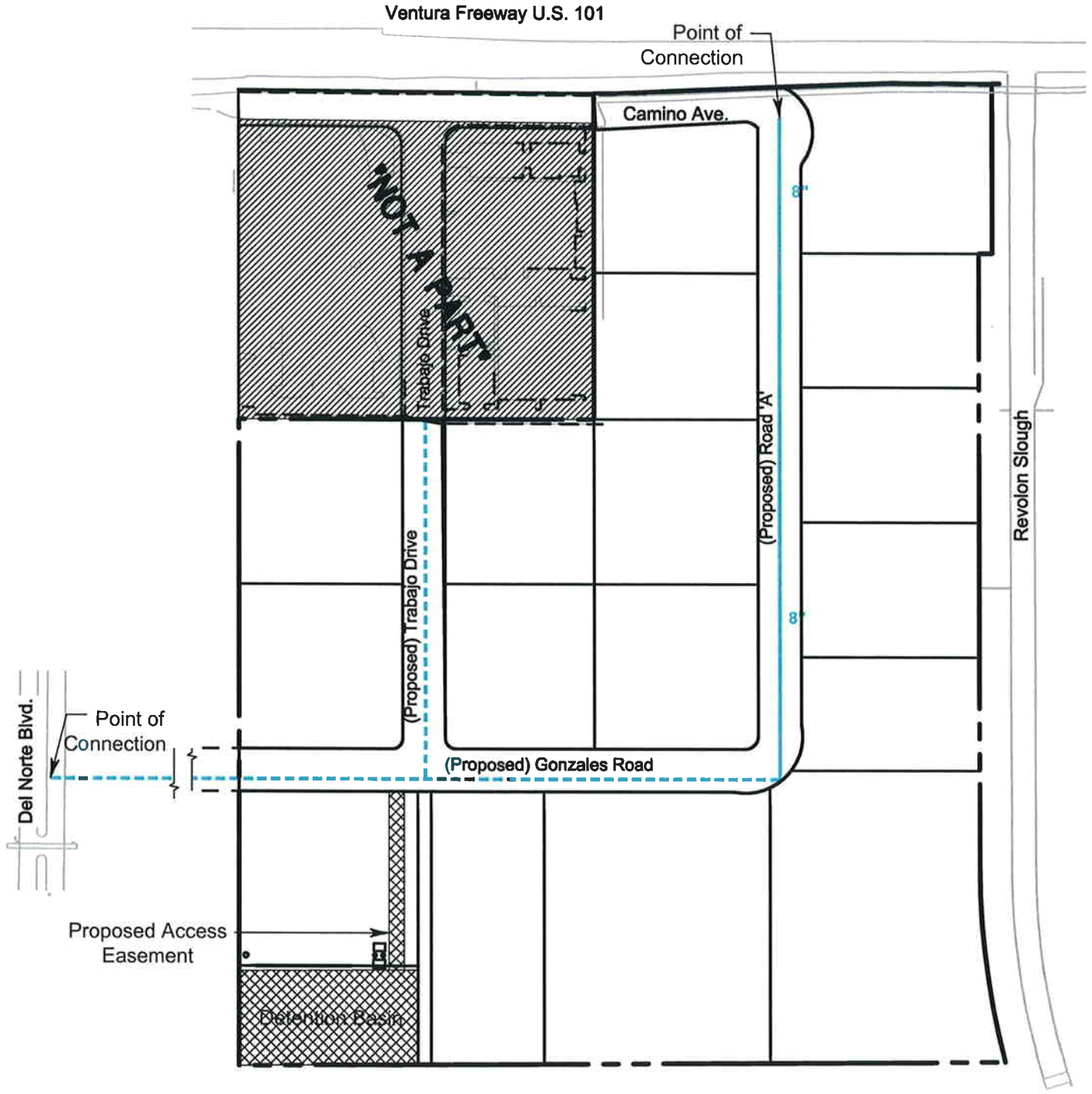
LEGEND

8" Proposed pipe size



Camino Real Business Park

SPECIFIC PLAN



Notes:

Water Demand for proposed Camino Real Business Park only (does not include demand from NW corner of Specific Plan area or demand from Sakioka site.):

Approximate Total: 115 gpm

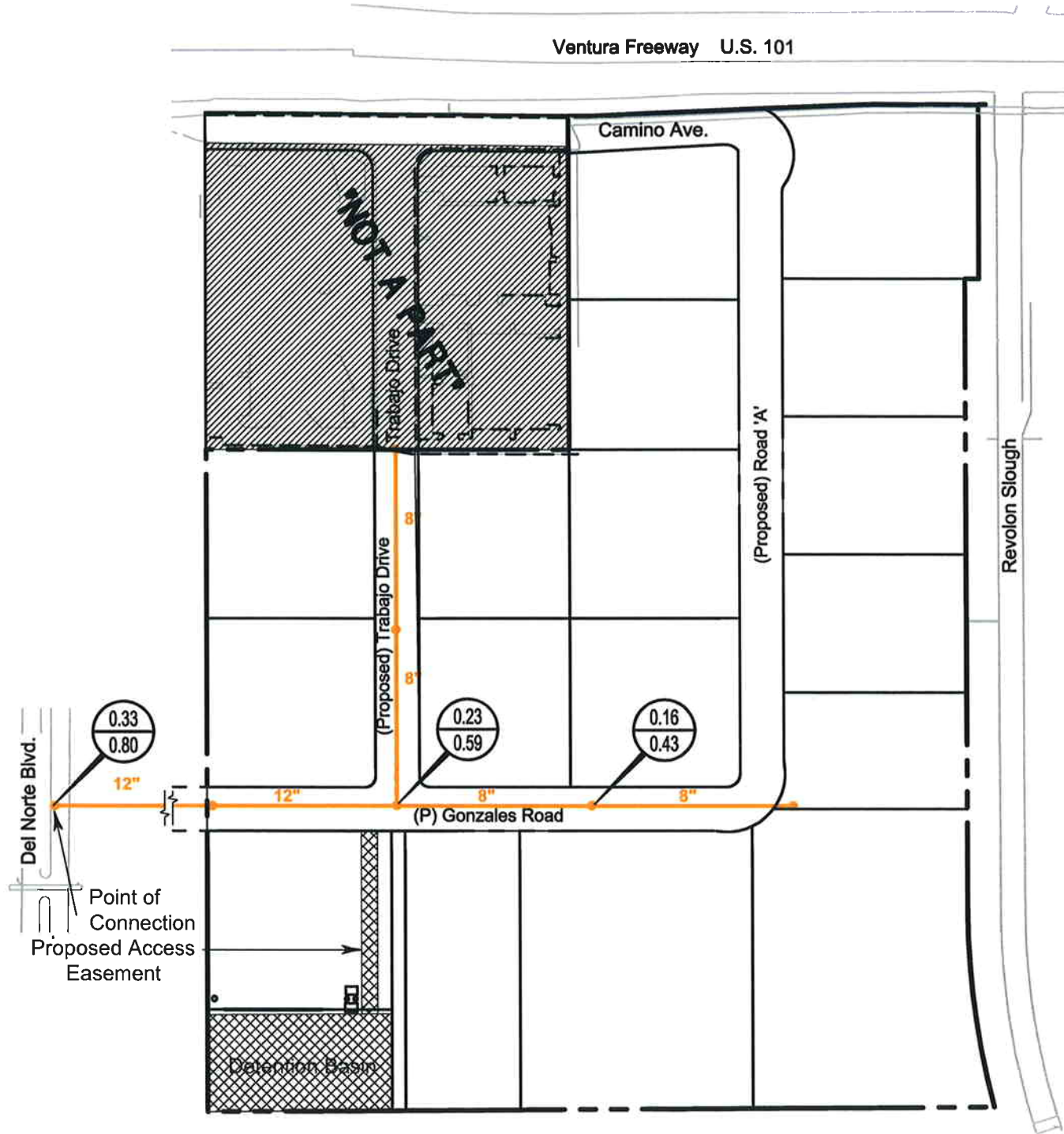
LEGEND

- 8" Proposed pipe size
- Phase 1






Camino Real Business Park

SPECIFIC PLAN



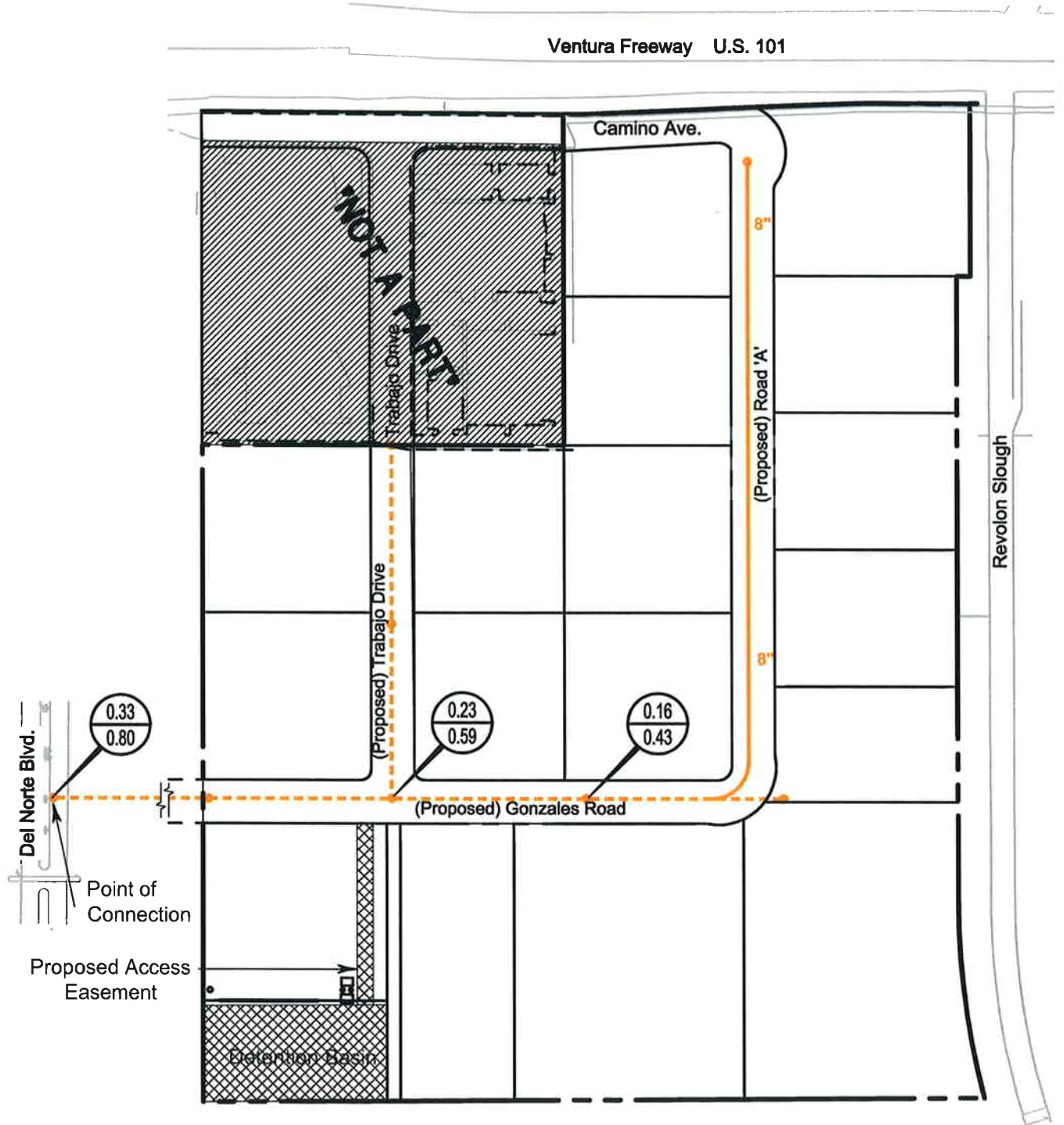
LEGEND

NOTE: Assumed off-site sewage flows from Sakioka site have been included.

-  Average Sewage Flow in CFS
-  Peak sewage flow in CFS
-  Proposed pipe size







Camino Real Business Park
SPECIFIC PLAN



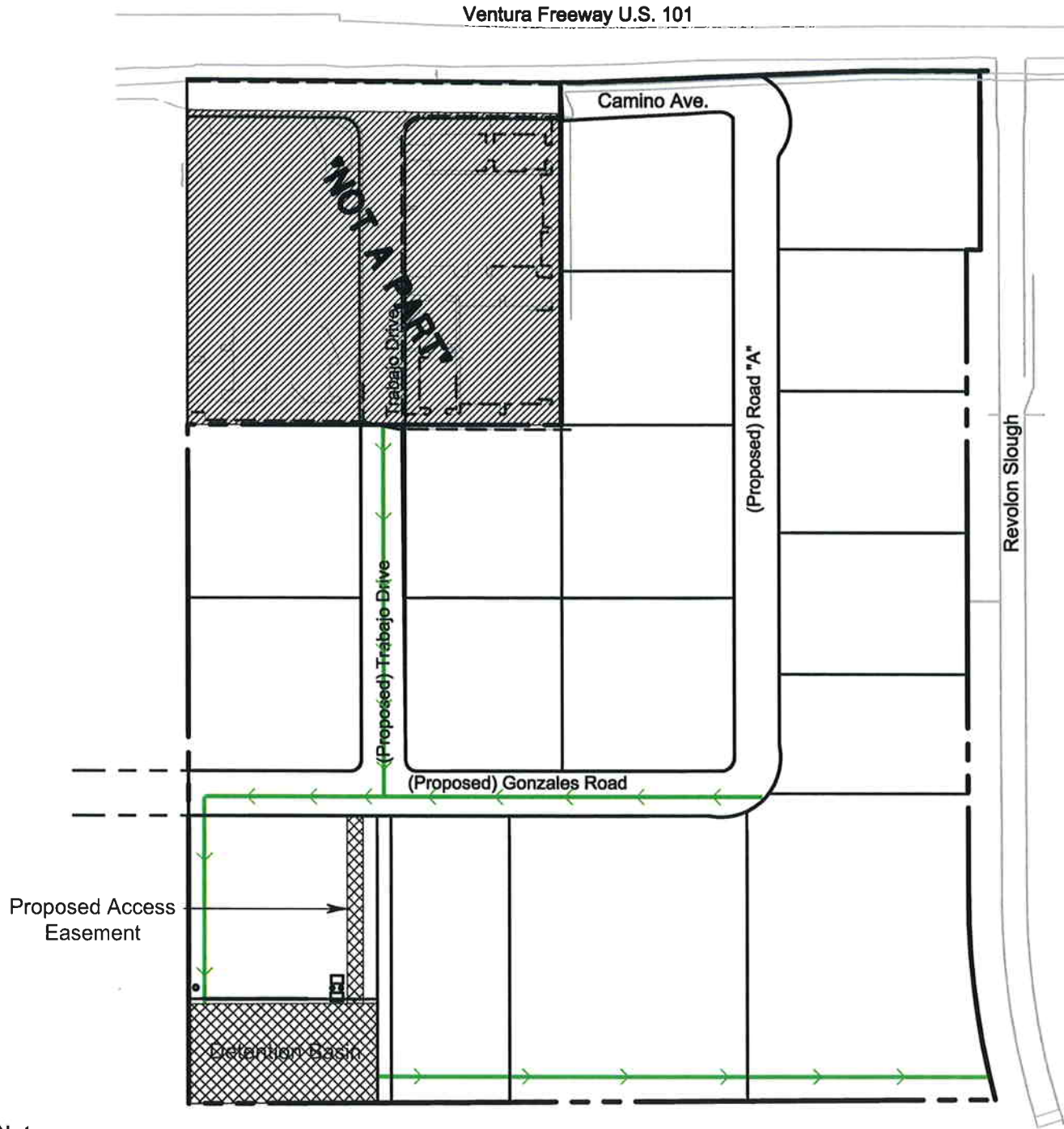
LEGEND

NOTE: Assumed off-site sewage flows from Sakioka site have been included.

-  Average Sewage Flow in CFS
-  Peak sewage flow in CFS
-  8" Proposed pipe size
-  Phase 1



Camino Real Business Park
SPECIFIC PLAN



Notes:

- Detention and storm water treatment to be provided on a phased basis, dependent on build-out.
- If the first phase of development is different from what is identified here, then storm drain is subject to city engineer approval.
- Storm drain for subsequent phases will be subject to city engineer approval.

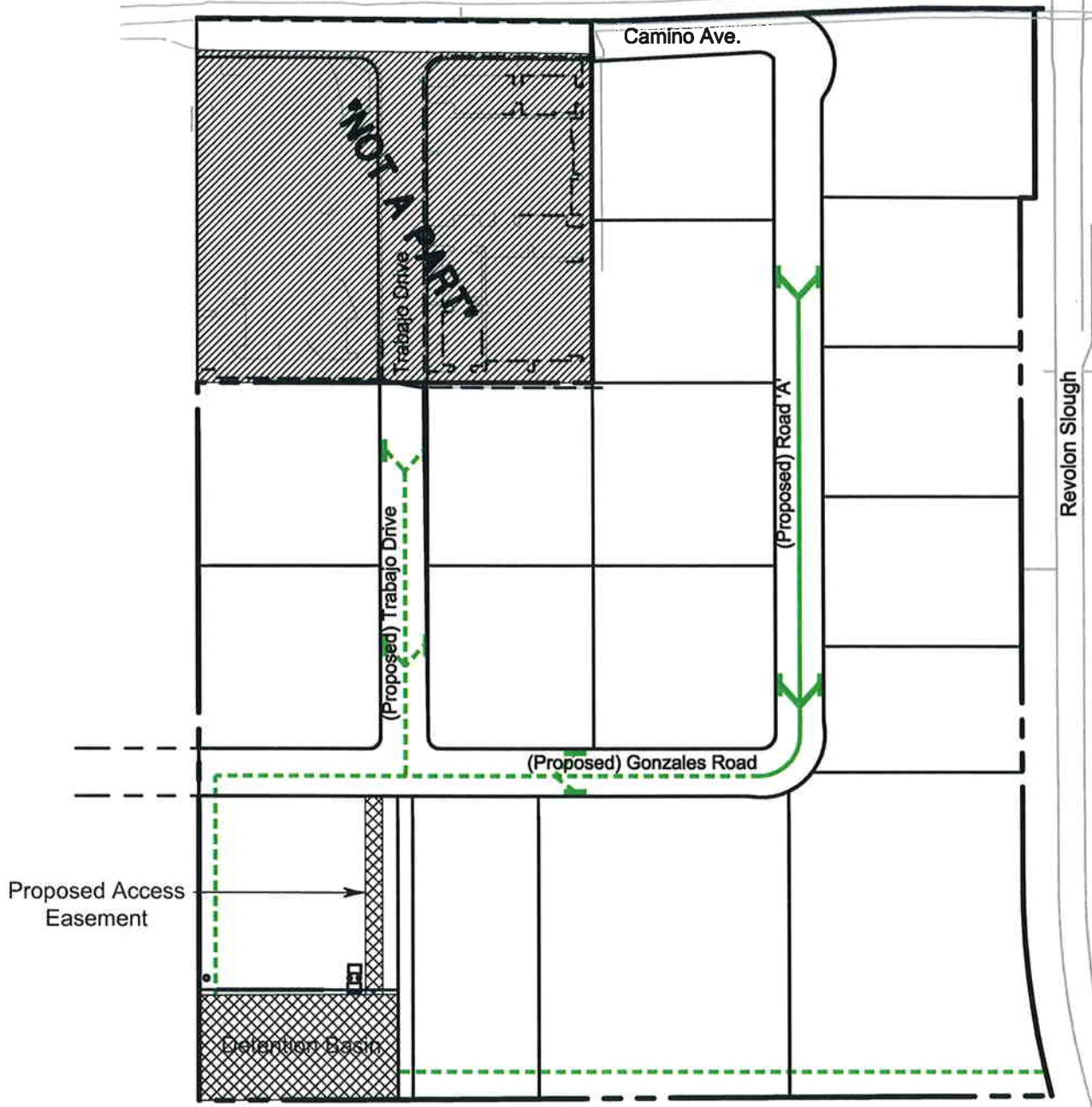
LEGEND

— Proposed storm drain



Camino Real Business Park
SPECIFIC PLAN

Ventura Freeway U.S. 101



Notes:

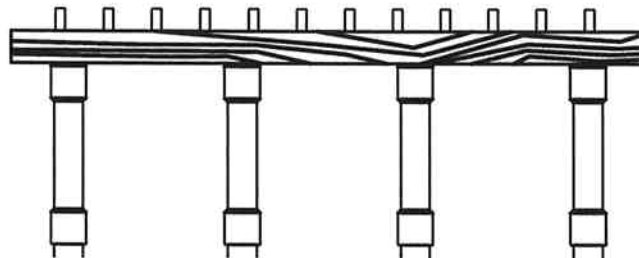
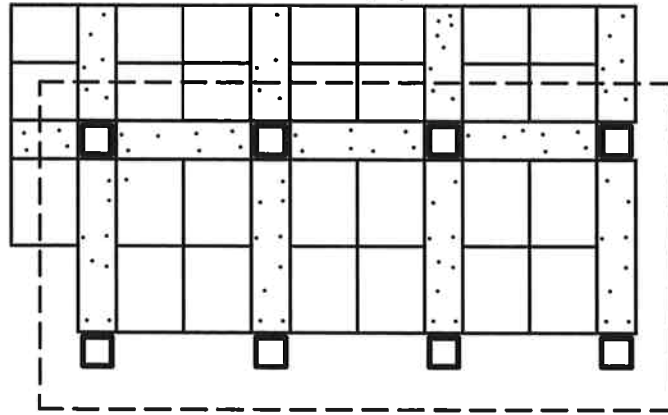
- Detention and storm water treatment to be provided on a phased basis, dependent on build-out.
- If the first phase of development is different from what is identified here, then storm drain is subject to city engineer approval.
- Storm drain for subsequent phases will be subject to city engineer approval.

LEGEND

- Proposed storm drain
- - - Phase 1



Camino Real Business Park
SPECIFIC PLAN



N.T.S

ARCHITECTURAL THEME



Camino Real Business Park

SPECIFIC PLAN

