

# NORTHFIELD & SEAGATE BUSINESS PARK SPECIFIC PLAN



CITY OF

oxnard • COMMUNITY DEVELOPMENT DEPARTMENT

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11,431

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING AN AMENDMENT TO THE NORTHFIELD AND SEAGATE BUSINESS PARK SPECIFIC PLAN TO REMOVE THE PLAN'S MINIMUM LOT SIZE REQUIREMENTS AND RELY SOLELY ON THE MINIMUM LOT SIZE REQUIREMENTS OF THE UNDERLYING ZONES. FILED BY ROBERT GOETSCH, 875 S. WESTLAKE BLVD., #200, WESTLAKE VILLAGE, CA 91361, AND MICHAEL SCHAU, 16255 VENTURA BLVD., #1108, ENCINO, CA 91436

WHEREAS, an application for an amendment to the Northfield and Seagate Business Park Specific Plan filed by Robert Goetsch and Michael Schau was recommended for approval by Planning Commission Resolution No. 98-21; and

WHEREAS, the City Council of the City of Oxnard has considered amending the Northfield and Seagate Business Park Specific Plan to remove the plan's minimum lot size requirement and rely solely on the minimum lot size requirements of the underlying zones; and

WHEREAS, the City Council has held a public hearing on this amendment; and

WHEREAS, the City Council finds that this amendment is necessary for the orderly development of the City and to protect the health, safety and general welfare of the citizens of Oxnard; and

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

NOW, THEREFORE, the CITY COUNCIL of the City of Oxnard resolves:

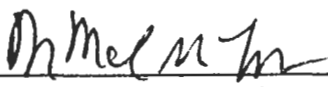
The minimum lot sizes noted on Exhibit II of the Northfield and Seagate Business Park Specific Plan are deleted.

PASSED AND ADOPTED this 11th day of August, 1998, by the following vote:

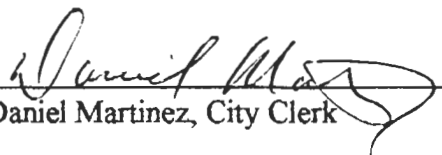
AYES: Councilmembers Holden, Lopez, Maulhardt, Pinkard, and Zaragoza.

NOES: None.

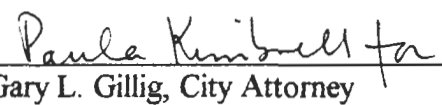
ABSENT: None.

  
\_\_\_\_\_  
Dr. Manuel M. Lopez, Mayor

ATTEST:

  
\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Gary L. Gillig, City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO.2012

ADOPTING A SPECIFIC PLAN ENTITLED "THE NORTHFIELD BUSINESS PARK SPECIFIC PLAN" TO ESTABLISH LAND USE AND DEVELOPMENT CRITERIA FOR THAT APPROXIMATE 252 ACRES LOCATED NORTH OF EAST FIFTH STREET, SOUTH OF COLONIA ROAD, WEST OF RICE AVENUE AND EAST OF ROSE AVENUE.

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

PART 1. The Planning Commission of the City of Oxnard, on May 24, 1984, adopted a Specific Plan entitled "The Northfield Business Park Specific Plan" in accordance with the provisions of Section 65500 et. seq. of the Government Code of the State of California; and

WHEREAS, the Planning Commission reviewed several land use alternatives for the subject planning area, received and evaluated public testimony; and

WHEREAS, the City Council has held a hearing and received and reviewed all written and oral testimony pursuant to the provisions of Section 65300.5 and 65302 et. seq. of the Government Code of the State of California in favor and against this project; and

WHEREAS, the City Council finds that, after due study and deliberation, the public interest and general welfare requires the adoption of the Northfield Business Park Specific Plan.


PART 2. Adoption of a Specific Plan entitled "The Northfield Business Park Specific Plan" to include approximately 252 acres of limited industrial and light industrial with an integrated circulation system and special development standards for new development within the area shown as Exhibit "A" attached and thereby made a part hereof and the inclusion of the following amendments to the Specific Plan text:

1. The development standards establish guidelines for the development of the Northfield Business Park. All provisions of the Zoning Code of the City of Oxnard shall be considered to be adopted as a portion of this document, except as otherwise specifically modified by this document. All future amendments to pertinent City Code Sections shall be considered to be an amendment to this Specific Plan until such time as buildout occurs into each phase. No amendment shall have any effect on the nonconforming provisions of the Zoning Ordinance.
2. No structure and/or permitted signs shall be placed closer than thirty (30) feet from a front property line, ten (10) feet from a side property line, or twenty (20) feet from a rear property line.
3. Outdoor loading and storage areas, where otherwise permitted, shall be placed in side or rear yards only and shall be screened in accordance with Exhibit XXII.

4. Minimum landscape coverage shall be fifteen (15) percent of gross lot area, in addition to required landscape area within parking lots.
5. Minimum setback from the residential zone shall be 100 feet, or the height of the building, whichever is greater.
6. Operations, processes or products which emit odors that are detectable at any point beyond the lot lines of the use will not be permitted.
7. A comprehensive traffic and intersection capacity analysis shall be conducted upon submission of any subdivision map associated with this Specific Plan. Further, such subdivision shall contain a reservation for future extension of Lombard Street southward to East Fifth Street, in the event that such an extension proves necessary. No structure or required setback shall be provided on this reserved area prior to January 1, 1987 or sooner, in the event of a more timely resolution of the issue. The reservation shall be at full right-of-way dimensions.
8. Sixty (60) feet along the western side of Rice Road shall be reserved pending the outcome of the Caltrans Eastern Bypass Freeway Study. No structure or required setback shall be provided on this reserved area prior to January 1, 1987 or sooner, in the event of a more timely resolution of the issue.
9. A minimum 12 foot high wall shall be provided adjacent to unloading areas to provide for proper screening.

PART 3. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance Number 2012 was first read on June 26, 1984, and finally adopted on July 3, 1984, to become effective thirty days thereafter, by the following vote:

AYES: COUNCILMEMBER JOHN, KATO, LOPEZ, MARON, TAKASUGI  
NOES: NONE  
ABSENT: NONE

  
Nao Takasugi, Mayor

ATTEST:

  
Mabi Covarrubias, City Clerk

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2043  
(UNCODIFIED)

ORDINANCE AMENDING ORDINANCE NO. 2012 FOR NORTHFIELD  
BUSINESS PARK SPECIFIC PLAN WITH RESPECT TO OIL  
EXPLORATION AND PRODUCTION ACTIVITIES.

WHEREAS, the City Council adopted Ordinance No. 2012, Northfield Business Park Specific Plan, and finally adopted said Ordinance on July 3, 1985; and

WHEREAS, the City Council has held a public hearing and received and reviewed all written and oral testimony in favor and against the proposed amendment to the Northfield Business Park Specific Plan; and

WHEREAS, the City Council finds that after due study and deliberation, the public interest and general welfare requires the adoption of the amendment to the Northfield Business Park Specific Plan related to oil exploration and production activities;

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

1. Oil operators currently hold, by lease or fee, surface rights of entry to approximately 200 acres of the 252-acre Specific Plan area. Adoption of said Specific Plan inherently included recognition of oil-related sites. Each site may contain an operating well, drilling operations, storage tanks, or other oil related facilities. Sites are recognized as current legal non-conforming uses.
2. The drilling for and production of hydrocarbons is permitted only in drill sites as specified in the Specific Plan. Refining of hydrocarbons is not a permissible use of said drill sites.
3. The first three additional wells per drill site will be subject to administrative approval by the Community Development Director; and any additional wells are subject to the discretionary permit process and review by the Planning Commission.

4. Prior to industrial development on any drill site, a soils analysis shall be conducted on said site. Any soils determined to be of a hazardous nature by the County of Ventura Resource Management Agency, or other appropriate agency, due to previous oil operations shall be removed or made safe by the landowner/developer prior to development of the effected area.
5. Prior to grading activities within the Specific Plan area, landowner/developer shall conduct a survey to identify location of existing and abandoned wells and all accessory pipelines. Relocation of pipelines to accommodate development within the Specific Plan area shall be performed at landowner/developer expense.
6. Setbacks between oil sites and buildings not necessary to the operation of an oil well shall be a minimum of 100 feet per requirements of the Uniform Fire Code. Furthermore, wells shall not be drilled within 75 feet of dedicated public streets and 300 feet from any institution/school.
7. One access point of not less than 15 feet in width shall be provided to each subject oil site from an improved street within the Specific Plan area.
8. The developer of those lots adjacent to drill sites shall take noise measurements to determine the ambient noise level after completion of the drill site enclosure. Said developer will be responsible for mitigating any noise levels that exceed the City's noise abatement provisions.
9. Drilling operations, redrilling, recompletion, reworking or maintenance operations, including deliveries of all kinds, shall be made between the hours of 7:00 a.m. and 8:00 p.m. Revision to hours of operation shall be subject to approval by the Community Development Director.
10. All common area landscaping and exterior maintenance surrounding a well site and all landscaping, shall be implemented by the developer maintenance district of those lots adjacent to the particular drill sites in accordance with a landscaping plan to be approved by the Community Development Director.
11. Lighting on derricks shall be shielded to protect any nearby residences from glare.


12. All permanent facilities and structures within the drill site areas shall be painted a neutral color so as to be compatible with the natural surroundings. Said color shall be reviewed and approved by the Community Development Director.
13. The storage of flammable or combustible liquids in tanks shall comply with Division V of the 1982 Uniform Fire Code.

PART 1. Within fifteen days after passage, the City clerk shall cause this ordinance to be published one time in a newspaper of general circulation, published and circulated in the City. Ordinance No. 2043 was first read on July 9, 1985, and finally adopted on July 16, 1985 to become effective thirty days thereafter.

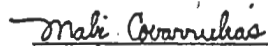
AYES: COUNCILMEMBER Johs, Lopez, Maron, Plisky, Takasugi

NOES: NONE

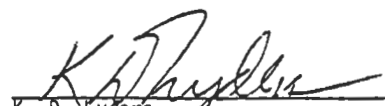
ABSENT: NONE

  
\_\_\_\_\_  
Nao Takasugi  
Mayor

ATTEST:

  
\_\_\_\_\_  
Mabi Covarrubias  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
K. D. Lyders  
City Attorney



CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2087

(UNCODIFIED)

ORDINANCE AMENDING THE ADOPTED SPECIFIC PLAN ENTITLED "NORTHFIELD BUSINESS PARK SPECIFIC PLAN" TO BE REVISED AND ENTITLED "THE NORTHFIELD AND SEAGATE BUSINESS PARK SPECIFIC PLAN" TO ESTABLISH REVISED LAND USE AND DEVELOPMENT CRITERIA FOR THAT APPROXIMATE 252 ACRES LOCATED NORTH OF EAST FIFTH STREET, SOUTH OF COLONIA ROAD, WEST OF RICE AVENUE AND EAST OF ROSE AVENUE.

WHEREAS, the Planning Commission of the City of Oxnard has held public hearings on the proposed revised Specific Plan entitled "The Northfield and Seagate Business Park Specific Plan" in accordance with the provisions of Section 6550 et. seq. of Government Code of the State of California and adopted Resolution No. 6903 recommending to the City Council the approval of the revised Specific Plan entitled "The Northfield and Seagate Business Park Specific Plan; and

WHEREAS, the City Council has held a hearing and received and reviewed all written and oral testimony pursuant to the provisions of Section 65300.5 and 65302 et. seq. of the Government Code of the State of California in favor and against this project; and

WHEREAS, the City Council finds that, after due study and deliberation, the public interest and general welfare requires the adoption of the revised Specific Plan entitled "The Northfield and Seagate Business Park Specific Plan."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard approves and adopts the revised Specific Plan entitled "The Northfield and Seagate Business Park Specific Plan" to include approximately 252 acres of limited industrial and light industrial with an integrated circulation system and special development standards for new development within the area shown as Exhibit "A" <sup>\*\*\*</sup> attached and thereby made a part hereof and the inclusion of the following amendments to the Specific Plan text:

1. The Specific Plan shall reflect a 240 foot corridor centered on Rice Avenue clear of buildings and underground utilities. The internal street network shall be compatible with the future freeway along the Rice Avenue alignment. This shall require:
  - a. No driveway at any time onto Rice Avenue.

\*\*\* Exhibit A is on file in the City Clerk's Office for review.

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EXHIBITS

(Exhibits follow text)

- I LOCATION MAP
- II ZONING IMPLEMENTATION
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- IV STREET DEVELOPMENT
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- X COMMON AREA LANDSCAPE PLAN
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- XIX STANDARD SCREEN WALL
- XX MONUMENT SIGN REQUIREMENTS
- XXI TYPICAL MONUMENT SIGNS
- XXII ENTRY SIGN

## I. INTRODUCTION

### A. Purpose and Intent

The purpose of the Specific Plan is to provide objectives, standards, and guidelines for development of the Park in an efficient, orderly and attractive manner, and to ensure that a high quality industrial development will result. The adoption of the Specific Plan by the City of Oxnard is authorized by California Government Code, Sections 65450 through 65507, and when adopted by City legislative action, will serve both a planning function and a regulatory function.

The Specific Plan, when adopted will establish the general type, location, and character of development to take place while allowing for creative design and flexibility consistent with the overall framework of the plan. The Plan focuses on providing a sensitive integration of urban and natural amenities within the plan area, and establishing development controls to provide the City and individual land developers with the assurance that the completed development will be as envisioned at the time of approval.

This Specific Plan process has provided City staff, consultants, and landowners with participating roles in the actual planning process. This has fostered coordinated public and private planning efforts and has established a cooperative partnership between the developer, property owners, and city planners.

### B. Location

The Northfield/Seagate Business Park is bounded on the north by Colonia Road, on the east by Rice Avenue, on the south by Fifth Street and the Southern Pacific Railroad, and on the west by Rose Avenue. See Exhibit I.

### C. Issues, Constraints and Opportunities

In the early stages of planning, a number of issues, constraints, and opportunities were identified through meetings between consultants, City staff and study area property owners. These concerns have been a factor in developing the plan and the development standards and guidelines.

The issues which have been identified are the following:

1. Visibility of the project area and visual impact of development.

2. Circulation impacts.
3. Mix of land use types.
4. Infrastructure service capability.

The constraints and opportunities which have been identified are the following:

Constraints:

1. Adjacent residential neighborhood and elementary school.
2. Internal accessibility/circulation.
3. Flooding.
4. Development costs.
5. Visual sensitivity.
6. Existing oilwells and storage facilities.

Opportunities:

1. Increase job base of the City.
2. Create high quality visual entry to the east end of the City.
3. Create a coordinated road system through parcels of multiple ownership.
4. Create uniform high standards on properties which will be attractive to potential industrial users.
5. Ensure that both large single users and smaller multiple users can be accommodated.
6. Reduce incremental development cost and processing time through comprehensive planning.
7. Enhance city entry with quality landscaping.

## II. SPECIFIC DEVELOPMENT PLAN

### A. Purpose

The primary purpose of the Specific Plan is to implement the General Plan by creating a planned industrial area harmonious with the natural environment while meeting adopted standards of site development, circulation, intensity of use, and community character.

### B. Plan Design Objectives

1. To create a high quality industrial entry statement for the east end of the City.
2. To site industrial users in a manner sensitive to topography, surrounding uses, and visual opportunities.
3. To achieve a continuity of design within the Park.
4. To provide for a variety of industrial uses and expand the employment base of the City.
5. To provide a circulation system which facilitates industrial use functions and through traffic movements.
6. To provide for necessary utilities and services in an economical manner.
7. To protect industrial use areas and surrounding areas from problems of conflicting uses.
8. To provide a clear plan for phased development of the Park such that the construction of circulation and infrastructure systems progresses in concert with the development of parcels within the Park.

These design objectives, along with the issues, opportunities, and constraints discussed earlier, provide the framework for the Business Park Specific Plan.

### C. Development Plan

The Development Plan identifies the type, location, and interrelationship of land uses permitted, and describes the improvements and amenities to be provided within the Park.

Development within the Park shall be in accordance with all codes and ordinances of the City of Oxnard as adopted and amended from time to time, except as modified by this

Specific Plan. The land uses identified for development are limited to:

Limited Manufacturing (M-L)  
Light Manufacturing (M-1)

The generalized intent of each of these major user types is described as follows:

1. The limited manufacturing zone is intended to provide areas suitable for the development and protection of restricted manufacturing uses and activities whose operations are conducted on a high level of site development and operational performance. Uses are to be confined to those administrative, wholesaling, scientific research offices and laboratories, warehousing, and manufacturing activities which are unobtrusive, including certain accessory facilities that are necessary to serve the employees of the uses located in the zone.

Manufacturing uses are intended to be limited to the fabrication, assembly, compounding, processing or packaging of materials which are in a processed form and do not, in their maintenance, assembly or packaging, create smoke, gas, odor, dust, sound, vibration, soot or light which would be obnoxious or offensive.

Permitted Uses: Permitted uses shall be as defined for the limited manufacturing zone in the Zoning Ordinance of the City of Oxnard.

Prohibited Uses: Prohibited uses shall be as defined for the limited manufacturing zone in the Zoning Ordinance of the City of Oxnard.

Accessory Uses: Accessory uses permitted shall be defined for the limited manufacturing zone in the Zoning Ordinance of the City of Oxnard.

2. The light manufacturing zone is intended to provide areas suitable for manufacturing and related services. Uses shall be limited to industrial uses which include fabrication, manufacturing, assembly or processing of materials (including agricultural produce) whose primary activity is conducted within a building and which limit the creation of smoke, gas, odor, dust, sound and vibration which might be detrimental to persons.

Permitted Uses: Permitted uses shall be as defined for the light manufacturing zone in the Zoning Ordinance of the City of Oxnard.

Prohibited Uses: Prohibited uses shall be as defined for the light manufacturing zone in the Zoning Ordinance of the City of Oxnard.

Accessory Uses: Accessory uses permitted shall be as defined for the light manufacturing zone in the Zoning Ordinance of the City of Oxnard.

The location of land uses is shown on the Zoning Implementation Plan, Exhibit II.

#### D. Phasing

##### 1. Purpose

To permit incremental development of the Park while ensuring that the circulation and infrastructure systems and the landscape amenities are rationally organized and aesthetically attractive at all times during the development process.

##### 2. Goals

a. To ensure that the street system will provide efficient access to newly developed properties and will permit safe and convenient flow of traffic through the site at all phases of development.

b. To ensure that the sewer, water, and drainage systems serve newly developed properties while extending the existing systems in conformance with the City's master plans.

c. To ensure that the landscape amenities provided by the developer in common areas will keep pace with the construction of streets and infrastructure systems.

d. To provide for the economical installation of the above systems by allowing their construction to parallel the development of parcels within the Park.

e. To ensure that at all times the Park is an attractive and smoothly functioning sector of the City.

##### 3. Phasing Concept

Exhibit III shows the boundaries of the various phases of development of the Park. During each phase, the street and infrastructure systems and the common area landscaping amenities will be extended into that phase area. Project entries, as



shown on Exhibits XIII and XIV, shall be constructed at the time of the creation of the intersection at which they are shown on Exhibit XI. At its completion, each new phase will be an organic part of previously completed phases and of the City as a whole.

Exhibits IV through VII depict the street system and the increments in which it will be phases.

Exhibit XI shows landscaping areas. These improvements will be constructed during the phase of which they are a part (refer to Exhibit III).

Exhibits XVI through XVIII show the phase construction of the infrastructure system for the Park.

#### E. Circulation

##### 1. Purpose

To define the general layout and design standards for the circulation systems.

##### 2. Goals

a. To ensure that the street layout and design considers geologic conditions, drainage patterns, storm water and existing oilwells.

b. To ensure that the street system accomodates developments in adjacent areas.

c. To ensure that streets are classified and designed according to the land uses and traffic volumes which they will serve.

d. To plan a street system which considers safety, convenience and economy of construction in its design.

e. To provide roadway landscaping which will enhance community design.

##### 3. Design Concept

The street system shall be as shown on Exhibit IV. The alignment of streets shall be flexible so long as the basic street connections depicted in the plan are provided without major deviations from the Concept. Street sections are shown in Exhibit VIII.

a. Sidewalks and bicycle paths will be provided on streets within the Business Park, as shown on

Exhibit VIII. Bicycle paths will be provided on all streets.

b. Widened entrances shall be provided as shown on Exhibit X.

c. No parking will be allowed on streets within the Park except for emergency purposes.

d. Street lights, traffic signals and traffic signage shall be provided as shown in Exhibit IX. The system shall be uniform throughout the Park.

e. Median strips in Rice and Rose Avenues adjacent to this Park will be constructed by an assessment district.

f. One art monument, subject to the approval of the Planning and Building Services Director, shall be provided at the Sturgis Road entranceway to the project.

g. The City of Oxnard shall investigate the abandonment or appropriate treatment of the existing residential stub streets, Santa Lucia Avenue and Driskill Street.

h. A comprehensive traffic and intersection analysis shall be conducted for the intersections of Rice at Colonia and at Fifth and Rose at Fifth Street and at Eastman upon submission of any subdivision map associated with this Specific Plan.

i. There shall be a sixty (60) foot setback free of buildings and underground utilities along west side of Rice Avenue. This setback may be utilized to satisfy parking requirements if an additional 15 foot setback is provided for landscaping. The 15 foot strip may be used for underground utilities with the recording of an appropriate utility easement.

j. New subdivision within the Specific Plan shall provide for a 240 foot corridor centered on Rice Avenue clear of buildings and underground utilities. The internal street network shall be compatible with the future freeway along the Rice Avenue alignment. There shall be no driveways onto Rice Avenue.

k. In an effort to mitigate traffic impact on surrounding streets, the subdivider or his

successors in interest shall not oppose the formation of assessment districts for the purpose of constructing infrastructure for the Northeast Industrial Assessment District and the Rice/Santa Clara Avenue and Rose Avenue interchanges with Highway 101.

F. Landscape Concept

1. Purpose

To establish a comprehensive landscape concept for the Business Park.

2. Goals

a. Landscaping shall be designed to establish project identity and to accentuate entrance areas.

b. Landscaping berms and setbacks shall be used to enhance and partially screen parking areas, oilwell sites, and buffer adjacent residential areas.

c. Areas which shall be landscaped include unpaved setback areas, parking areas, and planting areas adjacent to buildings.

d. Minimum performance standards and a listing of acceptable plant materials shall be established for all planting areas.

e. Trees and shrubs shall be drought-tolerant around the perimeter of the property.

3. Landscape Concept

The landscape shall create visual relief through a parklike design utilizing generous amounts of undulating berms, minimum 3 foot height, and meandering groves of trees. Intense landscape color and earthen form will be used in small pockets to define entrances and project units, and will serve the functional goals of buffering and screening. To illustrate the major landscape elements, plans and sections are shown in Exhibits X through XV. All landscaping, including on-site landscaping and interior streetscapes, perimeter parkways and medians, shall comply with the City of Oxnard Landscape Guidelines.

a. Project Entrances

At entrance locations identification shall be established. The entry on Rice Avenue, opposite Sturgis Road, shall be the principal entry. These

entry areas shall be common areas and shall consist of turf-covered earthen berms, 3 to 4 feet in height, with a coral tree backdrop, a low wall serving as the project identification sign and a foreground of yellow gazania. See Detail L-8 of Exhibit VIII for entry landscaping and Exhibit XXII for project identification sign. These entrances are a part of the common area as shown in Exhibit X.

b. Streetscape Zones

(1) Exterior Streets

Landscaping along exterior streets shall have undulating turfed mounds with a maximum height of 3-1/2 feet within the 30' setback area. Trees shall be planted with a density of not less than 6 per 100 lineal feet. Massing of trees with contrasting open space will be accomplished. 20% of the trees shall be 36" box size, 60% of the trees shall be 24" box size, and 20% of the trees shall be 15-gallon size. The exterior street landscape areas are a part of the common area as shown in Exhibit X.

Street Trees for Exterior Streets:

Colonia Road: Parkway street tree - Brazilian Pepper (*Schinus Terebinthifolius*). Parkway secondary tree - Sycamore (*Platanus Acerifolia*)

Rice Avenue: Parkway street tree - Sycamore. Parkway secondary tree - Southern Magnolia (*Magnolia Grandiflora*).

Fifth Street: Parkway street tree - Brazilian Pepper. Parkway secondary tree - Sycamore.

Rose Avenue: Parkway street tree - Brazilian Pepper. Parkway secondary tree - Liquidambar (*Liquidambar Styraciflus*).

Entrances: Coral Trees (*Erythrina Caffra*)

Entrance Medians: Hong Kong Orchid Tree (*Bauhinia Blakeana*).

(2) Interior Streets

Landscaping along interior streets shall consist of an enriched parkway of a minimum of 15 feet of landscaping on each side of the

street in addition to the public right-of-way. This area is to contain low earthen mounds, shrub screens, clustered tree stands with turf underlay and accent areas of yellow gazania ground cover.

70% of the trees shall be 24" box size, 10% of the trees shall be 36" box size, and 20% of the trees shall be 15-gallon size.

A tree density of 6 trees per 100 lineal feet each side with massing of trees and contrasting open space will be provided. To provide visual screening and softening of building masses, shrub mass screening shall be provided where buildings or paved areas are adjacent to streets.

Street Trees for Interior Streets:

Parkway Street Trees: Brazilian Pepper.

Parkway Secondary Trees: Liquidambar.

Driveway Entrances: Coral Tree.

c. Buffer Zones

Landscaping in the buffer zones separating Northfield/Seagate Business Park from the adjacent residential area and school site shall be intensely planted with trees at no less a density than 8 trees per 100 lineal feet. Trees shall be underplanted with mounding shrubs and yellow gazania ground cover. Buffer zones shall be a minimum of 20' wide where adjacent to residential property.

Buffer Zone Trees:

(1) Primary Buffer Tree: Leyland Cypress (Cupressocyparis Leylandii).

(2) Secondary Buffer Tree: Sycamore.

d. Screening of Oil Production and Retention Facilities

Landscaping at oil production sites shall include an upper-story screen of Leyland Cypress, 20 feet

on center, and a lower-story screen of Nerium Oleander at 4 feet on center. A vinyl-covered (black) fence, 6 feet high, shall be erected on the oil site perimeter and shall have Lavender Trumpet Vines planted at 25 feet on center. This landscaping is a part of the common area as shown in Exhibit X.

e. On-Site Landscaping

All required front yard setback areas shall be landscaped. A minimum of 6' of the required side yard setback areas shall be landscaped. Landscaping on-site shall be unified by a limited palette of parking lot and perimeter trees. Parking islands shall have a ground cover of yellow gazania or massed compact India Hawthorns (Raphil-lepis Indica "Enchantress").

Parking Lot Trees:

- (1) Sycamore (Platanus Acerifolia).
- (2) Evergreen Pear (Pyrus Kawakami).
- (3) Olive (Olea Europaea).

Landscaping design of buildings shall be accomplished within the following palette:

Trees:

Hong Kong Orchid Tree (Bauhinia Blakeana)  
Silk Floss Tree (Chorisia Speciosa)  
Carrotwood Tree (Cupaniopsis Anacardiodes)  
Coral Tree (Erythrina Caffra)  
Sycamore (Platanus Acerifolia)  
Canary Island Pine (Pinus Canariensis)  
Laurel (Laurus Nobilis)  
Magnolia (Magnolia Grandiflora)  
Olive (Olea Europaea)  
Fern Pine (Podocarpus Gracilior)  
Brazilian Pepper (Schinus Terebinthifolius)  
Liquidambar (Liquidambar Styraciflus)  
Paperbark Tree (Melaleuca Quinquenervia)

Shrubs:

India Hawthorn (Raphiolipsis Indica)  
Wheelers Pittosponim (Pittosponim T. Wheelers Dwarf)  
Lily of the Nile (Agapanthus Africanus)  
Day Lily (Hemerocallis Hybrid)

Fortnight Lily (Dietes Bicolor)  
Hibiscus (Hibiscus Rosa Sinensis)  
Abelia (Abelia Edward Goucher)  
Oleander, compact (Oleander "Petite Pink")  
Escallonia (Escallonia Rubra)  
Variegated Pittosporum (Pittosporum T.  
Variegata)  
Veronica (Hebe "Coed")  
Lantana (Lantana Hybrids)  
Xylosma (Xylosma Compacta)

Vines:

Bougainvillea (Bougainvillea species)  
Star Jasmine (Trachelospermum Jasminoides)  
Creeping Fig (Ficus Repens)  
Boston Ivy (Parthenocissus Trescuspidata)  
Lavender Trumpet (Bignonia Violacea)

Ground Cover:

Yellow Gazania ("Sungold" Gazania)

Hahns Ivy (Hedera Helix Hahnii), ivy on north  
side only

f. Landscape Installation

Installation of project entrance, common  
maintenance areas as shown on Exhibit X, and  
drainage areas shall be provided by Northfield/  
Seagate Business Park. All other landscaping will  
be provided by individual lot owners, in accordance  
with the specific plan guidelines.

g. Landscape Maintenance

Maintenance of common maintenance areas as shown on  
Exhibit X shall be the responsibility of a Master  
Property Owner's Association and/or Landscape and  
Maintenance District.

G. Infrastructure

The plan for sewer, water, and drainage facilities is  
shown in Exhibits XVI through XVII. These facilities  
will be constructed and extended as necessary to meet  
the requirements of the phasing program. The basic  
infrastructure improvements will be as follows:

1. Sewers

The sewer system will be designed to conform to the  
City's master plan of sewers. This master plan of

sewers provides for a 24-inch sewer main in Rice Avenue and a 21-inch in Rose Avenue in the vicinity of this project.

This project will construct the portion of trunk line in Rose Avenue between Fifth Street and Wooley Road. A temporary pump station will be constructed to lift the effluent for discharge into a pipeline constructed in Wooley Road which connects to an existing sewer near Pacific Avenue. An oversized line will also be installed in the development's main east-west street connecting Rice and Rose Avenues. This system then will have the capacity to serve existing industrial developments to the north and provide needed relief to the existing surcharged 18-inch sewer. The result will be an improvement of the overall system.

## 2. Water

There is an existing 12-inch water main terminating at the intersection of Rice Avenue and Sturgis Road. There is also a 12-inch water main terminating at the intersection of Rose and La

Puerta Avenues. These mains will be joined by a 12-inch line in the east-west street connecting Rice and Rose Avenues. Upon completion of this water system, in accordance with the City's master water plan for the area, the water lines for the area will be looped, which will enhance their efficiency of operation.

## 3. Flood Control

There are no existing flooding problems on the site of the Business Park due to the lack of development on the site and the surrounding watershed. A study has been made in conjunction with this project to determine how best to minimize the impact of this development on downstream facilities.

The Rice Avenue Drain, a Ventura County Flood Control District (VCFCFD) channel, traverses the site generally from north to south. The master drainage plan, prepared by the VCFCFD for the Rice Avenue Drain Watershed, projects a peak flow rate of 1,040 c.f.s. in the channel downstream of this project. If no effort is made to attenuate storm flows, it is projected that peak runoff could reach 1,636 c.f.s. in the drain at Fifth Street.

An equitable distribution of stormwater storage and management among the developing properties in the watershed will reduce the projected peak runoff of



1,636 c.f.s. by 600 c.f.s. Properties developing to the north of Colonia Road will manage their storm flows so as to allow no more than 800 to 950 c.f.s. into the channel at peak flows. These flows will be appropriately combined with the runoff from the Business Park and other properties between Colonia Road and Fifth Street so as to ensure that peak flows of no more than 1,040 c.f.s. will be discharged downstream of Fifth Street.

The Rice Avenue Drain will ultimately be improved as a rectangular concrete channel of variable cross-section. Channel improvements will be financed by a combination of special assessment district funding, VCFCFCD fees, and private construction and/or cash contributions. These improvements will not be constructed until a major portion of the watershed is either developed or assessed for the funds to complete these improvements.

Service access to the improved channel will be provided by a standard service road adjacent to the channel as shown by Drawing L-1 of Exhibit XII. At points where the channel crosses public streets,

entries to the service road will be provided. Where appropriate, and as approved by the City and VCFCFCD, direct access to the channel may be provided via private driveways.

At present there is no improved channel north of Emerson Avenue. Until such time as the ultimate channel improvements are made, the hydraulic capacity of the existing ditch between East Fifth Street and Emerson Avenue will need to be enhanced. There are a number of ways this can be accomplished, and an appropriate design will be developed which will meet the approval of the City of Oxnard Public Works Department and the Ventura County Flood Control District.

### III. DEVELOPMENT STANDARDS

#### A. Purpose

The development standards establish guidelines for the development of the Northfield/Seagate Business Park. All provisions of the Zoning Code of the City of Oxnard shall be considered to be adopted as a portion of this document, except as otherwise specifically modified by this document. All future amendments to pertinent City Code Sections shall be considered to be an amendment to this Specific Plan until such time as buildout occurs into each phase. No amendment shall have any effect on the nonconforming provisions of the Zoning Ordinance.

#### B. General Provisions

##### 1. Street Standards

a. Objectives: Standards for streets in this Specific Plan are intended to achieve the following objectives:

(1) To provide safe and adequate means of ingress and egress of vehicular traffic to and within the project.

(2) To provide for access of emergency vehicles necessary to serve the project area.

(3) To provide for the most economical construction and maintenance of the necessary streets consistent with the objectives of the Specific Plan.

b. Relationship to Established Standards: Street Standards provided herein conflict with the City's present design standards. The standards as approved for this Specific Plan shall take precedence.

c. Right-of-way and cross-section design shall be in accordance with the sections indicated in Exhibit VIII. Lombard Street, which may serve as a parallel service road to the proposed Oxnard by-pass, shall be a 64' right-of-way.

The 59' and 49' sections shall preclude on-street parking.

d. Sidewalk, Curb & Gutter Standards: Meandering sidewalks shall be provided on one side of interior streets. Concrete curbs shall be provided and shall be constructed with an integral gutter.

e. Driveways: Driveways shall have a minimum

width of 25 feet. Common driveways only shall be required in all areas designed for minimum one-half one acre lot sizes.

f. Street Trees: Street trees shall be provided as a part of the streetscape landscaping described in Section II.F.

g. Street Lighting: An integrated, tapered steel pole system as manufactured by Ameron shall support street lighting luminaires, traffic signals, and traffic signage. Wherever possible the various elements shall be combined on single poles to minimize their visual impact. Exhibit IX depicts the pole system.

## 2. Storm Drainage

The design of storm drainage facilities shall ensure the acceptance and disposal of storm runoff without damage to the streets or to adjacent properties. Storm water conveyance structures will include piping and lined and unlined open channels. The determination of specific design applications is based on drainage area, channel configuration, existing upstream and downstream improvements and adopted improvement plans. Exhibits XII and XV through XVIII depict storm drain channels.

## 3. Utilities

a. Seven-foot wide easements are provided on each side of the project collector streets for public utilities, as shown in Exhibit VIII.

b. All utility lines shall be underground. No pipe, conduit, cable, line for water, gas, sewage, drainage, electricity, or any other energy or service line shall be installed or maintained upon any lot (outside of any building) above the surface of the ground. However, transformers or high voltage lines of such capacity as to preclude undergrounding, as well as hoses, movable pipes used for irrigation and temporary services used during construction shall be permitted above the surface of the ground.

c. Transformers shall be screened with vegetation and walls.

## C. Site Development Standards

### 1. Lot Size, Coverage and Building Height

Minimum lot sizes shall be as shown on Exhibit II. Minimum lot width shall be 100', excepting corner lots, which shall be 150'. Minimum lot depth measured at right angles to the front property line, shall be 150'.

All buildings and structures shall be limited to a height of 35 feet in M-L Zone and 40 feet in M-1 Zone, except that height limits may be increased by Conditional Use Permit (CUP). The ground floor area of buildings and structures shall not exceed 40 percent of the total area of the premises in the M-L Zones and 50 percent in the M-1 Zones.

No structure of any kind and no part thereof, except roof overhangs, fences, or walls less than three feet in height and permitted signs, shall be placed closer than thirty (30) feet from a front property line, ten (10) feet from a side property line, or twenty (20) feet from a rear property line. No structure built on a lot or parcel of land adjacent to a residential zone shall be placed closer to the property line than thirty feet or the height of the building, whichever is greater. However, a perimeter wall or walls for trash enclosures, transformers, storage areas and similar accessory structures may be approved in the required side or rear yard setbacks. No side yard need be required along one of the two interior side property lines if approved by a CUP.

## 2. Setbacks

a. Front yard setback shall be 30 feet, or 40 feet when abutting a thoroughfare.

b. Side yard setback shall be equal to one-half the height of the building, unless otherwise permitted by a CUP. Buildings may be located on one of the side property lines.

c. Rear yard setback shall be 20 feet.

d. Minimum setback from residential zone shall be 100 feet, or the height of the building, whichever is greater.

## 3. Off-Street Parking

Parking shall be provided as required by Sections 34-5 and 24-6 of the City of Oxnard Municipal Code. Parking lot landscaping shall be provided as required by Section 34-9.2 of the City of Oxnard Municipal Code.

## 4. Loading and Outdoor Storage Areas

a. Loading spaces shall be provided in accordance with Section 36-7.1.0 of the City of Oxnard Municipal Code.

b. Where entries or docks are provided exclusively for loading and unloading purposes, such loading dock areas, ramps, and entries shall be screened by a solid wall, or fence and landscaping from any public roadway or residential area. Such wall or fence shall not be less than 8 feet in height.

c. Where permitted, outdoor storage areas shall be enclosed by solid wall, or fence and landscaping of not less than 8 feet in height.

d. Solid screening and enclosure walls or fences shall be constructed of materials and textures and/or colors to match or complement the architectural features of the primary structure.

e. All loading areas or spaces shall be a minimum of 50 feet from any residential zone.

f. Outdoor loading and storage areas, where otherwise permitted, shall be placed in side or rear yards only and shall be screened in accordance with Exhibit XIX.

#### 5. Landscaping Requirements

a. Minimum landscape coverage shall be fifteen (15) percent of gross lot area, in addition to required landscape area within parking lots.

b. Landscape Design: Landscape materials shall enhance the major architectural design elements through the coordinated use of flower and leaf colors, tree forms, plant material masses, and lighting. Grouped masses of plant material shall be designed to compliment architectural elevations and roof lines through color, texture, density, and form, both on the vertical and horizontal planes.

c. Landscape Screening: All front, side and rear setbacks shall be effectively landscaped with compositions of landscape elements to provide visual screening and to achieve a transition into the primary use area of the site. These landscape elements include earth berming, ground cover, shrubs, and trees. Landscape elements shall be used to screen and soften the appearance of walls.

d. Streetscapes: In order to achieve a uniform landscape theme within the Park, the areas

within the street medians and streetscape setback areas have an established landscape materials palette as described in Section II.F. Landscape treatments shall be as shown on Exhibits XII through XV.

e. Landscape Maintenance: A permanent automatic underground sprinkler system shall be installed in all required landscape areas and raised planters. It shall be capable of providing the proper amount of precipitation for the type of plant materials used.

f. All parking areas shall be screened from public streets by a minimum 36 inch high landscape berm or a combination of a 36 inch high wall and landscaping.

g. All backflow prevention systems shall be screened by landscaping.

## 6. Walls

Walls shall be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, refuse containers, and other appurtenant items of poor visual quality.

Walls and/or landscaping shall also be used on the perimeter of properties to define property limits, separate use areas, and provide on-site security. Walls and other structural barriers shall be of similar materials, colors and general style as the buildings on the site.

Wall heights shall be as tall as those objects or areas they are intended to visually screen, however, no wall shall exceed three feet in height within any required front setback area.

A minimum 12-foot high wall shall be provided adjacent to unloading areas to provide proper screening.

Required screen walls facing Rice Avenue, Rose Avenue, Colonia Road, or Fifth Street shall conform to the requirements for standard screen walls shown in Exhibit XIX.

## 7. Performance Standards

a. Noise

Baffling or muffling devices or other precautionary means shall be employed with processes or operations causing objectionable noise characteristics to prevent their being objectionable when measured at the property line during normal operation.

Noise levels at property lines adjacent to residential zones shall not exceed 55 db in the daytime or 45 db at night. Levels at property lines adjacent to M-L zones shall not exceed 65 db, day or night, and adjacent to M-1 zones shall not exceed 70 db, day or night.

b. Smoke Particulates

Visible emissions of smoke will not be permitted which exceed Ringlemann No. 1 on the Ringlemann Chart of the U.S. Bureau of Mines, except for exhausts emitted by motor vehicles or other transportation facilities. This requirement shall also be applicable to the disposal of trash and waste materials. Windborne dust, dirt, fly ash, airborne solids, sprays, and mists (except water vapor) originating from any use will not be permitted.

c. Toxic or Noxious Matter

Toxic gases or noxious matter shall not be emitted which can cause any damage to health, to animals, vegetation, or other forms of property, or which can cause any excessive soiling beyond the lot lines of the use.

d. Odorous Matter

Operations, processes or products which emit odors that are detectable at any point beyond the lot lines of the use will not be permitted.

e. Glare or Heat

Any operation producing intense glare or heat shall be performed within an enclosed or screened area in such a manner that the glare or heat emitted will not be discernible from the property line.

f. Vibration

Every use shall be so operated that the ground

vibration generated by the use is not harmful or injurious to the use of the surrounding properties. No vibration shall be permitted which is perceptible without instruments at any point along the property line on which said use is located.

g. Electricity and Radioactivity

No activity shall be permitted which causes electrical disturbances affecting the operation of any equipment located beyond the property line of such activity. In no event shall radioactivity, when measured at each lot line, be in excess of  $2.7 \times 10.11$  microcuries per milliliter of air at any moment in time.

Radio and television transmitters shall be operated at the regularly assigned wave lengths (or within the authorized tolerances thereof) as assigned by the appropriate governmental agency. Subject to such exception, such transmitters shall be suitably wired, shielded, and controlled so that in operation, they shall not emit any electrical impulses or waves beyond the lot lines which shall adversely affect the operation and control of any domestic household equipment or any other electronic devices and equipment.

8. Architectural Standards

a. Exterior Materials and Colors

Colors, materials, and finishes of all exterior elevations of a building shall be coordinated to achieve a total continuity of design. Building materials, colors, and textures shall be compatible with those of adjacent or nearby buildings. A minimum of two types of building texture or material, exclusive of window glazing, shall be provided on all building elevations having exposure to public streets or residential areas. Metal buildings shall not be permitted. All screening of storage spaces, loading docks and equipment shall be architecturally integrated with the surrounding building design by use of similar materials, design and color.

b. Signing

Signs shall be used for the purpose of identification and direction. The design of permitted signs shall be architecturally integrated



with the building design. Except as specifically stated to the contrary in this plan, all signs shall conform to the ordinances of the City of Oxnard as revised and amended from time to time.

All building identification signs shall be monument signs as described by Exhibits XX and XXI. Exhibit XXI describes the only types of monument signs which will be permitted. Each parcel shall have not more than one monument sign on each street frontage. No monument sign shall be located closer than 7 feet to any property line and shall not exceed a height of 6 feet above adjacent curb nor 5 feet above top of adjacent berms. Maximum monument sign area shall be 50 square feet. Sign area shall be determined as follows:

(1) Distinct border or boundary. The entire surface within the border, boundary, sign board or sign face is the sign area.

(2) No distinct border or boundary. The sign area is calculated by a simple rectilinear figure that contains the lettering or illustration.

(3) Double sided signs. Signs which have two faces, arranged back to back in parallel planes, have the area computed on one side only.

(4) Multiple sided sign. Signs which have more than one side and are not double sided signs, have the area computed on all sides.

In addition to the permitted monument sign, each parcel shall be permitted directional signs to promote smooth traffic flow. No directional sign shall exceed four square feet in area nor six feet in height. Directional signs may not display text other than that normally associated with circulation, but may bear a company logo or name, but not advertising of any kind. The number and type of directional signs shall be subject to review as outlined below.

A lot, building, or complex occupied by two or more businesses shall be permitted tenant identification signs in addition to the permitted monument sign. Such tenant identification signs shall not exceed eight square feet in area and shall be attached to

the portion of the structure occupied by the tenant identified. The lettering of these signs may be recessed into or individually mounted on the structure. Interior illuminated letters will not be permitted.

A coordinated sign program, including all monument, directional, and tenant identification signs shall be submitted for approval by the Architectural Control Committee, as defined by the Covenants, Conditions, and Restrictions, of which this Specific Plan is a part.

Curved entry wall bearing the name of the Park shall flank entry to the Park, as illustrated by Exhibits XIII and XXII.

c. Site Lighting

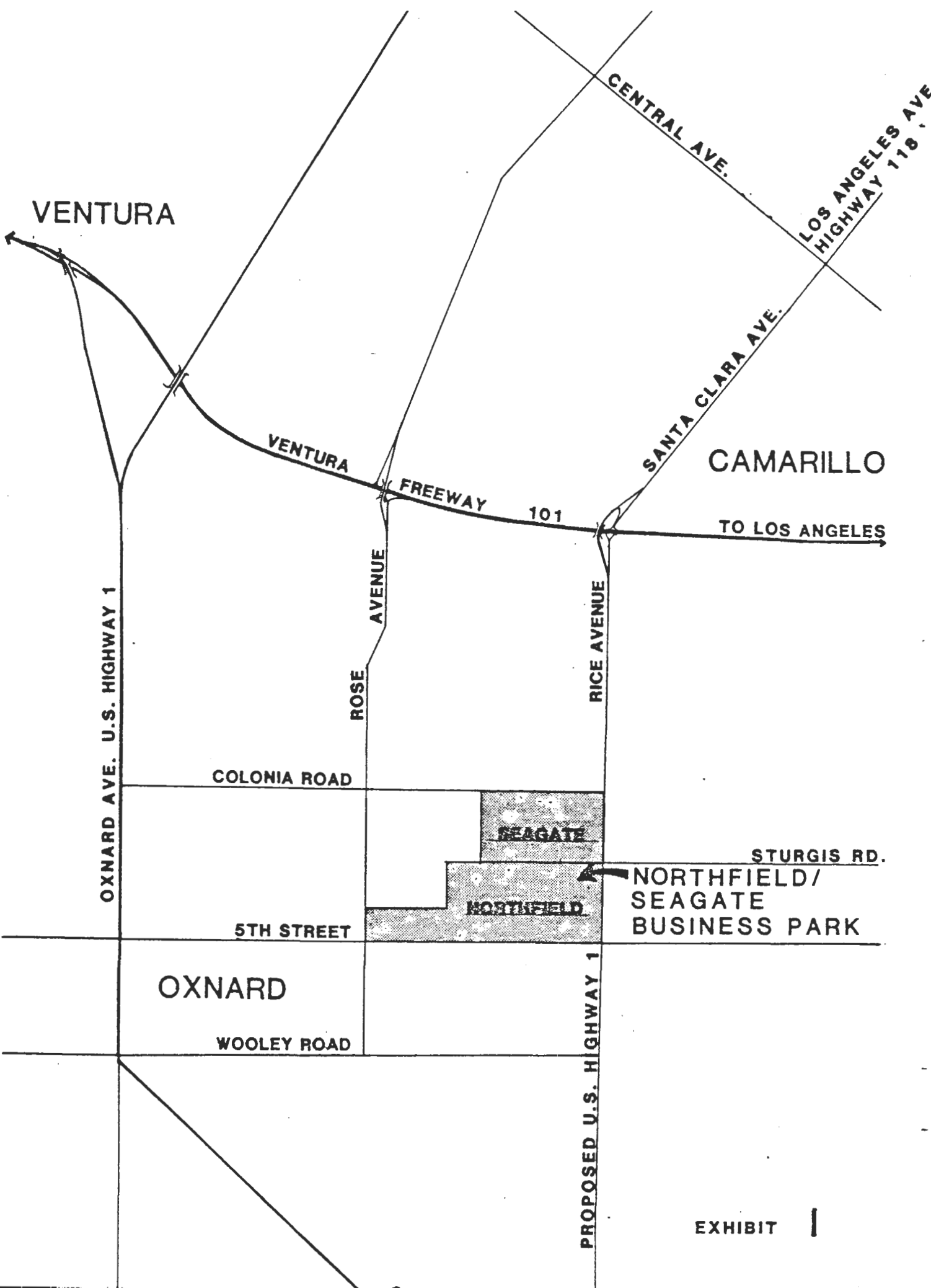
Lights within a site shall not be placed to cause glare or excessive light spillage on neighboring sites. Light color shall be uniform within a single lot or development. Light poles shall not exceed twenty feet in height and in no case shall they exceed the height of the buildings on-site. The design of light fixtures and their structural supports shall be architecturally compatible with the surrounding buildings.

d. Equipment Screening

All roof and ground-mounted equipment shall be screened from public view on all sides. All screening shall be architecturally integrated with the building design.

9. Development Design Review

Prior to the issuance of building permits for buildings or structures for uses which do not require a CUP or other zoning permit as required, an administrative permit for development design review shall be approved by the Director of Planning and Building Services. An application for an administrative permit shall be filed with such materials as may be required for a CUP. Subsequent to the receipt of complete application, the director shall approve, conditionally approve, or deny an application for development design review within the time period prescribed by state law. The decision of the director may be appealed to the Planning Commission. The decision of the Planning Commission shall be final.



VENTURA

CAMARILLO

OXNARD AVE. U.S. HIGHWAY 1

ROSE AVENUE

RICE AVENUE

PROPOSED U.S. HIGHWAY 1

COLONIA ROAD

5TH STREET

OXNARD

WOOLEY ROAD

SEAGATE

NORTHFIELD

NORTHFIELD/  
SEAGATE  
BUSINESS PARK

STURGIS RD.

EXHIBIT |

THE NORTHFIELD AND SEAGATE  
BUSINESS PARK SPECIFIC PLAN

Prepared By:

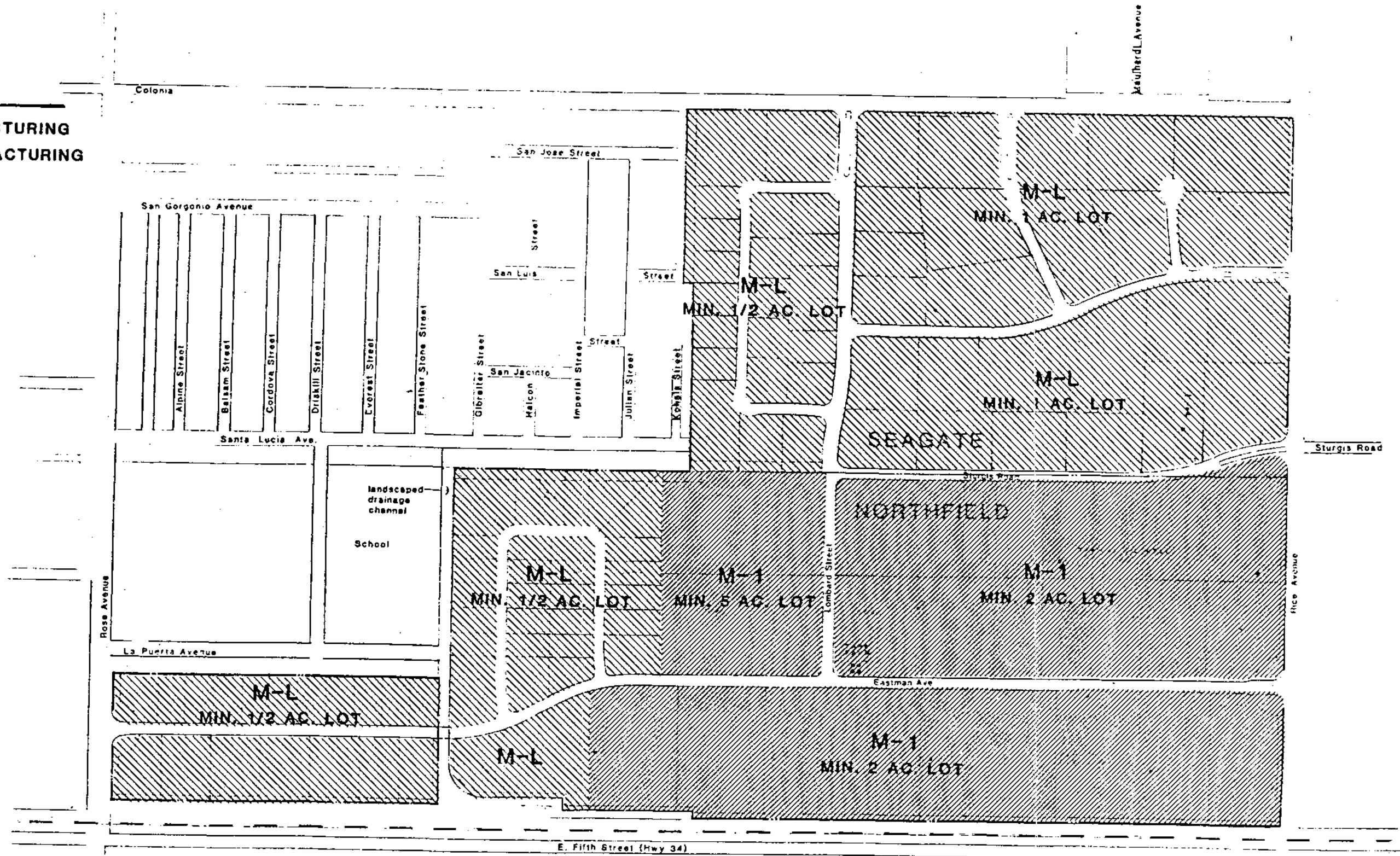
Rasmussen and Associates  
248 South Mills Road  
Ventura, California 93003

Adopted: July 3, 1984                      City Council Ordinance No. 2012

Amended: July 16, 1985                    City Council Ordinance No. 2043  
              August 5, 1986                    City Council Ordinance No. 2087

# LEGEND

- M-1 LIGHT MANUFACTURING
- M-L LIMITED MANUFACTURING

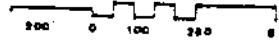


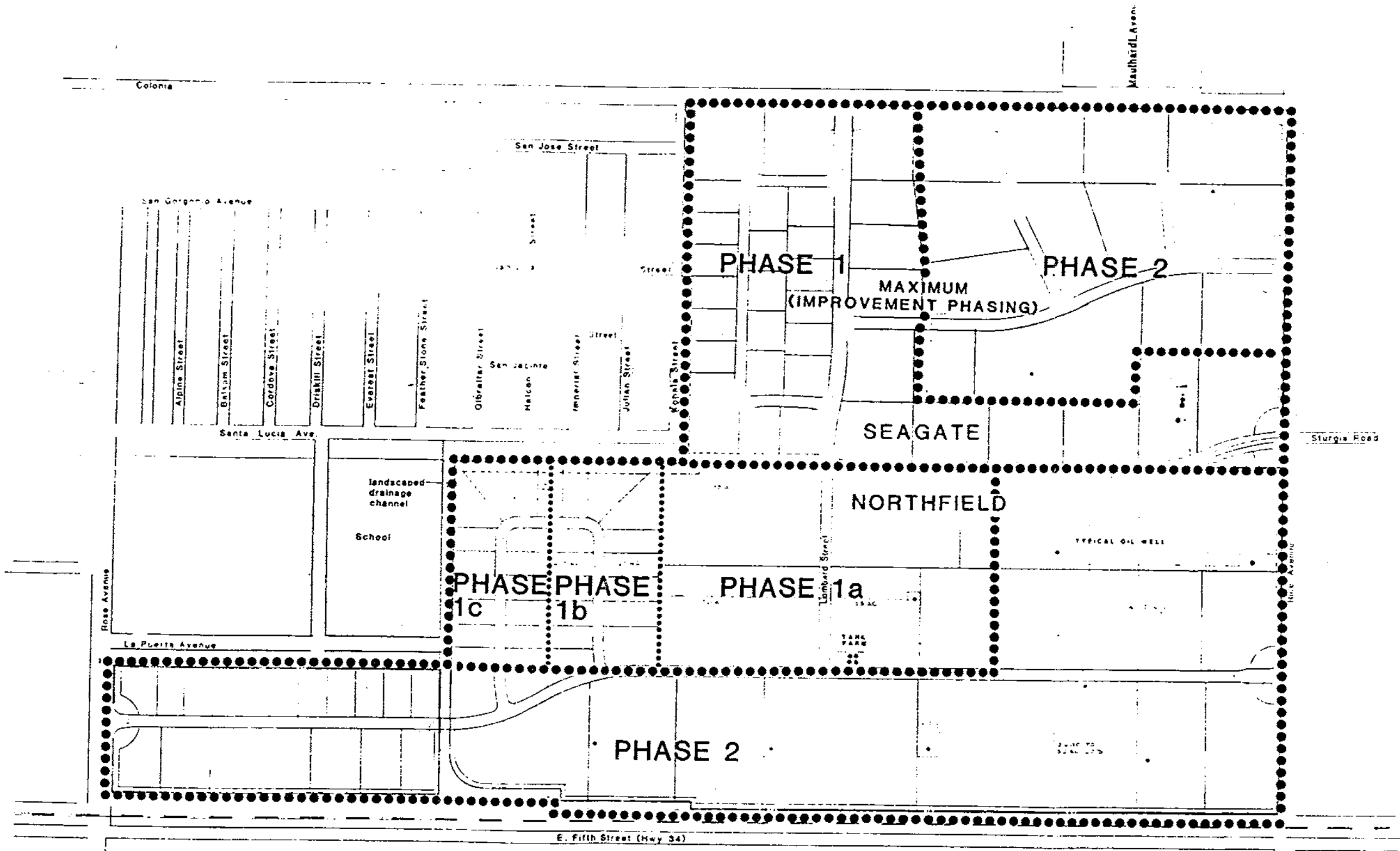
## ZONING IMPLEMENTATION NORTHFIELD/ SEAGATE BUSINESS PARK

DEVELOPER: NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 906-0144

Rasmussen  
& Associates  
ARCHITECTS  
& PLANNERS

100% COMPLETE  
DATE: 10/15/98



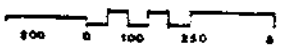


# PHASING PLAN

## NORTHFIELD/ SEAGATE BUSINESS PARK

DEVELOPER: NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 906-0144

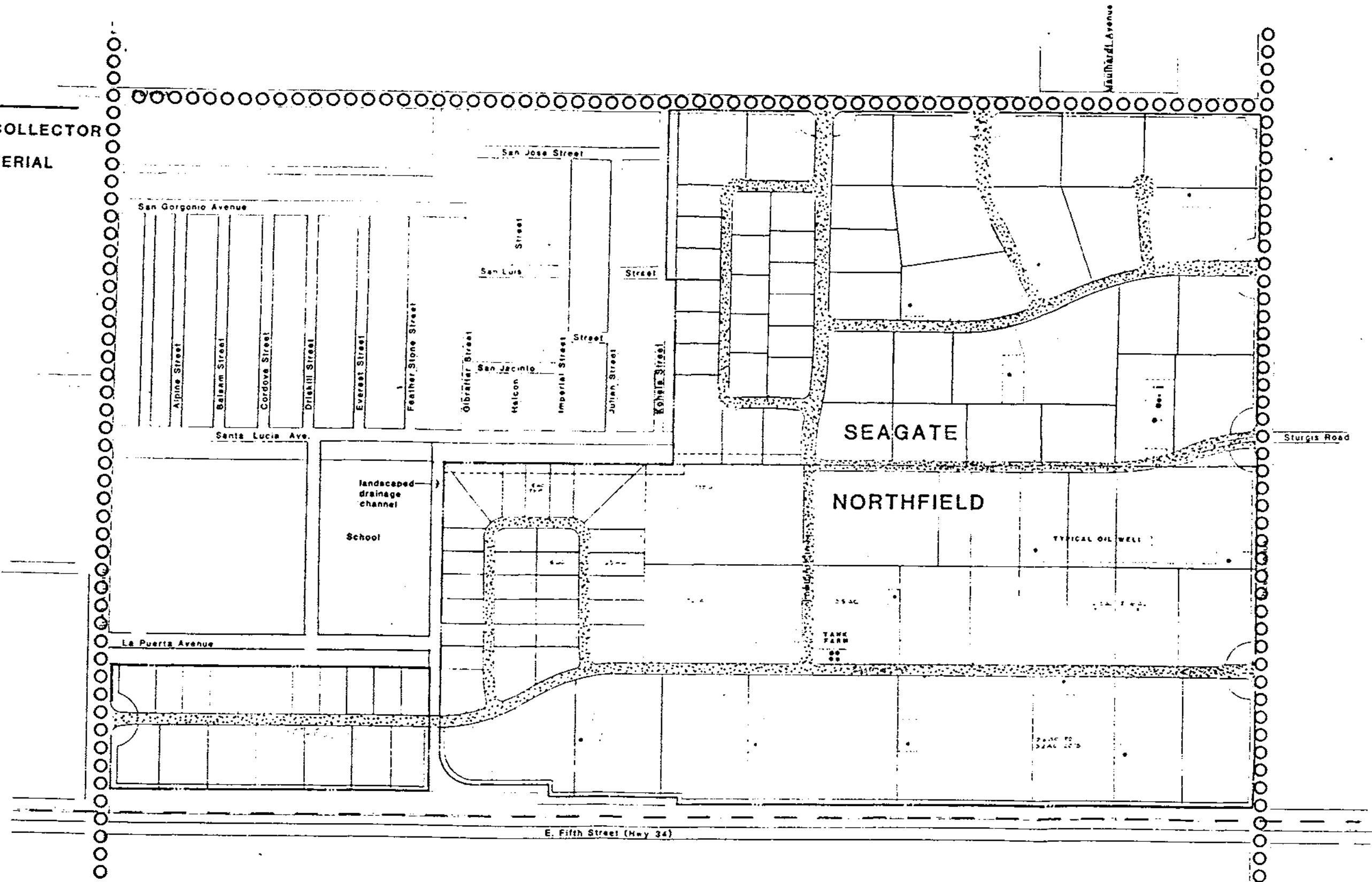
Rasmussen & Associates  
 ARCHITECTS & PLANNERS



# LEGEND

 INDUSTRIAL COLLECTOR

 PRIMARY ARTERIAL

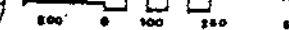


## STREET DEVELOPMENT NORTHFIELD/ SEAGATE BUSINESS PARK

DEVELOPER: NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 906-0144

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& Associates  
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& PLANNERS

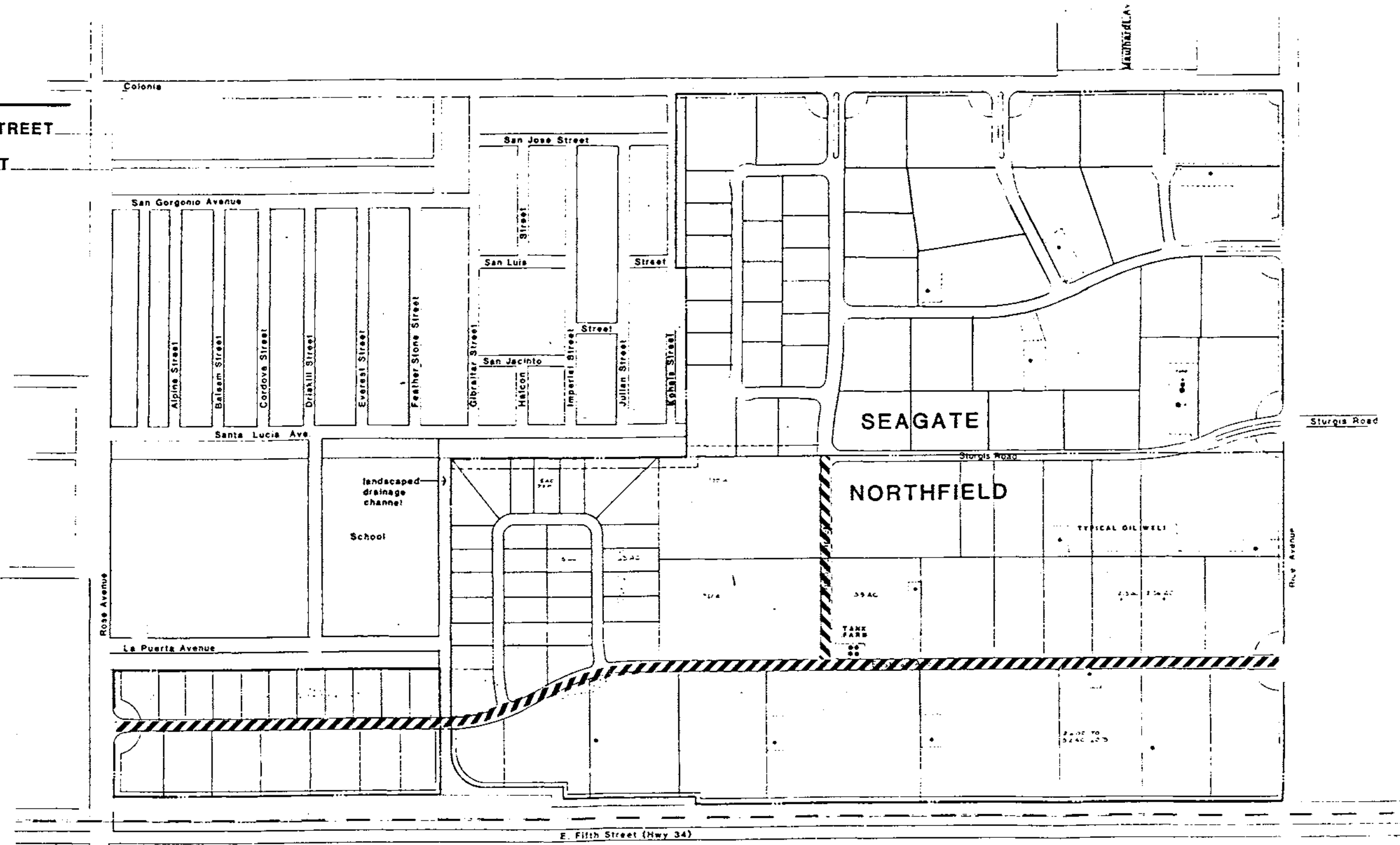
STEPHEN RASMUSSEN, ARCHITECT  
 200 SOUTH HILLS ROAD  
 VENTURA, CALIFORNIA 93003  
 (805) 644-7471



**LEGEND**

 EXISTING STREET

 NEW STREET



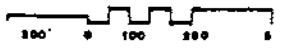
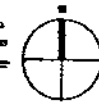
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**NORTHFIELD/SEAGATE BUSINESS PARK**

DEVELOPER: NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 908-0144

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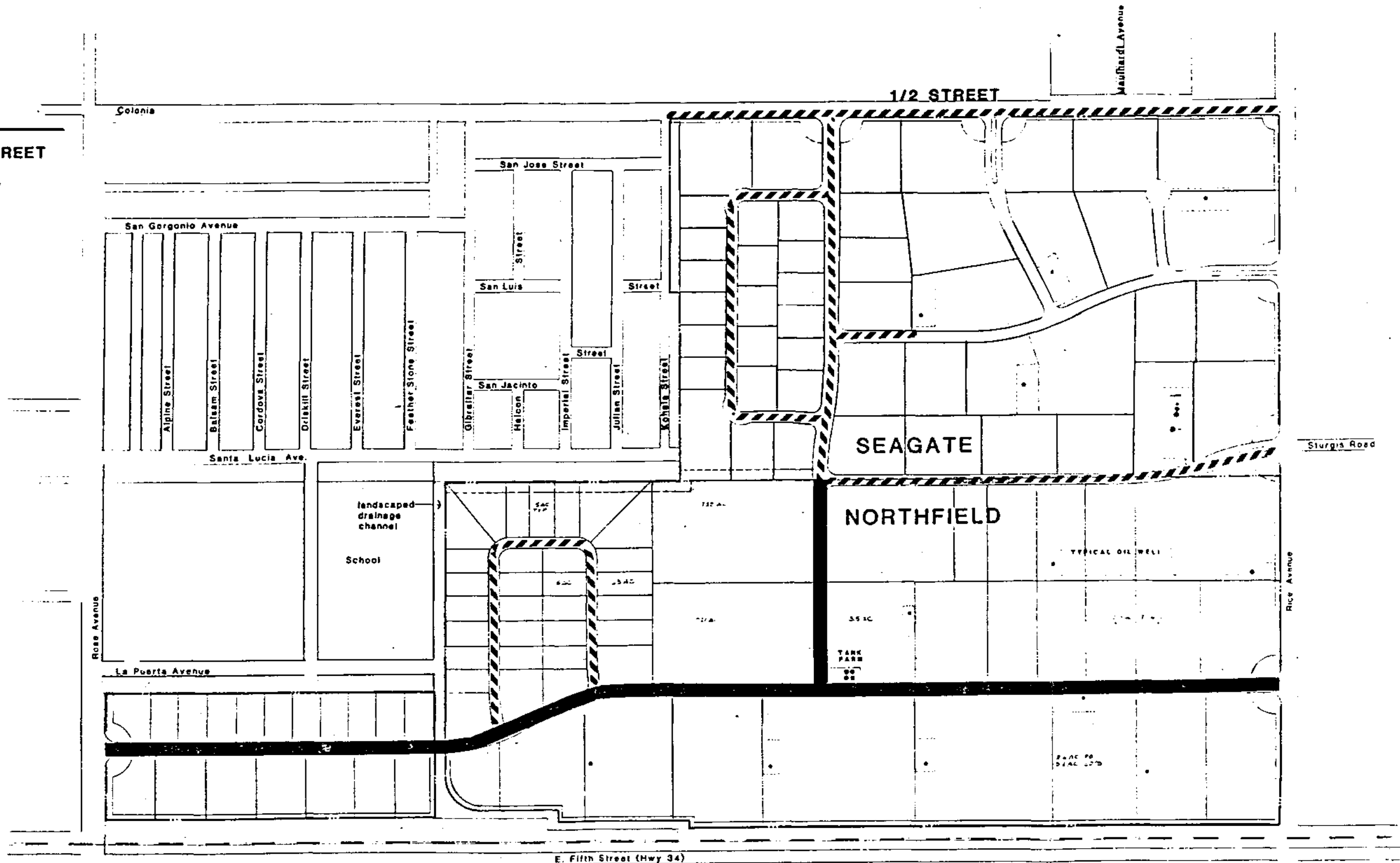
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 NORTHFIELD/SEAGATE BUSINESS PARK  
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**LEGEND**

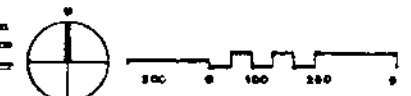
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-  NEW STREET





**STREET DEVELOPMENT PHASE I**  
**NORTHFIELD/SEAGATE BUSINESS PARK**

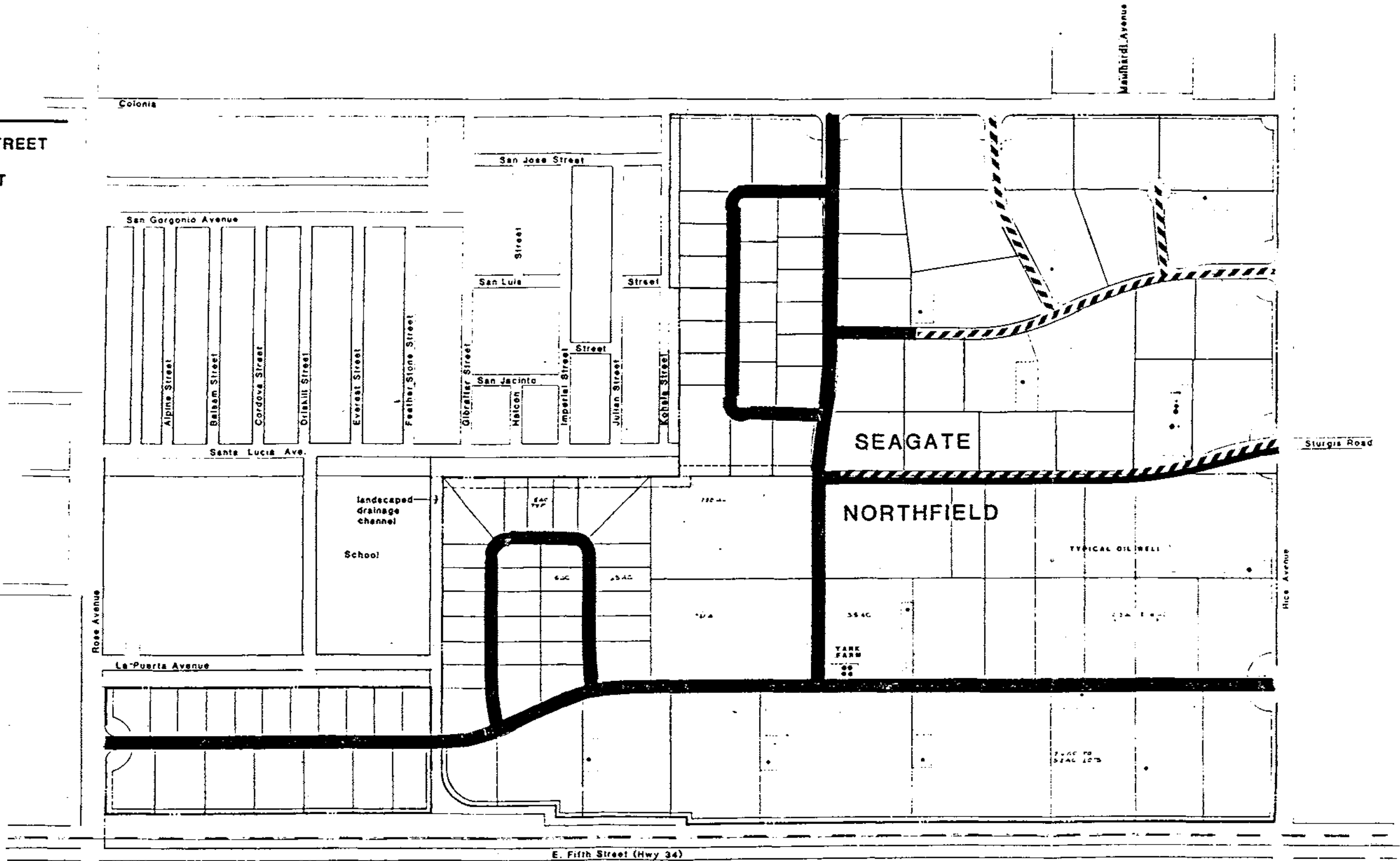
DEVELOPER NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 980-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 906-0144

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**LEGEND**

-  EXISTING STREET
-  NEW STREET

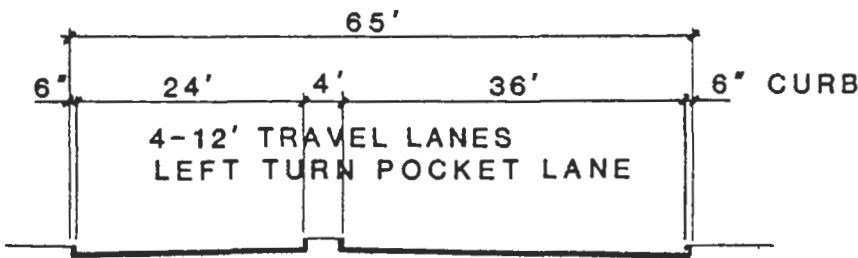
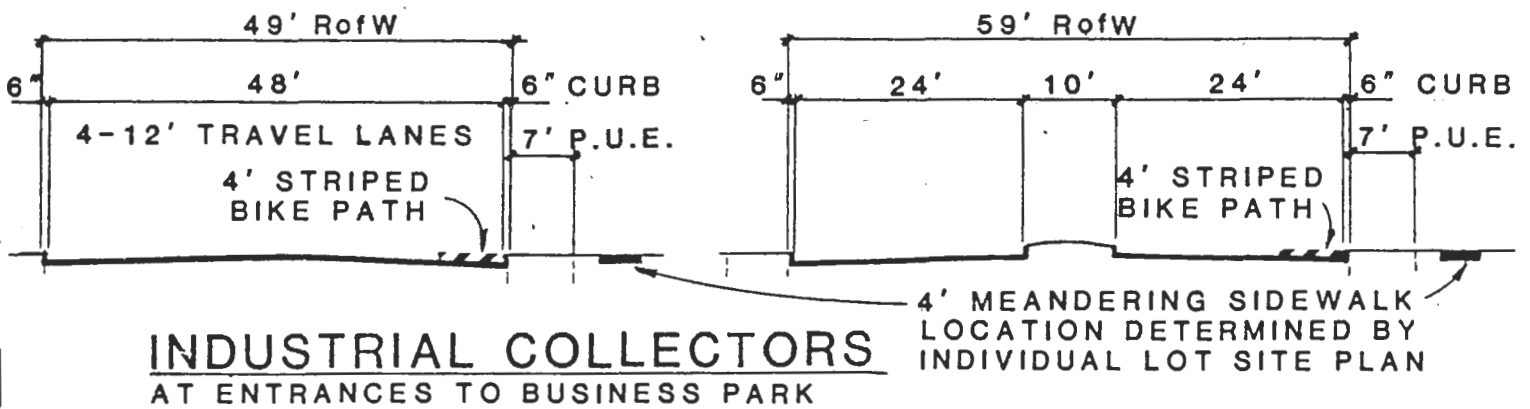
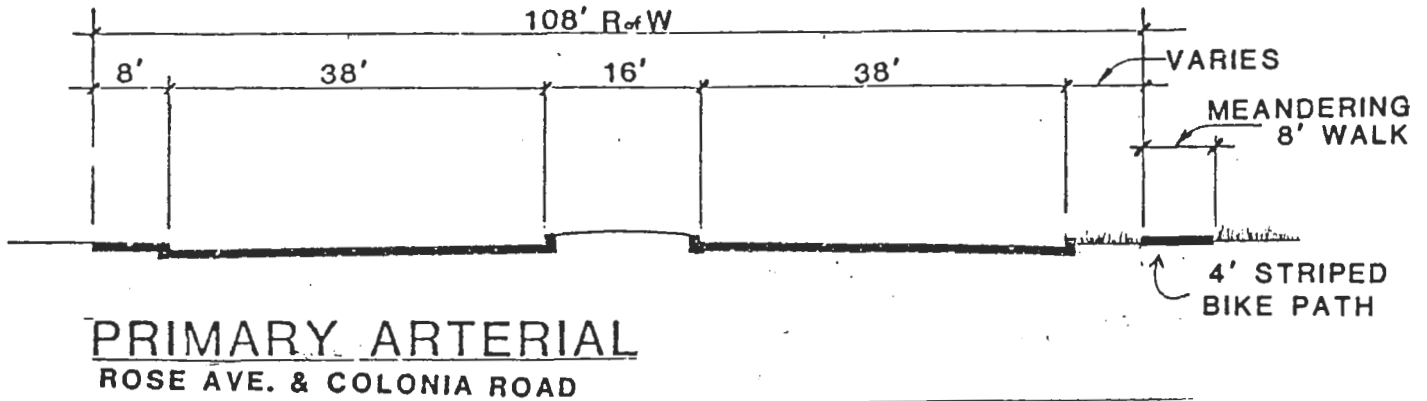
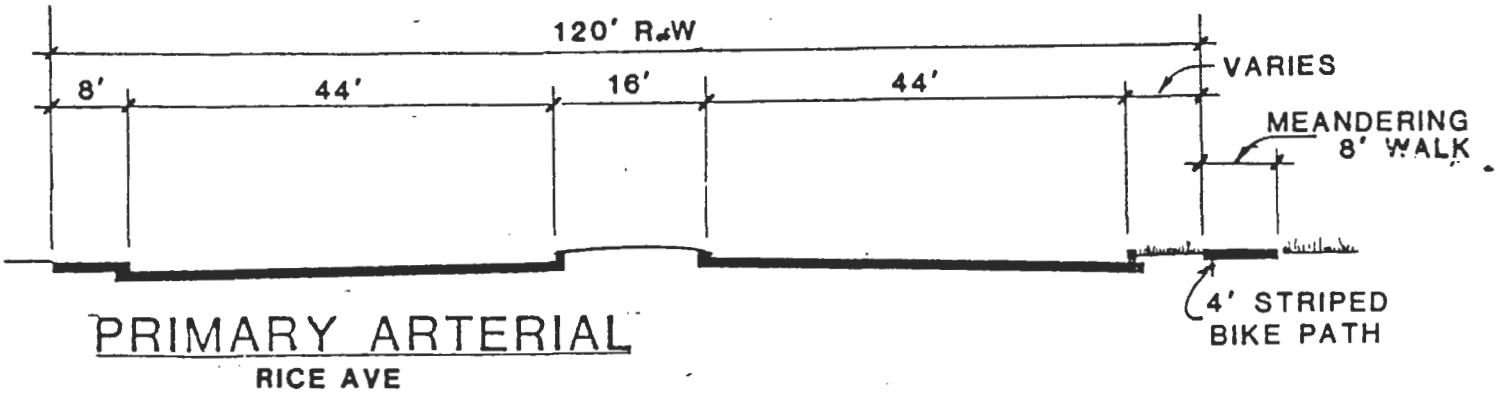


**STREET DEVELOPMENT PHASE 2  
NORTHFIELD/ SEAGATE BUSINESS PARK**

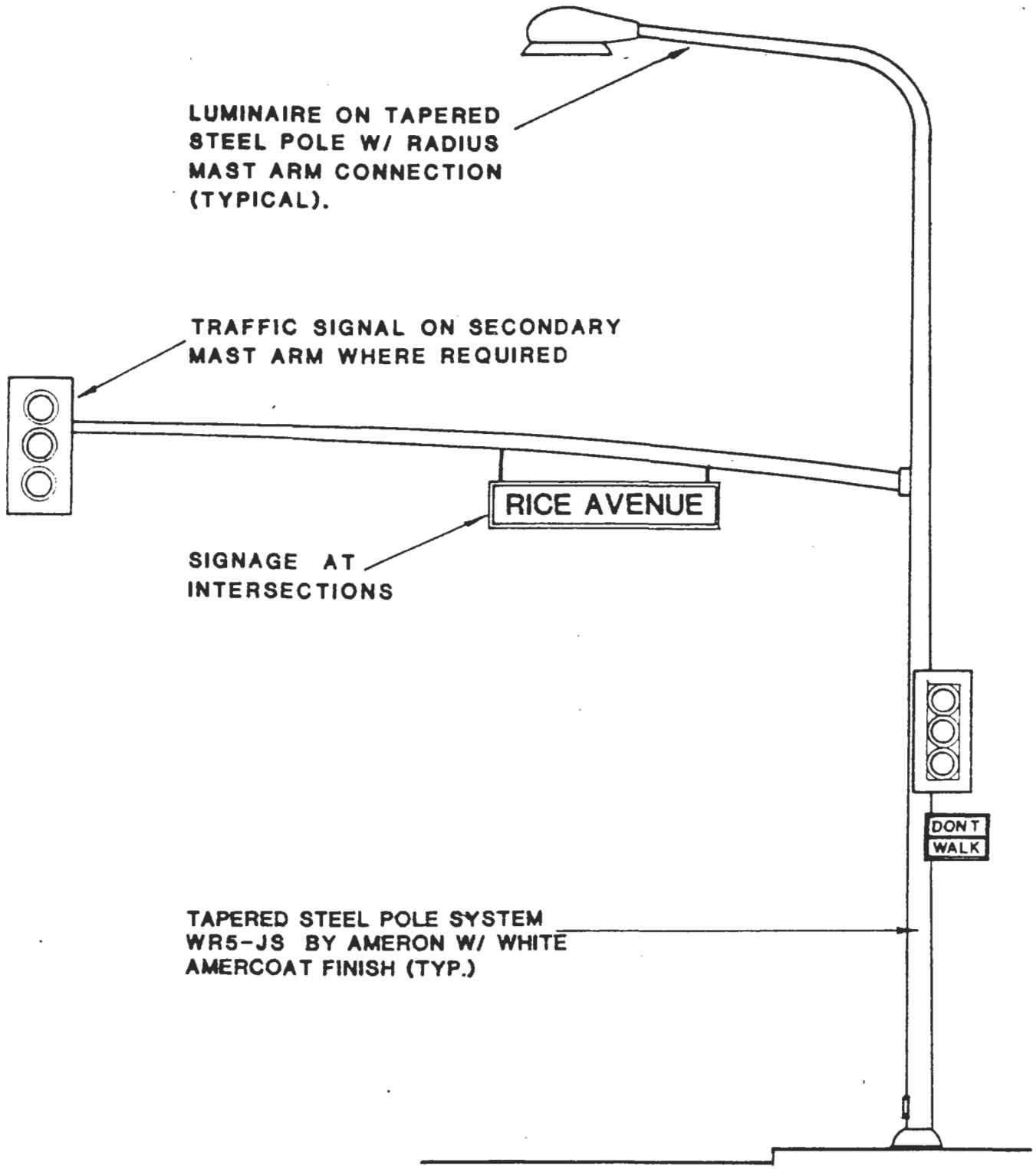
DEVELOPER: NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 906-0144

Rasmussen & Associates  
 ARCHITECTS & PLANNERS

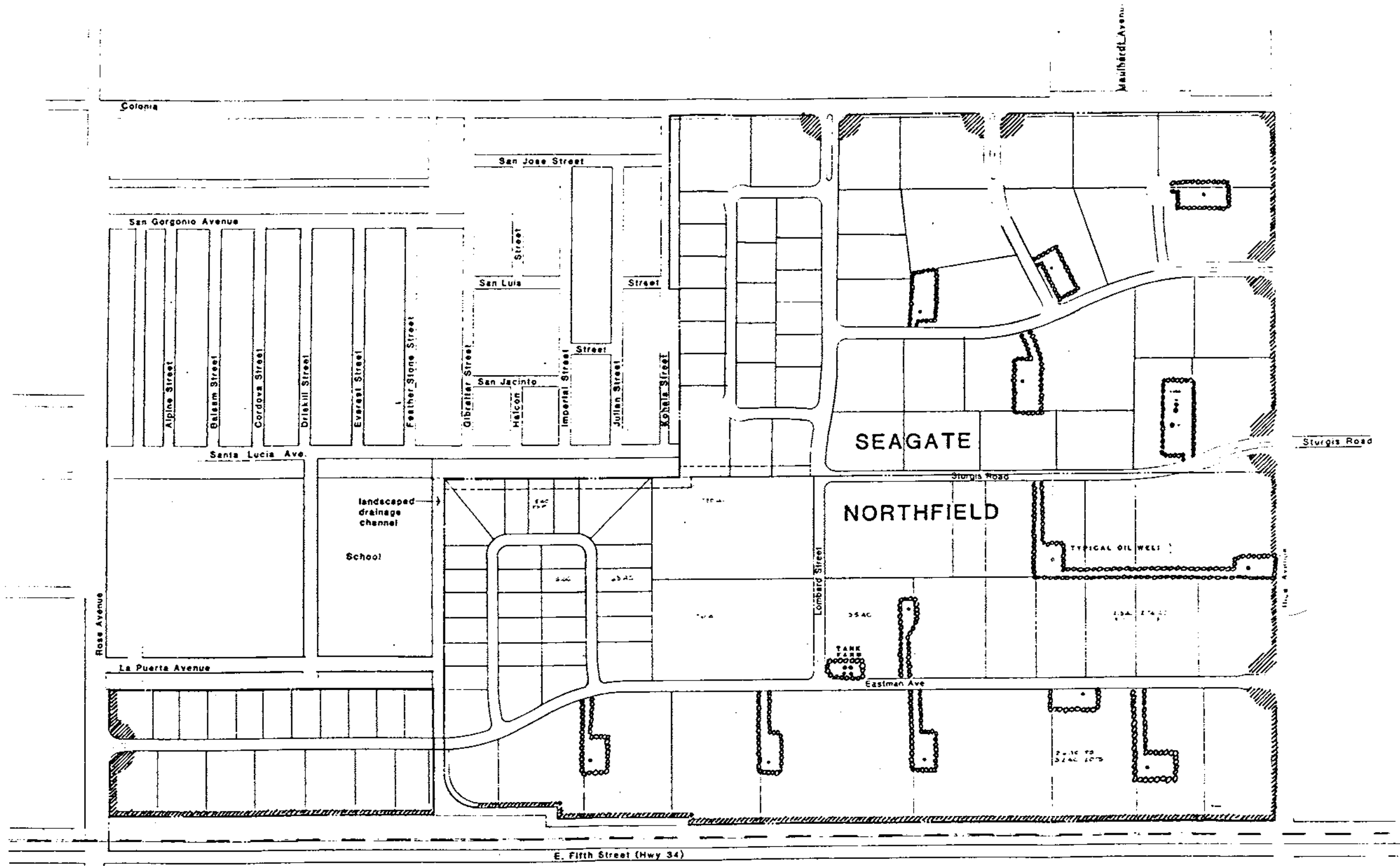




# STREET SECTIONS



**STREET LIGHTING / TRAFFIC CONTROL SYSTEM**



  COMMON AREA (TO BE INSTALLED AS PART OF EACH PHASE)

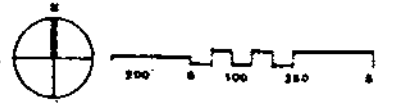
# COMMON LANDSCAPE AREAS

## NORTHFIELD/SEAGATE BUSINESS PARK



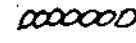
DEVELOPER NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 908-0144

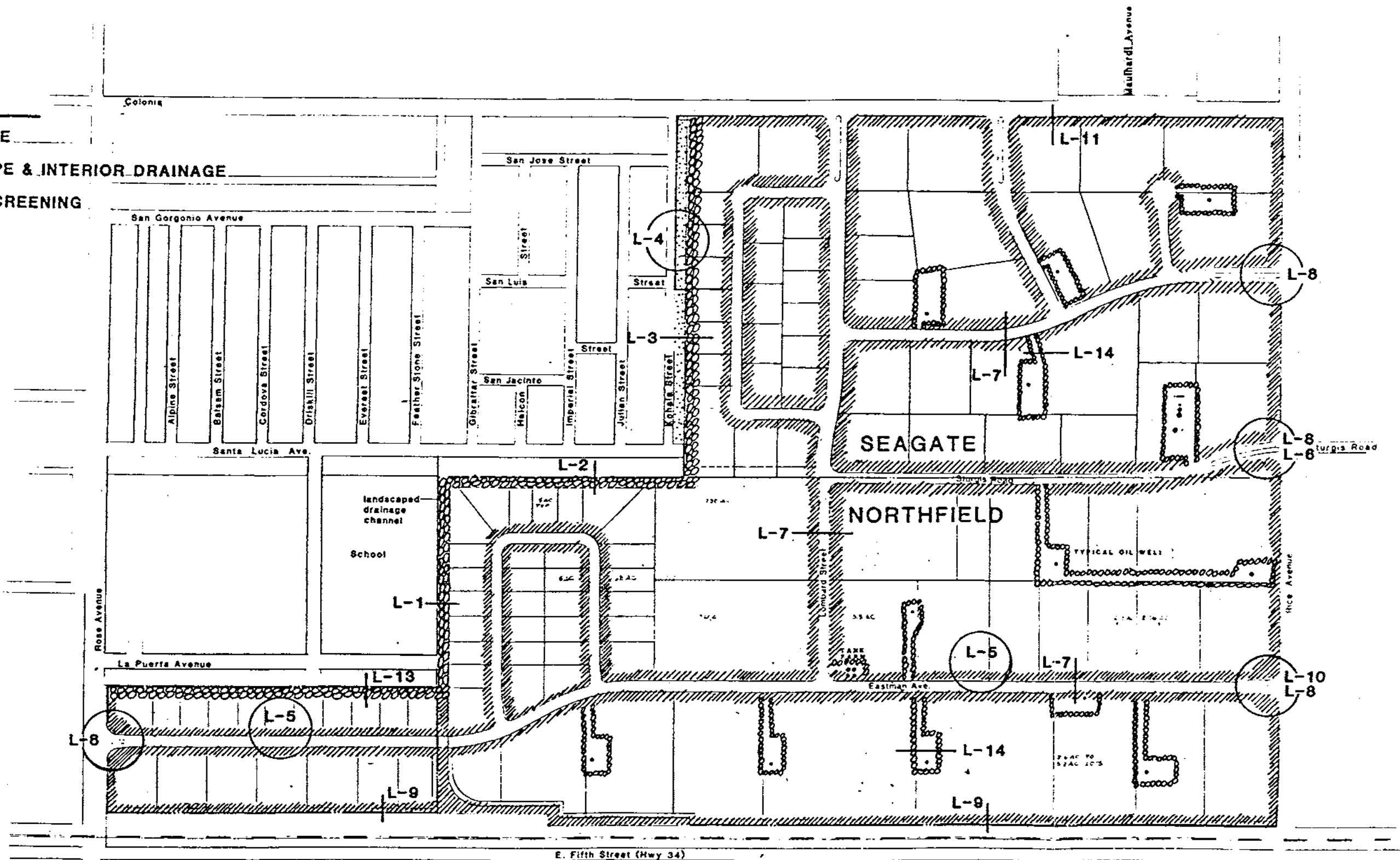
Rasmussen  
& ASSOCIATES  
ARCHITECTS  
& PLANNERS

PROJECT: 10000 SHERMAN OAKS AVENUE  
 WESTLAKE VILLAGE, CALIF. 91361  
 10/15/87



# LEGEND

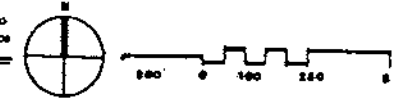
-  BUFFER ZONE
-  STREETScape & INTERIOR DRAINAGE
-  OIL WELL SCREENING

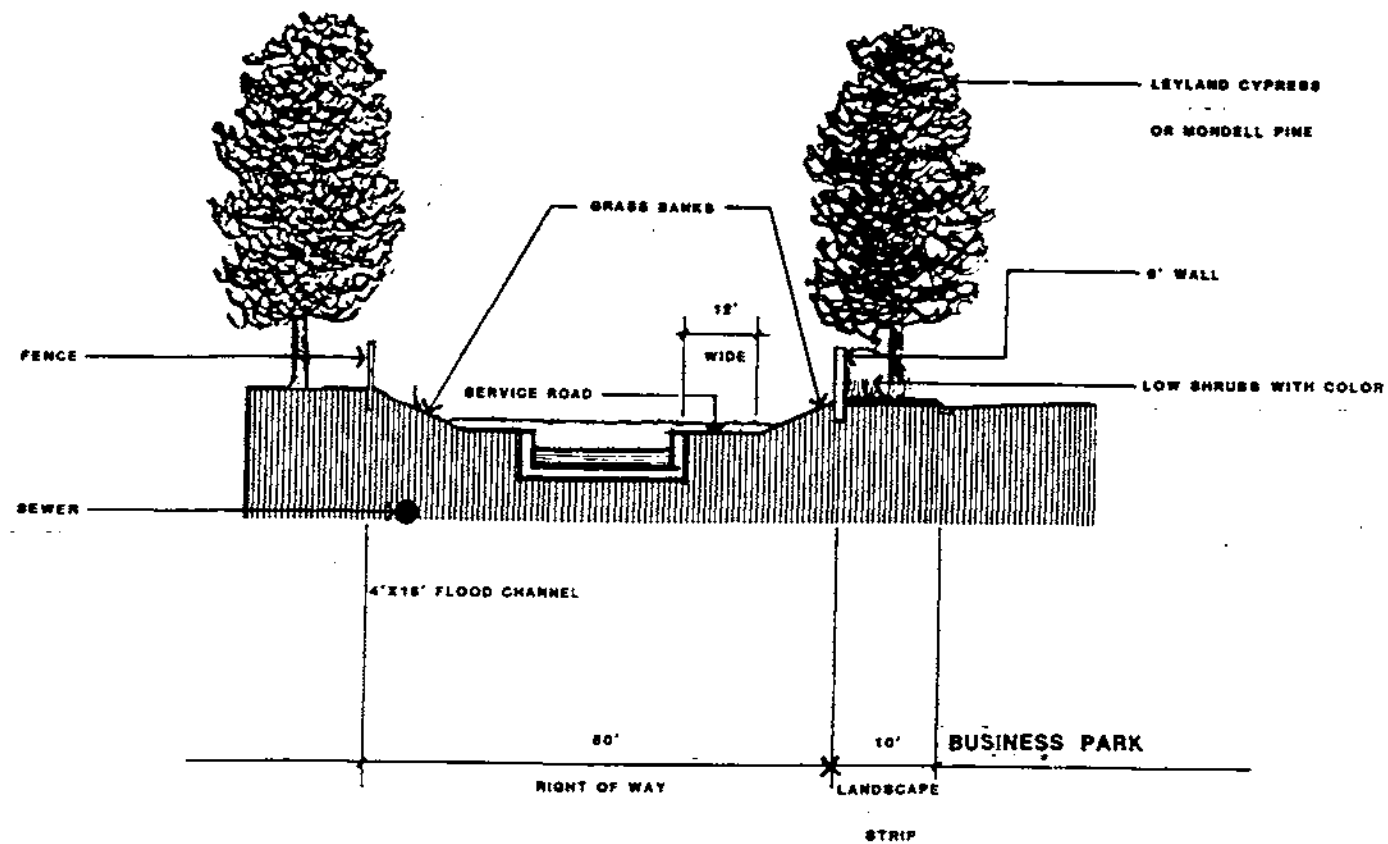


## LANDSCAPE CONCEPT NORTHFIELD/ SEAGATE BUSINESS PARK

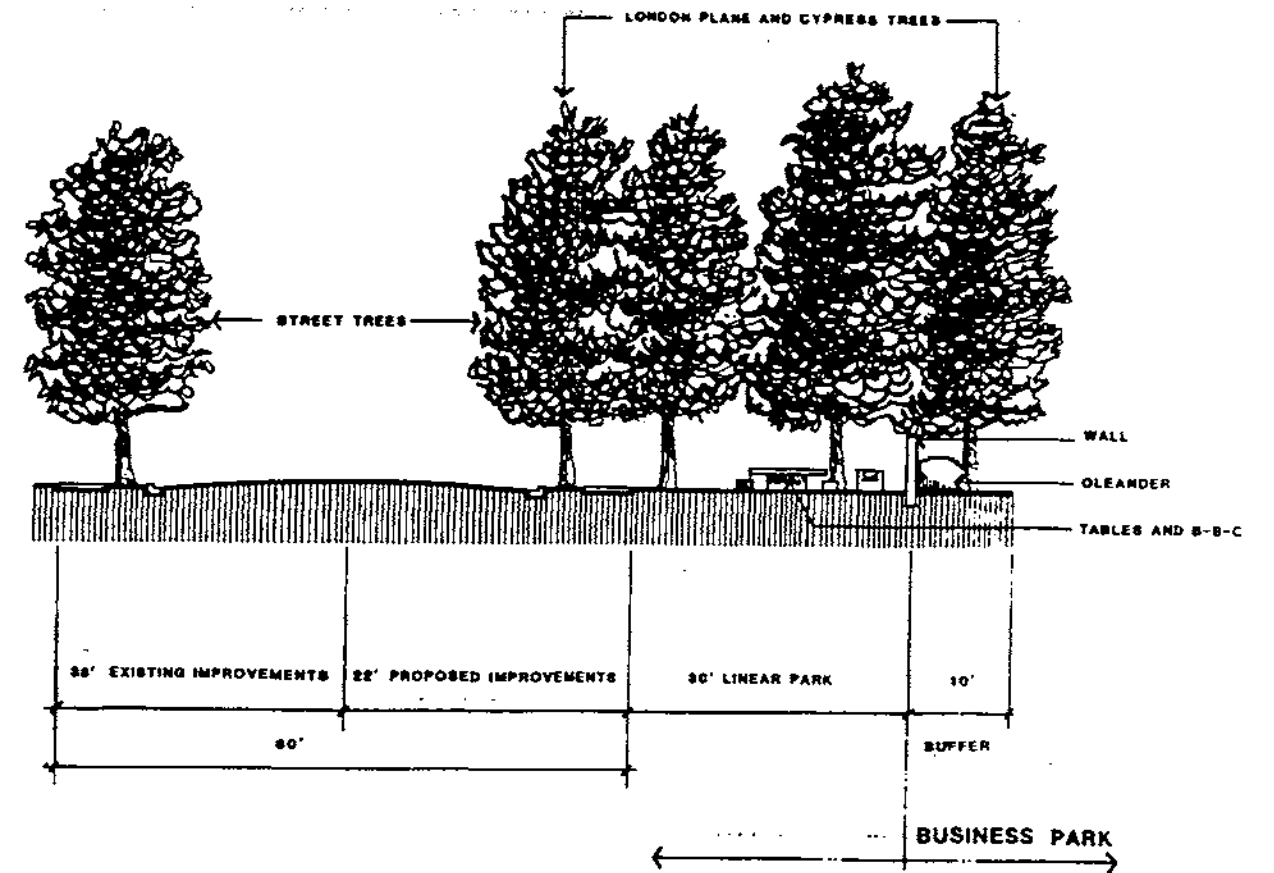
DEVELOPER: NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 906-0144

RASLUSSEN  
& ASSOCIATES  
ARCHITECTS  
& PLANNERS

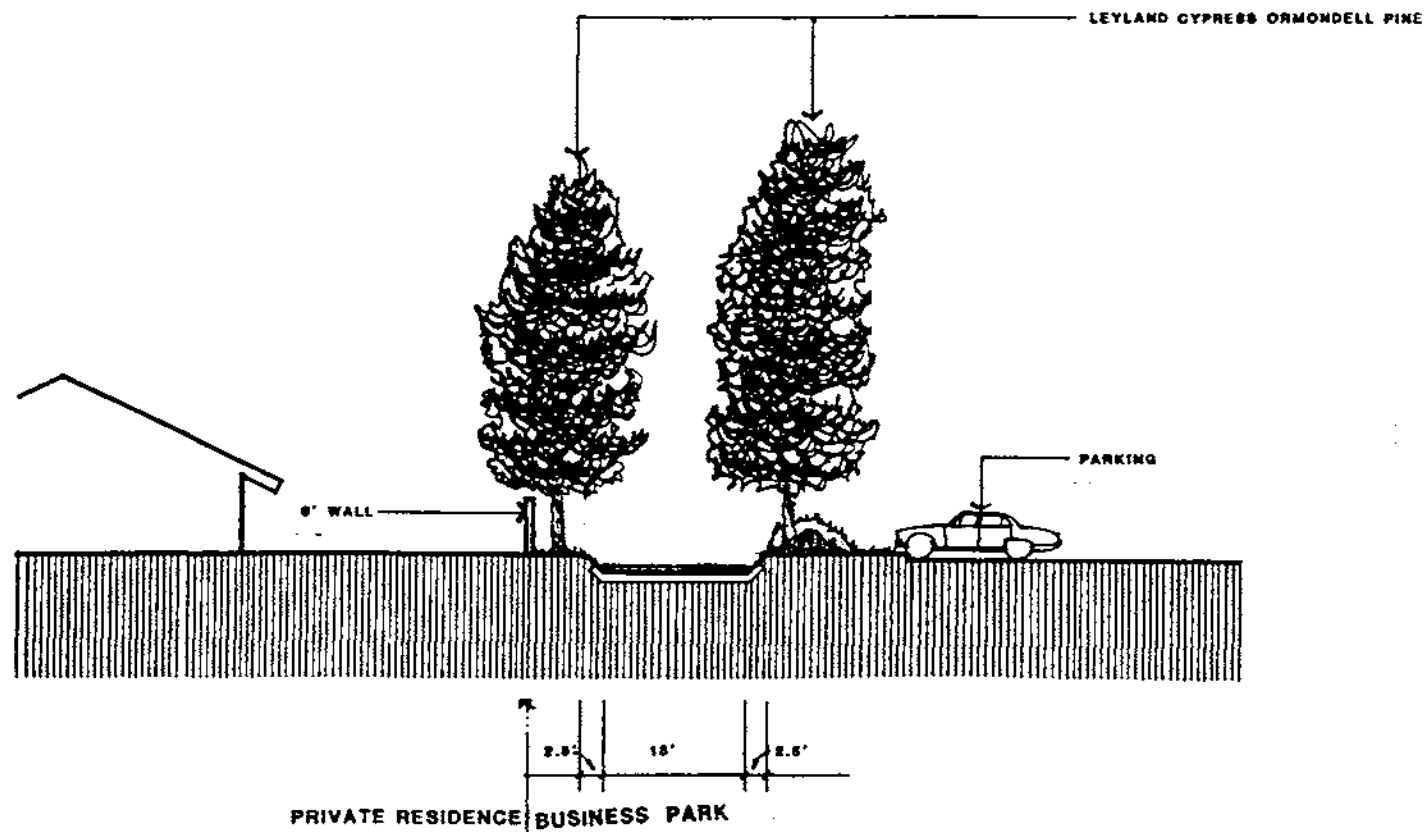




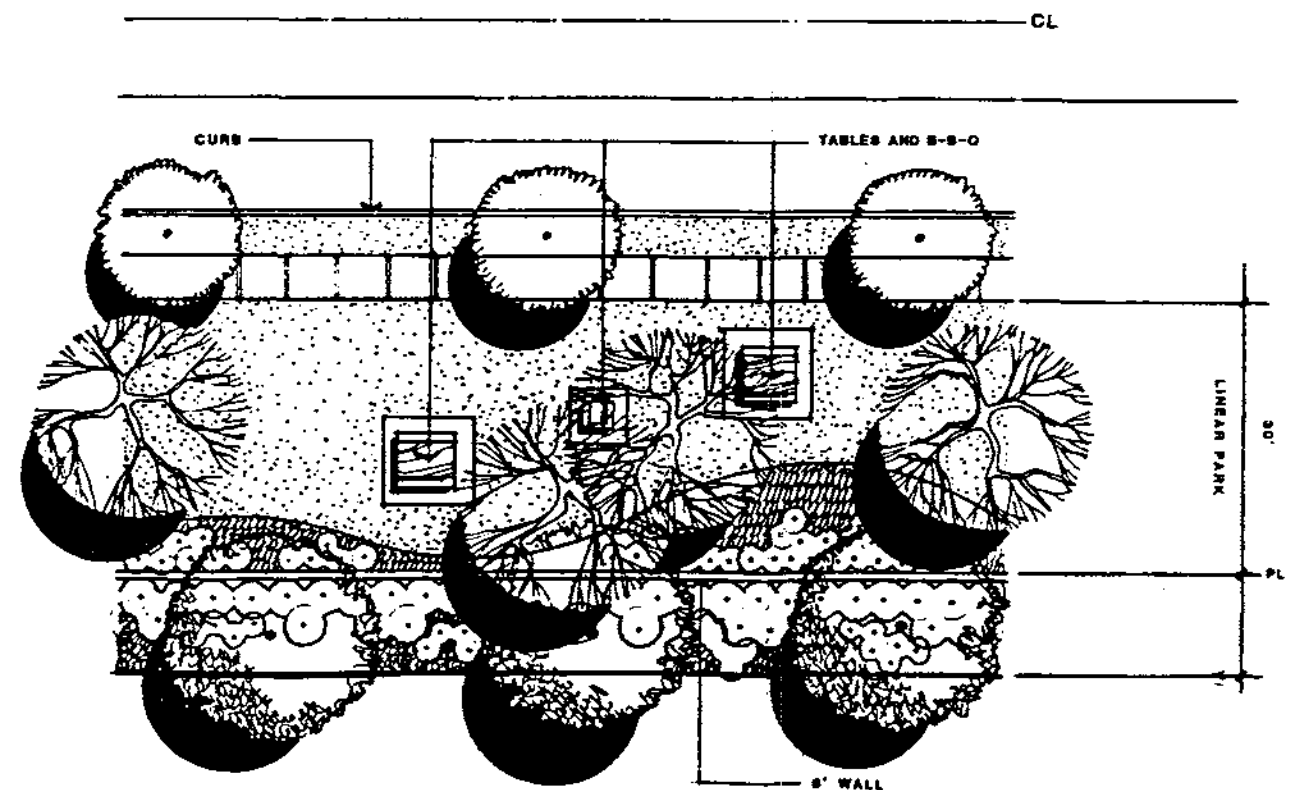
(L-1) LANDSCAPE TREATMENT AT FLOOD CONTROL CHANNEL



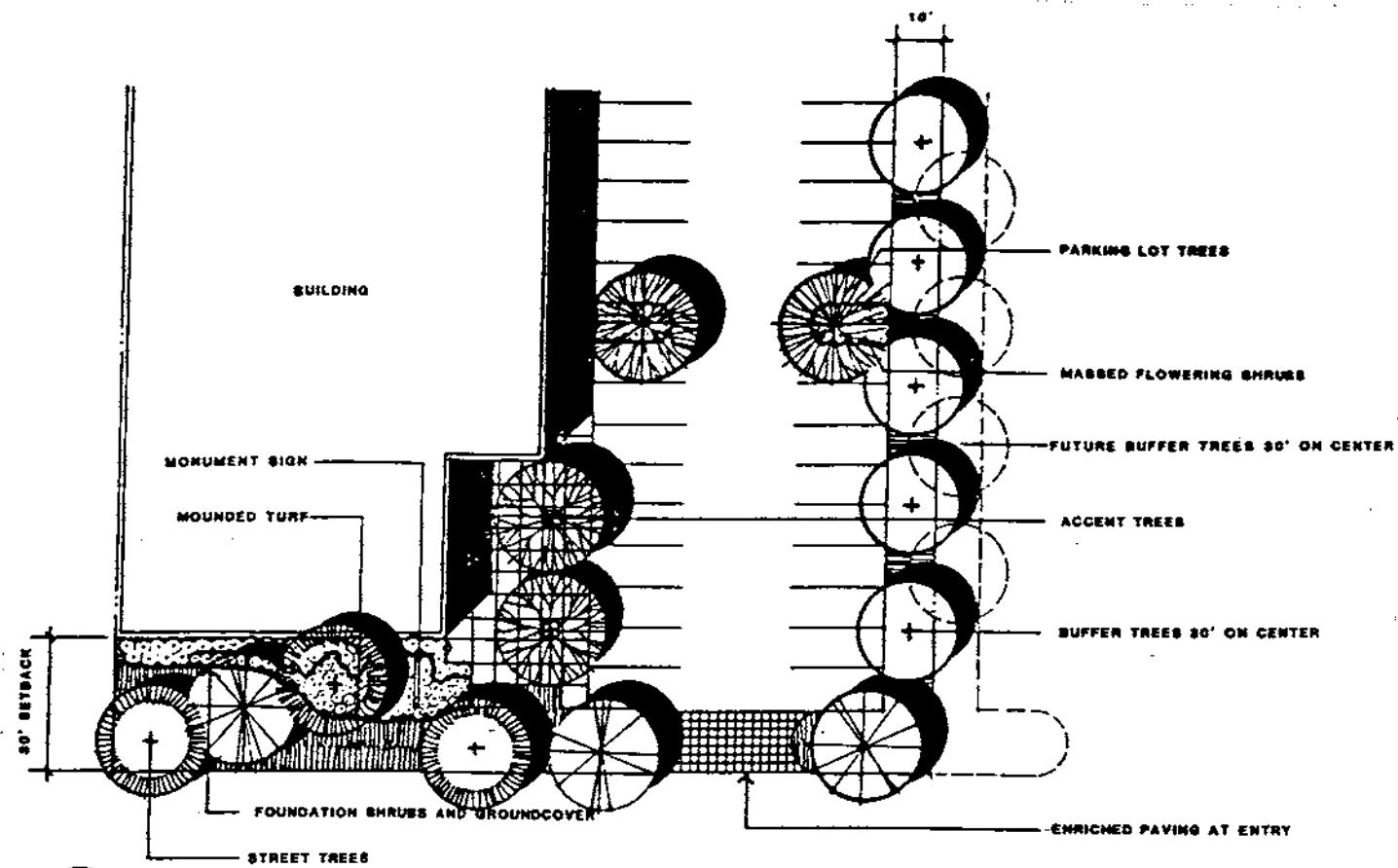
(L-3) LANDSCAPE SECTION AT KOHALA STREET



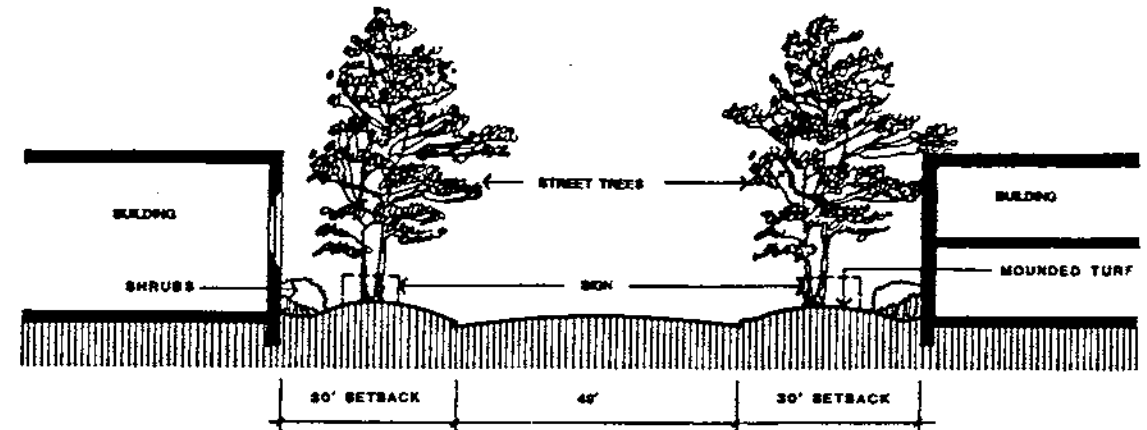
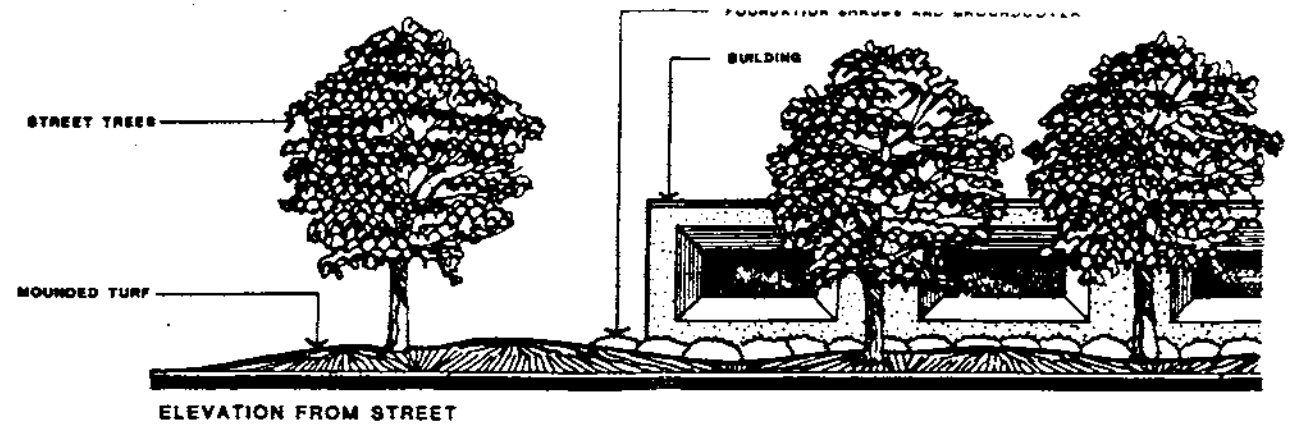
(L-2) LANDSCAPE TREATMENT AT FLOOD CONTROL CHANNEL



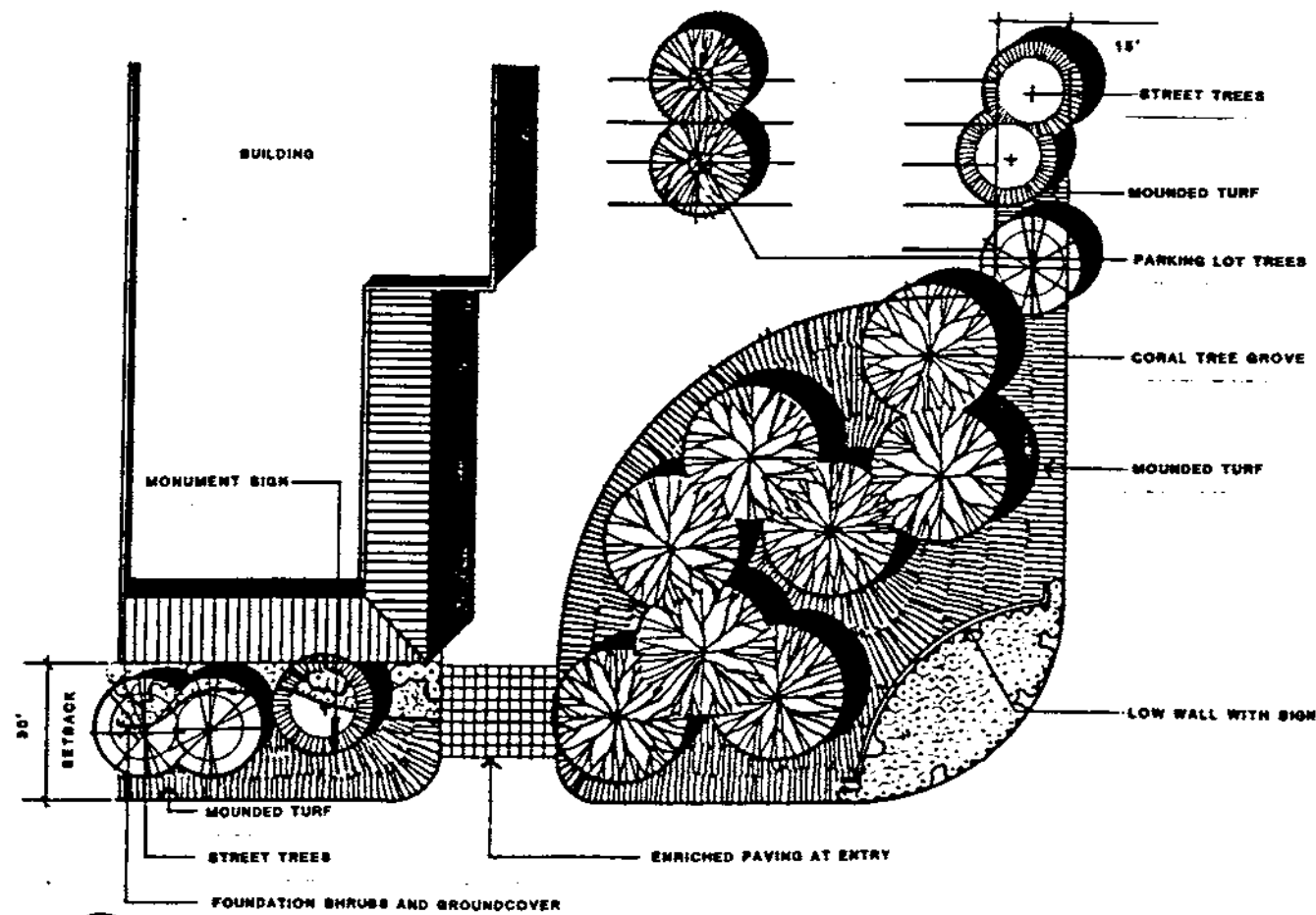
(L-4) PARTIAL LANDSCAPE PLAN AT KOHALA STREET



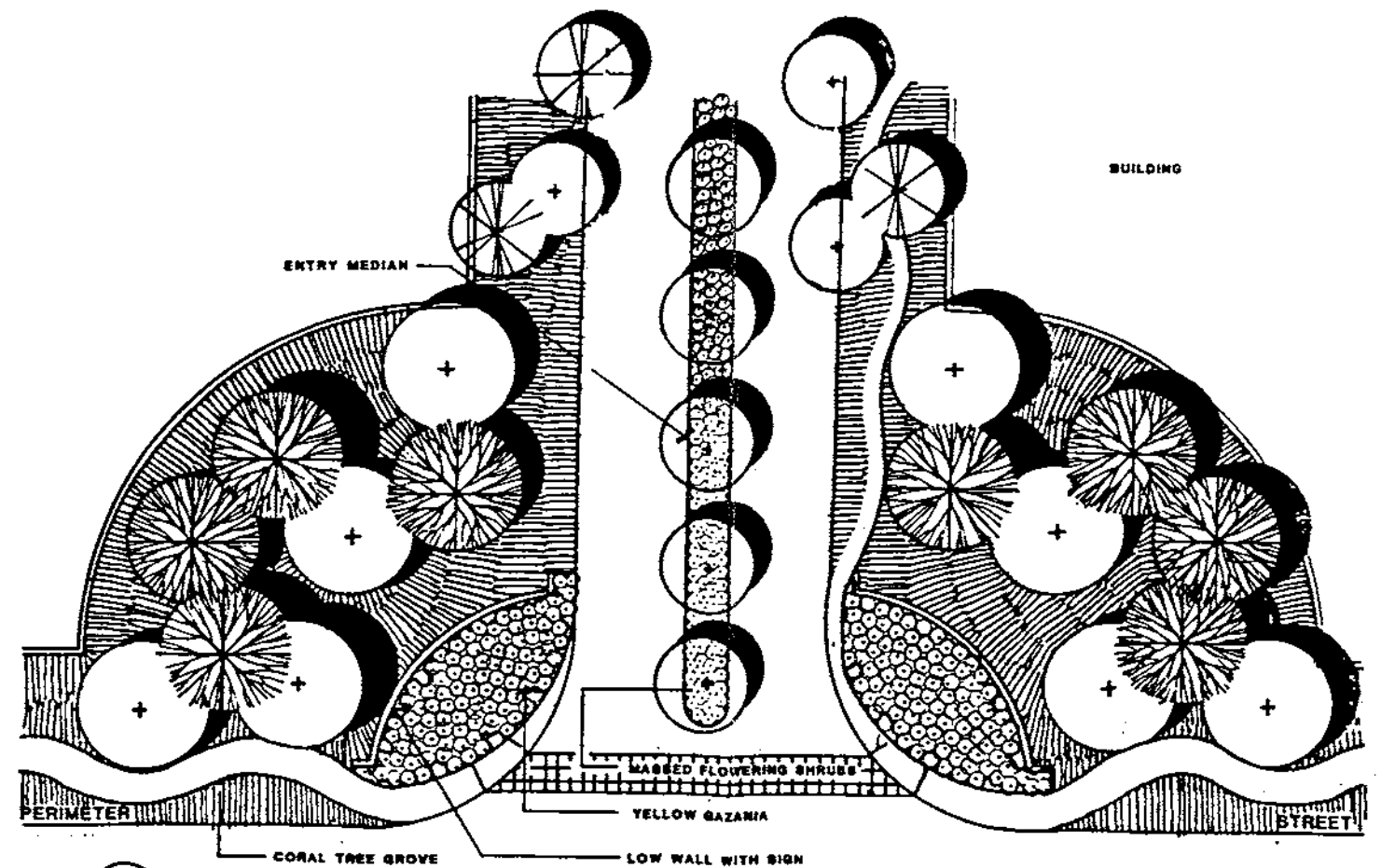
(L-5) INTERIOR LOT LANDSCAPE



(L-7) STREETScape AT INTERIOR STREETS

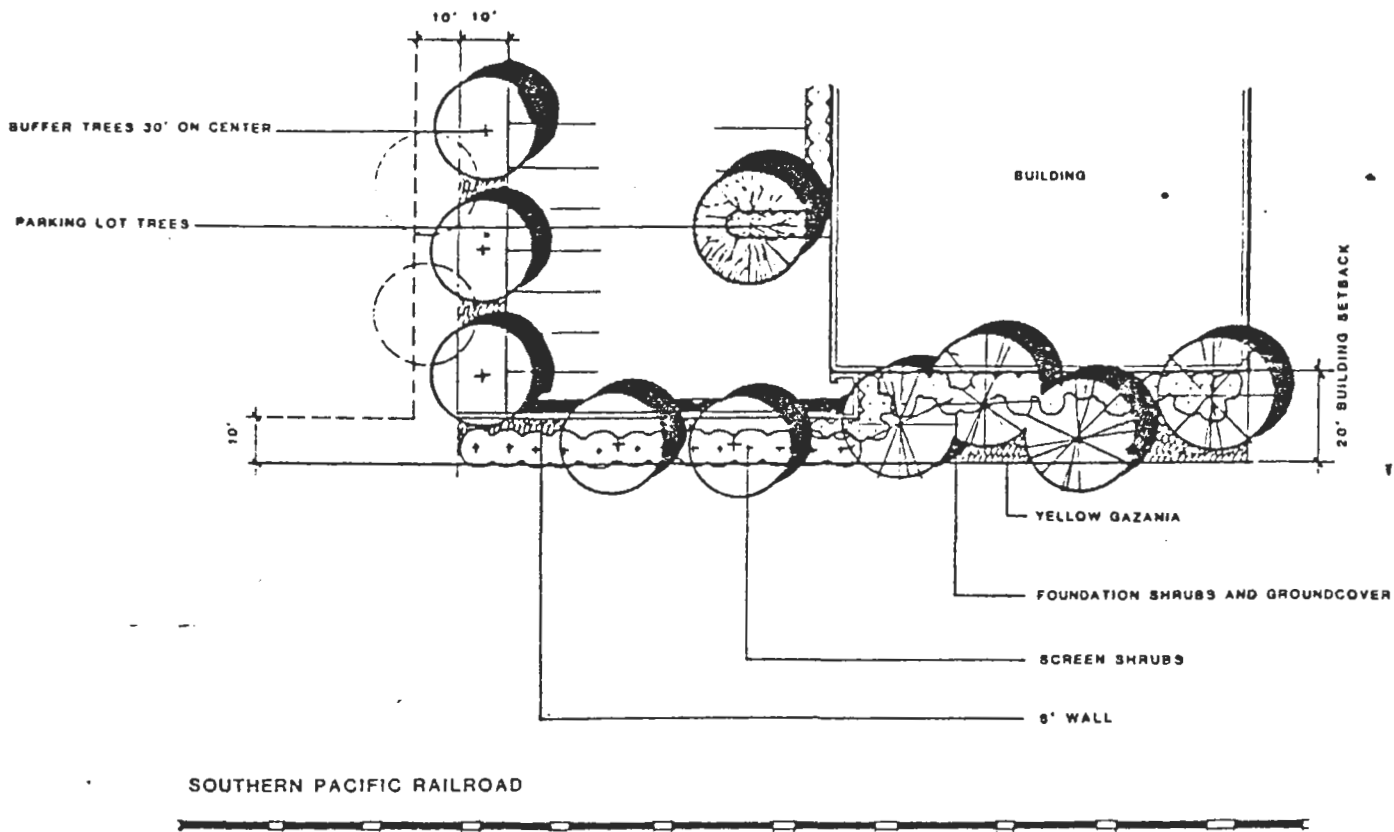


(L-6) TYPICAL LOT ENTRY LANDSCAPE

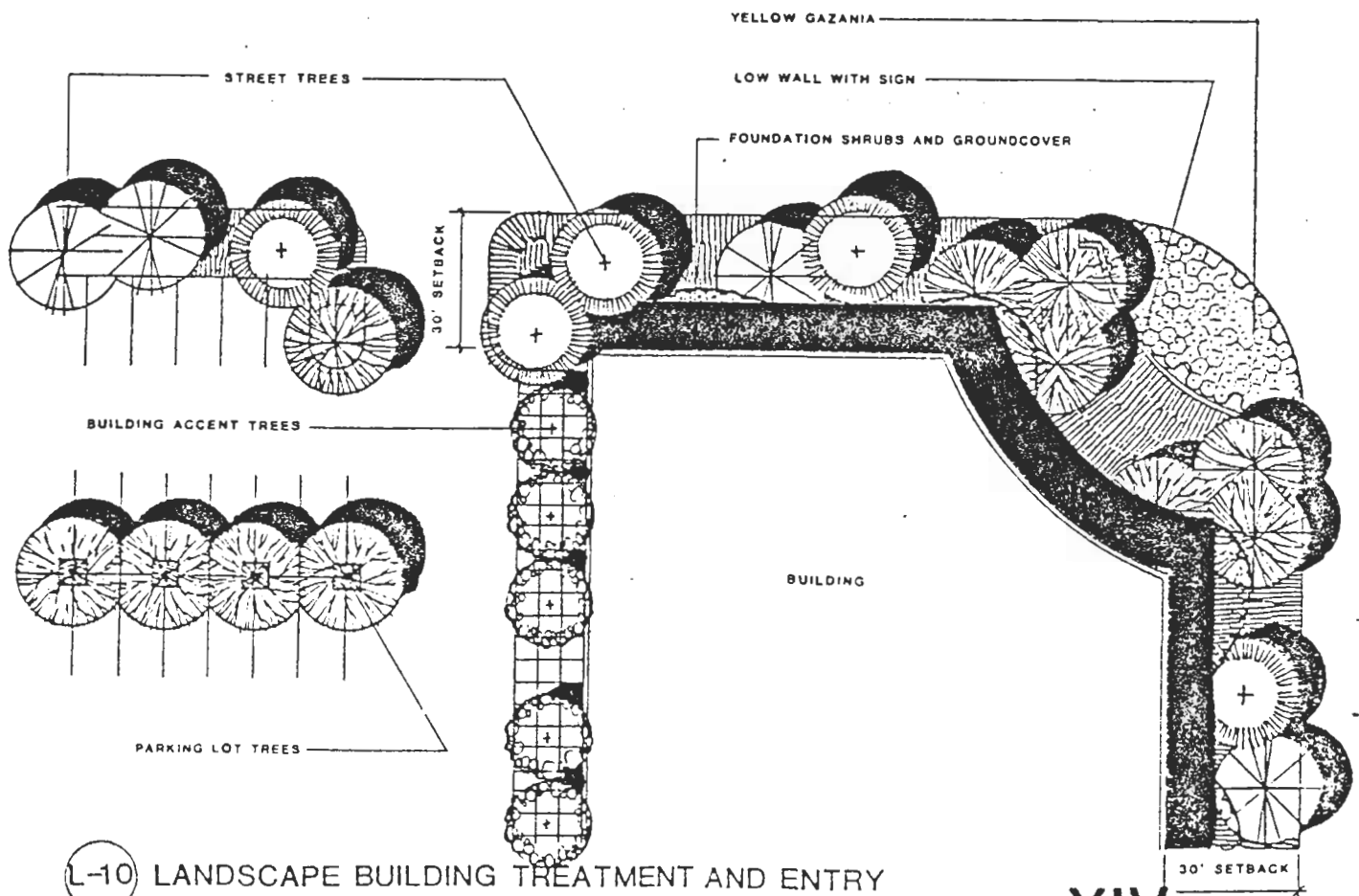


(L-8) BUSINESS PARK ENTRY LANDSCAPE

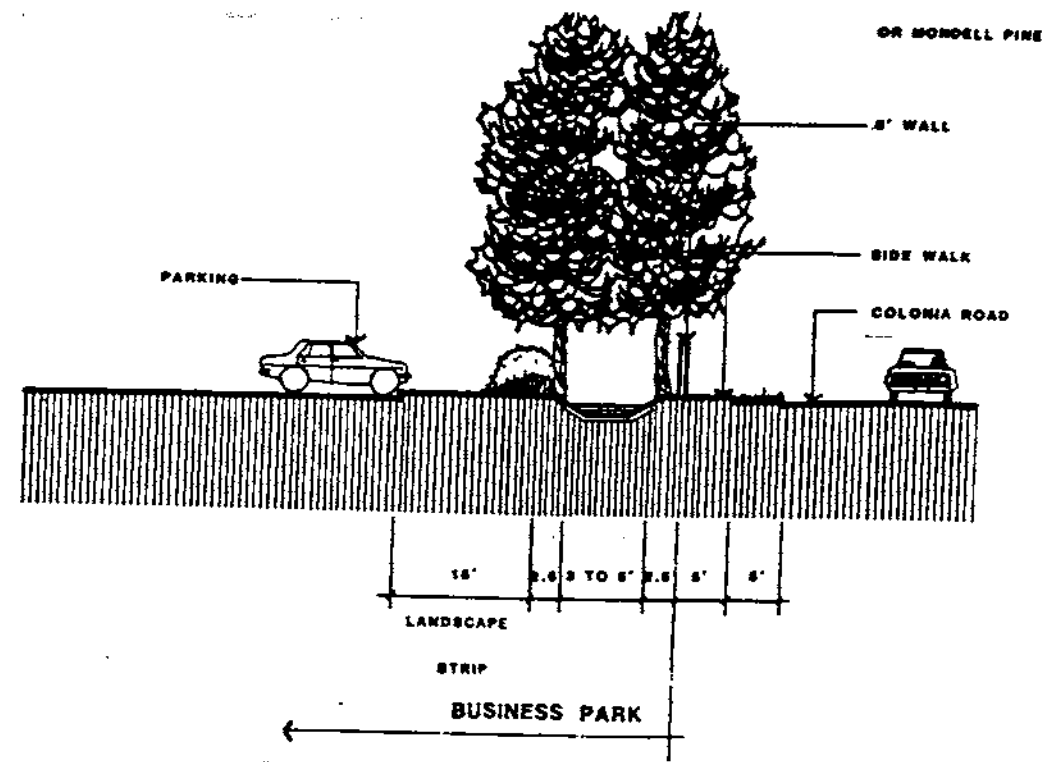




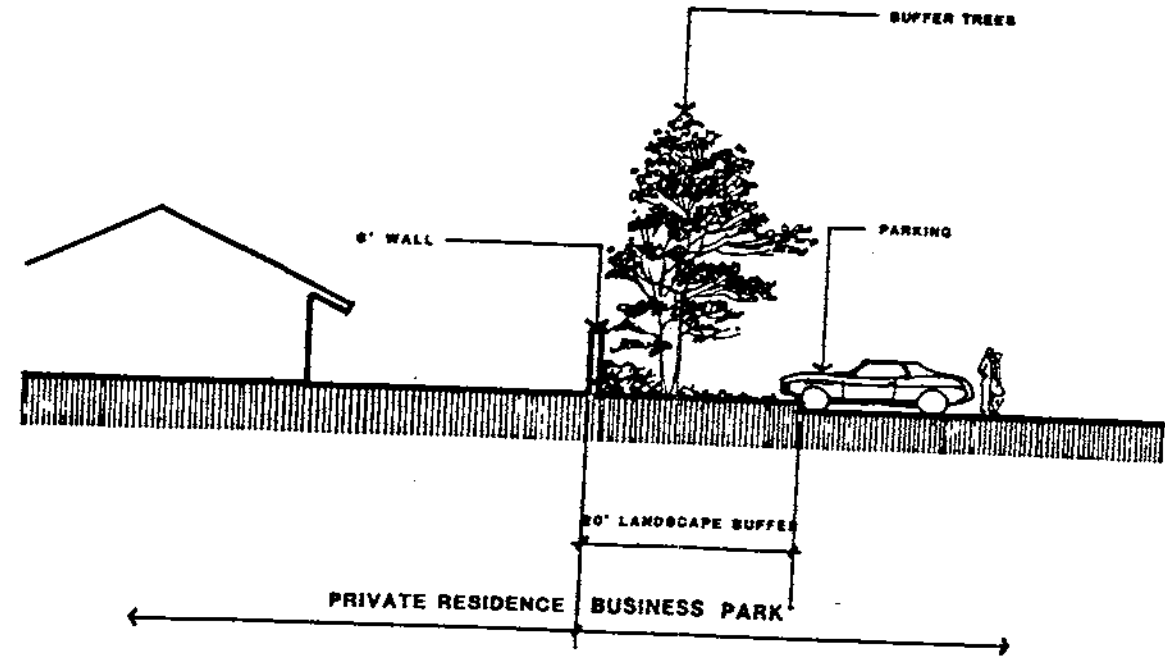
(L-9) LANDSCAPE ADJACENT TO RAILROAD



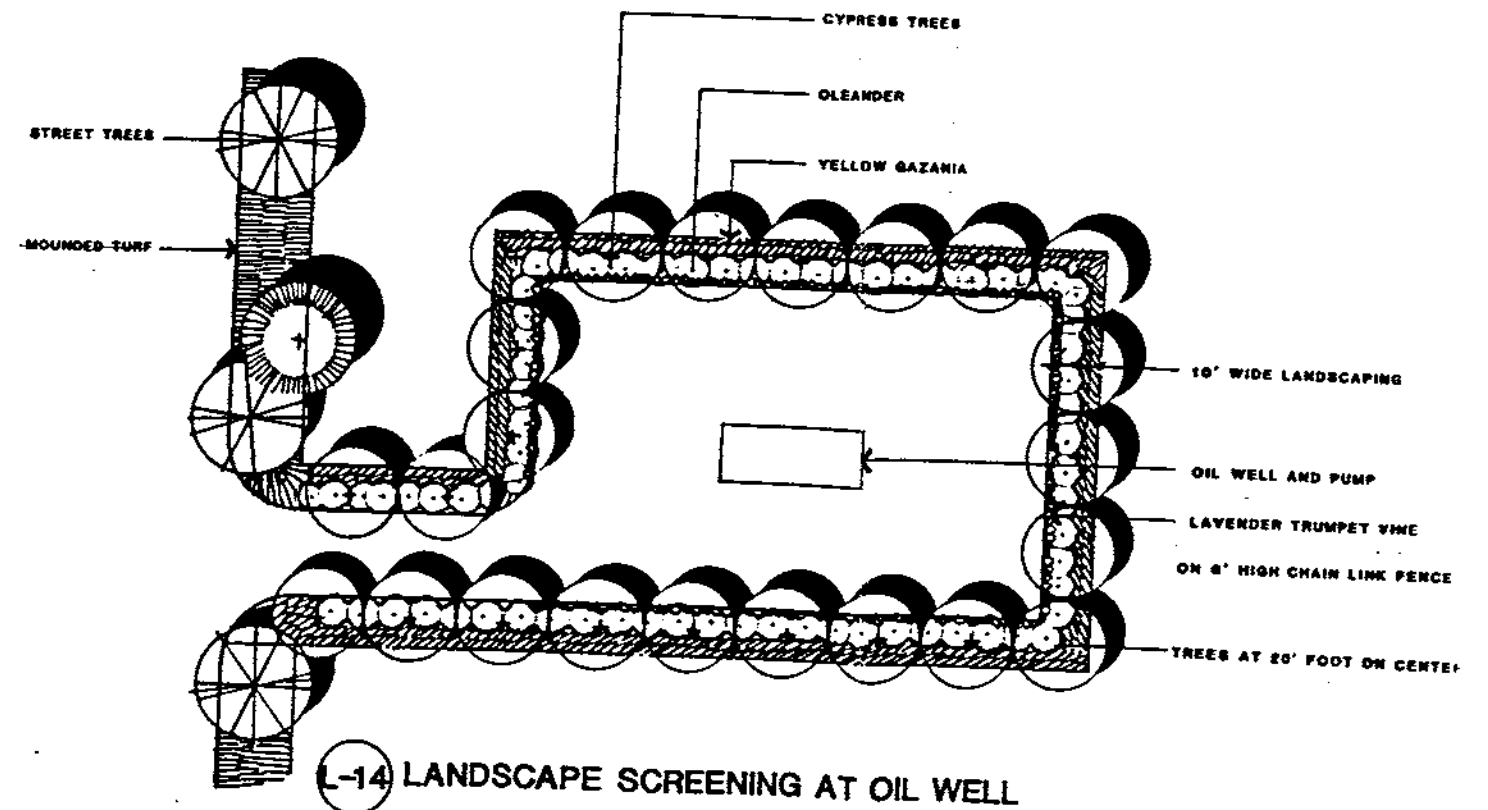
(L-10) LANDSCAPE BUILDING TREATMENT AND ENTRY



L-11 LANDSCAPE TREATMENT AT FLOOD CONTROL CHANNEL AT COLONIA ROAD



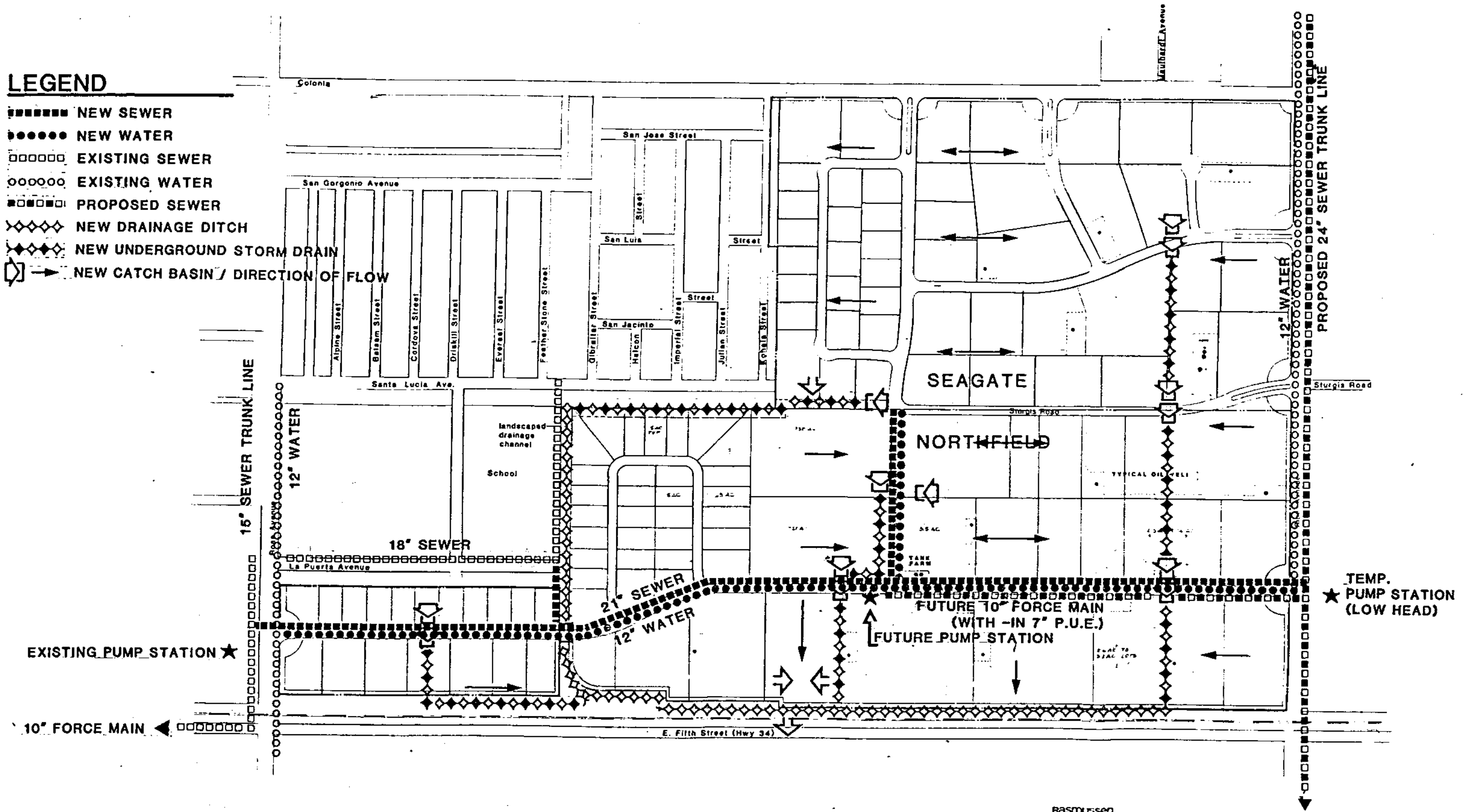
L-13 LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL



L-14 LANDSCAPE SCREENING AT OIL WELL

# LEGEND

- ▬▬▬▬▬▬ NEW SEWER
- NEW WATER
- EXISTING SEWER
- ○ ○ ○ ○ ○ EXISTING WATER
- ▬▬▬▬▬▬ PROPOSED SEWER
- ◇◇◇◇◇◇ NEW DRAINAGE DITCH
- ◆◆◆◆◆◆ NEW UNDERGROUND STORM DRAIN
- ◻ → NEW CATCH BASIN / DIRECTION OF FLOW



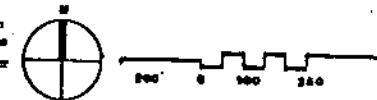
## INFRASTRUCTURE - PHASE PM 82-8 NORTHFIELD/ SEAGATE BUSINESS PARK

★ PUMP STATION (TEMP.)

DEVELOPER: NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 906-0144

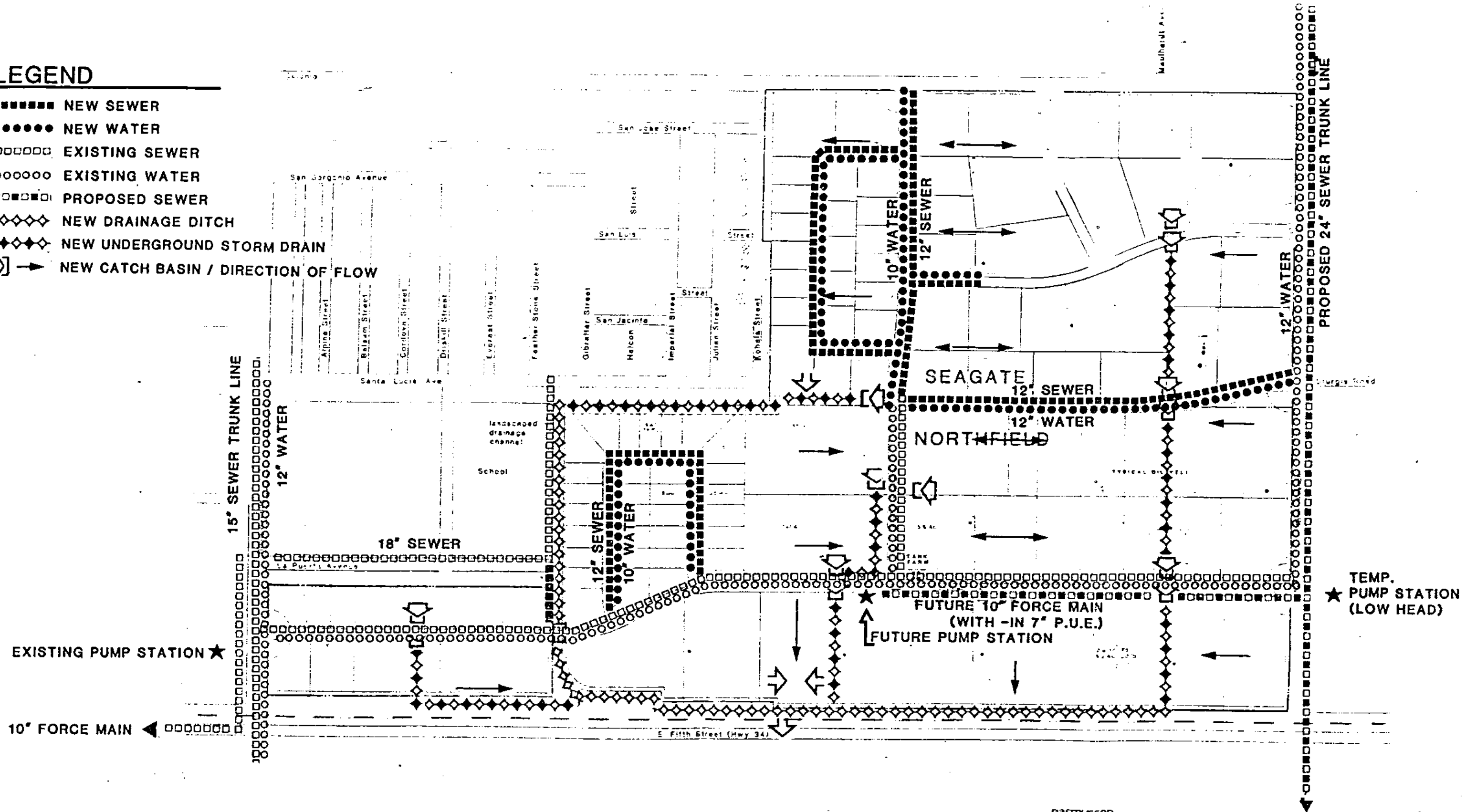
Rasmussen & Associates  
 ARCHITECTS & PLANNERS

CONTRACT NO. 82-8  
 DATE: 10/15/82  
 SHEET NO. 1006-0144



# LEGEND

- NEW SEWER
- NEW WATER
- EXISTING SEWER
- ○ ○ ○ ○ EXISTING WATER
- □ □ □ □ PROPOSED SEWER
- ◇ ◇ ◇ ◇ ◇ NEW DRAINAGE DITCH
- ◆ ◆ ◆ ◆ ◆ NEW UNDERGROUND STORM DRAIN
- ☐ → NEW CATCH BASIN / DIRECTION OF FLOW

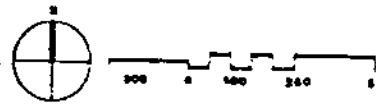


## INFRASTRUCTURE - PHASE 1 NORTHFIELD/SEAGATE BUSINESS PARK

★ PUMP STATION (TEMP.)

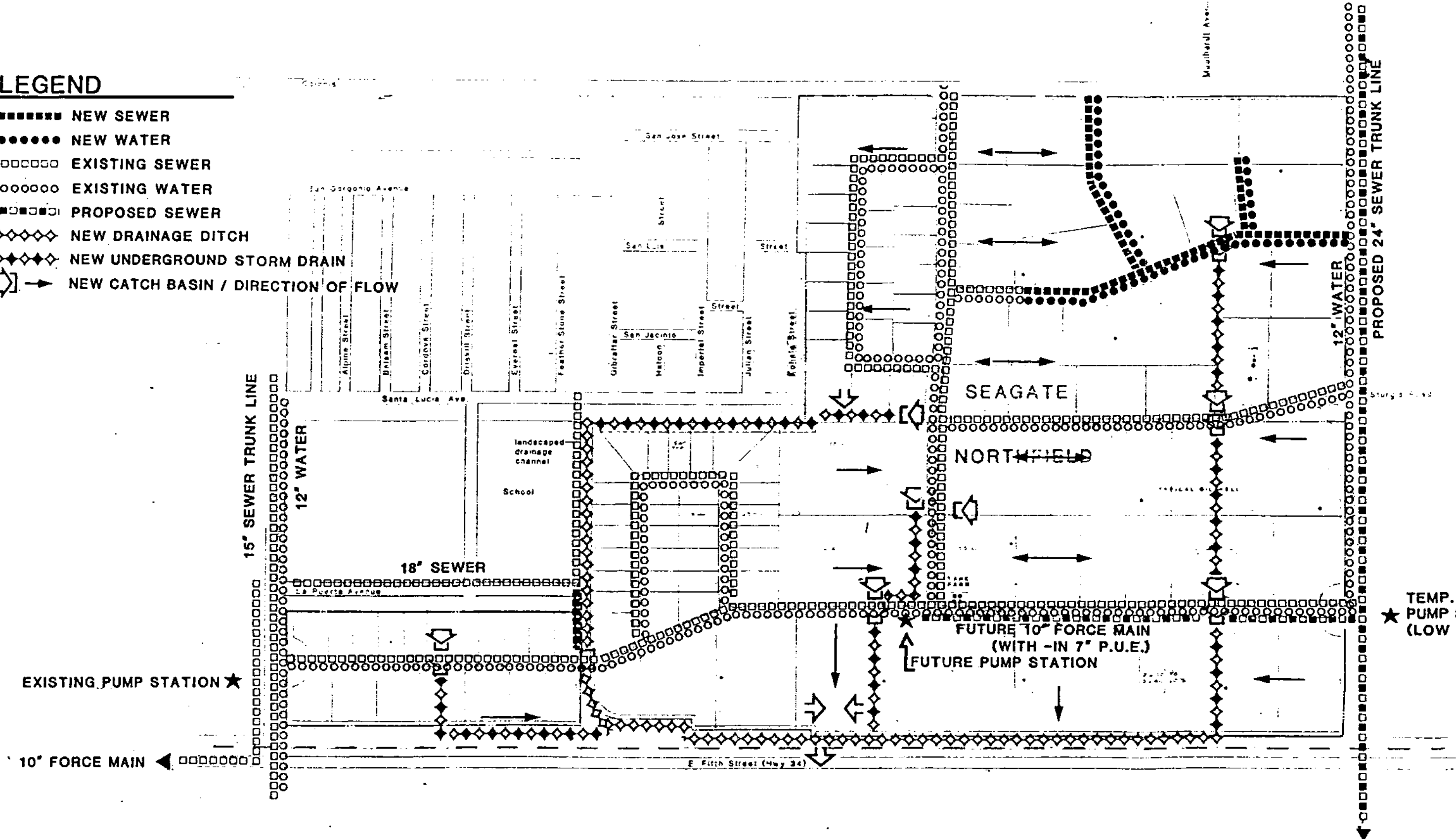
DEVELOPER NORTHFIELD - S.H. BULLMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 990-7030  
 SEAGATE - WALMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (618) 906-0144

Rasmussen & Associates  
 ARCHITECTS & PLANNERS  
 11111 WILSON AVENUE, SUITE 100  
 WESTLAKE VILLAGE, CALIFORNIA 91361  
 TEL: (618) 906-0144



# LEGEND

- NEW SEWER
- NEW WATER
- EXISTING SEWER
- ○ ○ ○ ○ EXISTING WATER
- □ ■ □ ■ PROPOSED SEWER
- ◇ ◇ ◇ ◇ ◇ NEW DRAINAGE DITCH
- ◇ ◇ ◇ ◇ ◇ NEW UNDERGROUND STORM DRAIN
- ◻ → NEW CATCH BASIN / DIRECTION OF FLOW

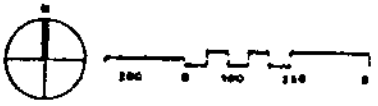


## INFRASTRUCTURE - PHASE 2

### NORTHFIELD/ SEAGATE BUSINESS PARK

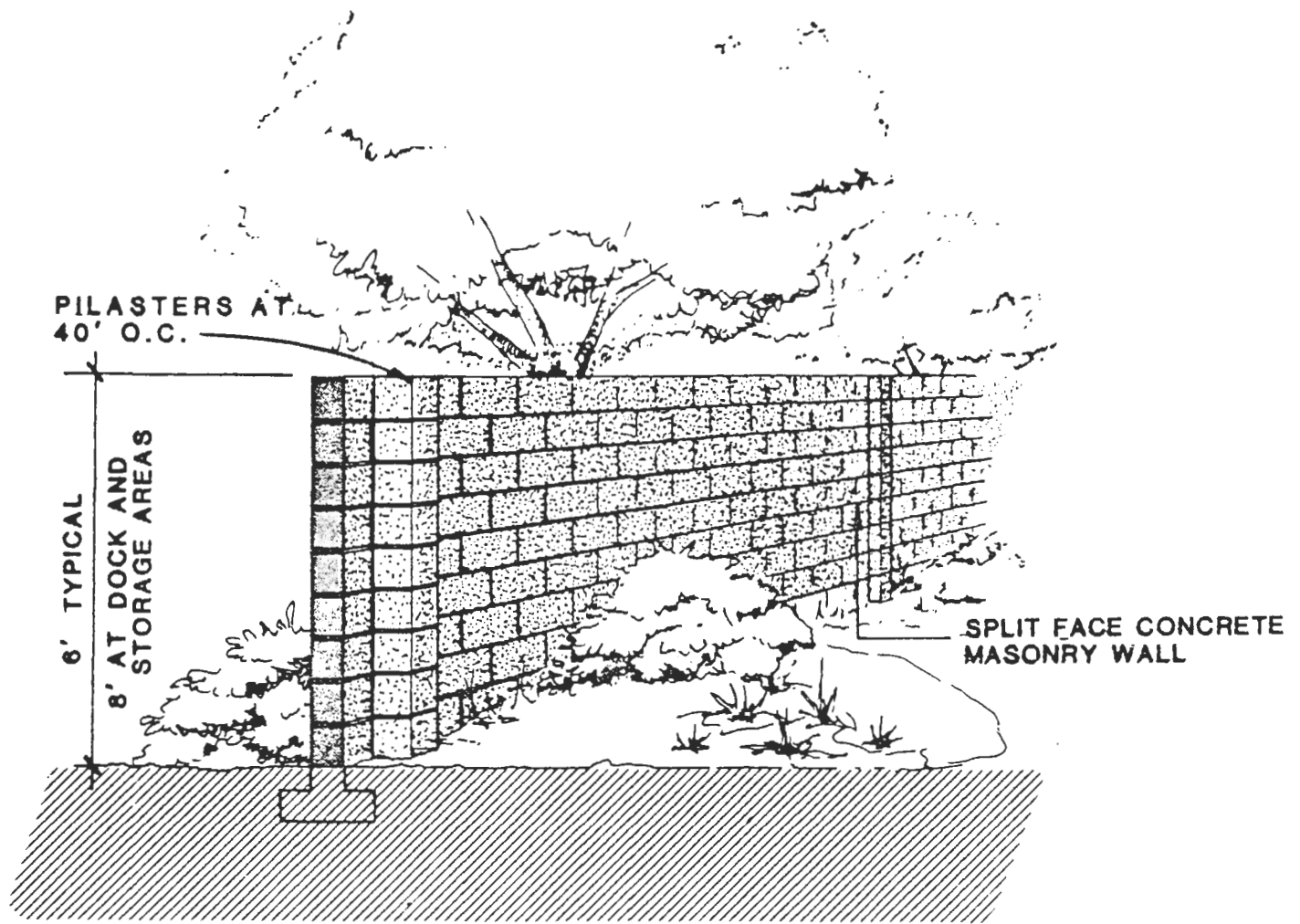
DEVELOPER NORTHFIELD - S.H. BULMER & ASSOCIATES 4558 SHERMAN OAKS AVENUE SHERMAN OAKS, CA 91403 (213) 890-7030  
 SEAGATE - WILMA PACIFIC, INC. 2801 TOWNSGATE ROAD SUITE 211 WESTLAKE VILLAGE, CA 91361 (818) 908-0144

Rasmussen & Associates  
 ARCHITECTS & PLANNERS  
 10000 WILSON AVENUE, SUITE 100  
 WESTLAKE VILLAGE, CA 91361  
 (818) 908-0144

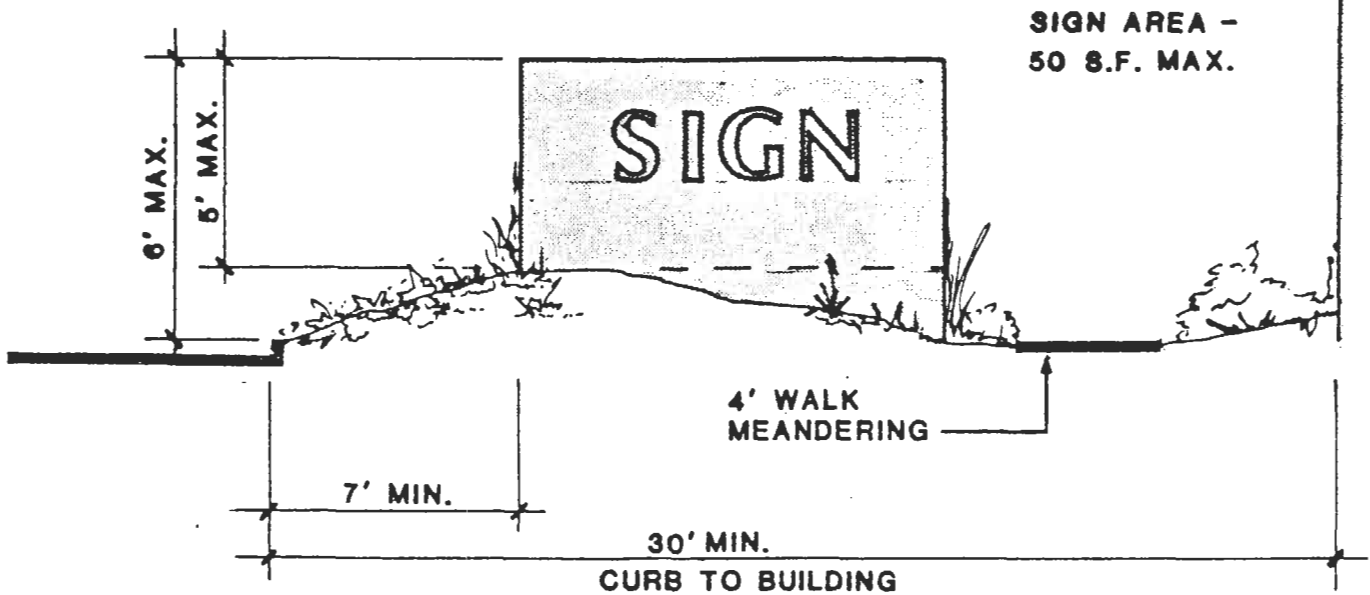


★ PUMP STATION (TEMP.)

★ TEMP. PUMP STATION (LOW HEAD)



STANDARD SCREEN WALL  
WHERE REQUIRED



# MONUMENT SIGN REQUIREMENTS

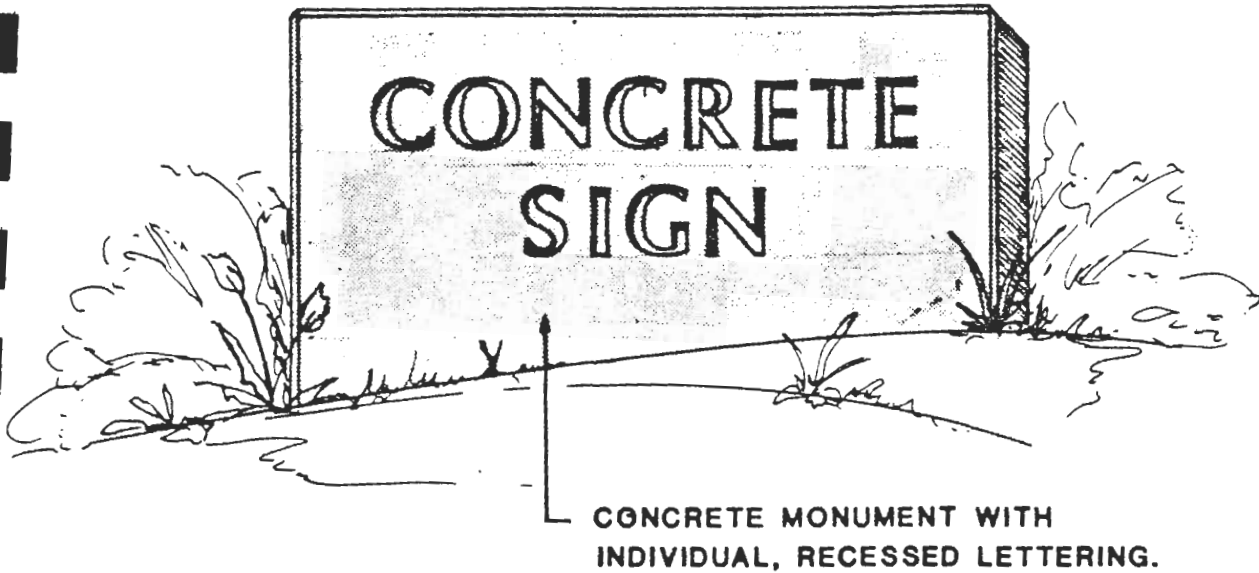
SEE EXHIBIT XXI FOR TYPICAL MATERIALS



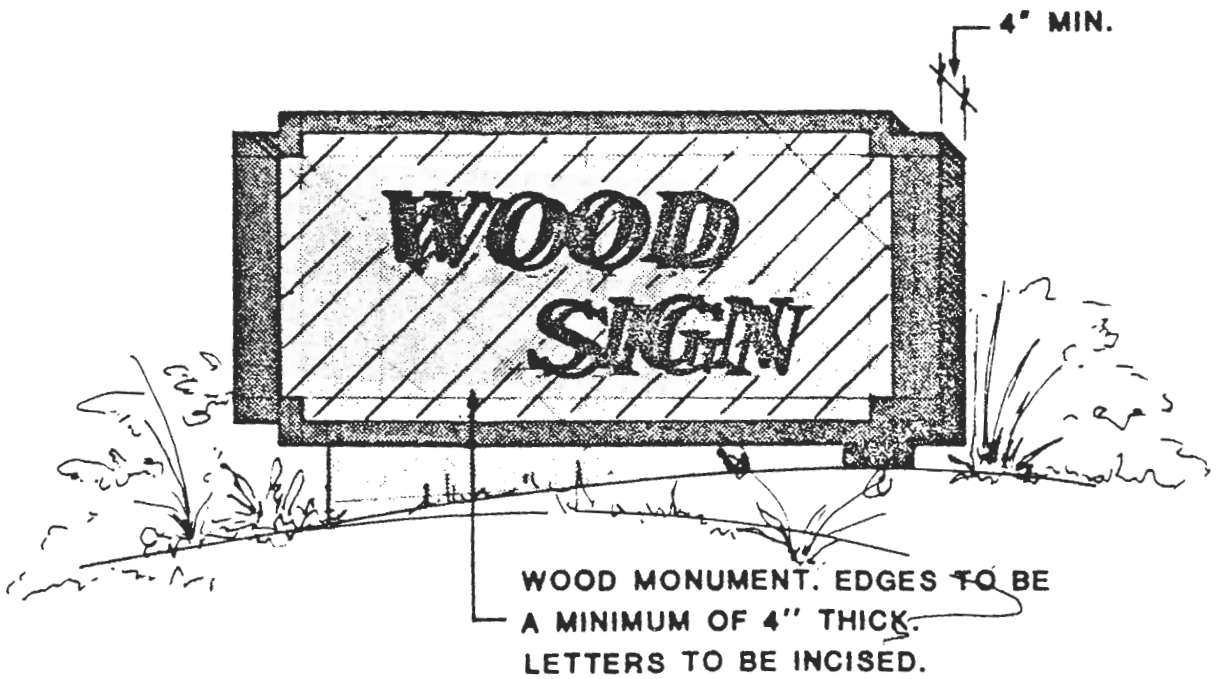




NOTE: AS AN ALTERNATE ALTERNATIVE TO RECESSED LETTERS, INDIVIDUAL WOOD, PLASTIC, OR METAL LETTERS MAY BE MOUNTED ON EITHER TYPE OF PERMITTED MONUMENT. ILLUMINATION, IF PROVIDED, SHALL BE GROUND MOUNTED.



CONCRETE MONUMENT WITH INDIVIDUAL, RECESSED LETTERING.



WOOD MONUMENT. EDGES TO BE A MINIMUM OF 4" THICK. LETTERS TO BE INCISED.

## TYPICAL MONUMENT SIGNS

SEE EXHIBIT XX FOR DIMENSIONS

EXHIBIT XXI

CURVED  
CONCRETE WALL

NORTHFIELD

TYPICAL  
ENTRY SIGN

EXHIBIT  
XXIII