



SOUTHSHORE

S P E C I F I C P L A N

SOUTHSHORE S P E C I F I C P L A N

CITY OF OXNARD
CALIFORNIA

FEBRUARY 2011



NOTE TO THE READER:

This SouthShore Specific Plan binder is formatted in two parts:

1. The CD contains a “bookmarked” PDF document with collated text and full color exhibits; and
2. The Hard Copy contains collated 2-sided text and black and white exhibits. In addition, for clarity, 40 of the exhibits are also provided in a color atlas at the back of the document, some as 11” x 17” fold-outs. All color exhibits are marked with an asterisk (*) and in boldface type in the List of Exhibits, and there is a separate list of these color exhibits at the front of the color atlas.

SOUTHSHORE

S P E C I F I C P L A N

MANAGEMENT TEAM



HEARTHSIDE HOMES

Mr. Ed Mountford, Senior Vice President
Tel: (949) 250-7760

DESIGN TEAM

FORMA Design
Planners & Landscape Architects
Mr. Paul Edwards, Project Manager

Lauterbach & Associates
Planners & Architects

Bassenian/Lagoni Architects
Architects

RBF Consulting
Civil Engineers

PACE
Lake/Water Quality Consultants

February 2011



SOUTHSHORE SPECIFIC PLAN CONTENTS

Chapter/Section	Page
1 INTRODUCTION	
1.1 PURPOSE AND INTENT	1-1
1.2 COMMUNITY SETTING	
1.2.1 Location	1-2
1.2.2 Vehicular Access	1-4
1.2.3 Property Ownership within Specific Plan Area	1-4
1.2.4 Existing Land Uses	1-6
1.2.5 Adjacent Neighborhoods and Land Uses	1-6
1.3 AUTHORITY AND REQUIREMENTS FOR SPECIFIC PLAN	
1.3.1 Authority	1-8
1.3.2 Requirements	1-8
1.4 OBJECTIVES OF SPECIFIC PLAN	1-9
1.5 RELATIONSHIP OF SPECIFIC PLAN TO 2020 GENERAL PLAN	
1.5.1 Consistency of SouthShore Specific Plan with City of Oxnard 2020 General Plan	1-11
1.5.2 Consistency of SouthShore Specific Plan with City’s Requirement for Ormond Beach Specific Plan	1-13
1.5.3 Complementary Relationship between the SouthShore Specific Plan and the South Ormond Beach Specific Plan	1-14
1.6 RELATIONSHIP OF SPECIFIC PLAN TO MUNICIPAL CODE	1-15
1.7 RELATIONSHIP OF DEVELOPMENT PHASING TO WATER AVAILABILITY	1-16
1.8 CONSISTENCY OF SPECIFIC PLAN WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)	1-17
1.9 GREEN AND SUSTAINABLE DEVELOPMENT	
1.9.1 Introduction	1-18
1.9.2 Goals	1-19
1.9.3 Energy Efficiency	1-19
1.9.4 Land Use Efficiency	1-20
1.9.5 Water Conservation and Efficiency	1-21

SOUTHSHORE SPECIFIC PLAN CONTENTS

Chapter/Section	Page
1.9.6	Transportation Efficiency 1-22
1.9.7	Recycling and Waste Reduction 1-23
1.10	PROJECTS REQUIRED TO BE CONSISTENT WITH SPECIFIC PLAN..... 1-24
1.11	USE OF GROSS AND NET ACRES WITHIN SPECIFIC PLAN..... 1-24
1.12	COMPUTATION OF LAKE SOUTHSHORE ACRES WITHIN SPECIFIC PLAN 1-25
1.13	ULTIMATE DISPOSITION OF RESERVED HIGH SCHOOL SITE 1-25
1.14	LAND USES ON WEST AND NORTHWEST PORTIONS OF SCE PROPERTY 1-26
1.15	SEVERABILITY 1-26
1.16	ORGANIZATION OF SPECIFIC PLAN..... 1-27
2	LAND USE PLAN
2.1	OVERVIEW 2-1
2.2	RESIDENTIAL NEIGHBORHOODS
2.2.1	Single-Family Detached Residential Areas 2-6
2.2.2	Multi-Family Attached Residential Areas..... 2-7
2.2.3	Affordable Housing..... 2-8
2.3	PUBLIC PARKS AND OPEN SPACE
2.3.1	Community Park..... 2-9
2.3.2	Lake SouthShore/Surrounding Open Space..... 2-9
2.3.3	Neighborhood Parks..... 2-10
2.3.4	Greens..... 2-10
2.3.5	Olds Road Trail Corridor/Agricultural Buffer..... 2-11
2.4	PUBLIC SCHOOLS
2.4.1	SouthShore Elementary School 2-12
2.4.2	SouthShore High School..... 2-13

SOUTHSHORE SPECIFIC PLAN

CONTENTS

Chapter/Section	Page
2.5	SELF STORAGE, RV BOAT STORAGE, AND COMMERCIAL/INCUBATOR DEVELOPMENT (WITHIN SCE PROPERTY) 2-14
2.6	COMMERCIAL/MIXED-USE SITE 2-16
3	PUBLIC FACILITIES
3.1	OVERVIEW 3-1
3.2	PUBLIC SCHOOLS
3.2.1	SouthShore Elementary School 3-6
3.2.2	SouthShore High School 3-6
3.3	PUBLIC PARKS AND OPEN SPACE
3.3.1	Community Park 3-7
3.3.2	Lake SouthShore/Surrounding Open Space 3-11
3.3.3	Neighborhood Parks 3-13
3.3.4	Other Open Space Areas 3-14
3.3.5	HOA/Private Recreation Facilities within Attached Residential (AR) Projects 3-15
3.4	PUBLIC SERVICES
3.4.1	Law Enforcement 3-16
3.4.2	Fire Department 3-16
3.4.3	Library 3-17
3.4.4	Solid Waste Disposal 3-17
4	CIRCULATION
4.1	OVERVIEW
4.1.1	Regional Access 4-1
4.1.2	Existing Roadway Conditions 4-1
4.1.3	Proposed Roadway Improvements 4-1
4.1.4	Fire Truck Access Standards 4-6
4.1.5	Responsibilities for Roadway Construction 4-6

SOUTHSHORE SPECIFIC PLAN

CONTENTS

Chapter/Section	Page
4.2 ROADWAY CROSS SECTIONS	
4.2.1 Hueneme Road.....	4-7
4.2.2 Rose Avenue/SouthShore Drive	4-11
4.2.3 Olds Road	4-13
4.2.4 Arnold Road	4-13
4.2.5 Edison Drive and Pleasant Valley Road Access	4-15
4.2.6 Collector Roadways	4-15
4.2.7 Neighborhood Streets	4-19
4.2.8 Private Driveways and Off-Street Parking within Attached Residential Areas	4-23
4.2.9 Public Off-Street Parking within the Community Park and West (Neighborhood) Park	4-23
4.3 TRAFFIC-CALMING ROADWAY IMPROVEMENTS	
4.3.1 Traffic-Calming Objectives	4-25
4.3.2 List of Traffic-Calming Improvements.....	4-25
4.3.3 Community Entries from Hueneme Road.....	4-26
4.3.4 Rose Avenue/SouthShore Drive Roundabout.....	4-26
4.3.5 Reduced Neighborhood Intersection or “Chokers”	4-26
4.4 PUBLIC TRANSIT	4-27
4.5 PEDESTRIAN WALKWAYS AND MULTI-USE TRAILS	4-31
4.6 BIKEWAYS.....	4-33
5 INFRASTRUCTURE	
5.1 OVERVIEW	5-1
5.2 GRADING AND DRAINAGE	
5.2.1 Existing Conditions	5-2
5.2.2 Grading and Drainage Plan	5-3
5.2.3 Alternative Grading and Drainage Plan.....	5-4
5.3 LAKE SOUTHSHORE	
5.3.1 Lake SouthShore Plan	5-9
5.3.2 Alternative Lake SouthShore Plan	5-11

SOUTHSHORE SPECIFIC PLAN

CONTENTS

Chapter/Section	Page
5.4 WATER	
5.4.1 Existing Conditions	5-13
5.4.2 Water Plan.....	5-14
5.4.3 Alternative Water Plan.....	5-20
5.5 WASTEWATER	
5.5.1 Existing Conditions	5-22
5.5.2 Wastewater Plan.....	5-22
5.5.3 Alternative Wastewater Plan	5-24
5.6 PUBLIC UTILITIES	
5.6.1 Electrical.....	5-26
5.6.2 Gas.....	5-26
5.6.3 Telephone	5-27
5.6.4 Television.....	5-27
 6 DEVELOPMENT REGULATIONS	
6.1 PURPOSE.....	6-1
6.2 GENERAL PROVISIONS	
6.2.1 Permitted Land Uses	6-2
6.2.2 Minimum Single-Family Residential Lot Sizes.....	6-2
6.2.3 Minimum Single-Family Residential Lot Dimensions	6-2
6.2.4 City of Oxnard Zoning Ordinance	6-2
6.2.5 Interpretation of Development Regulations/ Municipal Code Section Numbers	6-2
6.2.6 Home Occupations	6-3
6.2.7 Second Units	6-3
6.2.8 Affordable Housing Program	6-3
6.2.9 Senior Housing and Assisted Living Housing.....	6-4
6.2.10 Police and Fire Department Access to Lake SouthShore.....	6-5
6.2.11 Water Efficient Landscape Standards.....	6-5
6.2.12 Parkway and Median Landscape Plans.....	6-6
6.2.13 Off-site Landscape Enhancement Plan for Rose Avenue Parkways and Medians	6-7
6.2.14 City Landscape Standards	6-7
6.2.15 Landscape Architecture for Land Use Development.....	6-8
6.2.16 Minimum Size and Spacing of Landscape Material	6-8
6.2.17 Subsequent Design Refinements (especially Lake SouthShore Area)	6-9

SOUTHSHORE SPECIFIC PLAN

CONTENTS

Chapter/Section	Page
6.2.18	Outdoor Lighting Code and Guidelines 6-10
6.2.19	Groundwater Injection-Well Facility Design 6-11
6.2.20	Police Cameras along Lake SouthShore/ Surrounding Open Space 6-11
6.2.21	Graffiti Deterrence within Public Parks 6-11
6.2.22	Ormond Beach Natural Resource Management Program 6-12
6.2.23	Continuing Agricultural Operations Permitted 6-14
6.2.24	Adaptive Management Plan 6-14
6.2.25	Consistency Between Specific Plan and Tentative Tract No. 5427 6-15
6.3	LAND USE DISTRICT MAP AND TABLE 6-16
6.4	R-1 (SSP) DISTRICT
6.4.1	Purpose 6-19
6.4.2	Uses Permitted..... 6-19
6.4.3	Uses Not Permitted..... 6-20
6.4.4	Related Uses Permitted..... 6-21
6.4.5	Architectural Standards 6-21
6.4.6	Site Development Standards 6-21
6.5	R-2 (SSP) DISTRICT
6.5.1	Purpose 6-25
6.5.2	Uses Permitted..... 6-25
6.5.3	Uses Not Permitted..... 6-26
6.5.4	Related Uses Permitted..... 6-27
6.5.5	Architectural Standards 6-27
6.5.6	Site Development Standards 6-27
6.6	R-3 (SSP) DISTRICT
6.6.1	Purpose 6-30
6.6.2	Uses Permitted..... 6-30
6.6.3	Uses Not Permitted..... 6-32
6.6.4	Related Uses Permitted..... 6-32
6.6.5	Architectural Standards 6-32
6.6.6	Attached Residential Site Development Standards 6-33
6.6.7	Lane-Loaded Residential Site Development Standards 6-38

SOUTHSHORE SPECIFIC PLAN

CONTENTS

Chapter/Section	Page
6.7 C-R (SSP) DISTRICT	
6.7.1 Purpose	6-43
6.7.2 Uses Permitted.....	6-43
6.7.3 Prohibited Uses	6-44
6.7.4 Related Uses Permitted.....	6-44
6.7.5 Site Development Standards	6-45
6.8 C-2 (SSP) DISTRICT	
6.8.1 Purpose	6-47
6.8.2 Uses Permitted.....	6-47
6.8.3 Uses Not Permitted.....	6-49
6.8.4 Related Uses Permitted.....	6-49
6.8.5 Architectural Standards.....	6-49
6.8.6 Site Development Standards	6-50
6.9 M-L (SSP) DISTRICT	
6.9.1 Purpose	6-54
6.9.2 Uses Permitted.....	6-54
6.9.3 Uses Not Permitted.....	6-56
6.9.4 Related Uses Permitted.....	6-57
6.9.5 Architectural Standards.....	6-57
6.9.6 Site Development Standards	6-57
6.10 SIGN REGULATIONS	
6.10.1 Scope of Regulations	6-62
6.10.2 General Requirements.....	6-62
6.10.3 Design Requirements.....	6-62
6.10.4 Monument Signs within Public Parks.....	6-63
6.10.5 Residential Signs.....	6-63
6.11 PARKING REGULATIONS	
6.11.1 General	6-64
6.11.2 Parking Space Dimensions.....	6-64
6.11.3 Compact Parking Spaces.....	6-64
6.11.4 Tandem Parking Spaces.....	6-64
6.11.5 Emergency Access through Vehicle Control Gates.....	6-64
6.11.6 Interpretation of Parking Regulations	6-64
6.12 PUBLIC ART ELEMENT	
6.12.1 Compliance with City’s Art in Public Places Program	6-65

SOUTHSHORE SPECIFIC PLAN

CONTENTS

Chapter/Section	Page
7 DESIGN GUIDELINES	
7.1 INTRODUCTION	
7.1.1 Purpose and Intent.....	7-1
7.1.2 Application.....	7-1
7.1.3 Organization	7-2
7.2 COMMUNITY PRINCIPLES	
7.2.1 Consistency with Ahwanhee Principles	7-3
7.2.2 Ahwanhee Principles	7-3
7.2.3 Traditional Neighborhood Design Features.....	7-5
7.2.4 Character and Aesthetic Themes.....	7-5
7.3 LANDSCAPE ARCHITECTURE	
7.3.1 Master Landscape Concept	7-6
7.3.2 Landscape Zones	7-10
7.3.3 Master Plant Palette	7-14
7.3.4 Street Tree Master Plan	7-24
7.3.5 Street Signage and Lighting.....	7-28
7.3.6 Landscape and Development Area Lighting.....	7-30
7.3.7 Fences and Walls.....	7-33
7.3.8 Architectural Elements within Parks and Open Space Areas.....	7-46
7.4 HUENEME ROAD SCENIC CORRIDOR	
7.4.1 Scenic Corridor Improvement Plan	7-50
7.4.2 Scenic Corridor Cross-Sections	7-52
7.4.3 City Gateway Monument Sign on Hueneme Road.....	7-54
7.4.4 SouthShore Project Monumentation	7-54
7.5 COMMUNITY ENTRIES.....	7-57
7.6 COMMUNITY STREETSCAPES	
7.6.1 Perimeter and Internal Streetscape Design	7-61
7.6.2 Reduced Intersection Design	7-62
7.6.3 Postal Facilities	7-62

SOUTHSHORE SPECIFIC PLAN

CONTENTS

Chapter/Section	Page
7.7	PARKS AND OPEN SPACE AREAS
7.7.1	Community Park..... 7-69
7.7.2	Lake SouthShore and Open Space 7-74
7.7.3	Neighborhood Parks..... 7-78
7.7.4	Other Public Open Space Areas 7-82
7.8	ARCHITECTURE
7.8.1	Importance 7-86
7.8.2	Oxnard’s Strong Architectural Precedents 7-86
7.8.3	Residential Architectural Styles 7-88
7.8.4	General Guidelines Applicable to All Architectural Styles..... 7-89
7.8.5	Residential Patio Cover Design Guidelines 7-93
7.8.6	Craftsman Architectural Characteristics 7-94
7.8.7	European Cottage Architectural Characteristics 7-96
7.8.8	Monterey (California Ranch) Architectural Characteristics..... 7-97
7.8.9	Residential Architectural Character and Prototypical Site Planning..... 7-99
7.8.10	C-2 (SSP) District Architectural Character..... 7-105
7.8.11	M-L (SSP) District Architectural Character 7-108
8	IMPLEMENTATION
8.1	PURPOSE AND INTENT 8-1
8.2	ADOPTION AND ADMINISTRATION
8.2.1	Specific Plan Adoption 8-1
8.2.2	Concurrent and Additional Approvals..... 8-1
8.2.3	Incorporation of Conditions, Requirements, and Standards..... 8-2
8.2.4	Legal Validity/Severability..... 8-2
8.2.5	Specific Plan Administration 8-2
8.2.6	Specific Plan Phasing 8-3
8.3	IMPLEMENTATION RESPONSIBILITIES
8.3.1	Master Developer 8-4
8.3.2	Individual Builders/Project Developers 8-5
8.3.3	Additional Public Agencies..... 8-6

SOUTHSHORE SPECIFIC PLAN

CONTENTS

Chapter/Section	Page
8.4	LAND USE DISTRICT ADJUSTMENTS
8.4.1	Acreage Adjustments within M-L (SSP) District 8-7
8.4.2	Land Use Adjustments within M-L (SSP) District 8-8
8.4.3	Dwelling Unit Adjustments..... 8-9
8.4.4	School Site Overlays..... 8-10
8.4.5	Potential Refinements to Elementary School Site..... 8-10
8.4.6	Potential Refinements to Master Plant Palette Associated with Adaptive Management Plan 8-11
8.5	PHASING PROGRAM..... 8-12
8.5.1	Relationship of Development Phasing to Water Availability 8-13
8.5.2	Phase I..... 8-14
8.5.3	Phase II..... 8-15
8.5.4	Phase III..... 8-15
8.5.5	Phase IV 8-16
8.6	FINANCING OF IMPROVEMENTS
8.6.1	Construction of Public Improvements 8-23
8.6.2	Maintenance and Operations..... 8-25
8.7	PROJECT REVIEW AND APPROVAL PROCESS
8.7.1	Introduction..... 8-29
8.7.2	City of Oxnard Development Design Review Permit Process..... 8-29
8.7.3	Subdivision Map Procedures and Approvals 8-29
8.7.4	Other Procedures and Approvals 8-29
9	GLOSSARY
9.1	PURPOSE AND INTENT 9-1
9.2	DEFINITIONS 9-1

SOUTHSHORE SPECIFIC PLAN CONTENTS

Chapter/Section	Page
10 APPENDICES	
A. LEGAL DESCRIPTION	
B. CONSISTENCY OF SOUTHSHORE SPECIFIC PLAN WITH CITY OF OXNARD 2020 GENERAL PLAN	
C. ADDENDUM TO LAKE SOUTHSHORE DESCRIPTION AND DATA	
LAKE SOUTHSHORE DESCRIPTION AND TECHNICAL DATA	
“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 17 April 2007.	
“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 15 March 2006.	
“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 24 October 2005.	
“Overall Lake System Concept for SouthShore Community.” Tentative Tract Map. PACE, Inc. August 10, 2009.	

SOUTHSHORE SPECIFIC PLAN

EXHIBITS

Chapter/Exhibit No./Title	Page
1 INTRODUCTION	
1-1 <i>Location Map</i>	1-3
1-2 <i>Land Ownership Map</i>	1-5
1-3 <i>Vicinity Map*</i>	1-7
2 LAND USE PLAN	
2-1 <i>Land Use Plan*</i>	2-2
2-2 <i>Land Use Table</i>	2-3
2-3 <i>Alternative Land Use Plan (without High School)*</i>	2-4
2-4 <i>Alternative Land Use Table (without High School)</i>	2-5
2-5 <i>Floor Area Ratios for Self Storage, RV Boat Storage, and Commercial/Incubator Development (within SCE Property)</i>	2-15
3 PUBLIC FACILITIES	
3-1 <i>Public Facilities Plan</i>	3-2
3-2 <i>Public Facilities Table</i>	3-3
3-3 <i>Alternative Public Facilities Plan (without High School)</i>	3-4
3-4 <i>Alternative Public Facilities Table (without High School)</i>	3-5
3-5 <i>Parks and Recreation Facilities Table</i>	3-9
3-6 <i>Alternative Parks and Recreation Facilities Table (without High School)</i>	3-10
4 CIRCULATION	
4-1 <i>Existing Condition and Proposed Improvement of 2020 General Plan Roadways and Other Perimeter Roadways</i>	4-2
4-2 <i>Master Roadway Plan</i>	4-4
4-3 <i>Alternative Master Roadway Plan (without High School)</i>	4-5
Roadway Cross Sections	
4-4 <i>Roadway Cross-Section Key Map</i>	4-8
4-5 <i>Alternative Roadway Cross-Section Key Map (without High School)</i>	4-9
4-6 <i>Cross-Section A-A (Hueneme Road)</i>	4-10
4-7 <i>Cross-Sections B-B (Rose Avenue) and C-C (SouthShore Drive)</i>	4-12
4-8 <i>Cross-Sections D-D (Olds Road) and E-E (Arnold Road)</i>	4-14
4-9 <i>Cross-Sections F-F (“A” Street) and G-G (“B” and “C” Streets)</i>	4-16
4-10 <i>Cross-Section H-H (1st, 2nd, and 3rd Avenues)</i>	4-18
4-11 <i>Cross-Section J-J (Neighborhood Street)</i>	4-20
4-12 <i>Cross-Section L-L (Edison Drive – North)</i>	4-21

* Provided as color exhibit in color atlas at back of document binder.

SOUTHSHORE SPECIFIC PLAN

EXHIBITS

Chapter/Exhibit No./Title	Page
4-13	<i>Cross-Section N-N (Arnold Road – South)</i> 4-22
4-14	<i>Private Driveways and Parking within Attached Residential Areas</i> 4-24
	<i>Public Transit, Walkways, and Trails</i>
4-15	Master Public Transit, Walkways, and Trails Plan* 4-29
4-16	Alternative Master Public Transit, Walkways, and Trails Plan (without High School)* 4-30
4-17	<i>Typical Cross-Sections for Pedestrian Walkways and Trail</i> 4-32
4-18	<i>Typical Cross-Sections for Multi-Use Trail and Bikeway</i> 4-34
5	INFRASTRUCTURE
5-1	Schematic Grading and Drainage Plan* 5-5
5-2	Schematic Storm Drain Plan* 5-6
5-3	Alternative Schematic Grading and Drainage Plan (without High School)* 5-7
5-4	Alternative Schematic Storm Drain Plan (without High School)* 5-8
5-5	Schematic Lake SouthShore Plan* 5-10
5-6	<i>Lake SouthShore Properties</i> 5-12
5-7	Schematic Water Plan* 5-16
5-8	Alternative Schematic Water Plan (without High School)* 5-21
5-9	Schematic Wastewater Plan* 5-23
5-10	Alternative Schematic Wastewater Plan (without High School)* 5-25
6	DEVELOPMENT REGULATIONS
6-1	<i>Land Use Districts Map</i> 6-17
6-2	<i>Land Use Districts Table</i> 6-18
6-3	<i>R-1 and R-2 Detached Residential Development Standards</i> 6-23
6-4	<i>R-1 (SSP) Site Development Standards Illustration</i> 6-24
6-5	<i>R-2 (SSP) Site Development Standards Illustration</i> 6-29
6-6	<i>R-3 Attached Residential Development Standards</i> 6-36
6-7	<i>R-3 (SSP) Site Development Standards Illustration</i> 6-37
6-8	<i>R-3 Lane-Loaded Residential Development Standards</i> 6-40
6-9	<i>R-3 (SSP) Lane-Loaded Corner Lot Development Standards Illustration</i> ... 6-41
6-10	<i>R-3 (SSP) Lane-Loaded Interior Lot Development Standards Illustration</i> .. 6-42
6-11	<i>C-2 (SSP) Development Standards</i> 6-52
6-12	<i>C-2 (SSP) Site Development Standards Illustration</i> 6-53
6-13	<i>M-L (SSP) Development Standards</i> 6-58

* Provided as color exhibit in color atlas at back of document binder.

SOUTHSHORE SPECIFIC PLAN

EXHIBITS

Chapter/Exhibit No./Title	Page
6-14	<i>M-L (SSP) Site Development Standards Illustration</i> 6-59
6-15	<i>Candidate Public and Community Art Locations*</i> 6-69
7	DESIGN GUIDELINES
Landscape Architecture	
7-1	<i>Community Landscape Themes*</i> 7-7
7-2	<i>Landscape Master Plan*</i> 7-8
7-3	<i>Alternative Landscape Master Plan (without High School)*</i> 7-9
7-4	<i>Landscape Zones Map*</i> 7-11
7-5	<i>Alternative Landscape Zones Map (without High School)*</i> 7-12
7-6	<i>Master Plant Palette*</i> 7-16
7-6a	<i>Street Tree Master Plan*</i> 7-25
7-6b	<i>Alternative Street Tree Master Plan (without High School)*</i> 7-26
7-6c	<i>Street Tree Planting Concepts</i> 7-27
7-7	<i>Street Lighting/Sign Concepts</i> 7-29
7-8	<i>Schematic Fence/Wall Locations and Key Map for Details*</i> 7-34
7-8a	<i>Alternative Schematic Fence/Wall Locations and Key Map for Details (without High School)*</i> 7-35
7-9	<i>Detail of Low Retaining Wall South of "A" Street</i> 7-37
7-9a	<i>Details 1 and 2 - Boat/RV Storage & Commercial/Incubator Zone Walls</i> 7-39
7-9b	<i>Detail 3 - Community Park and Tierra Vista Buffer Fence</i> 7-41
7-9c	<i>Plant Material Examples for Community Park and Tierra Vista Fence</i> 7-42
7-9d	<i>Detail 4 – Self Storage/Villa Capri Security Fence</i> 7-45
7-10	<i>Trellis Concept with Picnic Tables</i> 7-47
7-11	<i>Trellis Concept with Bench</i> 7-48
7-12	<i>Gazebo Characteristics</i> 7-49
Hueneme Road Scenic Corridor	
7-13	<i>Hueneme Road Scenic Corridor Concept Plan*</i> 7-51
7-14	<i>Hueneme Road Scenic Corridor Cross-Sections*</i> 7-53
7-15a	<i>City Gateway Monument Sign on Hueneme Road</i> 7-55
7-15b	<i>SouthShore Project Monumentation Concepts</i> 7-56

* Provided as color exhibit in color atlas at back of document binder.

SOUTHSHORE SPECIFIC PLAN

EXHIBITS

Chapter/Exhibit No./Title	Page
Community Entries	
7-16 Community Entries Concept Plan*	7-58
7-16a Rose Avenue Entry Concept Plan*	7-60
Community Streetscapes	
7-17 Streetscape Sections Key Map*	7-63
7-18 Perimeter Streetscape Sections A-A – F-F*	7-64
7-19 Perimeter Streetscape Sections G-G – J-J*	7-65
7-20 <i>Interior Streetscape Sections 1-1 – 6-6</i>	7-66
7-21 <i>Reduced Intersections (Chokers)</i>	7-67
7-21a <i>Alternative Choker Details</i>	7-68
Parks and Open Space Areas	
7-22 Parks and Open Space Plan*	7-71
7-23 Alternative Parks and Open Space Plan (without High School)*	7-72
7-24 Community Park Concept Plan*	7-73
7-25 Lake SouthShore and Open Space Concept Plan*	7-75
7-25a <i>Conceptual Architecture for Stand-Alone Pump Building at Lake SouthShore</i>	7-77
7-26 <i>West Park Concept Plan</i>	7-79
7-27 <i>Central Park Concept Plan</i>	7-80
7-28 <i>East Park Concept Plan (without High School)</i>	7-81
7-29 <i>Rose Green and Arnold Green Concept Plans</i>	7-83
7-30 <i>Olds Road Trail Corridor Concept Plan (Agricultural Buffer)</i>	7-84
7-31 <i>Alternative Olds Road Trail Corridor Concept Plan (Agricultural Buffer – without High School)</i>	7-85
Architecture	
7-32 Community Architectural Themes*	7-87
7-33 <i>Detached Residential 5820 – Architectural Character</i>	7-100
7-34 <i>Detached Residential 4850 – Architectural Character</i>	7-102
7-35 <i>Detached Residential 4100 – Architectural Character</i>	7-103
7-36 <i>Detached Residential 3825 and 3738 – Architectural Character</i>	7-104
7-37 <i>Attached Residential Architectural Character</i>	7-106
7-38 <i>Commercial / Mixed Use Architectural Character</i>	7-107
7-39 <i>M-L (SSP) District SCE Development Area</i>	7-109

* Provided as color exhibit in color atlas at back of document binder.

SOUTHSHORE SPECIFIC PLAN

EXHIBITS

Chapter/Exhibit No./Title	Page
8 IMPLEMENTATION	
8-1 <i>Maximum Permitted Residential Certificates of Occupancy by Year</i>	8-13
8-2 Phasing Plan *.....	8-17
8-3 Alternative Phasing Plan (without High School) *	8-18
8-4 <i>Phasing Plan Table</i>	8-19
8-5 <i>Alternative Phasing Plan Table (without High School)</i>	8-21
8-6 Landscape Maintenance Responsibilities Map *	8-27
8-7 Alternative Landscape Maintenance Responsibilities Map (without High School) *	8-28
8-8 <i>Discretionary Permit Chart</i>	8-30
9 GLOSSARY	
10 APPENDICES	
A. LEGAL DESCRIPTION	
Development Constraints Map – Sheet 2 of 5 Boundary Control	
B. CONSISTENCY OF SOUTHSHORE SPECIFIC PLAN WITH CITY OF OXNARD 2020 GENERAL PLAN	
C. OVERALL LAKE SYSTEM CONCEPT FOR SOUTHSHORE COMMUNITY (August 10, 2009)	
Tentative Tract Map	
LAKE SOUTHSHORE DESCRIPTION AND TECHNICAL DATA (April 17, 2007) Revised	
Figure 1	Conceptual Diagram of Water Balance for SouthShore Lake and Irrigation Areas
Figure 2	Preliminary Estimate City-Irrigated Public Land (Gross Acres)
Table 1	SouthShore Water Balance: Average Precipitation & Drought Conditions With and Without Nuisance Flow
Figure 3a	Lake Output (AF/mo) versus Time (mo)
Figure 3b	Lake Input (AF/mo) versus Time (mo)
Figure 3c	Net Demand (AF/mo) versus Time (mo)
Figure 4	Breakdown of Water Demand for Lakes & Irrigation for Average Precip. Conditions

* Provided as color exhibit in color atlas at back of document binder.

SOUTHSHORE SPECIFIC PLAN

EXHIBITS

Chapter/Exhibit No./Title	Page
---------------------------	------

Table 2A	SouthShore Lake Water Balance: Average Precipitation with Nuisance Flow Considered
Table 2B	SouthShore Water Balance: Average Precipitation without Nuisance Flow Considered
Table 2C	SouthShore Water Balance: 25% of Average Precipitation without Nuisance Flow Considered

LAKE SOUTHSHORE DESCRIPTION AND TECHNICAL DATA (March 15, 2006) Revised

Figure 1	Conceptual Diagram of Water Balance for SouthShore Lake and Irrigation Areas
Figure 2	Preliminary Estimate City-Irrigated Public Land (Gross Acres)
Table 1	SouthShore Water Balance: Average Precipitation & Drought Conditions With and Without Nuisance Flow
Figure 3a	Lake Output (AF/mo) versus Time (mo)
Figure 3b	Lake Input (AF/mo) versus Time (mo)
Figure 3c	Net Demand (AF/mo) versus Time (mo)
Figure 4	Breakdown of Water Demand for Lakes & Irrigation for Average Precip. Conditions
Table 2A	SouthShore Lake Water Balance: Average Precipitation with Nuisance Flow Considered
Table 2B	SouthShore Water Balance: Average Precipitation without Nuisance Flow Considered
Table 2C	SouthShore Water Balance: 25% of Average Precipitation without Nuisance Flow Considered

LAKE SOUTHSHORE DESCRIPTION AND TECHNICAL DATA (October 24, 2005)

Table 1	Summary of Manmade Lake Properties
Figure 1	Stormwater Treatment and Water Quality Management Systems
Figure 2	Pollutant Removal Effectiveness vs. Detention Time
Figure 3	Concept Water Quality Filter (Stormwater Extended Detention Basin)
Figure 4	Water Quality Filter Pre- & Post-Construction
Figure 5	Biofilter Section
Figure 6	Biofilter, Pre- & Post-Construction
Figure 7	Aeration System
Figure 8	Vegetated Wetland Planter
Figure 9	Conceptual Vegetated Wetland Planter

1.1 PURPOSE AND INTENT

The SouthShore Specific Plan provides the City of Oxnard with a comprehensive planning program to direct the orderly development of the SouthShore community. The Specific Plan provides a comprehensive description of land use, public facilities, circulation, infrastructure, development standards, and implementation measures to ensure that this area of the City is developed in a manner consistent with the goals and policies of the City of Oxnard's 2020 General Plan (referred to in this document as the 2020 General Plan).

The 321.8-acre Specific Plan Area allows for the development of a variety of residential, recreational, institutional, and commercial uses. The dominate land use is residential. SouthShore provides ample public parks and open space areas including a community Park along its northern edge, and Lake SouthShore along its southern edge. The Specific Plan provides for commercial activities within the western end of the Specific Plan Area. The regulations and guidelines contained in this Specific Plan will ensure that these uses are designed in an integrated and complimentary manner.

This Specific Plan determines the general layout and configuration of streets and land uses allowed within the Specific Plan Area. Prior to the subdivision of land, the city will consider tentative tract maps that will precisely fix the boundary and the location of streets and lots serving the various land uses.

1.2 COMMUNITY SETTING

1.2.1 Location

The SouthShore Specific Plan encompasses approximately 321.8 acres of unincorporated land in south Oxnard. The location of the Project is illustrated on Exhibit 1-1, Location Map. SouthShore adjoins the corporate limits of the City of Oxnard to the north and west, and lies within the City's Sphere of Influence as determined by the Ventura County Local Area Formation Commission (LAFCO).

The City's 2020 General Plan describes the SouthShore area as the southern portion of the Tierra Vista and Villa Capri Neighborhoods, within the City's larger Southeast Community.

SouthShore is the northerly portion of the City of Oxnard's larger Ormond Beach Specific Plan Area. The southerly portion of this area is termed simply the South Ormond Beach Specific Plan Area, and covers the approximately 595-acre area south of Hueneme Road. Together, these specific plans comprise the larger Ormond Beach Specific Plan Area, yet remain distinct from one another to reflect different land ownerships, land uses and development schedules.

In 1998, the City of Oxnard adopted the Save Our Agricultural Resources (SOAR) Ordinance which created a City Urban Restriction Boundary (CURB). SOAR obtained voter approval in November 1998. The purpose of the CURB is to create a boundary within which urban development will be allowed. Through the year 2020, the City of Oxnard will restrict urban services to only land located within the CURB.

The SouthShore Specific Plan Area is located within the CURB limits, and therefore development of the area is consistent with the City of Oxnard's SOAR Ordinance.

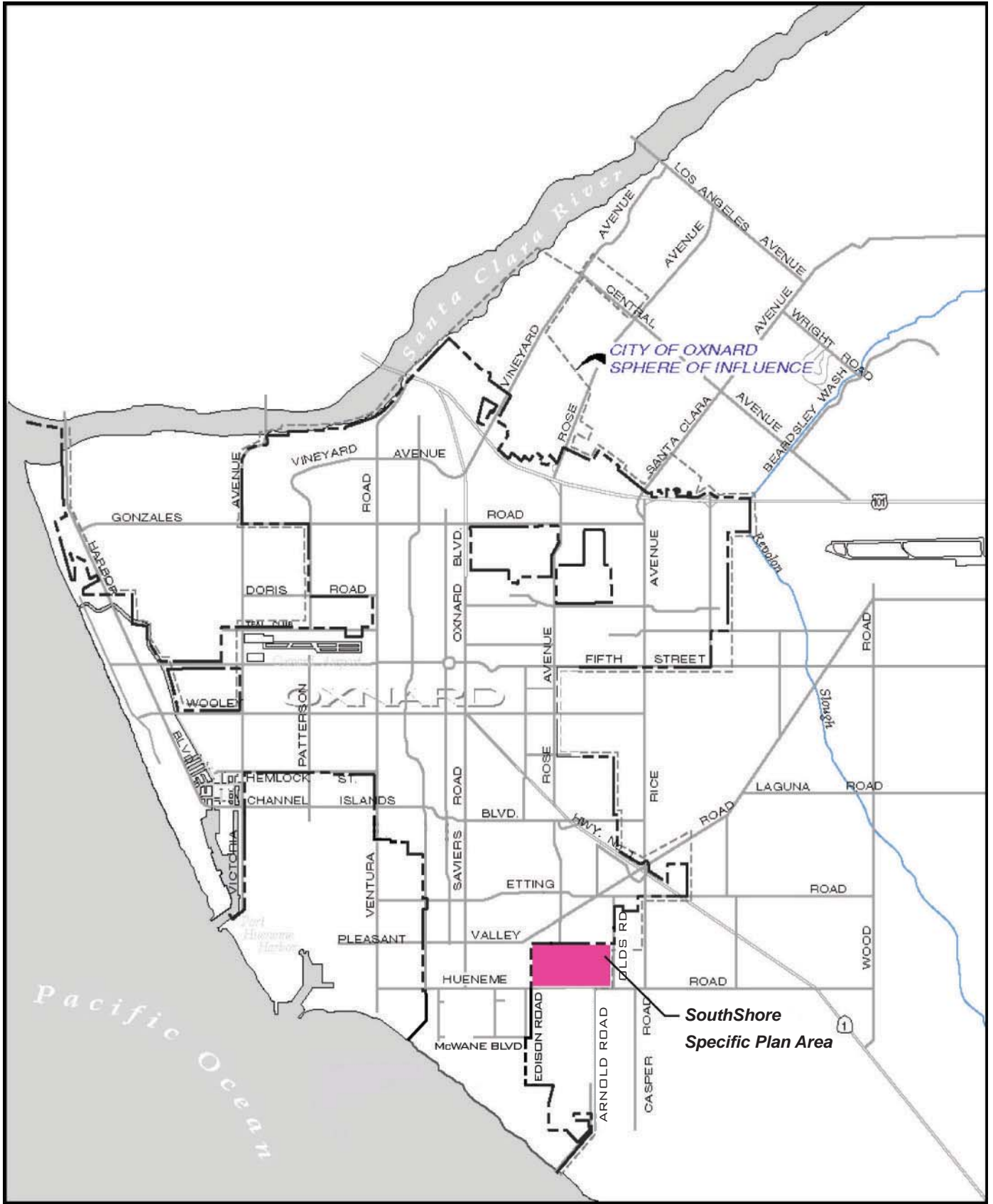


EXHIBIT 1-1
Location Map

SOUTHSHORE







Not to Scale 2009 • 08 • 14

1.2.2 Vehicular Access

Rose Avenue, Hueneme Road, and Olds Road provide vehicular access to the SouthShore Specific Plan Area, as explained below:

1. **Rose Avenue** is a north-south arterial that currently terminates at SouthShore's northern boundary, near the midpoint of the Specific Plan Area. Rose is defined by the City as a Primary Arterial. Rose intersects the Ventura Freeway (State Route; SR 101), approximately five miles to the north of the Specific Plan Area.
2. **Hueneme Road** forms the southerly boundary of SouthShore and is designated by the City as an east-west Primary Arterial within Oxnard. Hueneme Road connects to Port Hueneme on the west, to Pacific Coast Highway (SR 1) approximately two and one half miles on the east and, via Rice Avenue, to the Ventura Freeway (SR 101) approximately six and one half miles north of SouthShore.
3. **Olds Road** is a north-south Residential Collector that forms the easterly edge of SouthShore.

Primary access to future non-residential development on the westerly portion of the Southern California Edison (SCE) Property will be from Edison Drive and Pleasant Valley Drive, as explained below:

1. **Edison Drive** is a private Industrial Collector that currently serves Pacific Vehicle Processors and provides access to the SCE transmission lines. Its northerly extension is the westerly boundary of SouthShore.
2. **Pleasant Valley Road** is an east-west Primary Arterial that turns diagonally from an east-west alignment to a northeast alignment at the northwest corner of SouthShore.

1.2.3 Property Ownership within Specific Plan Area

Eight property owners presently own parcels within the approximately 321.8-acre SouthShore Specific Plan Area. Exhibit 1-2, Land Ownership Map, depicts the location and approximate acres associated with each of the ownerships.

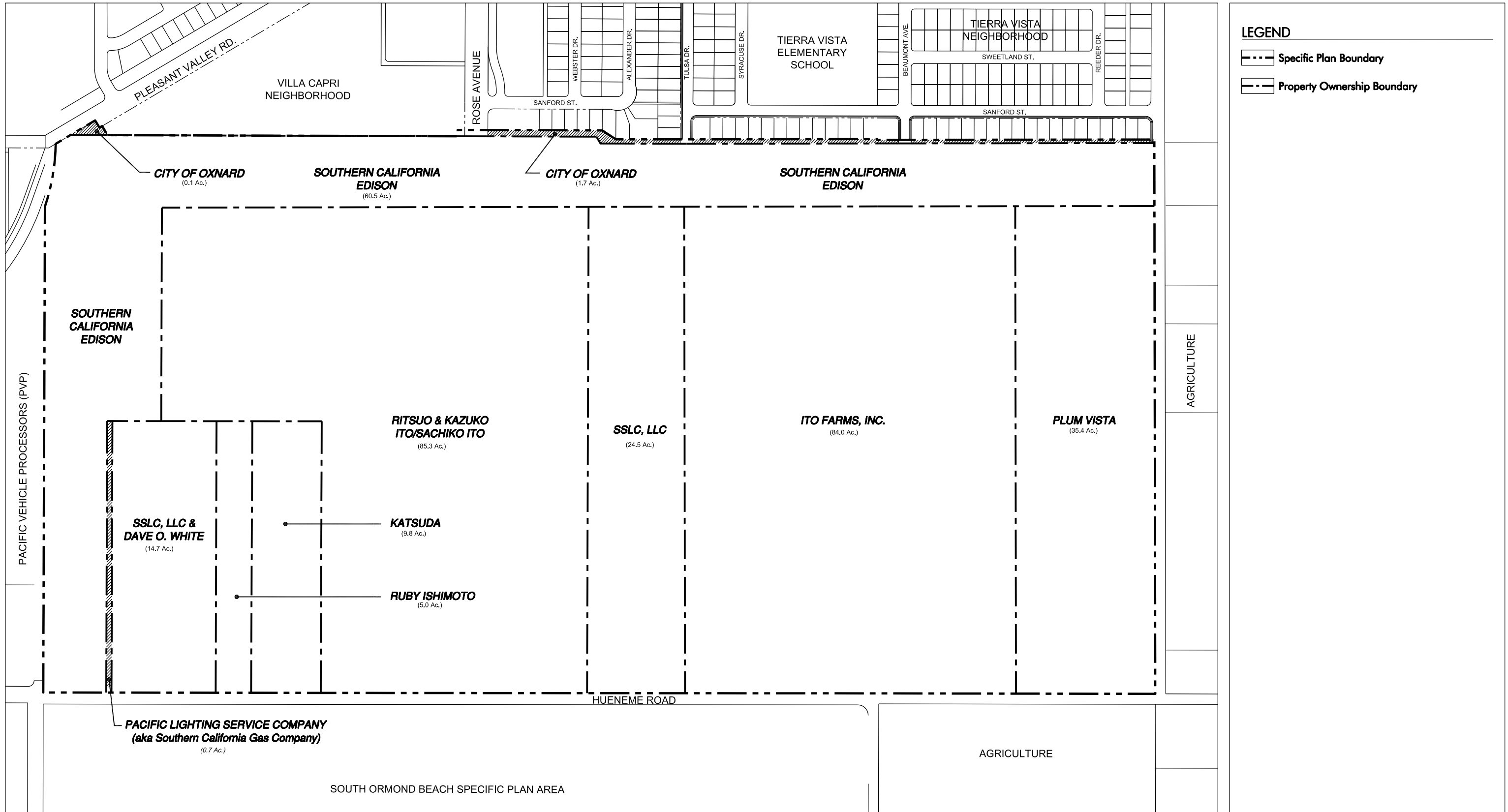


EXHIBIT 1-2
Land Ownership Map

1.2.4 Existing Land Uses

The SouthShore Specific Plan Area is currently flat agricultural fields with drainage ditches and several existing farm structures and residential buildings. The northerly and westerly edges of the site are owned by SCE and contain 220 KV overhead transmission lines. The land underneath the transmission towers is currently used for agriculture.

A buried high-pressure gas line runs within the most westerly portion of the SCE's transmission corridor.

1.2.5 Adjacent Neighborhoods and Land Uses

Exhibit 1-3, Vicinity Map, illustrates the area immediately surrounding SouthShore. As shown, SouthShore is bounded on the north by developed portions of the Tierra Vista and Villa Capri Neighborhoods, on the south by Hueneme Road, on the east by Olds Road, and on the west by Edison Drive.

To the west of SouthShore lies Terrace Estates, an imported vehicle preparation facility owned and operated by Pacific Vehicle Processors (PVP), and the Oxnard Industrial Drain, a County of Ventura flood control channel.

The residential neighborhoods to the north contain a mix of single-family homes and a few multi-family residential buildings east of Rose Avenue, and a mobile home park west of Rose Avenue. East of Rose Avenue, two residential streets – Tulsa Avenue and Beaumont Street – terminate at the northerly boundary of the future Community Park. Tierra Vista Elementary School is located in this neighborhood, one block north of SouthShore.

The areas to the east and south of SouthShore contain agricultural fields, ancillary farming buildings, and a few farming residences.



Legend

- ① Oxnard College
- ② Tierra Vista Elementary School
- ③ Mar Vista Elementary School
- ④ Villa Capri Mobile Home Neighborhood
- ⑤ Ocean View Junior High School
- ⑥ Terrace Estates
- ⑦ Tierra Vista Neighborhood
- ⑧ Pacific Vehicle Processors (PVP)
- ⑨ Light Industrial

1.3 AUTHORITY AND REQUIREMENTS FOR SPECIFIC PLAN

1.3.1 Authority

The California Government Code grants a local government (e.g., the City of Oxnard) the authority to prepare specific plans to implement its 2020 General Plan. Specific plans are generally designed to:

1. Provide a greater level of detail than a traditional zoning ordinance, and serve as a tool to tailor development policies and regulations to a specific site;
2. Provide more specific site development standards to create appropriate land use designations and design criteria that address project-specific issues; and
3. Provide decision makers with the opportunity to comprehensively review a master planned community in its entirety at the outset – considerate of land use, circulation, infrastructure, and other issues important to the local government.

1.3.2 Requirements

California Government Code Section 65451 sets forth the requirements for specific plans as follows:

1. *A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:*
 - a. *the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;*
 - b. *the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;*
 - c. *standards and criteria by which improvements will proceed, and standards for the conservation, development and utilization of natural resources, where applicable; and*
 - d. *a program of implementation measures including regulations, programs, public works projects and the financing measures necessary to carry out paragraphs (a), (b), and (c) above.*

2. *The specific plan shall include a statement of the relationship of the specific plan to the general plan.*

The SouthShore Specific Plan includes all components required by State law, as well as other components which the City deems necessary to implement the City of Oxnard's 2020 General Plan.

The consistency of this Specific Plan with the various elements of the City's 2020 General Plan is described in the Specific Plan Appendix.

1.4 OBJECTIVES OF SPECIFIC PLAN

In order to respond to the existing physical setting of the site and the character of the surrounding area, as well as to implement the policies set forth in the City's 2020 General Plan, the objectives of the SouthShore Specific Plan are as follows:

1. Provide a comprehensive land use plan that designates the distribution, location, and extent of all land uses, roadways, and public facilities within the community;
2. Create a cohesive community by providing a variety of housing, recreation, and neighborhood commercial opportunities so that families and individuals can live, work, and play within the community;
3. Incorporate goals and measures into the Specific Plan that address global warming solutions as articulated by the office of the California Attorney General, helping to make SouthShore a community that is significantly greener, water wise, more sustainable, and helps to move the City and State away from "business as usual" and toward a low carbon future.
4. Provide strong pedestrian connections between SouthShore and compatible surrounding land uses, in particular, walkways to the previously developed Tierra Vista and Villa Capri neighborhoods to the north;
5. Provide housing that is compatible with the existing character of the area and complementary to the wide range of housing opportunities sought by the City's 2020 General Plan;
6. Provide for a variety of housing types and sizes, connected to a variety of parks and open space experiences;

7. Improve the visual character of this portion of the City, in particular as viewed from Hueneme Road, a designated scenic corridor;
8. Plan this edge of the City in a manner that is complementary to and compatible with the agricultural areas east of Olds Road, east of Arnold Road, and south of Hueneme Road;
9. Provide a pedestrian-oriented community that encourages walking and bicycling, reduces residents reliance upon the automobile, and fosters a traditional "small town" atmosphere;
10. Provide community facilities – including an elementary school, a community park, and an open space corridor along Hueneme Road – that will serve the needs of the Oxnard residents both within and outside of the SouthShore Specific Plan Area;
11. Provide a system of neighborhood parks, mini-parks, and open space areas that will satisfy the needs of the residents of the Specific Plan Area;
12. Provide both the opportunity to establish a new High School within the community, as well as an alternative to use this same land for residential and public community facilities if the High School site is not acquired by the school district;
13. Include planning areas and concepts that will encourage the creative use of technology to reduce energy and water consumption;
14. Provide design guidelines and development regulations to promote future community improvements that are of a consistently high quality;
15. Provide for entry landscaping and monument signage intended to identify the City of Oxnard and the SouthShore community as special places;
16. Provide implementation programs that address phasing and financing necessary to carry out the successful build-out, operation, and maintenance of SouthShore;
17. Provide a fiscally-sound community that will generate sufficient revenues to cover the cost of city services; and
18. Provide a Specific Plan that is "user friendly," in the sense of being both functional for city staff to administer and also understandable to future builders and the general public.

1.5 RELATIONSHIP OF SPECIFIC PLAN TO 2020 GENERAL PLAN

1.5.1 Consistency of SouthShore Specific Plan with City of Oxnard 2020 General Plan

Pursuant to California Government Code Section 65454, a specific plan shall be consistent with the local government's general plan. The SouthShore Specific Plan provides regulations, guidelines, and standards that are consistent with the City of Oxnard's 2020 General Plan (Refer to Specific Plan Appendix B for detailed analysis).

The City adopted the 2020 General Plan in November 1990 to guide development of the City. The 2020 General Plan includes the following elements: Growth Management, Land Use, Circulation, Public Facilities, Open Space / Conservation, Safety, Noise, Economic Development, Community Design, Parks and Recreation, and Housing. A primary component of the Land Use Element is the 2020 Land Use Map, which designates the land use classifications and land use patterns intended to achieve the City's overall land use objectives. A major amendment to the policies in the 2020 General Plan was the CURB, which was approved by the citizens of Oxnard in November 1998.

This Specific Plan document is a tool to implement the 2020 General Plan and is consistent with its goals, policies, and programs relating to land use, circulation, public facilities, open space/conservation, safety, noise, economic development, community design, and parks and recreation.

The 2020 General Plan Land Use Map designations for the SouthShore Specific Plan Area were amended at the time the Specific Plan was adopted. The 2020 land use designations for the site included Parks, Schools, Low and Medium Density Residential, Commercial/Mixed-Use, and Limited Manufacturing uses on a portion of the SCE property.

The 2020 General Plan Amendment had two components:

1. The location of Rose Avenue and the relative size and locations of the land use designations were refined to provide a better community plan.

Briefly stated: 1) Rose Avenue was shifted westerly so it would not cut through the middle of the community; 2) higher density-residential uses were organized in close proximity to major roads; and 3) the elementary school was centrally located in order to be within walking distance of all residents, while the High School was shifted to the

easterly edge to reduce the impact for parking, lighted athletic fields, or curved and future inlets.

2. The westerly portion of the SCE property was proposed for new alternative land use designations, subject to use restrictions and development standards set forth in this Specific Plan.

Whereas the northerly portion of the SCE property is proposed as Community Park, the westerly portion is proposed for light industrial/commercial land uses that are compatible with the Pacific Vehicle Processing operations to the west. These uses all fall within the general category of light industrial. More specifically, they are defined as self storage on the north, outdoor boat/ RV storage area in the middle, and commercial/incubator uses on the south adjacent the commercial/mixed-use center. These uses complement SouthShore residential areas by providing convenient storage for residents outside of the residential neighborhood.

1.5.2 Consistency of SouthShore Specific Plan with City's Requirement for Ormond Beach Specific Plan

The SouthShore Specific Plan comprises the northerly portion of the City of Oxnard's "Future Ormond Beach Specific Plan Area", as shown on Figure V-1 of the General Plan. The 2020 General Plan states on p. V-39: "Approval of a specific plan will be required for any development in this area." This Specific Plan provides consistency with the City's Specific Plan requirement for the SouthShore area.

SouthShore is defined by the 2020 General Plan as being adjacent to the Villa Capri and Tierra Vista Neighborhoods within the City's Southeast Community. Importantly, SouthShore extends pedestrian connections from the existing Villa Capri and Tierra Vista Neighborhoods into SouthShore's Community Park, and the multi-purpose trail corridor that encircles the SouthShore community connects to planned trails and bikeways southward to the beach and to points east and west.

The 2020 General Plan contains various elements that describe permitted land uses and other policies for the SouthShore Specific Plan Area. The SouthShore Specific Plan is generally consistent with those land use plans and policies; although, as previously mentioned, minor map refinements in the location of Rose Avenue and some land uses within the boundary of the Specific Plan Area were required in conjunction with the City's consideration of this Specific Plan.

The area to the south of Hueneme Road in the Ormond Beach Specific Plan Area is separate from the SouthShore Specific Plan Project Area in terms of ownership and land use, and is known as the South Ormond Beach Specific Plan Project Area

The City of Oxnard has prepared one Ormond Beach Specific Plan Environmental Impact Report (EIR; SCH # 2005091094) to evaluate both the SouthShore Specific Plan and the South Ormond Beach Specific Plan projects. Although the two specific plans share the same EIR, and complement one another in terms of land uses, intersection and roadway improvements, and coordinated building setbacks and scenic highway landscaping along their shared Hueneme Road Scenic Corridor boundary, the two specific plans are separate development projects with separate landowners and master developers, and different development designations, regulations, and agreements with the City of Oxnard and other agencies. As such, with the exception of the EIR, the SouthShore Specific Plan is subject to its own reviews, approvals, and conditions by the City of Oxnard, independent from those that may be imposed by the City on the South Ormond Beach Specific Plan.

1.5.3 Complementary Relationship between the SouthShore Specific Plan and the South Ormond Beach Specific Plan

SouthShore has been planned to be compatible with the adjacent South Ormond Beach Specific Plan Project Area located south of Hueneme Road, between Edison Drive and Arnold Road.

It has been noted that SouthShore and South Ormond Beach are part of the City of Oxnard's Ormond Beach Specific Plan Area and, although distinctively different in terms of ownership and predominant land use, each project has been planned and designed to complement the other. In particular, Hueneme Road is the shared boundary between the two Specific Plan Areas, and has been designed in both as a Scenic Corridor consistent with the City's 2020 General Plan policies.

SouthShore Drive and Arnold Road are designed as four-way intersections at Hueneme Road, with generously landscaped medians and left turn pockets to accommodate traffic from both projects.

1.6 RELATIONSHIP OF SPECIFIC PLAN TO MUNICIPAL CODE

Through its text and exhibits, this SouthShore Specific Plan constitutes regulations and development standards for the SouthShore Specific Plan Area.

This Specific Plan addresses the location and intensity of various land uses; the height, bulk, and setback requirements for buildings and facilities; the location and size of public parks and open space areas; the location and cross-sections for circulation systems; the location and size of water supply, sewerage, and drainage facilities; and includes standards to regulate landscape and building architecture.

While the Specific Plan effectively functions as the regulatory document for permitted land uses and development standards, it is recognized that it cannot be all encompassing. The Oxnard City Code, including its ordinances related to zoning, land subdivision, and other development and operational issues, will serve as the regulatory document for items not specifically defined in this Specific Plan.

After it is adopted, a specific plan supplements existing zoning regulations and has an effect similar to the local general plan. For example, the State Subdivision Map Act requires the legislative body to deny approval of a tentative or final subdivision map if it is not in substantial conformance with the applicable specific plan. In addition, a development agreement between a municipal body and a developer/applicant cannot be approved unless the legislative body finds the agreement is consistent with the 2020 General Plan and any applicable specific plan.

All land subdivisions (i.e., Tentative and Final Tract or Parcel Maps) shall be submitted, reviewed, and approved in accordance with this Specific Plan, the City's Subdivision Ordinance, the 2020 General Plan, and the California Subdivision Map Act.

A Tentative Tract and/or Parcel Map(s) may be submitted and processed concurrently with this SouthShore Specific Plan. In particular, this Specific Plan provides for the submittal, review, approval, and recordation of a Tract and/or Parcel Map(s) that allows for the creation of legal lots for the purpose of financing and land conveyance only, per Section 66426(d) of the State Subdivision Map Act or for residential or other land use development and sale. The rough grading for all parcels within the map(s) may be accomplished by the Applicant under a separate permit and shall be completed per the requirements of those permits.

Each purchaser of a lot or lots created by such a Tract and/or Parcel Map shall file a Final Tract Map in compliance with the approved Tentative Tract Map; including right-of-way dedications from existing City-maintained roads to the individual parcels and the submittal of improvement plans for approval and construction of supporting infrastructure, prior to the construction of residential units.

1.7 RELATIONSHIP OF DEVELOPMENT PHASING TO WATER AVAILABILITY

The water demand schedule/model that the City of Oxnard used to prepare its updated Urban Water Management Plan (UWMP, 2005) and SouthShore's Water Supply Assessment (WSA) and Addendum to the WSA to comply with both SB 610 (Water Supply Assessment) and SB 221 (Water Supply Verification) was based upon the progressive development of single-family and multi-family attached residential units. This progressive rate of development cannot be exceeded under the current conditions and assumptions built into the UWMP and WSA.

Section 8.5, Phasing Program, sets forth the maximum number of Certificates of Occupancy to which the SouthShore Project is entitled, based upon the City's UWMP.

1.8 CONSISTENCY OF SPECIFIC PLAN WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

In accordance with Section 65453 *et seq.* of the California Government Code, the City of Oxnard prepared an EIR (SCH # 2005091094) for the Ormond Beach Specific Plan Area, which includes this SouthShore Specific Plan. On March 23, 2010, the City Council of the City of Oxnard adopted Resolution No. 13775 certifying the Final EIR.

The EIR was prepared in accordance with the California Environmental Quality Act (CEQA)⁽¹⁾ and is intended to serve as the primary environmental document for the development occurring within the Specific Plan Area and all individual projects which are undertaken pursuant to, and in conformance with, this SouthShore Specific Plan.

The certified EIR comprehensively analyzed the environmental impacts caused directly and/or indirectly by the SouthShore and South Ormond Beach Projects, and identified mitigation measures for each significant impact. The EIR also addressed the environmental impacts in connection with required amendments to the 2020 General Plan and the Development Agreements.

In accordance with California Government Code Section 65457, no Initial Study or Negative Declaration need be filed pursuant to Division 13 (commencing with Section 21000 of the Public Resources Code) for any individual residential or other development project that is in substantial conformance with this SouthShore Specific Plan, as determined by the Planning Manager. Individual projects in substantial conformance with the Specific Plan may proceed with subdivision map review and/or site and building development design review actions without the requirement for additional environmental review.

Subsequent environmental review under CEQA may be required for the construction of the Elementary and/or High School described in this SouthShore Specific Plan. Additionally, should the High School site anticipated in this SouthShore Specific Plan not be acquired and improved, the Alternative Land Use Plan (without High School) described in this Specific Plan may be subject to additional environmental review under CEQA. Should additional environmental review be required for these or any other reasons during implementation of this Specific Plan, this review may be “tiered” to the EIR pursuant to Section 15152(e) of the CEQA Guidelines and may take any of the following forms:

1. Project EIR per CEQA Guidelines Section 15162;
2. Subsequent EIR per CEQA Guidelines Section 15162;
3. Supplement to an EIR per CEQA Guidelines Section 15163; or
4. Addendum to an EIR per CEQA Guidelines Section 15164.

⁽¹⁾ Public Resources Code, Division 13, Section 21000 *et seq.*

1.9 GREEN AND SUSTAINABLE DEVELOPMENT

1.9.1 Introduction

In the February 14, 2008 position paper on “global warming measures⁽¹⁾, the Office of the California Attorney General stated that:

“Under the California Environmental Quality Act (CEQA), local agencies have a very important role to play in California’s fight against global warming – one of the most serious environmental effects facing the State today. Where local agencies undertake projects directly, they can and should design sustainable projects from the start, incorporating global warming related considerations into their projects at the earliest feasible time. Further, local agencies can encourage well-designed, sustainable private projects by analyzing and disclosing to the public the environmental benefits of such projects in any required environmental documents. And where projects as proposed will have significant global warming-related effects, local agencies can require feasible changes or alternatives, and impose enforceable, verifiable, feasible mitigation measures to substantially lessen those effects. By the sum of their decisions, local agencies will help to move the State away from “business as usual” and toward a low-carbon future.”

The Attorney General goes on to say that individual measures “can be included as design features of a project ... (and that in general, a given measure should not be considered in isolation, but as part of a larger set of measures that, working together, will reduce gas omissions and the effects of global warming.

(These measures) ... may also be appropriate for inclusion in larger-scale plans, including ... specific plan. Including these types of measures at the larger planning level, as appropriate, will help ensure more sustainable project-specific development.”

⁽¹⁾ The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level. 20-page position paper prepared by the Office of the Attorney General, State of California Department of Justice, updated 2/14/08.

To address global warming and greenhouse gas emissions, and in response to the recent California Global Warming Solutions Act (AB 32) and Greenhouse Gas Emissions Bill (SB 97), SouthShore has incorporated “Green Development” goals and project commitments throughout this Specific Plan. The goals and related commitments summarized in the following sections, which were adopted from the Attorney General’s position paper, are intended to create a regulatory framework to guide future land use and development within the Specific Plan Area. Thus, SouthShore is envisioned as an exemplary community development which reduces greenhouse gas emissions, and conserves water and energy resources.

1.9.2 Goals

The follow Green Development goals have been incorporated in the site planning and design of SouthShore:

1. Energy Efficiency;
2. Land Use Efficiency;
3. Water Conservation and Efficiency;
4. Transportation Efficiency; and
5. Recycling and Waste Reduction.

1.9.3 Energy Efficiency

The following Green Development provisions are incorporated in this Specific Plan to increase energy efficiency, reduce greenhouse gas emissions, and decrease energy demand.

1. Install energy-efficient heating and cooling systems, appliances and equipment, and related control systems.
2. Install light-emitting diodes (LEDs) for traffic and street lighting where appropriate and consistent with public safety and other outdoor lighting.
3. Provide resident education on energy efficiency.

1.9.4 Land Use Efficiency

The following Green Development provisions are incorporated in this Specific Plan to increase land use efficiency, reduce greenhouse gas emissions, and increase the public health of residents of SouthShore and surrounding neighborhoods.

1. Include mixed-use, infill, and higher density in development projects to support the reduction of vehicle trips, promote alternatives to individual vehicle travel, and promote efficient delivery of services and goods.
2. Incorporate public transit into project design.
3. Preserve and create open space and parks.
4. Include pedestrian and bicycle-friendly streets within developments. Create street patterns that ensure that destinations may be reached conveniently by public transportation, bicycling, or walking.
5. Adopt land use designations to carry out policies designed to reduce greenhouse gas emissions, (e.g., policies to minimize or reduce vehicle miles traveled, encourage development near existing public transportation corridors, encourage alternative modes of transportation, and promote infill, mixed-use, and higher density development).
6. Identify and facilitate the development of land uses not already present in local districts – such as markets, parks and recreation fields, and schools in neighborhoods; or residential uses in business districts – to reduce vehicle miles traveled and allow bicycling and walking to these destinations.
7. Create neighborhood commercial districts.
8. Require bike lanes and bicycle/pedestrian paths.
9. Site schools to increase the potential for students to walk and bike to school.
10. Where there are growth boundaries, adopt policies providing certainty for infill development.
11. Concentrate mixed-use and medium- to higher-density residential development in areas near jobs, transit routes, schools, shopping areas and recreation.

12. Increase density in single family residential areas located near transit routes or commercial areas. For example, promote duplexes, zero lot line, patio home, and similar land-efficient housing designs in residential areas and increase height limits of multi-unit buildings on main arterial streets, under specified conditions.
13. In areas designated for mixed-use, adopt incentives for the concurrent development of different land uses (e.g., retail with residential).
14. Promote infill, mixed-use, and higher density development by, for example, providing fast-track permit processing; reducing processing/developer fees; funding infrastructure loans; and giving preference for infrastructure improvements in these areas.
15. Address expected effects of climate change that may impact public safety, including increased risk of flooding and sea level rise, salt water intrusion; and health effects of increased heat and ozone, through appropriate policies and programs.

1.9.5 Water Conservation and Efficiency

The following Green Development provisions are incorporated in this Specific Plan to increase water use efficiency and decrease demand in water usage.

1. Install dual-plumbing infrastructure to deliver reclaimed water to all residential developments within the SouthShore Specific Plan Area.
2. Install recycled water landscape irrigation systems in the front yards of all detached single-family homes.
3. Install recycled water landscape irrigation systems in the common areas of all attached residential projects, as well as in public parks and open space areas, commercial/mixed-use areas, and the self-storage, recreational/vehicle storage, and commercial/incubator use areas.
4. Create water-efficient landscapes.
5. Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
6. Design buildings to be water-efficient. Install water-efficient fixtures and appliances.

7. Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment.
8. Comply with the City's comprehensive water conservation strategy and ordinance, as amended by the City. The strategy includes many of the specific items listed above, plus other innovative measures that are appropriate to specific projects.
9. Provide education about water conservation and available programs and incentives.

1.9.6 Transportation Efficiency

The following Green Development provisions are incorporated in this Specific Plan to increase overall transportation system efficiency, reduce greenhouse gas emissions, and decrease demand for internal combustion engine (ICE) vehicles.

1. Incorporate bicycle lanes and routes into street systems, new subdivisions, and large developments.
2. Incorporate bicycle-friendly intersections into street design.
3. For commercial projects, provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience.
4. Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points.
5. In conjunction with measures that encourage public transit, ride-sharing, bicycling and walking, implement circulation improvements that reduce vehicle idling. For example, coordinate controlled intersections so that traffic passes more efficiently through congested areas.
6. Include safe and convenient bicycle and pedestrian access in all transportation improvement projects. Ensure that non-motorized transportation systems are connected and not interrupted by impassable barriers, such as freeways and include amenities such as secure bicycle parking.
7. Connect parks and publicly accessible open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.

1.9.7 Recycling and Waste Reduction

The following Green Development provisions are incorporated in this Specific Plan to encourage recycling, and reduce greenhouse gas emissions associated with excess waste.

1. Provide interior and exterior storage collection areas for recyclables in attached residential and commercial projects; and recycling containers in public areas of the Community Park, Lake SouthShore/Surrounding Open Space, and Central, West, and East Parks.
2. Provide education and publicity about reducing waste and available recycling services.

1.10 PROJECTS REQUIRED TO BE CONSISTENT WITH SPECIFIC PLAN

This SouthShore Specific Plan contains regulations, standards, guidelines, and project processing procedures that must be followed by all development, and to obtain City approvals for development projects within the SouthShore Specific Plan Area. A development project is any subdivision, parcel map, or site development proposal requiring review and approval by the City of Oxnard.

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, use, occupy, or maintain any building, structure, equipment, infrastructure, or portion thereof, within the Specific Plan Area, or cause the same to be done, contrary to or in violation of any provision of this Specific Plan.

1.11 USE OF GROSS AND NET ACRES WITHIN SPECIFIC PLAN

Gross acres are used to describe land use acres within the Specific Plan Area. Gross acres are measured to centerlines of adjacent local streets or, if there is no street, to the boundaries of land use areas or the Specific Plan perimeter. Acres within the rights-of-way of City-designated Arterial Roadways (i.e., the extension of Rose Avenue/SouthShore Drive and the widening of Hueneme Road) are computed as a land use. Land uses adjacent to these Arterial Roadways (e.g., Lake SouthShore/Surrounding Open Space) are computed to the edge of the right-of-way.

Net acres are provided in addition to gross acres for public facilities such as schools, parks, and open space areas. This is noted particularly in Chapter 3, Public Facilities (for example, see Exhibits 3-2 and 3-4, Public Facilities Table and Alternative Public Facilities Table (without High School)).

1.12 COMPUTATION OF LAKE SOUTHSHORE ACRES WITHIN SPECIFIC PLAN

The size and design of Lake SouthShore/Surrounding Open Space is the same in both the land use plan with and without the High School. In the proposed plan with the High School, the High School gross acreage includes the portion of Lake SouthShore/Surrounding Open Space east of Arnold Road. The concept is that this gross acreage (10.7 acres) is included as part of the High School's total 53.9 acres since it provides the drainage solution required for the development of the High School site.

In the alternative plan without the High School, this easterly portion is simply part of the Lake SouthShore/ Surrounding Open Space acres.

This explains the apparent difference of 10.7 acres in the size of the Lake area in the two plans – in the High School Plan the 10.7 acres is counted as part of the High School site (as it is required to serve that site) and therefore the Lake area in Exhibits 2-2 and 3-2 is 23.1 gross acres (21.1 net acres); in the alternative plan without the High School, the Lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 gross acres (30.3 net acres).

Finally, note that the water surface of Lake SouthShore is the same for both the proposed and alternative land use plans – approximately 17.5 acres.

1.13 ULTIMATE DISPOSITION OF RESERVED HIGH SCHOOL SITE

The SouthShore Specific Plan provides for a 50.7-acre net (53.9-acre gross) High School site on the eastern end of the Specific Plan Area that can be acquired and improved by the Oxnard Union High School District (OUHSD).

If the OUHSD does not elect to acquire the High School site within two (2) year following City adoption of this SouthShore Specific Plan, the Master Developer may proceed with a revised Tentative Tract Map No. 5427 or other TTM to implement the Alternative Land Use Plan and Table (without High School) described in Exhibits 2-3 and 2-4 , respectively.

As described in Section 1.8, should the High School site anticipated in this SouthShore Specific Plan not be acquired and improved, the Alternative Land Use Plan (without High School) described in this Specific Plan and corresponding Tentative Tract Map may be subject to additional environmental review under CEQA.

Otherwise, no revision to this SouthShore Specific Plan shall be required to proceed with the Alternative Land Use Plan and Table described in Exhibits 2-3 and 2-4, respectively. This alternative retains the same backbone circulation system (with extension of "C" Street to Olds Road) and replaces the High School land use with a variety of residential, public park, and open space uses as fully described in this SouthShore Specific Plan.

1.14 LAND USES ON WEST AND NORTHWEST PORTIONS OF SCE PROPERTY

This Specific Plan shows ground-level light industrial/commercial land uses on the west and northwest portions of the Southern California Edison (SCE) property. These uses were designed to be compatible with the primary (i.e., overhead electrical transmission) functions of this property, represent the most intensive development planned for this 37.2-acre area, and were fully evaluated in the certified EIR for the Ormond Beach Specific Plan Areas as described in Section 1.8.

This Specific Plan recognizes that SCE policies pertaining to the development of permanent structures on their property may change as the company goals and objectives change. In light of such potential changes, which are beyond the control of the Master Developer, the uses, and commercial buildings, and associated structures anticipated in this Specific Plan for the Self Storage Area (15.0 gross acres), Boat/RV Storage Area (12.9 gross acres), and/or Commercial/Incubator Area (9.3 gross acres) may not occur.

In this case, alternative uses and a revision to Exhibit 7-39, ML District SCE Development Area, may be submitted for approval by the City Planning Manager for one or more of these three areas consistent with Specific Plan Section 8.4.2, Land Use Adjustments within M-L (SSP) District, and Chapter 6, Development Regulations, in particular the permitted uses and site development standards set forth in Section 6.98, M-L (SSP) District. At the discretion of the Planning Manager, a Specific Plan Amendment may or may not be required.

1.15 SEVERABILITY

In the event that any regulation, standard, guideline, component plan, program, or other portion of this Specific Plan is held invalid or unconstitutional by a Federal or California Court of competent jurisdiction, such portion(s) shall be deemed a separate, distinct, and independent provision(s), and the invalidity of any such provision(s) shall not affect the validity of the remaining provisions.

1.16 ORGANIZATION OF SPECIFIC PLAN

This Specific Plan describes and regulates development of SouthShore through a set of clearly defined plans, development regulations, and design guidelines. The intent of this document is to guide the master developer and other developers in providing a high level of development and design quality, while also providing reasonable flexibility. This document is formatted to enable builders/developers to easily access information they will need to plan and obtain City approval of development projects within SouthShore.

The Specific Plan is organized into ten chapters, as follows:

- **Introduction (Chapter 1)** – Outlines the setting and vision for the Project. It also describes the purpose of the Specific Plan, and defines its regulatory authority and relationship to the City of Oxnard 2020 General Plan.
- **Land Use Plan (Chapter 2)** – Describes SouthShore’s various land uses, including residential neighborhoods, public schools, and public parks and open space, as well as a commercial/mixed-use area, and storage and commercial/incubator uses on SCE Lands.
- **Public Facilities (Chapter 3)** – Describes SouthShore’s public school(s), public parks, and public services that provide a variety of public services and benefits.
- **Circulation (Chapter 4)** – Describes the roadway and bikeway system, as well as public transit, walkways, and trails.
- **Infrastructure (Chapter 5)** – Outlines infrastructure components, including grading and drainage, water quality management, water, wastewater, and dry utilities.
- **Development Regulations (Chapter 6)** – Describes zoning and development standards to guide development of the different land use areas.
- **Design Guidelines (Chapter 7)** – Describes SouthShore’s design principles, landscape architecture, architecture, and scenic highway program.
- **Implementation (Chapter 8)** – Defines the programs required to implement the Specific Plan. Additionally, it defines the subsequent development review and approval process, phasing, and the roles of the City and Master Developer.
- **Glossary (Chapter 9)** – Defines key terms used in the Specific Plan.
- **Appendices (Chapter 10)** – Includes: 1) Legal Description for Specific Plan Area; 2) Consistency of the Specific Plan with the 2020 General Plan; and 3) Lake SouthShore Technical Description and Data.

2.1 OVERVIEW

As shown in Exhibit 2-1, Land Use Plan, and Exhibit 2-2, Land Use Table, SouthShore is composed of the following land uses:

- **Residential Areas**, including detached homes on a variety of single-family lots and a range of multi-family residential developments containing townhomes, condominiums, and/or apartments;
- **Public Parks and Open Space Areas**, ranging from a 28.5-acre community park with turf fields and a 23.1-acre lake area with lakeside trails and landscaped open space,⁽¹⁾ to a variety of neighborhood parks and greens distributed throughout the community;
- **Public School Areas**, including an elementary school and High School site;
- **Commercial/Mixed-Use Area**, providing retail space for local goods and services, and potentially one or more restaurants and/or residential units, such as live-work spaces; and
- **Self-Storage, Recreational Vehicle Storage, and Commercial/Incubator Uses**, within the western and northwestern portions of the SCE property, west of Rose Avenue and largely adjacent to the existing imported vehicle preparation area.

Exhibits 2-3 and 2-4 provide an Alternative Land Use Plan and Table for the Specific Plan in the event that Oxnard High School District does not elect to acquire a new High School site within SouthShore within two (2) years of City adoption of this Specific Plan. This alternative retains the same backbone circulation system, and replaces the High School land use with a variety of residential, public parks, and open space uses.

As shown, the design of SouthShore is characterized by a rectilinear street system with strong visual focal points and landmarks. The circulation pattern incorporates traffic-calming elements within a Traditional Neighborhood Design (TND) framework. Each individual land use is described below in greater detail.

⁽¹⁾ The Alternative Land Use Plan provides for an approximately 32.8-acre lake area. Actually, the functional lake area is the same in both land use plans. It is just that with the proposed Land Use Plan, the easterly 10.7-acre portion of the lake area lies within and comprises the southerly edge of the 53.9-acre High School site, since it provides the drainage solution required for the development of the High School site.

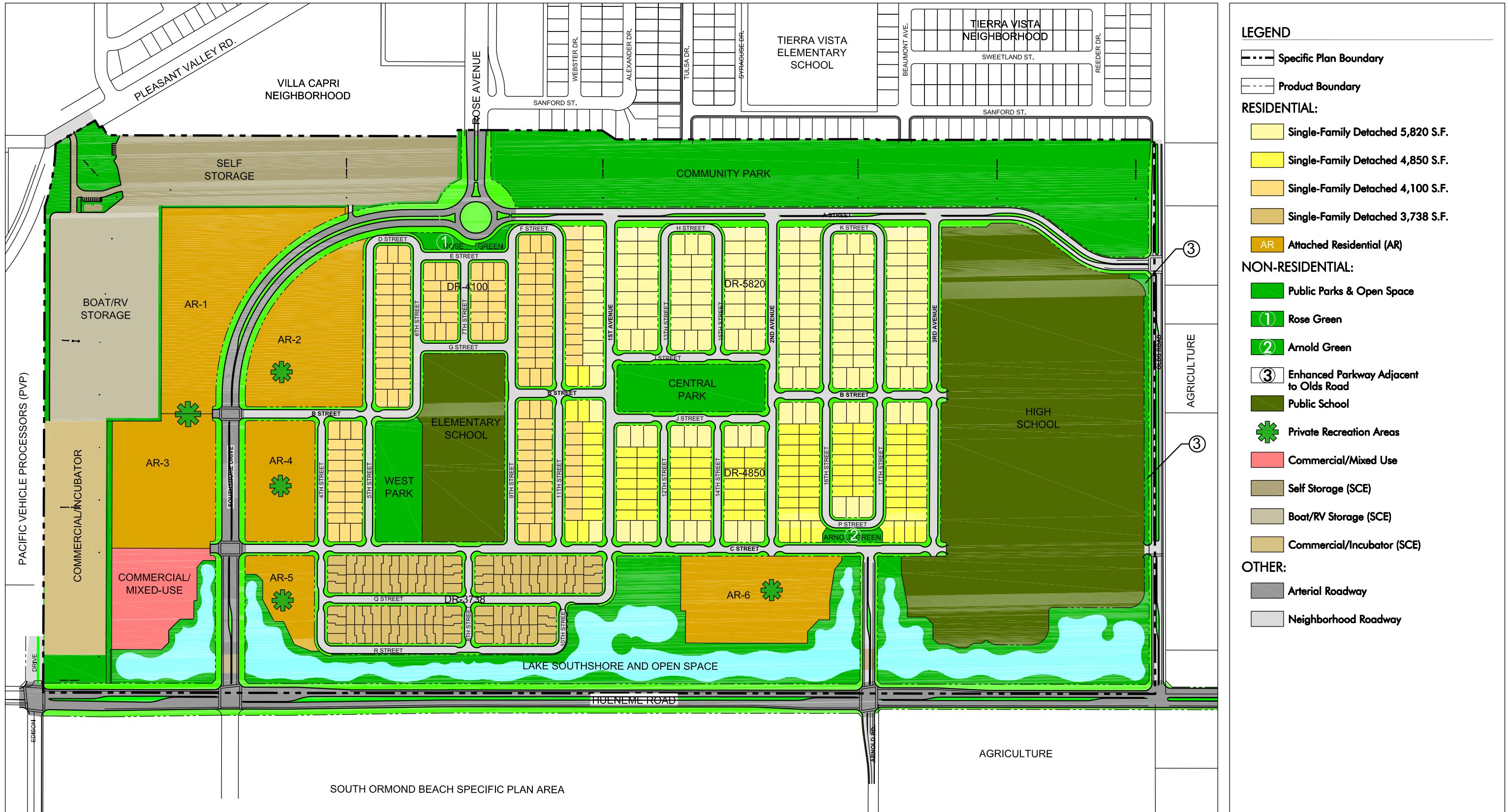


EXHIBIT 2-1
Land Use Plan

Exhibit 2-2

LAND USE TABLE
SouthShore Specific Plan • Oxnard, California

LAND USE	MAXIMUM DENSITY	TOTAL PLANNED		
		Acres(1)	Units	Density
RESIDENTIAL:				
DR-5820 Detached Residential	7 DU/Ac.	38.4	174	4.5 DU/Ac.
DR-4850 Detached Residential	7 DU/Ac.	18.1	115	6.4 DU/Ac.
DR-4100 Detached Residential	12 DU/Ac.	23.4	156	6.7 DU/Ac.
DR-3738 Detached Residential	12 DU/Ac.	13.9	106	7.6 DU/Ac.
Subtotal Single-Family Detached	--	93.8	551	--
AR-1 Attached Residential ⁽²⁾	18 DU/Ac.	9.6	167	17.4 DU/Ac.
AR-2 Attached Residential ⁽²⁾	18 DU/Ac.	8.8	153	17.4 DU/Ac.
AR-3 Attached Residential ⁽²⁾	18 DU/Ac.	7.1	124	17.5 DU/Ac.
AR-4 Attached Residential ⁽²⁾	18 DU/Ac.	5.4	94	17.5 DU/Ac.
AR-5 Attached Residential ⁽²⁾	18 DU/Ac.	2.9	50	17.5 DU/Ac.
AR-6 Attached Residential ⁽²⁾	18 DU/Ac.	7.1	124	17.4 DU/Ac.
Commercial / Mixed Use (Residential) ⁽³⁾	--	0.0	20	--
Subtotal Multi-Family	--	40.8	732	--
TOTAL RESIDENTIAL	--	134.6	1,283	--
NON-RESIDENTIAL:				
SCHOOLS				
High School	--	53.9	0	--
Elementary School	--	9.6	0	--
Schools Subtotal	--	63.5	0	--
PARKS & OPEN SPACE				
Community Park	--	28.5	0	--
Lake SouthShore / Surrounding Open Space ⁽⁴⁾	--	23.1	0	--
West Park	--	3.7	0	--
Central Park	--	5.2	0	--
Rose Green	--	1.4	0	--
Arnold Green	--	0.8	0	--
Olds Road Trail Corridor	--	2.3	0	--
Parks & Open Space Subtotal	--	65.0	0	--
COMMERCIAL / MIXED USE				
Commercial / Mixed Use	--	4.2	0	--
Commercial / Mixed Use Subtotal	--	4.2	0	--
LIGHT INDUSTRIAL				
Self Storage (SCE)	--	15.0	0	--
Boat/RV Storage (SCE)	--	12.9	0	--
Commercial/Incubator (SCE)	--	9.3	0	--
Light Industrial Subtotal	--	37.2	0	--
ARTERIAL ROADWAYS ⁽⁵⁾				
Rose Avenue / SouthShore Drive	--	11.9	0	--
Hueneme Road	--	5.5	0	--
Arterial Roadways Subtotal	--	17.5	0	--
TOTAL PROJECT	--	321.8	1,283	--

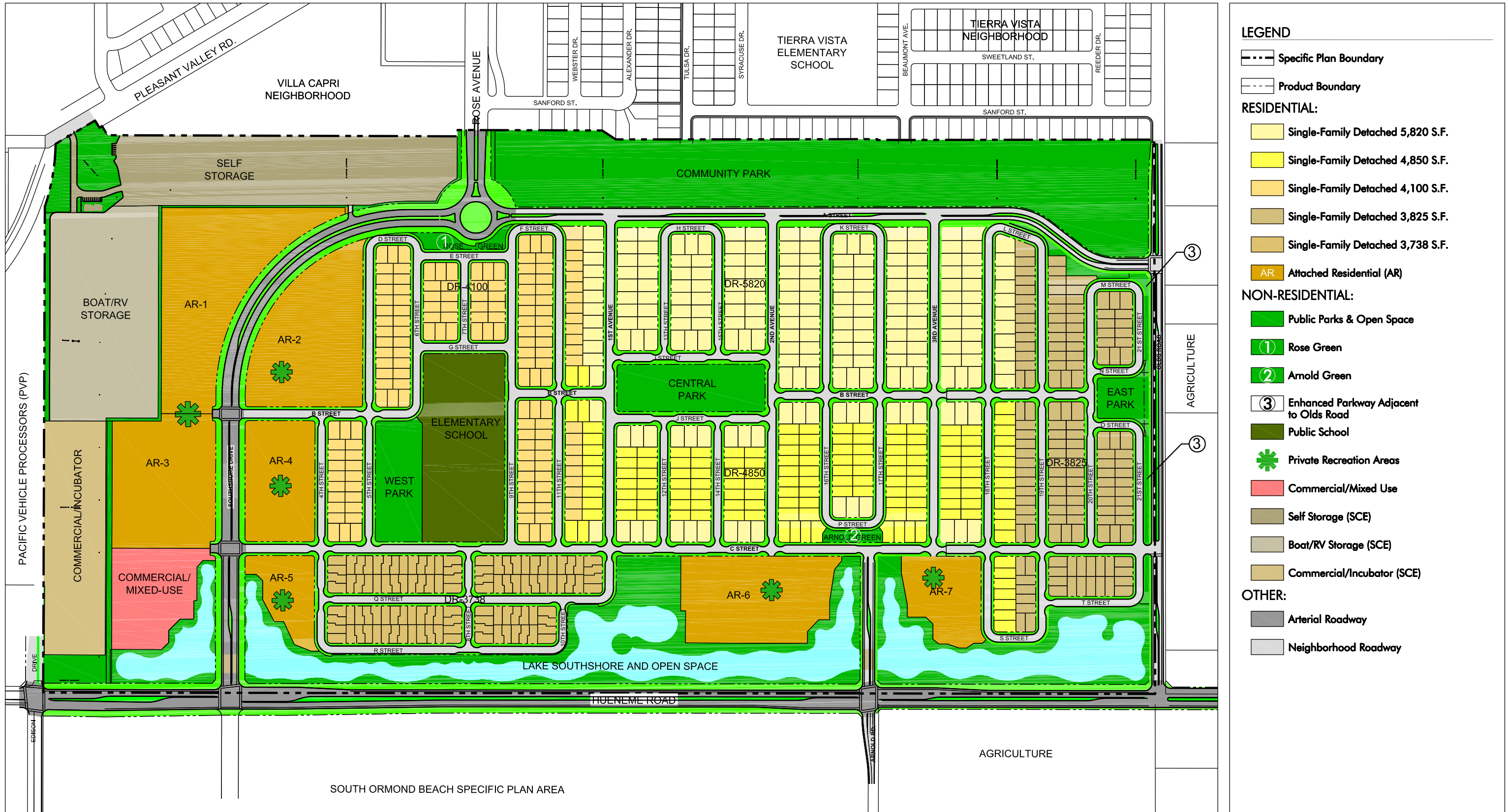
(1) Land Use Acres shown in this table are gross, and measured to the centerline of adjacent streets. Acres within the rights-of-way of City-designated Arterial Roadways (i.e., the extension Rose Avenue / SouthShore Drive and the widening of Hueneme Road) are computed as a Land Use. Land Uses adjacent to these Arterial Roadways are computed to the edge of the right-of-way. Land Use Acres are computed using Geographic Information System (GIS) technology with accuracy to ten decimal places. Land Use Acres shown are to one decimal place. Therefore, some columns and rows may not perfectly add at that level of detail. However, all of the numbers are accurate.

(2) The number of units within any Attached Residential land use area may be refined during the course of subsequent City review and approval, provided that the total number of units within the Specific Plan Area does not increase beyond that shown in this table. The procedures and regulations for adjusting Attached Residential units within an area is set forth in Chapter 8, Implementation, of this Specific Plan.

(3) Twenty (20) attached residential units are assigned to the Commercial/Mixed-Use Area, as a permitted use in conjunction with neighborhood commercial uses.

(4) The size and design of Lake SouthShore / Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore and Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore and Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.

(5) Arterial Roadways include the extension of Rose Avenue / South Shore Drive to Hueneme Road, and the widening of Hueneme Road from Edison Drive to Olds Road. Otherwise, roadway acres are included in gross land use acres, as land use areas are computed to the centerlines of adjacent non-arterial streets.



- LEGEND**
- Specific Plan Boundary
 - Product Boundary
 - RESIDENTIAL:**
 - Single-Family Detached 5,820 S.F.
 - Single-Family Detached 4,850 S.F.
 - Single-Family Detached 4,100 S.F.
 - Single-Family Detached 3,825 S.F.
 - Single-Family Detached 3,738 S.F.
 - Attached Residential (AR)
 - NON-RESIDENTIAL:**
 - Public Parks & Open Space
 - Rose Green
 - Arnold Green
 - Enhanced Parkway Adjacent to Olds Road
 - Public School
 - Private Recreation Areas
 - Commercial/Mixed Use
 - Self Storage (SCE)
 - Boat/RV Storage (SCE)
 - Commercial/Incubator (SCE)
 - OTHER:**
 - Arterial Roadway
 - Neighborhood Roadway

EXHIBIT 2-3
Alternative Land Use
Plan (without High School)

Exhibit 2-4

**ALTERNATIVE LAND USE TABLE (WITHOUT HIGH SCHOOL)
SouthShore Specific Plan • Oxnard, California**

LAND USE	MAXIMUM DENSITY	TOTAL PLANNED		
		Acres(1)	Units	Density
RESIDENTIAL:				
DR-5820 Detached Residential	7 DU/Ac.	47.7	216	4.5 DU/Ac.
DR-4850 Detached Residential	7 DU/Ac.	24.2	153	6.3 DU/Ac.
DR-4100 Detached Residential	12 DU/Ac.	23.4	156	6.7 DU/Ac.
DR-3825 Detached Residential	12 DU/Ac.	22.0	145	6.6 DU/Ac.
DR-3738 Detached Residential	12 DU/Ac.	13.9	106	7.6 DU/Ac.
Subtotal Single-Family Detached	--	131.4	776	--
AR-1 Attached Residential ⁽²⁾	18 DU/Ac.	9.6	162	16.9 DU/Ac.
AR-2 Attached Residential ⁽²⁾	18 DU/Ac.	8.8	147	16.8 DU/Ac.
AR-3 Attached Residential ⁽²⁾	18 DU/Ac.	7.1	119	16.8 DU/Ac.
AR-4 Attached Residential ⁽²⁾	18 DU/Ac.	5.4	90	16.8 DU/Ac.
AR-5 Attached Residential ⁽²⁾	18 DU/Ac.	2.9	48	16.8 DU/Ac.
AR-6 Attached Residential ⁽²⁾	18 DU/Ac.	7.1	120	16.8 DU/Ac.
AR-7 Attached Residential ⁽²⁾	18 DU/Ac.	3.8	63	16.8 DU/Ac.
Commercial / Mixed Use (Residential) ⁽³⁾	--	0.0	20	--
Subtotal Multi-Family	--	44.5	769	--
TOTAL RESIDENTIAL	--	175.9	1,545	--
NON-RESIDENTIAL:				
SCHOOLS				
Elementary School	--	9.6	0	--
Schools Subtotal	--	9.6	0	--
PARKS & OPEN SPACE				
Community Park	--	28.5	0	--
Lake SouthShore / Surrounding Open Space ⁽⁴⁾	--	33.8	0	--
West Park	--	3.7	0	--
Central Park	--	5.2	0	--
East Park	--	1.8	0	--
Rose Green	--	1.4	0	--
Arnold Green	--	0.8	0	--
Olds Road Trail Corridor	--	2.4	0	--
Parks & Open Space Subtotal	--	77.6	0	--
COMMERCIAL / MIXED USE				
Commercial / Mixed Use	--	4.2	0	--
Commercial / Mixed Use Subtotal	--	4.2	0	--
LIGHT INDUSTRIAL				
Self Storage (SCE)	--	15.0	0	--
Boat/RV Storage (SCE)	--	12.9	0	--
Commercial/Incubator (SCE)	--	9.3	0	--
Light Industrial Subtotal	--	37.2	0	--
ARTERIAL ROADWAYS⁽⁵⁾				
Rose Avenue / SouthShore Drive	--	11.9	0	--
Huememe Road	--	5.5	0	--
Arterial Roadways Subtotal	--	17.5	0	--
TOTAL PROJECT	--	321.8	1,545	--

(1) Land Use Acres shown in this table are gross, and measured to the centerline of adjacent streets. Acres within the rights-of-way of City-designated Arterial Roadways (i.e., the extension Rose Avenue / SouthShore Drive and the widening of Huememe Road) are computed as a Land Use. Land Uses adjacent to these Arterial Roadways are computed to the edge of the right-of-way. Land Use Acres are computed using Geographic Information System (GIS) technology with accuracy to ten decimal places. Land Use Acres shown are to one decimal place. Therefore, some columns and rows may not perfectly add at that level of detail. However, all of the numbers are accurate.

(2) The number of units within any Attached Residential land use area may be refined during the course of subsequent City review and approval, provided that the total number of units within the Specific Plan Area does not increase beyond that shown in this table. The procedures and regulations for adjusting Attached Residential units within an area is set forth in Chapter 8, Implementation, of this Specific Plan.

(3) Twenty (20) attached residential units are assigned to the Commercial/Mixed-Use Area, as a permitted use in conjunction with neighborhood commercial uses.

(4) The size and design of Lake SouthShore / Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore and Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore and Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.

(5) Arterial Roadways include the extension of Rose Avenue / South Shore Drive to Huememe Road, and the widening of Huememe Road from Edison Drive to Olds Road. Otherwise, roadway acres are included in gross land use acres, as land use areas are computed to the centerlines of adjacent non-arterial streets.

2.2 RESIDENTIAL NEIGHBORHOODS

SouthShore provides a broad variety of housing as called for in the 2020 General Plan, ranging from single-family homes at densities up to a maximum of 7 to 12 dwelling units per gross acre (DU/Ac) to multi-family densities to a maximum of 18 DU/Ac. The location of each housing type was determined based upon many different considerations including access and adjacent roadways, as well as adjacent land uses and open space considerations such as Lake SouthShore, local parks, and the Edison (SCE) transmission corridor. Generally, densities are higher near SouthShore Drive and Hueneme Road, especially at the community entries.

A total of 1,283 residential units are planned, which would increase to 1,545 homes if the 53.9 acre High School site is not acquired within the community. The average density for all residential areas within the Specific Plan Area is approximately 9 DU/Ac, which is consistent with the 2020 General Plan's designation of Residential Low-Medium, 8-12 DU/Ac.

SouthShore provides four (or five) different single-family neighborhoods and six (or seven) attached residential developments depending whether the High School site is acquired or not. This diversity of detached and attached housing will enable residents from a wide range of economic levels, age groups, and household types to live within SouthShore.

2.2.1 Single-Family Detached Residential Areas

Single-family detached residential neighborhoods are generally located within the interior of the SouthShore community, where homes are focused on and around a series of parks and open space areas. Planned single-family detached residential densities range from approximately 4.5 to 7.6 DU/Ac, depending upon nominal lot size and location within the community.

A total of approximately 551 single-family homes are planned in up to five residential lot sizes – ranging from a lot size of approximately 42' x 84' (3,738 square feet) up to approximately 60' x 97' (5,820 square feet). If the alternative without the High School is implemented, 42 more approximately 5,820-square-foot lots, 38 more approximately 4,850-square-foot lots, and a new neighborhood of 145 approximately 3,825-square-foot lots is planned, for a total of approximately 776 single-family homes.

Single-family residential development will conform generally to the City's R-1 and R-2 zoning regulations, as modified to reflect the development standards and design guidelines developed specifically for SouthShore. Refer to Chapter 6, Development Regulations, and Chapter 7, Design Guidelines.

2.2.2 Multi-Family Attached Residential Areas

Multi-family attached residential neighborhoods are anticipated to vary from approximately 17.4 to 17.5 DU/Ac, exclusive of density bonuses associated with potential Affordable Housing as provided for in Sections 2.2.3 and 6.2.9.

Multi-family residential is generally located nearer the arterial roadways within and bordering SouthShore, and will generally incorporate their own private recreation buildings (with gathering and special event space, exercise rooms, etc.) and/or outdoor facilities (e.g., swimming pools, spas, play equipment.). Such facilities will be shown as part of future detailed development plans, and will depend upon common areas, density, and architectural design of the development project, whether there is a homeowners association, and similar unique characteristics of each development.

Attached Residential Areas 1 through 5 are clustered along SouthShore Drive in the western portion of the community, from Hueneme Road to the Rose Avenue roundabout. Approximately 551 homes are anticipated in Attached Residential Areas 1 through 5, with densities ranging from approximately 17.4 to 17.5 DU/Ac.

Attached Residential Area 6 is located on the west side of the Arnold Road Entry and extends westerly, parallel to Hueneme Road and north of Lake SouthShore. Attached Residential Area 6 is anticipated to contain 124 dwelling units with a density of approximately 17.4 DU/Ac.

The Alternative Plan without the High School would add Attached Residential Area 7, located on the east side of the Arnold Road entry. This area is planned to contain 63 dwelling units with a density of 16.8 DU/Ac. Proposed dwelling units within Attached Residential Areas 1 through 6 are slightly lower in the Alternative Land Use Plan with densities ranging from approximately 16.8 to 16.9 DU/Ac.

Attached residential development will conform generally to the City's R-3 regulations and site development standards, as modified to reflect the development standards and design guidelines developed specifically for SouthShore. Refer to Chapters 6 and 7.

The Specific Plan permits the development of single-family detached residential homes in Residential Areas AR-2 through AR-7 as set forth in Chapter 6, Development Regulations, and Chapter 7, Design Guidelines if, in the sole opinion of the property owner, such development is warranted by the real estate market.

2.2.3 Affordable Housing

The SouthShore Specific Plan will satisfy the City's basic affordable housing requirements by providing ten percent (10%) of the total residential units within the Project shown on Exhibit 2-2 (or Exhibit 2-4, without High School) as affordable on-site rental housing units, as fully described in Section 6.2.8.

An additional five percent (5%) of affordable housing units – bringing the total affordable housing units within the Project Area to fifteen percent (15%) – shall be satisfied by either paying the applicable affordable housing in-lieu fee or providing the affordable rental units on-site within the Project Areas, as described in Section 6.2.8.

2.3 PUBLIC PARKS AND OPEN SPACE

The Land Use Plan proposes a variety of public parks and open space areas that will provide diverse recreational opportunities not only for SouthShore residents, but also for the existing Tierra Vista and Villa Capri neighborhoods to the north and the larger Oxnard community to the north and west.

The public facilities associated with parks and open space are identified in Chapter 3 of this Specific Plan, including the net and gross acreage of each park and open space area. Conceptual improvement plans for each of the park and open space areas are provided in Chapter 7, Design Guidelines. The public parks have been located to provide thematic edges, green transitions into the neighborhoods, and visual focal points within the community. A summary description of the parks is provided below.

2.3.1 Community Park

The approximately 25.5-acre net (28.5-acre gross) Community Park will play an important role within south Oxnard, creating a green edge along the northern portion of SouthShore that will contain pedestrian connections to and from the existing Tierra Vista Neighborhood.

The Community Park is planned on both SCE and privately-owned land north of "A" Street and east of the Rose Avenue. The Community Park is planned to provide a range of facilities including turf fields, family picnic areas, off-street bicycle trails and pedestrian paths, convenient off-street parking, and other passive and active amenities.

2.3.2 Lake SouthShore/Surrounding Open Space

Lake SouthShore is envisioned as an approximately 17.5-acre man-made lake (water surface area) to serve a variety of functional purposes, while the acreage around the Lake will provide a very attractive area with trails and facilities that help serve the community's and Oxnard's recreation open space needs.

With approximately 21.1 acres net (23.1 acres gross) – 30.3 acres net (33.8 acres gross) in the Alternative Land Use Plan without the High School – the actual size and design of Lake SouthShore/Surrounding Open Space is the same in both the plan with and the plan without the High School. In the plan with the High School, High School site acreage includes the portion of Lake SouthShore/Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the overall Lake SouthShore/Surrounding Open Space acreage. This explains the apparent difference of 10.7 acres in the size of the Lake area in the two plans – in the High School plan the 10.7 acres is counted as part of the High School site (as

it is required to develop that site) and therefore the Lake area in Exhibits 2-2 and 3-2 is 23.1 acres (gross); in the plan without the High School, the Lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.

Regardless of which land use plan is ultimately implemented (i.e., the plan with or without the High School), Lake SouthShore will provide the thematic southern edge for the SouthShore community and become the cornerstone of the City of Oxnard's "Image Corridor/Scenic Highway" solution for Hueneme Road in the area.

Lake SouthShore will provide picturesque views for motorists and cyclists on Hueneme Road and for the southerly commercial and mixed-use and residential developments. Lake SouthShore will be constructed to accommodate drainage needs and absorb peak storm events for the relatively flat Project Site.

2.3.3 Neighborhood Parks

SouthShore contains two (or three) neighborhood parks, linked as a series of visual and functional focal points along the centrally located east-west collector Street B, within the middle of the residential neighborhoods.

West Park contains 3.0 acres net (3.7 acres gross) and is located so that its design can be integrated with the design of the playfields for SouthShore Elementary School to the east.

Central Park contains 3.7 acres net (5.2 acres gross), and is located in the middle of the community, and will serve the surrounding neighborhood, offering amenities such as picnic tables, tot lots, hard courts, and play fields.

The Alternative Land Use Plan without the High School would add East Park to the Specific Plan Area and, with 1.0 acres net (1.8 acres gross), become the easterly focal point along Street B.

2.3.4 Greens

Rose Green and Arnold Green serve as thematic transition areas into the community – landscaped backdrops with trellises or other architectural elements at these key entry locations, as well as landscaped open space for informal recreation.

2.3.5 Olds Road Trail Corridor/Agricultural Buffer

The Ventura County Agricultural Policy Advisory Committee (APAC) has developed guidelines to alleviate agricultural-urban interface conflicts. A 150-foot-wide Agricultural Buffer has been combined with the Olds Road Trail Corridor on the eastern edge of SouthShore to comply with the guidelines established by the APAC (see Exhibits 7-30 and 7-31).

The Olds Road Trail Corridor/Agricultural Buffer contains 0.8 net acres (2.3 gross acres), not counting landscaped parkways and roadways that contribute to the overall width of the Corridor/Buffer that runs north-south along the length of Olds Road. The Corridor/Buffer is a layered design incorporating multiple landscaped areas, predominately composed of evergreen trees, as well as the segment of SouthShore's Class I Trail that runs along the west side of Olds Road. This Olds Road Trail Corridor/Agricultural Buffer design was reviewed and approved by the APAC.

2.4 PUBLIC SCHOOLS

Two new public school sites are planned within SouthShore. Their locations are shown on Exhibit 2-1, Land Use Plan.

The Land Use Plan provides for an elementary school that would be developed in conjunction with West Park as a functional and visual focal point for the community.

Consistent with the current Land Use Element of the 2020 General Plan, a High School site is shown along SouthShore's easterly edge near the northwest corner of Hueneme Road and Olds Road.

Exhibit 2-3, Alternative Land Use Plan, provides for the same elementary school, but replaces the High School site with single-family residential, a neighborhood park (i.e., East Park), and open space uses along Olds Road if the Oxnard Union High School District elects not to acquire a new High School site within SouthShore.

Future construction-level design of public school facilities, including their related parking and circulation plans, may require subsequent environmental review pursuant to CEQA, and will be subject to State approval, if and when the detailed improvement plans are prepared by the respective school districts.

2.4.1 SouthShore Elementary School

The new SouthShore Elementary School may be developed on an 8.1-acre net (9.6-acre gross) site adjacent to West Park. This location within the heart of the community will be convenient to future students. The adjacency of the park would potentially allow joint use of play fields for both school and city-related recreational programs if mutually agreed by the City and Ocean View School District.

It is anticipated that Ocean View School District (OVSD) may determine that it is necessary to acquire up to an additional 0.9 acres from the 3.0 net acres of land designated for West Park to bring the size of the Elementary School up to 9.0 net acres. In this case, Exhibit 7-26, West Park Concept Plan, will need to be correspondingly revised. Such a revision shall be considered a Minor Modification as described in Chapter 8, Implementation, and more specifically in Section 8.4.5, Potential Refinements to Elementary School Site.

2.4.2 SouthShore High School

The Land Use Plan identifies an approximately 50.7-acre net (53.9-acre gross) public High School site, if desired, for acquisition and improvement by the Oxnard Union High School District consistent with State and local regulations.

It is anticipated that primary access to the High School will come from the north (Rose Avenue) to "A" Street, and then east to 3rd Avenue.

2.5 SELF STORAGE, RV BOAT STORAGE, AND COMMERCIAL/ INCUBATOR DEVELOPMENT (WITHIN SCE PROPERTY)

The Southern California Edison (SCE) property that forms the westerly and northerly edge of SouthShore, west of Rose Avenue, is planned for a compatible set of three land uses (refer to Exhibit 2-1, Land Use Plan, and Exhibit 2-2, Land Use Table):

- 1) An approximately 15.0-acre Self-Storage Facility, with one-story buildings containing up to approximately 268,000 square feet of building area and including a City storage area for mowers and other landscape maintenance equipment used to maintain SouthShore's parks and open space areas;
- 2) An approximately 12.9-acre Boat and Recreational Vehicle Storage Facility, containing up to approximately 525 boat/RV spaces; and
- 3) An approximately 9.3-acre Commercial/Incubator Development, containing one-story buildings with up to approximately 113,000 square feet of building area and uses generally permitted in the City's M-L Limited Manufacturing Zone, as modified to reflect the development standards and design guidelines developed specifically for SouthShore and outlined in Chapters 6 and 7.

Exhibit 2-5 provides maximum Floor Area Ratios (FAR) for these three land uses.

The Self-Storage and Boat/RV Storage Uses would take primary access (right-in/right-out) from Pleasant Valley Road, with a secondary right-in/right-out access from SouthShore Drive. The secondary access for the Boat/RV Storage Use would require access over and potentially a gate with a portion of the Commercial Incubator or Self-Storage Uses.

The Commercial/Incubator Development would take primary access from Hueneme Road via the dedicated portion of Edison Drive. The developer of this portion of the SCE property will have to obtain access rights from Pacific Vehicle Processors (PVP) to access the 9.3-acre Commercial/Incubator Development Area prior to approval of any tentative subdivision map showing this as a developable building site. Such legal access rights must be acceptable to the City of Oxnard. Secondary Access for the Commercial/Incubator Development will need to be provided to Pleasant Valley Road through the Boat and Recreational Storage Facility and Self Storage Facility. All such secondary access rights and design must be approved by the Fire Department and Development Services and/or General Services Department.

Exhibit 2-5

**FLOOR AREA RATIOS FOR SELF STORAGE, RV/BOAT STORAGE, AND
 COMMERCIAL/INCUBATOR DEVELOPMENT (WITHIN SCE PROPERTY)
SouthShore Specific Plan • Oxnard, California**

LAND USE	LAND AREA		BUILDING FLOOR AREA (Sq. Ft.)	FLOOR AREA RATION (FAR)
	Acres	Sq. Ft.		
Self-Storage	15.0	652,071	268,000	0.41
Boat/RV Storage	12.9	561,892	0	--
Commercial/Incubator	9.3	404,931	113,000	0.28

2.6 COMMERCIAL/MIXED-USE SITE

The Land Use Plan includes approximately 4.2 acres of potential commercial/mixed-use development at the northwest corner of SouthShore Drive and Hueneme Road. This primarily commercial center is planned to offer convenient retail sales and services for residents of SouthShore and the local area, provided that such neighborhood commercial uses are economically feasible at this site. Such uses include retail and personal service industry business as identified in the City's C-2 General Commercial Zone, as modified to reflect the development standards and design guidelines developed specifically for SouthShore and outlined in Chapters 6 and 7 of this Specific Plan.

Up to 20 attached residential units may be incorporated within the Commercial/Mixed-Use area, possibly as live-work dwelling units. Insofar as R-3 uses are permitted within the City's C-2 Zone, this designation is especially appropriate to SouthShore.

3.1 OVERVIEW

SouthShore contains a variety of public facilities that are well integrated within and among residential and commercial uses in the Project. The following public facilities are found within SouthShore:

- An Elementary School;
- A High School (or an additional Neighborhood Park with the Alternative Plan);
- Lake SouthShore/ Surrounding Open Space;
- Community Park;
- Two (or three) Neighborhood Parks;
- Two Greens and a variety of landscape features; and
- HOA/private recreation facilities within Attached Residential (AR) projects.

Exhibit 3-1, Public Facilities Plan, and Exhibit 3-2, Public Facilities Table, illustrate the location and the net and gross acreage of public facilities within the community, which are described in more detail in this chapter and in Chapter 7, Design Guidelines.

Exhibit 3-3, Alternative Public Facilities Plan (without High School), and Exhibit 3-4, Alternative Public Facilities Table (without High School), outline the various public facilities and their respective gross and net acreages for the Alternative Land Use Plan without the High School.

In addition to on-site public facilities, SouthShore will be provided with a variety of public services – including law enforcement, fire protection, library, and solid waste disposal services – from off-site locations. This is described in more detail toward the end of this chapter.



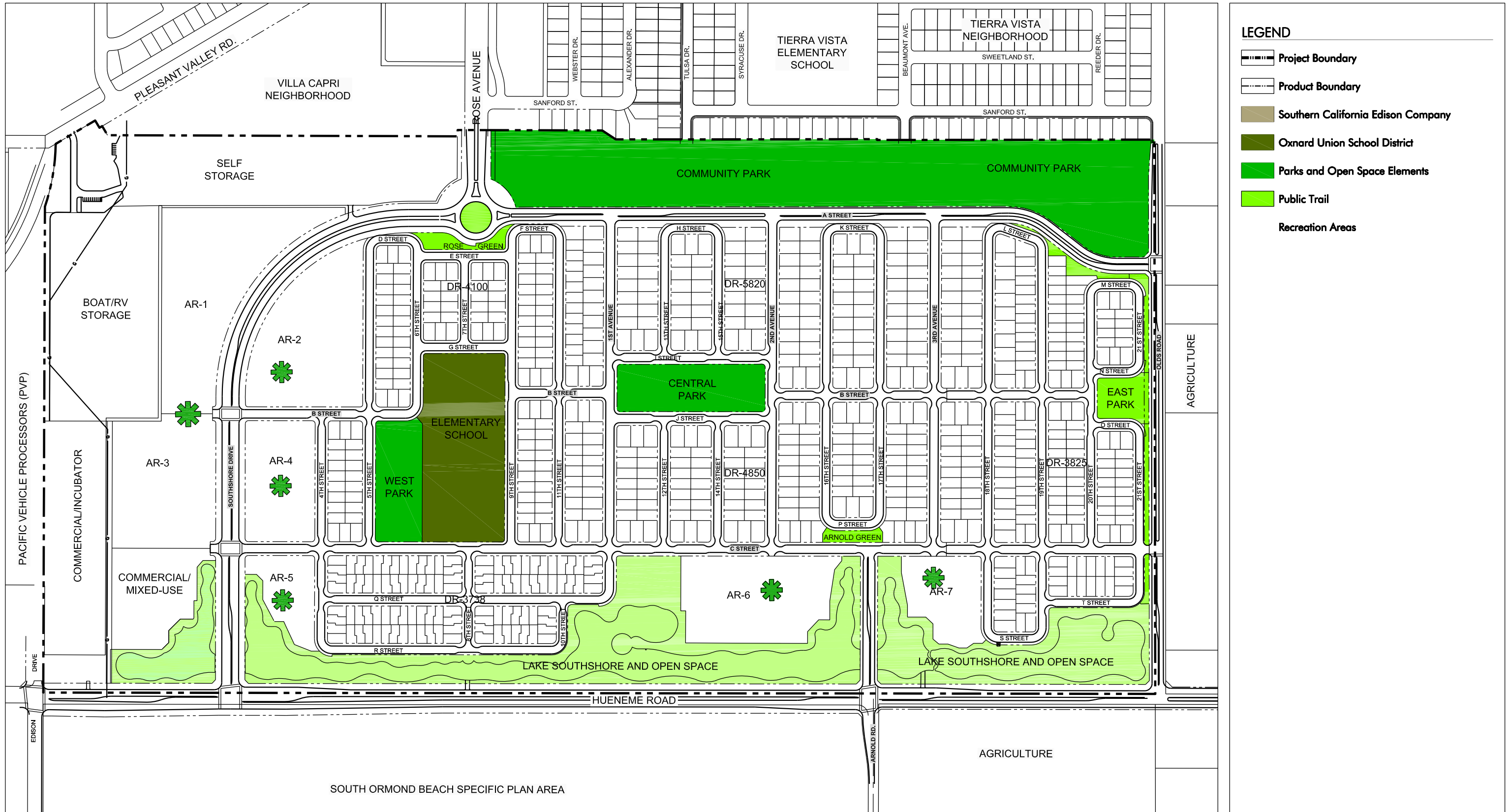
Exhibit 3-2

PUBLIC FACILITIES TABLE
SouthShore Specific Plan

PUBLIC FACILITY	ACRES	
	Gross	Net
SCHOOLS		
Elementary School ⁽¹⁾	9.6 ⁽¹⁾	8.1 ⁽¹⁾
High School ⁽³⁾	53.9 ⁽²⁾	50.7 ⁽²⁾
Schools Subtotal	63.5	58.8
PARKS AND OPEN SPACE		
Community Park	28.5	25.5
Lake SouthShore/Surrounding Open Space ⁽²⁾	23.1	21.1
West Park	3.7	3.0
Central Park	5.2	3.7
Rose Green	1.4	0.9
Arnold Green	0.8	0.4
Olds Road Trail Corridor	2.3	0.8
Parks and Open Space Subtotal	65.0	55.4
TOTAL PUBLIC FACILITIES	128.5	114.2

⁽¹⁾ The acreage for the elementary school may be more or less than the acreage shown here, per a future agreement between the Master Developer and the Ocean View School District.

⁽²⁾ The size and design of Lake SouthShore/Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore/ Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore/Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.



- LEGEND**
- Project Boundary
 - Product Boundary
 - Southern California Edison Company
 - Oxnard Union School District
 - Parks and Open Space Elements
 - Public Trail
 - Recreation Areas

EXHIBIT 3-3
Alternative Public
Facilities Plan without High School

Exhibit 3-4

ALTERNATIVE PUBLIC FACILITIES TABLE (WITHOUT HIGH SCHOOL)
SouthShore Specific Plan

PUBLIC FACILITY	ACRES	
	Gross	Net
SCHOOLS		
Elementary School ⁽¹⁾	9.6 ⁽¹⁾	8.1 ⁽¹⁾
Schools Subtotal	9.6	8.1
PARKS AND OPEN SPACE		
Community Park	28.5	25.5
Lake SouthShore/Surrounding Open Space ⁽²⁾	33.8 ⁽²⁾	30.3 ⁽²⁾
West Park	3.7	3.0
Central Park	5.2	3.7
East Park	1.8	1.0
Rose Green	1.4	0.9
Arnold Green	0.8	0.4
Olds Road Trail Corridor	2.4	0.7
Parks and Open Space Subtotal	77.6	65.5
TOTAL PUBLIC FACILITIES (without High School)	87.2	73.6

⁽¹⁾ The acreage for the elementary school may be more or less than the acreage shown here, per a future agreement between the Master Developer and the Ocean View School District.

⁽²⁾ The size and design of Lake SouthShore/Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore/ Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore/Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.

3.2 PUBLIC SCHOOLS

The SouthShore Specific Plan allows for two public school sites within SouthShore. As shown on the Land Use Element of the 2020 General Plan, the Specific Plan allows for a site for a new elementary school near the center of the community. Also, a site for a new High School is planned south of the intersection of “A” Street and Olds Road, comprising the eastern portion of the community.

SouthShore’s Alternative Land Use Plan allows for the same elementary school as shown in the Land Use Plan, but – assuming that the Oxnard Union High School District (OUHSD) does not elect to acquire a new High School site within SouthShore – replaces the High School site with residential units, a neighborhood park (East Park), and a landscaped trail corridor and agricultural buffer (Olds Road Trail Corridor) along west side of Olds Avenue.

3.2.1 SouthShore Elementary School

A new elementary school is planned on a 8.1-acre net (9.6-acre gross) site adjacent to West Park. This location within the heart of the community will be convenient to future students, allowing for potential joint-use of turf fields and other play areas for both school and neighborhood recreation activities, if mutually approved by the City and Ocean View School District.

It is anticipated that Ocean View School District (OVSD) may determine that it is necessary to acquire up to an additional 0.9 acres from the 3.0 net acres of land designated for West Park to bring the size of the Elementary School up to 9.0 net acres. In this case, Exhibit 7-26, West Park Concept Plan, will need to be correspondingly revised. Such a revision shall be considered a Minor Modification as described in Chapter 8, Implementation, and more specifically in Section 8.4.5, Potential Refinements to Elementary School Site.

3.2.2 SouthShore High School

A 50.7-acre net (53.9-acre gross) High School site, if acquired by the Oxnard Union High School District within three (3) years following City adoption of this Specific Plan, is located on the eastern end of the Specific Plan Area and will be improved by the District consistent with State and local regulations.

3.3 PUBLIC PARKS AND OPEN SPACE

SouthShore contains a hierarchy of local parks and special recreation areas to serve residents of the community and the broader south Oxnard area. The public park and recreation facilities development plans will be reviewed by City of Oxnard Development Services and/or General Services Department officials and subject to City standards related to parks and recreation design.

Exhibit 3-5, Parks and Recreation Facilities Table, provides a detailed summary – of landscape/general amenities, special facilities, architectural elements, and fields and courts – for the many park and recreation areas.

Exhibit 3-6, Alternative Parks and Recreation Facilities Table (without High School) provides a detailed summary – of landscape/general amenities, special facilities, architectural elements, fields and courts, and recreation areas – if the High School site is not acquired by OHUSD.

Each park and recreation area is graphically illustrated to show the approximate design layout of the facilities listed in the tables (see Section 7.7, Parks and Open Space Areas).

3.3.1 Community Park

The 25.5-acre net (28.5-acre gross) Community Park is planned on SCE-owned and privately-owned land north of "A" Street and east of the Rose Avenue entry. The park will benefit south Oxnard by creating recreational opportunities and a green linkage between SouthShore and the existing Tierra Vista Neighborhood. The park will contain pedestrian and bicycle trail connections to the Tierra Vista Neighborhood, and provide a variety of amenities.

The specific improvement program for the Community Park will ultimately be established in close cooperation with the City of Oxnard's Development Services and/or General Services Department, and SCE. Community Park improvements on SCE lands must be compatible with the ongoing operations concerns and maintenance requirements for the SCE transmission lines and towers.

Consistent with the facilities listed in Exhibits 3-5 and 3-6, the Community Park includes the following:

1. **Turf Fields** – Turf fields are provided for a variety of organized sports and other recreational purposes.
2. **Picnic Area** – Family picnic facilities are envisioned to serve the SouthShore residents and surrounding areas, and will include tables, benches, and barbecue facilities.
3. **Trails and Walkways** – A Multi-Use Trail will be integrated into the Community Park along “A” Street, with two multi-use pedestrian/ bicycle spur trails connecting the park to the existing Tierra Vista residential neighborhood to the north.
4. **Restrooms** – Two restroom buildings are envisioned to serve park users. The locations and designs for the restrooms shall be approved by the City Park and Facilities Division and Police Department. It is currently anticipated that one restroom will be located near the parking area in the middle portion of the Community Park. The other restroom will be located near the parking area and family picnic facilities in the eastern portion of the Community Park.
5. **Parking** – Three off-street parking areas are planned to provide convenient access to the Community Park facilities and reduce visitor parking along local residential streets within both SouthShore and the existing Tierra Vista Neighborhood.
6. **Potential Concession Building** – A future phase of park improvements may include a concession building (with restrooms) toward the middle of the Community Park. Water and sewer infrastructure and utilities should be stubbed out to serve this potential future use.

Exhibit 3-5

PARKS AND RECREATION FACILITIES TABLE
SouthShore Specific Plan

FACILITIES OR OTHER IMPROVEMENTS	PARKS & RECREATION AREAS									
	TOTAL (All Areas)	Community Park	Lake SouthShore/ Surrounding Open Space ⁽¹⁾	Neighborhood Parks		Greens and Trail Corridor			Elementary School Adjacent to West Park	High School Adjacent Olds Road
				Central Park	West Park	Rose Green	Arnold Green	Olds Road Trail Corridor		
SIZE OF AREA										
Net Acres (to limits of lot lines)	114.2	25.5	21.1 ⁽¹⁾	3.7	3.0	0.9	0.4	0.8	8.1	50.7 ⁽¹⁾
Gross Acres (to centerlines of adjacent local roads)	128.5	28.5	23.1 ⁽¹⁾	5.2	3.7	1.4	0.8	2.3	9.6	53.9 ⁽¹⁾
LANDSCAPE AND GENERAL AMENITIES										
"Open Play" Turf Area	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes
Shade Trees for Families and/or Sports Teams	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Family Picnic Area with Tables	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes
Pedestrian Paths and Benches	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Off-street Class 1 Trail (bike and pedestrian)	Yes	Yes	Yes	No	No	No	No	Yes	No	Yes
Drinking Fountains	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes
Low-height Pathway and Security Lighting	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Buffer Landscaping Adjacent to Homes	Yes	Yes	Yes	DNA ⁽²⁾	DNA ⁽²⁾	Yes	Yes	Yes	Yes	Yes
SPECIAL FACILITIES										
Off-Street Parking Spaces (includes handicapped)	266	182	0	0	24	0	0	0	60	TBD ⁽³⁾
Walking/Jogging Track (measured distance)	1	1	0	0	0	0	0	0	0	TBD ⁽³⁾
Par Course (path with exercise stations)	1	0	1	0	0	0	0	0	0	0
Pre-School Age "Tot Lot"	2	0	0	1	1	0	0	0	0	0
Elementary Age Play Equipment Area	3	0	0	1	1	0	0	0	1	0
Model Boats (radio-controlled)	1	0	1	0	0	0	0	0	0	0
Amphitheater/Seat Walls (moderate size)	1	0	0	1	0	0	0	0	0	TBD ⁽³⁾
SPORTS FIELDS and HARD COURTS										
Soccer Fields	1 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	0	0	0	0	1	TBD ⁽³⁾
Softball Fields	2 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	0	0	0	0	2	TBD ⁽³⁾
Volleyball Courts	0 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	0	0	0	0	0	TBD ⁽³⁾
Handball Courts	4 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	0	0	0	0	4	TBD ⁽³⁾
Basketball Courts	7 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	2	0	0	0	5	TBD ⁽³⁾
ARCHITECTURAL/SCULPTURAL ELEMENTS										
Group Picnic Trellis (with picnic tables and BBQs)	5	0	0	3	2	0	0	0	0	0
Public Restrooms	3	2	0	1	0	0	0	0	0	0
Gazebo, Trellis (with Bench), and/or Arbor	9	1	5	2	0	0	1	0	0	0
Public Art or Sculpture	3	0	0	0	0	1	1	0	0	1
Park Maintenance Building	2	1	0	1	0	0	0	0	0	0
Pedestrian Bridge	2	0	2	0	0	0	0	0	0	0
Community Entry Signage	5	1	2	0	0	1	0	0	0	1

⁽¹⁾ The size and design of Lake SouthShore/Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore/ Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore/Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.

⁽²⁾ DNA means Does Not Apply because condition does not exist.

⁽³⁾ TBD means To Be Determined, for Community Park by City's Park and Facilities Division or, for High School by Oxnard Union High School District.

Exhibit 3-6

ALTERNATIVE PARKS AND RECREATION FACILITIES TABLE (WITHOUT HIGH SCHOOL)
SouthShore Specific Plan

FACILITIES OR OTHER IMPROVEMENTS	PARKS & RECREATION AREAS									
	TOTAL (All Areas)	Community Park	Lake SouthShore/ Surrounding Open Space ⁽¹⁾	Neighborhood Parks			Greens and Trail Corridor			Elementary School Adjacent to West Park
				Central Park	West Park	East Park	Rose Green	Arnold Green	Olds Road Trail Corridor	
SIZE OF AREA										
Net Acres (to limits of lot lines)	73.6	25.5	30.3 ⁽¹⁾	3.7	3.0	1.0	0.9	0.4	0.7	8.1
Gross Acres (to centerlines of adjacent local roads)	87.2	28.5	33.8 ⁽¹⁾	5.2	3.7	1.8	1.4	0.8	2.4	9.6
LANDSCAPE AND GENERAL AMENITIES										
"Open Play" Turf Area	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Shade Trees for Families and/or Sports Teams	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
Family Picnic Area with Tables	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Pedestrian Paths and Benches	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Off-street Class 1 Trail (bike and pedestrian)	Yes	Yes	Yes	No	No	No	No	No	Yes	No
Drinking Fountains	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes
Low-height Pathway and Security Lighting	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Buffer Landscaping Adjacent to Homes	Yes	Yes	Yes	DNA ⁽²⁾	DNA ⁽²⁾	DNA ⁽²⁾	Yes	Yes	Yes	Yes
SPECIAL FACILITIES										
Off-Street Parking Spaces (includes handicapped)	272	188	0	0	24	0	0	0	0	60
Walking/Jogging Track (measured distance)	1	1	0	0	0	0	0	0	0	0
Par Course (path with exercise stations)	1	0	1	0	0	0	0	0	0	0
Pre-School Age "Tot Lot"	3	0	0	1	1	1	0	0	0	0
Elementary Age Play Equipment Area	4	0	0	1	1	1	0	0	0	1
Model Boats (radio-controlled)	1	0	1	0	0	0	0	0	0	0
Amphitheater/Seat Walls (moderate size)	1	0	0	1	0	0	0	0	0	0
SPORTS FIELDS and HARD COURTS										
Soccer Fields	1 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	0	0	0	0	0	1
Softball Fields	2 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	0	0	0	0	0	2
Volleyball Courts	0 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	0	0	0	0	0	0
Handball Courts	4 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	0	0	0	0	0	4
Basketball Courts	7 (+TBD) ⁽³⁾	TBD ⁽³⁾	0	0	2	0	0	0	0	5
ARCHITECTURAL/SCULPTURAL ELEMENTS										
Group Picnic Trellis (with picnic tables and BBQs)	6	0	0	3	2	1	0	0	0	0
Public Restrooms	3	2	0	1	0	0	0	0	0	0
Gazebo, Trellis (with Bench), and/or Arbor	9	1	5	2	0	0	0	1	0	0
Public Art or Sculpture	2	0	0	0	0	0	1	1	0	0
Park Maintenance Building	2	1	0	1	0	0	0	0	0	0
Pedestrian Bridge	2	0	2	0	0	0	0	0	0	0
Community Entry Signage	4	1	2	0	0	0	1	0	0	0

⁽¹⁾ The size and design of Lake SouthShore/Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore/ Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore/Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.

⁽²⁾ DNA means Does Not Apply because condition does not exist.

⁽³⁾ TBD means To Be Determined, for Community Park by City's Park and Facilities Division or, for High School by Oxnard Union High School District.

3.3.2 Lake SouthShore/Surrounding Open Space

Lake SouthShore will provide a thematic southern edge to the Project and will enhance the 2020 General Plan's "City Image Corridor/Scenic Highway" designation. It will create picturesque views for residents as well as for motorists and bicyclists on Hueneme Road. This area consists of an approximately 17.5-acre water body surrounded by trails and open space for a total of 33.8 acres.⁽¹⁾ The width of the area ranges from approximately 350 and 400 feet to accommodate a variety of recreational facilities and other improvements (see Exhibits 3-5 and 3-6).

In addition to providing an attractive southern edge for the community, Lake SouthShore will also be constructed to creatively address drainage needs for the relatively flat Project Site. Section 5.3, Lake SouthShore, provides a detailed description of the Lake's drainage and water quality functions. The conceptual plan in Section 7.7, Parks and Open Space Areas, includes the following facilities:

1. Multi-Use Trail

The open space area adjacent to the Lake will contain a meandering multi-use trail along the southerly edge of the Lake adjacent to Hueneme Road. This 10-foot-wide trail will accommodate both pedestrians and bicyclists and provide a course of exercise stations. The trail will link to the community pedestrian sidewalks and bike trail system along Hueneme Road, SouthShore Drive, "A" Street, and part of Rose Avenue.

2. Expanded Footpath

The northerly edge of the Lake adjacent to primarily residential development will contain a meandering 10-foot-wide footpath almost the entire length of the Lake. This footpath is envisioned as being stabilized decomposed granite for a natural appearance. Two bridges across the Lake may, depending upon mutual agreement of the City's Development Services and/or General Services Department and SouthShore's Master Developer on issues of economic feasibility and operations and maintenance, connect this footpath to the Multi-Use Trail described above.

⁽¹⁾ The size and design of Lake SouthShore/Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore/ Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore/Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.

3. Water Recreation

The Lake may be used for passive recreation activities such as model boat launching, increasing the range of recreational opportunities within the community, provided that such uses are managed and found by the City's Planning Manager to be consistent with the Adaptive Management Plan described in Section 6.2.24.

4. Architectural Elements

A combination of gazebos and trellises will bring design accents and functionality to the open space areas surrounding the Lake, and provide visual focal points that reinforce the sense of community and place.

3.3.3 Neighborhood Parks

SouthShore contains neighborhood parks, all located centrally within residential neighborhoods and one that could be integrated with the elementary school. Refer to Exhibit 3-1, Public Facilities Plan.

These parks will offer amenities (see Exhibit 3-5 and Exhibit 3-6) such as trellises, arbors, and gazebos (see Design Guidelines, Section 7.7), picnic tables, tot lots, sports courts, drinking fountains, security lighting, walkways, and landscaping.

Portions of neighborhood parks may be specialized to particular age groups to ensure residents of all ages will have amenities consistent with their needs. The final program and construction-level design for each neighborhood park will be established in cooperation with the City's Development Services and/or General Services Department. Conceptual plans for each park can be found in Section 7.7, Parks and Open Space Areas.

1. **West Park**

West Park is a 3.0-acre net (3.7-acre gross) neighborhood park that adjoins the proposed elementary school site. It will provide opportunities for integrating neighborhood park uses with the elementary school and will include amenities compatible with the elementary school-age users.

Ocean View School District (OVSD) may acquire fee title to a portion of the land upon which West Park will be improved, as this land may ultimately be required for school facilities. In the foreseeable future, West Park will be improved by the Master Developer in Phase I, and operated and maintained by the City as a neighborhood park using Community Facilities District (CFD) funding as described in Chapter 8, Implementation.

2. **Central Park**

Central Park is a 3.7-acre net (5.2-acre gross) neighborhood park located in the center of SouthShore. As the largest neighborhood park in SouthShore, it will serve as a local recreation area for residents and provide a moderate-sized amphitheater as a venue for local community events, small informal concerts, and as a place for birthdays and similar family activities. One restroom building, in a location visible to police, is envisioned to serve park users, as more specifically described in Section 7.7.3 of this Specific Plan.

3. **East Park**

If SouthShore is developed without the High School, it will include East Park, a 1.0-acre net (1.8-acre gross) neighborhood park located in the easterly portion of the community adjacent to Olds Road. It would contain picnic tables, a tot lot, and open play area.

3.3.4 Other Open Space Areas

As depicted in Exhibit 3-1, Public Facilities Plan, and Exhibit 3-3, Alternative Public Facilities Plan, greens and landscape areas are selectively provided throughout the community to serve as thematic visual transitions into SouthShore as well as functional open green space for active/passive recreation. There will be a variety of architectural/sculptural elements within these areas (see Exhibit 3-5 and Exhibit 3-6), but the community design themes will ensure visual continuity. The conceptual plan of facilities for open space areas can be found in Section 7.7.

1. Rose Green

Rose Green serves as an important transition into the community for those entering SouthShore from the north via Rose Avenue. This green is located and designed in conjunction with the roundabout as a passive recreation opportunity for the surrounding residential community.

2. Arnold Green

Arnold Green a visually attractive open space at the terminus of Arnold Road at "C" Street. It serves as a passive park and focal entry point for those entering the community from Hueneme Road via Arnold Road.

3. Olds Road Trail Corridor

If SouthShore is developed without the High School site, the Olds Road Trail Corridor (Agriculture Buffer) will serve as a community landscape buffer from the agricultural fields and incorporate a meandering Multi-Use Trail through the parkway as well as a bicycle path demarcated along the edge of the street.

If SouthShore is developed with the High School site, an expanded 30-foot-wide parkway is provided between Olds Avenue and the school to accommodate a Multi-Use Trail in advance of school construction, should that be necessary.

4. Rose Avenue Off-site Landscape Improvements

Landscaping within the existing off-site Rose Avenue medians and parkways, between Pleasant Valley Parkway and the northerly Specific Plan boundary will also be augmented as described in Section 7.5, Community Entries.

3.3.5 HOA/Private Recreation Facilities within Attached Residential (AR) Projects

Homeowners Association (HOA)/private recreation facilities will be located within most if not all of the attached residential developments within the community. These facilities will be owned by a Homeowners Association (HOA) or an apartment/condominium project owner for the benefit of renters, and will likely consist of pools/spas, picnic and barbecue facilities, kitchens, clubhouses, and/or greens to serve residents of the Project in which they are located, and will be linked by pedestrian pathways to public sidewalks, trails, footpaths, parks, and/or other facilities.

3.4 PUBLIC SERVICES

3.4.1 Law Enforcement

The SouthShore Specific Plan Area is currently served by the City of Oxnard and the County of Ventura Sheriff's Department since the property is within the City's Sphere of Influence but not within its current corporate limits. Once annexed by the City, the area will be served by the City of Oxnard Police Department.

SouthShore shall coordinate with the City's Police Department regarding design standards and safety protection requirements, and will implement these in the final design and construction of all residential, commercial, and public structures. This effort will ensure the City's standard level of service is maintained for future SouthShore residents and visitors.

Both the Attached Residential Land Use Areas (i.e., the R-3 (SSP) District) and the Commercial/Mixed-Use Area (i.e., the C-2 (SSP) District) permit a Police Department Substation as a Permitted Use. It is currently planned that an approximately 1,000-square-foot Police Substation will be included within the recreation center for Attached Residential Planning Area AR-1. Planning Area AR-1 is envisioned as the location that will satisfy SouthShore's Affordable Housing requirement through the provision of affordable family and/or senior/assisted living rental-apartments as set forth in Section 2.2.3. As described in Chapter 8, Implementation, AR-1 is planned to be developed in Phase 1.

3.4.2 Fire Department

Although SouthShore is presently located in the unincorporated area of the County of Ventura, it is currently served by the City of Oxnard Fire Department. After SouthShore is annexed by the City, it will continue to be served by the City of Oxnard Fire Department.

A new City fire station may be built in the south Oxnard area to better serve SouthShore and other nearby developments; however, these plans are not finalized. SouthShore shall coordinate with the City Fire Department regarding design standards and fire protection requirements, and will implement these in the final design of all residential, commercial, and public structures. This effort will ensure the City's standard level of service is maintained for the future SouthShore residents and visitors.

3.4.3 Library

The Oxnard Library System provides services within the City of Oxnard. The City of Oxnard secured funding to build a new South Oxnard Library Building at the intersection of Bard and Saviers Roads. This facility is currently under construction and will provide library services to the SouthShore community.

3.4.4 Solid Waste Disposal

The City of Oxnard-owned Del Norte Regional Recycling and Transfer Station (DNRRTS) will provide solid waste disposal services to the SouthShore area. Any remaining refuse from SouthShore that cannot be accommodated by the DNRRTS will be hauled to other landfill sites in Ventura County. SouthShore residents and business owners will pay user fees for collection and disposal services.

4.1 OVERVIEW

4.1.1 Regional Access

The 321.8-acre SouthShore Specific Plan Area is located in the southeastern corner of the City of Oxnard, approximately 1½ miles southwest of State Highway 1 (Oxnard Boulevard) and five miles south of U.S. Highway 101 (Ventura Freeway).

Rose Avenue connects SouthShore to major highways to the north, which is a full off-ramp from the Ventura Freeway. Hueneme Road connects SouthShore to State Highway 1 about three miles to the east.

4.1.2 Existing Roadway Conditions

SouthShore is bounded by Hueneme Road to the south, Edison Drive to the west, Pleasant Valley Road and local roads within existing residential neighborhoods to the north and northwest, and Olds Road to the east. Rose Avenue currently terminates at the northern boundary of the Specific Plan Area, near the east-west midpoint of the Project.

Exhibit 4-1 describes the perimeter roadways in terms of their 2020 General Plan classification, and their existing lanes, rights-of-way, and paved widths.

4.1.3 Proposed Roadway Improvements

Proposed roadway improvements within and adjacent to the SouthShore Specific Plan Area are illustrated in Exhibit 4-2, Master Roadway Plan.⁽¹⁾ Exhibit 4-3, Alternative Master Roadway Plan (without High School), depicts the changes if the High School site is not acquired. These are briefly summarized below, and described in detail (with dimensioned cross-sections) in the following Section 4.2.

1. Arterials and Collectors

SouthShore's perimeter and internal arterials – Hueneme Road and Rose Avenue – will be improved to meet or exceed the City's Primary 4-lane Divided Arterial Standards as set forth in Table VI-2, Circulation System Improvements, in the Circulation Element of the City's 2020 General Plan.

⁽¹⁾ A Master Public Transit, Walkways, and Trails Plan is contained in Section 4.5 of this Chapter.

Exhibit 4-1

EXISTING CONDITION AND PROPOSED IMPROVEMENT
OF
2020 GENERAL PLAN ROADWAYS AND OTHER PERIMETER ROADWAYS
SouthShore Specific Plan

ROADWAY NAME	ROADWAY CLASSIFICATION IN 2020 GENERAL PLAN	EXISTING CONDITION				PROPOSED CONDITION			
		Number of Travel Lanes	Total ROW Width	Curb-to-Curb Width	Median Width	Number of Travel Lanes	Total ROW Width	Curb-to-Curb Width	Median Width
Hueneme Road	Secondary Arterial	2	50-55 feet	40 feet to 56 feet	None	4	107-160 feet	80 feet	16 feet
Rose Avenue ⁽¹⁾	Secondary Arterial	DNA ⁽²⁾	DNA	DNA	DNA	4	140 feet	80 feet	16 feet
Olds Road	Not Shown in 2020 General Plan	2	50 feet	21 feet	None	2	78 feet	54 feet	14 feet
Edison Drive	Not Shown in 2020 General Plan	2	74 feet ⁽³⁾	60 feet	None	2	74 feet	60 feet	None

SOURCE: Circulation Element of the City of Oxnard 2020 General Plan

⁽¹⁾ Rose Avenue currently terminates at the northerly boundary of the SouthShore Specific Plan Area. Rose Avenue is referred to in the Specific Plan as SouthShore Drive between the roundabout at "A" Street and Hueneme Road.

⁽²⁾ DNA – Does not apply.

⁽³⁾ Edison Drive ROW width is 74 feet south of Hueneme Road and is a private road north of Hueneme Road. The developer of the SCE property north of Hueneme Road will have to obtain an easement from Pacific Vehicle Processors (PVP) or any subsequent landowner to access the SCE property from the private road.

The 2020 General Plan designates Rose Avenue and Hueneme Road within the Specific Plan Area as 4-lane Secondary Arterials with a minimum 96-foot-wide right-of-way (i.e., a 16-foot-wide median, two (2) 32-foot-wide travelways, and two (2) 8-foot-wide parkways). As shown in Exhibit 4-1, the proposed 107-foot-wide to 160-foot-wide right-of-way for Hueneme Road and the 140-foot-wide right-of-way for Rose Avenue are both wider than the 2020 General Plan requirement and provide for increased multi-use public trails, more landscaping, and acceleration/deceleration lanes at major intersections.

Olds Road is a partially improved collector and the boundary between SouthShore and agricultural areas to the east of the community. Between Sanford Street and Hueneme Road, Olds Road will remain a 2-lane collector, but be widened as a custom roadway section with a landscaped median.

Tapered transitions shall merge the full-width improvements to existing improvements. Tapered transitions on Hueneme Road, as it leaves the Specific Plan Area west of Edison Way and east of Olds Road are included in the offsite improvements.

As shown in Exhibit 4-2, the two remaining perimeter collector roads serve only non-residential uses on the Southern California Edison property. Edison Drive is a short private entry road off Hueneme Road – currently providing ingress/egress to the PVP site – and may serve the Commercial/Incubator development along the west edge of the Specific Plan Area. In order to obtain primary access from Edison Drive to the Commercial/Incubator development, the developer of the SCE property will need to secure access rights across Edison Drive to permit ingress/egress to the site. Secondary access to the Commercial/ Incubator development will be through the Boat/RV Storage use.

Pleasant Valley Road provides primary access to the Self-Storage and Boat/RV Storage uses in the northwest portion of the SCE property, and does not require additional improvement beyond a right-in and right-out driveway. Secondary access to the Self-Storage use will come from a right-in and right-out driveway from southbound Rose Avenue.

The secondary access for the Boat/RV Storage Use would require access over and potentially a gate with a portion of the Commercial/Incubator or Self-Storage Uses. Secondary Access for the Commercial/Incubator Development will need to be provided to Pleasant Valley Road through the Boat and Recreational Storage Facility and Self-Storage Facility. All such secondary access rights and design must be approved by the Fire Department and Development Services and/or General Services Department.

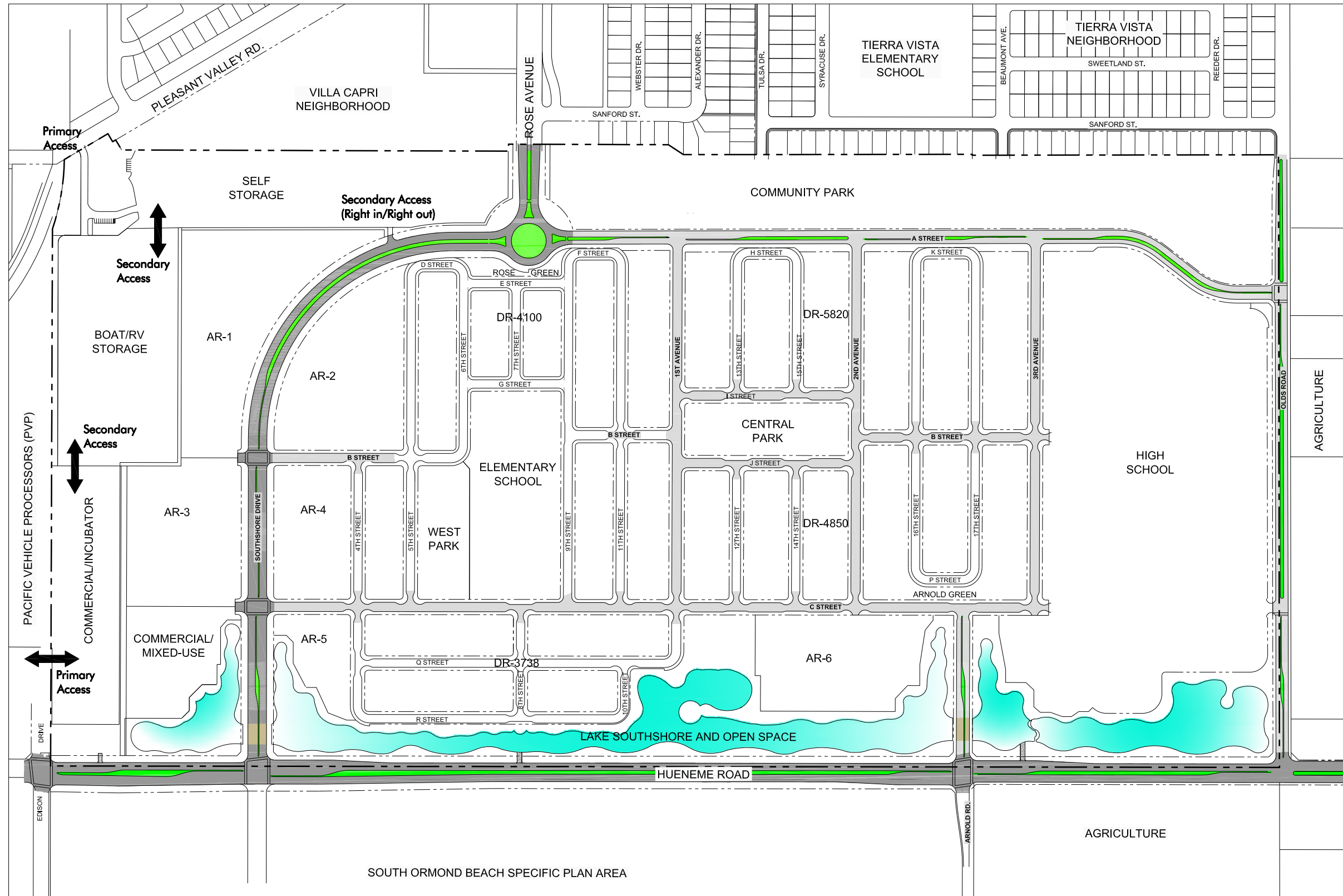
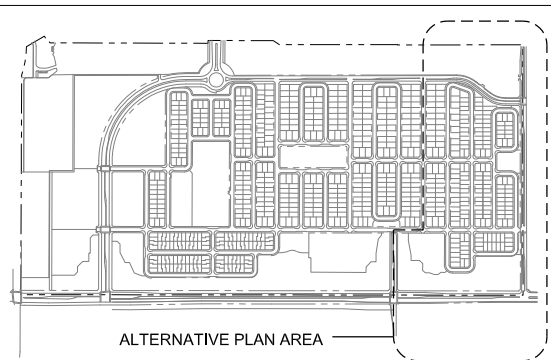


EXHIBIT 4-2
Master Roadway Plan



LEGEND

- Specific Plan Boundary
- Product Boundary
- Arterial Roadway
- Backbone Collector Roadway
- Neighborhood Roadway



KEY MAP

EXHIBIT 4-3
Alternative Master
Roadway Plan (without High School)



2. Community Entries

Rose Avenue will be extended from its current terminus at the northern project boundary southerly to Hueneme Road. A thematically landscaped roundabout is planned at the southwest corner of the Community Park, both as a traffic-calming improvement and to distribute traffic to the east along "A" Street and to the west to a curve that turns south to Hueneme Road. The segment between the roundabout and Hueneme is renamed SouthShore Drive.

Major signalized entries from Hueneme Road are planned to control access into and out of the SouthShore community: one at its intersection with SouthShore Drive; the other at its intersection with Arnold Road. These entries will be landscaped and enhanced as faux bridges over Lake SouthShore.

Two secondary entries to SouthShore are located along the west side of Olds Road. The entry at "A" Street provides access to the Community Park and residential areas to the south. Further west, "A" Street connects to the Rose Avenue Roundabout.

A second entry at "C" Street will be provided if the High School site is not acquired. This would serve the additional residential areas replacing the High School and give ingress/egress options to other residents.

3. Internal Circulation within the Community

SouthShore's internal circulation system provides a hierarchy of roadways laid out in a grid pattern to allow multiple routes to each destination while discouraging high volumes on any particular local roadway.

The traffic-calming effects of multiple routes – highlighted by thematic community entries that help create focal points or view corridors – promote a traditional neighborhood design.

4.1.4 Fire Truck Access Standards

Any roadway or area within the SouthShore community designed to accommodate fire truck access will be required to accommodate trucks which are up to 46,000 pounds. Fire truck turning radii shall be approved by the City of Oxnard Traffic Engineering Division.

4.1.5 Responsibilities for Roadway Construction

Responsibilities for roadway construction are set forth in Section 8.3, Implementation Responsibilities.

4.2 ROADWAY CROSS SECTIONS

Exhibit 4-4, Roadway Cross-Section Key Map, provides cross-section locations of the planned public roadway improvements. If the High School site is not acquired, Exhibit 4-5, Alternative Roadway Cross-Section Key Map (without High School), provides cross-section locations of the planned public roadway improvements.

These cross-sections show the multi-modal nature of each roadway, with right-of-way allocations for pedestrians, bicyclists, and motorists, as well as parkway landscape. In some instances, landscape lots or trail corridors are provided to supplement the right-of-way.

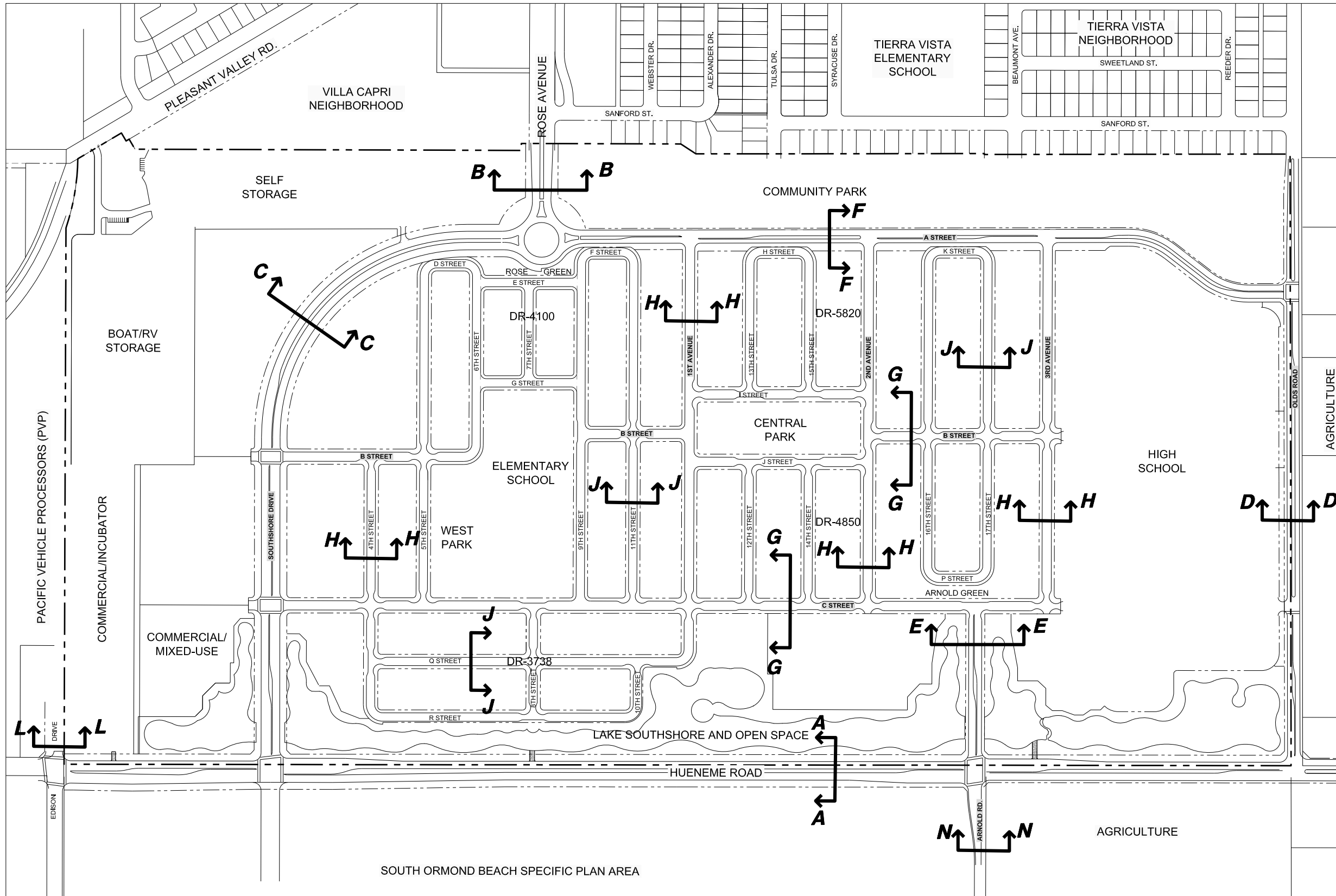
4.2.1 Hueneme Road

As shown on Exhibit 4-6, Hueneme Road will be improved as a Secondary Arterial and Scenic Highway along SouthShore's entire southern frontage, from Edison Drive to Olds Road. Improvements will include a 107-foot-wide to 160-foot-wide right-of-way with two travel lanes in each direction, a 16-foot-wide landscaped median, and bicycle lanes and landscape parkways on both sides.

Signalized intersections along Hueneme Road will be provided at Edison Drive, SouthShore Drive, Arnold Road, and Olds Road, and will include acceleration and deceleration lanes at the SouthShore project entries.

Section 7.4, Hueneme Road Scenic Corridor describes SouthShore's southern edge and contains a concept plan and cross-sections (Exhibits 7-13 and 7-14, respectively) of the Hueneme Road Scenic Corridor. SouthShore's southern edge will include the Lake SouthShore/Surrounding Open Space area, with a multi-use trail and other recreational amenities, a City of Oxnard entry monumentation sign near the Olds Road intersection, community entry monumentation and faux "bridges" at the SouthShore Drive and Arnold Road project entries.

As requested by the Oxnard Police Department, emergency access points will be provided from Hueneme Road to the Lake edge, at locations and using design details approved by the Police Department.



LEGEND

- Specific Plan Boundary
- Product Boundary
- Cross-Section Location

NOTE:
Entrances to High School site subject to further review and refinement.

EXHIBIT 4-4
Roadway Cross-Section Key Map

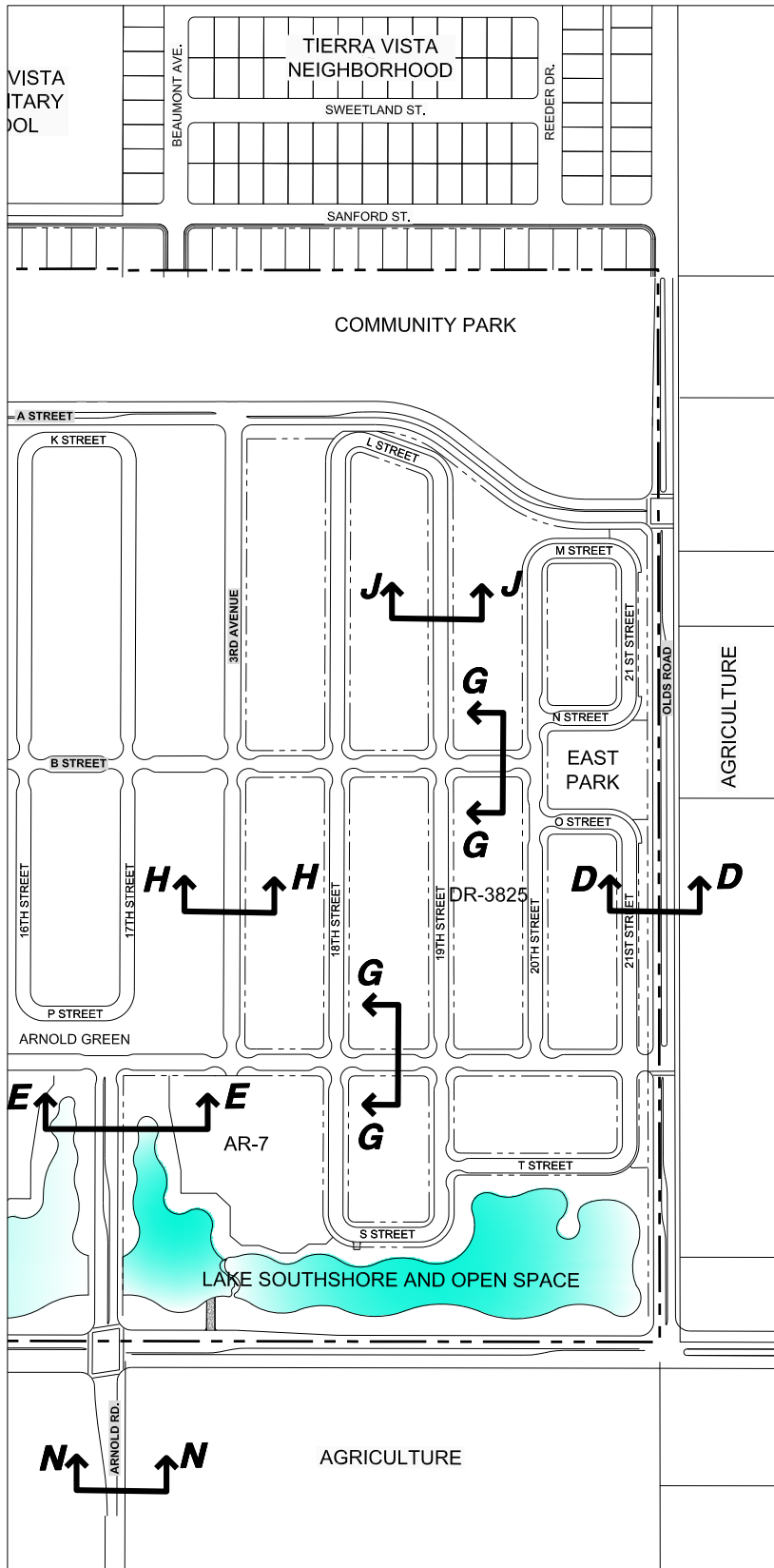


EXHIBIT 4-5
Alternative
Roadway Cross-Section
Key Map (without High School)

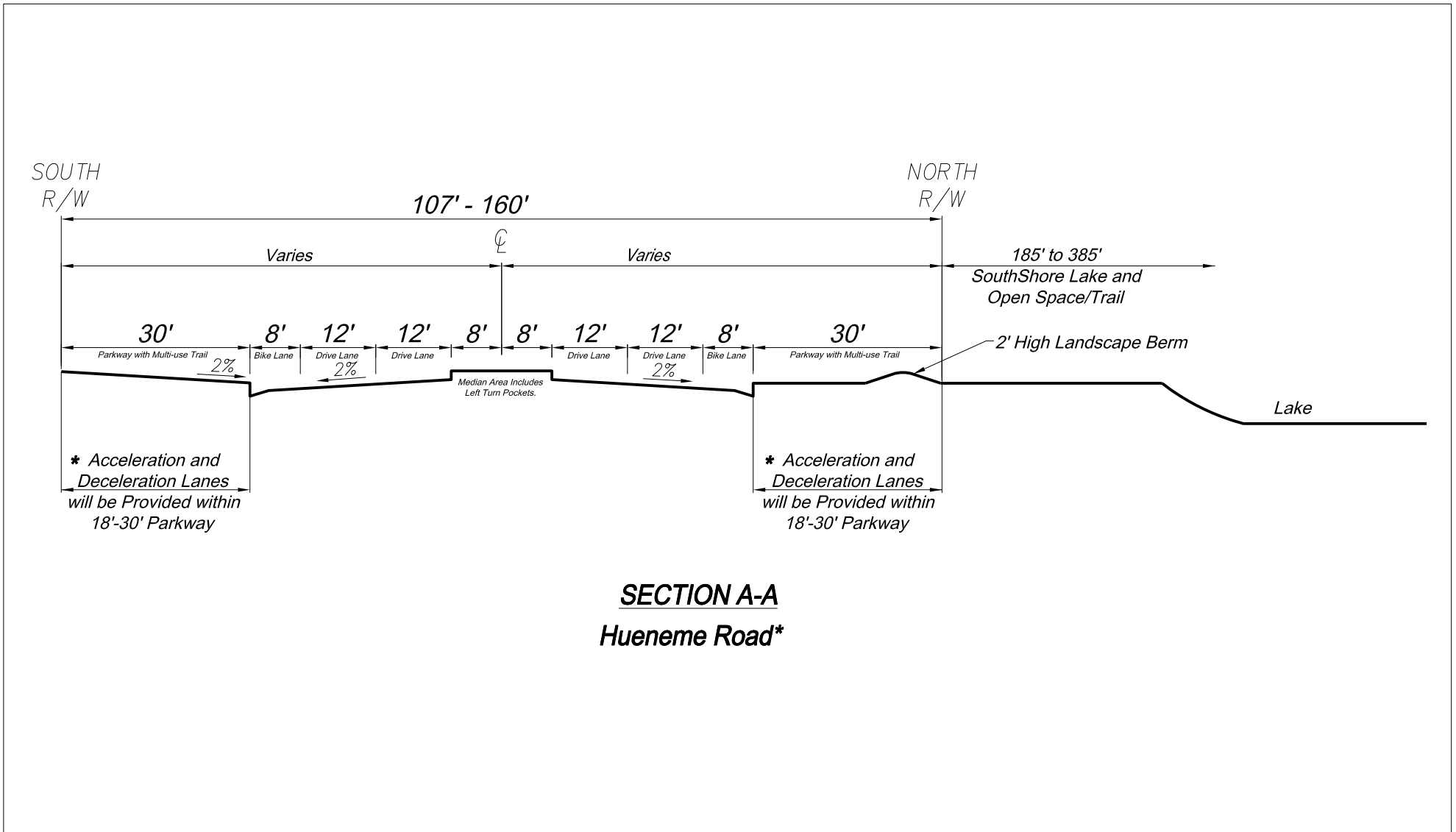
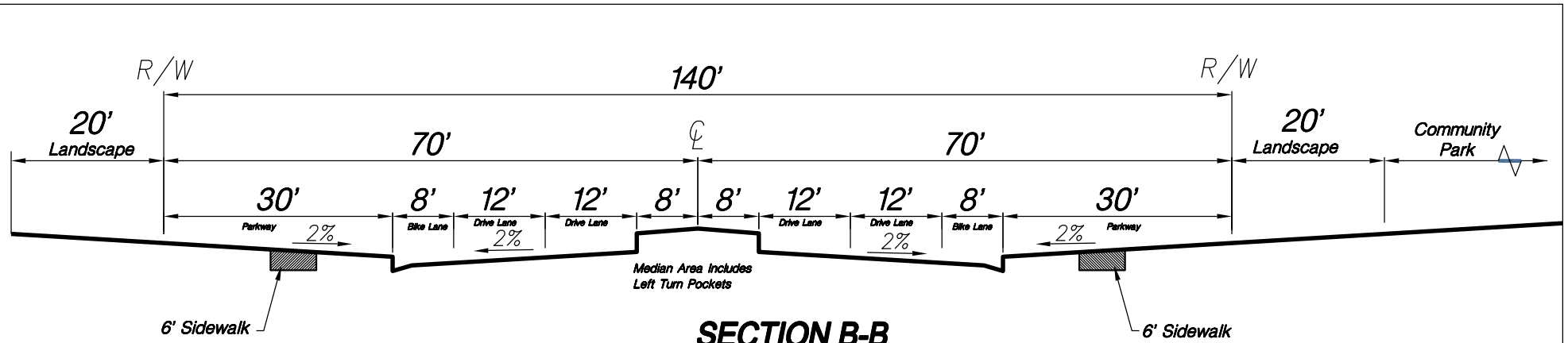


EXHIBIT 4-6
Cross-Section A-A (Hueneme Road)

4.2.2 Rose Avenue/SouthShore Drive

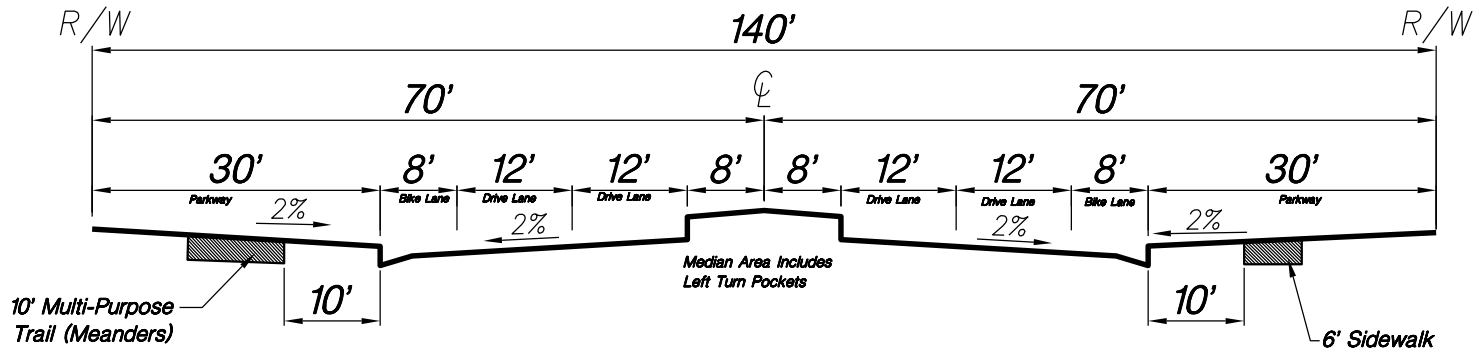
Rose Avenue will be extended southerly from its current terminus, becoming SouthShore Drive at the community roundabout and connecting to Hueneme Road at the southern limit of the SouthShore Project. Rose Avenue/SouthShore Drive is the primary entry to SouthShore from the north and serves as the main access to the heart of the community.

As shown in Exhibit 4-7, Rose Avenue/SouthShore Drive includes a 140-foot-wide right-of-way with four travel lanes, a 16-foot-wide landscaped median with 12-foot-wide left turn pockets, and expanded 30-foot-wide parkways for increased landscaping and public walkways and trails. On the west side of SouthShore Drive, this expanded parkway accommodates a 10-foot-wide Multi-Use Trail that extends from the Hueneme Road Open Space Corridor, through the community, north to Rose Avenue and also east through the Community Park to Olds Road.



SECTION B-B
Rose Avenue*
(North Boundary South to Roundabout)

*Rose Avenue Extension within SouthShore Community.



SECTION C-C
SouthShore Drive
(Roundabout South to "C" Street)

EXHIBIT 4-7
Cross-Sections
B-B (Rose Avenue) and C-C (SouthShore Drive)

4.2.3 Olds Road

Olds Road will be improved along the entire easterly boundary of the SouthShore Specific Plan Area, from Hueneme Road north to the SCE corridor and Tierra Vista Community.

Olds Road is designated as a 78-foot-wide right-of-way with two 12-foot-wide travel lanes and two 8-foot-wide bike lanes, and a 14-foot-wide median. However, as shown on Exhibit 4-8, the improvements to Olds Road are proposed based on the existing pavement section and the fact that the lands to the east lie within the City of Oxnard's agricultural preserve (SOAR). A free right-turn pocket and a left-turn pocket will be provided at the intersection of Olds Road and Hueneme Road.

If the Land Use Plan with the High School is implemented, the new High School will adjoin Olds Road, and the landscape treatment and sidewalks along the roadway will depend upon the High School site plan. If the Alternative Land Use Plan (without the High School) is implemented, an expanded parkway will be provided along Olds Road to provide a landscape buffer, walkway corridor, and functional setback from the agricultural operations to the west. Regardless of which Land Use Plan is implemented, no pedestrian path or bicycle lane on the east side of Olds Road is proposed.

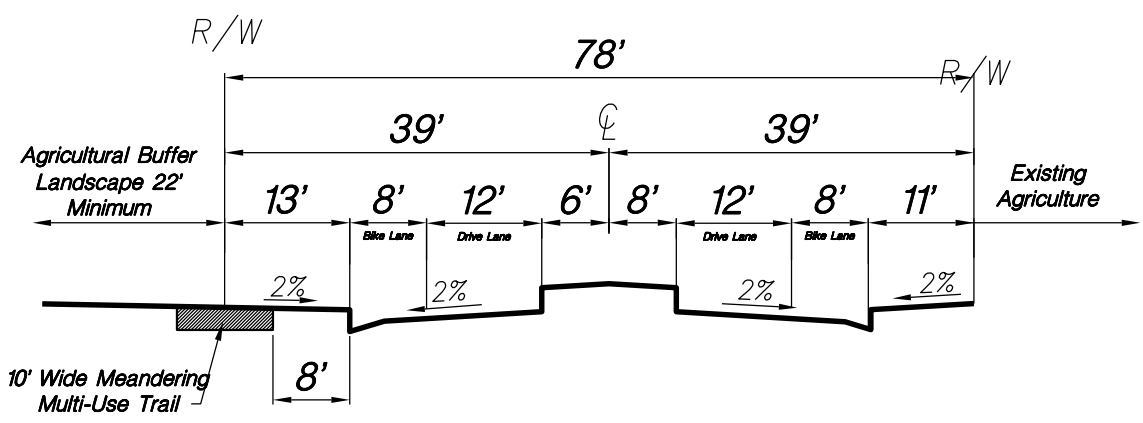
4.2.4 Arnold Road

Arnold Road will be extended from Hueneme Road north into the SouthShore community as a thematic entry, similar to SouthShore Drive but smaller.

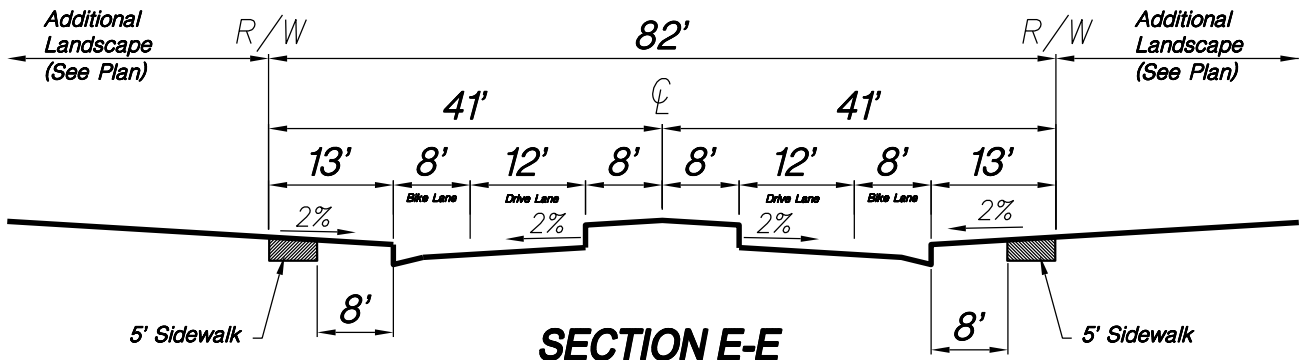
As shown on Exhibit 4-8, Arnold Road will be improved as an expanded collector with an 82-foot-wide right-of-way, two 12-foot-wide travel lanes, two 8-foot-wide bicycle lanes, two 13-foot-wide parkways, and a 16-foot-wide median. Landscaped areas within the Lake SouthShore/Surrounding Open Space area adjacent to the parkways will allow for additional trees and other landscaping on either side of Arnold Road.

As with the SouthShore Drive entry, the Arnold Road entry will include community monumentation and faux bridge elements to create a sense of arrival and separation from Hueneme Road.

The extension of Arnold Road south of Hueneme Road (i.e., off-site) is shown on Exhibit 4-13, Section N-N. It incorporates a variable width breakdown lane that allows for the road to narrow as it travels from north to south. In addition, the exhibit depicts two 12-foot-wide travel lanes, a 6-foot-wide sidewalk on the west, and a 20-foot-wide parkway/walkway on the east.



SECTION D-D
Olds Road



SECTION E-E
Arnold Road

EXHIBIT 4-8
Cross-Sections

D-D (Olds Road) and E-E (Arnold Road)

4.2.5 Edison Drive and Pleasant Valley Road Access

Edison Drive and Pleasant Valley Road will be improved and may provide access to the Self Storage, Boat/RV, and Commercial/Incubator land uses planned for the Southern California Edison property along the westerly and northerly edges of the Specific Plan Area, west of Rose Avenue.

As shown on Exhibit 4-12, Section L-L, Edison Drive north of Hueneme Road is a private road and is depicted as being improved with one 11-foot-wide left turn lane, three 12-foot-wide travel lanes (one northbound and two southbound), 8-foot-wide curb-adjacent parking area, and a 12-foot-wide median.

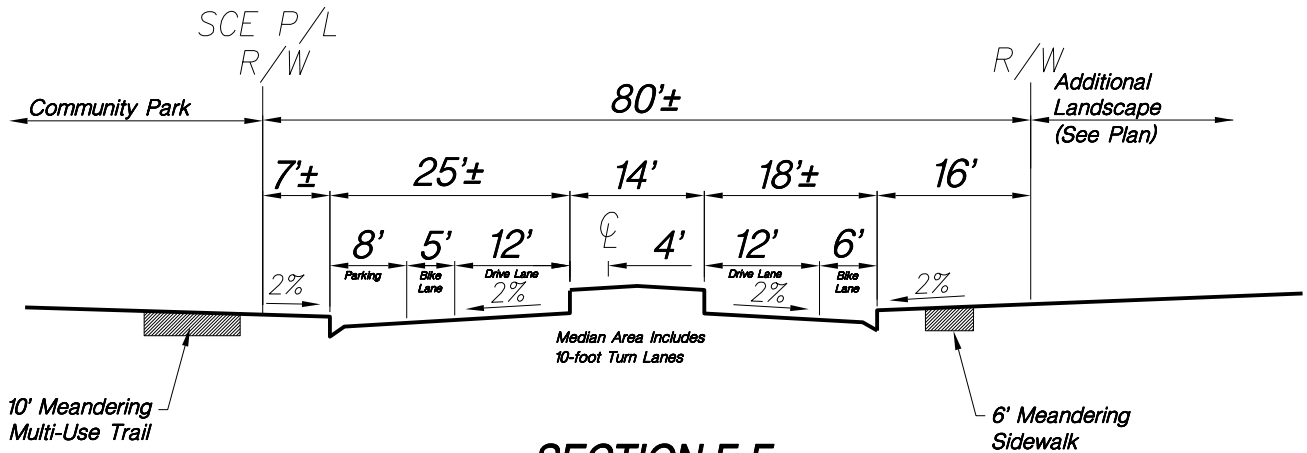
4.2.6 Collector Roadways

1. "A" Street

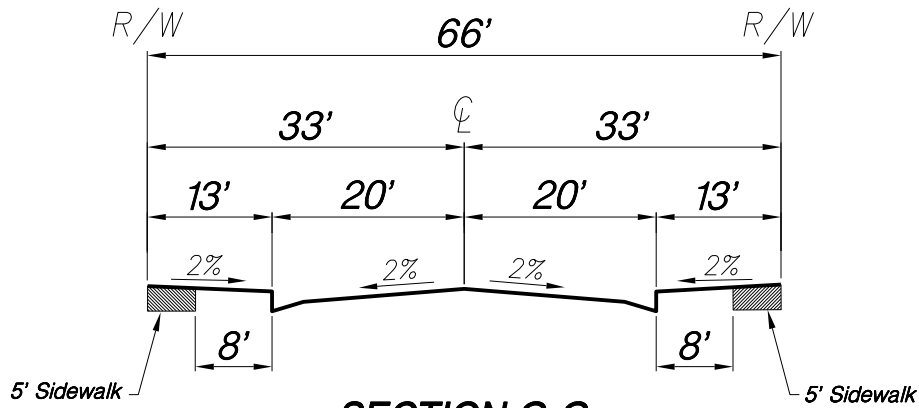
"A" Street extends east from the Rose Avenue Roundabout east to Olds Road.

As shown in Exhibit 4-9, "A" Street is an 80-foot wide right-of-way with two 12-foot-wide travel lanes and a 14-foot-wide median to permit protected left turn movements from 12-foot-wide left turn lanes into the Community Park and at 1st, 2nd, and 3rd Avenues (collectors). "A" Street also includes a 6-foot-wide bike path and a combination 5-foot-wide bike path and 8-foot-wide curb-adjacent parking within the roadway on the north and south sides, respectively.

On the north, a 7-foot-wide (landscape only) parkway is provided adjacent to the Community Park edge (a 10-foot-wide multi-use trail within the park will parallel the roadway). To the south, a minimum 16-foot-wide parkway includes a 6-foot-wide meandering walkway five to 20 feet from the curb. A double row of street trees is planned within the lettered lots and parkway adjacent to residential lots as shown in Exhibits 7-2 and 7-3.



SECTION F-F
"A" Street



SECTION G-G
"B" and "C" Streets

EXHIBIT 4-9
Cross-Sections
F-F ("A" Street) and
G-G ("B" and "C" Streets)

2. “B” and “C” Streets

“B” and “C” Streets, like “A” Street, are east-west collectors. As shown in Exhibit 4-9, they have 66-foot-wide rights-of-way with 40-foot curb-to-curb widths, including two 12-foot-wide travel lanes and parking on both sides. Unlike “A” Street, “B” and “C” Streets do not have medians or bicycle lanes, but are designed as residence-fronting roadways with expanded parkways for a double row of street trees.

3. 1st, 2nd, and 3rd Avenues

1st, 2nd, and 3rd Avenues are north-south collectors that extend between the “A” Street to “C” Street collectors.

As shown in Exhibit 4-10, 1st, 2nd, and 3rd Avenues have 66-foot-wide rights-of-way with 40-foot-wide curb-to-curb widths, including 12-foot-wide travel lanes in each direction and parking on both sides. The 13-foot-wide parkway proposes a 5-foot-wide sidewalk next to an 8-foot-wide landscape area adjacent to the curb. The relative locations of the sidewalk and landscape area may vary along the edge of the High School site if it is acquired.

Other than the standard 13-foot-wide parkway, the design of the High School edge along the east side of 3rd Avenue will, as it would along Olds Road, depend upon the site planning details for the High School.

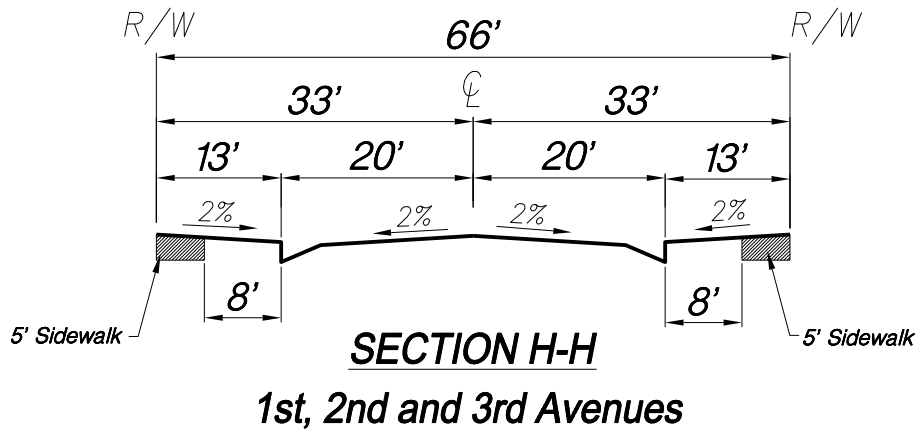
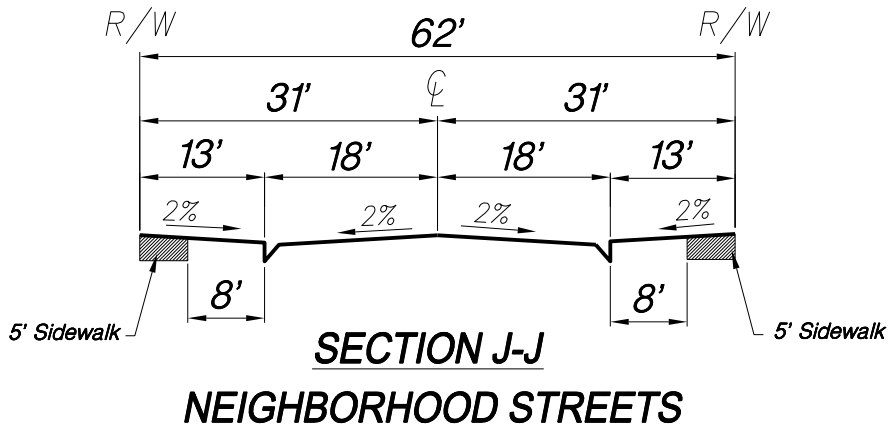


EXHIBIT 4-10
Cross Section
H-H (1st, 2nd and 3rd Avenues)

4.2.7 Neighborhood Streets

Local roadways are situated within each neighborhood and provide direct access from collector roadways to individual homes and/or attached residential developments.

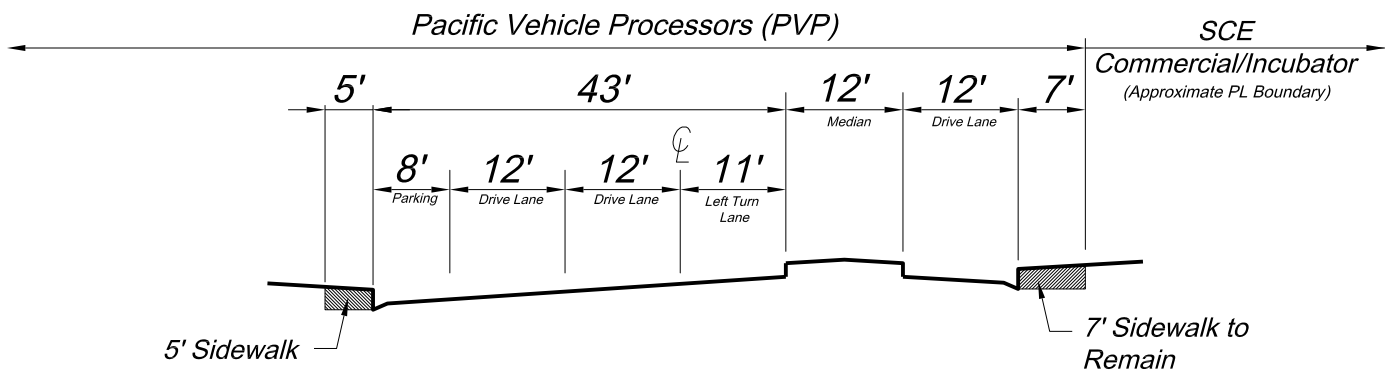
As shown in Exhibit 4-11, Neighborhood Streets will have a 62-foot-wide right-of-way with a 36-foot-wide paved width. As previously explained, within each 13-foot-wide parkway, a 5-foot-wide sidewalk will be separated from the curb by an 8-foot-wide landscaped area. The precise locations will be submitted with more detailed site plans for the individual neighborhoods.



Street Section has been removed

SECTION K-K

EXHIBIT 4-11
Cross-Section
J-J (Neighborhood Streets)



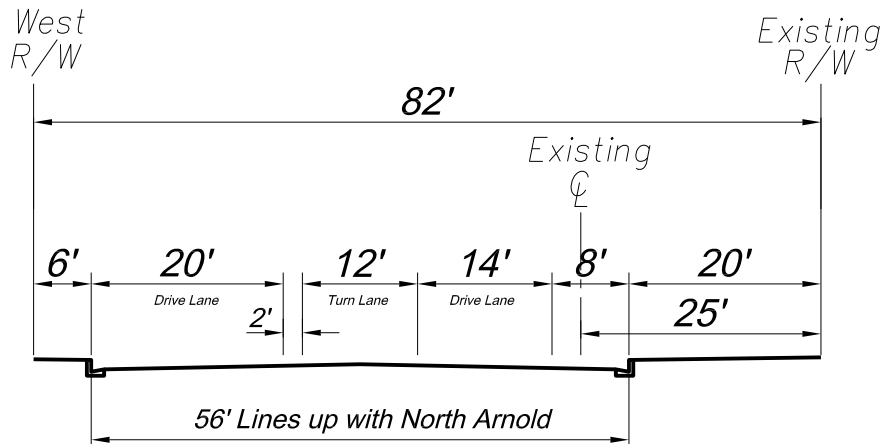
SECTION L-L
Edison Drive (North)
(Private Road)

This section shows ultimate improvements to correspond with intersection improvements on South Ormond Beach Specific Plan Area to the south of Hueneme Road. Minor refinements may be approved by City of Oxnard Traffic Engineering Division.

EXHIBIT 4-12
Cross-Section L-L (Edison Drive-North)

Street Section M-M has been removed

SECTION M-M



SECTION N-N

Arnold Road (Offsite to South)

**EXHIBIT 4-13
Cross-Section N-N (Arnold Road-South)**

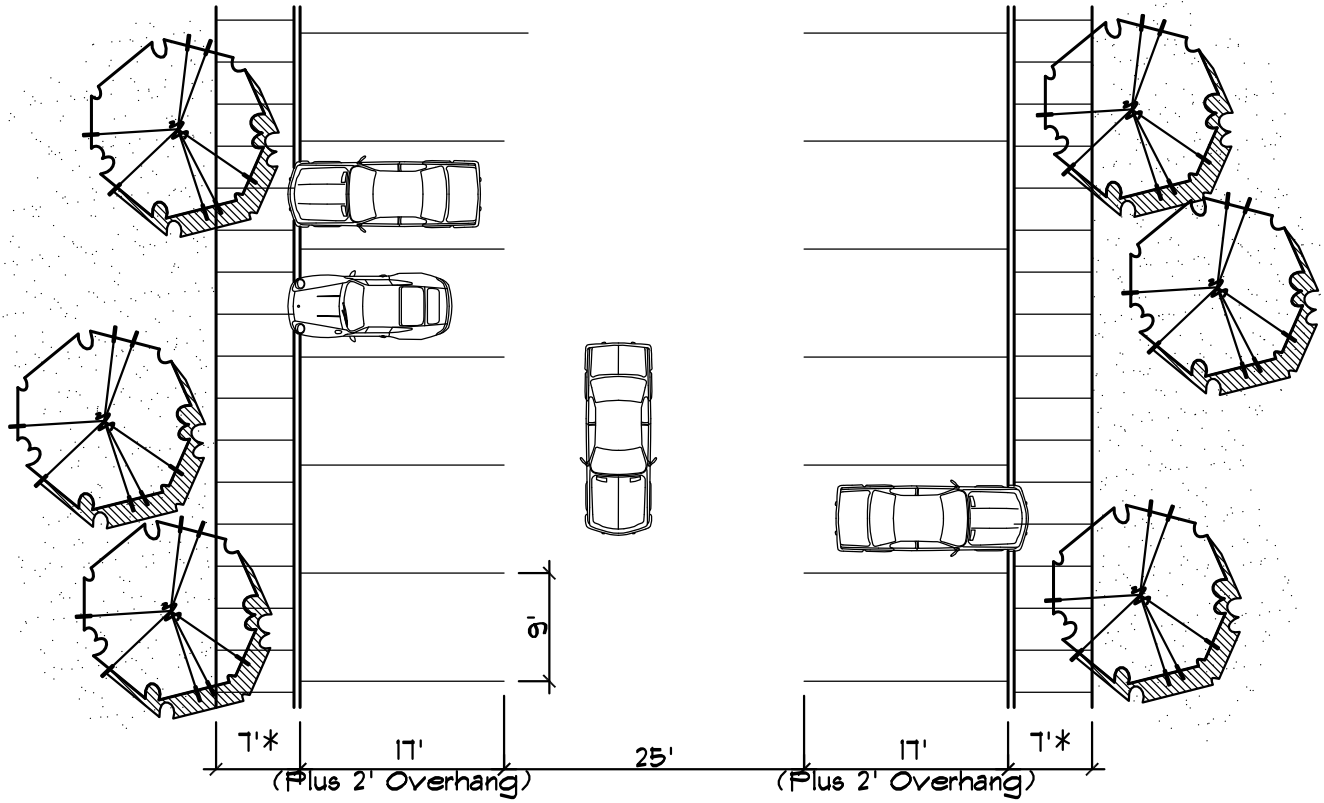
4.2.8 Private Driveways and Off-Street Parking within Attached Residential Areas

Two-way private driveways are anticipated within Attached Residential developments in AR-1 through AR-6 (AR-7 for the Alternative Land Use Plan without the High School).

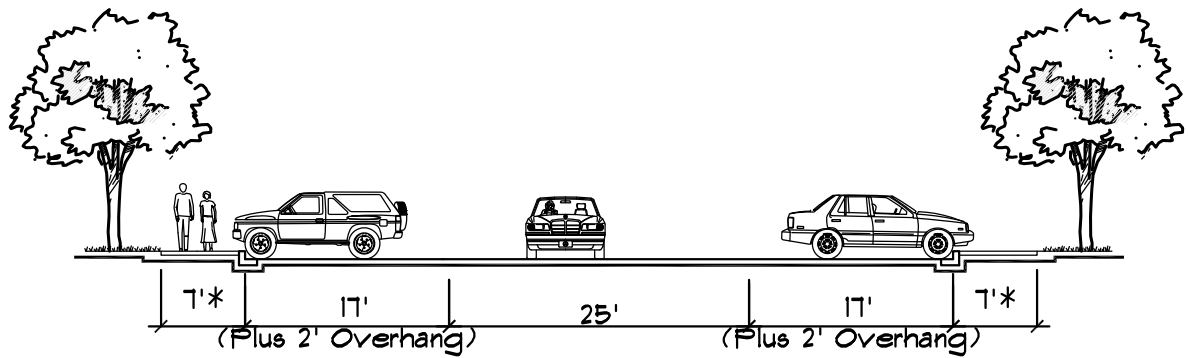
As shown in Exhibit 4-14, Private Driveways will have a minimum 25-foot-wide paved width. If perpendicular parking is provided, standard stalls will be a minimum of 9 feet wide by 19 feet deep (17 feet with a 2-foot vehicle overhang over a minimum 7-foot-wide sidewalk). Adjustments for handicapped stalls, compact stalls, and stalls adjacent to end walls and curbs will be permitted and dimensioned as set forth in Chapter 6, Development Regulations, of this Specific Plan.

4.2.9 Public Off-Street Parking within the Community Park and West (Neighborhood) Park

Public off-street parking areas are anticipated within both the Community Park and West (neighborhood) Park. Conceptual plans for these parking areas are illustrated on Exhibit 7-24, Community Park Concept Plan, and Exhibit 7-26, West Park Concept Plan. Driveways and parking stalls within public off-street parking areas shall comply with the same standards set forth in Section 4.2.8 for private driveways and off-street parking areas (see Exhibit 4-14).



PLAN VIEW



CROSS SECTION

* Sidewalk is optional but otherwise 5' landscape area is required with 2' clear area for overhang.

EXHIBIT 4-14

**Private Driveways and Parking
within Attached Residential Areas**

4.3 TRAFFIC-CALMING ROADWAY IMPROVEMENTS

4.3.1 Traffic-Calming Objectives

Traffic-calming elements were specifically selected and designed for SouthShore to achieve the following objectives:

1. Reduction of traffic speeds;
2. Reduction of traffic-related noise;
3. Creation of a safe and pedestrian-friendly circulation system to encourage walking and bicycling; and
4. Incorporation of design details and dimensions that permit non-restricted access for police, fire, ambulance, and other emergency service vehicles.

4.3.2 List of Traffic-Calming Improvements

The more important traffic-calming improvements incorporated within SouthShore are described below and illustrated in Chapter 7, Design Guidelines:

1. **Community Entries and Intersection Details**, as well as the overall hierarchy of roadways, and the use of monument signage and architectural elements as visual focal points.
2. **Chokers** – At appropriate intersection corners, the street narrows – extending the sidewalk and planting strip, and slowing cars moving through the intersection.
3. **Closures** – Used along the northern and southern project boundaries to make travel through residential neighborhoods circuitous. It makes movement through the neighborhoods less attractive than the external roads, Hueneme Road or “A” Street.
4. **Roundabout (Traffic Circle)** – A raised island placed at the intersection of Rose Avenue with “A” Street, where it curves west as SouthShore Drive. Motorists must slow down and yield as traffic circulates and distributes.
5. **Enhanced Paving** – Flat textured/raised areas at the intersections of “A” Street and 1st, 2nd, and 3rd Avenues that are visually and physically different from the standard street pavement, suggesting motorists reduce speed.

4.3.3 Community Entries from Hueneme Road

Both the SouthShore Drive and Arnold Road entries from Hueneme Road are designed as thematic boulevards with minimum 16-foot-wide raised landscaped medians, faux bridge features, enhanced paving, community monumentation, and dramatic landscape and lighting. Large shade trees will create an overhead canopy that reduces the perceived scale of the roadway.

The community entries at SouthShore Drive and Arnold Road are illustrated in Chapter 7, Design Guidelines.

4.3.4 Rose Avenue/SouthShore Drive Roundabout

A roundabout – rather than a signalized intersection – is planned to reduce traffic speeds coming into the community from Rose Avenue and to enhance the free flow of traffic toward the Community Park and High School.

The use of a roundabout rather than a conventional intersection is an effective traffic calming and traffic noise-reducing device. Traffic flow within the roundabout will be maintained by requiring traffic entering the circle to yield to traffic traveling within the circle.

The Rose Avenue/SouthShore Drive Roundabout is illustrated in Chapter 7, Design Guidelines.

4.3.5 Reduced Neighborhood Intersections or “Chokers”

Residential roadways within SouthShore will be designed in a grid pattern with generally short to mid-length blocks, and a diversity of parkway landscaping solutions tailored to each neighborhood to slow traffic.

Traffic-calming devices will be incorporated, where appropriate, within the residential neighborhoods. Most importantly, this will include pinched roadway intersections that visually “choke” down the road for motorists, while reducing the effective width of the street-crossing for pedestrians.

The reduced intersection “chokers” are illustrated in Chapter 7, Design Guidelines.

4.4 PUBLIC TRANSIT

SouthShore's circulation plan has been designed to facilitate connections to public transportation in the Oxnard area. The following points have been considered in planning the community to meet the relevant Circulation Elements within the City of Oxnard's 2020 General Plan.

- Easy connections to primary arterials such as Rose Avenue, SouthShore Drive, and Hueneme Road;
- Logical roadway layouts that maximizes opportunities for designated public transportation stops;
- Network of pedestrian-oriented neighborhoods that encourages walking and bicycle use;
- Locations of the High School and higher-density residential/commercial/mixed-use areas along major arterials to make public transit more attractive and convenient;
- Commitment to quality design for public transportation stops, including benches and graphics that will blend into the adjacent neighborhood while meeting all transit system standards; and
- Incorporation of Pacific Coast Bikeway Route into Hueneme Road Scenic Corridor design.

The Master Developer has worked with Gold Coast Transit and will continue to work with public transportation providers within the Oxnard area throughout the engineering and buildout of the SouthShore development. The ultimate design of the public transportation system will be determined based on the service provider's routes and technical requirements.

S P E C I F I C P L A N

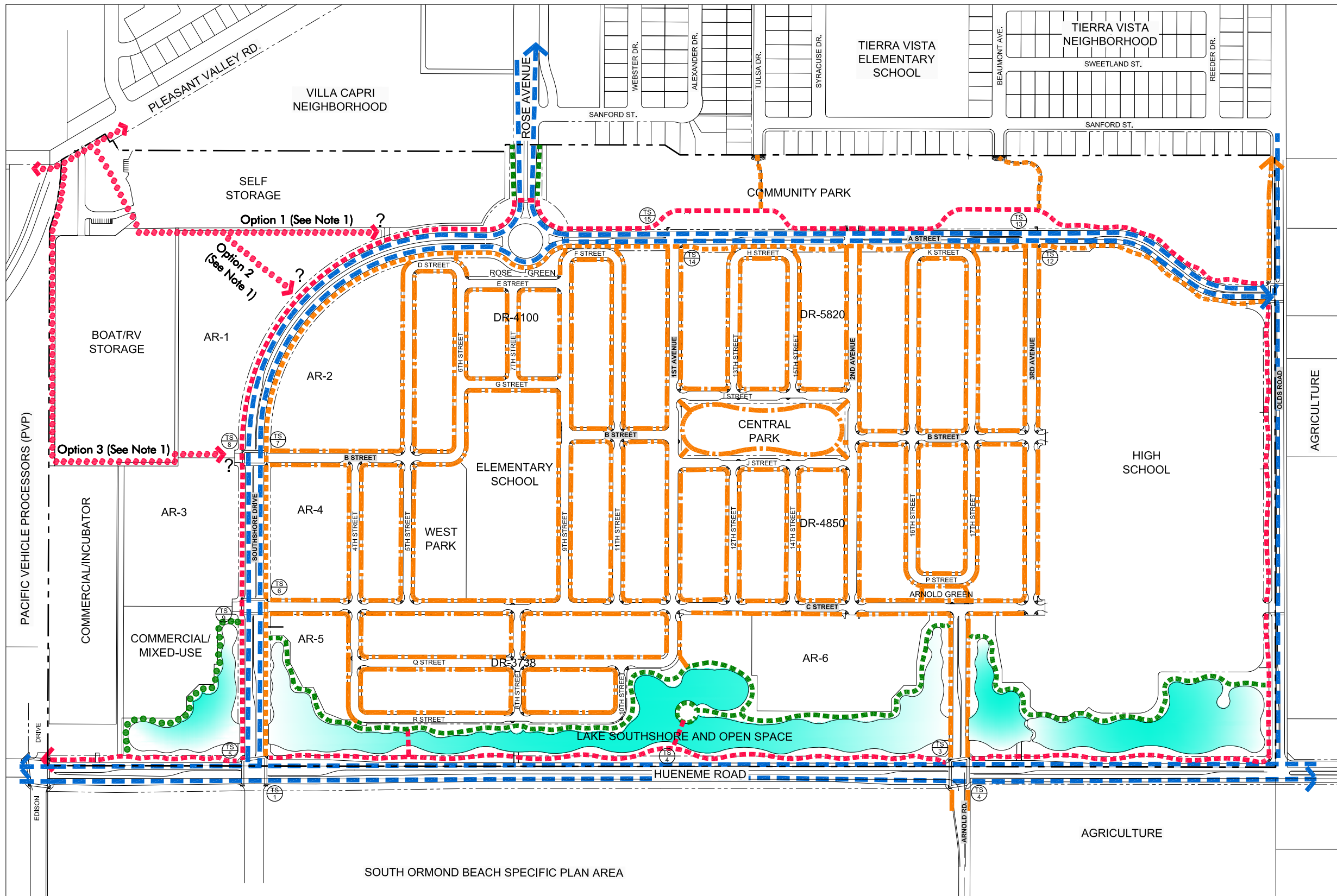
Gold Coast Transit has suggested conceptual locations for bus stops within the Project area, some of which are outside the Specific Plan boundary. These locations are shown on Exhibit 4-15, Master Public Transit, Walkways, and Trails Plan (and Exhibit 4-16, for the Alternative Plan without the High School), and listed below:

1. Eastbound Hueneme Road, far side of SouthShore Drive;
2. Eastbound Hueneme Road, far side of Arnold Road;
3. Westbound Hueneme Road, far side of Arnold Road;
4. Westbound Hueneme Road, near side or far side of bridge connecting "R" Street to Hueneme Road;
5. Westbound Hueneme Road, far side of SouthShore Drive;
6. Northbound SouthShore Drive, far side of "C" Street, at Townhomes/Condos;
7. Northbound SouthShore Drive, far side of "B" Street, at Townhomes/Condos;
8. Southbound SouthShore Drive, near side of "B" Street, at Apartments;
9. Southbound SouthShore Drive, far side of "C" Street, at Retail/Mixed Use;
10. Northbound Olds Road, north of intersection at "C" Street ¹;
11. Southbound Olds Road, south of intersection at "C" Street ¹;
12. Eastbound "A" Street, far side of 3rd Avenue;
13. Westbound "A" Street, far side of 3rd Avenue;
14. Eastbound "A" Street, far side of 1st Avenue; and
15. Westbound "A" Street, far side of 1st Avenue.

All bus stops will have pedestrian and bicycle access, as well as sufficient landscaping setbacks to accommodate the necessary transit stop amenities at these locations. Bus stops will, where practical, conform with the following Gold Coast Transit Guidelines:

- Landscaping around bus stops should be open to allow for a clear view for people approaching the stop, as well as the line of vision of the bus operator;
- If wayfinding and signage is provided, it should tie into the overall identity of the SouthShore development, with thematic elements designed into bus stop signage and amenities;
- Bicycle facilities should connect bus stops and transfer sites in order to facilitate bicycle-to-bus interface; and
- Major bus stops should include bicycle parking facilities and parking should be visible.

¹ Bus stop location only applies to Alternative Land Use Plan (without High School).

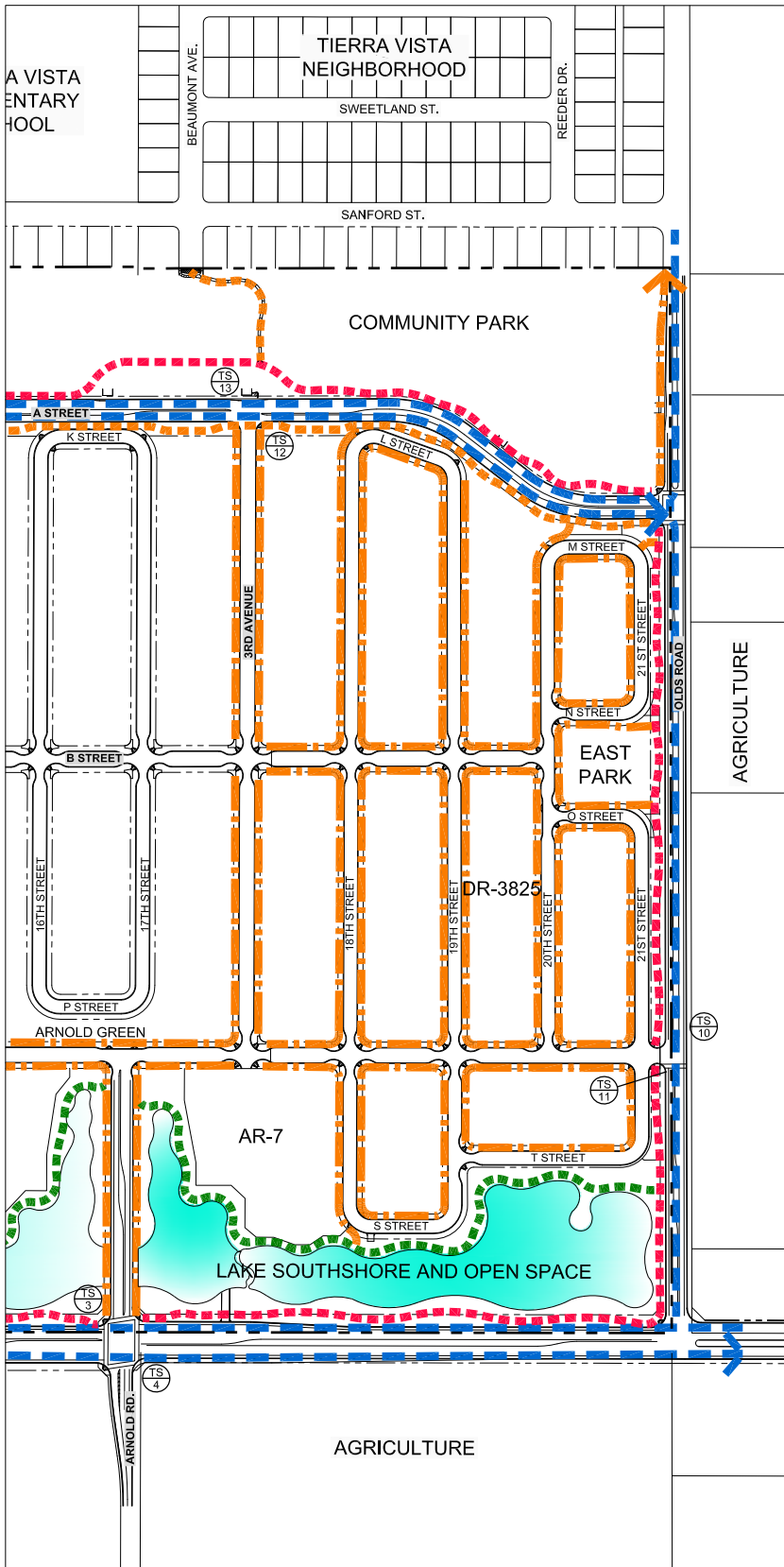


LEGEND

- TS Transit Stop (Potential Locations Identified by Gold Coast Transit)
- Specific Plan Boundary
- - - 10' Multi-Use Trail
- 10' Multi-Use Trail Connecting the Pleasant Valley Road Trail to the South Shore Drive Trail (See Note 1)
- 10' Pedestrian Trail (Stabilized Decomposed Granite)
- 10' Interim Lake Maintenance Access until Development Design Review Permit for Commercial/Mixed-Use Area provides ultimate Lake Maintenance Access.
- 6' Pedestrian Walkway
- 5' Pedestrian Walkway within 13' Parkway
- Bike Lane (On-Street)

NOTES:

1. The three 10' multi-use trail alignment options shown on this plan are only conceptual and may change. One final trail alignment will be shown on the Development Design Review Permit application(s) for the AR-1 Attached Residential Area and the Self Storage (SCE) and Boat/RV Storage (SCE) light industrial areas.
2. Pedestrian Walkways and Bicycle Trails within the parks and open space areas are graphically shown on the Landscape Master Plan and park concept enlargements in Chapter 7- Design Guidelines.

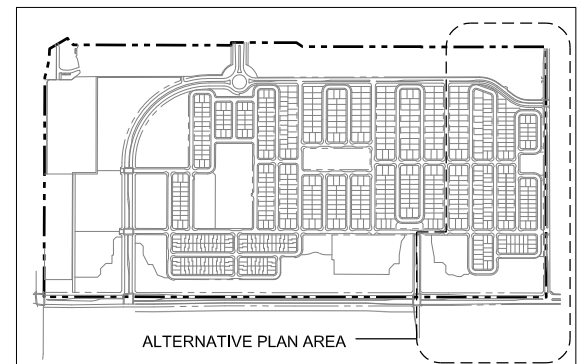


LEGEND

-  **Transit Stop (Potential Locations Identified by Gold Coast Transit)**
-  **Specific Plan Boundary**
-  **10' Multi-Use Trail**
-  **10' Multi-Use Trail Connecting the Pleasant Valley Road Trail to the South Shore Drive Trail (See Note 1)**
-  **10' Pedestrian Trail (Stabalized Decomposed Granite)**
-  **10' Interim Lake Maintenance Access until Development Design Review Permit for Commercial/Mixed-Use Area provides ultimate Lake Maintenance Access.**
-  **6' Pedestrian Walkway**
-  **5' Pedestrian Walkway within 13' Parkway**
-  **Bike Lane (On-Street)**

NOTES:

1. The three 10' multi-use trail alignment options shown on this plan are only conceptual and may change. One final trail alignment will be shown on the Development Design Review Permit application(s) for the AR-1 Attached Residential Area and the Self Storage (SCE) and Boat/RV Storage (SCE) light industrial areas.
2. Pedestrian Walkways and Bicycle Trails within the parks and open space areas are graphically shown on the Landscape Master Plan and park concept enlargements in Chapter 7- Design Guidelines.



KEY MAP

EXHIBIT 4-16
Alternative Master Public
Transit, Walkways, and
Trails Plan (without High School)

4.5 PEDESTRIAN WALKWAYS AND MULTI-USE TRAILS

SouthShore provides an expansive network of pedestrian walkways and multi-use trails linking homes, parks, schools, and commercial/mixed-use areas within the community.

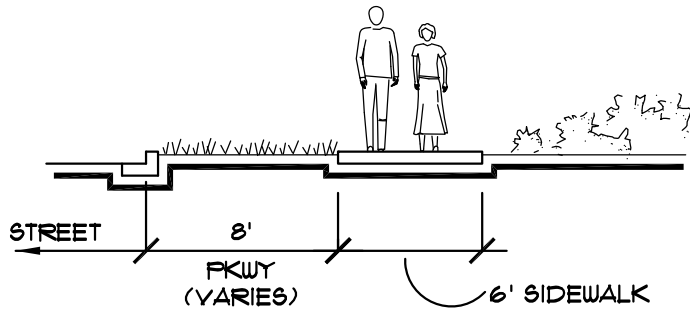
Exhibit 4-15, Master Public Transit, Walkways, and Trails Plan (and Exhibit 4-16, for the Alternative Plan without the High School), illustrates the pedestrian circulation system. It shows the various types of trails, and where on-site trails connect SouthShore to off-site destinations to the north, south, east, and west. Exhibit 4-17 illustrates typical cross-sections for pedestrian walkways.

Pedestrian walks are an important component of SouthShore's streetscape design. All arterial and collector roads contain generous parkways and landscape lots to enable formal and informal groupings of street trees, so that pedestrians are physically and visually separated from motor vehicles. Minimum five-foot-wide pedestrian walkways are incorporated into all parkways in the community. Most of the local streets will be designed with chokers at the intersections to reduce vehicle speeds and to reduce the width of pavement that pedestrians must cross at each intersection. Some exceptions may be warranted near the school(s) to accommodate buses and/or in other locations to accommodate trash trucks and fire trucks.

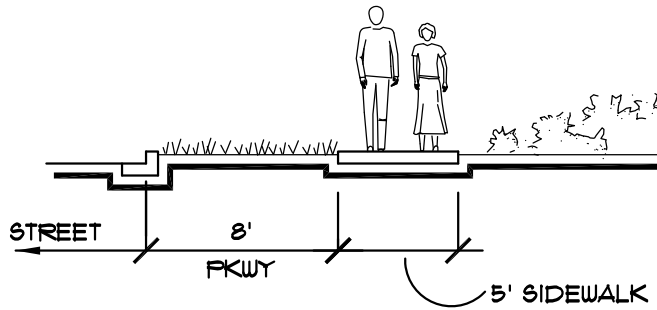
Pedestrian footpaths are provided within the Community Park and neighborhood parks. A 10-foot-wide pedestrian trail is provided along the northern edge of Lake SouthShore, potentially connected by two pedestrian bridges to the Multi-Use Trail and southern edge of the Lake. As noted in Section 3.3.2, the feasibility of these two bridges shall be mutually determined by the City's Development Services and/or General Services Department and SouthShore's Master Developer, considering not only installation costs but operations and maintenance costs/responsibilities.

The 10-foot-wide Multi-Use Trail will itself provide a nearly 3-mile-long pedestrian trail experience within the SouthShore community – including a 10-foot-wide loop that extends along the southern edge of Lake SouthShore, the length of SouthShore Drive, the length of the Community Park, and along the length of the Olds Road Trail Corridor.

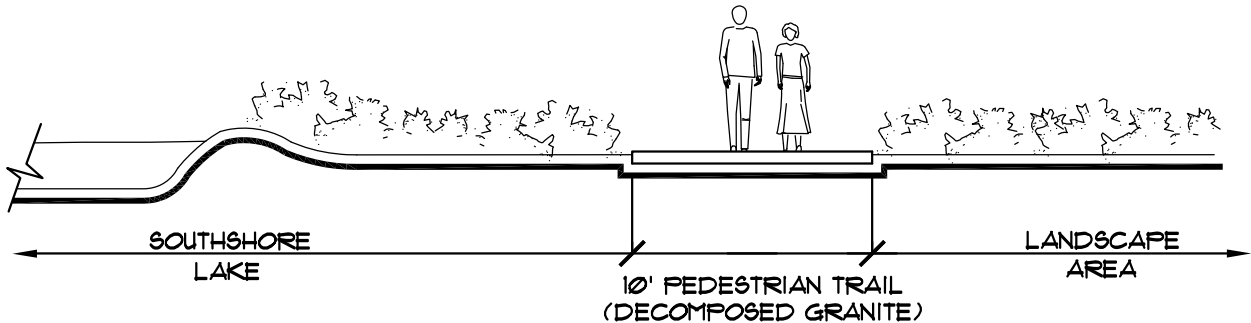
Pedestrian walkways and trails will connect to existing and future off-site walks at the Rose Avenue entry, the SouthShore Drive and Arnold Avenue entries, at Edison Drive and Olds Road, and at the west and east ends of Hueneme Road as it leaves SouthShore. Trails within the Community Park will connect SouthShore with the two existing street ends (Tulsa Drive and Beaumont Avenue) in the Tierra Vista Neighborhood to the north.



6' Sidewalk
Typical cross-section



5' Sidewalk
Typical cross-section



10' Pedestrian Trail *
Typical cross-section

*STABILIZED DECOMPOSED GRANITE (DG) TRAIL ON NORTH SIDE OF LAKE SOUTH SHORE ALSO SERVES AS MAINTENANCE ACCESS ROAD

NOTE: DECOMPOSED GRANITE WILL USE STALOK OR SIMILAR POLYMER/STABILIZER AS APPROVED BY THE CITY OF OXNARD GENERAL SERVICES AND/OR PARKS AND FACILITIES DIVISION.

EXHIBIT 4-17
Typical Cross-Sections
for Pedestrian Walkways and Trail

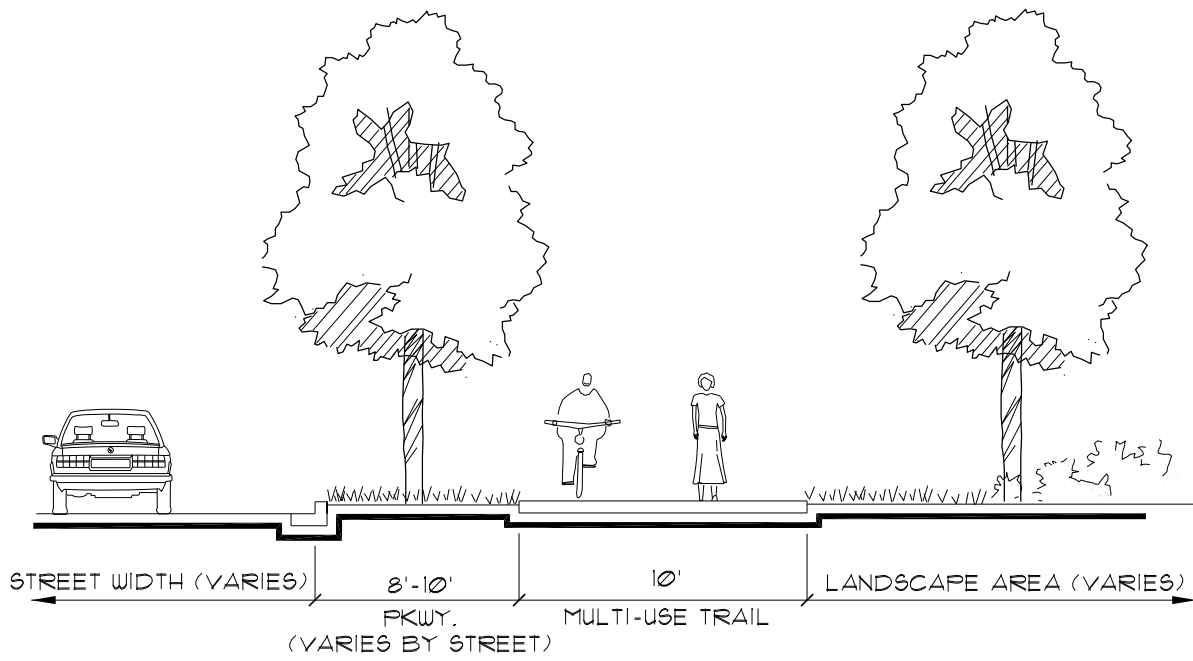
4.6 BIKEWAYS

SouthShore contains both Multi-Use Trails (off-street), as well as Bikeways (on-street) that facilitate the use of bicycles as an alternate mode of transportation for residents and visitors to the community. Exhibit 4-15, Master Public Transit, Walkways, and Trails Plan (and Alternative Plan Exhibit 4-16), shows the location of on- and off-street bikeways within the SouthShore Specific Plan Area and demonstrates that these interconnected bikeways provide for off-site linkages. These bikeways are designed to comply with the City of Oxnard's Bicycle and Pedestrian Facilities Master Plan including the "Recommended (2020) Bicycle and Pedestrian Facilities Map." Exhibit 4-18 illustrates the typical cross-sections for both the Multi-Use Trail and the Bikeway.

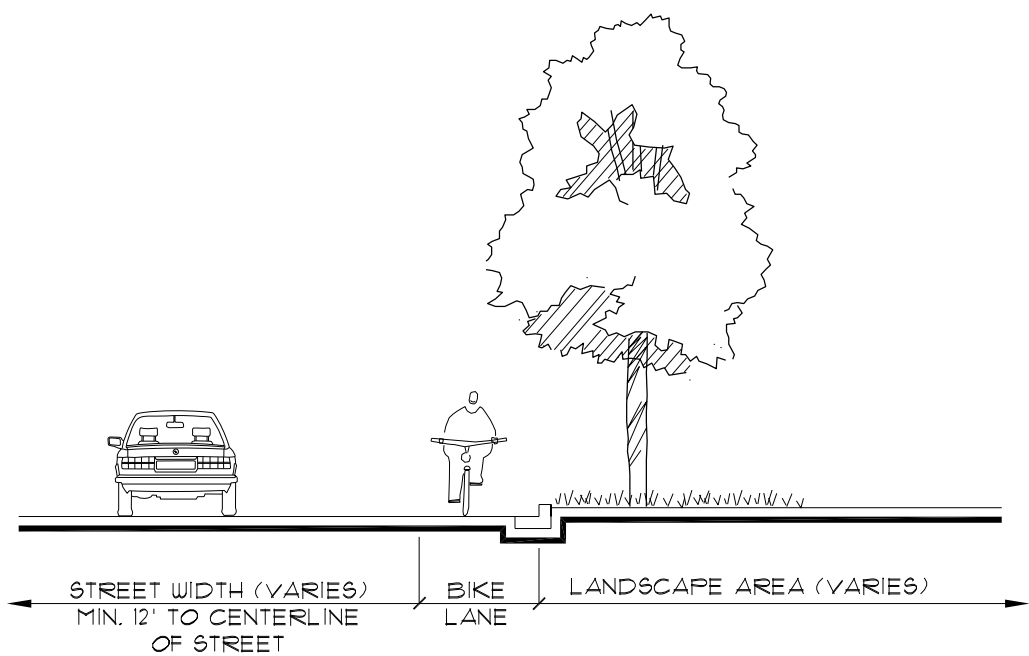
Off-Street bikeways form a continuous, 3-mile loop within the SouthShore community, and are planned within the Community Park, along the westerly side of SouthShore Drive and Olds Road, and as a meandering mile-long segment within the Lake SouthShore Open Space area.

Bicycle connectivity to the larger Oxnard area is provided by off-site linkages at the Rose Avenue community entry, west and east along Hueneme Road at the ends of the community, and at the SouthShore Drive, Edison Drive, and Arnold Road intersections with Hueneme Road, the later two potentially extending south toward Ormond Beach.

Along Hueneme Road, on-street bikeways are a component of the Pacific Coast Bicycle and Hiking Trail identified in the Circulation Element of Oxnard's 2020 General Plan and on the aforementioned Recommended (2020) Facilities Map.



***10' Multi-use Trail
Typical cross-section***



***On-Street Bikeway
Typical cross-section***

**EXHIBIT 4-18
Typical Cross-Sections for
Multi-use Trail & Bikeway**

5.1 OVERVIEW

This chapter contains descriptions of SouthShore’s backbone infrastructure system. The following infrastructure components are discussed:

- Grading and Drainage;
- Lake SouthShore and Water Quality;
- Water;
- Wastewater; and
- Public Utilities.

The descriptions and exhibits for SouthShore’s infrastructure systems provide the general intention and layouts of the facilities required to support land development and community life in SouthShore. These schematic plans do not represent the final design configurations for construction since the layouts are subject to change as more detailed engineering designs are prepared, approved, implemented, and completed. However, they do represent the scope and intent of the civil engineering design for SouthShore and illustrate the standards to which the ultimate construction-level engineering must conform.

5.2 GRADING AND DRAINAGE

5.2.1 Existing Conditions

Topographically, the agricultural fields that comprise the Project Site are relatively flat with approximately 11 feet of relief, northeast to southwest, with elevations ranging from 14 to 25 feet. These fields are approximately 1 to 2.5 feet below the finished surface elevation of Hueneme Road. Drainage from the neighborhoods north and northeast of the site is intercepted by a recently installed City storm drain system (Sanford System) that conveys water to the west and eventually into the Oxnard Industrial Drain (County facility). The Sanford System also collects runoff from the farm fields northeast of Olds Road and Sanford Street through two recently installed connections to this system.

Stormwater from the agricultural fields exits the site at three locations. The first location is a 42-inch reinforced concrete pipe (RCP) at the corner of Edison Drive and Hueneme Road maintained by the City of Oxnard. The second location is a 24-inch box culvert at Hueneme Road and Arnold Road. The final location is an 18-inch high x 48-inch wide – concrete box culvert at the corner of Olds Road and Hueneme Road (maintained by the County of Ventura) that collects runoff east of Olds Road and conveys it south of Hueneme Road.

Flows through the 42-inch storm drain convey drainage to the Oxnard Industrial Drain to the west of the development. Due to the relatively small size of this outlet in relation to the large tributary area, a significant amount of storm water floods the site, and eventually spills across Hueneme Road and drains to the south. Currently, crossings at Arnold Road and Olds Roads are shallow and drain stormwater from the Project Site to agricultural ditches south of the Project, which eventually combine with tidal flows from the ocean. The SouthShore Project, in conjunction with the adjacent South Ormond Beach Specific Plan Project to the south, will resolve existing problematic conditions within the adjacent area.

5.2.2 Grading and Drainage Plan

Exhibit 5-1, Schematic Grading and Drainage Plan, and Exhibit 5-2, Schematic Storm Drain Plan, depict SouthShore's proposed grading and drainage patterns as well as anticipated conduit sizes required for the Project.

In order to minimize impact to the City and County storm drain facilities downstream of the proposed development, SouthShore drainage improvements include on-site above- and below-ground detention facilities, drainage diversion and conveyance facilities. SouthShore utilizes a manmade lake (see Section 5.3, Lake SouthShore). Lake SouthShore will provide necessary storm water storage for post-development runoff, and will meter outlet flow amounts to the Oxnard Industrial Drain.

The City of Oxnard's "Hueneme Drain" in Hueneme Road will be augmented with the completion of the second barrel of the original concept's two-barrel configuration. The Hueneme Drain was originally designed as a two-barrel storm drain, but only one barrel was constructed and is currently in use.

Outflows from Lake SouthShore will be conveyed to the Hueneme Drain via the Lake's principal outlet structure. A secondary spillway will be provided to the south near Arnold Road.

The Project also proposes additional above-ground detention storage in a park area just west of AR-6 that is part of the Lake SouthShore/Surrounding Open Space. It is anticipated that this park area will remain dry during 25-year storm events or less.

New on-site storm drains will be required to convey drainage to Lake SouthShore. Pipe sizes will range in size from 18- to 48-inch and will meet City storm drain standards. In specific locations, utilization of shallow pre-cast reinforced box culverts to facilitate construction sequencing exists where utility crossings and more cover over pipe is desired. Preliminary storm drain pipes and culverts were sized using Water Surface Pressure Gradient Software (WSPG). The volume of lake storage was based on the projected runoff volumes. An overall starting water surface elevation was then determined for the storm drain design. Pipelines were modeled using a water surface elevation that assumed the Lake contained 18 inches of storage during a 10-year event.

Catch basins will be used to regulate the amount of surface water on SouthShore's street system. The Lake level will allow streets to be designed with minimal grades and slopes in accordance with City standards. The watersheds draining into the Community Park within the Edison Property will be detained underground. The watershed runoff draining towards the Self-Storage and Boat/RV Storage sites will be

S P E C I F I C P L A N

detained with a below-ground detention basin. This detention basin will discharge into the Hueneme Drain. The Commercial/Incubator site drainage will be detained within a small below ground detention basin, which will drain into the new second barrel of Hueneme Drain at Edison Drive. Permeable pavements may be used in the public storage and Commercial/Incubator sites to reduce the overall required detention volumes.

The Sanford System currently collects 10-year runoff from the farm fields northeast of Olds Road and runoff from the Sanford Street (Tierra Vista neighborhood) and Taylor Drain (that runs east to the Rice Road extension). The Taylor drainage is currently directed to the Oxnard Industrial Drain through an interim agreement with the County of Ventura and the City of Oxnard (City Agreement Number A-6027). Flows tributary to the Edison Property from the Sanford Tract in excess of its capacity will be conveyed to the Lake. This will be accomplished via engineered swales across the Community Park site. This flow will then be picked up in a storm drain that will convey it to Lake SouthShore.

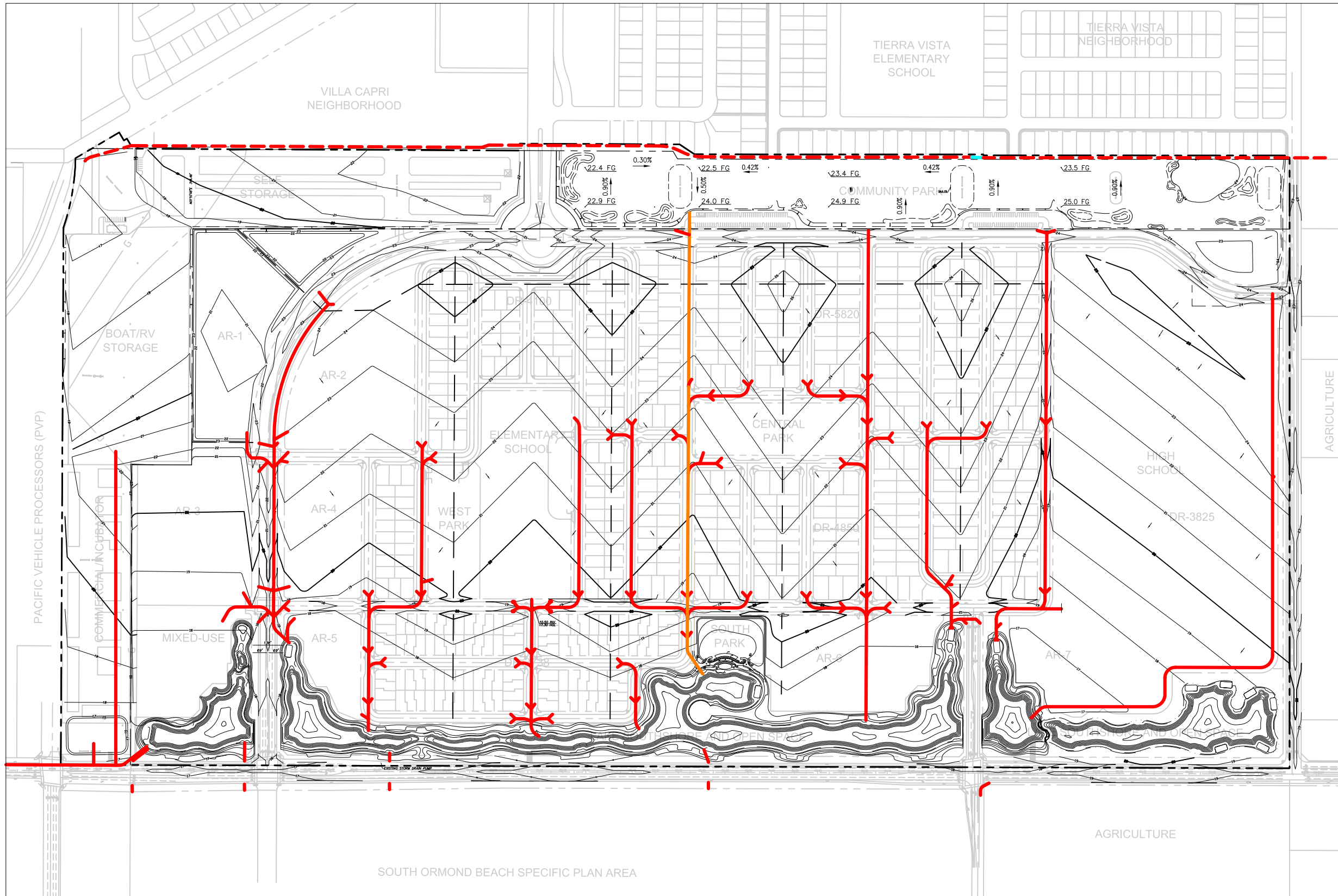
SouthShore will generate approximately 530,000 cubic yards of raw cut (maximum cuts of approximately 17 feet in the area of the proposed lake) and 620,000 cubic yards of raw fill (maximum fills of up to approximately 5 feet). It is anticipated that development on the SCE property will not significantly change the estimated import amounts. Allowing for five feet of remedial over-excavation and 20 percent shrinkage, the net import required for the overall development is approximately 450,000 cubic yards.

The import material will be transported from Calleguas Creek as part of a sediment removal project funded by Ventura County Watershed Protection District (VCWPD). All import material will be tested for contamination to ensure compliance with Cal-EPA soil standards for residential developments.

The City of Oxnard will be the agency responsible for reviewing and approving final grading plans and associated geotechnical reports to ensure compliance with State and City codes.

5.2.3 Alternative Grading and Drainage Plan

Exhibit 5-3, Alternative Schematic Grading and Drainage Plan (without High School) and Exhibit 5-4, Alternative Schematic Storm Drain Plan (without High School), depict SouthShore's proposed grading and drainage patterns and anticipated pipe sizes in the event that no High School is built in the easterly portion of the Project Site. The grading and drainage plan and the storm drain plan for the alternative land use plan without the High School are essentially the same plans with the High School.

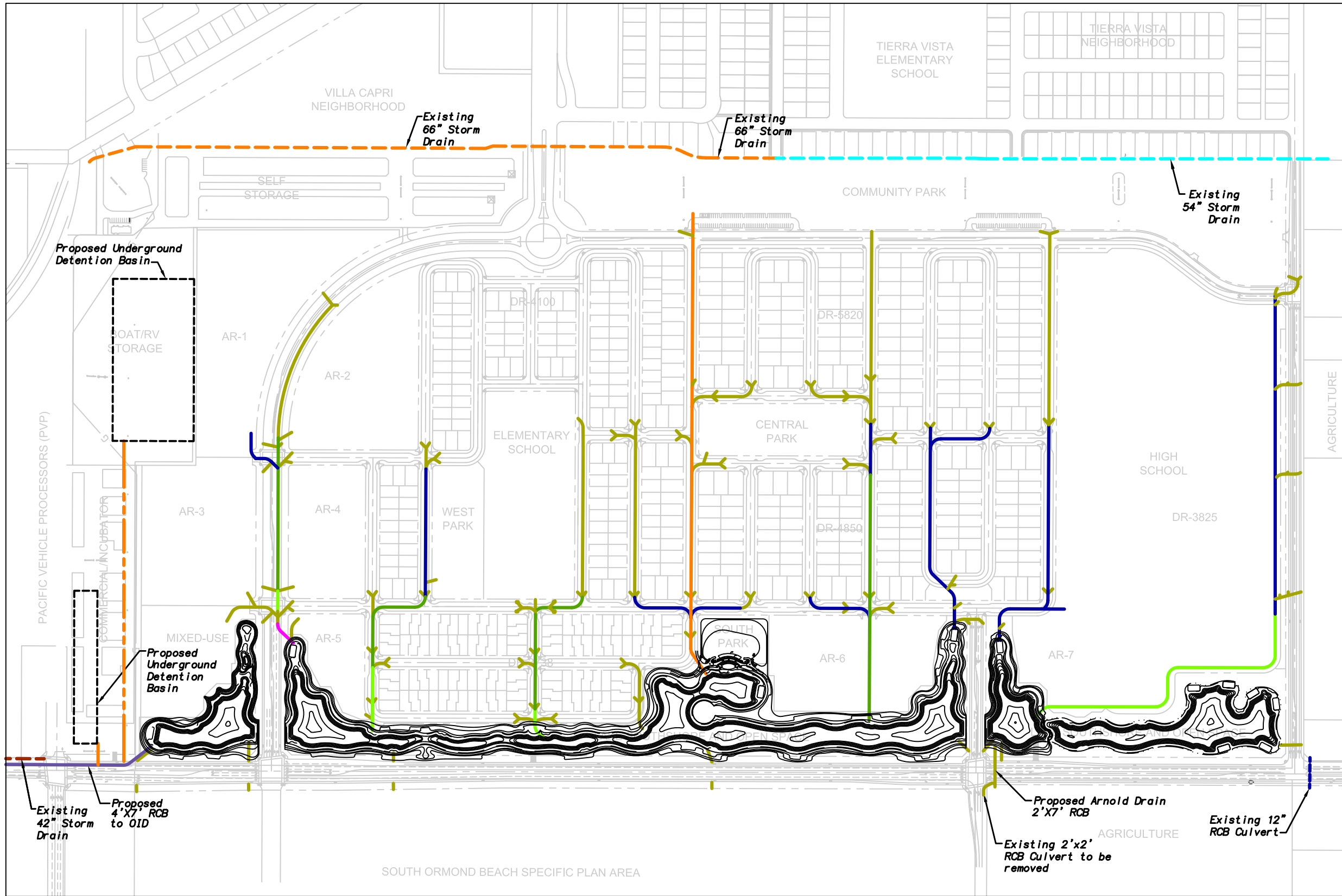


LEGEND

	SPECIFIC PLAN BOUNDARY
	MINOR CONTOUR
	MAJOR CONTOUR
	PROPOSED BACKBONE STORM DRAIN
	RIDGE LINE

ABBREVIATIONS:

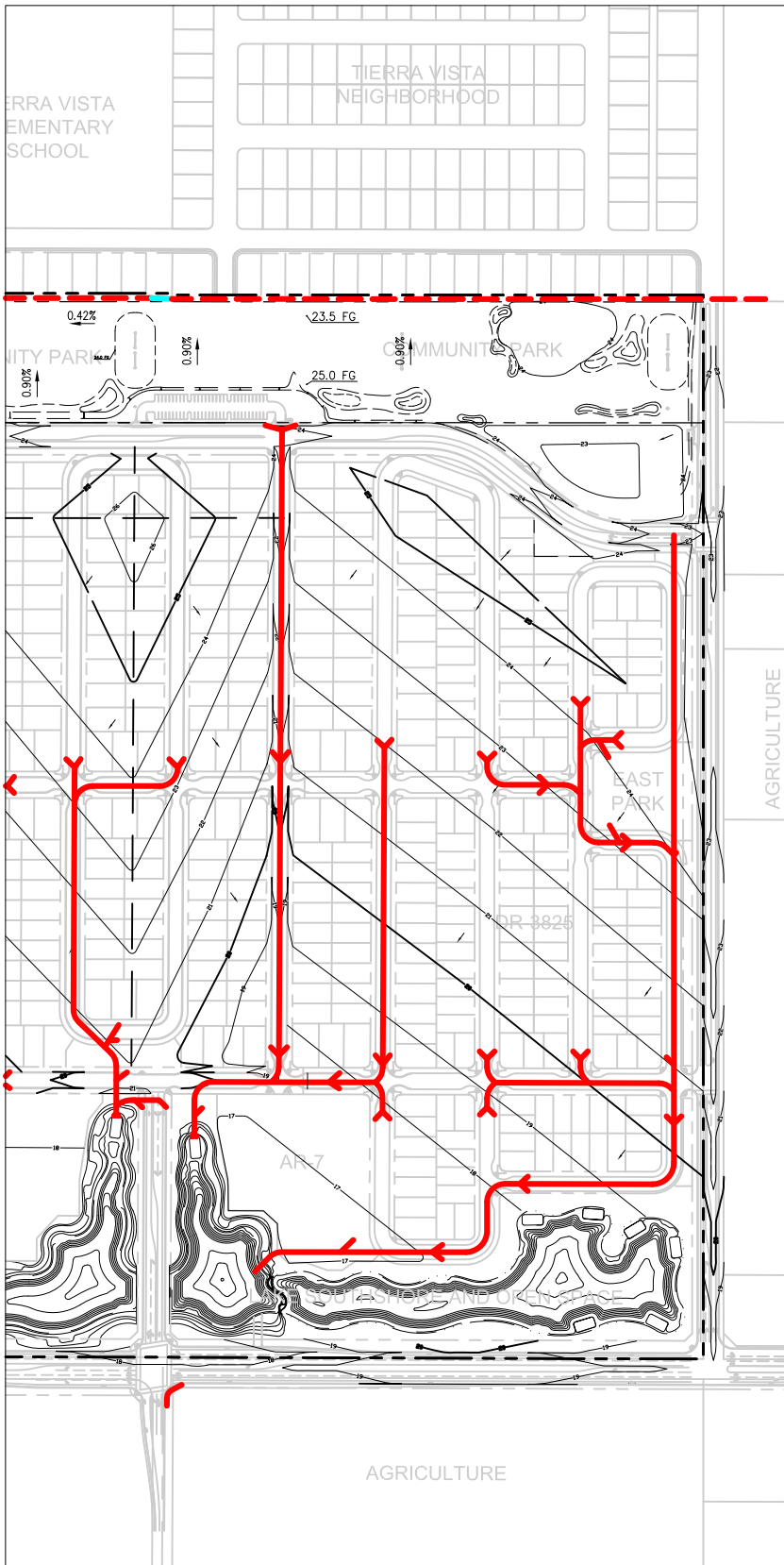
EOHL	EDISON OVER HEAD LINE
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
RCP	REINFORCED CONCRETE PIPE
TC	TOP OF CURB
TR	TOP OF RISER



LEGEND

- EXISTING**
- 42" Storm Drain
 - 60-66" Storm Drain
 - 54" Storm Drain
 - Box Culvert
- PROPOSED**
- 18" Storm Drain
 - 24" Storm Drain
 - 30" Storm Drain
 - 36" Storm Drain
 - 42" Storm Drain
 - 48" Storm Drain

EXHIBIT 5-2
Schematic Storm Drain Plan

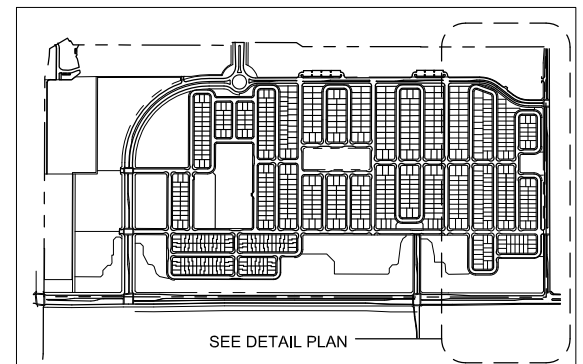


LEGEND

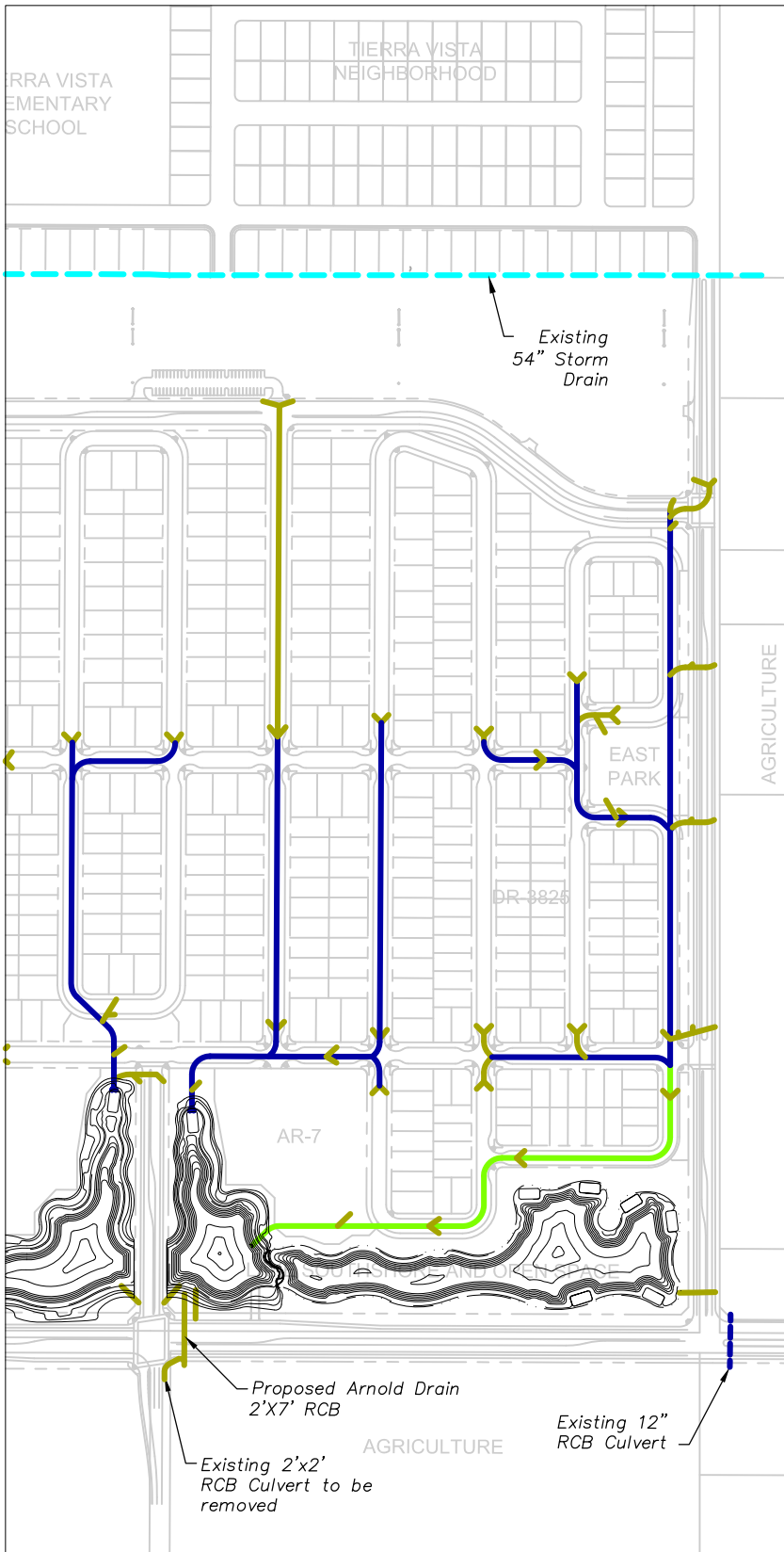
- SPECIFIC PLAN BOUNDARY
- 19— MINOR CONTOUR
- 20— MAJOR CONTOUR
- PROPOSED BACKBONE STORM DRAIN
- RIDGE LINE

ABBREVIATIONS:

- EOHL EDISON OVER HEAD LINE
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- HGL HYDRAULIC GRADE LINE
- HP HIGH POINT
- INV INVERT
- LP LOW POINT
- RCP REINFORCED CONCRETE PIPE
- TC TOP OF CURB
- TR TOP OF RISER







KEY MAP







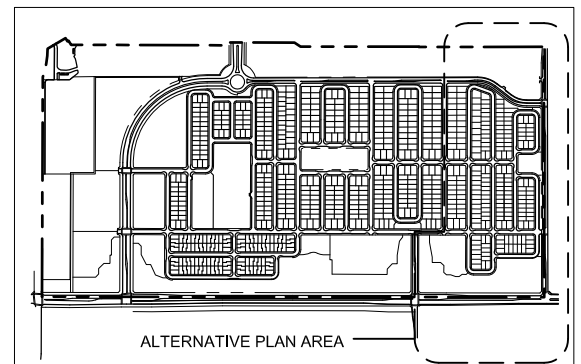
LEGEND

EXISTING

-  42" Storm Drain
-  60-66" Storm Drain
-  54" Storm Drain
-  Box Culvert

PROPOSED

-  18" Storm Drain
-  24" Storm Drain
-  30" Storm Drain
-  36" Storm Drain
-  42" Storm Drain
-  48" Storm Drain



KEY MAP

EXHIBIT 5-4
Alternative Schematic Storm Drain Plan (without High School)

5.3 LAKE SOUTHSHORE

5.3.1 Lake SouthShore Plan

1. Size and Functions

The manmade lake system at SouthShore has three primary functions: 1) to provide a focal aesthetic feature; 2) to serve as the primary drainage conveyance and peak attenuation/storage facility for the community; and 3) to provide a high-level water quality treatment system for urban storm water runoff to meet Best Management Practices (BMPs). Exhibit 5-5, Schematic Lake SouthShore Plan, depicts the Lake SouthShore (the Lake) and its specifications.

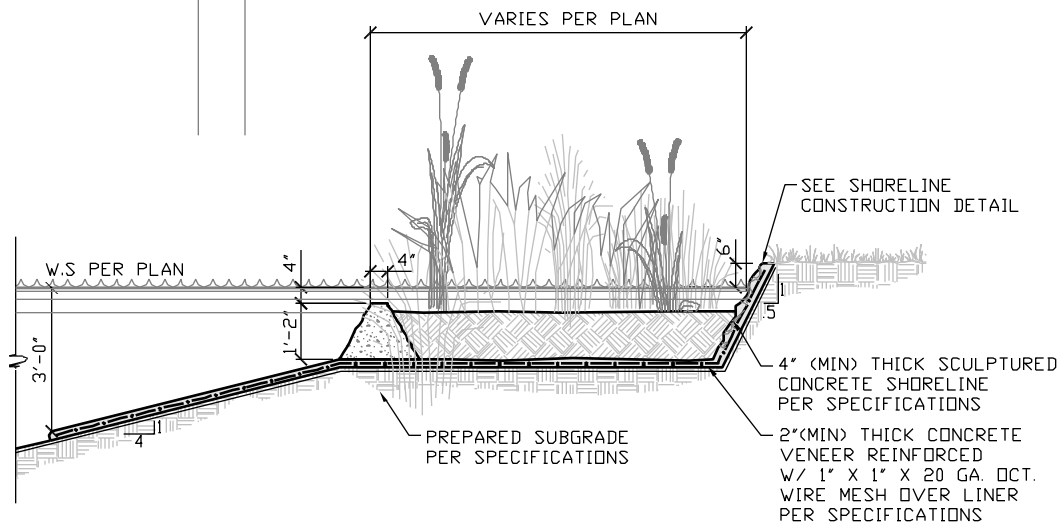
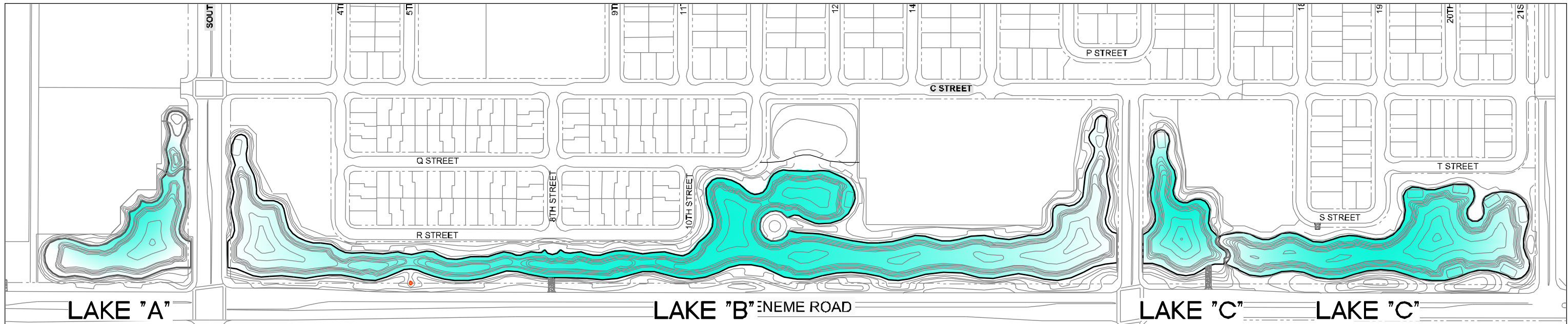
2. Runoff Treatment and Water Quality Management

The proposed BMP system employs multiple layers of water quality management to facilitate water quality improvement, including lake water quality measures (biofilters and aeration), urban storm water runoff controls (water quality filters and wetland planter areas), lake retention of dry weather runoff, and detention of storm water runoff. These three elements ensure that the water within the Lake – and any discharge from the development to the storm drain outlet – is of the same or better quality than pre-development discharge conditions.

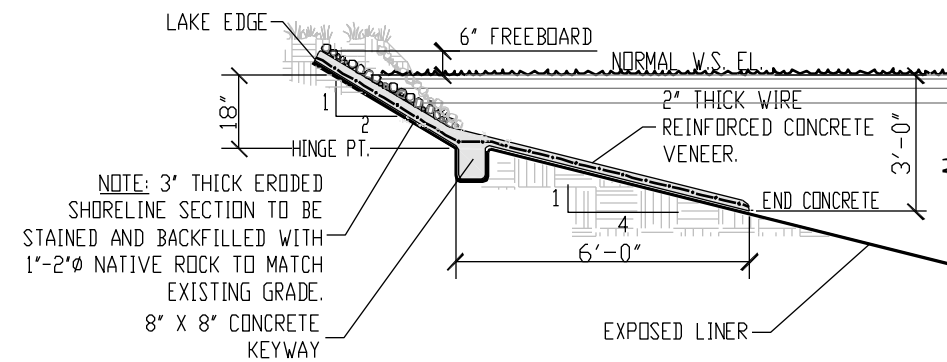
The 17.5-surface-acre lake receives 100 percent of the runoff from the tributary SouthShore residential watershed area, in a combined estimated normal operating volume of approximately 109 acre-feet (AF). The Lake is designed to accommodate temporary storage through surcharging or rising of the Lake level for the 100-year, 24-hour storm runoff volume, with overflow to the Oxnard Industrial Drain. The Lake will have a surcharge depth of approximately four feet. The normal operating volume of the Lake is approximately 108 AF with maximum 100-year volume of approximately 180 AF.

3. Operations and Maintenance

After Lake SouthShore is constructed and operational, the City of Oxnard Public Works Department will assume responsibility for the operation and maintenance of the Lake. Funds to cover the maintenance cost will be provided by the SouthShore Community Facilities District (see Chapter 8, Implementation).



PLANTER SHELF SHORELINE

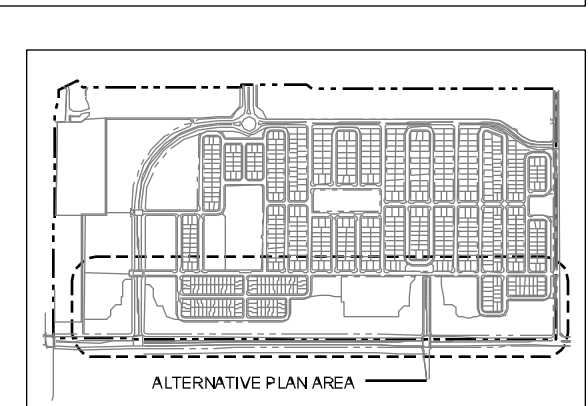


NATURAL SHORELINE

LAKE DATA:

LAKE	A	B	C LOWER	C UPPER	TOTAL
VOLUME (ACRE FEET)	13.47	63.62	8.36	23.53	108.98
SURFACE AREA (ACRE)	2.14	9.95	1.40	3.96	17.45
LENGTH OF SHORELINE (FEET)	1,961	8,614	1,380	2,796	14,751
TOP OF SHORELINE ELEVATION (FT)	13.5	13.5	13.5	19.0	-
LAKE BOTTOM ELEVATION (FT)	3.0	3.0	4.0	10.0	-
NORMAL WATER SURFACE ELE. (FT)	13.0	13.0	13.0	18.5	-

NOTE: LAKE DATA IS PRELIMINARY.



KEY MAP

4. Lake SouthShore Properties

The Lake will be designed and lined in accordance with current, state-of-the-art technology as approved by the City of Oxnard, and will have a constructed lake edge system designed specifically to provide a natural appearance and non-erodible shoreline. The need for a permanent groundwater collection system in addition to the temporary lake construction dewatering system will be evaluated prior to the final Lake SouthShore design.

An average operating depth of eight feet will eliminate light penetration, maintain lower average temperature, allow temperature stratification, and minimize evaporation. In addition, a proposed submerged concrete lining to a depth of 18 inches below the water level would be installed around the perimeter that extends out ten feet from the Lake edge to address safety concerns and provide protection for the PVC or other liner in the shallow areas. The steepened shoreline edge treatment extends four inches above the normal operating water surface elevation and then to the submerged concrete ledge. The remainder of the Lake shoreline section would be constructed at approximately a 3:1 to 6:1 slope. Refer to Exhibit 5-6, Lake SouthShore Properties, for a summary of important design elements.

Treatment of runoff and management of water quality relies on re-creation of natural chemical and biological processes within the Lake system, resulting from a unique combination of different layers of treatment as schematically illustrated and described in detail within the body of the report (see Appendix 10-C). Treatment and water quality management will consist of water quality filters, biofilters, aeration, and wetland planter areas.

Operations and maintenance requirements are also described within the body of the report, and include debris removal, algae control, aquatic weed control, pump maintenance, biofilter maintenance, water quality filter maintenance, and aeration system maintenance.

5.3.2 Alternative Lake SouthShore Plan

The schematic design for Lake SouthShore is essentially the same for the alternative land use plan without the High School as it is for the plan with the High School.

Exhibit 5-6

LAKE SOUTHSHORE PROPERTIES
SouthShore Specific Plan • Oxnard, California

LAKE SOUTHSHORE PROPERTIES	
Operating Volume	108 acre-feet
Average Depth	8 feet
Shoreline Slope	3:1 to 6:1
Shoreline Depth	18 inches
Surface Area	17.5 acres
Liner	30-mil PVC or other liner approved by the City of Oxnard
Biofilters	7- to 10-Day Turnover Rate
Wetland Water Quality Filters	Min 18-hour H.R.T. for Nuisance Flow ⁽¹⁾
Aeration	6- to 8-hour Turnover Rate

⁽¹⁾ Hydraulic retention time (HRT) is a measure of the average length of time that a soluble compound remains in a constructed reactor.

5.4 WATER

5.4.1 Existing Conditions

The SouthShore Project Site is currently being used as a row crop agricultural site. The 16-inch Ocean View Water District line supplies irrigation water for this use.

There are a number of existing water lines in and surrounding the property. Currently the 14-inch “Mugu” Line and 16-inch “Ocean View” water distribution lines bisect the property. These lines serve as distribution infrastructure for private water districts. Entering the site from the north, these lines run in parallel west of Rose Avenue, along the north edge of the SCE ownership, then extend south bisecting the site to Hueneme Road. The “Mugu” Line changes size from 14 inches to 12 inches as it bisects the property. At Hueneme Road, these lines continue away from the site to the south and east.

As part of the citywide domestic water system, the following water mains exist in the perimeter streets:

- 27-inch City of Oxnard water line in Edison Drive;
- 12-inch City of Oxnard waterline in Edison Drive;
- 16-inch City of Oxnard water line in Hueneme Road;
- 12-inch Port Hueneme Water Authority water line in Hueneme Road;
- 8-inch City of Oxnard water stub at the end of existing Rose Avenue;
- 8-inch City of Oxnard water stub at the end of existing Tulsa Drive;
- 8-inch City of Oxnard water stub at the end of existing Beaumont Avenue;
- 12-inch City of Oxnard water stub at the intersection of Olds Road and Sanford Street;
- 54-inch Calleguas Municipal Water District (CMWD) Brine Line in Hueneme Road (currently ends at Arnold Road);
- 12-inch Mugu Water Line through the proposed development and Hueneme Road; and
- 16-inch Ocean View Water Line through the proposed development and Hueneme Road.

5.4.2 Water Plan

1. Relationship of Development Phasing to Water Availability

The water demand schedule/model that the City of Oxnard used to prepare an analysis of water demand associated with General Plan buildout and SouthShore's Water Supply Assessment (WSA) and Addendum to the WSA to comply with both SB 610 (Water Supply Assessment) and SB 221 (Water Supply Verification) was based upon the progressive development of single-family and multi-family attached residential units within the Project Area. This progressive rate of development cannot be exceeded under the current conditions and assumptions built into the WSA.

Section 8.5, Phasing Program, sets forth the maximum number of Certificates of Occupancy to which the SouthShore Project is entitled, based upon the City's UWMP.

2. Potable Water

Exhibit 5-8, Schematic Water Plan, illustrates the domestic water system for SouthShore. As shown, the proposed water distribution system will make multiple connection points at the corners of Hueneme Road and Edison Drive, SouthShore Drive, and Olds Road. Multiple connection points will ensure an adequately "looped system." Internal distribution will be via a hierarchy of 8- to 16-inch water mains.

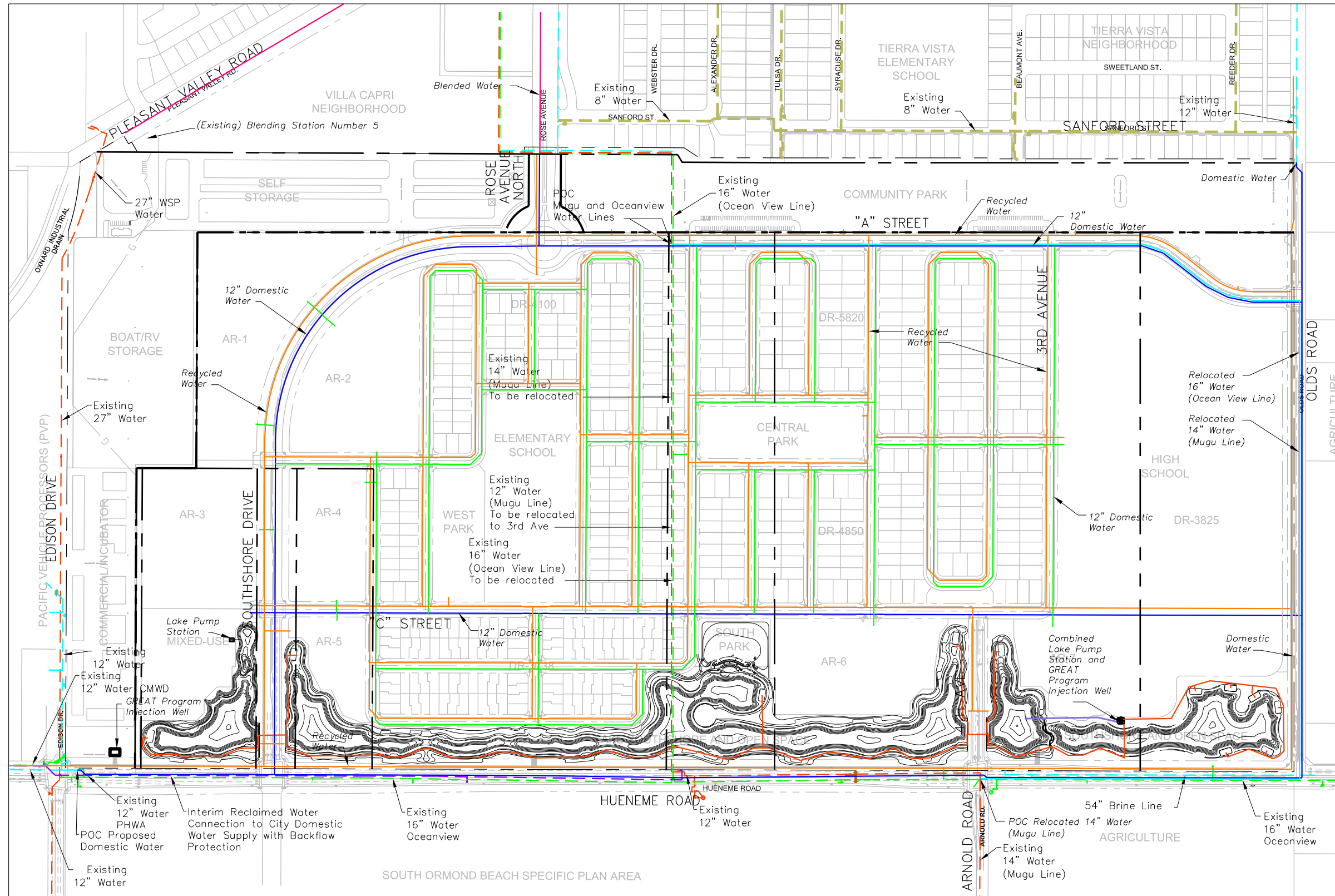
The existing water lines that bisect the interior of the Project (Mugu and Ocean View Water District) will be re-routed through the proposed development to maintain water service to existing customers. The perimeter water systems to support the SouthShore and South Ormond Beach Projects will be sized by City staff to provide adequate flow and pressure demands.

Exhibit 5-7, Schematic Water Plan, does not include water mains for the SCE-owned property west of Rose Avenue that is planned for Self-Storage, Boat/RV Storage, and Commercial/Incubator land uses. It is anticipated that water service will be provided by lateral connections to this property from the main water lines in SouthShore Drive.

a. Water Demand

The water demand factors used to establish the SouthShore's Water Demand were taken from the City of Oxnard's updated Urban Water Management Plan (UWMP 2005) approved in 2006. A Water Supply Assessment (WSA) was also prepared for SouthShore utilizing the SouthShore Land Use Plan (Exhibit 2-1) and the City's updated UWMP.

The SouthShore WSA was updated in 2008 to comply with both California SB 610 (Water Supply Assessment) and California SB 221 (Water Supply Verification), and again in 2009 to address reductions in imported water supplies. (Refer to Subsection 5.4.2(1), above.)



LEGEND

<i>EXISTING</i>	
	8" Water
	12" Water
	12" Water (CMWD)
	12" Water (PHWA)
	14" Water (Mugu)
	16" Water (Ocean View)
	27" Water
	54" Brine
<i>PROPOSED</i>	
	Domestic Water Size to be Determined
	Blended Water - Size to be Determined
	Domestic Water - Size to be Determined
	Reclaimed Water - Size to be Determined
	Relocated Ocean View/ Mugu Water Size to be Determined
	Lake Recirculation Lines
	Lake Suction Line

b. Water System Pipeline Design

Domestic water for the SouthShore Project will be supplied through existing and proposed waterlines around the perimeter of the Project.

The City of Oxnard has recently constructed a new blending station (Blending Station Number Five, at the northwest corner of the SouthShore Specific Plan Boundary). This blending station will provide blended water composed of water from CMWD and United Water Conservation District (UWCD). SouthShore will be fed via the blended water line that will traverse from Blending Station Number Five (5) through the SCE property to SouthShore Drive to connect to the looping system in Hueneme Road, and several other existing domestic water mains located at Olds Road. A 12-inch main terminates at the northeast Specific Plan boundary and a 16-inch pipe exists at the southwest Specific Plan boundary (see Exhibit 5-7, Schematic Water Plan).

Blending Station Number Five will upgrade the surrounding water supply system in this area. Part of the City's upgrade to these perimeter pipelines is to provide for sufficient supply and pressure to serve the South Ormond Beach project located south of Hueneme Road. City staff will provide pipeline sizes for the perimeter mains in Hueneme Road and Olds Road, and for the main in SouthShore Drive.

Additionally, a water demand study has been prepared by the SouthShore Project Team to size the interior water mains in SouthShore Drive and all other interior public water systems shown on the Schematic Water Plan. This study will be amended when City staff completes the overall model upgrade that is part of Blending Station Number Five and when the City provides the upgraded system pressures. The assumptions utilized for the SouthShore Utility Study are as follows:

- (1) Minimum pressures during peak hour conditions is 40 pounds per square inch (psi);
- (2) Minimum pressure during maximum day plus fire-flow conditions shall be 20 psi;
- (3) Fire-flow requirements for this development are 4,500 gallons per minute (gpm) for commercial/industrial/school protection and 2,500 gpm for residential protection;
- (4) Maximum allowable service pressure is estimated at 125 psi;

- (5) Maximum velocity at maximum day with fire-flow shall be 15-feet per second;
- (6) Maximum allowable head loss shall be 15 feet per 1,000 feet of pipeline; and
- (7) Hazen Williams C-Factor of 130 was used for calculations.

3. Groundwater Recovery Enhancement and Treatment (GREAT) Program

The City of Oxnard's GREAT Program was established in May of 2001 to develop additional water supply sources to better meet the City's existing and future water demand and to provide a reliable and affordable source of quality domestic water. The GREAT program includes a recycled water program, a groundwater injection program, and a groundwater desalinization program to optimize and protect existing local water resources.

The SouthShore Project Team has met with the City's Water Department Staff to coordinate aspects of SouthShore with the City's future infrastructure needs for the GREAT Program. The GREAT Program may be able to benefit from the SouthShore Project through the following:

- a. Lake SouthShore may provide a location for sustainable recycled water storage for the GREAT Program to deliver recycled water to PTP, OVMWD, and PVCWD users and/or for groundwater injection use.
- b. Lake SouthShore may provide the City with a system that can provide a "buffer" to maintain storage of recycled water during peak and non-peak demands throughout the year.
- c. Lake SouthShore may provide the City the ability to pump recycled water during off-peak hours, allowing the City to conserve electrical power.
- d. The Hueneme Road corridor along the approximately one-mile, east-west length of SouthShore may provide locations for one or two future groundwater injection wells on the south side of Hueneme Road.
- e. SouthShore plans to provide recycled irrigation water to the local public parks and open space areas, to parkways/medians, to the

front yards of single-family detached homes throughout the community, to landscape areas of attached residential developments in the AR-1 through AR-7 Land Use Areas, and potentially to the public school sites, if consistent with the State and local policies, within the SouthShore Project Area.

- f. The SouthShore Project will abandon existing on-site water wells and convey all groundwater-pumping rights to the City, allowing the City to increase its pumping rights from existing aquifers.
- g. Potential locations for two groundwater injection wells within SouthShore (to mitigate saltwater intrusion) are shown on Exhibit 5-8, Schematic Water Plan. The final construction-level locations and design details for these facilities shall be consistent with the SouthShore Specific Plan Development Regulations and Design Guidelines, and shall be approved by the City and Master Developer prior to construction of Lake SouthShore. The cost of the wells and related buildings, walls/fencing, and landscaping to soften their visual appearance shall be born by the City or other public agencies, not the Master Developer.

4. Reclaimed Water

Pipeline facilities for a reclaimed water system will be installed within the SouthShore development (see Exhibit 5-7). It is anticipated that reclaimed water will be available in 2012 as part of the City's Advanced Water Purification Plant (AWPP).

a. Proposed Reclaimed Water Facilities

The pipe sizes shown in Exhibit 5-7, Schematic Water Plan, for reclaimed water, have been estimated based on experience with comparable projects. City staff will provide final backbone reclaimed water pipeline sizes as part of their AWPP (currently under design by others). This work effort will also be coordinated as part of the City's plan to install several injection wells along Hueneme Road and further east.

b. Water Enterprise Fund

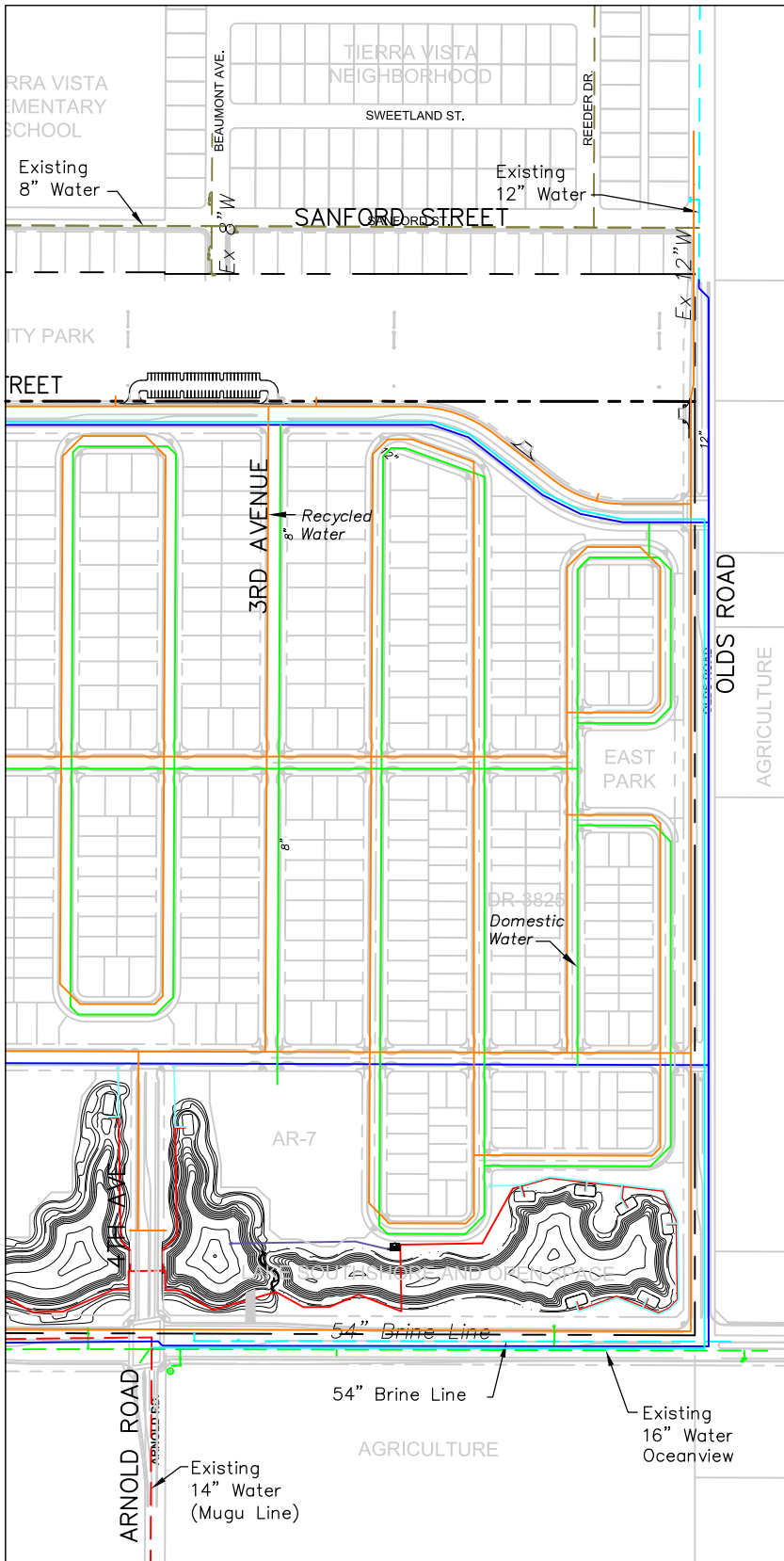
The City of Oxnard has established a Water Enterprise Fund to pay for operations, maintenance, and capital costs associated with supply and distribution of water. Customer user fees finance operations and maintenance costs. The City also collects water connection fees and/or requires developers to build improvements to expand the water transmission or distribution system to service new customers.

c. Storm Drain Fund Fee

The City requires developers to contribute drainage system fees, and to convey project-specific and upstream run-off to a City drainage facility.

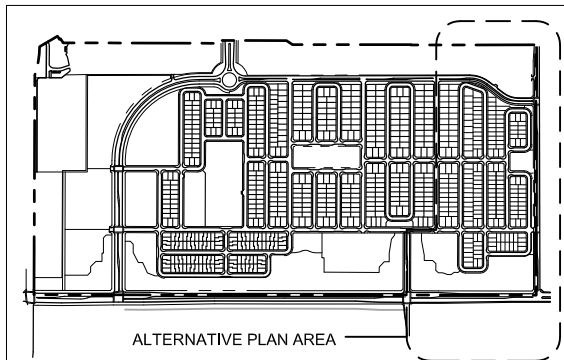
5.4.3 Alternative Water Plan

Exhibit 5-8, Alternative Schematic Water Plan (without High School), depicts SouthShore's proposed water system in the event the High School site is not acquired in the easterly portion of the Project. The water plan for this alternative land use plan without the High School is essentially the same as the plan with the High School.



LEGEND

<i>EXISTING</i>	
	8" Water
	12" Water
	12" Water (CMWD)
	12" Water (PHWA)
	14" Water (Mugu)
	16" Water (OceanView)
	27" Water
	54" Brine
<i>PROPOSED</i>	
	Domestic Water Size to be Determined
	Blended Water – Size to be Determined
	Domestic Water – Size to be Determined
	Reclaimed Water – Size to be Determined
	Relocated Ocean View/ Mugu Water Size to be Determined



KEY MAP

**EXHIBIT 5-8
Alternative Schematic
Water Plan (without High School)**



5.5 WASTEWATER

5.5.1 Existing Conditions

SouthShore is located in close proximity to the City's Wastewater Treatment Facility (WWTF). A 42-inch trunk line (the Eastern Trunk Sewer) located in Edison Drive will connect SouthShore to the WWTF. The City of Oxnard is currently evaluating its Wastewater Master Plan, Phase II upgrades to the WWTF, and the demand created by future developments. These updated factors will be used to evaluate the SouthShore development so that a "Demand Analysis" can be completed.

Wastewater from the existing neighborhoods to the north of the SouthShore Project drains in a westerly direction in Sanford Street and ultimately connects to the existing wastewater main in Edison Drive.

5.5.2 Wastewater Plan

The proposed on-site wastewater conveyance system will be composed of a series of 8- to 15-inch wastewater mains servicing the Project. Pipe sizes were calculated using the Demand Factors from the 2003 Wastewater System Master Plan and the City of Oxnard General Requirements for Sewer 2002, and are shown in the on-site Sewer Utility Study prepared and submitted to the City staff for the SouthShore Project. The sewer utility study determined the sewage generation for all land use within the SouthShore Specific Plan boundary. Developed flows were calculated using these City standards in coordination with the land use designation shown on the SouthShore Land Use Plan (Exhibit 2-1). These mains will ultimately collect in a new wastewater main in "C" Street, and drain to the Eastern Trunk Main in Edison Drive. The Southshore in-tract sewer system will contain laterals to the bio-filter treatment areas within the Lake area. The laterals will be utilized for normal backflushing operations of the bio-filter systems to the City sewer system during non-peak hours.

The 2002 City Master Plan of Sewage identified the Eastern Trunk Main as nearly "full" at 91% of its available capacity. City staff has recently demonstrated that upgrades to the 42-inch trunk sewer will not be required and that the existing 42-inch trunk line has sufficient capacity to serve the SouthShore Project.

Preliminary wastewater plans are shown on Exhibit 5-9, Schematic Wastewater Plan.

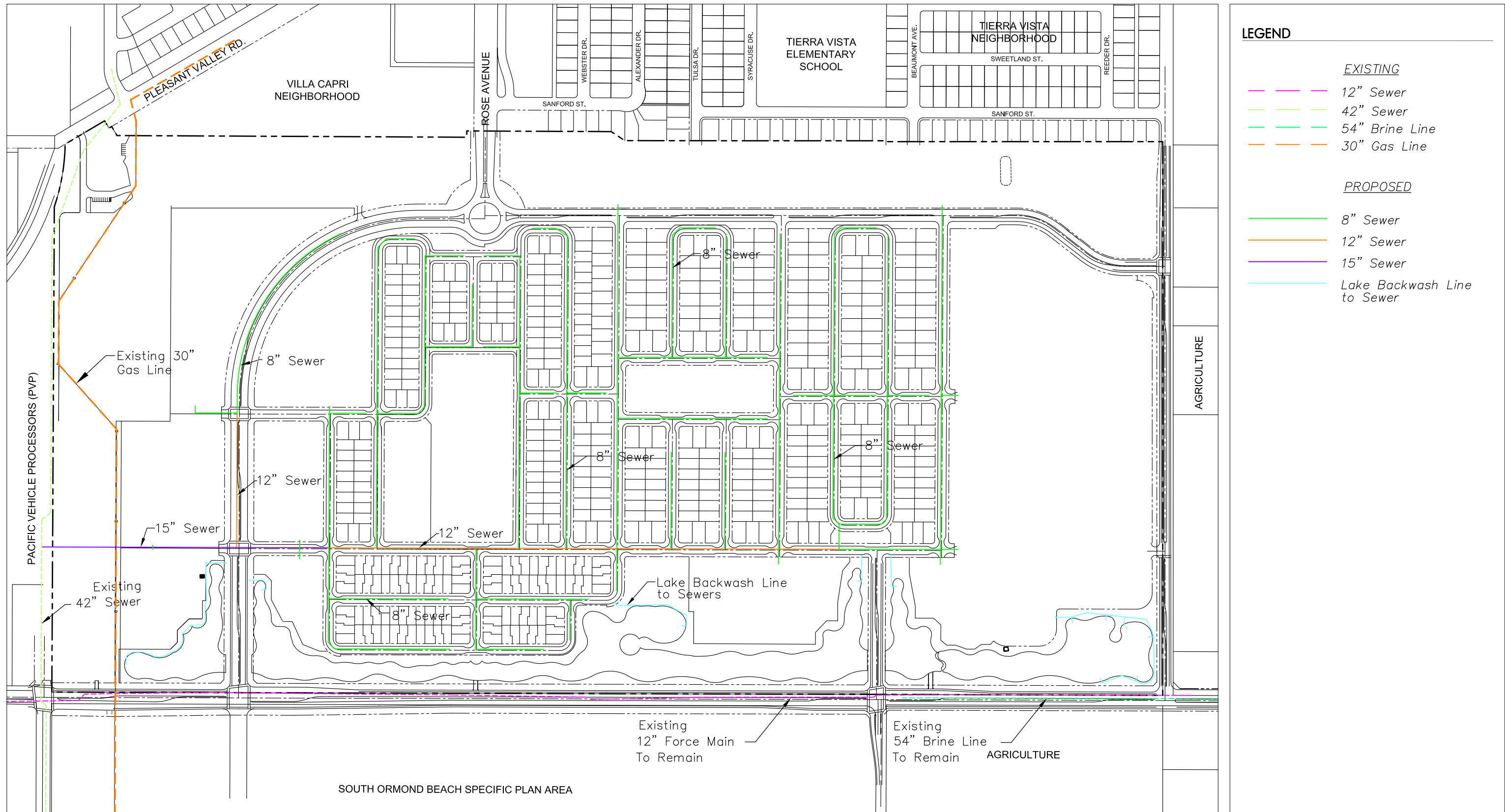
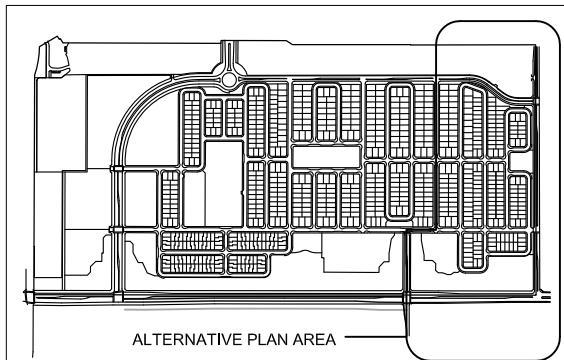
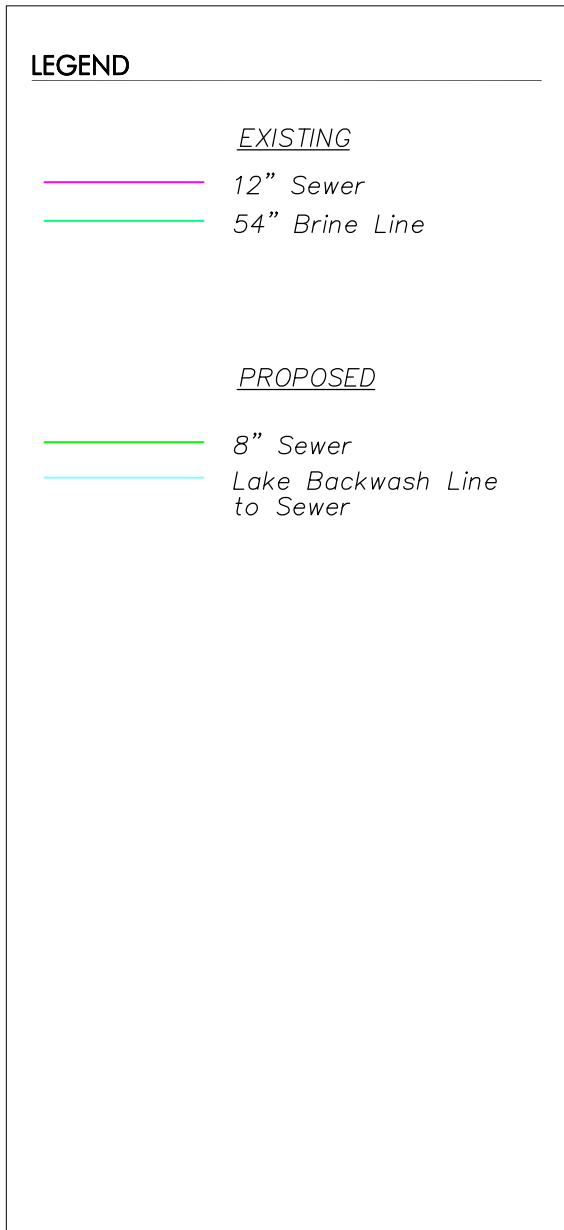
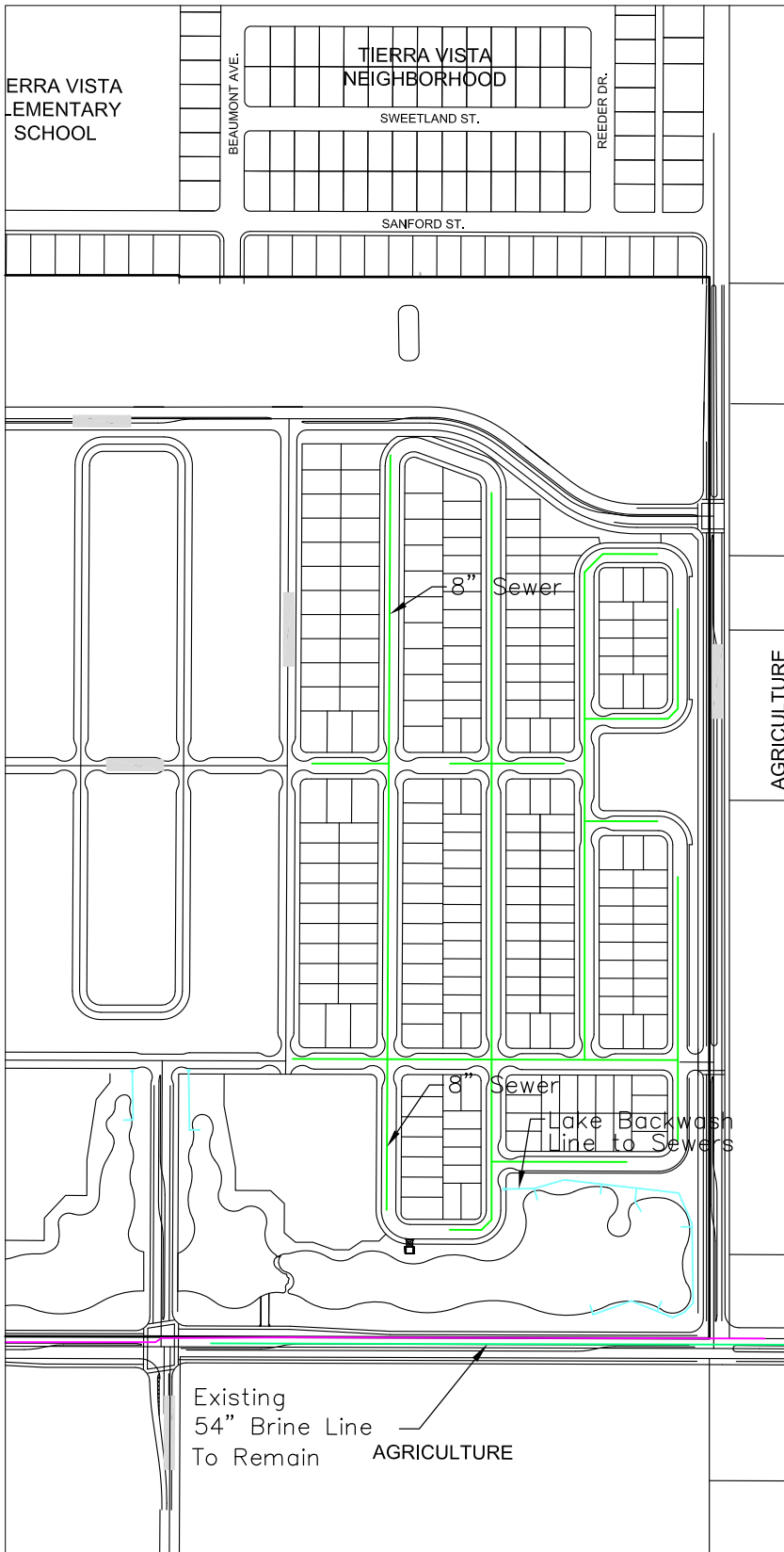


EXHIBIT 5-9
Schematic Wastewater Plan

The Schematic Wastewater Plan does not show a sewer main to service the SCE-owned property west of Rose Avenue. It is anticipated that wastewater service will be provided by lateral connections to the SCE-owned property from the main sewer lines in SouthShore Drive. Sewage generation projections for the SCE property have been accounted in the sewage generation projections shown in the on-site Sewer Utility Study.

5.5.3 Alternative Wastewater Plan

Exhibit 5-10, Alternative Schematic Wastewater Plan (without High School), depicts SouthShore's proposed wastewater system in the event that no High School is built in the easterly portion of the Project. The wastewater plan for this alternative land use plan without the High School is essentially the same as the plan with the High School.



KEY MAP

EXHIBIT 5-10
Alternative Schematic
Wastewater Plan (without High School)



5.6 PUBLIC UTILITIES

5.6.1 Electrical

1. Existing Conditions

Within Ventura County, Southern California Edison (SCE) operates two major generating facilities, one near Mandalay Bay and the other at Ormond Beach. Power lines run along the SCE transmission corridor along the northerly and westerly edges of the SouthShore Specific Plan Area.

2. Planned Facilities

The existing SCE facilities will serve as primary sources of electrical supply for the SouthShore Project. Electrical services will be placed underground, with the layout determined at the design development phase.

5.6.2 Gas

1. Existing Conditions

The Southern California Gas Company (TGC) supplies gas resources to the City of Oxnard and SouthShore site.

Along the westerly side of the SouthShore Project lies an underground “high pressure” gas transmission line (see Exhibit 1-2, Land Ownership Map), around which land uses and structures have been coordinated within this Specific Plan Area.

2. Planned Facilities

The existing TGC facilities will serve as primary sources of gas supply for the SouthShore Project. Gas services will be placed underground, and TGC will review the proposed gas-piping layout at the design development phase.

5.6.3 Telephone

1. Existing Conditions

Verizon Communications provides telephone and internet service to the SouthShore area via the neighborhoods to the north of the Project.

2. Planned Facilities

Verizon Communications will serve SouthShore for telephone and internet needs; however, additional lines and increased capacity for high-speed fiber optics (not currently available in the area) will be required to serve the Project. Verizon Communications' long-range plans include augmented service in the SouthShore area and Verizon is prepared to accommodate the community's needs.

Telephone service lines will parallel the electrical service lines underground, with the final design for telephone/internet service determined by the utility provider at the design development phase.

5.6.4 Television

1. Existing Conditions

Time Warner provides cable television and internet service to the SouthShore area via the neighborhoods to the north and service connections to the west on Hueneme Road.

2. Planned Facilities

Time Warner Cable, DIRECTV, and Verizon will serve SouthShore for television and internet needs. The final design for television/internet service will be determined with the utility provider. Television lines will parallel the electrical service lines underground with the final design for television service determined by the utility providers at the design development phase.

6.1 PURPOSE

The purpose of the development regulations in this chapter is to establish the permitted land uses and site development standards necessary for the orderly development of each of the land use planning areas identified on the Land Use Plan and text contained in Chapter 2 of this Specific Plan. This chapter outlines both uses that are permitted and not permitted. It also includes minimum single-family lot sizes and dimensions, setbacks from streets and property lines, building heights, maximum floor area ratios, maximum dwelling units per acre, and types of dwelling units permitted within designated land use districts.

As such, this Chapter 6 for the SouthShore Specific Plan Area is analogous to the zoning regulations applicable to areas of the City of Oxnard not covered by a specific plan. These regulations are not always the same as the City's Zoning Ordinance, although in many instances the permitted uses and development regulations in this chapter refer to and rely upon permitted uses and site development standards contained in the City of Oxnard Zoning Ordinance (Chapter 16 of the Oxnard Municipal Code, Adopted 2005).

Chapter 7 contains the Design Guidelines for the Specific Plan Area. These design guidelines set forth criteria for the review and approval of site plans, architectural plans, and landscape architecture design.

6.2 GENERAL PROVISIONS

The following general provisions shall apply to all Land Use Districts within the Specific Plan Area.

6.2.1 Permitted Land Uses

Permitted Land Uses are entitled uses that are reviewed by the Planning Manager and do not require review and approval from the Planning Commission.

Other uses not identified as Permitted Land Uses may be allowed only by amending this Specific Plan unless the Planning Manager determines that the use is consistent with the purpose and intent of the land use district. The decision based on the interpretation shall be appealable to the Planning Commission and City Council.

6.2.2 Minimum Single-Family Residential Lot Sizes

The minimum lot size for any given single-family residential lot may vary up to five percent (5%) provided that the average size of all lots in that residential land use district meet or exceed the minimum.

6.2.3 Minimum Single-Family Residential Lot Dimensions

The minimum lot dimensions for any given single-family residential lot may vary up to five percent (5%) provided that the average dimensions for all lots in that residential land use district meet or exceed the minimum.

6.2.4 City of Oxnard Zoning Ordinance

Any matter or issue not specifically covered by these Specific Plan regulations shall be subject to the regulations of the City of Oxnard Zoning Ordinance. In the case of a conflict between the regulations contained in this Specific Plan and the City of Oxnard Zoning Ordinance, this Specific Plan shall take precedence.

6.2.5 Interpretation of Development Regulations/Municipal Code Section Numbers

Although every effort has been made to provide development regulations in this SouthShore Specific Plan that are clear, it is recognized that the necessity of interpreting such provisions in light of specific and unusual cases may occur. When such interpretations are necessary, the Planning Manager shall have the authority to make the required interpretation. The decision based on the interpretation shall be appealable to the Planning Commission and City Council as set forth in the City of Oxnard Zoning Ordinance.

It is recognized that the numbering of sections of the City of Oxnard Municipal Code (i.e., Zoning Ordinance) referenced in this Specific Plan may change in the future. In such a case, the Planning Manager shall have the authority to make the required interpretation as to what section number applies. The decision based on the interpretation shall be appealable to the Planning Commission and City Council as set forth in the City of Oxnard Zoning Ordinance.

6.2.6 Home Occupations

Home occupations are allowed in the SouthShore Specific Plan Area pursuant to the regulations set forth in Chapter 16, Article V, Division 6, of the City of Oxnard Zoning Ordinance.

6.2.7 Second Units

Second Units, as defined in Chapter 16, Article V, Division 13, are not allowed in SouthShore Specific Plan Area.

6.2.8 Affordable Housing Program

The SouthShore Specific Plan shall satisfy the City's basic requirement for affordable housing by providing ten percent (10%) of the total number of residential units in the Project shown on Exhibit 2-2 (or Exhibit 2-4, for the Alternative Land Use Plan without the High School) as affordable housing units. These affordable housing units shall be provided within the SouthShore Project Area and consist of rental units with rents established and maintained in accordance with the provisions of the Oxnard City Code. Such affordable housing shall be available for occupancy prior to the City's issuance of occupancy permits for the 750th market rate unit within the SouthShore Project Area.

Pursuant to a development agreement between the City and the Master Developer, an additional five percent (5%) of affordable housing units – bringing the total affordable housing units for the Project up to fifteen percent (15%) – shall be satisfied by either paying the equivalent affordable housing in-lieu fee in effect at the time the developer seeks to pull a building permit (i.e., the in-lieu fee in effect at the time the Master/Project Developer applies for the first market rate residential building permit) and/or by providing the affordable rental units on-site within the Project Area. The decision as to whether the additional five percent (5%) of affordable units are provided on-site and/or by payment of in-lieu fees shall be at the discretion of the City's Planning Manager, after consultation with the Master Developer. To the extent that the additional five percent (5%) of affordable housing is provided on-site, it will not be counted toward the total number of units shown in Exhibit 2-2 or 2-4 (i.e., no density bonus shall be granted for the additional five percent (5%) affordable housing units). The payment of in-lieu fees and/or the

issuance of building permits for the additional five percent (5%) of affordable housing units shall occur prior to the issuance of occupancy permits for the 1,000th market rate unit within the SouthShore Project Area.

Affordable housing within the SouthShore Project Area may be located anywhere within the R-3 (SSP) Land Use District. The density of affordable housing may exceed both the density set forth for the R-3 (SSP) District (i.e., 2,400-square-foot gross/2,000-square-foot net lot area per unit) and the density of 18 DU/Ac. set forth for Attached Residential Areas AR-1 through AR-7 in Exhibit 2-2 and 2-4.

In no instance shall the SouthShore Specific Plan be required to provide, in terms of the number of on-site affordable housing units and/or the payment of in-lieu fees, more than fifteen percent (15%) of the actual units within the SouthShore Project Area as affordable housing. Once constructed, the management of on-site affordable housing shall be consistent with the procedures set forth in the Oxnard City Code.

6.2.9 Senior Housing and Assisted Living Housing

Senior housing and/or assisted living housing may, at the discretion of the Master Developer, be included as part of SouthShore's Affordable Housing Program. The assisted living housing may be a component of a senior housing program.

In order to be implemented, senior housing and/or assisted living housing units must meet the following two requirements: 1) be deed-restricted for senior housing and/or assisted living housing, and 2) be approved by the City of Oxnard's Planning Manager or designee.

6.2.10 Police and Fire Department Access to Lake SouthShore

The following provisions will be made to accommodate City Police and Fire Department access to Lake Southshore:

1. Three (3) access points for Jet Ski rescue craft and lake maintenance boats shall be provided from Hueneme Road. The accessway shall be a minimum of 10-feet-wide and shall be a City-approved surface. Maintenance access shall also be provided from the 10-foot-wide pedestrian trail that extends along the northerly edge of Lake SouthShore from SouthShore Drive to Olds Road, and adjacent to the Commercial/Mixed Use Land Use Area, as shown on Exhibit 4-15.
2. A minimum twenty-five feet of clearance shall be provided around all multi-storey Attached Residential buildings adjacent to Lake SouthShore to permit ladder rescues of people from upper floor windows and patios.
3. No portion of a building may be more than 150 feet from a fire accessway or fire road.
4. The Master Developer will work with the Oxnard Police Department to provide necessary cable/infrastructure to install Closed Circuit Television (CCTV) and emergency call boxes in the Lake SouthShore Open Space Area.

6.2.11 Water Efficient Landscape Standards

All landscaping and irrigation shall be installed so as to comply with the February 2, 2010-adopted Ordinance No. 2822, An Uncodified Ordinance of the City of Oxnard, California, Adopting Water Efficient Landscape Standards, which adopts Landscape Water Conservation Standards, or as such ordinance may be amended in the future.

6.2.12 Parkway and Median Landscape Plans

Construction-level Parkway and Median Landscape Plans shall be prepared and submitted by the Master Developer to the City of Oxnard's Development Services and/or General Services for review and approval prior to the issuance of building permits for adjacent residential, mixed-use, lake, or public park development.

The construction-level Parkway and Median Landscape Plans shall be consistent with the following:

1. The plans shall be consistent with the Street Tree Master Plan.
2. The plans shall be appropriate to the location, size, and function of the parkway and median. The median plantings shall be different and more formal for SouthShore Drive, and less formal for "A" Street south of the Community Park, and also for Hueneme Road south of Lake SouthShore.
3. The plans for the Hueneme Road parkway should be seamless with the Lake SouthShore landscape. The multi-use trail paralleling Hueneme Road may meander within both the parkway (right-of-way) and the Lake SouthShore open space area surrounding the Lake.
4. The median within Hueneme Road shall contain the Concept 1 City Identification sign shown on Monument Sign Exhibit 7-15 of the Design Guidelines.
5. The northwest corner of Hueneme Road and Olds Road may contain a monument sign similar to Concepts 2 or 3 on Monument Sign Exhibit 7-15 of the Design Guidelines.

6.2.13 Off-site Landscape Enhancement Plan for Rose Avenue Parkways and Medians

Concurrent with the submittal of Phase 1 Landscape Plans for the Rose Avenue Community Entry – including the parkways, median, and roundabout – the Master Developer shall prepare and submit an Off-Site Landscape Enhancement Plan for existing parkways and medians within the public right-of-way for Rose Avenue between the north Specific Plan boundary and Pleasant Valley Road.

This off-site Rose Avenue enhancement plan shall be consistent with the following concepts:

1. Additional street tree and shrub plantings shall be provided within the public parkway adjacent to Villa Capri on the west side of Rose Avenue, within the length of the central median, and within the parkway/ frontage road median on the east side of Rose Avenue.
2. Existing large trees and shrubs within these landscape areas may be retained.
3. SouthShore's Master Landscape Architect, in consultation with the City's Development Services and/or General Services, may upgrade or install new underground irrigation systems and/or controllers to serve the enhanced parkway and existing median landscaping described in (2) above.
4. SouthShore shall not be responsible for upgrading parkway landscape adjacent to the existing shopping center that is in redesign for redevelopment. The City shall coordinate with the landscape architect for the center to encourage a coordinated and cohesive streetscape design in terms of tree and shrub plantings.
5. SouthShore shall connect its sidewalk with the sidewalks in the existing Rose Avenue parkways to the north.

6.2.14 City Landscape Standards

Landscape elements not addressed in the Specific Plan shall be subject to the Landscape Standards adopted by the City of Oxnard.

6.2.15 Landscape Architecture for Land Use Development

Construction-level Landscape and Irrigation Plans shall be submitted to and approved by the City of Oxnard as set forth in this chapter for developments within the R-3 (SSP) District, C-R (SSP) District, C-2 (SSP) District, and M-L (SSP) District.

Single-family developments within the R-1 (SSP) District and R-2 (SSP) District shall require submittal of front yard landscaping and irrigation plans for homeowner lots, in addition to the full landscape plans required for public parkways, landscape lots, and medians by Section 6.2.12, above.

6.2.16 Minimum Size and Spacing of Landscape Material

The minimum size and spacing of landscape material specified for public parks, parkways, medians, and landscape lots shall be as follows:

1. **Trees** – 36-inch box for public parkways, medians, and landscape lots. Sixty percent (60%) 24-inch box and forty percent (40%) 36-inch box for public parks, including Lake SouthShore.
2. **Shrubs** – 5-gallon container, although certain fast growing material may be proposed at 1- or 2-gallon containers, subject to review and approval by City of Oxnard's Development Services and/or General Services.
3. **Groundcover** – 1 gallon or liners, subject to review and approval by City of Oxnard Development Services and/or General Services.
4. **Spacing** – The spacing of shrubs and groundcovers shall reflect the type of plant material and its proposed location. Groundcover spacing may vary from 12-inch to 24-inch on center; shrub spacing shall be as approved by City of Oxnard Development Services and/or General Services.

6.2.17 Subsequent Design Refinements (especially Lake SouthShore Area)

One or more Tentative Tract Maps (TTMs), as well as various City-required engineering improvement plans, will be required to implement this Specific Plan. It is anticipated that the TTM and other improvement plans will incorporate construction-level refinements to the concept plans and designs shown in this Specific Plan. In particular, more detailed plans for Lake SouthShore will include precise natural shoreline configurations, water movement features (e.g., weirs, cascades and/or freefall waterfalls), planting shelves, water quality treatment areas (biofilters), bulkhead shorelines, faux bridge elements, and other details. These plans and the corresponding design refinements for the open space areas around the Lake will need to be reflected in the TTM lots that encompass the Lake and Attached Residential Planning Areas AR-5, AR-6, and AR-7, and the Commercial/Mixed-Use Area north of Hueneme Road. This means, for example, that the sizes and shapes of the lots may be more varied and more complex in shape than the shapes that define the edge between the Lake SouthShore Open Space Area and the lands uses shown on Exhibit 2-2, Land Use Plan, and Exhibit 2-4, Alternative Land Use Plan Without High School.

Such design refinements are anticipated and may be subsequently found to be consistent with this Specific Plan provided that they are determined by the City's General Services Director/Planning Manager to conform with the spirit and intent of the various concept plan and designs illustrated in this Specific Plan, in particular Exhibit 5-1, Schematic Grading and Drainage Plan, and Exhibit 6-1, Land Use Districts Map.

6.2.18 Outdoor Lighting Code and Guidelines

The following requirements apply to all outdoor lighting within the Specific Plan Area:

1. 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.
2. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 - a. Luminaries 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.
 - b. Luminaries 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.
3. Oxnard City Code Section 16-320, On-Site Lighting, shall apply to SouthShore as follows:

“Lighting within physical limits of the area required to be lighted 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. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected, subject to the General Services Director / Planning Manager’s approval.”

6.2.19 Groundwater Injection-Well Facility Design

The final construction-level locations and design details for these facilities shall be consistent with the SouthShore Specific Plan regulations and guidelines outlined in Chapters 6 and 7 of this Specific Plan, and shall be subject to mutual approval by the City and Master Developer prior to construction of Lake SouthShore. The cost of the wells and related buildings, walls/fencing, and landscaping to soften their visual appearance shall be born by the City or other public agencies, not the Master Developer.

6.2.20 Police Cameras along Lake SouthShore/Surrounding Open Space

The Master Developer shall provide cameras in conjunction with the improvement of Lake SouthShore and Surrounding Open Space areas, including its adjacent trails.

CCTV system elements shall meet current Oxnard City Police Department SOC CTTV requirements. The number and placement of cameras shall be mutually agreed to by the Police Department and Master Developer. Placement options include:

1. Pole-mounted conduit linked;
2. Pole-mounted wireless;
3. Building-mounted DSL or wireless linked; and/or
4. Other reasonable system allowing for connecting to the Oxnard PD Security Operations Center.

6.2.21 Graffiti Deterrence within Public Parks

Graffiti/etching-resistant film or similar material shall be applied to accessible window panes in public areas, including reflective surfaces in public restrooms.

All free-standing walls and fences within public parks shall be designed and planted so as to be covered to their full height by plant material after five years of growth as a graffiti deterrent.

6.2.22 Ormond Beach Natural Resource Management Program

Pursuant to a Development Agreement with the City, the Master Developer of SouthShore will participate, on a fair-share basis with the South Ormond Beach Specific Plan Project and potentially other projects, in the implementation of an “Ormond Beach Natural Resource Management Program,” prepared consistent with the framework outlined below and in consultation with, USFWS, MTC, SCC, TNC, and the City of Oxnard.

The purpose of the Natural Resource Management Program (NRMP) is to reduce or avoid indirect impacts to sensitive natural resources, particularly federal- and state-listed species and their habitats including Western snowy plovers and California least terns at Ormond Beach, Point Mugu, Ormond Lagoon, and The Nature Conservancy property that would result from expected increased visitation and household pets associated with the Ormond Beach Specific Plan development projects. A qualified biologist shall prepare the NRMP or update an existing management plan/program for special status species and their habitats at Ormond Beach. Although this program would be implemented for Ormond Beach, it would benefit other nearby sensitive habitat areas listed above. The NRMP shall be approved by USFWS. Funding to prepare and implement the management program shall be provided by the applicants. An approach to implement the program could be to expand the North Shore at Mandalay Range Program, create a similar program, or fund an existing program at Ormond Beach. The program would provide adequate funding for part-time law enforcement and volunteer docent coordination in order to implement the following resource protection measures at Ormond Beach.

1. **Fencing:** Construction and maintenance of seasonal and/or permanent fencing adequate to delineate and protect snowy plover and least tern nesting areas and sensitive dune areas on Ormond Beach. Fencing is typically installed in March and removed in September based on nesting activity observations.
2. **Signage:** Installation and maintenance of informational and directional signage at 100-foot intervals along the beach and perimeter of the property to direct and inform people of the sensitive resources on Ormond Beach. The signage shall emphasize regulations pertaining to dogs on Ormond Beach and shall cite local ordinances and state and federal laws as applicable (e.g., “leash laws”).

3. **Predator Management:** Implementation of a predator management plan that would discourage potential predators and, if necessary, remove known predators from the area. The primary means of discouraging predators (e.g., gulls, crows, ravens, skunks, raccoons) would be to control trash and litter on the beach and in the immediate area. Trash cans with animal proof lids would be installed and maintained year-round. Specific targeted measures would be employed if plover and/or tern nest predation increases significantly to a point of resulting in take as defined by the Endangered Species Act. The individual predator(s) would be targeted and removed by animal control under the direction of the docent coordinator, in consultation with appropriate agencies such as DFG.
4. **Invasive Plant Control:** To ensure that sensitive habitats on Ormond Beach are not degraded by non-native invasive plants, an invasive plant control program would be developed. The plan would require the control and/or removal of invasive exotic plants found in the Ormond Beach dunes. Hand removal would be preferred, but some species may require herbicide application for effective removal or control.
5. **Public Information:** Implementation of a program that would inform the public about the unique and sensitive resources of the Ormond Beach area. Signs and pamphlets would be utilized to educate visitors on how to minimize human-caused impacts such as harassment of wildlife by dogs and cats, off-road vehicle (ORV) impacts, kites, beach grooming, trash, and water pollution. Public education should include information such as nearby “dog friendly” beaches.
6. **Enforcement:** The City of Oxnard or designee would enforce the provisions of the Ormond Beach Natural Resource Management Program. Active enforcement would be emphasized from March through September. Law enforcement would work in coordination with the docent coordinator and docent volunteers to ensure effective implementation of the program and to provide a safe environment for the coordinator, volunteers, and other visitors.

6.2.23 Continuing Agricultural Operations Permitted

Until physical on-site development of the SouthShore community is undertaken by the Master Developer, agricultural operations within the SouthShore Specific Plan Area may continue to the full extent permitted under the general plan and zoning regulations in effect immediately prior to the adoption of this Specific Plan. Such agricultural operations will not be considered “legal non-conforming,” as set forth below, until that time.

After development of the SouthShore community is initiated by the Master Developer, agricultural operations within areas not being developed for the land uses shown in Exhibit 2-1, Land Use Plan, or Exhibit 2-3, Alternative Land Use Plan (without High School) may continue as a legal non-conforming use provided that a minimum 150-foot-deep agricultural buffer is maintained between agricultural fields (i.e., growth areas) and new habitable structures within the community at all times.

6.2.24 Adaptive Management Plan

Oxnard City Council Resolution No. 13,775, adopted March 23, 2010 and certifying Final EIR No. 05-03 (SCH #2005091094) for the Ormond Beach Specific Plan Projects, provides (item 4, p. 2):

“The City Council shall, at the time it considers approving the Ormond Beach Specific Plan Projects, consider adopting an Adaptive Management Plan which identifies mitigation that is comparable to Biology Mitigation Measure No. 2 recommended in the EIR regarding the creation and/or restoration of raptor foraging habitat. Specific mitigation identified in the Adaptive Management Plan shall consist of open space and/or fees to be determined by the Development Agreements for the Ormond Beach Specific Plan Projects and the City shall be designated the agency responsible for carrying out said mitigation.”

This SouthShore Specific Plan, as one of the two Ormond Beach Specific Plan (OBSP) Projects, will propose an Adaptive Management Plan (AMP) consistent with City Council Resolution No. 13,775, to address the creation and/or restoration of raptor foraging habitat. The AMP document shall outline the necessary requirements and procedures to meet the biological mitigation necessary to offset impacts to biological resources, specifically coastal raptor and general avian foraging habitat. The purpose of the AMP document shall be to create a cohesive plan that will mitigate the raptor foraging habitat impacts identified in the OBSP Area by the FEIR, and to outline the necessary steps for property owners to achieve required mitigation within the OBSP Area or within adjacent qualifying habitat areas. This plan shall provide the detail for addressing elements commonly found in adaptive management programs used for natural biological resource management (Lee 1999) and ecosystem restoration (Thom 1997). Accordingly, this plan shall

include information and instruction regarding adaptive contingency measures should the initial program be unsuccessful. In addition, this plan shall address a possible fee structure to be implemented as part of the development agreement for each project. Consistent with the OBSP, the AMP shall address the northern (i.e., SouthShore) and southern (i.e., South Ormond Beach) portions of the OBSP Area independently as well as collectively.

6.2.25 Consistency Between Specific Plan and Tentative Tract No. 5427

Tentative Tract No. 5427 is being prepared to implement this SouthShore Specific Plan. This Specific Plan recognizes that there will be engineering refinements and details in the Tract Map that are not shown in this Specific Plan. These details and refinements are anticipated to include:

1. Refinements in acceleration lanes, striping, and sidewalks along Hueneme Road west of SouthShore Drive;
2. Refinements in median along Olds Road to provide left in and out turn lanes to the public parking area for the Community Park;
3. Refinements in the tapered pavement/curb improvements and striping for Arnold Road south of Hueneme Road, and Hueneme Road east of Olds Road;
4. Refinements to public walkways/sidewalks around the roundabout at Rose Avenue, SouthShore Drive, and "A" Street;
5. Refinements in public sidewalks/walkways and low retaining walls along the south side of "A" Street;
6. Refinements in the design of intersection(s) west of the corner of "C" Street and Olds Road, for the Alternative Land Use Plan (without High School); and
7. Other similar design refinements and minor revisions made in response to City comments and/or new engineering information.

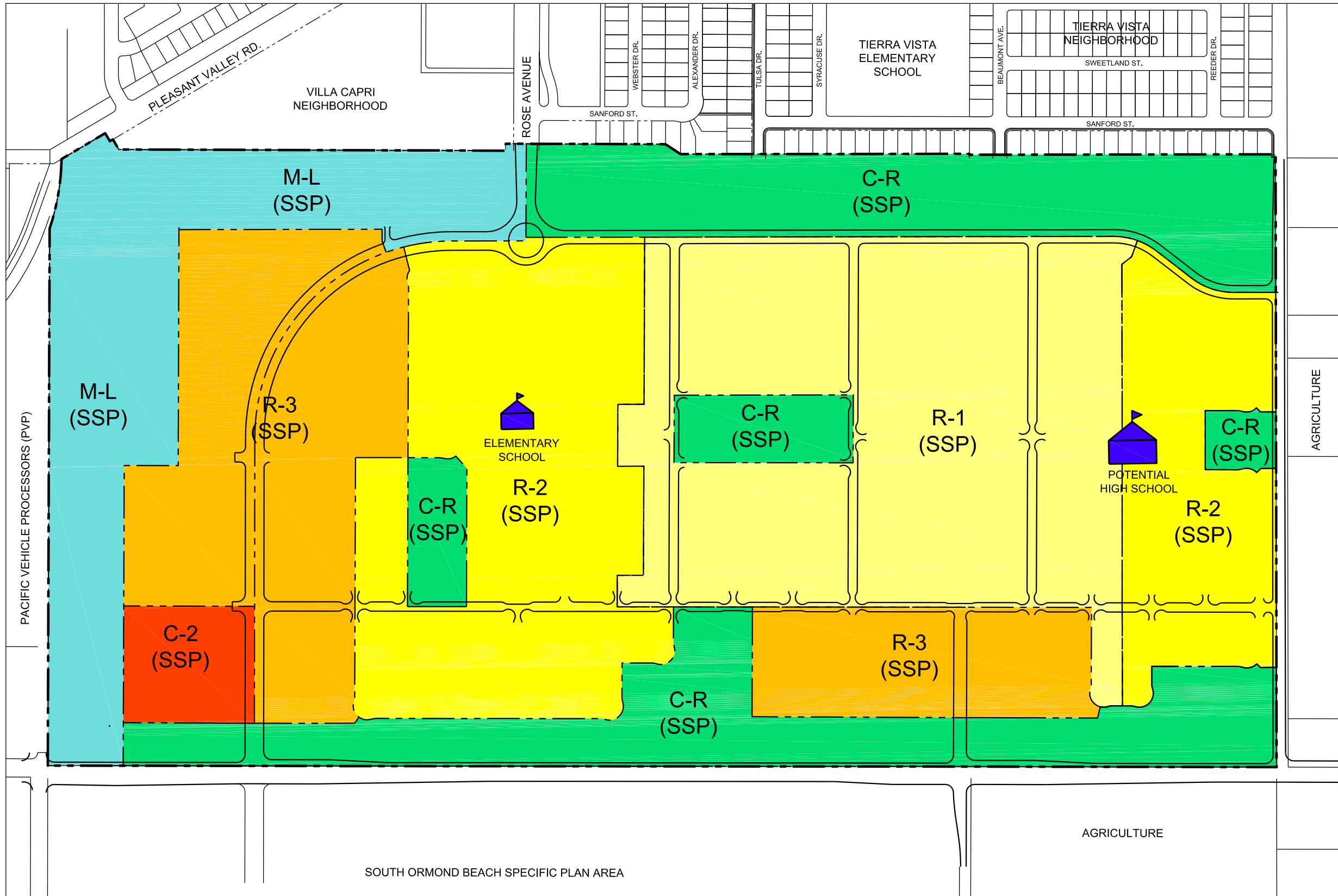
The fact that this Specific Plan does not contain these exact details and refinements does not result in any inconsistency between this Specific Plan and Tentative Tract No. 5427. Such details and refinements are fully expected with the increased level of engineering information and detail associated with the preparation and City review and approval of Tentative Tract No. 5427. A determination that a Minor or Major Modification to the Specific Plan (as defined in Section 8.7) is required as a result of TTM details and refinements, is at the discretion of the City's Planning Manager.

6.3 LAND USE DISTRICT MAP AND TABLE

There are six Land Use Districts (i.e., zones) within the SouthShore Specific Plan Area. These Land Use Districts are illustrated in Exhibit 6-1, Land Use Districts Map, and are listed and described below.

- **R-1 (SSP (i.e., SouthShore Specific Plan))** – This district is the same as the City’s R-1 Single-family Zone, except as described later in Section 6.4 of this chapter.
- **R-2 (SSP)** – This district is the same as the City’s R-2, Multiple Family Zone, except as described later in Section 6.5 of this chapter.
- **R-3 (SSP)** – This district is the same as the City’s R-3, Garden Apartment Zone, except as described later in Section 6.6 of this chapter.
- **C-R (SSP)** – This district is the same as the City’s C-R, Community Reserve Zone, except as described later in Section 6.7 of this chapter.
- **C-2 (SSP)** – This district is the same as the City’s C-2, General Commercial Zone, except as described later in Section 6.8 of this chapter.
- **M-L (SSP)** – This district is the same as the City’s M-L, Limited Manufacturing Zone, except as described later in Section 6.9 of this chapter.

Exhibit 6-2, Land Use Districts Table, illustrates how these land use districts correspond to the Land Use Planning Areas shown on Land Use Plan Exhibits 2-1 and 2-3. It also shows how the Land Use Districts correspond to the land use categories shown on the City of Oxnard’s 2020 General Plan Land Use Plan Map.



- LEGEND**
- Specific Plan Boundary
- LAND USE DISTRICTS:***
- R-1 (SSP) - Detached Residential
 - R-2 (SSP) - Residential
 - R-3 (SSP) - Attached Residential
 - C-2 (SSP) - General Commercial
 - M-L (SSP) - Limited Manufacturing
 - C-R (SSP) - Community Reserve

*SSP refers to SouthShore Specific Plan

Exhibit 6-2
LAND USE DISTRICTS TABLE
SouthShore Specific Plan

LAND USE DISTRICT DESIGNATIONS			CORRESPONDING SPECIFIC PLAN LAND USE PLANNING AREA	GENERAL PLAN LAND USE CATEGORY		
District	Minimum Lot Size	Minimum Lot Dimensions		Use	Category	Density Range FAR ⁽¹⁾
RESIDENTIAL:						
Single-Family Detached						
R-1 (SSP)	5,820	60' x 97'	DR-5820 Detached Residential	RL	Residential Low Density	1 - 7 DU/Ac
R-1 (SSP)	4,850	50' x 97'	DR-4850 Detached Residential	RL	Residential Low Density	1 - 7 DU/Ac
R-2 (SSP)	4,100	50' x 82'	DR-4100 Detached Residential	RLM	Residential Low Medium Density	7 - 12 DU/Ac
R-2 (SSP)	3,825	45' x 85'	DR-3825 Detached Residential	RLM	Residential Low Medium Density	7 - 12 DU/Ac
R-2 (SSP)	3,738	42' x 89'	DR-3738 Detached Residential	RLM	Residential Low Medium Density	7 - 12 DU/Ac
Multi-Family Attached						
R-3 (SSP)	3,750	50' x 75'	AR-1 Attached Residential	RM	Residential Medium Density	12 - 18 DU/Ac
R-3 (SSP)	3,750	50' x 75'	AR-2 Attached Residential	RM	Residential Medium Density	12 - 18 DU/Ac
R-3 (SSP)	3,750	50' x 75'	AR-3 Attached Residential	RM	Residential Medium Density	12 - 18 DU/Ac
R-3 (SSP)	3,750	50' x 75'	AR-4 Attached Residential	RM	Residential Medium Density	12 - 18 DU/Ac
R-3 (SSP)	3,750	50' x 75'	AR-5 Attached Residential	RM	Residential Medium Density	12 - 18 DU/Ac
R-3 (SSP)	3,750	50' x 75'	AR-6 Attached Residential	RM	Residential Medium Density	12 - 18 DU/Ac
R-3 (SSP)	3,750	50' x 75'	AR-7 Attached Residential	RM	Residential Medium Density	12 - 18 DU/Ac
C-2 (SSP)	3,750	50' x 75'	Mixed Use (Residential) ⁽²⁾	CN	Commercial Neighborhood	12 - 18 DU/Ac
NON-RESIDENTIAL:						
SCHOOLS						
R-2 (SSP)	-	-	Elementary School	OTHER	School	--
R-2 (SSP)	-	-	High School	OTHER	School	--
PARKS & OPEN SPACE						
C-R (SSP)	-	-	Community Park	OS	Recreational Area	--
C-R (SSP)	-	-	Lake SouthShore	OS	Park	--
C-R (SSP)	-	-	West Park	OS	Park	--
C-R (SSP)	-	-	Central Park	OS	Park	--
C-R (SSP)	-	-	East Park	OS	Park	--
C-R (SSP)	-	-	Rose Green	OS	Park	--
C-R (SSP)	-	-	Arnold Green	OS	Park	--
C-R (SSP)	-	-	Olds Road Trail Corridor	OS	Open Space Buffer	--
MIXED USE / COMMERCIAL						
C-2 (SSP)	2 Acres	-	Mixed Use / (Commercial) ⁽²⁾	CN	Commercial Neighborhood	.3:1 FAR
LIGHT INDUSTRIAL						
M-L (SSP)	-	-	Self Storage (SCE)	ILGT	Industrial Light	.5:1 FAR
M-L (SSP)	-	-	Boat/RV Storage (SCE)	ILGT	Industrial Light	.5:1 FAR
M-L (SSP)	-	-	Commercial/Incubator (SCE)	ILGT	Industrial Light	.5:1 FAR

(1) FAR (Floor Area Ratio) is defined as the ratio of gross leasable floor area of structures on a particular parcel to the total gross land of the parcel on which the structures are located.

(2) Similar to the City's C-2 Zone, R-3 (SSP) residential uses are permitted in C-2 (SSP) District.

6.4 R-1 (SSP) DISTRICT

6.4.1 Purpose

This section sets forth the permitted uses and site development standards for the Detached Residential R-1 (SSP) District. This district provides for the primary development of low-density, single-family dwellings, and specifically regulates the permitted uses and site development standards for the (Detached Residential) DR-5820 and DR-4850 Planning Areas shown on the SouthShore Specific Plan, Exhibit 2-1, Land Use Plan.

The R-1 (SSP) District is also intended to apply to a portion of the High School Planning Area in the case where the High School District elects not to acquire a High School site within the SouthShore Specific Plan Area - so that a portion of the site can be developed with low-density single-family homes as shown in Exhibit 2-3, Alternative Land Use Plan without High School.

The R-1 (SSP) District is also intended to apply to Arnold Green so as to concurrently allow for the seamless inclusion and improvements of this open space area into the construction-level lotting pattern for the adjoining single-family residential area.

The Uses Permitted for the R-1 (SSP) District within the SouthShore Specific Plan Area are generally more restrictive and take precedence over those contained within the City's R-1, Single-Family Zone. This is intentional and consistent with the Specific Plan's goals and objectives. Certain site development standards within the R-1 (SSP) District are different from the City's R-1, Single-Family Zone, and tailored to the specific site planning concepts, design guidelines, and lot sizes required for SouthShore's DR-5820 and DR-4850 Planning Areas.

6.4.2 Uses Permitted

1. Conventionally built single-family dwellings of a permanent character;
2. Accessory buildings, including other uses customarily incidental to a permitted residential use;
3. Off-street parking, consistent with Section 6.11 of this Specific Plan;
4. Grounds; private greenhouses; horticultural collections, flower and vegetable gardens, and fruit trees not grown expressly for profit;

5. Small-family day care homes consistent with Chapters 3.4 through 3.6 of California Health and Safety Codes (i.e., California Child Day Care Facilities Act);
6. Residential care facilities serving no more than six people;
7. Second units, consistent with Division 13 of Chapter 16, of the Oxnard Municipal Code;
8. Signs, consistent with Section 6.10 of this Specific Plan;
9. Public and private parks, recreation facilities, and landscaped open space areas;
10. Public schools; and
11. It is recognized that permitted uses are defined generally, and may require interpretation by the City's Planning Manager. Per the Oxnard Municipal Code, the Planning Manager may determine that other uses not specifically listed in the Specific Plan are permitted, provided they are consistent with the purpose and intent of this Land Use District and the Specific Plan as a whole.

6.4.3 Uses Not Permitted

1. Boarding houses;
2. Large-family day care facilities of seven or more persons as defined in the California Health and Safety Code, and Division 9 of Chapter 13 of the Oxnard Municipal Code;
3. Bed and breakfast facilities;
4. Manufactured housing;
5. Group housing facilities;
6. Assembly halls;
7. Swim clubs, tennis clubs, golf courses, and similar large-scale commercial recreation uses;
8. Townhouse, condominiums, and apartments;
9. Timeshare facilities; and

10. Other uses not identified as permitted, subject to Section 6.4.2(11) of this Specific Plan.

6.4.4 Related Uses Permitted

Some related residential uses not listed in Section 6.4.2, and not listed as prohibited under Section 6.4.3, may be permitted pursuant to Special Use Permits, as set forth in Sections 16-530 through 16-553 of the Oxnard Municipal Code.

6.4.5 Architectural Standards

Architectural Standards are provided in Chapter 7, Design Guidelines, of this Specific Plan. These standards replace those contained in the Oxnard Municipal Code.

6.4.6 Site Development Standards

Site Development Standards for the R-1 (SSP) District are provided below, summarized in tabular form in Exhibit 6-3, and graphically illustrated in Exhibit 6-4.

1. **Minimum Dwelling Size:** Not less than 1,000 square feet.
2. **Height Permitted:** Not to exceed 28 feet, for the principal building, 15 feet for accessory buildings, and 35 feet for architectural features. Architectural features may include an engaged tower, corner tower, turret, or other feature that serves as a third floor bedroom, study, playroom, and other special room.
3. **Minimum Lot Area:** 5,820 and 4,850 square feet, respectively, for Land Use Planning Areas DR-5820 and DR-4850 as shown on the Specific Plan Land Use Map, Exhibit 2-1 or Alternative Exhibit 2-3.
4. **Minimum Lot Frontage:** Not less than 40 feet. Frontage for this purpose shall be defined as the linear measurement between the two side property lines at their point of intersection with the public road right-of-way.
5. **Minimum Lot Width:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards.
6. **Minimum Lot Depth:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards.

7. **Front Yard:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards, graphically illustrated in Exhibit 6-4.
8. **Side Yard:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards, graphically illustrated in Exhibit 6-4.
9. **Rear Yard:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards, graphically illustrated in Exhibit 6-4.
10. **Interior Yard Space:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards.
11. **Space Accessory Buildings May Occupy:** An accessory building is permitted if the accessory building is not more than one (1) story in height and is in compliance with setback requirements.
12. **Walls and Fences:** All walls and fences visible from public areas shall comply with Section 7.3.6 of this Specific Plan and the following:
 - a. The height of walls and fences within setback areas shall comply with Oxnard Zoning Code, including Sections 16-308 and 16-309.
 - b. Maximum six-foot-high side-and rear-yard privacy walls are permitted subject to the setback standards set forth in Exhibit 6-3, Detached Residential Development Standards.

Exhibit 6-3

R-1 AND R-2 DETACHED RESIDENTIAL DEVELOPMENT STANDARDS
SouthShore Specific Plan

STANDARD	SINGLE-FAMILY DETACHED RESIDENTIAL					COMMENTS
	R-1 (SSP)		R-2 (SSP)			
	DR-5820	DR-4850	DR-4100	DR-3825	DR-3738	
Lot Minimums						
Size (sq. ft.) *	5,820	4,850	4,100	3,825	3,738	
Width *	60'	50'	50'	45'	42'	
Depth *	97'	97'	82'	85'	89'	
Front Setback (From Property Line)						
Facade	12'	12'	12'	12'	12'	
Front Porch/ Stoop/Courtyard Entry	12'	12'	12'	12'	12'	
Accessory Building/Garage	20'	20'	20'	20'	20'	
Side Setbacks (From Property Line)						
House Wall	5'	5'	5'	5'	5'	
House Wall, Accessory Building, Fireplace/Bay Window and Overhang to Adjacent Street (corner lot)	10'	10'	10'	10'	10'	
Accessory Building/Garage Wall	5'	5'	5'	5'	5'	
Fireplace/Bay Window	4'	4'	4'	4'	4'	
Overhang	3.5'	3.5'	2.5'	2.5'	2.5'	
Yard Wall	5'	5'	5'	5'	5'	
Rear Setbacks (From Property Line)						
House Wall	15'	15'	15'	15'	15'	
Accessory Building/Garage Wall	-	-	-	-	-	
Patio Gazebo (free standing patio cover, 50% open to above)	5' ¹	5' ¹	5' ¹	5' ¹	5' ¹	¹ 5' at all side yards as well.
Building Height						
Principal Building	28'	28'	28'	28'	28'	
Accessory Building/Garage(detached)	15' ²	15' ²	15' ²	15' ²	15' ²	² If consistent with Sections 6.4.6(11) and 6.5.6 (11).
Architectural Features	35' ³	35' ³	35' ³	35' ³	35'	³ Architectural Features over 28' in height shall be setback one more foot for each foot above 28', and are subject to Planning Manager Review for compliance.
Interior Yard Space						
Minimum Area/Lot	1,000 s.f. ⁴	1,000 s.f. ⁴	800 s.f. ⁴	800 s.f. ⁴	800 s.f. ⁴	⁴ Minimum dimension 10' x 10', not including front setback(s); 25% can be in decks with 5' minimum dimension.

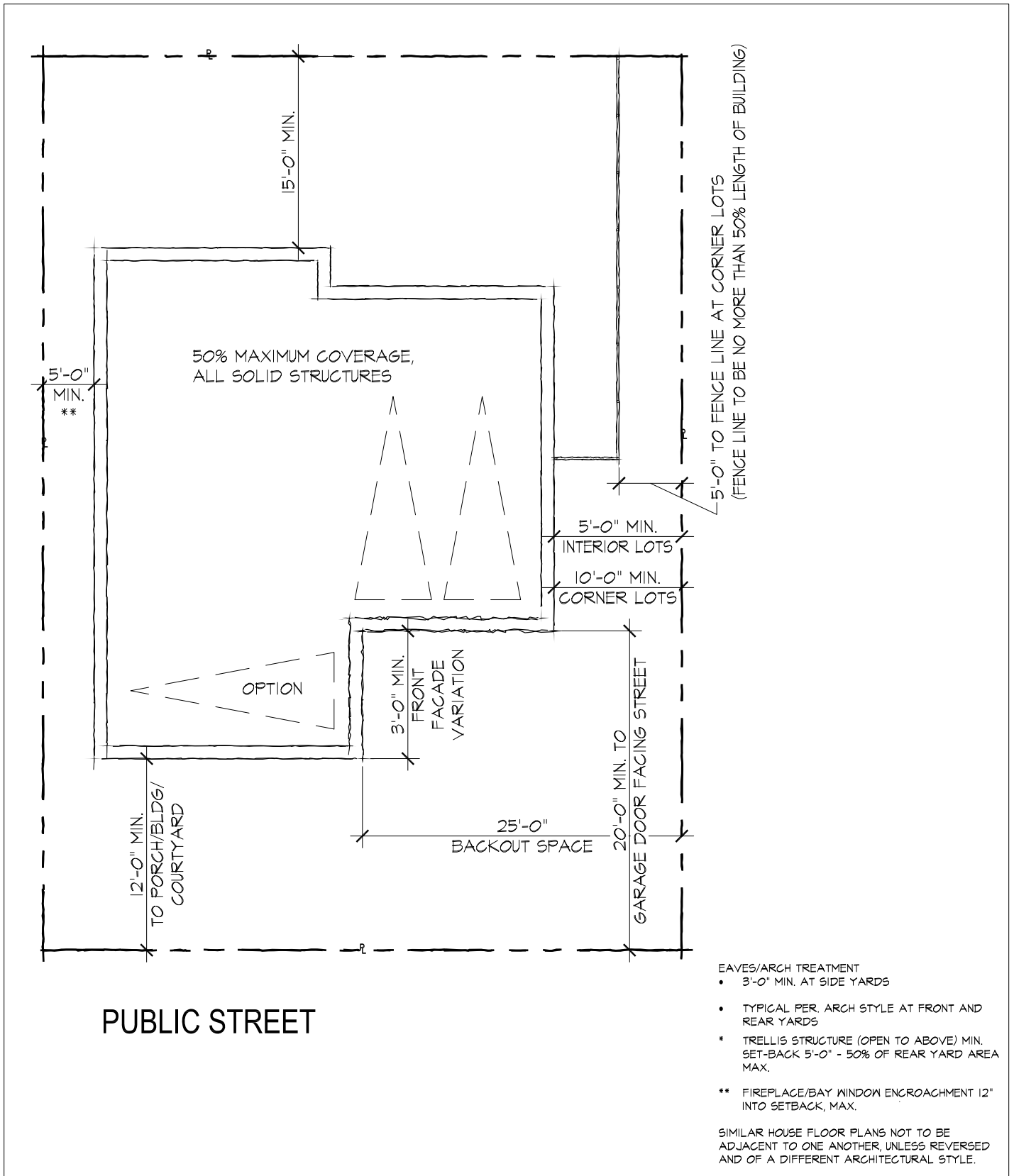


EXHIBIT 6-4
R-1 (SSP) Site
Development Standards Illustration

6.5 R-2 (SSP) DISTRICT

6.5.1 Purpose

This section sets forth the permitted uses and site development standards for the Residential R-2 (SSP) District.

All permitted uses (with corresponding site development standards) associated with the R-1 (SSP) District shall be allowed in the R-2 (SSP) District. This district provides for the primary development of low-medium density single-family dwellings, and specifically regulates the permitted uses and site development standards for the Detached Residential DR-4100 and DR-3738 (and the Alternative Land Use Plan's DR-3825) Planning Areas shown on the Specific Plan's Exhibit 2-1 (and Alternative Land Use Plan Exhibit 2-3).

The R-2 (SSP) District is also intended to apply to a portion of the High School Planning Area – in case the High School District elects not to acquire a High School site within the SouthShore Specific Plan Area – so that a portion of the site can be developed with low-medium density single-family homes as shown in Exhibit 2-3, Alternative Land Use Plan without High School.

The Uses Permitted for the R-2 (SSP) District within the SouthShore Specific Plan Area are more generally restrictive and take precedence over those contained within the City's R-2, Multiple-Family Zone. This is intentional and consistent with the Specific Plan's goals and objectives. Certain site development standards within the R-2 (SSP) District are different from the City's R-2, Multiple-Family Zone, and tailored to the specific site planning concepts, design guidelines, and lot sizes required for SouthShore DR-4100 and DR-3738 (and Alternative Land Use Plan's DR-3825) Planning Areas.

6.5.2 Uses Permitted

1. Conventionally built single-family dwellings of a permanent character, including homes on lots that use reciprocal side yard easements to create more usable space for residents, as well as homes where access to the resident garages is provided from a lane that runs along the rear of the residential lots;
2. Accessory buildings, including other uses customarily incidental to a permitted use;
3. Off-street parking, consistent with Section 6.11 of this Specific Plan;
4. Grounds, private greenhouses, horticultural collections, flower and vegetable gardens, and fruit trees not grown expressly for profit;

5. Small family day care homes consistent with Chapters 3.4 through 3.6 of California Health And Safety Codes (i.e., California Child Day Care Facilities Act);
6. Second units, consistent with Division 13 of Chapter 16 of the Oxnard Municipal Code;
7. Residential care facilities serving no more than six people;
8. Uses permitted in the R-1 (SSP) District, subject to the Site Development Standards of the R-1 (SSP) District;
9. Signs, consistent with Section 6.10 of this Specific Plan;
10. Public and private parks, recreation facilities, and landscaped open space areas; and
11. Public schools; and
12. It is recognized that permitted uses are defined generally, and may require interpretation by the City's Planning Manager. Per the Oxnard Municipal Code, the Planning Manager may determine that other uses not specifically listed in the Specific Plan are permitted, provided they are consistent with the purpose and intent of this Land Use District and the Specific Plan as a whole.

6.5.3 Uses Not Permitted

1. Boarding houses;
2. Large-family day care facilities of seven or more persons as defined in the California Health and Safety Code, and Division 9 of Chapter 13 of the Oxnard Municipal Code;
3. Multi-family dwelling of a permanent nature;
4. Bed and breakfast facilities;
5. Manufactured housing;
6. Group housing facilities;
7. Assembly halls;
8. Swim clubs, tennis clubs, golf courses, and similar large-scale commercial recreation uses;

9. Attached townhouses, condominiums, and apartments;
10. Timeshare facilities; and
11. Other uses not identified as permitted, subject to Section 6.5.2 (12) of this Specific Plan.

6.5.4 Related Uses Permitted

Some related residential uses not listed in Section 6.5.2, and not listed as prohibited under Section 6.5.3, may be permitted pursuant to Special Use Permits, as set forth in the Oxnard Municipal Code.

6.5.5 Architectural Standards

Architectural Standards are provided in Chapter 7, Design Guidelines, of this Specific Plan.

6.5.6 Site Development Standards

Site Development Standards for the R-2 (SSP) District are provided below, summarized in tabular form in Exhibit 6-3, and graphically illustrated in Exhibit 6-5.

1. **Minimum Dwelling Size:** Not less than 1,000 square feet.
2. **Height Permitted:** Two stories, not to exceed 28 feet, for the principal building, 15 feet for accessory buildings, and 35 feet for architectural features. Architectural features may include an engaged tower, corner tower, turret, or other feature that serves as a third floor bedroom, study, playroom, and other special room.
3. **Minimum Lot Area:** Minimum lot areas of 4,100 and 3,738 square feet, respectively, are permitted for Land Use Planning Areas DR-4100 and DR-3728 (and 3825 square feet for DR-3825 in the Alternative Land Use Plan) as shown on the Specific Plan Land Use Map, Exhibits 2-1 or Alternative Exhibit 2-3.
4. **Minimum Lot Frontage:** Not less than 42 feet. Frontage for this purpose shall be defined as the linear measurement between the two side property lines at their point of intersection with the public road right-of-way.
5. **Minimum Lot Width.** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards.
6. **Minimum Lot Depth.** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards.

7. **Front Yard:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards, graphically illustrated in Exhibit 6-5.
8. **Side Yard:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards, graphically illustrated in Exhibit 6-5.
9. **Rear Yard:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards, graphically illustrated in Exhibit 6-5.
10. **Interior Yard Space:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards.
11. **Space Accessory Buildings May Occupy:** An accessory building is permitted if the accessory building is not more than one story in height and maintains the same required front, rear, and side yard setbacks as the main building.
12. **Walls and Fences:** All walls and fences visible from public areas shall comply with Section 7.3.6 of this Specific Plan and the following:
 - a. The height of walls and fences within setback areas shall comply with the Oxnard Zoning Code.
13. **Setbacks, Yards, and Walls and Fences for Homes with Reciprocal Side Yard Easements:** See Exhibit 6-3, R-1 and R-2 Detached Residential Development Standards, and Section 7.8.9, Residential Architectural Character and Prototypical Site Planning, in particular Subsection (2) and Exhibit 7-36.

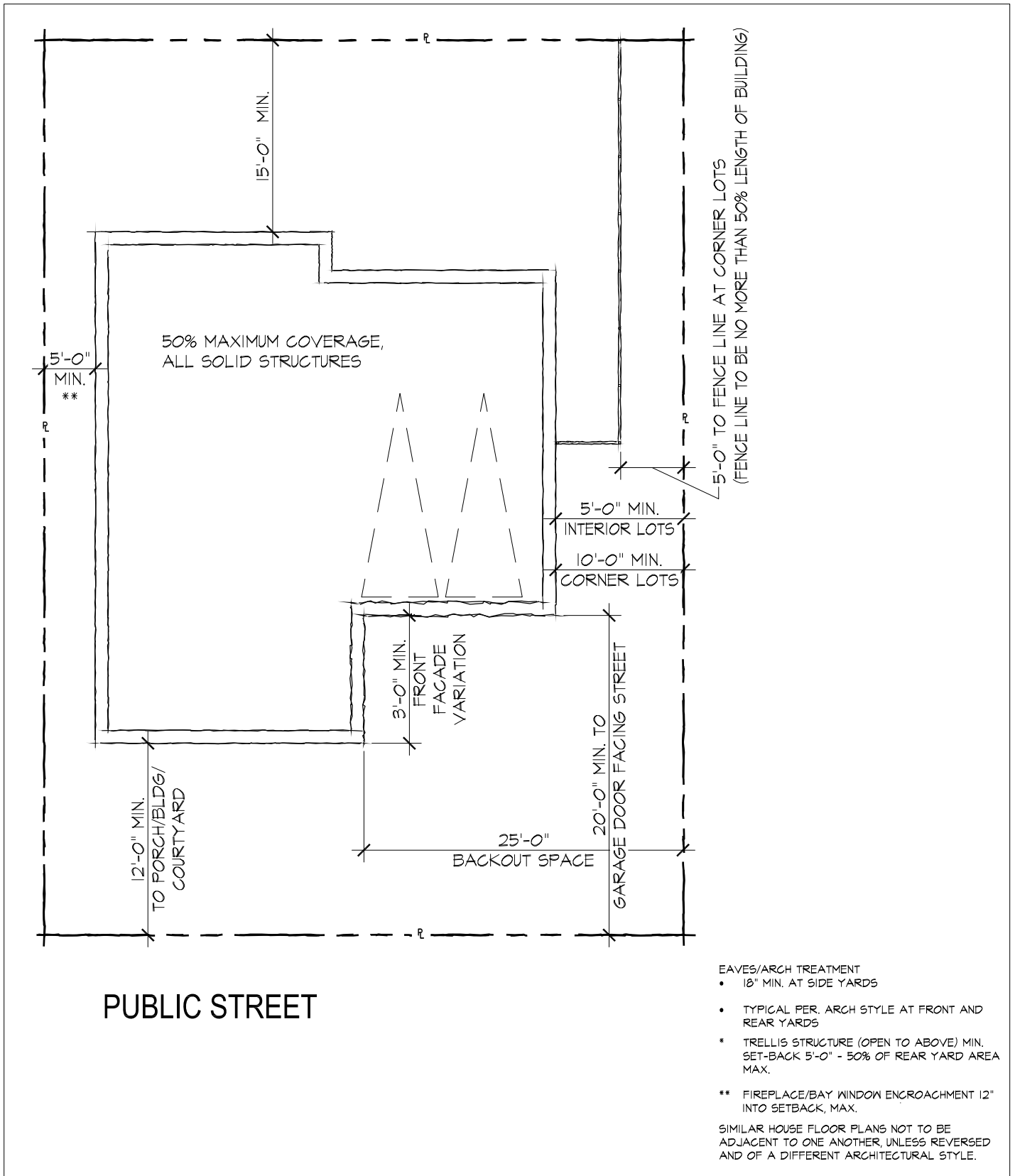


EXHIBIT 6-5
R-2 (SSP) Site
Development Standards Illustration

6.6 R-3 (SSP) DISTRICT

6.6.1 Purpose

This section sets forth the permitted uses and site development standards for the Attached Residential R-3 (SSP) District. This district provides for the primary development of moderate density multiple-family dwellings, and specifically regulates the permitted uses and site development standards for the Attached Residential Planning Areas shown on the SouthShore Specific Plan's Land Use Plan. The R-3 (SSP) District also permits the development of single-family dwellings and other uses permitted in the R-2 (SSP) District.

The R-3 (SSP) District is also intended to apply to a portion of the High School Planning Area – in case the High School District elects not to acquire a High School site within the SouthShore Specific Plan Area – so that a portion of the site can be developed with moderate density multi-family dwellings as shown in Exhibit 2-3, Alternative Land Use Plan without High School.

The R-3 (SSP) District is also intended to provide the affordable housing site(s) for the SouthShore Specific Plan, consistent with Section 6.2.8, Affordable Housing Program.

R-3 (SSP) District Planning Areas AR-2 through AR-7 permit the development of uses permitted in the R-1 (SSP) District and the R-2 (SSP) District. The R-3 (SSP) District also permits the development of lane-loaded single-family development, subject to Site Plan Review.

The Uses Permitted and Related Uses Permitted for the R-3 (SSP) District within the SouthShore Specific Plan Area are generally more restrictive and take precedence over those contained within the City's R-3, Garden Apartment Zone. This is intentional and consistent with the Specific Plan's goals and objectives. Certain site development standards within the R-3 (SSP) District are different from the City's R-3, Garden Apartment Zone, and tailored to the specific site planning concepts and design guidelines required for SouthShore's Attached Residential Planning Areas.

6.6.2 Uses Permitted

1. Conventionally-built, multiple-family dwellings of a permanent character, including market-rate condominiums and apartments, as well as affordable housing, senior housing, and/or an assisted living residential development;
2. Accessory buildings, including other uses customarily incidental to a permitted use;
3. Off-street parking, consistent with Section 6.11 of this Specific Plan;

4. Public parking on R-3 (SSP) lots adjacent to or across a private driveway or alley from C-2 (SSP) lots;
5. Grounds, private greenhouses, horticultural collections, flower and vegetable gardens, and fruit trees not grown expressly for profit;
6. Residential care facilities serving no more than six people.
7. Storage incidental to permitted uses, provided such storage is contained within an accessory building;
8. Uses permitted in R-2 (SSP) District subject to Site Development Standards of the R-2 (SSP) District, except that second units are not permitted in multi-family developments;
9. Lane-loaded Single-Family Developments in AR-2 through AR-7;
10. Learning centers, business centers, and /or similar uses associated with, and for the exclusive use of, a multi-family project's residents;
11. Signs, consistent with Section 6.10 of this Specific Plan;
12. Public and private parks, recreation facilities, and landscaped open space areas including swimming pools, spas, and fitness facilities that may be shared with another directly adjacent multi-family project within SouthShore Specific Plan Area;
13. Public schools;
14. Police Department Substation; and
15. It is recognized that permitted uses are defined generally, and may require interpretation by the City's Planning Manager. Per the Oxnard Municipal Code, the Planning Manager may determine that other uses not specifically listed in the Specific Plan are permitted, provided they are consistent with the purpose and intent of this Land Use District and the Specific Plan as a whole.

6.6.3 Uses Not Permitted

1. Boarding houses;
2. Residential care facilities of seven or more persons – except this shall not be interpreted to prohibit or control assisted living facilities as part of a Senior or Family Affordable Housing Project as described in Sections 6.2.8 and 6.2.9 of this Specific Plan;
3. Small and large family day care facilities;
4. Bed and breakfast facilities;
5. Manufactured housing;
6. Assembly halls;
7. Group housing facilities;
8. Swim clubs, tennis clubs, golf courses, and similar large-scale commercial recreation uses;
9. Timeshare facilities; and
10. Other uses not identified as permitted, subject to Section 6.6.2(15) of this Specific Plan.

6.6.4 Related Uses Permitted

Some related residential uses not listed in Section 6.6.2, and not listed as prohibited under Section 6.6.3, may nonetheless be permitted pursuant to Special Use Permits, as set forth in the Oxnard Municipal Code.

6.6.5 Architectural Standards

Architectural Standards are provided in Chapter 7, Design Guidelines, of this Specific Plan. These standards replace those contained in the Oxnard Municipal Code.

6.6.6 Attached Residential Site Development Standards

Summarized Site Development Standards for Attached Residential Development in the R-3 (SSP) District are provided below, in tabular form in Exhibit 6-6, and graphically illustrated in Exhibit 6-7.

1. **Minimum Dwelling Size:** Not less than 450 square feet.
2. **Height Permitted:** Three stories, not to exceed 38 feet for principal buildings, 18 feet for accessory buildings, and 43 feet for architectural features.
3. **Minimum Lot Area:** Two acres is the minimum lot area for Attached Residential Developments. Condominiums are exempt from this minimum requirement.
4. **Maximum Density:**
 - a. **General Requirement:** Except as provided in subsection (b) of this section, there shall be at least 2,400 square feet of gross lot area and 2,000 square feet of net lot area for each multi-family dwelling unit.
 - b. **Affordable Housing** pursuant to Section 6.2.8 is not subject to the General Requirement for maximum density noted in “a” above.
5. **Front Yard:** See Exhibit 6-6, Attached Residential Development Standards, graphically illustrated in Exhibit 6-7.
6. **Side Yard:** See Exhibit 6-6, Attached Residential Development Standards, graphically illustrated in Exhibit 6-7.
7. **Rear Yard:** See Exhibit 6-6, Attached Residential Development Standards, graphically illustrated in Exhibit 6-7.
8. **Interior Yard Space:** See Exhibit 6-7, R-3 (SSP) Site Development Standards Illustration.
9. **Space Accessory Buildings May Occupy:** An accessory building is permitted if the accessory building is not more than one (1) story in height and maintains the same front, rear, and side yard setbacks as a principal building, except where the accessory building adjoins an M-L, Light Manufacturing, Land Use District, in which case, subject to Development Design Review as set forth in Section 8.7, no minimum setback may be required.

- 10. Walls and Fences:** All walls and fences visible from public areas shall comply with Section 7.3.6 of this Specific Plan and the following:
- a. The height of walls and fences within setback areas shall comply with the Oxnard Zoning Code.
 - b. Maximum 6-foot-high side-and rear-yard privacy walls are permitted subject to the setback standards set forth in Exhibit 6-6, R-3 (SSP) Attached Residential Development Standards, except that walls and fences adjacent to the M-L (SSP) Land Use District shall be permitted up to eight (8) feet in height, consistent with Oxnard Zoning Code.

11. Landscaping:

- a. The landscaping requirements are intended to enhance and conserve property values by encouraging a pleasant and attractive environment.
- b. Landscaped areas shall be considered to be areas of lawn, trees, planter boxes, shrubs, or other planted areas. Courtyards, water ponds, fountains, decks, kiosks, walkways, and similar items which may be permitted as part of the landscaped area approved during the Project Review and Approval Process set forth in Section 8.7 of this Specific Plan.
- c. All landscaping shall be provided in accordance with the following standards:
 - (1) A landscape plan shall be required.
 - (2) The entire required front yard setback shall be landscaped, with the exception of that area provided for vehicle drives or pedestrian access.
 - (3) When the development is either behind or beside a residential zone, or abuts an alley across from residential zone, or abuts developed residential property, there shall be a landscaped area adjacent to that residential or developed property line. The landscaped area shall have a depth of not less than 15 feet. Plant materials used for screening purposes shall consist of compact evergreen plants, together with evergreen trees. They shall be of a kind or used in such a manner so as to provide an opaque screen within 18 months after initial installation.
 - (4) All parking lot landscaping shall be and remain in conformance with the above requirements.

Exhibit 6-6

R-3 ATTACHED RESIDENTIAL DEVELOPMENT STANDARDS
SouthShore Specific Plan

STANDARD	MULTI-FAMILY ATTACHED RESIDENTIAL	COMMENTS
	R-3 (SSP) AR-1 thru AR-7	
Lot Area		
Minimum	2 Acres	Gross Area. Condominiums are exempt from this minimum requirement.
Front Setbacks		
façade	20' (3-story) 15' (1- & 2-story)	Minimal 30' by 30' open space required at intersection of public street rights-of-way
Front Porch / Stoop	12' minimum	--
Garage (Straight-In)	NA	Not allowed
Turn-in Garage	10' side	Not allowed if street-facing
Side Setbacks		
Building Wall	15' (3-story) 12' (1 & 2-story)	5' if attached condominium
Building Wall, Accessory Building, Fireplace/Bay Window and Overhang Adjacent to Street (street side of corner lot)	20' (3-story) 15' (1 & 2-story)	Minimal 30' by 30' open space required at intersection of public street rights-of-way
Setback Between Buildings	30' (3-story) 25' (2-story) 20' (1-story)	See Exhibit 6-7
Accessory Building Wall/Garage	5' carport	0' rear/side for garage; single-story
Fireplace/Bay Window	N/A	2' projection maximum
Overhang	N/A	Per architectural style
Porch / Pergola	N/A	See Front Setback
Patio Gazebo (free standing patio cover)	5' side 5' rear	--
Building Height		
Principal Building	38'	--
Architectural Projections	43'	Subject to Architectural Committee Review for over this dimension
Accessory Building (detached)	18'	
Open Space		Per Exhibit 6-7

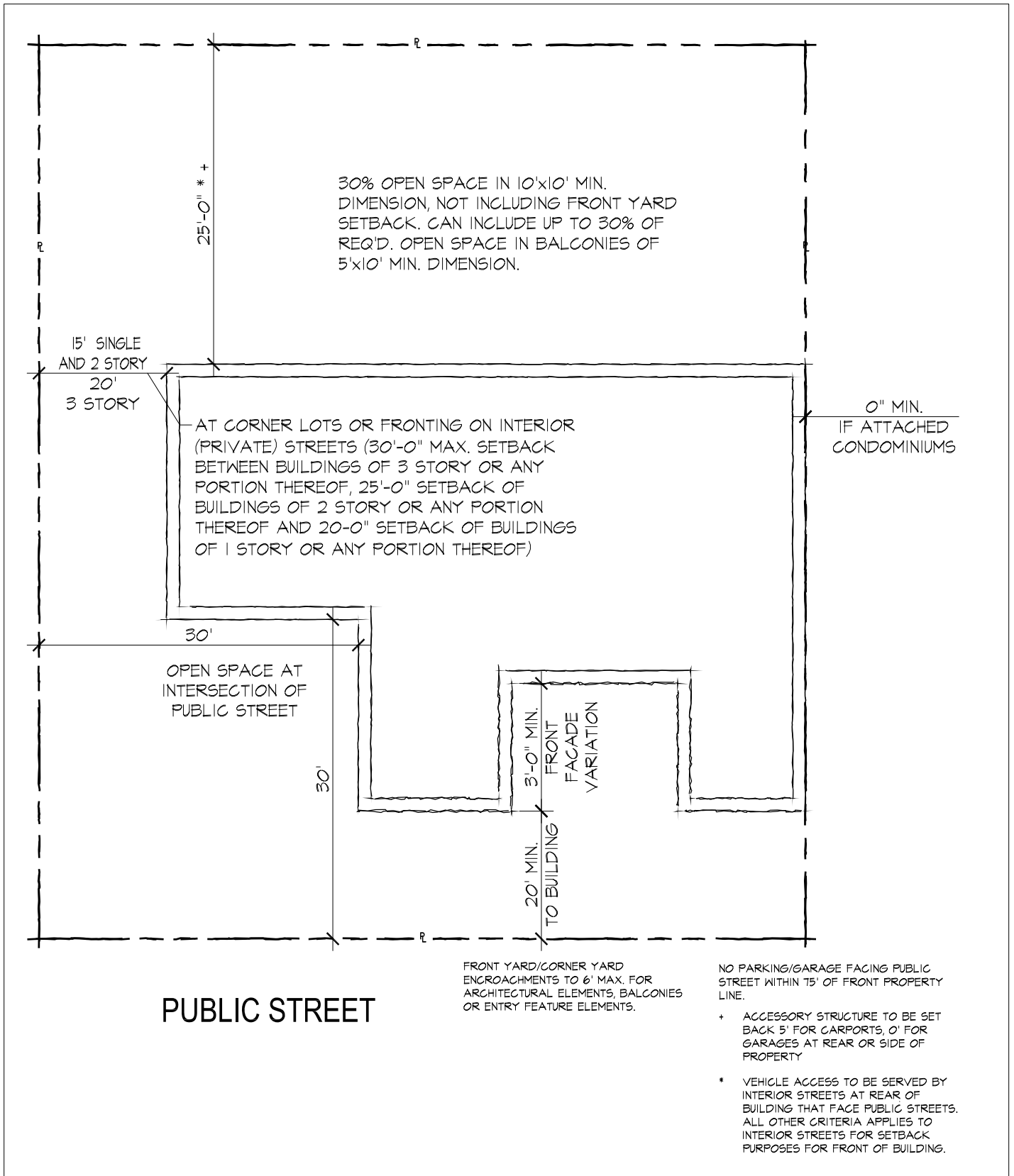


EXHIBIT 6-7
R-3 (SSP) Site
Development Standards Illustration

6.6.7 Lane-Loaded Residential Site Development Standards

Site Development Standards for Lane-Loaded Residential Development in the R-3 (SSP) District is provided below, in tabular form in Exhibit 6-8, and graphically illustrated in Exhibits 6-9 and 6-10.

1. **Minimum Dwelling Size:** Not less than 1,000 square feet.
2. **Height Permitted:** Two stories, not to exceed 32 feet, for the principal building, 18 feet for accessory buildings, and 35 feet for architectural features. Architectural features may include an engaged tower, corner tower, turret, or other feature that serves as a third floor bedroom, study, playroom, other special room, provided it is less than 20% of the first floor footprint of the house.
3. **Minimum Lot Area:** In AR-2 through AR-7, a minimum lot area of 3,750 square feet is permitted for DR-3750 Lane Loaded Single-family Residential interior lots, and 4,150 square feet for DR-3750 Lane-Loaded Single-Family Residential corner lots.
4. **Minimum Lot Frontage:** Not less than 40 feet. Frontage for this purpose shall be defined as the linear measurement between the two side property lines at their point of intersection with the public road right-of-way.
5. **Minimum Lot Width.** 50 feet for an interior lot and 55 feet for a corner lot. See Exhibits 6-9 and 6-10.
6. **Minimum Lot Depth.** 75 feet. See Exhibits 6-9 and 6-10.
7. **Front Yard:** See Exhibit 6-8, graphically illustrated in Exhibits 6-9 and 6-10.
8. **Side Yard:** See Exhibit 6-8, graphically illustrated in Exhibits 6-9 and 6-10.
9. **Rear Yard:** See Exhibit 6-8, graphically illustrated in Exhibits 6-9 and 6-10.
10. **Interior Yard Space:** See Exhibit 6-8, graphically illustrated in Exhibits 6-9 and 6-10.
11. **Space Accessory Buildings May Occupy:** An accessory building is permitted if the accessory building is not more than one story in height and maintains the same required front, rear, and side yard setbacks as the main building.

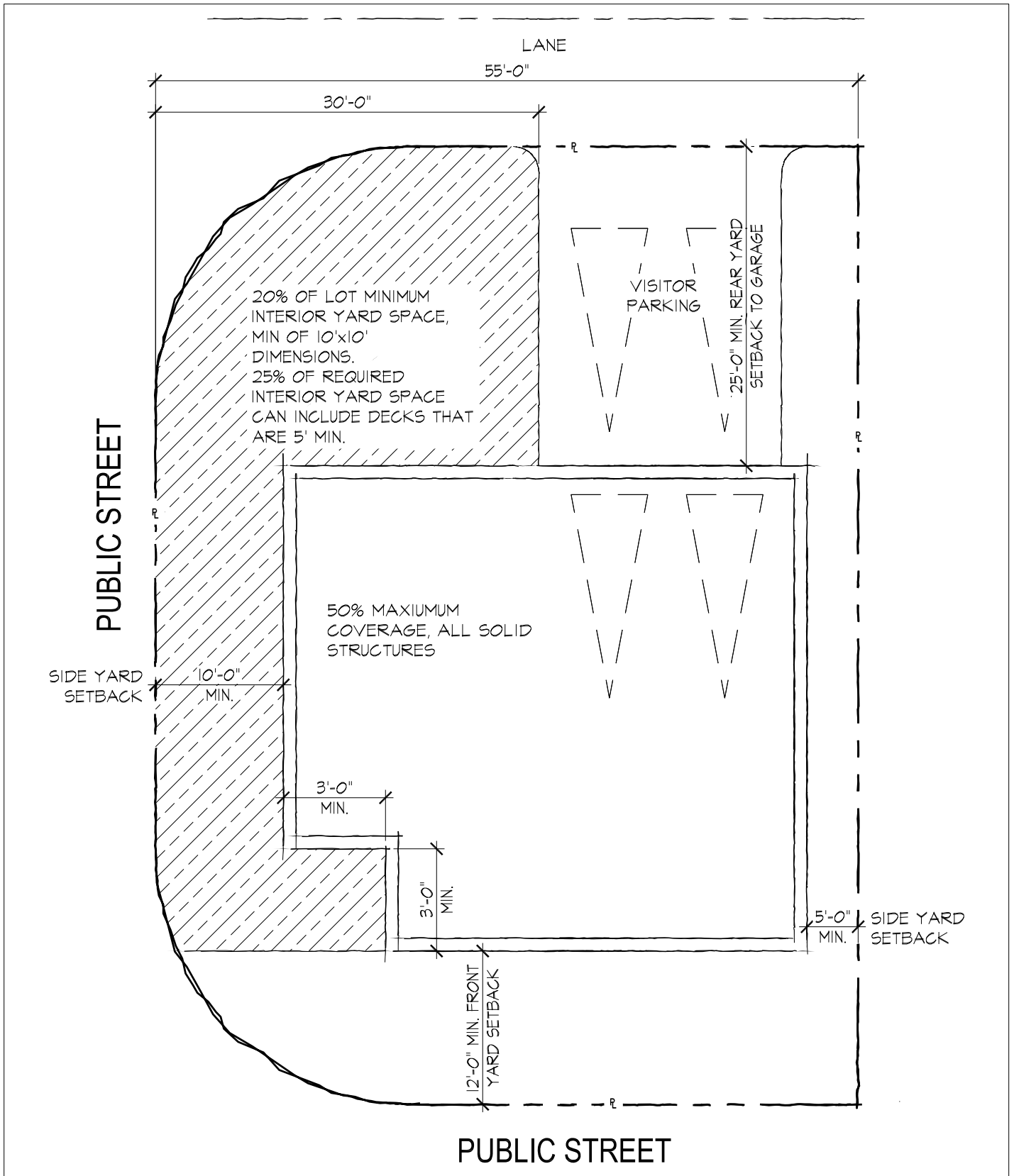
- 12. Walls and Fences:** All walls and fences visible from public areas shall comply with Section 7.3.6 of this Specific Plan and the following:
- a. The height of walls and fences within setback areas shall comply with the Oxnard Zoning Code.
 - b. Maximum 6-foot-high side-and rear-yard privacy walls are permitted subject to the setback standards set forth in Exhibit 6-6, R-3 (SSP) Attached Residential Development Standards, except that walls and fences adjacent to the M-L (SSP) Land Use District shall be permitted up to eight (8) feet in height, consistent with Municipal Code Section 16-311.
- 13. Setbacks, Yards, and Walls and Fences for Homes with Reciprocal Side Yard Easements or Lane Access to Rear Garages:** See Exhibit 6-8, graphically illustrated in Exhibits 6-9 and 6-10.

Exhibit 6-8

R-3 LANE-LOADED RESIDENTIAL DEVELOPMENT STANDARDS
SouthShore Specific Plan

STANDARD	SINGLE-FAMILY DETACHED RESIDENTIAL		COMMENTS
	R-3 (SSP)		
	DR-3750 Lane-Loaded Product *		
Lot Minimums			
Size (sq. ft.) *	3,750 interior lot; 4,150 corner lot ¹		¹ See Exhibits 6-9/6-10
Width *	50' interior lot; 55' corner lot ¹		¹ See Exhibits 6-9/6-10
Depth *	75'		
Front Setback (From Property Line)			
Façade	12'		
Front Porch/Stoop/Courtyard Entry	12'		
Accessory Building/Garage	25' interior lot; 6' corner lot		
Side Setbacks (From Property Line)			
House Wall	4'		
House Wall, Accessory Building, Fireplace/Bay Window and Overhang to Adjacent Street (corner lot)	10' ²		² Dimension from back of sidewalk.
Accessory Building/Garage Wall	4'		
Fireplace/Bay Window	4'		
Overhang	2.5'		
Yard Wall	5' ³		³ Wall cannot be more than 50% of building length at corner lots or 50% length at corner lots.
Rear Setbacks (From Property Line)			
House Wall	6' interior lot ⁴		⁴ See Exhibits 6-9/6-10.
Accessory Building/Garage Wall	25' corner lot ⁵ ; 30' street side		⁵ Garage can be two stories; visitor parking at corner lot cannot be in 30' alley return, and no fencing in rear 25' setback at corner lots.
Patio Gazebo (free standing patio cover, 50% open to above)	5' ⁶		⁶ 5' at all side yards as well.
Building Height			
Principal Building	28'		
Accessory Building/Garage(detached)	15' ⁷		⁷ If consistent with Sections 6.4.6(11) and 6.5.6 (11).
Architectural Features	35' ⁸		⁸ Subject to Architectural Committee Review.
Interior Yard Space			
Minimum Area/Lot	750 s.f. ⁹		⁹ Minimum dimension 10' x 10', not including front setback(s); 25% can be in decks with 5' minimum dimension.

* This type of single-family residential development, where garages are accessed from lanes at the rear of the lots, is not shown on the Land Use Plan, but may be proposed to replace attached residential in Planning Areas AR-1 through AR-7, if it is determined that attached residential development in one or more of those planning areas is not consistent with the homebuyer market (i.e., there is not sufficient demand). In this situation, a detailed site plan shall be submitted to the City for review and approval consistent with Chapter 8, Implementation.



**EXHIBIT 6-9
R-3 (SSP)
Lane-Loaded Corner Lot
Development Standards Illustration**

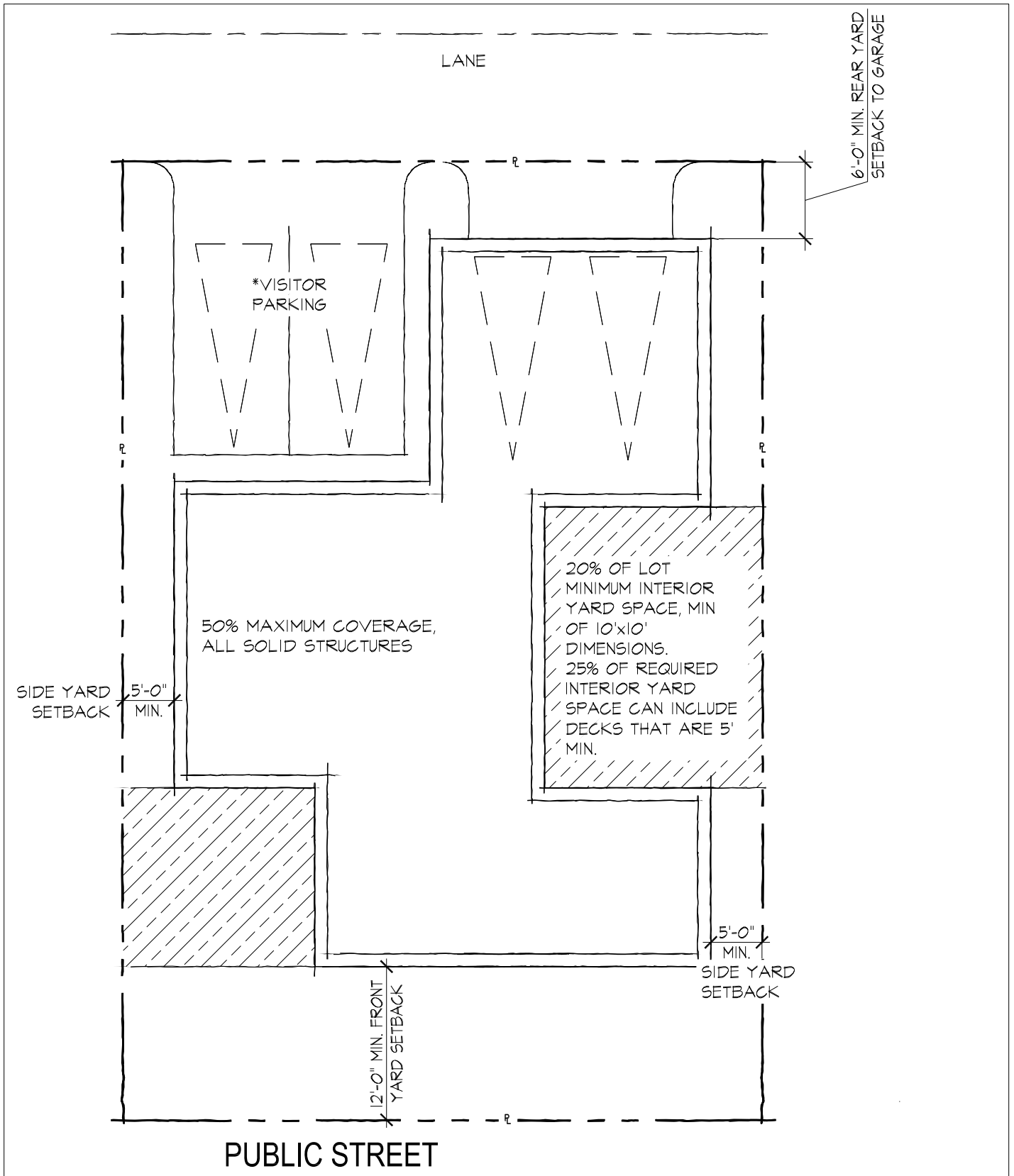


EXHIBIT 6-10
R-3 (SSP)
Lane-Loaded Interior Lot
Development Standards Illustration

6.7 C-R (SSP) DISTRICT

6.7.1 Purpose

This section sets forth the permitted uses and site development standards for the Community Reserve C-R (SSP) District. This district provides for predominantly open land uses which, in the public interest, should retain this character. This section regulates the permitted uses and site development standards for the Public Parks and Open Space Planning Areas shown on the Specific Plan Exhibit 2-1, Land Use Plan. This includes the community park, neighborhood parks, greens, and Lake SouthShore and its surrounding open space.

The C-R (SSP) District is also intended to apply to a portion of the High School Planning Area - in case the High School District elects not to acquire a High School site within the SouthShore Specific Plan Area - so that a portion of the site can still be developed for parks and open space land uses maintained in the public interest, as shown in Exhibit 2-3, Alternative Land Use Plan without High School.

The Uses Permitted and Related Uses Permitted for the C-R (SSP) District within the SouthShore Specific Plan Area are generally more restrictive and take precedence over those contained within the City's C-R, Community Reserve Zone. This is intentional and consistent with the Specific Plan's goals and objectives. Certain site development standards within the C-R (SSP) District are different from the City's C-R, Community Reserve Zone, and tailored to the specific site planning concepts and design guidelines required for the SouthShore's Public Parks and Open Space Areas.

6.7.2 Uses Permitted

1. Recreation facilities of a primarily open nature such as parks, playgrounds, sports fields and courts; formal and informal parks and recreation programs, including community gatherings and special events scheduled by or through the City of Oxnard;
2. Accessory buildings, including other uses customarily incidental to a permitted use;
3. Off-street parking for the permitted uses, consistent with Section 6.11 of this Specific Plan;
4. Grounds, public greenhouses, horticultural collections, flower and vegetable gardens, and fruit trees not grown expressly for profit;

5. Signs, consistent with Section 6.10 of this Specific Plan;
6. Public utility structures only located on property owned by Southern California Edison (SCE);
7. Groundwater Injection Well Facilities, pursuant to Section 6.2.19;
8. Public schools; and
9. It is recognized that permitted uses are defined generally, and may require interpretation by the City's Planning Manager. Per the Oxnard Municipal Code, the Planning Manager may determine that other uses not specifically listed in the Specific Plan are permitted, provided they are consistent with the purpose and intent of this Land Use District and the Specific Plan as a whole.

6.7.3 Prohibited Uses

1. Boarding houses;
2. Feed lots;
3. Swim clubs, tennis clubs, golf courses, and similar large-scale commercial recreation uses;
4. Campgrounds and Recreational Vehicle Parks
5. Residential, Commercial, and Industrial land uses; and
6. Other uses not identified as permitted, subject to Section 6.7.2 (8).

6.7.4 Related Uses Permitted

Some related community reserve uses not listed in Section 6.7.2, and not listed as prohibited under Section 6.7.3, may be permitted pursuant to Special Use Permits, as set forth in Sections 16-530 through 16-553 of the Oxnard Municipal Code.

6.7.5 Site Development Standards

Site Development Standards for the C-R (SSP) District are provided below.

1. **Height Permitted:** Two stories, not to exceed 32 feet.
2. **Front Yard:** As shown generally on the conceptual park plans contained in Chapter 7, Design Guidelines, of this Specific Plan, or upon request of the Master Developer, as part of the Project Review and Approval Process set forth in Section 8.7 of this Specific Plan, or as otherwise approved by the City of Oxnard's Development Services and/or General Services and the Planning Division, but not less than 150 percent of the required front yard setback for Detached Residential Homes closest to the site.
3. **Side Yard:** As shown generally on the conceptual park plans contained in Chapter 7, Design Guidelines, of this Specific Plan; or upon request of the Master Developer, as part of the Project Review and Approval Process set forth in Section 8.7 of this Specific Plan; or as otherwise approved by the City of Oxnard's Development Services and/or General Services and the Planning Division, but not less than 150 percent of the required side yard setback for Detached Residential homes closest to the site.
4. **Rear Yard:** As shown generally on the conceptual park plans contained in Chapter 7, Design Guidelines, of this Specific Plan; or, upon request of the Master Developer, as part of the Project Review and Approval Process set forth in Section 8.7 of this Specific Plan; or as otherwise approved by the City of Oxnard's Development Services and/or General Services and the Planning Division.
5. **Lot Coverage:** The total area of the parcel which may be covered by buildings or structures shall not exceed 25% of the total lot area.
6. **Walls and Fences:** All walls and fences visible from public areas shall comply with Section 7.3.6 of this Specific Plan.

7. Landscaping:

- a. The landscaping requirements are intended to enhance and conserve property values by encouraging a pleasant and attractive environment.
- b. Landscaped areas shall be considered to be areas of lawn, trees, planter boxes, shrubs, or other planted areas. Courtyards, water ponds, fountains, decks, kiosks, walkways, and similar items which may be permitted as part of the landscaped area approved during the Project Review and Approval Process set forth in Section 8.7 of this Specific Plan.
- c. All landscaping shall be provided in accordance with the following standards:
 - (1) A landscape plan shall be required.
 - (2) The entire required front yard setback shall be landscaped, with the exception of that area provided for vehicle drives or pedestrian access.
 - (3) When the development is either behind or beside a residential zone, or abuts an alley across from residential zone, or abuts developed residential property, there shall be a landscaped area adjacent to that residential or developed property line. The landscaped area shall have a depth of not less than 15 feet. Plant materials used for screening purposes shall consist of compact evergreen plants, together with evergreen trees. They shall be of a kind or used in such a manner so as to provide an opaque screen within 18 months after initial installation.
 - (4) All parking lot landscaping shall be and remain in conformance with the above requirements.

6.8 C-2 (SSP) DISTRICT

6.8.1 Purpose

This section sets forth the permitted uses and site development standards for the General Commercial C-2 (SSP) District. This district provides for the primary development of commercial activities and the auxiliary development of residential dwellings units, either in an R-3 (SSP) District format or in a horizontally or vertically mixed-use format, where commercial and residential units are combined in the same building. This section specifically regulates the permitted uses and site development standards for the Commercial/Mixed-Use Planning Area shown on the SouthShore Specific Plan's Exhibit 2-1, Land Use Plan. A City Police Department Substation may be included within this C-2 (SSP) District.

The Uses Permitted for the C-2 (SSP) District within the SouthShore Specific Plan Area are generally more restrictive than those contained within the City's C-2, General Commercial Zone. This is intentional and consistent with the Specific Plan's goals and objectives. Certain site development standards within the C-2 (SSP) District are different from the City's C-2, General Commercial Zone and tailored to the specific site planning concepts and design guidelines required for SouthShore's Commercial/Mixed-Use Planning Area.

6.8.2 Uses Permitted

1. Retail stores or businesses not involving any kind of manufacture, processing, or treatment of products other than that which is clearly incidental to the retail business conducted on the premises; and provided that not more than five (5) persons are employed in the manufacture, processing or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes;
2. Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot;
3. Public parking area;
4. Furniture and antique stores;
5. Banks and similar financial institutions;
6. Professional offices, including, but not limited to, doctors, dentists, lawyers, accountants, architects, and engineers, etc;
7. Conservatory of music;

8. Bed and breakfast facilities;
9. Health spa or day spa, excluding an adult massage parlor;
10. Convenience service establishments such as beauty salons, hair dressers, barbers, dry cleaners, and repair shops, excluding adult-oriented business as defined by the City of Oxnard;
11. Music and electronics equipment stores;
12. Police Department Substation;
13. Full-service, sit-down cafes, coffee shops, and restaurants with either indoor and/or outdoor dining, including those serving beer, wine, and other alcoholic beverages;
14. Signs, consistent with Section 6.10 of this Specific Plan;
15. Off-street parking for the permitted uses, consistent with Section 6.11 of this Specific Plan;
16. Public and private parks, recreation facilities, and landscaped open space areas;
17. Residential apartments or condominiums (e.g., live-work units) in a horizontally or vertically mixed-use format, where commercial and residential units are combined in the same building;
18. Uses permitted in the R-3 (SSP) District, as set forth in Section 6.6 of this Specific Plan;
19. Groundwater Injection Well Facilities, pursuant to Section 6.2.19; and
20. It is recognized that permitted uses are defined generally, and may require interpretation by the City's Planning Manager. Per the Oxnard Municipal Code, the Planning Manager may determine that other uses not specifically listed in the Specific Plan are permitted, provided they are consistent with the purpose and intent of this Land Use District and the Specific Plan as a whole.

6.8.3 Uses Not Permitted

1. Adult-oriented businesses as defined by the City of Oxnard;
2. Boarding houses;
3. Assembly halls;
4. Agricultural or industrial workers group housing facilities for 100 or more;
5. Animal/ veterinary hospitals;
6. Bars, night clubs, and dance clubs;
7. Billiard or pool halls;
8. Take out and fast-food restaurants without significant sit-down tables;
9. Bird stores and pet shops;
10. Swim clubs, tennis clubs, golf courses, and similar large-scale commercial recreation uses;
11. Timeshare facilities;
12. Uses not permitted in the R-3 (SSP) District, as set forth in Section 6.6 of this Specific Plan; and
13. Other uses not identified as permitted, subject to Section 6.8.2 (20) of this Specific Plan.

6.8.4 Related Uses Permitted

Some related general commercial uses not listed in Section 6.8.2, and not listed as prohibited under Section 6.8.3, may be permitted pursuant to Special Use Permits, as set forth in Sections 16-530 through 16-553 of the Oxnard Municipal Code.

6.8.5 Architectural Standard

Architectural Standards are provided in Chapter 7, Design Guidelines, of this Specific Plan.

6.8.6 Site Development Standards

Site Development Standards for the C-2 (SSP) District are provided below, summarized in tabular form in Exhibit 6-11, and graphically illustrated in Exhibit 6-12. Refer to Exhibits 6-6 and 6-7 for additional Residential R-3 (SSP) District standards.

1. **Height Permitted:** Three stories, not to exceed 38 feet for principal buildings and 43 feet for architectural features (see Exhibit 6-11).
2. **Minimum Lot Area per Dwelling Unit:** Any main residential building shall have a lot area of not less than 600 square feet per dwelling unit.
3. **Lot Frontage:** See Exhibit 6-11, C-2 (SSP) Site Development Standards, graphically illustrated in Exhibit 6-12.
4. **Front Yard:** See Exhibit 6-11, C-2 (SSP) Site Development Standards, graphically illustrated in Exhibit 6-12.
5. **Side Yard:** See Exhibit 6-11, C-2 (SSP) Site Development Standards, graphically illustrated in Exhibit 6-12.
6. **Rear Yard:** See Exhibit 6-11, C-2 (SSP) Site Development Standards, graphically illustrated in Exhibit 6-12.
7. **Interior Yard Space:** See Exhibit 6-11, C-2 (SSP) Site Development Standards, graphically illustrated in Exhibit 6-12. Otherwise, refer to R-3 (SSP) Development Standards for development of residential units.
8. **Space Accessory Buildings May Occupy:** An accessory building is permitted if the accessory building is not more than one story in height and maintains the same required front, rear, and side yard setbacks as the main building. Buildings required for the operation and/or maintenance of Lake SouthShore shall be exempt from this requirement.
9. **Walls and Fences:**
 - a. All walls and fences shall comply with the Oxnard Municipal Code and Section 7.3.6 of this Specific Plan. The security fence between the Self-Storage Use Area (SCE) and the Villa Capri Community shall not exceed 8'-6".
 - b. The placement, design, and detail of walls shall be included and indicated on all required project plans.

- c. A six- to eight-foot-high solid decorative masonry wall with a combination of tree and high shrub landscaping shall be provided and maintained on the boundary of the C-2 District which abuts or is across a public street or alley from a Commercial/Mixed-Use and/or Residential District. Such wall and landscaping shall be consistent with Section 7.3.6(2) of this Specific Plan and shown on the approved project plan to provide the necessary screening and buffering between the M-L District and adjacent Commercial/Mixed-Use District and/or Residential District.

10. Landscaping:

- a. The landscaping requirements are intended to enhance and conserve property values by encouraging a pleasant and attractive environment.
- b. Landscaped areas shall be considered to be areas of lawn, trees, planter boxes, shrubs, or other planted areas. Courtyards, water ponds, fountains, decks, kiosks, walkways, and similar items which may be permitted as part of the landscaped area approved during the Project Review and Approval Process set forth in Section 8.7 of this Specific Plan.
- c. All landscaping shall be provided in accordance with the following standards:
 - (1) A landscape plan shall be required.
 - (2) The entire required front yard setback shall be landscaped, with the exception of that area provided for vehicle drives or pedestrian access.
 - (3) When the development is either behind or beside a residential zone, or abuts an alley across from residential zone, or abuts developed residential property, there shall be a landscaped area adjacent to that residential or developed property line. The landscaped area shall have a depth of not less than 15 feet. Plant materials used for screening purposes shall consist of compact evergreen plants, together with evergreen trees. They shall be of a kind or used in such a manner so as to provide an opaque screen within 18 months after initial installation.
 - (4) All parking lot landscaping shall be and remain in conformance with the above requirements.

Exhibit 6-11

C-2 (SSP) DEVELOPMENT STANDARDS
SouthShore Specific Plan

STANDARDS	GENERAL COMMERCIAL	COMMENTS
	C-2 (SSP)	
Lot Area		
Minimum / Dwelling Unit	600 s.f.	See R-3 (SSP) Standards
Frontage		
Building*	65%	Maximum
One Plane	25%	Maximum
Setbacks		
Front or Street	30'	To public streets
Side	10'	--
Rear	10'	--
Lake SouthShore	25'	To Lake SouthShore based on normal elevation of water area
Interior Yard Space		
Open Space	40%	Including landscaped setbacks
Building Height		
Principal Building	38'	--
Architectural Projections	43'	--
Garage / Carport	N/A	Not required for mixed-use residential development

* Principal buildings should be encouraged to front SouthShore Drive and Hueneme Road (i.e., to face Lake SouthShore) with parking behind.

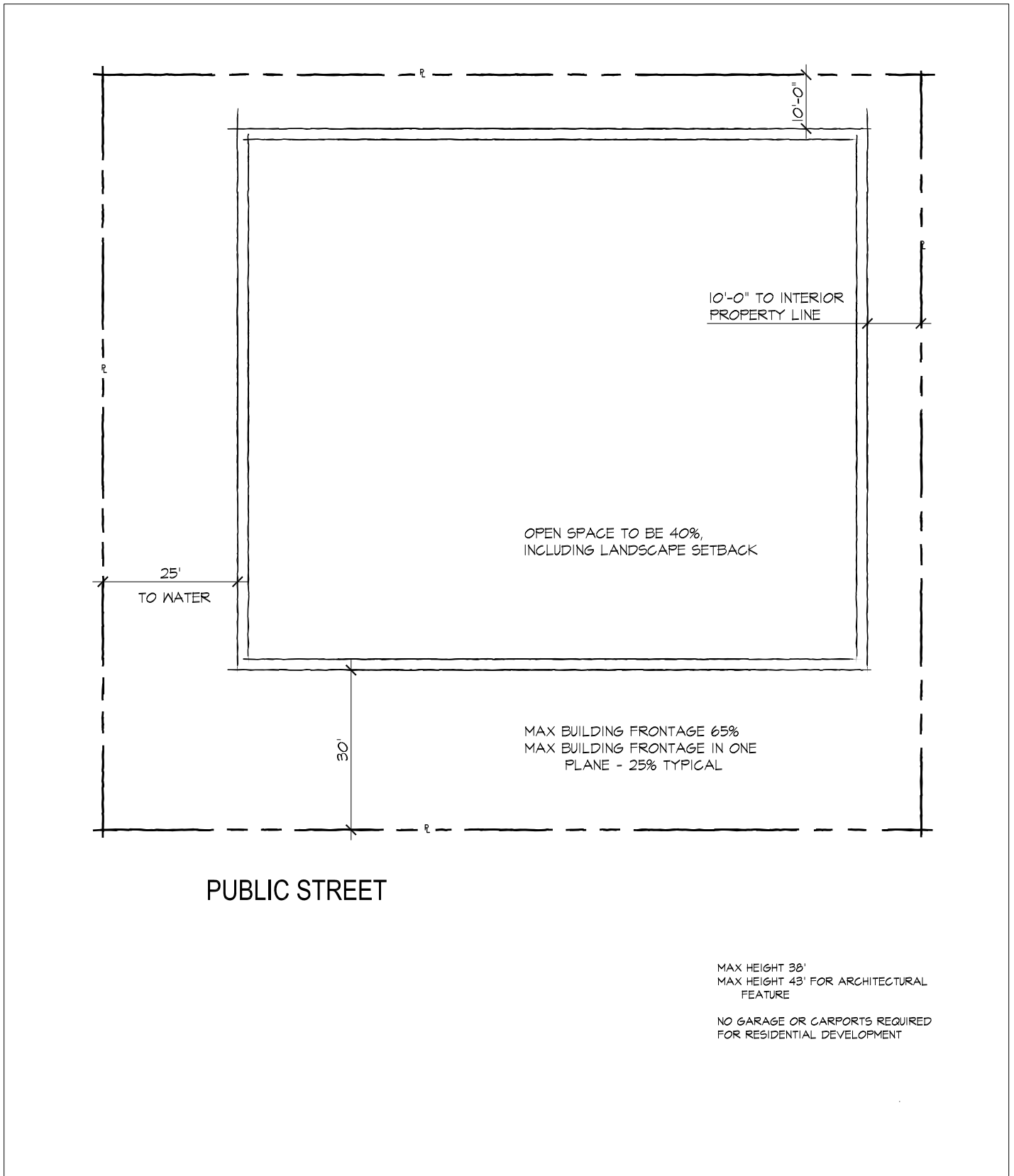


EXHIBIT 6-12
C-2 (SSP) Site
Development Standards Illustration

SOUTHSHORE

NTS

LAUTERBACH & ASSOCIATES
ARCHITECTS & ENGINEERS

PACE
PLANNING ADVANCED
CIVIL ENGINEERING, INC.

RBF
CONSULTING

FORMA
2009-12-02

6.9 M-L (SSP) DISTRICT

6.9.1 Purpose

This section sets forth the permitted uses and site development standards for the Limited Manufacturing M-L (SSP) District. This district provides for the development and protection of restricted manufacturing uses and activities involving a high level of performance and site development, and specifically regulates the permitted uses and site development standards for the Commercial/Incubator, Boat/RV Storage, and Self Storage Planning Areas shown on the Specific Plan Exhibit 2-1, Land Use Plan. The M-L (SSP) District also provides for groundwater injection wells consistent with the City's GREAT Program described in Section 5.4.

The Uses Permitted and Related Uses Permitted for the M-L (SSP) District within the SouthShore Specific Plan Area are generally more restrictive than those contained within the City's M-L, Limited Manufacturing Zone. This is intentional and consistent with the Specific Plan's goals and objectives. Certain site development standards within the M-L (SSP) District are different from the City's M-L, Limited Manufacturing Zone, and tailored to the specific site planning concepts and design guidelines required for SouthShore's Commercial/Incubator, Boat/RV Storage, and Self Storage Planning Areas.

6.9.2 Uses Permitted

1. Uses shall be limited to unobtrusive administrative, wholesaling, warehousing, and manufacturing activities and scientific research offices and laboratories, including certain accessory facilities necessary to serve the employees of such uses located in the zone. The development of this M-L District shall enhance views from major transportation routes and assure a high-quality environment compatible with abutting residential zones;
2. Manufacturing uses shall be limited to the fabrication, assembly, compounding, processing, or packaging of materials – all within the interior of buildings – in processed forms that do not, in their maintenance, assembly or packaging, create obnoxious or offensive smoke, gas, odor, dust, sound, vibration, soot or lighting. This shall include the following uses, which are also permitted in the M-L District in the Municipal Code:
 - a. Manufacturing or fabrication of products, components, devices, equipment, systems and parts;
 - b. Precision machine shops for producing parts, accessories, assemblies or components;

- c. Precision machine shops for manufacturing, processing, assembling, and packaging of products; and
 - d. Printing and publishing facilities.
3. Product assembly plants and production facilities primarily engaged in final or partial assembling or packaging of pre-manufactured, treated or fabricated components, materials or products;
4. Commercial/Incubator, Boat/RV Storage, and Self Storage uses;
5. Warehousing and distribution facilities, including mini-warehouses, for the storage and/or processing of goods or products, including vehicles;
6. Administrative, executive, and/or corporate offices which are a part of a predominantly industrial operation, including governmental offices and facilities;
7. Limited repair operations for products described as permitted uses and commercial sales and service incidental to a permitted use, provided such operations are housed as a part of the building or buildings comprising the basic operation;
8. Cafeterias and other food operations operated in conjunction with permitted uses for the convenience of persons employed on the premises;
9. Accessory buildings, including other uses customarily incidental to a permitted use;
10. Child day care facilities for employees;
11. Off-street parking, consistent with Section 6.11 of this Specific Plan;
12. Signs, consistent with Section 6.10 of this Specific Plan;
13. Public and private parks, recreation facilities, and landscaped open space areas;
14. Groundwater Injection Well Facilities, pursuant to Section 6.2.19 of this Specific Plan;
15. Public service uses, including City park and landscape maintenance facilities, including vehicle, equipment, and storage yards, and the uses permitted in Municipal Code Section 16-188 (B) (8);

16. Uses permitted in SouthShore's C-R (SSP) District;
17. Commercial nurseries and horticultural operations, including propagation and growing of non-invasive plants for wholesale and retail sale; and
18. It is recognized that permitted uses are defined generally, and may require interpretation by the City's Planning Manager. Per the Oxnard Municipal Code, the Planning Manager may determine that other uses not specifically listed in the Specific Plan are permitted, provided they are consistent with the purpose and intent of this Land Use District and the Specific Plan as a whole.

6.9.3 Uses Not Permitted

1. Adult businesses, including those defined in Division 1, Adult Businesses, of Article 5 of the Municipal Code;
2. Multiple-family dwellings, motels, hotels, and timeshares;
3. Single-family dwellings;
4. Bed and breakfast facilities;
5. Manufactured housing;0754015
6. Group housing facilities;
7. Assembly halls;
8. Public schools;
9. Swim clubs, tennis clubs, golf courses, and similar large-scale commercial recreation uses;
10. Campgrounds and Recreational Vehicle Parks;
11. Radio, television, and microwave transmission towers;
12. Congregate living health facilities;
13. Goods or products that are hazardous, toxic or obnoxious, and obnoxious industrial uses that adversely affect the environment or exhibit an unusual degree of hazard; and
14. Other uses not identified as permitted, subject to Section 6.9.2 (18) of this Specific Plan.

6.9.4 Related Uses Permitted

Some related manufacturing uses not listed in Section 6.9.2, and not listed as prohibited under Section 6.9.3, may be permitted pursuant to Special Use Permits, as set forth in the Oxnard Municipal Code.

6.9.5 Architectural Standards

Architectural Standards are provided in Chapter 7, Design Guidelines, of this Specific Plan.

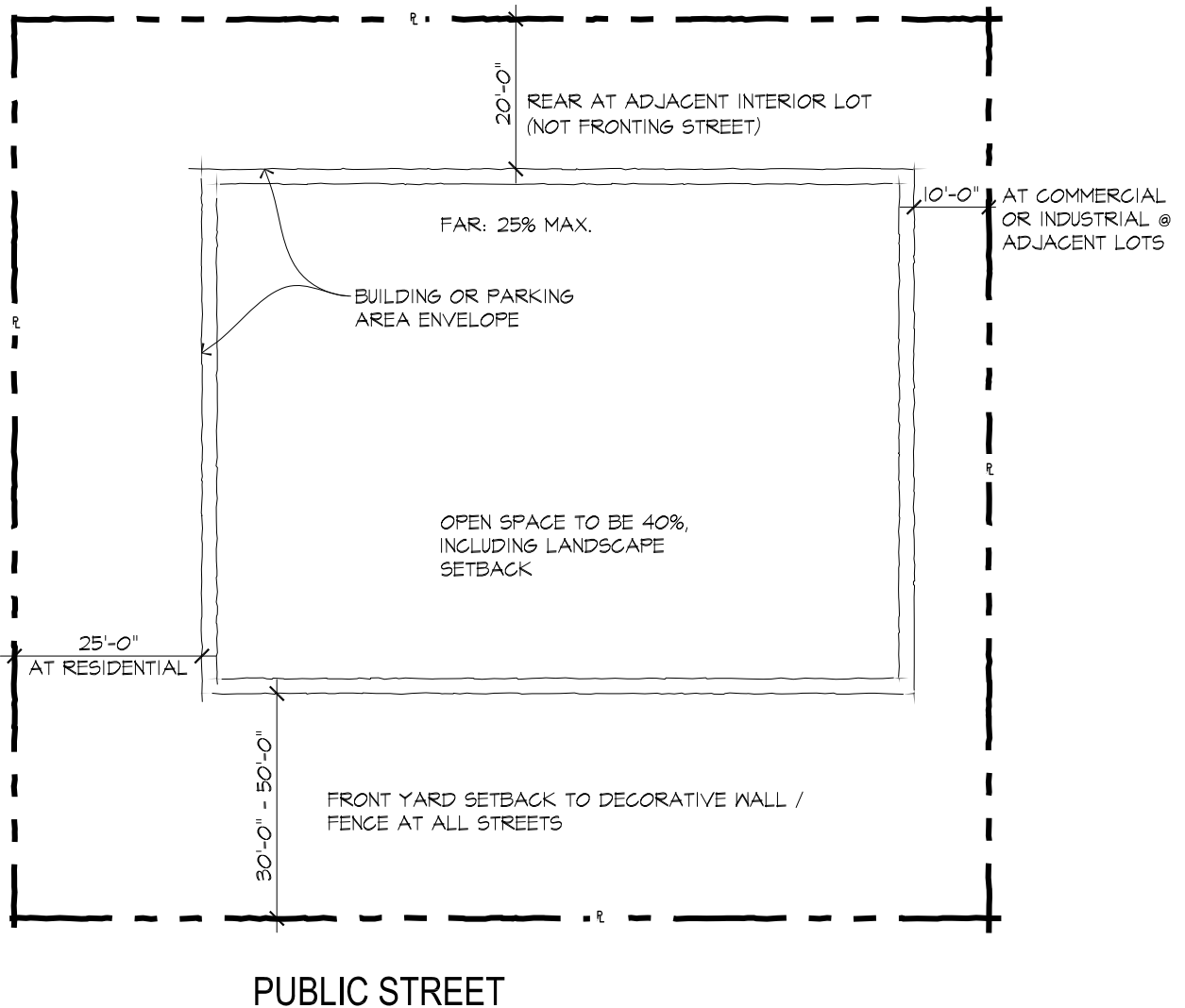
6.9.6 Site Development Standards

Site Development Standards for the M-L (SSP) District are provided below, summarized in tabular form in Exhibit 6-13, and graphically illustrated in Exhibit 6-14.

1. **Lot Area and Width:** Refer to Section 16-195 of the Oxnard Municipal Code.
2. **Lot Coverage:** See Exhibit 6-13, M-L (SSP) Site Development Standards, graphically illustrated in Exhibit 6-14.
3. **Height Permitted:** Maximum building height shall be 38 feet for a principal building and 43 feet for architectural features (see Exhibit 6-13).
4. **Front Yard:** See Exhibit 6-13, M-L (SSP) Site Development Standards, graphically illustrated in Exhibit 6-14.
5. **Side Yard:** See Exhibit 6-13, M-L (SSP) Site Development Standards, graphically illustrated in Exhibit 6-14.
6. **Rear Yard:** See Exhibit 6-13, M-L (SSP) Site Development Standards, graphically illustrated in Exhibit 6-14.

Exhibit 6-13
M-L (SSP) DEVELOPMENT STANDARDS
SouthShore Specific Plan

STANDARDS	LIMITED MANUFACTURING	COMMENTS
	M-L (SSP)	
Lot Minimums		
Area	15,000 s.f.	--
Width	100' or (150' corner lots)	--
Depth	150'	Measured at right angles to front property line
Coverage	See Exhibit 6-11	
Setbacks		
Front	30' to 50'	To decorative wall / fence at all streets
Side	25'	To residential lots
Side	10'	To commercial / Industrial lots
Rear	20'	Adjacent interior lot / not fronting street
Interior Yard Space		
Open Space	40% of lot/ land use area	Including landscape setbacks
Building Height Maximum		
Principal Buildings	38'	--
Architectural Projections	43'	--



MAX HEIGHT 20' FOR PRINCIPAL BUILDINGS
 MAX HEIGHT 25' FOR ARCHITECTURAL FEATURES
 MAX HEIGHT 45' FOR MAIN OFFICE STRUCTURE

EXHIBIT 6-14
M-L (SSP) Site
Development Standards Illustration

7. **Interior Yard Space:** See Exhibit 6-13, M-L (SSP) Site Development Standards, graphically illustrated in Exhibit 6-14.
8. **Walls and Fences:**
 - a. All walls and fences shall comply with Section 16-311 of Oxnard Municipal Code and Section 7.3.6 of this Specific Plan except as provided in this section.
 - b. The placement, design, and detail of walls shall be included and indicated on all required project plans.
 - c. A six to eight-foot-high solid decorative masonry wall (i.e., “Zone Wall”) with a combination of tree and high shrub landscaping shall be provided and maintained on the boundary of the M-L District which abuts or is across a public street or alley from a Commercial/Mixed-Use and/or Residential District, except as provided in (d) below. Such wall and landscaping shall be shown on the approved Development Design Review project plan to provide the necessary screening and buffering between the M-L District and adjacent Commercial/Mixed-Use District and/or Residential District.
 - d. An eight-foot-high to eight and one half-foot-high Land Use District Security Fence shall be provided and maintained on the boundary of the M-L District which abuts the Sanford Drain Storm Drain Easement, owned by the Villa Capri Neighborhood. Such fence shall be shown on the approved Development Design Review project plans for the (SCE) Self Storage Facilities.
9. **Access:**
 - a. Access to the M-L District from Edison Drive and Pleasant Valley Road shall conform with Specific Plan Section 2.5 and Section 4.2.5.
 - b. Access to the M-L District shall be provided from dedicated industrial collector streets or easements at least 60 feet in width.
 - c. Curb cuts into the M-L District property shall be a minimum of 30 feet in width, unless otherwise approved in conformance with the adopted City of Oxnard curb-cut policies.

- d. Each distinct land use development within the M-L (SSP) District shall have a secondary access that connects to a dedicated street as described in Section 2.5 of this Specific Plan. Such access may be provided through other M-L (SSP) District development areas or through the R-3 (SSP) or C-2 (SSP) zones. The design and configuration of the secondary access will be reviewed and approved in conjunction with the Development Design Review Permit Process set forth in Section 8.7 of this Specific Plan.

10. Landscaping:

- a. The landscaping requirements are intended to enhance and conserve property values by encouraging a pleasant and attractive environment.
- b. Landscaped areas shall be considered to be areas of lawn, trees, planter boxes, shrubs, or other planted areas. Courtyards, water ponds, fountains, decks, kiosks, walkways, and similar items which may be permitted as part of the landscaped area approved during the Project Review and Approval Process set forth in Section 8.7 of this Specific Plan.
- c. All landscaping shall be provided in accordance with the following standards:
 - (1) A landscape plan shall be required.
 - (2) The entire required front yard setback shall be landscaped, with the exception of that area provided for vehicle drives or pedestrian access.
 - (3) When the development is either behind or beside a residential zone, or abuts an alley across from residential zone, or abuts developed residential property, there shall be a landscaped area adjacent to that residential or developed property line. The landscaped area shall have a depth of not less than 15 feet. Plant materials used for screening purposes shall consist of compact evergreen plants, together with evergreen trees. They shall be of a kind or used in such a manner so as to provide an opaque screen within 18 months after initial installation.
 - (4) All parking lot landscaping shall be and remain in conformance with the above requirements.

- 11. Exterior Lighting:** Exterior lighting shall require City approval of a Special Use Permit, and shall be consistent with Design Guidelines Section 7.3.5, Landscape and Development Area Lighting.

6.10 SIGN REGULATIONS

6.10.1 Scope of Regulations

These signage regulations shall govern all signs in the SouthShore Specific Plan Area. The standards are intended to create an attractive program with design flexibility and an exceptionally high level of design aesthetics and functionality.

6.10.2 General Requirements

1. All permanent and temporary signage within the Specific Plan Area shall be consistent with the specific requirements of the City of Oxnard Municipal Code, Chapter 16, regulating signage. Where this Specific Plan does not address a subject or standard, the City's Municipal Code regulations shall apply. If regulatory inconsistencies are found between this Specific Plan and the City's Municipal Code, the more restrictive regulation shall apply as determined by the City's Planning Manager.
2. Each developer/builder must submit a signage plan for review by the City Planning Manager for each project requiring signage.

6.10.3 Design Requirements

All signage shall achieve a high level of design quality and be consistent with the quality required in all other sections of this Specific Plan. All signage will be consistent with the architectural and landscape character of the specific parcel development and with the design intent of the Specific Plan. This consistency shall include the materials, scale, size, and placement of signs on buildings or in the landscape, and the integration of signage with the building's architectural design, texture, color, and relationship to other signage. The scale and proportion of graphics shall be in consonance with the design of buildings, individual project landscape, and site design.

All signs shall be consistent with the architectural character, style, and colors established for the SouthShore community. Bold or inharmonious colors or color combinations shall not be used.

Signing setbacks will be required at all intersections and curb-cuts in conformance with the City of Oxnard Public Works and Planning Divisions. Driveways will be treated as private roads for sign-distance purposes.

All traffic control signs in public streets shall conform to the applicable City of Oxnard standards in construction, erection, and placement.

6.10.4 Monument Signs within Public Parks

1. At least one (1) monument sign shall be provided within each public park within SouthShore. The Community Park and the Lake SouthShore/Surrounding Open Space may have two monument signs. Monument signs for public parks shall be included on the plans to be provided for City approval pursuant to Section 7.3.7, Architectural Elements within Parks and Open Space Areas.
2. Monument signs shall identify the park's name and have low, horizontal proportions to create a feeling of permanency and to provide information at eye-level.
3. Monument signs may not exceed six feet in height measured from the nearest adjacent curb but may be raised to reach eye-level by providing earth berms or rock pedestals below.
4. Monument signs may have distinct base and cap elements, shall be set back at least five feet from street rights-of-way, and shall not obstruct drivers' lines of sight.
5. The design of monument signs, including color, materials, and fonts, shall be integrated with park landscaping and surrounding buildings, walls, and other construction and shall be approved by Development Services and/or General Services.

6.10.5 Residential Signs

1. The Fire Department may require backlit street address numerals on a photocell or similar illumination system which may be required to be on at all times. If this is not required, the only permanent signs permitted at detached single-family residential uses are street address numerals, which may be up to eight inches in height and shall be attached to a wall. Colors shall contrast to the field in which they are attached.
2. Residential Directional Signs: These are signs within individual residential developments that control and direct the circulation of vehicles and pedestrians. Directional signs provide functional directions, such as "shipping and receiving". Copy shall be as succinct as needed to convey the message. Signs will be located as utility and safety dictate.
3. All street signage shall conform to City of Oxnard Standards.
4. Address numbers for each unit shall be self-illuminated, 3" tall numbers and visible from the street. Address numbers shall also be required on any alley or rear exposure.

6.11 PARKING REGULATIONS

6.11.1 General

Off-street parking within all Land Use Districts of the SouthShore Specific Plan Area shall conform to the City of Oxnard Municipal Code, including Chapter 16, Article 10, Off-Street Parking.

6.11.2 Parking Space Dimensions

Within SouthShore, the minimum standard parking space shall be 9 feet by 19 feet. Integral bumper stops may be employed with City approval adjacent to planters or sidewalks, provided that at least 2 feet of overhang is allowed, and the walkway is at least 7 feet wide (i.e., 5 feet of unobstructed walking space) or the planter is 5 feet wide (3 feet of non-restricted height landscaping). In these instances, the parking space may be reduced to 9 feet by 17 feet.

6.11.3 Compact Parking Spaces

Compact parking spaces are not permitted within SouthShore to satisfy the minimum required parking spaces, but are permitted as a use if the project design satisfies the required number of parking spaces over and above the minimum requirement.

6.11.4 Tandem Parking Spaces

The SouthShore Specific Plan permits tandem parking spaces as a use within all Land Use Districts, but such tandem spaces shall not be counted toward satisfying the minimum required parking spaces.

6.11.5 Emergency Access through Vehicle Control Gates

Any vehicle control gates shall be operable by City via City approved radio frequency equipment.

6.11.6 Interpretation of Parking Regulations

It is recognized that it may be necessary to interpret parking regulations in light of specific and/or unusual circumstances. When such interpretations are deemed appropriate, the Builder/Project Developer shall provide a professionally-prepared Parking Study to the Community Development Director to facilitate the required interpretation. The decision of the Community Development Director shall be appealable to the Planning Commission and City Council as set forth in the City of Oxnard Zoning Ordinance.

6.12 PUBLIC ART ELEMENT

6.12.1 Compliance with City's Art in Public Places Program

SouthShore shall participate in and comply with the City of Oxnard's Resolution Nos. 13,103 and 13,736, setting forth the City's Art in Public Places Program, in particular, Section 1(a).

Public art shall be provided for projects governed by a specific plan or other equivalent master plan. Such public art shall be installed according to the conditions set forth in the Public Art Element of the respective specific plan or master plan. If the project is to be constructed in phases, the conditions of approval shall specify when the artwork shall be installed.

The value of the art to be provided by the SouthShore community shall not be required to exceed at any point during the buildout of the Project, the public art fee of \$0.20 per square foot of roofed building area, approved for Building Permits within the Specific Plan Area, as set forth in Resolution Nos. 13,103 and 13,736. Value of the artwork shall be calculated as defined and described in City Council Resolution No. 13,103.

Public art described in this public art element and provided on-site shall satisfy the public art requirement for initial construction of all buildings within the specific plan area. Subsequent applicants for additions to any structure (other than additions to residences) shall be required to pay the public art fee, as defined by City Council Resolution No. 13,103 and 13,376, or such other resolution in effect at the time building permits are issued.

This section sets forth "candidate" locations and design concepts for Art in Public Places within the community. Not all of these candidate locations or concepts may ultimately be proposed by builder applicants or approved by the City. The exact locations and final design themes shall be approved by the Development Services Director prior to the recordation of the first Final Tract Map within each phase as defined in Section 8.5, Phasing Program.

The details of the public art program for SouthShore will be further refined by the Master Developer and Builders/Project Developers – in cooperation with the City's Art in Public Places Committee, identified in City Resolution No. 13,103 – as construction-level plans for each development are prepared, refined, and implemented. During this process, the Development Services Director may approve alterations in the precise type of art and locations to better satisfy the City's public and community art requirements, provided they maintain the same level of design commitment described in this section.

A thematically coordinated and organized package of public art will be developed within the SouthShore Specific Plan Area. Art pieces will be timeless and contribute to the overall quality of living within and visiting the community.

Although not included in satisfying the required public art obligation, public art may include fountains and water features, sculpture, , sculptural earthworks, and architectural focal points – thematic trellises, gazebos, kiosks, classic columns, and obelisks – within parks and landscape areas (not as building elements), especially at the termini of significant streets. These focal-point and way-finding locations will reinforce and complement SouthShore’s Traditional Neighborhood Design (TND) street pattern, “eyes on the street” home sites, and local park designs.

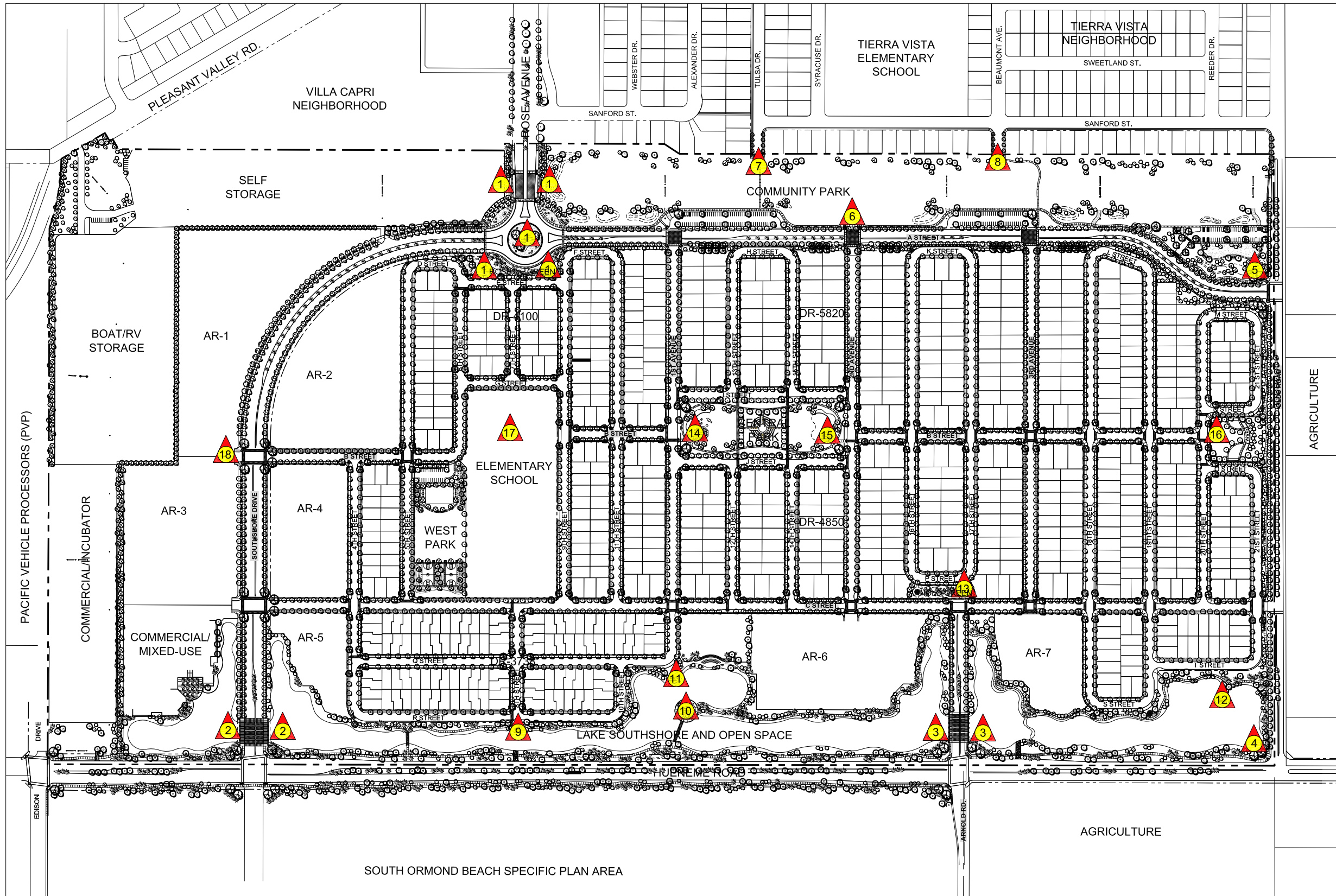
The proposed locations for public and community art are conceptually shown on Exhibit 6-15, and reflect each site’s visual prominence and role within the SouthShore experience. The artistic concept at each location is explained below and correlated to the numbers shown on the exhibit. Additional or alternative locations may emerge as construction plans for the community move forward.

1. Community Entry Roundabout – A large and dramatic planting of palms will be set within a mounded base of rock outcrops, landscape color, and monumentation signage announcing “SouthShore.” Thematic trellises or other architectural elements north and south of the roundabout will draw visual attention to SouthShore’s pedestrian scale.
2. SouthShore Drive Entry Portal The entry from Hueneme Road will contain classic vertical columns or obelisks flanking both sides of the roadway that announce entry to SouthShore. This area will contain decorative paving, a faux entry bridge, and thematic landscape.
3. Arnold Road Entry Portal – The entry from Hueneme Road will contain classic vertical columns or obelisks flanking either side of the roadway, announcing entry to SouthShore. This area will contain decorative paving, a faux entry bridge, and thematic landscape.
4. SouthShore Monumentation Signage The northwest corner of Hueneme Road and Olds Road will contain a combination of decorative rock walls and thematic landscape, which will be uplit at night. Monumentation signage elements will be added to announce the SouthShore community. SouthShore monumentation signage is described in Section 7.4.3, and the City-required Gateway Monument Sign (M-10) shall be credited toward SouthShore’s Art in Public Places requirements.

5. SouthShore Community Park Monumentation Signage – The northwest corner of Olds Road and “A” Street, will contain a combination of decorative rock walls and thematic landscape that will be uplit at night, incorporating the City’s logo and name of the community park (if not SouthShore).
6. “2nd Avenue” Focal Point – This landscape statement or architectural element (e.g., trellis or gazebo) within the Community Park will be a visual focal point for the most centrally located park entry from SouthShore neighborhoods to the south.
7. Tulsa Drive Palm Tree Cluster – This vertical landscape statement will identify the Community Park entry from the existing Tierra Vista Neighborhood at Tulsa Drive. It will include decorative paving, bollards, and a multi-use walking/bicycle trail connection.
8. Beaumont Avenue Palm Tree Cluster – This vertical landscape statement will identify the Community Park entry from the existing Tierra Vista Neighborhood near Beaumont Avenue. It will include decorative paving, bollards, and a multi-use walking/bicycle trail connection.
9. Lake SouthShore Palm/Shade Tree Cluster – This focal-point landscape statement will identify Lake SouthShore from the Elementary School, and be on the same axis as the Rose Avenue Roundabout and Elementary School tower. The statement will require non-landscape element(s) to qualify as public art.
10. SouthShore’s “Signature” Building – Located on a spit of land bending in from the north side of the Lake and clearly visible from Hueneme Road, this iconic building or structure may be modeled on a lighthouse, historical bandstand, or other memorable architectural statement, or other art feature approved by the City’s Art in Public Places Committee.
11. 1st Avenue Landscape Focal Point – This focal-pointed landscape statement will identify Lake SouthShore and serve as a landscape statement behind SouthShore’s signature building. The statement will require non-landscape element(s) to qualify as public art.
12. Lake SouthShore Landscape Focal Point – This focal-pointed landscape statement will be a wayfinder for the largest public use area along the Lake. Serving as a landscape statement behind the City Signage at Hueneme and Olds, this will punctuate the entry to the City of Oxnard with depth and character. This statement will require non-landscape element(s) to qualify as public art.

13. Arnold Green Sculpture/Interpretive Exhibit – At the northern terminus of Arnold Road, Arnold Green will contain a thematic sculpture representative of SouthShore, linked by a soft decomposed granite trail to a thematic structure at the other end of the Green. One concept is to use one or more shoreline birds or whales, which could highlight a kiosk or progression of interpretive signs depicting and interpreting the natural resources within the Ormond Beach area, in particular the unique plants and animals of the sand dune environment.
14. Central Park’s West Focal Point – This westerly architectural element (e.g., artist-designed trellis or gazebo) within the Central Park will be a visual focal point for local picnics and birthday parties. Numerous other artistic elements are contained in Central Park, including the small amphitheater in the middle of the park.
15. Central Park’s East Focal Point – This easterly architectural element (e.g., artist-designed trellis or gazebo) within the Central Park will become a visual focal point for local picnics and birthday parties, and be the counterpoint to the West Focal Point.
16. East Park’s Focal Point – This architectural element (e.g., artist-designed trellis or gazebo) within the most easterly of SouthShore’s neighborhood parks, will serve as a visual focal point at the end (or beginning) of “B” Street.
17. Elementary School Spire – This element would need to incorporate a mural, fresco, or sculpture, and could be the visual capital for what is hoped to be the highest focal point in the SouthShore community. On the intersecting axis of Rose Avenue, and “B” Street (which aligns with SouthShore’s entire neighborhood parks), this will be a symbolic cornerstone for family living and high value that SouthShore puts on education. Alternatively, this element could be a ground-level mural, fresco, or sculpture.
18. Sculpture/Landscape Focal Point – At the far west end of “B” Street and at the opposite end from East Park, this sculptural and landscape focal point may lie within or adjacent to a recreation center that serves the adjacent attached residential neighborhoods. It will lie at the tangent point to the curve of Lake SouthShore, at a natural entry to the residential areas to the north and south, and reinforce a positive impression of living within SouthShore.

The conceptual plans for SouthShore’s various local parks, open spaces, and landscape areas – illustrated in Chapter 7, Design Guidelines – provide plan views and photographic images of similar public and community art elements.



LEGEND

- Specific Plan Boundary
- Art in Public Places, Focal Point or Landscape Architectural Feature

7.1 INTRODUCTION

7.1.1 Purpose and Intent

The Design Guidelines have been prepared to achieve a comprehensive approach to implementation of planning, architectural, and landscape architectural concepts for the overall SouthShore community, including its individual residential neighborhoods, supporting school(s), parks, open spaces, commercial/mixed-use, and light industrial areas. The purpose of the Design Guidelines is to establish community design concepts that can be consistently applied. More specifically, these Design Guidelines are intended to:

- Provide the City of Oxnard with the necessary assurance that the Specific Plan Area will develop in accordance with the quality and character proposed herein;
- Provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired cohesive design quality;
- Provide guidance to City decision-makers in their review of future construction-level development projects in the Specific Plan Area; and
- Formulate concise development guidelines for the various land use districts within SouthShore.

7.1.2 Application

These guidelines provide the bases and criteria for the evaluation of future construction-level plans and specifications that will be submitted for review and approval to the City of Oxnard. It is anticipated that there may be multiple third-party builders. The builders of each commercial area and residential neighborhood are required to conform to these guidelines as applicable to their specific projects.

The design sketches and graphic representations contained herein are for conceptual purposes only, and are intended as general visual aids to understanding the basic intent of the guidelines and to represent examples of their potential implementation. They are not meant to depict any actual lot or building design. The architectural and landscape materials and dimensions shown in these guidelines are only approximate and doubtless will be refined in future construction-level plans and specifications submitted for City review and approval.

7.1.3 Organization

The SouthShore Design Guidelines are organized into the following sections:

- **7.2 Community Principles** – This section describes the principles that have been applied in the design of the SouthShore community.
- **7.3 Landscape Architecture** – This section describes the overall landscape master plan, as well as specific landscape design and architectural elements of the Project. A plant palette is also included that lists plant species that will be used in each landscape zone.
- **7.4 Hueneme Road Scenic Corridor** – The Oxnard 2020 General Plan designates Hueneme Road as a Scenic Highway. This section describes the design treatment along Hueneme Road that is consistent with the 2020 General Plan.
- **7.5 Community Entries** – This section describes the general layout and appearance of entries into the SouthShore community from Rose Avenue, Olds Road, and Hueneme Road.
- **7.6 Community Streetscapes** – This section describes parkway landscaping and cross-sections of streets, and includes reduced intersection design.
- **7.7 Parks and Open Space Areas** – This section provides illustrations of conceptual plans for the many parks and open space areas within the community.
- **7.8 Architecture** – The architecture section describes the community architectural themes, and overall guidelines (including patio covers), as well as the individual architectural styles for each of the land use districts within the SouthShore community.

7.2 COMMUNITY PRINCIPLES

7.2.1 Consistency with Ahwanhee Principles

The following community design principles have been incorporated into SouthShore's project framework to provide for a safe, attractive, and sustainable community:

- Serve as a gateway to south Oxnard and accessway to Ormond Beach;
- Provide for a wide variety of home-types and sizes;
- Incorporate high-quality lake-oriented retail;
- Provide a hierarchy of public parks and open space areas;
- Build homes around a centrally-located community school;
- Provide a central park as local gathering place; and
- Organize the community as a set of spatially-integrated residential villages oriented toward pedestrian-oriented streets, with street trees and wide parkways that provide convenient access to nearby parks and greenbelts.

These principals are consistent with the landmark Ahwanhee Principles (see below, Section 7.2.2), which the City of Oxnard has recognized in the adoption of other specific plans. Named for the lodge in Yosemite National Park where they were conceived by a group of nationally-recognized town planners and architects, the Ahwanhee Principles seek to establish a better quality of life in our communities. The Ahwanhee Principles are objectives to be implemented by the SouthShore Specific Plan to the extent they are practicable to this site and location.

7.2.2 Ahwanhee Principles

Preamble

Existing patterns of urban and suburban development seriously impair our quality of life. The symptoms are: more congestion and air pollution resulting from our increased dependence on automobiles, the loss of precious open space, the need for costly improvements to roads and public services, the inequitable distribution of economic resources, and the loss of a sense of community. By drawing upon the best from the past and the present, we can plan communities that will more successfully serve the needs of those who live and work within them. Such planning should adhere to certain fundamental principles.

Community Principles

1. *All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.*
2. *Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.*
3. *As many activities as possible should be located within easy walking distance of transit stops.*
4. *A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.*
5. *Businesses within the community should provide a range of job types for the community's residents.*
6. *The location and character of the community should be consistent with a larger transit network.*
7. *The community should have a center focus that combines commercial, civic, cultural and recreational uses.*
8. *The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.*
9. *Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.*
10. *Each community or cluster of communities should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.*
11. *Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.*
12. *Wherever possible, the natural terrain, drainage and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.*
13. *The community design should help conserve resources and minimize waste.*
14. *Communities should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling.*
15. *The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.*

7.2.3 Traditional Neighborhood Design Features

Traditional Neighborhood Design (TND) elements have been incorporated in the design of this Project. Based on a review of a 1999 study of the Ormond Beach Area conducted by the Urban Land Institute (ULI), titled “Ormond Beach Oxnard, California – Revitalization of One of Oxnard's Greatest Assets,” SouthShore will incorporate the following TND features:

- Pedestrian-oriented neighborhoods;
- Neighborhood commercial and mixed-use residential uses, if practicable;
- Variety of housing types (a range of low to high densities);
- Homes oriented to the street;
- Safe and defensible spacing (“eyes on the street”);
- Mix of architectural styles but with complementing site lines and streetscapes;
- Interconnected street patterns both within the neighborhood and beyond;
- Homes that identify with a community amenity (e.g., park, school, or open space); and
- Complementary and conveniently-located self-storage boat-RV storage and commercial/incubator uses, where compatible.

7.2.4 Character and Aesthetic Themes

SouthShore's architectural and landscape themes are drawn from Oxnard's historic residential areas near downtown and from other coastal areas in California and to a lesser extent throughout the United States. In particular, Oxnard’s historic “F” and “G” Streets have provided inspiration for SouthShore in terms of their tree-lined streets with broad parkways and homes with a predominant California Craftsman, Bungalow, Cape Cod, and Colonial architectural styles (see Section 7.8, Architecture).

Coastal themes are woven into the community's landscape design to provide an image and environment that is evocative of the nearby shoreline (see Section 7.3, Landscape Architecture). The Hueneme Road Scenic Corridor – including Lake SouthShore and its surrounding open space – incorporate coastal elements and environmental influences that are carried throughout the community.

7.3 LANDSCAPE ARCHITECTURE

7.3.1 Master Landscape Concept

As shown in Exhibit 7-1, Community Landscape Theme, SouthShore is conceived as an environmentally sensitive, pedestrian-safe, and visually strong coastal community evocative of Oxnard's coastline and existing premier neighborhoods.

Exhibit 7-2, Landscape Master Plan, provides a comprehensive overview of SouthShore's landscape concepts. Exhibit 7-3 shows the Alternative Landscape Master Plan if the High School is not built. Subsequent sections of the guidelines describe the various landscape zones and their respective plant palettes, the Hueneme Road Scenic Corridor, entries, streetscapes, parks, greenbelts, and other features and details of the landscape architectural program.

SouthShore's landscape concept builds upon its coastal setting, and begins along the southern edge with Lake SouthShore/Surrounding Open Space area. The area adjacent to Hueneme Road will include native and non-invasive grasses and dunes that emphasize SouthShore's role as an "ecotone" between Oxnard's urban edge and the Ormond Beach wetlands and shoreline to the south.

The coastal vocabulary of dunes, grasses, and native and non-invasive plantings will be carried through the design and planting of the streetscapes, parks, and open space areas of the community. In the interior of the community, the landscape palette will emphasize selected palms as focal elements, with City-approved conifer trees to provide year-round rich green, gray, and color-accented aesthetic plantings. Continuity will be strengthened with coastal-themed street lighting fixtures and street furniture, and strategically placed gazebos and trellises that serve as focal points at the ends of streets and open space vistas. Specimen accent trees will punctuate entries and define community spaces and activity nodes within the hierarchy of parks and open space areas. Coastal thematic elements influence the natural environment throughout the community.

Key landscape elements will link SouthShore to the existing Tierra Vista Neighborhood to the north, including off-site landscape enhancement at Tulsa Drive and Beaumont Avenue, and along Rose Avenue from the northerly project entry back up to Pleasant Valley Road (see Exhibit 7-16a, Rose Entry Concept Plan, and Exhibit 7-24, Community Park Concept Plan).

Publicly-visible walls and fences within SouthShore will be kept to minimum. Where required, buffers consisting of tree and shrub plantings and vine-covered walls, varied by pilasters and textures, will be carefully introduced – such as along the boundary with storage and light industrial uses on the SCE property and along the edge between the community park and the existing Tierra Vista neighborhood.



- LEGEND**
- Specific Plan Boundary
 - ★ HOA/Private Recreation Area

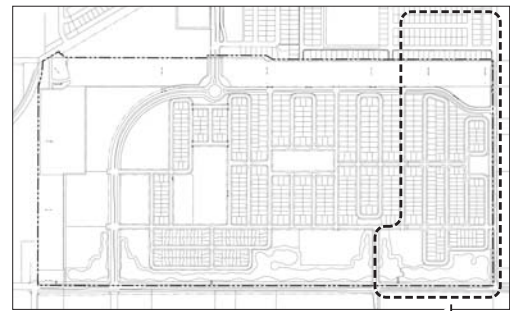


Exhibit 7-2



LEGEND

- Specific Plan Boundary
- ★ HOA/Private Recreation Area



KEY MAP

ALTERNATIVE PLAN AREA

Exhibit 7-3

Alternative Landscape Master Plan (without High School)

S:\clients\hearsheds_07540764015\08_visuat\layouts\lay out_files\Specific Plan\Specific Plan_B.sx11.indd

7.3.2 Landscape Zones

The Landscape Zones Map, Exhibit 7-4, identifies the five distinct landscape zones within SouthShore. Exhibit 7-5 depicts the Alternative Landscape Zones Map (without High School). Plant palettes for each zone are included in Exhibit 7-6 and define the character of various landscape areas and create an environmentally functional, visually attractive, and ecologically sustainable community appearance.

1. Landscape Zone 1 – Community Entries, Parkways, and Expanded Rights-of-Way

The plant materials from the entries will be carried throughout the community street system as a backdrop and contrast to a formal street tree pattern. These streetscapes will link the various residential developments within the community. The landscaped lot areas (expanded public rights-of-way) adjoining Rose Avenue (including Rose Avenue Green), SouthShore Drive, “A” Street, Olds Road, Arnold Road, and Hueneme Road will provide additional depth and area for tree and shrub plantings that will add richness and variety to SouthShore’s streetscapes.

2. Landscape Zone 2 – Public Parks, Greens, and Schools

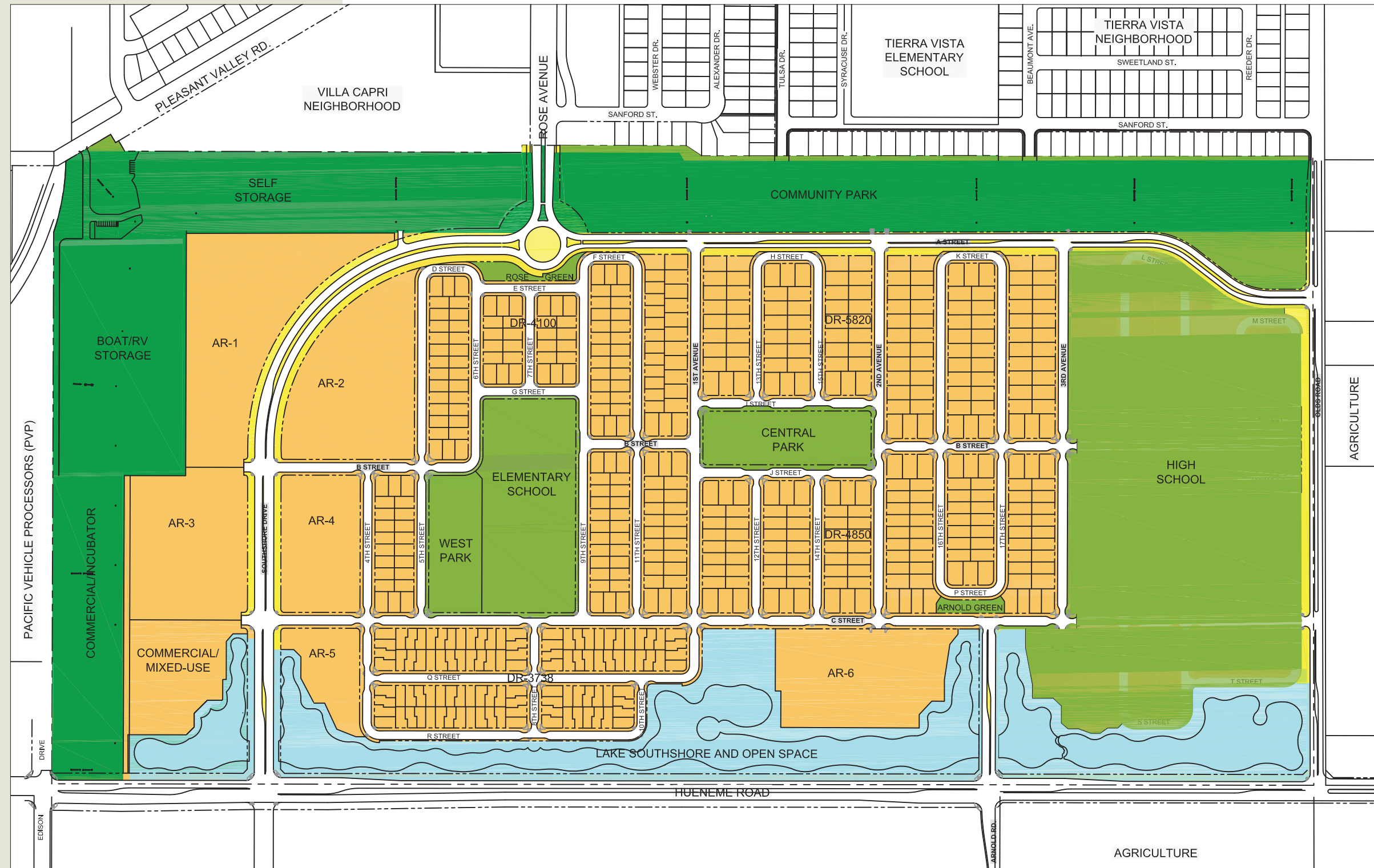
West, Central, and East Neighborhood Parks, Arnold Green, and the portion of the Community Park outside the SCE property will continue to reinforce the ornamental coastal palette of the community. Schools are expected to be similar to the parks in terms of their use of the Zone 2 landscape palette. Plants listed as “toxic” or “poisonous” avoided in this zone.

The neighborhood parks will, in most cases, be surrounded by parkways and homes facing onto the park. Park design will take into account the views from neighborhood homes to enhance park depth and visual character. The landscaping shall include a mixture of turf and tree plantings with a mix of shrub species. A strong landscape buffer shall consist of informally spaced evergreen trees and mid-ground planting between the Community Park and the pilastered/planted fence planned along the Tierra Vista neighborhood edge.

3. Landscape Zone 3 – Lake SouthShore and Adjacent Open Space

Lake SouthShore and its surrounding open space area will continue and reinforce the lush ornamental palette of the community. Landscaping around the easterly portion of Lake SouthShore will be contingent upon the Oxnard Union High School District’s decision to develop the High School.

Because of the transitional nature between the community and adjacent uses, this area will use a transitional landscape, blending plants from both native and ornamental palettes.









- LEGEND**
- Specific Plan Boundary
 - Zone 1 - Community Entries, Parkways, and Expanded Rights-of-Way
 - Zone 2 - Public Parks, Greens, and Schools
 - Zone 3 - Lake SouthShore and Adjacent Open Space
 - Zone 4 - SCE Land Used for Community Park, Self Storage, Boat/RV Storage and Commercial/Incubator Development
 - Zone 5 - Residential and Commercial Mixed-Use Development Areas

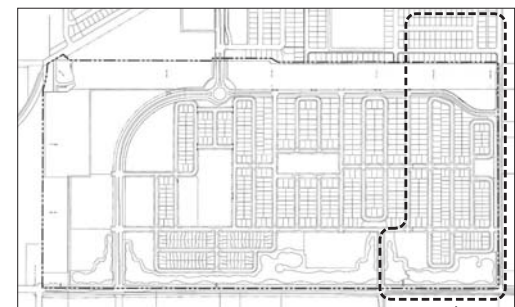


Exhibit 7-4



LEGEND

-  Specific Plan Boundary
-  Zone 1 - Community Entries, Parkway, and Expanded Rights-of-Way
-  Zone 2 - Public Parks, Greens, and Schools
-  Zone 3 - Lake SouthShore and Adjacent Open Space
-  Zone 4 - SCE Land Used for Community Park, Self Storage, Boat/RV Storage and Commercial/Incubator Development
-  Zone 5 - Residential and Commercial Mixed-Use Development Areas



KEY MAP ALTERNATIVE PLAN AREA

Exhibit 7-5

S:\clients\hearsheds_0754\0754015\03_visuat\layouts\lay out_files\Specific Plan\Specific Plan_B.5x11.indd

The edge condition along Hueneme Road and Lake SouthShore will incorporate a formally-spaced parkway tree with the use of palms as the background tree. Plant material adjacent to Lake SouthShore will be carefully selected for use in environmentally sensitive areas due to the downstream wetland areas.

4. Landscape Zone 4 – SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Commercial/Incubator Development

The Self-Storage, Boat/RV Storage, Commercial/Incubator, and much of the Community Park have a special selection of plant materials – in particular reduced-height trees – in order to be consistent with the SCE-approved plant palette for uses within its electrical transmission corridors.

Since the edges of these developments are transitional areas, a rich variety of shrubs and groundcovers will be incorporated to provide a cohesive landscape buffer that is consistent with existing and planned residential areas.

5. Landscape Zone 5 – Residential and Commercial/Mixed-Use Development Areas

The planting of single-family detached residential areas will be largely determined by the individual homeowners and the developers of the attached residential and commercial mixed-use projects.

As required by Section 6.2.15 of this Specific Plan, front yard landscaping and recycled water for front yard irrigation will be provided by the home builders as part of their initial for-sale single-family detached developments.

The Master Plant Palette in the following Section 7.3.3 offers residents the flexibility to create beautiful landscape settings for their homes, complimenting the surrounding community design.

7.3.3 Master Plant Palette

Exhibit 7-6 depicts the Master Plant Palette for the SouthShore Specific Plan Area. This palette (table) was developed in cooperation with the City’s Development Services and/or General Services Department, and identifies which species are permitted in the Landscape Zones depicted on the Master Landscape Zones Map (Exhibit 7-4) and Alternative Master Landscape Zones Map without High School (Exhibit 7-5).

The SouthShore Plant Palette provided as Exhibit 7-6 was revised during the preparation of the Draft Specific Plan and the Draft Ormond Beach Specific Plan EIR to eliminate the following plants that were identified as invasive species by the California Invasive Plant Council’s current (February 2006) California Invasive Plant Inventory:

Botanical/Scientific Name	Common Name
Tree	
<i>Olea europaea</i>	Olive
Shrubs	
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Atriplex semibaccata</i>	Australian Saltbush
<i>Cordyline australis</i>	Grass Palm
<i>Cordyline australis ‘Atropurpurea’</i>	Dracaena Australis
<i>Cortaderia selloana</i>	Pampas Grass
<i>Echium fastuosum</i>	Pride of Madeira
<i>Echium fastuosum ‘Select Blue’</i>	Pride of Madeira
<i>Myoporum laetum</i>	Myoporum
<i>Myoporum laetum ‘Carsonii’</i>	Myoporum
Shrubs	
<i>Hedera canariensis</i>	Algerian Ivy
<i>Hedera canariensis ‘Variegata’</i>	Variegated Algerian Ivy
<i>Hedera helix ‘Hahnsii’</i>	English Ivy
<i>Hedera helix ‘Needlepoint’</i>	Needlepoint English Ivy
Vine	
<i>Hedera canariensis</i>	Algerian Ivy

There are three trees listed in the Plant Palette that are retained for careful and selective use within SouthShore because they play such an important aesthetic role in achieving the community’s theme and design character, and cannot be replaced by other noninvasive plant materials. These are the Phoenix canariensis (Canary Island palm), Schinus terebinthifolius (Brazilian pepper), and Washingtonia robusta (Mexican fan palm). These are identified in the least invasive category (i.e.,

“Limited”), which is characterized as species where “... ecological impacts are minor on a statewide level or there was not enough information in to justify a higher score. Their reproductive biology and their attributes result in low to moderate rates on invasiveness.” All other plants categorized as Limited, and all plants categorized as “High” or “Moderate”, were removed and specifically excluded from SouthShore’s Plant Palette.

The use of the two palms and pepper will be implemented in ways that mitigate potential impacts. This will include selective planters and planting areas, selection of material based on male/female identity, and/or maintenance plans to rid/control fruit/seeds. The palms and pepper can provide material for bird nests, which is appreciated by some naturalists and bird groups.

All construction-level landscape plans shall be subject to review and approval by the City of Oxnard, including public parks and parkways, landscape lots, medians and land use developments identified in Section 6.2.15 of the Development Regulations, and shall use only the approved SouthShore Plant Palette (Exhibit 7-6). The initial planting and on-going landscape maintenance activities for public landscape areas shall monitor and remove weeds and invasive plants not on the approved SouthShore Plant Palette.

Single-family homebuyers will be encouraged to utilize only non-invasive plants in their yards and gardens; however it is acknowledged that there is no SouthShore Homeowners Association (HOA) or CC&Rs for single-family neighborhoods that can be used to enforce this objective.

**Exhibit 7-6
Master Plant Palette**

Botanical/Scientific Name	Common Name	LANDSCAPE ZONE				
		1	2	3	4	5
		Community Entries, Parkways, and Rights-of-Way	Public Parks, Greens, and Schools	Lake SouthShore/ Surrounding Open Space	SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Incubator/ Commercial Development	Residential and Commercial/ Mixed-Use Development Areas
Trees						
<i>Acacia longifolia</i>	Golden Wattle	•	•	•		•
<i>Araucaria heterophylla</i>	Norfolk Island Pine (Star Pine)	•	•			
<i>Arbutus unedo</i>	Strawberry Tree	•	•	•		•
<i>Callistemon citrinus</i>	Lemon Bottle Brush				•	•
<i>Cassia leptophylla</i>	Gold Medallion		•		•	•
<i>Cersis Canadensis</i>	Eastern Rosebud				•	•
<i>Dodonaea viscosa</i> 'Purpurea'	Purple Leafed Hopseed Bush		•			•
<i>Erythrina caffra</i> *	Kaffirboom Coral Tree	•		•		
<i>Erythrina coralloides</i> *	Naked Coral Tree	•	•	•		•
<i>Feijoa sellowiana</i>	Pineapple Guava		•	•		•
<i>Ficus rubignosa</i>	Rustyleaf Fig	•	•	•		•
<i>Ficus rubignosa</i> 'Florida'	Florida Rusty Leaf Fig	•	•	•		•
<i>Ficus rubignosa</i> 'Microphylla'	Little Leaf Fig	•	•	•		•
<i>Fraxinus velutina</i> 'Rio Grande'	Fan-tex Ash	•	•	•		•
<i>Laurus nobilis</i>	Grecian Laurel	•	•	•		•
<i>Magnolia gra.</i> 'Edith Bogue'	Edith's Bull Bay	•	•	•		•
<i>Magnolia gra.</i> 'Little Gem'	Dwarf Southern Magnolia	•	•	•		•
<i>Magnolia gra.</i> 'Majestic Beauty'	Majestic Bull Bay	•	•	•		•
<i>Magnolia gra.</i> 'San Marino'	Dwarf Bull Bay	•	•	•		•
<i>Melaleuca nesophila</i>	Pink Melaleuca	•		•		•
<i>Melaleuca quinquenervia</i>	Cajeput Tree	•	•	•		•
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree	•	•	•	•	•

Botanical/Scientific Name	Common Name	LANDSCAPE ZONE				
		1	2	3	4	5
		Community Entries, Parkways, and Rights-of-Way	Public Parks, Greens, and Schools	Lake SouthShore/ Surrounding Open Space	SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Incubator/ Commercial Development	Residential and Commercial/ Mixed-Use Development Areas

Trees (continued)

<i>Pinus canariensis</i>	Canary Island Pine	•	•	•		•
<i>Pinus pinea</i>	Italian Stone Pine	•	•	•		•
<i>Pinus radiata</i>	Monterey Pine		•	•		•
<i>Pittosporum phyllifolium</i>	Narrow-Leaved Willow		•		•	•
<i>Podocarpus henkelii</i>	Yellow Wood				•	•
<i>Prunus caroliniana</i>	Carolina Laurel Cherry		•			•
<i>Pyrus kawakamii</i>	Evergreen Pear		•	•	•	•
<i>Quercus ilex</i>	Holly Oak		•	•		•
<i>Rhaphiolepis hybrid 'Majestic Beauty'™</i>	Majestic Beauty™ Indian Hawthorne	•				•
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree	•	•	•		•
<i>Stenocarpus sinuatus</i>	Firewheel			•	•	•
<i>Tabebuia impetiginosa</i> **	Pink Trumpet Tree	•	•	•		•
<i>Tabebuia ipe</i> **	Trumpet Tree		•	•		•
<i>Tristiana laurina</i>	Water Gum		•	•	•	•
<i>Ulmus parvifolia 'Sempervirens'</i>	Evergreen Elm	•	•	•		•
<i>Ulmus pumila</i>	Siberian Elm	•	•	•		•

* Erythrina should not be used in public rights-of-way.

** Tabebuia should only be used in areas protected from prevailing winds.

Botanical/Scientific Name	Common Name	LANDSCAPE ZONE				
		1	2	3	4	5
		Community Entries, Parkways, and Rights-of-Way	Public Parks, Greens, and Schools	Lake SouthShore/ Surrounding Open Space	SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Incubator/ Commercial Development	Residential and Commercial/ Mixed-Use Development Areas

Palms

<i>Arecastrum romanzoffianum</i>	Queen Palm	•	•	•		•
<i>Brahea armata</i>	Mexican Blue Palm	•	•	•		•
<i>Butia capitata</i>	Pindo Palm	•	•	•		•
<i>Neodypsis decaryii</i>	Triangle Palm	•		•		•
<i>Phoenix canariensis</i>	Canary Island Date Palm	•	•	•		•
<i>Sabal palmetto</i>	Palmetto	•	•	•		•
<i>Washingtonia robusta</i>	Mexican Fan Palm	•	•	•		•

Shrubs

<i>Agave Americana</i>	Century Plant	•	•	•	•	•
<i>Armeria maritime</i>	Common Thrift	•	•		•	•
<i>Artemisia californica</i>	California Sagebrush	•		•	•	•
<i>Baccharis pilularis 'Pigeon Point'</i>	Coyote Bush	•	•	•	•	•
<i>Baccharis pilularis 'Twin Peaks'</i>	Coyote Bush Prostrate	•	•	•	•	•
<i>Bougainvillea 'Tahitian Maid'</i>	Double Bougainvillea	•				•
<i>Callistemon viminalis</i>	Weeping Bottlebrush			•		•
<i>Callistemon viminalis 'Hannah Ray'</i>	Weeping Bottlebrush			•		•
<i>Callistemon viminalis 'Little John'</i>	Weeping Bottlebrush			•		•
<i>Carissa grandiflora 'Tuttle'</i>	Dwarf Natal Plum	•	•		•	•
<i>Carissa mac. 'Boxwood Beauty Var'</i>	Beauty Natal Plum	•	•		•	•
<i>Carissa mac. 'Compacta'</i>	Natal Plum	•	•		•	•
<i>Carissa macrocarpa</i>	Natal Plum	•	•		•	•
<i>Carissa macrocarpa 'Fancy'</i>	Natal Plum	•	•		•	•
<i>Carissa macrocarpa 'Green Carpet'</i>	Green Carpet Natal Plum	•	•		•	•

Botanical/Scientific Name	Common Name	LANDSCAPE ZONE				
		1	2	3	4	5
		Community Entries, Parkways, and Rights-of-Way	Public Parks, Greens, and Schools	Lake SouthShore/ Surrounding Open Space	SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Incubator/ Commercial Development	Residential and Commercial/ Mixed-Use Development Areas

Shrubs (continued)

<i>Carissa macrocarpa</i> 'Horizontalis'	Natal Plum	•	•		•	•
<i>Carissa macrocarpa</i> 'Minima'	Small Leaf Natal Plum	•	•		•	•
<i>Cassia nemophila</i>	Green Cassia		•	•	•	•
<i>Ceanothus species</i>	Wild Lilac	•	•		•	•
<i>Chrysanthemum frutescens species</i>	Marguerite	•	•		•	•
<i>Cistus ladanifera</i> 'Albiflorus'	White Rockrose			•	•	•
<i>Cistus ladanifera</i> 'Blanche'	White Rockrose			•	•	•
<i>Cistus ladanifera</i> 'Frank Birch'	White Rockrose			•	•	•
<i>Cistus ladanifera maculatus</i>	Crimson Spot Rockrose			•	•	•
<i>Cistus purpureus</i>	Orchid Spot Rockrose			•	•	•
<i>Cistus salviifolius</i>	Rockrose Sageleaf			•	•	•
<i>Convolvulus cneorum</i>	Bush Morning Glory	•	•	•	•	•
<i>Coprosma x kirkii</i>	Creeping Mirror Plant	•	•		•	•
<i>Coreopsis sp.</i>	Coreopsis	•			•	•
<i>Crassula argentea</i>	Jade Plant	•	•		•	•
<i>Crassula argentea</i> 'Crosby'	Miniature Jade Plant	•	•		•	•
<i>Elaeagnus pungens</i> 'Maculata'	Golden Elaeagnus			•	•	•
<i>Elaeagnus pungens</i> 'Variegata'	Thorny Variegated Elaeagnus			•	•	•
<i>Eriogonum fasciculatum</i>	Common Buckwheat			•	•	•
<i>Escallonia fradesii</i>	Pink Princess Escallonia	•	•	•	•	•
<i>Escallonia montevidensis</i>	Montevideo Escallonia	•	•	•	•	•
<i>Escallonia rubra</i>	Red Escallonia	•	•	•	•	•
<i>Ficus mic. nidita</i> 'Variegata'	Variegated Indian Laurel Fig Tree	•	•			•
<i>Grevillea</i> 'Noellii'	Noell'is Grevillea	•	•	•	•	•
<i>Grewia occidentalis</i>	Lavender Starflower	•		•	•	•

Botanical/Scientific Name	Common Name	LANDSCAPE ZONE				
		1	2	3	4	5
		Community Entries, Parkways, and Rights-of-Way	Public Parks, Greens, and Schools	Lake SouthShore/ Surrounding Open Space	SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Incubator/ Commercial Development	Residential and Commercial/ Mixed-Use Development Areas

Shrubs (continued)

<i>Hebe 'Evansii'</i>	Veronica Rubra	•	•		•	•
<i>Hebe 'Patty's Purple'</i>	Veronica 'Patty's Purple'	•	•		•	•
<i>Hebe 'Veronica Lake'</i>	Veronica Lake Hebe	•	•		•	•
<i>Hebe buxifolia</i>	Boxleaf Hebe	•	•		•	•
<i>Hebe menziesii</i>	Veronica Menziesii	•	•		•	•
<i>Heteromeles arbutifolia</i>	Toyon			•	•	•
<i>Heteromeles arbutifolia 'Davis Gold'</i>	Toyon			•	•	•
<i>Hibiscus rosa-sinensis 'President'</i>	Chinese Hibiscus	•	•		•	•
<i>Hydrangea macrocarpa species</i>	Hydrangea	•	•	•	•	•
<i>Juniperus chi. 'Pfitzerana Aurea'</i>	Chinese Juniper	•	•	•	•	•
<i>Juniperus chi. 'Sea Green'</i>	Sea Green Juniper	•	•	•	•	•
<i>Juniperus chi. Gold Coast™</i>	Gold Coast™ Juniper	•	•	•	•	•
<i>Juniperus communis 'Compressa'</i>	Juniper	•	•	•	•	•
<i>Juniperus communis 'Silver Miles'</i>	Silver Miles Juniper	•	•	•	•	•
<i>Juniperus communis 'Stricta'</i>	Irish Juniper	•	•	•	•	•
<i>Juniperus communis depressa</i>	Prostrate Juniper	•	•	•	•	•
<i>Juniperus communis depressa 'Effusa'</i>	Effusa Juniper	•	•	•	•	•
<i>Juniperus conferta 'Blue Pacific'</i>	Shore Juniper	•	•	•	•	•
<i>Juniperus hor. 'Wiltonii'</i>	Blue Carpet Juniper	•	•	•	•	•
<i>Juniperus horizontalis</i>	Creeping Juniper	•	•	•	•	•
<i>Juniperus sabina 'Broadmoor'</i>	Broadmoor Juniper	•	•	•	•	•
<i>Juniperus sabina 'Buffalo'</i>	Buffalo Juniper	•	•	•	•	•
<i>Juniperus sabina Moor-Dense™</i>	Moor-dense™ Juniper	•	•	•	•	•
<i>Juniperus sco. 'Gray Gleam'</i>	Gray Gleam Juniper	•	•	•	•	•
<i>Juniperus scopulorum Blue Creeper™</i>	Blue Creeper™ Juniper	•	•	•	•	•

Botanical/Scientific Name	Common Name	LANDSCAPE ZONE				
		1	2	3	4	5
		Community Entries, Parkways, and Rights-of-Way	Public Parks, Greens, and Schools	Lake SouthShore/ Surrounding Open Space	SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Incubator/ Commercial Development	Residential and Commercial/ Mixed-Use Development Areas

Shrubs (continued)

<i>Lantana camara species</i>	Lantana	•	•	•	•	•
<i>Lavandula pedunculata</i> 'Atlas'	Spanish Lavender	•	•	•	•	•
<i>Leptospermum lae.</i> 'Reevesii'	Dwarf Australian Tea Tree	•	•	•	•	•
<i>Leptospermum sco.</i> 'Helene Strybing'	Flowering Tea Tree	•	•	•	•	•
<i>Leptospermum sco.</i> 'Keatleyi'	New Zealand Tea Tree	•	•	•	•	•
<i>Leptospermum sco.</i> 'Ruby Glow'	Red New Zealand Tee Tree	•	•	•	•	•
<i>Leptospermum sco.</i> 'Snow White'	White Flowering Tea Tree	•	•	•	•	•
<i>Ligustrum jap.</i> 'Texanum'	Wax Leaf Privet	•	•	•	•	•
<i>Limonium perezii</i>	Sea Lavender	•		•		•
<i>Liriope muscari</i>	Lily Turfs	•	•	•		•
<i>Myrtus communis</i>	True Myrtle	•	•	•	•	•
<i>Nolina longifolia</i>	Mexican Grass tree	•	•	•		•
<i>Nolina microcarpa</i>	Bear Grass	•	•	•		•
<i>Opuntia arbuscula</i>	Pencil Cholla	•		•		
<i>Opuntia bigelovii</i>	Teddy Bear Cholla	•		•		•
<i>Opuntia fulgida</i>	Jumang Cholla	•		•		•
<i>Phormium</i> 'Cream Delight'	Mountain Flax	•	•	•	•	•
<i>Phormium tenax</i> 'Atropurpureum'	New Zealand Flax	•	•	•	•	•
<i>Pittosporum crassifolium</i>	Karo Pittosporum	•	•	•	•	•
<i>Pittosporum crassifolium</i> 'Nana'	Karo Pittosporum	•	•	•	•	•
<i>Pittosporum tobira</i>	Japanese Pittosporum	•	•	•	•	•
<i>Pittosporum tobira</i> 'Turner's Dwarf'	Dwarf Variegated Pittosporum	•	•	•	•	•
<i>Pittosporum tobira</i> 'Variegata'	Japanese Variegated Pittosporum	•	•	•	•	•
<i>Pittosporum tobira</i> 'Wheelerii'	Wheeler's Dwarf Pittosporum	•	•	•	•	•
<i>Raphiolepis</i> 'White Enchantress'™	White Enchantress™ Indian Hawthorn	•	•	•	•	•

Botanical/Scientific Name	Common Name	LANDSCAPE ZONE				
		1	2	3	4	5
		Community Entries, Parkways, and Rights-of-Way	Public Parks, Greens, and Schools	Lake SouthShore/ Surrounding Open Space	SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Incubator/ Commercial Development	Residential and Commercial/ Mixed-Use Development Areas

Shrubs (continued)

<i>Rhaphiolepis hybrid 'Majestic Beauty'™</i>	Majestic Beauty™ Indian Hawthorne	•	•	•	•	•
<i>Rhaphiolepis ind. 'Spring Rapture'™</i>	Spring Rapture™ Indian Hawthorn	•	•	•	•	•
<i>Rhus integrifolia</i>	Lemonade Berry	•	•	•	•	•
<i>Rosa rugosa 'Blanc Double de Coubert'</i>	Ramanas Rose	•	•	•	•	•
<i>Rosa rugosa 'Hansa'</i>	Ramanas Rose	•	•	•	•	•
<i>Rosmarinus officinalis species</i>	Rosemary	•	•	•	•	•
<i>Salvia microphylla</i>	Mexican Mint Sage	•	•	•	•	•
<i>Salvia officinalis</i>	Common Sage	•	•	•	•	•
<i>Solanum xanthii</i>	Purple Nightshade	•	•	•	•	•
<i>Tecomaria capensis</i>	Cape Honeysuckle	•	•	•		•
<i>Tecomaria capensis 'Aurea'</i>	Cape Honeysuckle	•	•	•		•
<i>Xylosma congestum 'El Dorado'</i>	Dwarf Xylosma	•	•	•	•	•
<i>Yucca baccata</i>	Banana Yucca	•		•		•
<i>Yucca pendula glauca</i>	Yucca	•		•		•

Ground Cover

<i>Aptenia cordifolia</i>	Hearts and Flowers	•	•	•	•	•
<i>Fragaria chiloensis</i>	Ornamental Strawberry	•	•	•	•	•
<i>Gazania hybrid 'Mitsua Yellow'</i>	Semi-trailing Yellow Gazania	•	•	•	•	•
<i>Gazania rigens</i>	Clumping Gazania, Treasure Flower	•	•	•	•	•
<i>Gazania sp.</i>	Gazania	•	•	•	•	•
<i>Juniperus chi. 'Pfitzerana Aurea'</i>	Chinese Juniper	•	•	•	•	•
<i>Juniperus chi. 'Gold Coast'™</i>	Gold Coast™ Juniper	•	•	•	•	•
<i>Lampranthus aurantiacus</i>	Ice Plant	•	•	•	•	•
<i>Lantana sellowiana</i>	Trailing Lantana	•	•	•	•	•
<i>Myoporum parvifolium species</i>	Myoporum	•	•	•	•	•

Botanical/Scientific Name	Common Name	LANDSCAPE ZONE				
		1	2	3	4	5
		Community Entries, Parkways, and Rights-of-Way	Public Parks, Greens, and Schools	Lake SouthShore/ Surrounding Open Space	SCE Land Used for Community Park, Self Storage, Boat/RV Storage, and Incubator/ Commercial Development	Residential and Commercial/ Mixed-Use Development Areas

Ground Cover (continued)

<i>Ophiopogon japonicus</i>	Mondo Grass	•	•	•	•	•
<i>Osteospermum fruticosum</i>	Freeway Daisy	•	•	•	•	•
<i>Osteospermum fruticosum 'Hybrid White'</i>	Freeway Daisy	•	•	•	•	•
<i>Soleirolia soleirolli</i>	Baby Tears, Augeistears	•	•	•	•	•
<i>Stenotaphrum secundatum</i>	St. Augustine Grass	•	•	•	•	•
<i>Thymus lanuginosis</i>	Wooley Thyme	•	•	•	•	•
<i>Verbena rigida</i>	Prairie Verbena	•	•	•	•	•

Vines

<i>Bougainvillea 'Tahitian Maid'</i>	Double Bougainvillea	•		•		•
<i>Hibbertia scandens</i>	Guinea Gold Vine	•	•	•		•
<i>Jasminum humile</i>	Italian Jasmine	•	•	•	•	•
<i>Lonicera hidebrandiana</i>	Giant Burmese Honeysuckle	•		•		•
<i>Lonicera japonica 'Halliana'</i>	Halls Japanese Honeysuckle	•		•		•
<i>Macfadyena unguis-cati</i>	Yellow Trumpet Vine	•	•	•	•	•
<i>Passiflora caerulea</i>	Passionflower (Blue Crown)	•	•	•	•	•
<i>Passiflora caerulea 'Blackmer'</i>	Blue Crown Passionflower	•	•	•	•	•
<i>Passiflora edulis 'Nancy Garrison'</i>	Passion Flower	•	•	•	•	•
<i>Passiflora caerulea 'Nancy Garrison'</i>	Passion Flower	•	•	•	•	•
<i>Solandra maxima</i>	Cup of Gold Vine	•	•	•	•	•

Turf

<i>Marathon II 'Festuca Arundinacea'</i>	Dwarf Tall Fescue	•	•	•	•	•
<i>Turf</i>	A-G Sod Farms Inc. – Elite Plus	•	•	•	•	•

7.3.4 Street Tree Master Plan

Exhibit 7-6a illustrates the Street Tree Master Plan for SouthShore. Exhibit 7-6b illustrates the Alternative Street Tree Master Plan (without High School). Exhibit 7-6c shows street tree planting concepts for collector streets, in particular “A” Street south of the Community Park, and for a typical local street intersection within the community. Finally, Exhibit 7-16a shows the Rose Avenue Entry Concept Plan, include off-site landscape enhancements between Pleasant Valley Road and the northerly boundary of SouthShore.

As shown on the exhibits referenced above, the Street Tree Master Plan and related details are consistent with the Landscape Master Plan and embodies the following concepts:

1. Street trees are drawn from the plant palette set forth in Section 7.3.3.
2. Each residential neighborhood (i.e., each attached residential area or single-family detached area of different lot sizes) contains street trees suitable to the parkway design details, building setbacks, and architectural massing.
3. Street trees for SouthShore Drive, Hueneme Road, and Olds Road are unique and appropriate. SouthShore will be more formal, in terms of on-center tree spacing (generally 40-foot on-center) and may utilize a double row or Bosque tree-planting concept in the 30-foot-wide parkways on each side of the roadway. Hueneme Road and Olds Road are more informal and relate to their adjacent lake and agricultural buffer functions, respectively.
4. Street trees for 40-foot-wide collectors are distinguished from 36-foot-wide local streets. North-south collectors (1st, 2nd, and 3rd Avenues) vary from the east-west collectors (“A”, “B”, and “C” Streets) in terms of their tree type/variety.
5. Street trees for local streets vary by neighborhood and reinforce the 3-step hierarchy of roadway functions from arterial to collector to local.

Final and more-detailed street tree planting plans shall be included with landscape construction drawings and specification for Master Developer and Project Development improvements, as described in Chapter 8, Implementation, submitted to the City of Oxnard’s Development Services and/or General Services Department for review and approval prior to the issuance of permits for each master- and project-level development within the community.



Ficus rubiginosa 'Florida' or Magnolia grandiflora 'D.D. Blanchard'



Magnolia grandiflora 'D.D. Blanchard'



Magnolia grandiflora 'Edith Bogue'



Phoenix canariensis and/or Washingtonia robusta 20' BTH Min.



Groupings of Washingtonia robusta 10' BTH Min.



Cupaniopsis anacardioides



Cassia leptophylla



Arbutus marina



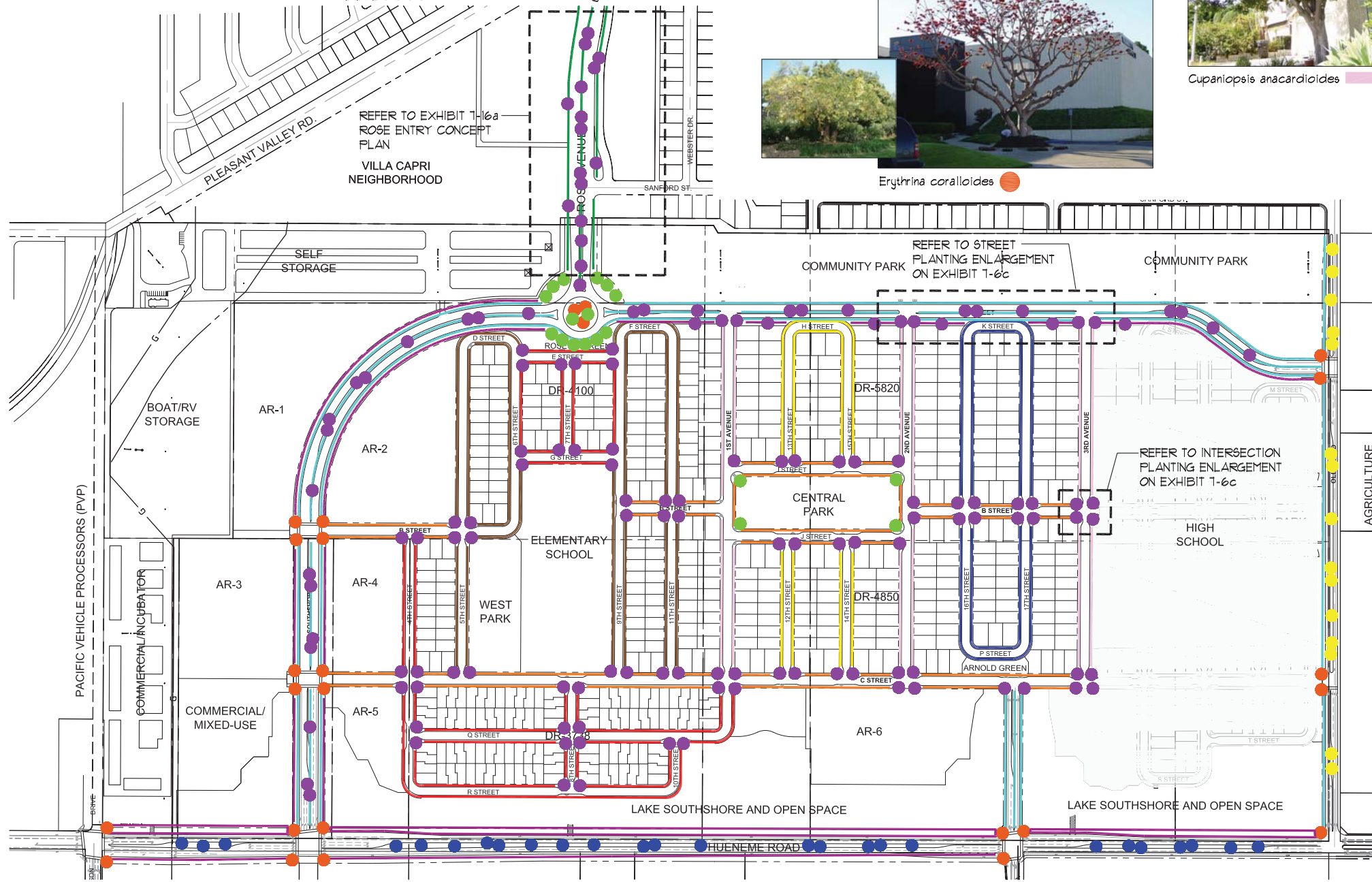
Erythrina coralloides



Metrosideros excelsus



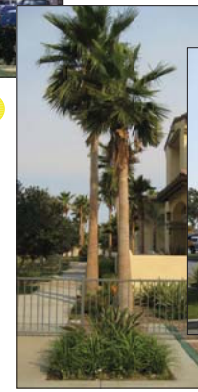
Fraxinus velutina 'Rio Grande'



Random Groupings of Washingtonia robusta
Melaleuca quinquenervia
Brachycton populneus
Metrosideros excelsus
Tristania conferta
Syagrus romanzoffianum



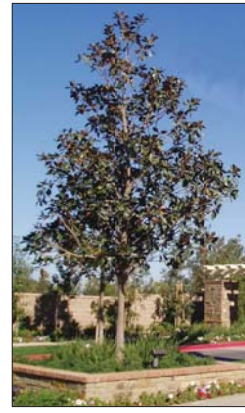
Tristania conferta or as designed by the City



Syagrus romanzoffianum



Ficus rubiginosa 'Florida' or Magnolia grandiflora 'D.D. Blanchard'



Magnolia grandiflora 'D.D. Blanchard'



Magnolia grandiflora 'Edith Bogue'



Phoenix canariensis and/or Washingtonia robusta 20' BTH Min.



Groupings of Washingtonia robusta 10' BTH Min.



Cassia leptophylla



Arbutus marina



Cupaniopsis anacardioides



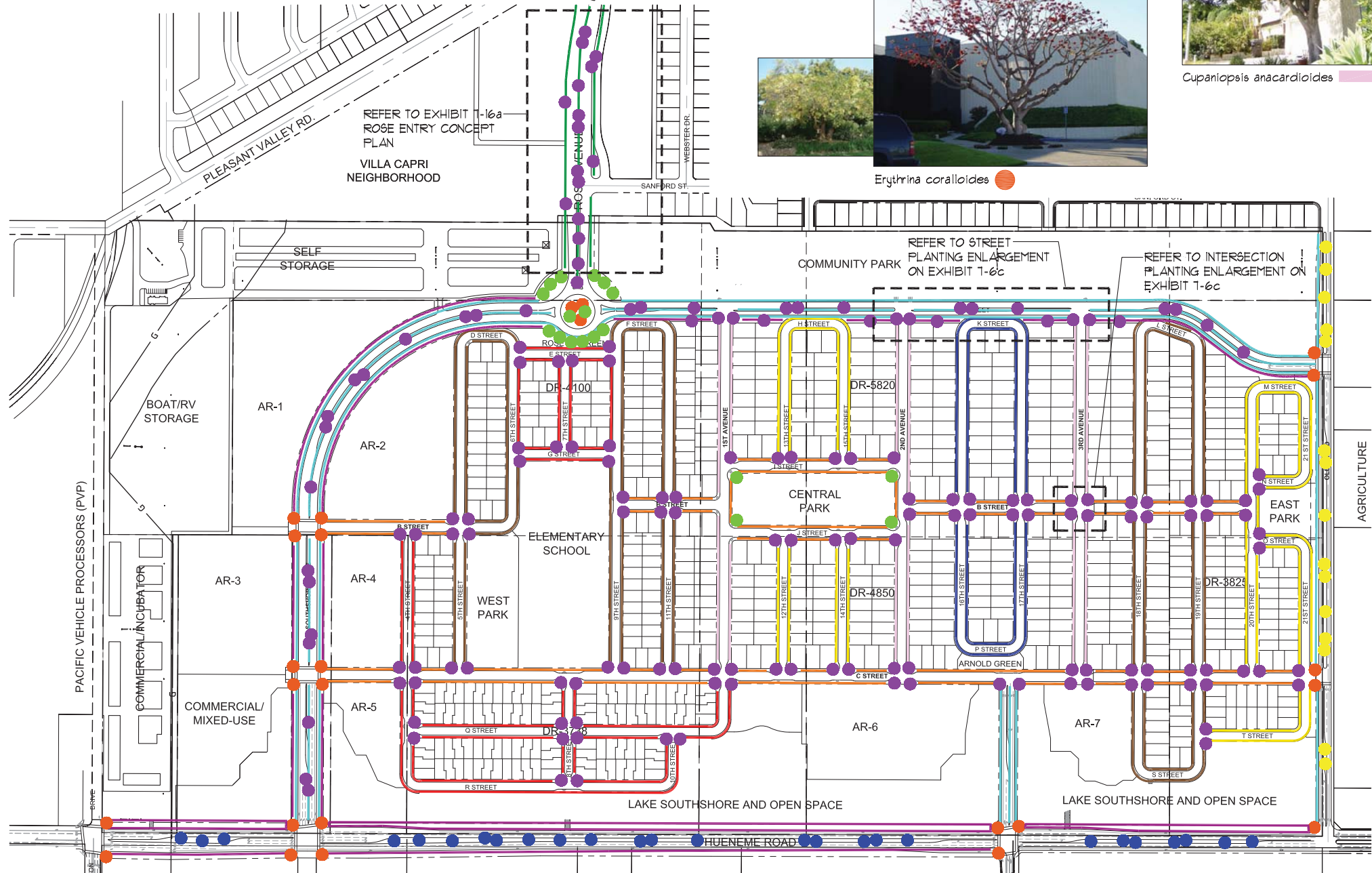
Erythrina coralloides



Metrosideros excelsus



Fraxinus velutina 'Rio Grande'



Random Groupings of Washingtonia robusta
Melaleuca quinquenervia
Brachycton populneus
Metrosideros excelsus
Tristania conferta
Syagrus romanzoffianum



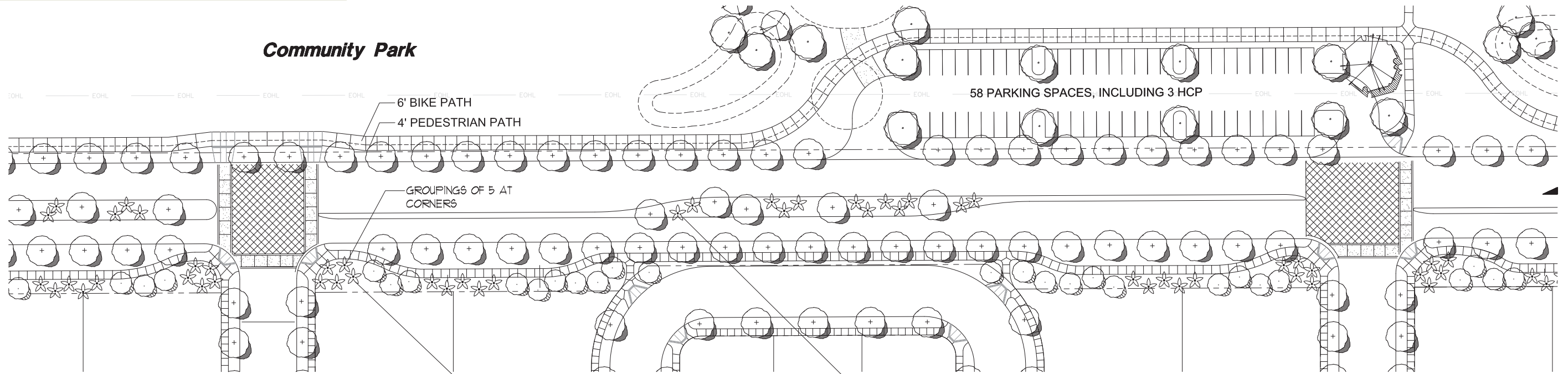
Tristania conferta or as designed by the City



Syagrus romanzoffianum



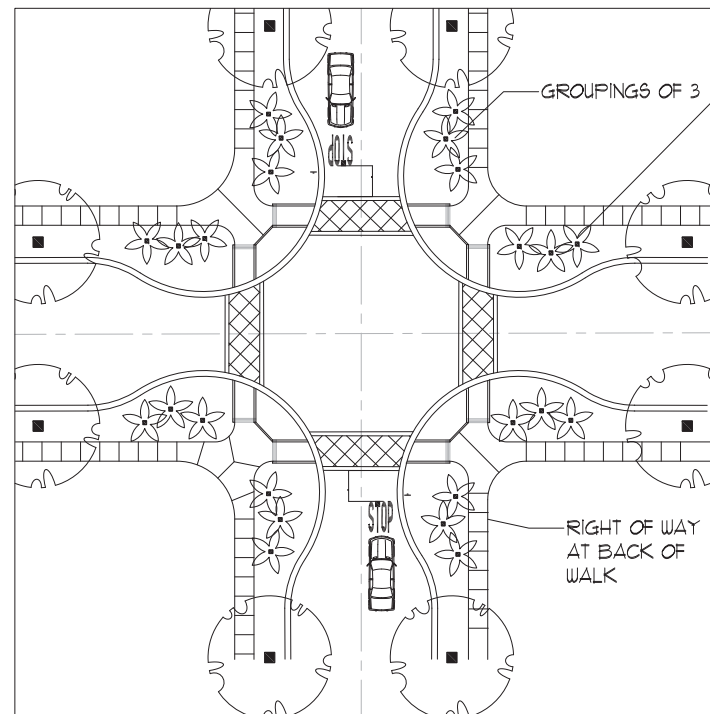
Community Park



Typical Collector Street Planting Enlargement

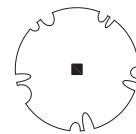
PALMS IN THESE LOCATIONS AT THE INTERSECTIONS OF THE COLLECTOR STREETS TO BE INSTALLED WITH A MINIMUM OF 10' OF BROWN TRUNK.

GROUPINGS OF FLAM TREES AND STREETS TREES TO BE GENERALLY CENTERED IN MEDIAN (SEE NOTE 1)



Typical Interior Intersection Planting Enlargement

Legend



STREET TREE (PER STREET TREE SHOWN ON EXHIBIT 7-6a OR EXHIBIT 7-6b WITHOUT HIGH SCHOOL)



WASHINGTONIA ROBUSTA

NOTES:

1. Regardless of how depicted in this exhibit, trees will be centered within medians and a "catwalk" of pavers or stamped concrete will be installed along the interior edge of the median curb to facilitate landscape maintenance.
2. The street tree concepts shown in this exhibit are subject to refinement in conjunction with the preparation of construction-level landscape plans for street parkways and expanded street rights-of-way that must be approved by Development Services and/or General Services.

7.3.5 Street Signage and Lighting

All street name and wayfinding signs located within the Specific Plan Area and the adjacent perimeter streets shall conform to City of Oxnard Standard Design Plate Numbers 203, 204, 205, 206, and 207, or as amended by the City. This condition applies to both public and private streets. Subject to the approval of the City of Oxnard Traffic and City Engineers, it may be possible to install ornamental sign posts.

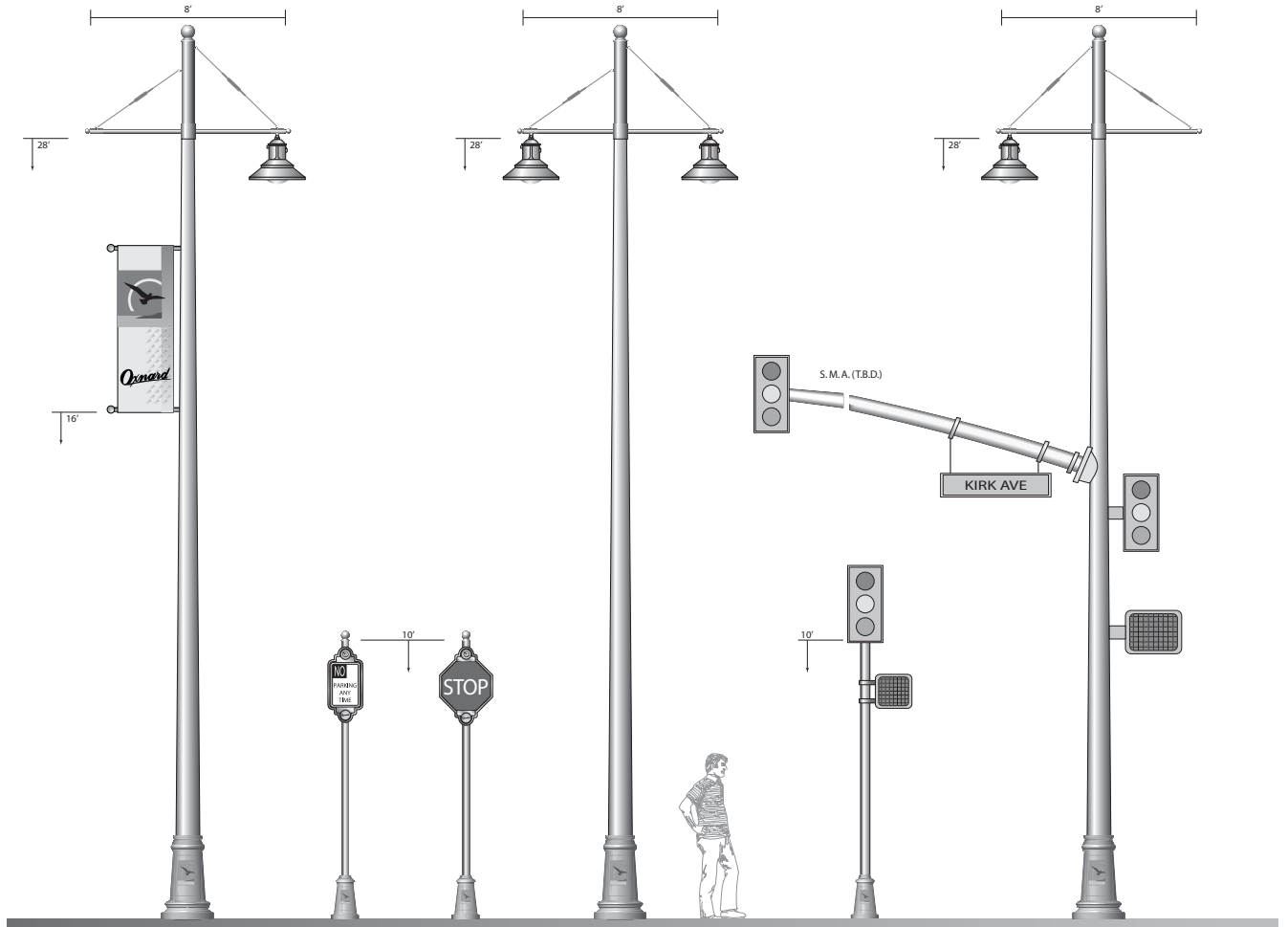
Exhibit 7-7, Street Lighting/Sign Concepts, illustrates the thematic street lighting fixtures and street furniture proposed for the SouthShore Specific Plan Area. These elements – which include street and traffic control sign posts, bollard lights, and other items shown – were designed for the Project to accent SouthShore’s coastal location and identity.

These street lighting fixtures and sign post elements are planned to be used within the interior of the SouthShore community. Perimeter arterials and collectors, notably Hueneme Road and Olds Road, will utilize standard City of Oxnard street light poles, street signal poles, and sign posts.

All light fixtures shall conform with City standards, including being flat lens with full cut-off or fully shielded. If this cannot be achieved with the designs shown in Exhibit 7-7, Street Lighting/Sign Concepts, an alternative design, satisfactory to the City, will be provided consistent with the process set forth below.

The final technical details of the custom street lighting fixtures and sign post elements, including their ease of maintenance characteristics and durability of their materials in a coastal setting, will be submitted to and approved by the City of Oxnard’s Police Department and Development Services and/or General Services Department. The custom street lighting fixtures/luminaries shall be acceptable to SCE in terms of maintenance. It is recognized that refinements may need to be made to the lighting fixtures to make them acceptable to SCE, and it is understood that the City of Oxnard will accept such refinements if accepted by SCE. Corresponding changes may be warranted to the sign posts and other street furniture elements so that they remain architecturally coordinated. The City of Oxnard will accept such refinements if reasonable and consistent.

Final street naming will occur prior to City Council consideration of Final Tract Maps for any particular development.



NOTE:
 Per Section 6.2.18, street light fixtures shall be flat lens, full cut-off fixtures with light source fully shielded. Light source may be metal halide, high pressure sodium, LED, or other source as approved by Police Department and Development Services and/or General Services.



Exhibit 7-7

S:\clients\hearthsuds_07540764015\08_visual\layouts\lay out_files\Specific Plan\Specific Plan_B.sx11.indd

7.3.6 Landscape and Development Area Lighting

Exterior lighting of public parks and open spaces areas, as well as attached residential, commercial, and all other development areas within SouthShore shall be in conformance with the following guidelines:

1. General

- a. Lighting should generally be confined to a particular land use or development area, and not create glare or spill over into other land use or development areas.
- b. Lighting shall be designed and shielded so as not to negatively impact existing or proposed residential areas within or adjacent to SouthShore.
- c. Lighting should be located and designed so as to provide safety and security for residents and visitors to the community.
- d. Lighting should reinforce community design and identity, and create a variety of visual experiences for pedestrian and motorists. Uplighting of community entries, gazebos/trellises, signature palms and specimen trees, and other landscape and architectural focal points in the community is encouraged for a variety of reasons, including its benefits to wayfinding and safety, as well as its positive and dramatic aesthetic benefits. At the same time, uplighting shall be shielded where appropriate to minimize glare and light pollution.
- e. Lighting should be used in the landscape to highlight directly and indirectly special elements or aspects of building design.
- f. Architectural lighting should be used for safety of pedestrian and vehicular movement, especially at entrances to parking areas, buildings, and other public and private access points.
- g. Light fixture locations and designs should be compatible with the overall design of buildings and their landscape settings. Lighting shall not be designed to uniformly flood an entire building wall or façade, without shadow, texture, or detail.
- h. Dark-sky compliant light fixtures, shielding, and/or other design elements should be considered for selected areas within the SouthShore Specific Plan Area if warranted by the proximity of the

Ormond Beach wetlands restoration area or other environmentally sensitive areas.

- i. All exterior lighting fixtures in public areas shall be independent from tenant control. If lighting bollards are used, the light they provide shall not be used as part of required photometric calculations.
- j. Metal halide bulbs or those that provide optimal color rendition are preferred for exterior features.
- k. Lumens/wattage for all exterior lighting shall be subject to City review and approval

2. Public Parks and Recreation Facilities

- a. Turf fields shall not be night-lighted for sports games. Low-level lighting shall be permitted along paths and in building areas for public safety purposes.
- b. Basketball, tennis, and /or other hard courts may or may not be night-lighted, subject to the review and approval of the City of Oxnard's Development Services and/or General Services Department, and Police Department. If lighted, light fixtures shall be located, height-controlled, and shielded to confine light rays to the court and immediately adjacent area and not significantly affect nearby residents.
- c. Public parking areas may be night-lighted with low-height standards, and/or bollard lights subject to the review and approval of the City of Oxnard's Development Services and/or General Services Department, and Police Department. Such lighting shall be shielded to confine light rays to the immediate area, and not affect nearby residents.
- d. Lighting and Security Plans for public parks and recreation facilities, including schools and open space areas, should be submitted to the City of Oxnard's Development Services and/or General Services Department, Planning Division, and Police Department for review and approval prior to issuance of Building Permits for the respective park and recreation facility.

3. Self Storage, Boat/RV Storage, and Incubator/Commercial Development

- a. Night-lighting of the Self Storage, Boat/RV Storage, and Incubator/Commercial Development on SCE-owned lands shall be designed so as to confine light rays to the immediate area, and not affect nearby residents. Such exterior lighting shall require City approval of a Special Use Permit, which shall address height(s), type(s), and placement of light fixtures related to on-site and off-site land uses.
- b. Lighting and Security Plans for developments on SCE lands shall be submitted to and approved by the City of Oxnard's Planning Division and Police Department prior to the issuance of Building Permits.

7.3.7 Fences and Walls

1. **Minimizing Residential Walls from Public Areas**

SouthShore's pattern of streets and lots has been carefully laid out to minimize fences and walls visible from public areas, and to maximize public visibility and resident safety.

Obviating and limiting the length of fences and walls visible from parks, streets, and other public spaces – and thereby reducing opportunities for graffiti and vandalism – is a keystone of the SouthShore Specific Plan, as is providing open public views into the Community Park from "A" Street and into Lake SouthShore and its surrounding open spaces from Hueneme Road as discussed in Section 7.4.

Exhibit 7-8, Schematic Fence/Wall Locations identifies the relatively few locations where residential walls and fences within the SouthShore Specific Plan Area will be visible from public streets, parks, and school sites. Exhibit 7-8a, Alternative Schematic Fence/Wall Locations (without High School), describes walls and fence locations if the High School is not built. Required fencing for the school sites will be determined by the school districts involved. Every effort will be made to see that these fences/walls blend into the community.

As shown, SouthShore minimizes publicly-visible wall and fences by providing residential streets adjacent to all public parks and open spaces, and orienting homes so that they all front the public streets and park areas, thus hiding privacy walls and fences in rear yard and interior side yard locations where they are not visible from public areas and cannot be easily vandalized.

Although all homes and lots will have interior walls and fences for resident privacy, only a very few homes back up to (i.e., have rear wall elevations or fences that directly adjoin) public streets. The great majority of privacy walls and fences adjoin a neighbor's rear or side yard which shares that wall or fence.

The lengths of walls and fences for single family corner lots are limited to not more than one half the length of the side property line, assuring that attractive architectural elevations and windows are the dominant elements of the streetscape.



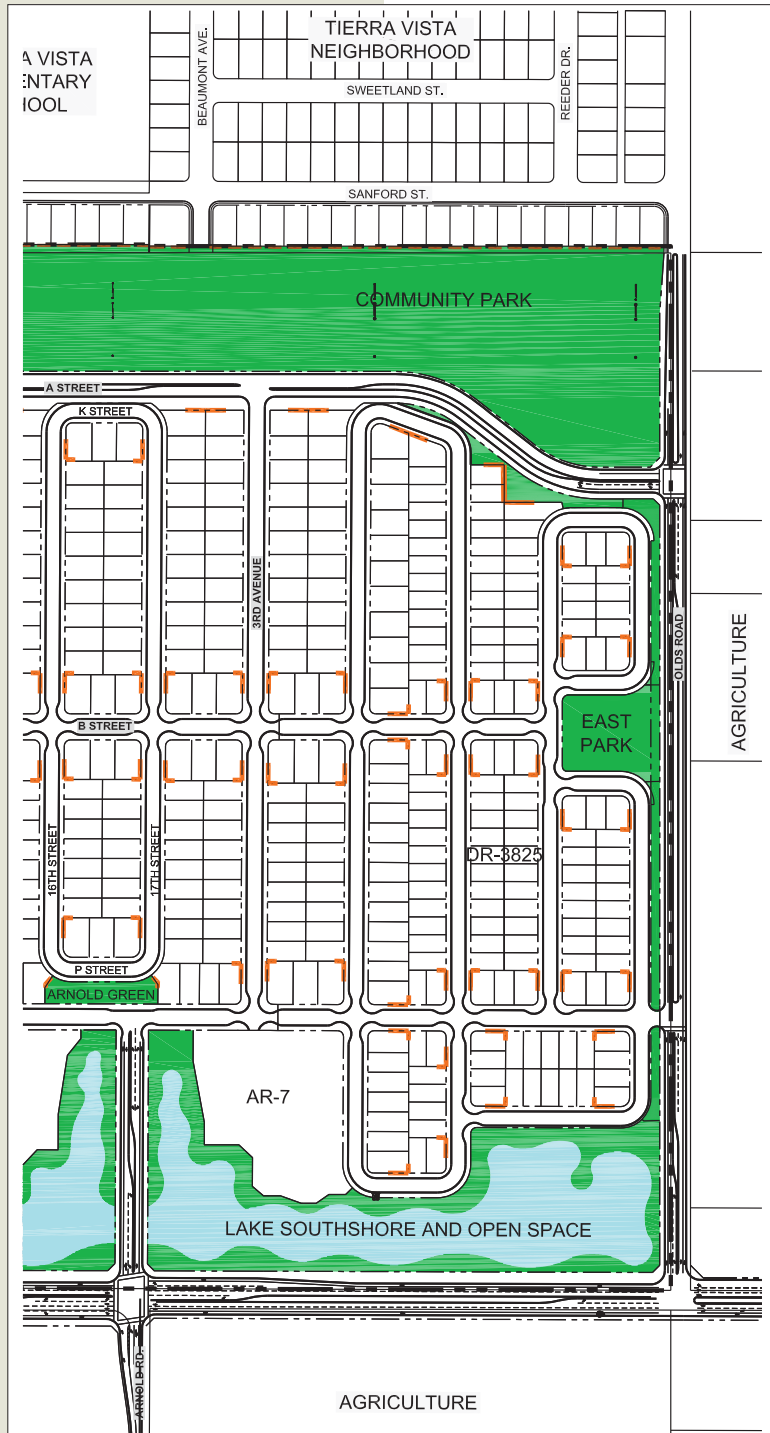
LEGEND

- Specific Plan Boundary
- 6' Height Minimum Concrete Block Wall (i.e., "Zone Wall")
- - - 6' Height Minimum Land Use District Screen Fence
- - - 6' Height Minimum Land Use District Security Fence
- Residential Side or Rear Yard Wall/Fence Visible from Public Streets (Side yard walls adjacent to streets shall be a maximum of 50% length of lot.)

Notes:

1. More detailed Detached Residential fence locations are shown on Exhibits 7-33 through 7-36.
2. Residential Side and Rear Yard Walls/Fences not visible from public streets are not shown.
3. Low garden fences and walls within front yard setbacks are not shown.



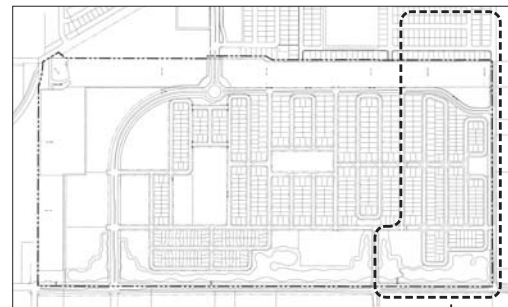


LEGEND

- Specific Plan Boundary
- - - - 6' Height Minimum Land Use District Screen Fence
- Residential Side or Rear Yard Wall/Fence Visible from Public Streets (Side yard walls adjacent to streets shall be a maximum of 50% length of lot.)

Notes:

1. More detailed Detached Residential fence locations are shown on Exhibits 7-33 through 7-36.
2. Residential Side and Rear Yard Walls/Fences not visible from public streets are not shown.
3. Low garden fences and walls less than 36" in height within front yard setbacks are not shown.



KEY MAP

ALTERNATIVE PLAN AREA

Exhibit 7-8a

Alternative Schematic Fence/Wall Locations and Key Map for Details (without High School)

S:\clients\hearsheds_0754\0754015\03_visual\layouts\lay_out_files\Specific Plan\Specific Plan_B.sx11.indd

2. Low Retaining Walls South of "A" Street

In a few locations along the south side of "A" Street, a low retaining wall (i.e., not-to-exceed four feet in height) may be required where it parallels short segments of "F", "H", and "K" Streets. In these areas, a landscaping planting area not less than two feet in width shall be provided immediately adjacent to the base of the retaining wall to soften its appearance. The landscape area shall be planted with shrubs, groundcovers, and/or vines as approved by City Development Services and/or General Services Department.

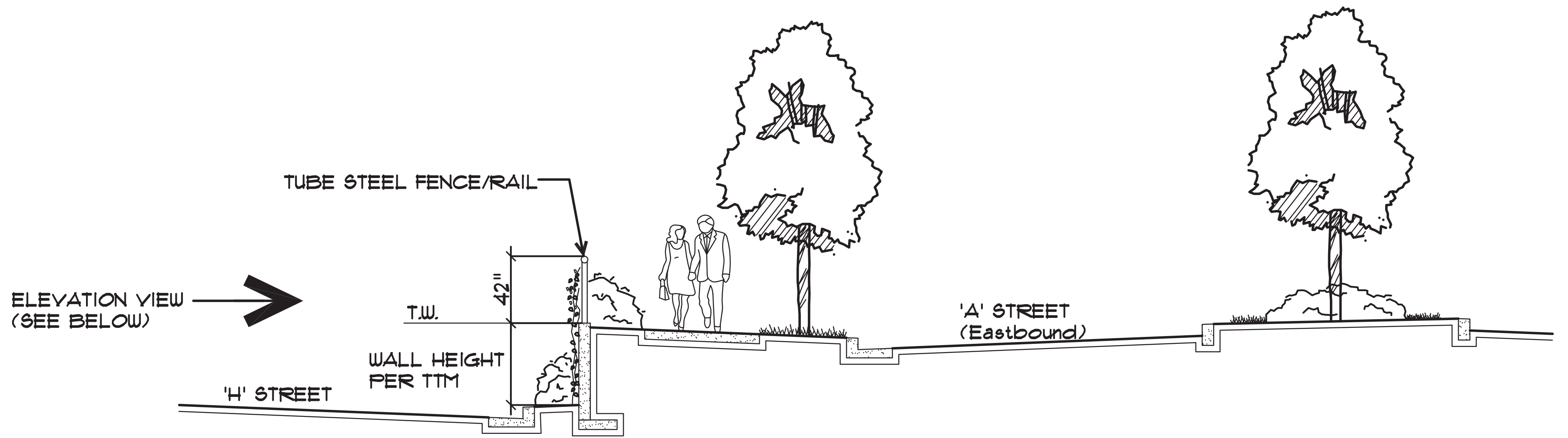
Exhibit 7-9 conceptually illustrates this low retaining wall south of "A" Street. As shown, it is proposed that an open 42-inch-high guard rail/fence be installed on top of this wall for pedestrian safety. The construction details for this guard rail/fence will be submitted to and approved by City Development Services and/or General Services Department. If required by the City, shrubs and/or vines will be installed to soften the appearance of this guard rail/fence.

3. Appropriate Land Use District Walls/Fences

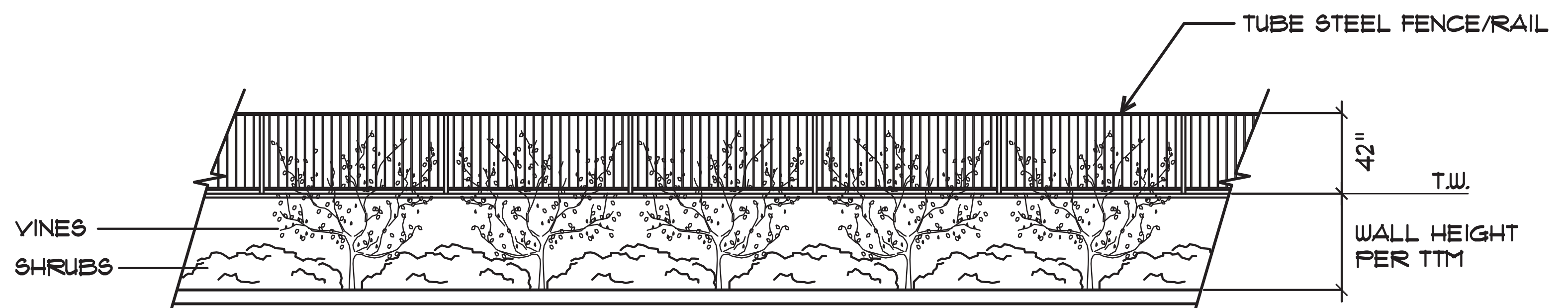
In four instances, walls and fences are appropriate and necessary as part of a security and visual buffer separating distinctly difference land use areas. Such walls and fences are shown on Exhibits 7-8 and 7-8a, and described below. The construction-level design and planting of all such walls and fences shall be approved by the City of Oxnard Planning Division.

- a. Required Walls Between Attached Residential Areas and Commercial/Mixed-Use Areas and the SCE Storage/Light Industrial Districts

The boundary between Attached Residential Areas AR-1, AR-3, and the Commercial/Mixed-Use Area and the Self Storage, Boat/RV Storage, and Incubator/Commercial Uses on the SCE Lands requires a 6-foot-high to 8-foot-high masonry wall. This wall should have an adjoining tree planter or planting area on the SCE side, as well as landscaping on the Commercial/Mixed-Use and Attached Residential sides.



Wall Section



Wall Elevation

Notes:

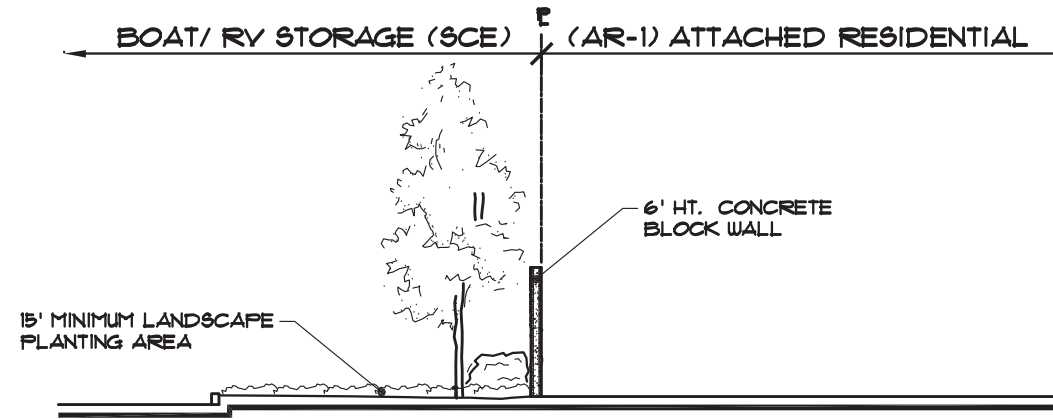
1. This exhibit illustrates the proposed size and character of the landscape structure or thematic element. Minor refinements to this design may be made during preparation of detailed construction drawings and specifications required for building permits, provided they retain a similar aesthetic character and do not exceed the dimensions shown on this exhibit.
2. Functional and decorative Landscape Structures within public parks and open space areas (e.g., open trellises, gazebos, overhead shade structures, etc.) shall not be constructed of wood. Acceptable architectural materials include appropriately painted/coated aluminum, steel, and other types of metal, and may include other durable materials if approved by the City of Oxnard Development Services and/or General Services.

Exhibit 7-9

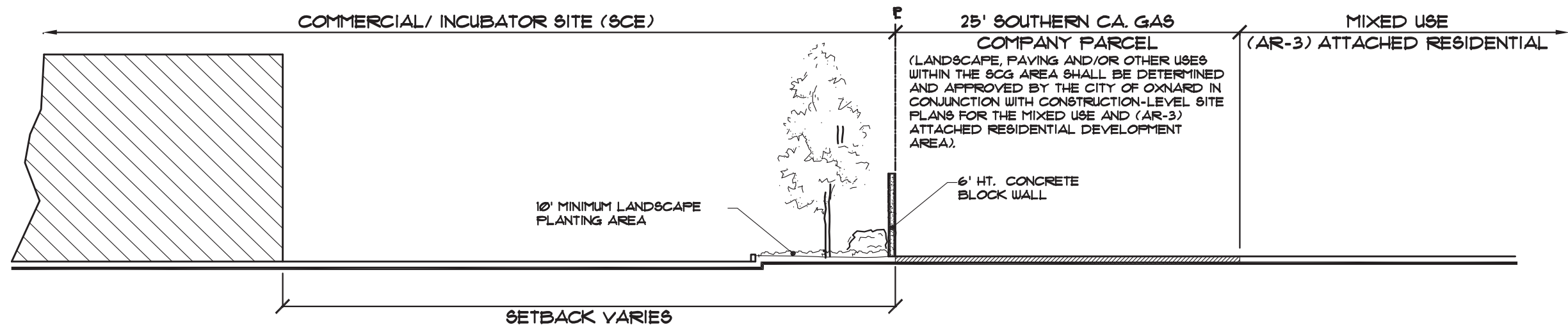
A layering of trees, shrubs, and groundcovers of different heights, colors, and textures should be installed against both sides of the wall to provide a safe and attractive landscape buffer. The design and planting of the wall should be approved by the City of Oxnard's Planning Division.

The conceptual design for the required wall between the AR-1 Area and the Boat/RV Storage (SCE) Area is illustrated in Exhibit 7-9a as Detail 1 (see Exhibit 7-8 for Detail 1 location).

The conceptual design for the required wall between the AR-3/ Commercial/Mixed-Use Areas and the Commercial/Incubator (SCE) Area is illustrated in Exhibit 7-9a as Detail 2 (see Exhibit 7-8 for Detail 2 location). Note that landscaping and paving on Southern California Gas Company's ownership (east of the SCE's ownership) will need to be addressed in advance of or in conjunction with the construction-level site plan for AR-3 and the Commercial/Mixed-Use Areas.



DETAIL 1
 ZONE WALL/LANDSCAPE BUFFER
 BETWEEN SCE BOAT/RV STORAGE AND
 AR-1 ATTACHED RESIDENTIAL



DETAIL 2
 ZONE WALL/LANDSCAPE BUFFER
 BETWEEN SCE COMMERCIAL/INCUBATOR AND
 MIXED USE/AR-3 ATTACHED RESIDENTIAL

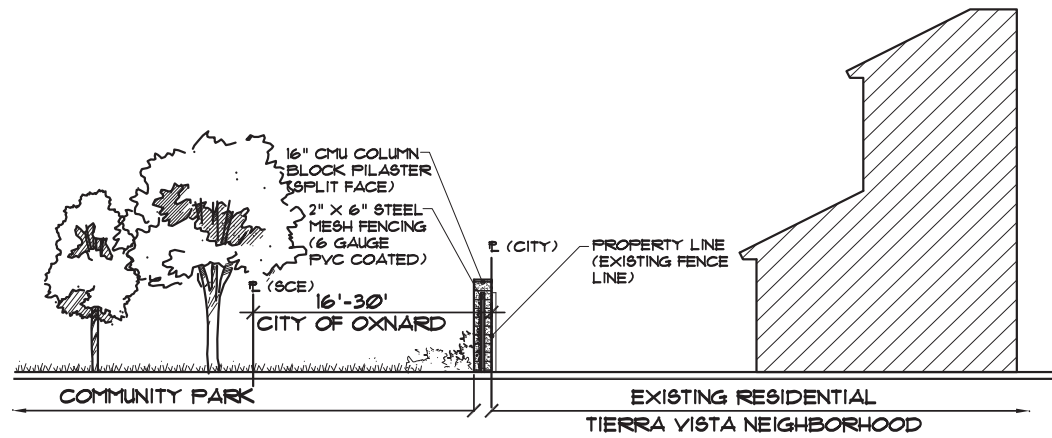
b. Required Fence between Community Park and Tierra Vista Neighborhood

The boundary between the SouthShore Community Park and the existing single-family lots and residential developments in the Tierra Vista Neighborhood requires a 6-foot-high green landscaped fence in order to provide security for residents and a safe and visually attractive edge for the park. This fence will parallel and adjoin (on the Community Park side) existing resident fencing which is a potpourri of materials, ages, and conditions.

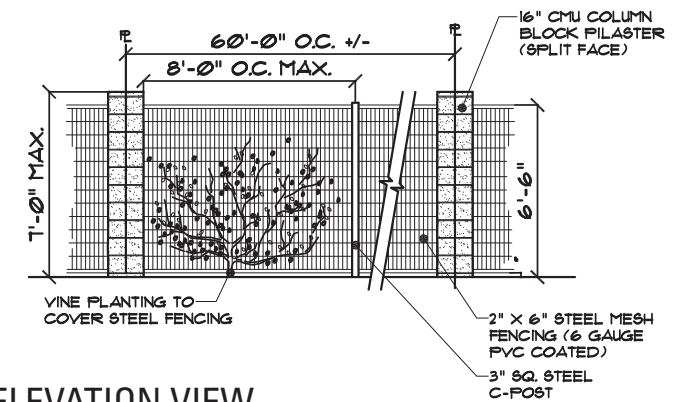
The fence in this location should be designed, detailed, and landscaped with vines and shrubs to minimize the potential for vandalism and graffiti. Because of its length, the fence should be designed to incorporate masonry pilasters and changes in plant material to avoid a monotonous appearance and provide an interesting visual backdrop for recreational activities within the Community Park. A layering of trees, shrubs, and groundcovers of different heights, colors, and textures should be installed against the fence to provide a safe and attractive landscape buffer. Any gap between the new fence and existing homeowner fences shall be avoided.

The conceptual design for the required fence between the Community Park and Tierra Vista Neighborhood is illustrated in Exhibit 7-9b as Detail 3, which includes a plan view, elevation view, and cross-section (see Exhibit 7-8 for Detail 3 location). Exhibit 7-9c illustrates examples of plant material (vines) that will be used to make the fence opaque and aesthetically attractive.

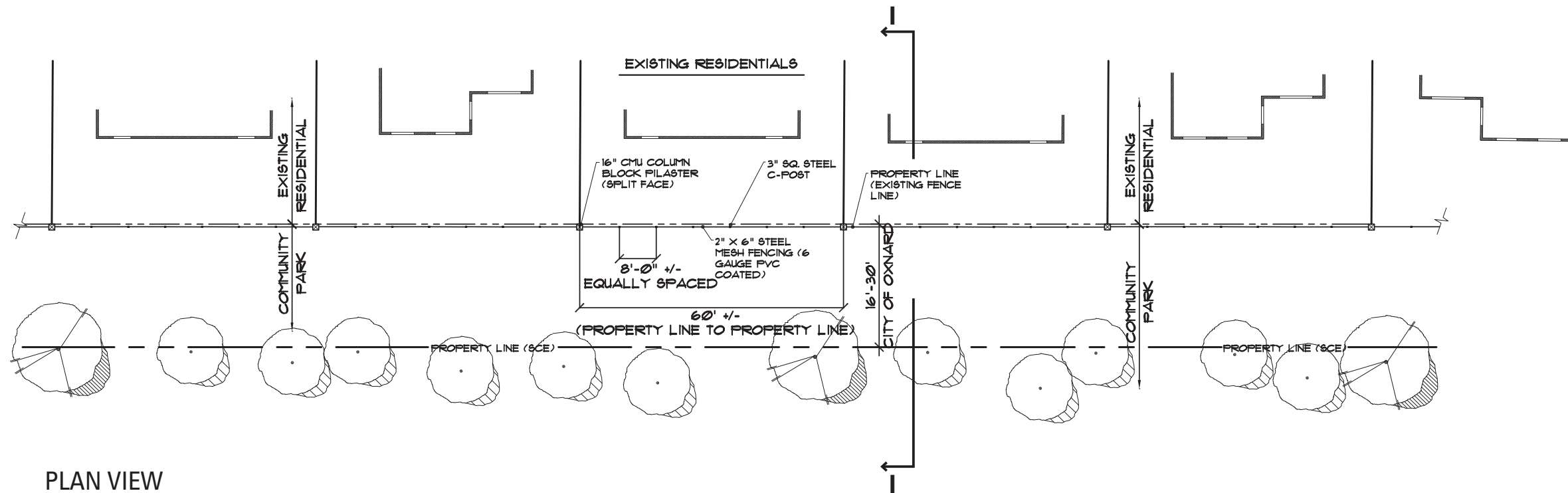
The precise location and detailed design and planting of the fence shall be approved by the City of Oxnard's Development Services and/or General Services Department, and Police Department prior to issuance of a Grading Permit for Community Park construction.



SECTION I-I



ELEVATION VIEW



PLAN VIEW



Yellow Trumpet Vine
Macfadyena unguis-cati



Blue Crown Passionflower
Passiflora caerulea 'Blackmer'



Cup of Gold Vine
Solandra maxima



Passion Flower
Passiflora edulis 'Nancy Garrison'



c. Required Fence between SCE Self Storage Area and Villa Capri Neighborhood

For security purposes, a maximum 8'-6"-high land use district security fence should be installed along the boundary between the SCE property and the Villa Capri Neighborhood. (Villa Capri mobile home neighborhood owns the approximately 25 foot-wide public drainage easement between its current residential fence line and the future northern boundary of the Self Storage facility on the SCE-owned property.)

This area is proposed to be transparently fenced – rather than opaquely fenced or landscaped to avoid inadvertently creating a largely invisible “no-man’s zone” between the existing trailer park and the proposed self storage facility.

The conceptual design for the required fence between the SCE Self Storage Area and the Villa Capri Neighborhood is illustrated in Exhibit 7-9d as Detail 4, which includes a plan view, elevation view, and cross-section (see Exhibit 7-8 for Detail 4 location).

The detailed design of the fence shall be approved by the City of Oxnard’s Development Services and/or General Services Department, and Police Department prior to the issuance of a grading permit for the SCE Self Storage Facility construction.

The Villa Capri community or the SCE Lessee may propose an alternative fencing or fence/wall plan for the Self Storage Facility to the City of Oxnard Planning Division. Such plan may be implemented in lieu of the previously described 8'-6"-high fence if mutually approved by all three parties – Villa Capri, the City, and the SCE Lessee that develops the Self Storage Facility.

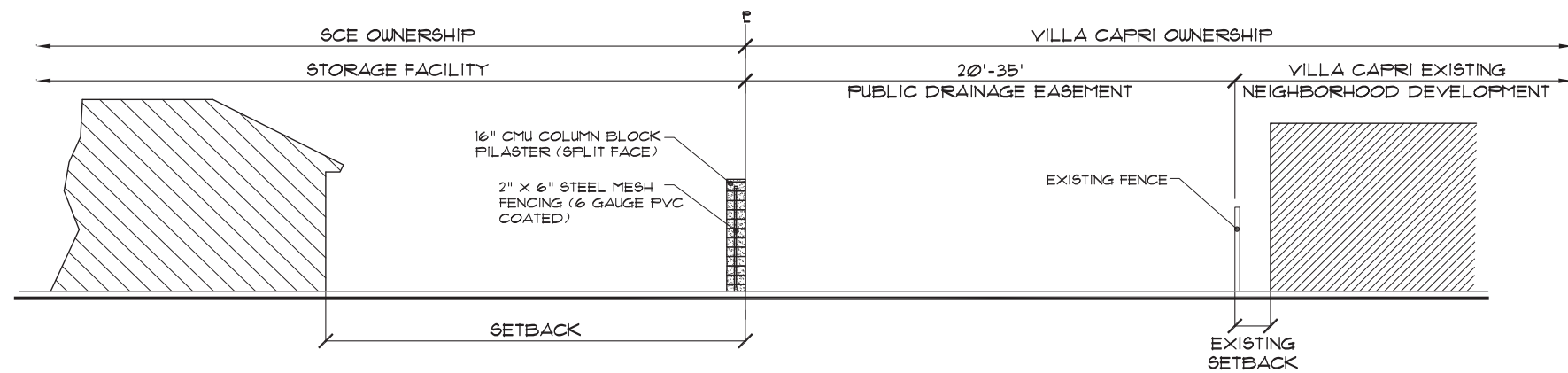
An alternate design solution to the green landscaped fence planned in this area may be proposed by the Master Developer and submitted to and approved by the Police Department and Development Services and/or General Services Department in conjunction with Development Design Review for the Community Park.

- d. Required Fence between the SCE property Self Storage, Boat/RV Storage, Commercial/Incubator Development and Pacific Vehicle Processors

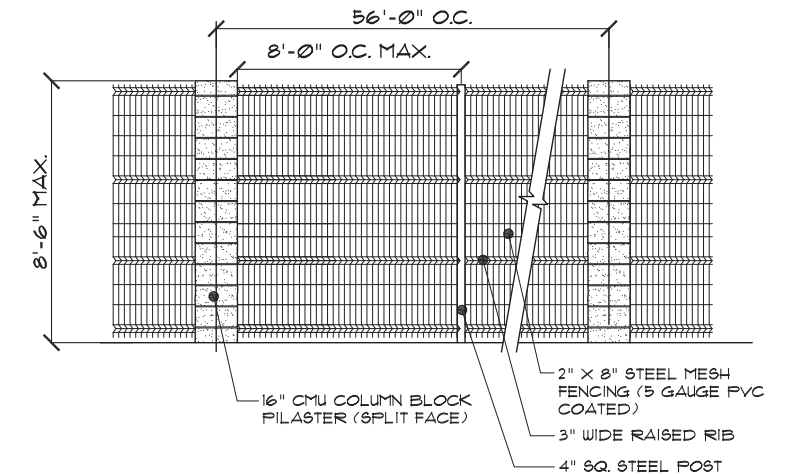
For security purposes, a maximum 8'-6"-high land use district security fence should be installed along the boundary between the SCE property being developed for Self Storage, Boat/RV Storage and Commercial/Incubator Development and the existing Pacific Vehicle Processors (PVP) facility to the west.

It is recommended that this boundary between SCE and PVP land uses be transparently fenced to improve security and surveillance on both sides of the fence. The fence illustrated in Detail 4 would be acceptable, but alternative less expensive details may, at the discretion of the Development Services Director, also be acceptable, including conventional chain-link fencing, if appropriately framed and detailed.

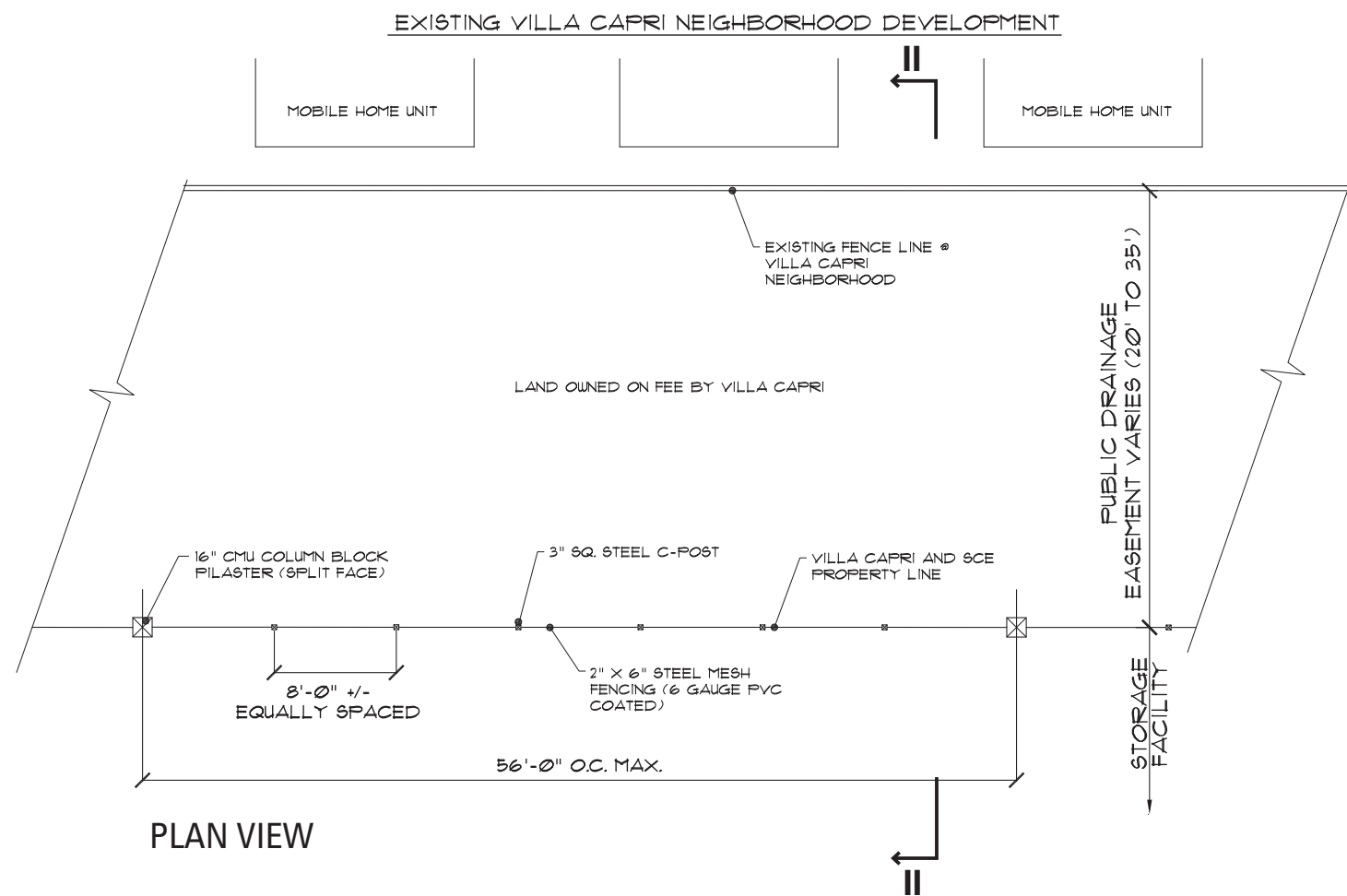
The detailed design of the fence should be approved by the City of Oxnard's Development Services and/or General Services Department, and Police Department.



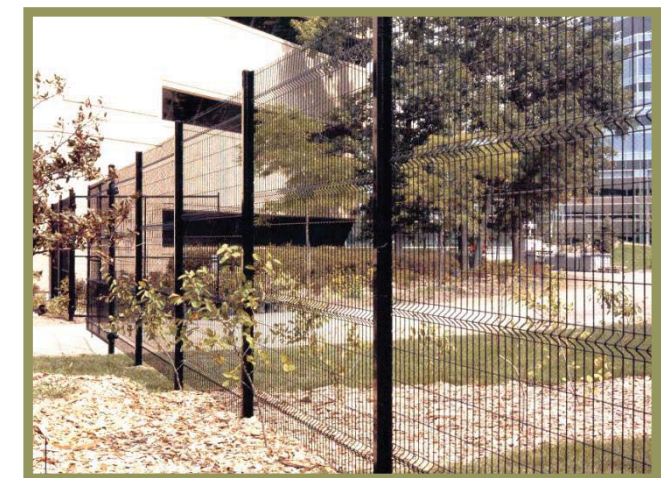
SECTION II-II



ELEVATION VIEW



PLAN VIEW



DECORATIVE FENCE

7.3.8 Architectural Elements within Parks and Open Space Areas

Architectural elements within SouthShore's public parks and open space areas will include thematic gazebos, trellises, restrooms, and group picnic structures. All of these elements need to be safe, attractive, and functional, and also constructed of durable materials that will not prematurely age or deteriorate in south Oxnard's coastal climate.

Design details, materials, and colors for all architectural elements within parks and open space areas, including plan views and elevations, will be submitted to and approved by the City of Oxnard's Development Services and/or General Services Department to ensure a consistent architectural theme, reasonable life span, and maintenance and replacement costs acceptable to the City of Oxnard and subsequently to the responsible Community Facilities District (See Section 8.6).

1. Trellises

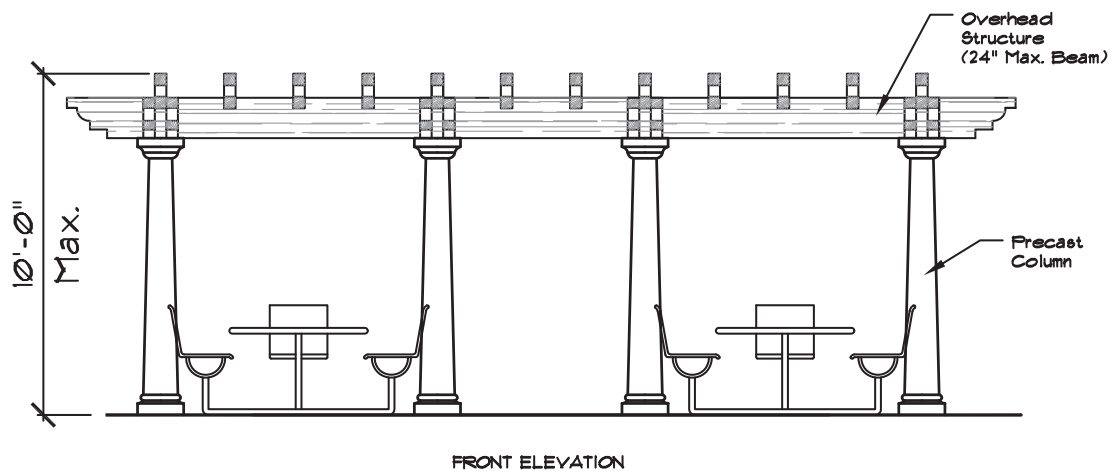
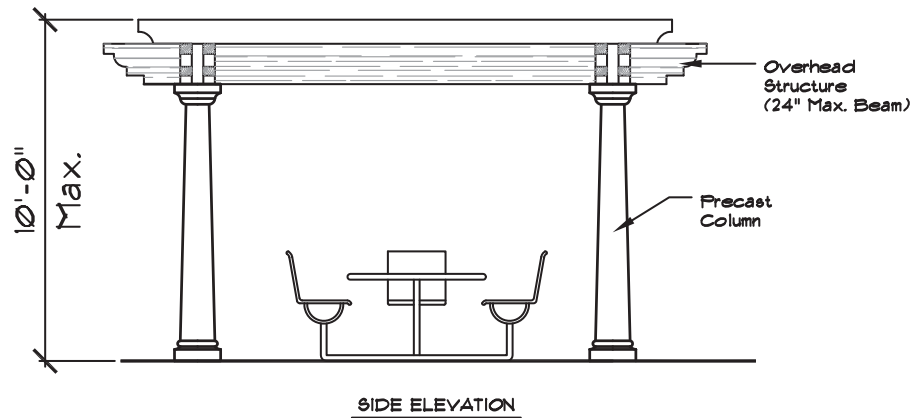
Architectural features such as trellises, shade structures, and gazebos are an important element of the parks and open space system, providing visual focal points and activity spaces. Together, these parks and open space elements provide a sense of design continuity and place that is helpful and supportive of family and community life.

Exhibits 7-10 and 7-11 conceptually depict options for trellises with bench(es) and picnic tables. The final elements will doubtless be different in terms of the precise size and details, but should be consistent with these general concepts.

2. Gazebos

Exhibit 7-12 conceptually depicts that character of the gazebos that will be included within the various parks. As with the trellises, final elements will be different in terms of the precise size and details, but should be consistent with these general concepts, and reflective of the particular park and neighborhood location within the community.

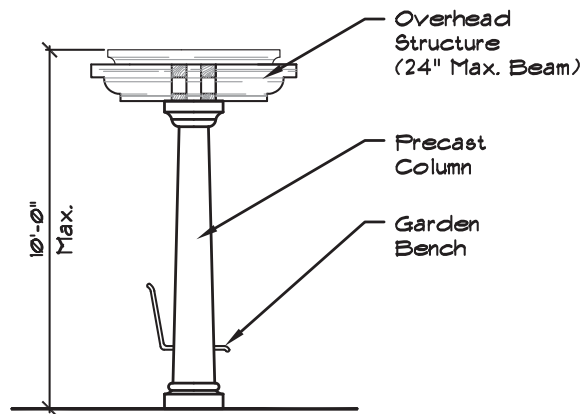
Trellis Structure with Picnic Tables



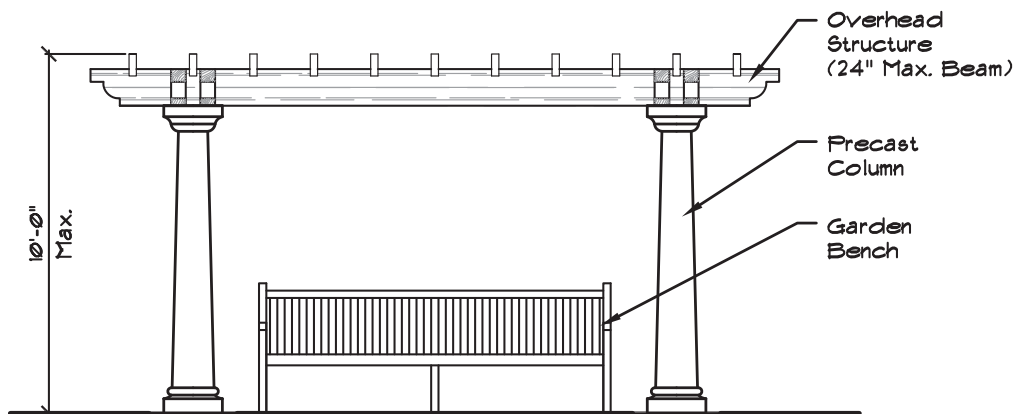
Notes:

1. This exhibit illustrates the proposed size and character of the landscape structure or thematic element. Minor refinements to this design may be made during preparation of detailed construction drawings and specifications required for building permits, provided they retain a similar aesthetic character and do not exceed the dimensions shown on this exhibit.
2. Functional and decorative Landscape Structures within public parks and open space areas (e.g., open trellises, gazebos, overhead shade structures, etc.) shall not be constructed of wood. Acceptable architectural materials include appropriately painted/coated aluminum, steel, and other types of metal, and may include other durable materials if approved by the City of Oxnard Development Services and/or General Services.

Exhibit 7-10



Side Elevation



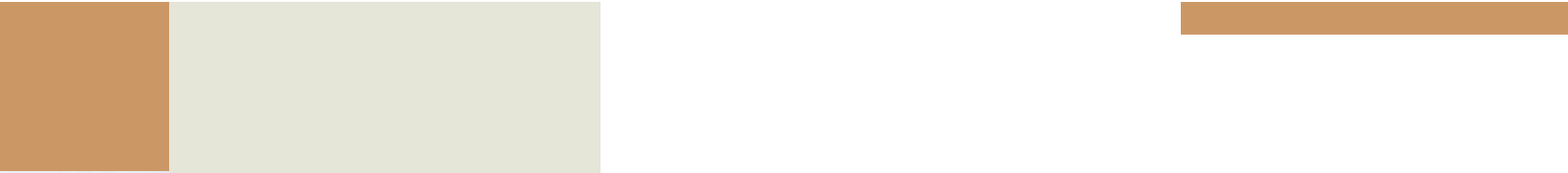
Front Elevation

Notes:

1. This exhibit illustrates the proposed size and character of the landscape structure or thematic element. Minor refinements to this design may be made during preparation of detailed construction drawings and specifications required for building permits, provided they retain a similar aesthetic character and do not exceed the dimensions shown on this exhibit.
2. Functional and decorative Landscape Structures within public parks and open space areas (e.g., open trellises, gazebos, overhead shade structures, etc.) shall not be constructed of wood. Acceptable architectural materials include appropriately painted/coated aluminum, steel, and other types of metal, and may include other durable materials if approved by the City of Oxnard Development Services and/or General Services.

S:\clients\hearsheds_0754076401508_visuallayouts\lay out_files\Specific Plan\Specific Plan_B.5x11.indd

Exhibit 7-11



S:\clients\hearsheds_0754\0754015\08_vsuart\layouts\lay out_files\Specific Plan\Specific Plan_B.sx11.indd

25'-0" Max

Notes:

1. This exhibit illustrates the proposed size and character of the landscape structure or thematic element. Minor refinements to this design may be made during preparation of detailed construction drawings and specifications required for building permits, provided they retain a similar aesthetic character and do not exceed the dimensions shown on this exhibit.
2. Functional and decorative Landscape Structures within public parks and open space areas (e.g., open trellises, gazebos, overhead shade structures, etc.) shall not be constructed of wood. Acceptable architectural materials include appropriately painted/coated aluminum, steel, and other types of metal, and may include other durable materials if approved by the City of Oxnard Development Services and/or General Services.

Exhibit 7-12

7.4 HUENEME ROAD SCENIC CORRIDOR

This section describes the design concept for the Hueneme Road Scenic Corridor, which borders the southern edge of SouthShore and forms the northern edge of the adjoining South Ormond Beach Specific Plan Area to the south. The acreage figures for Lake SouthShore/Surrounding Open Space reflect the Specific Plan without the High School site (see explanation of Lake SouthShore acres with the High School in Section 3.3.2).

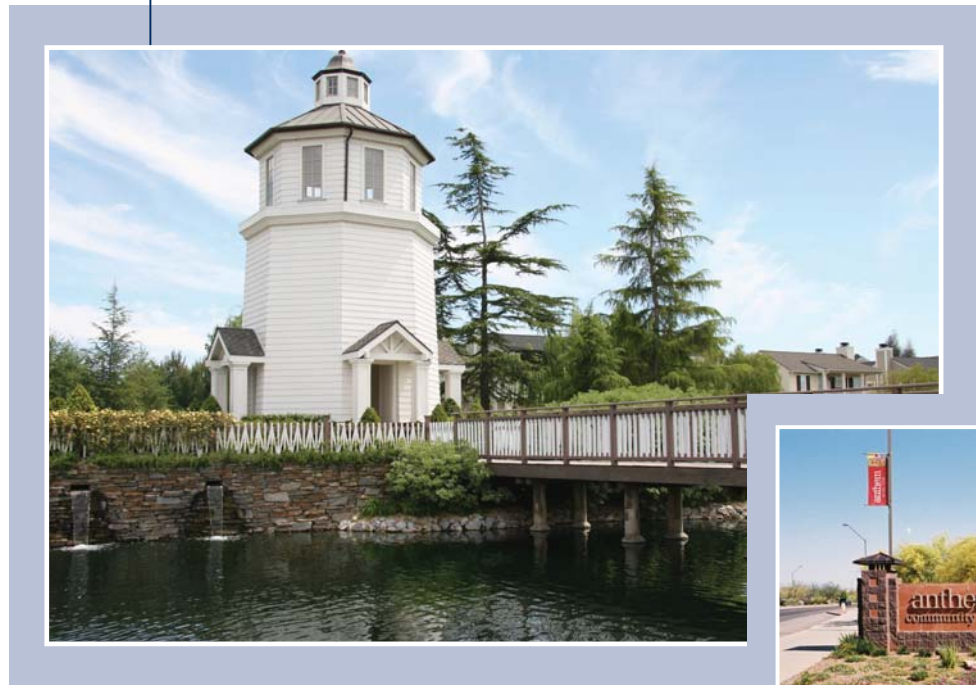
7.4.1 Scenic Corridor Improvement Plan

The concept for the Hueneme Road Scenic Corridor is to implement all of the City of Oxnard's planning and design policies for the corridor as set forth in the City's 2020 General Plan.

To ensure successful implementation of these policies, planners and landscape architects for both the SouthShore Specific Plan and South Ormond Beach Specific Plan Projects – which adjoin either side of Hueneme Road between Arnold Road and Edison Drive – have cooperated in preparing a set of comprehensive landscape and site planning concepts, policies, and regulations for the north and south sides of the Scenic Corridor. To this end, both specific plans were concurrently submitted to and environmentally evaluated by the City of Oxnard.

Exhibit 7-13, Hueneme Road Scenic Corridor Concept Plan, highlights the aesthetic character and appeal that the 150- to 300-foot-wide setback – associated with the Lake SouthShore/ Surrounding Open Space – will provide for Oxnard residents and pedestrians, bicyclists, and motorists. Thematic photographs of similar lake projects accent the various corridor areas and recreational/commercial uses.

For the sake of a comprehensive presentation of both the south and north sides of Hueneme Road, Exhibit 7-13 illustrates a 30-foot-wide parkway and a 90-foot-wide South Ormond Beach Greenbelt for the south side of Hueneme Road between Arnold Road and Edison Drive. These are intended to be consistent with the South Ormond Beach Specific Plan, but should be confirmed, as the authority to establish this parkway and greenbelt lies with the South Ormond Beach Specific Plan itself.



NOTE: Architectural photographs are intended to communicate character of design guidelines and site development standards. Final construction-level architectural elevations will vary from these examples, but remain consistent with the concepts and standards.

Exhibit 7-13

On the south side of the SouthShore Specific Plan Area, the open space area adjacent to Lake SouthShore will contain a meandering 10-foot-wide multi-use trail that will accommodate both pedestrians and bicyclists. The trail will link with pedestrian footpaths and sidewalks within the community, and to the existing Tierra Vista and Villa Capri residential neighborhoods to the north. The bicycle component will link with SouthShore's bike trail system, and will connect the SouthShore community to the City of Oxnard's trail system as well as to the State's Bicycle Trail that will run along the edge of Hueneme Road.

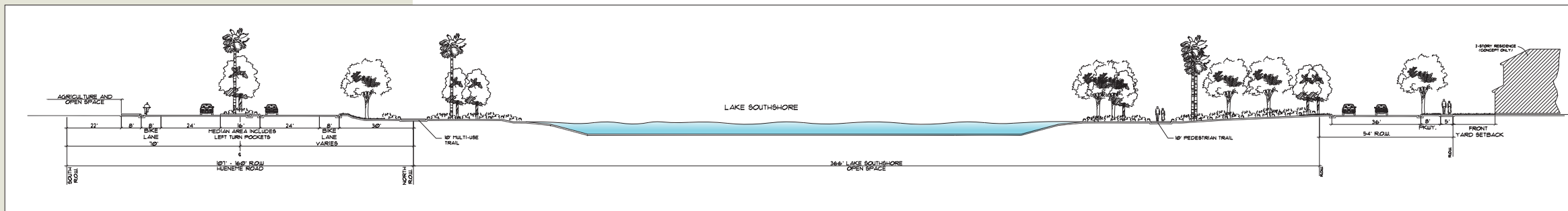
Public safety access points will be provided to the Lake from Hueneme Road in locations determined by the City of Oxnard Police and Fire Departments.

7.4.2 Scenic Corridor Cross-Sections

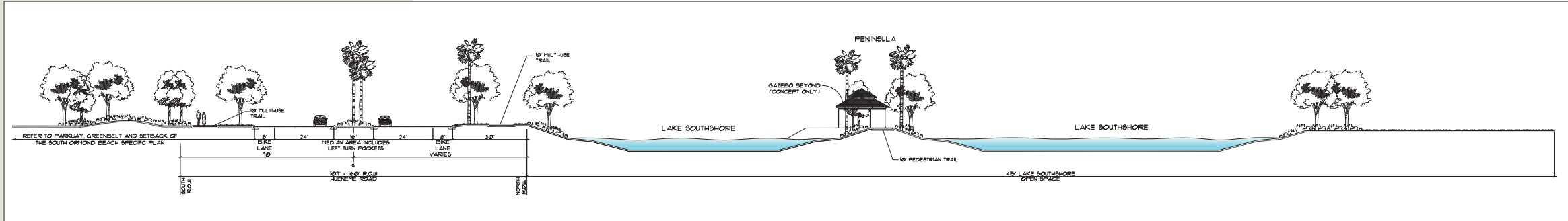
Exhibit 7-14, Hueneme Road Scenic Corridor Cross-Sections, provides a clear visual description of the relationship between landscaping, Lake SouthShore, and Hueneme Road.

The large size and total width of the open space corridor is clearly conveyed in the cross-sections. For its entire nearly one-mile length, the corridor serves both to provide a visually aesthetic solution and a noise-attenuating dimension between Hueneme Road and future SouthShore residents and visitors.

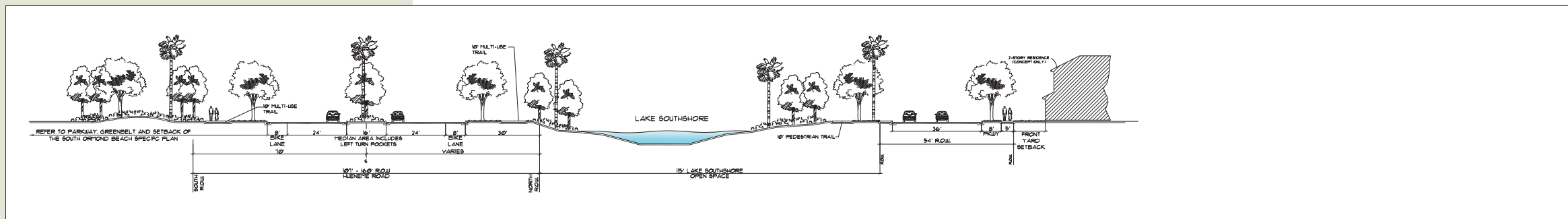
The palms shown in Exhibit 7-14 will be centered in the median and a cat walk of pavers or stamped concrete will be installed along the interior of the median to facilitate landscape maintenance.



SECTION A-A

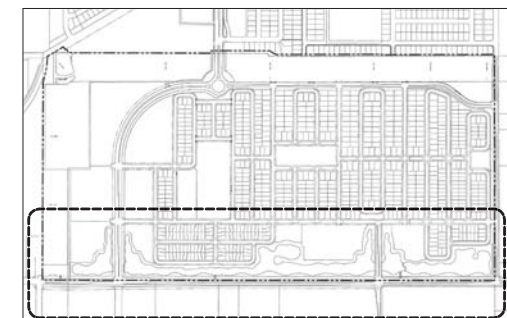


SECTION B-B



SECTION C-C

- NOTES:
1. Regardless of how depicted in this exhibit, trees will be centered within medians and a "catwalk" of pavers or stamped concrete will be installed along the interior edge of the median curb to facilitate landscape maintenance.
 2. It is anticipated that the public trails that generally parallel the south and north shorelines of the Lake will, in future construction drawings, meander both horizontally and vertically in response to low berms and minor topographic undulations in the open space area surrounding the Lake. These variations are intended to provide visual interest to residents, trail users, and motorists along Huene Road.



KEY MAP SEE DETAIL PLAN 1

7.4.3 City Gateway Monument Sign on Hueneme Road

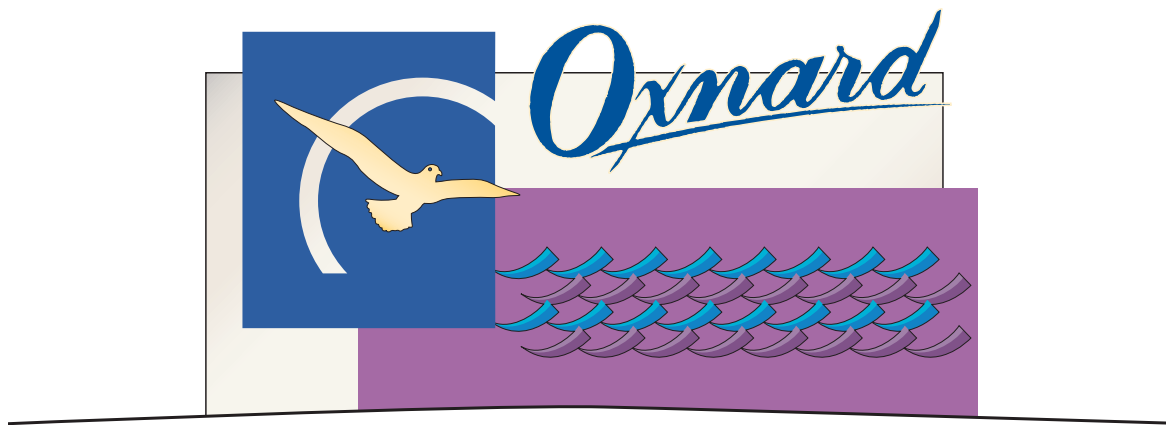
To identify entry into the City of Oxnard, the Master Developer shall pay the cost of and cause to be fabricated and installed an entry street monument sign in the Hueneme Road median at a location determined by the City of Oxnard. The sign's design shall conform to the Gateway Sign Program design approved by the City Council on January 13, 2004. The monument sign shall be installed as a part of the Phase I improvements and prior to the first certificate of occupancy. The developer shall coordinate the sign design and installation with the City of Oxnard Community Development Department.

The design of the City's Gateway Monument Sign is depicted in Exhibit 7-15a.

7.4.4 SouthShore Project Monumentation

With Lake SouthShore as the backdrop, the northwest corner of the intersection of Hueneme Road and Olds Road provides an ideal location for monumentation signage for the SouthShore community. Exhibit 7-15b, SouthShore Project Monumentation Concepts, illustrates two options for community monumentation signage at this corner.

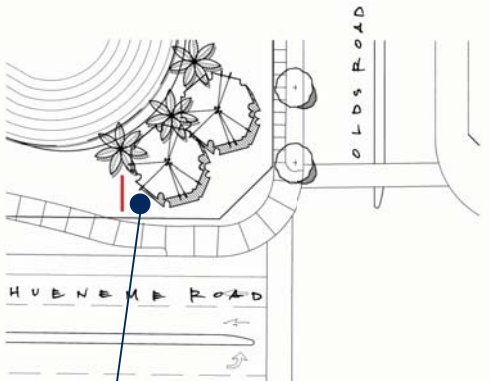
The precise location and details of the final SouthShore Project Monumentation shall be submitted to the City of Oxnard for review and approval in conjunction with the construction-level landscape plans for the Hueneme Road parkway and median, and for the southeast corner of the Lake SouthShore/Surrounding Open Space area. The SouthShore Project Monument sign may be installed as part of Phase I improvements.



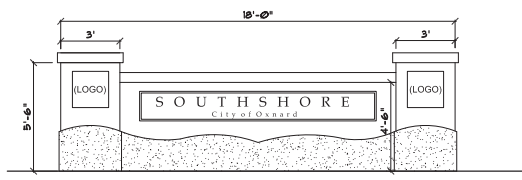
S:\clients\hearthsuds_0754\0754015\08_visual\layouts\lay out_files\Specific Plan\Specific Plan_B.sx11.indd



S:\clients\hearsheds_07540764015\08_visual\layouts\lay out_files\Specific Plan\Specific Plan_B.sx11.indd

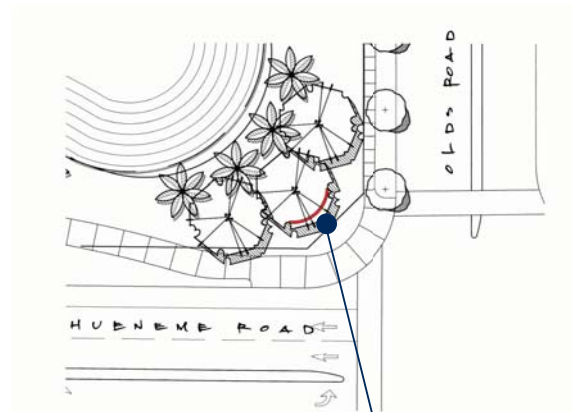


PLAN VIEW
MONUMENT SIGNAGE 1

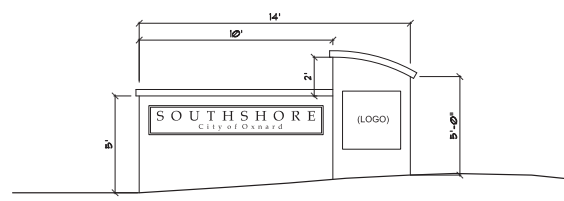


ELEVATION
MONUMENT SIGNAGE 1

CONCEPT 1



ELEVATION
MONUMENT SIGNAGE 2



ELEVATION
MONUMENT SIGNAGE 2

CONCEPT 2

Exhibit 7-15b

7.5 COMMUNITY ENTRIES

SouthShore has three major community entries from adjacent arterials. From the north is the southerly extension of Rose Avenue. From the southwest is the northerly extension of SouthShore Drive from Hueneme Road to connect to Rose Avenue. From the southeast is the northerly extension of Arnold Road to connect with “C” Street.

Each of these entries has its own special design character provided by enhanced paving, palms, and layered-height landscaping with color and community-arrival signage. Each contains multi-use trail connections into the Project from SouthShore’s perimeter trail system. Both entries along Hueneme Road are faux bridge crossings over Lake SouthShore, providing a visually strong transition from the arterial speed of Hueneme Road to the calm coastal residential environment of SouthShore.

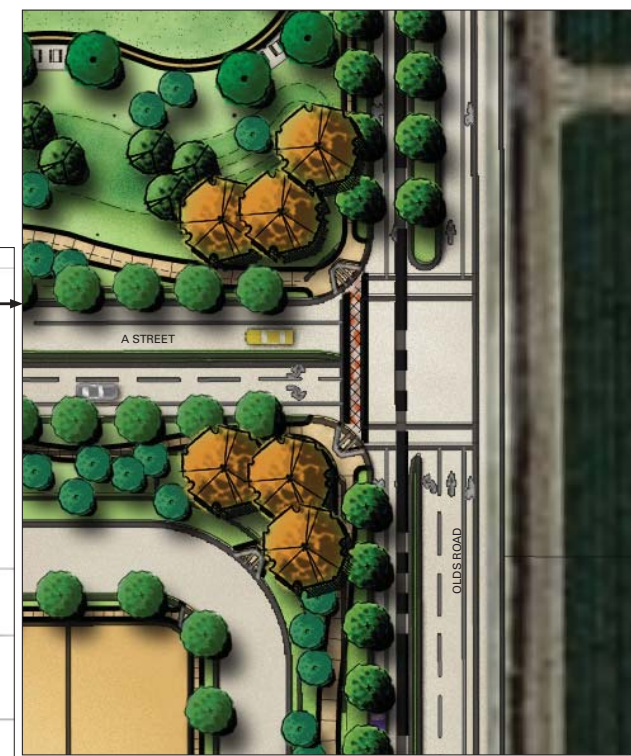
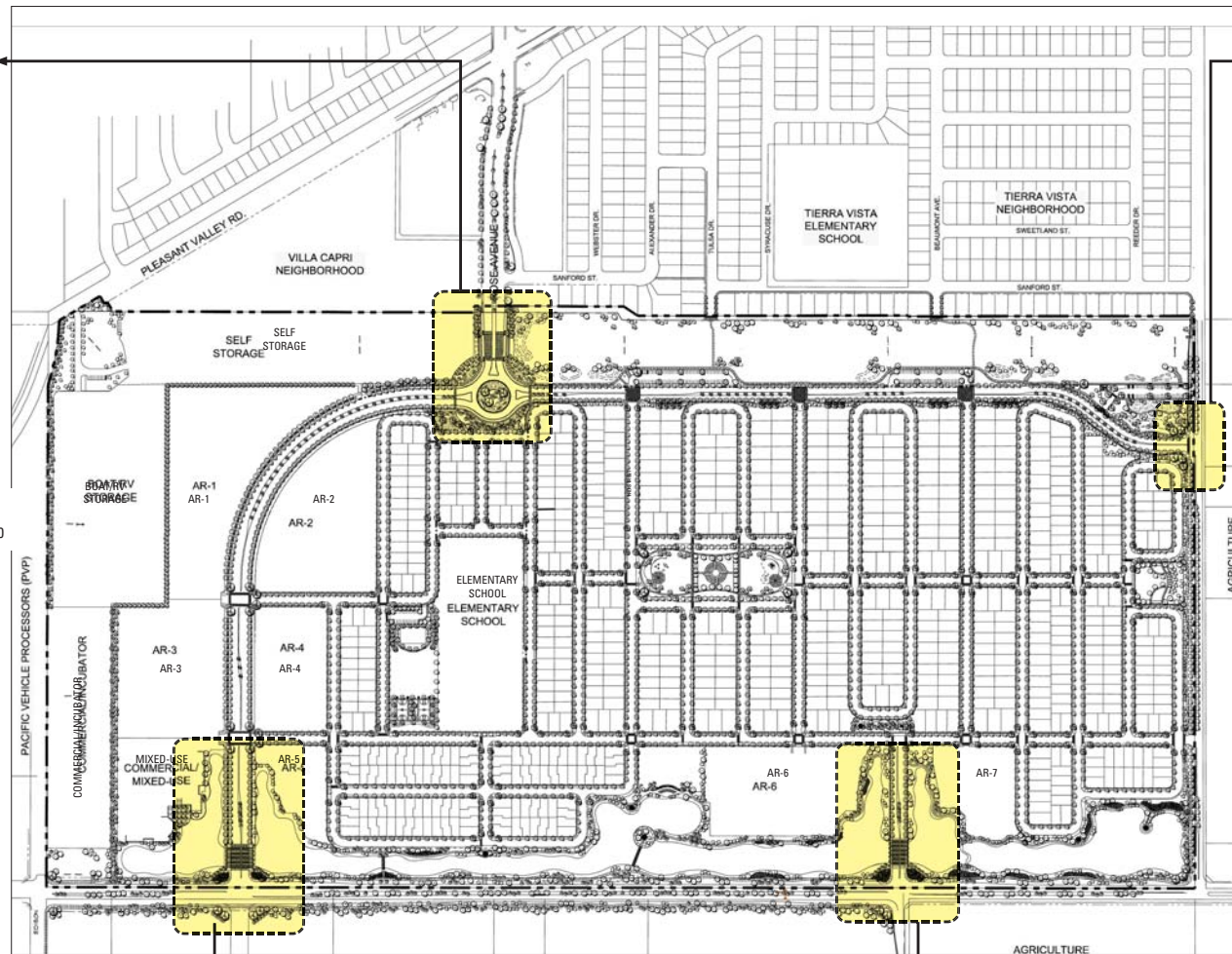
Exhibit 7-16, Community Entries Concept Plan, illustrates the size, design, and landscape character of each one:

1. **Rose Avenue Entry** is highlighted by a “roundabout” intersection with “A” Street. Vehicles can either exit immediately onto SouthShore Drive toward Hueneme Road, or continue around and exit onto “A” Street going east toward Olds Road. The interior of the roundabout will be landscaped in a coastal dunes theme, and contain a community monument sign. An open space area (Rose Green) backs the southern edge of the roundabout and provides both a landscape buffer and pedestrian trellises into the residential neighborhood beyond.
2. **SouthShore Drive Entry from Hueneme Road** is characterized by a fully enhanced faux bridge, with landscaping, a community monument sign, and strong architecture of the adjacent Commercial/Mixed-Use Center and attached residential area. A trail meanders along Hueneme Road and connects to the trail system along the west side of SouthShore Drive.
3. **Arnold Road Entry from Hueneme Road**, similar to the SouthShore Drive entry, is a slightly smaller median roadway, a community monument sign, and a faux bridge appearing to span Lake SouthShore. Here too are connections to the Multi-Use Trail along Hueneme Road, potentially connecting to future trails along Arnold Road to Ormond Beach.



ROSE AVENUE ENTRY

0 50 100



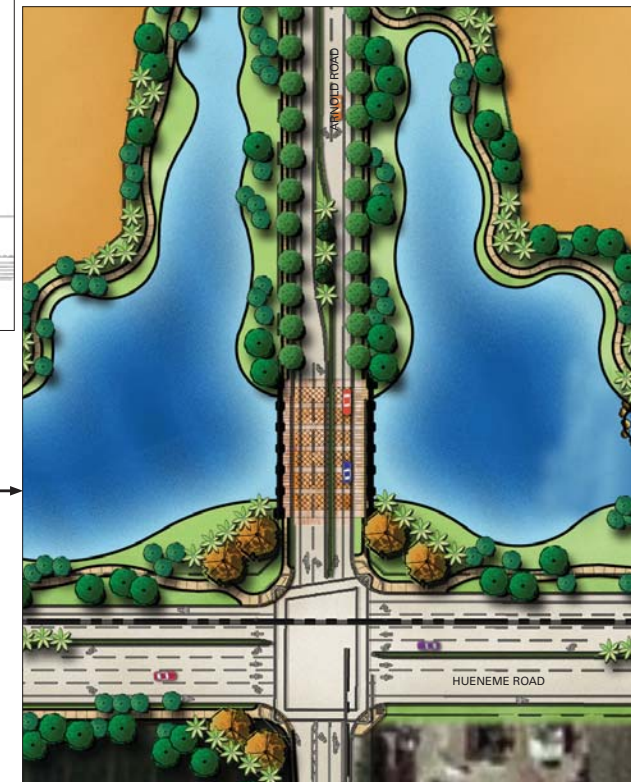
"A" STREET ENTRY AT OLDS ROAD

0 30 60



SOUTHSHORE DRIVE ENTRY AT HUENEME ROAD

0 50 100



ARNOLD ROAD ENTRY AT HUENEME ROAD

0 50 100

In addition to the three major entries, there will be a thematic westerly entry from Olds Road at "A" Street, along the southern edge of the Community Park. If the High School is not built, there will also be an entry from Olds Road at "C" Street. Finally, for uses on SCE-owned land, there will be a large landscaped entry to the SCE Self Storage and RV/Boat Storage Area from Pleasant Valley Road, and a landscaped entry to the Commercial Incubator Area from Edison Drive.

Consistent with Specific Plan Section 6.2.13, Off-site Landscape Enhancement Plan for Rose Avenue Parkways and Medians, Exhibit 7-16a illustrates the landscape improvement concept for Rose Avenue between Pleasant Valley Road and the northern boundary of the SouthShore Specific Plan Area. This concept includes the following:

1. Construction (northerly extension) of new landscape median between northerly boundary and Sanford Street intersection;
2. Planting of alternating clusters of palms within the parkways flanking Rose Avenue, complemented by formal plantings of accent trees along the parkway;
3. Planting of formally-spaced palms within the median, protecting the larger and more attractive existing trees in place;
4. Planting of shrubs and groundcovers within the parkways and median; and
5. Retaining existing City sidewalks, and blending them into the SouthShore walkways south of the northerly Specific Plan boundary.

Consistent with Section 6.2.13, final construction-level landscape improvement plans for this off-site area south of Pleasant Valley Road will be submitted with the Phase I Improvement Plans for the Rose Avenue Community Entry within the SouthShore Specific Plan Area.



EXISTING TREES
PROTECT-IN-PLACE

EXISTING SIDEWALK
PROTECT-IN-PLACE

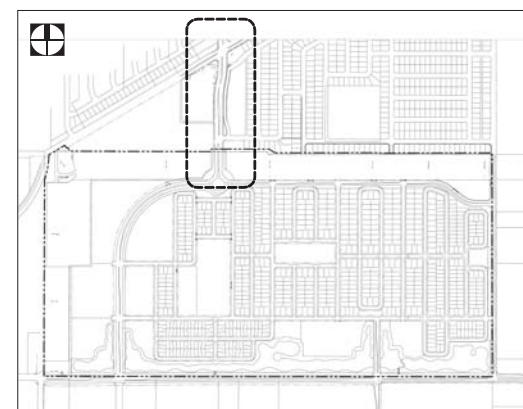
ROSE AVENUE

SANFORD STREET

PLEASANT VALLEY RD.

ADDITIONAL ACCENT TREES
- FICUS RUBIGINOSA 'FLORIDA' OR
- METROSIDEROS EXCELSUS

ADDITIONAL PALM TREES
- WASHINGTONIA ROBUSTA



KEY MAP

NOTE: Selected Trees are proposed and not limited to.

Exhibit 7-16a

7.6 COMMUNITY STREETSCAPES

7.6.1 Perimeter and Internal Streetscape Design

The Community Streetscapes are designed to carry SouthShore’s landscape themes throughout the residential and open space areas of the community. The streetscapes have been organized into two categories: the generally wider perimeter roadways and the generally narrower interior roadways.

A Streetscape Sections Key Map, Exhibit 7-17, depicts locations of the illustrative cross-sections for the two streetscape categories. Exhibits 7-18 and 7-19 provide the sections for the perimeter streetscapes (coded with letters):

- Section A-A
- Section B-B
- Section C-C
- Section D-D
- Section E-E
- Section F-F
- Section G-G
- Section H-H
- Section I-I
- Section J-J

Exhibit 7-20 provides the illustrative cross-sections for the interior streetscapes within the community, and these are coded with numbers:

- Section 1-1
- Section 2-2
- Section 3-3
- Section 4-4
- Section 5-5
- Section 6-6

As the cross-sections illustrate, all of SouthShore’s parkways have a minimum landscaped width of eight feet. All arterials and perimeter collectors have parkways and/or landscaped lots 30 feet wide or wider, and accommodate 10-foot-wide multi-use trails, except for a 6-foot-side walkway on the east side of SouthShore Drive. The trees selected for these parkways will be consistent with the previously-described SouthShore plant palette, and be submitted to and approved by the City of Oxnard’s Development Services and/or General Services Department.

Trees will be centered within the medians, and a cat walk of pavers or stamped concrete will be installed along the interior of the median to facilitate landscape maintenance.

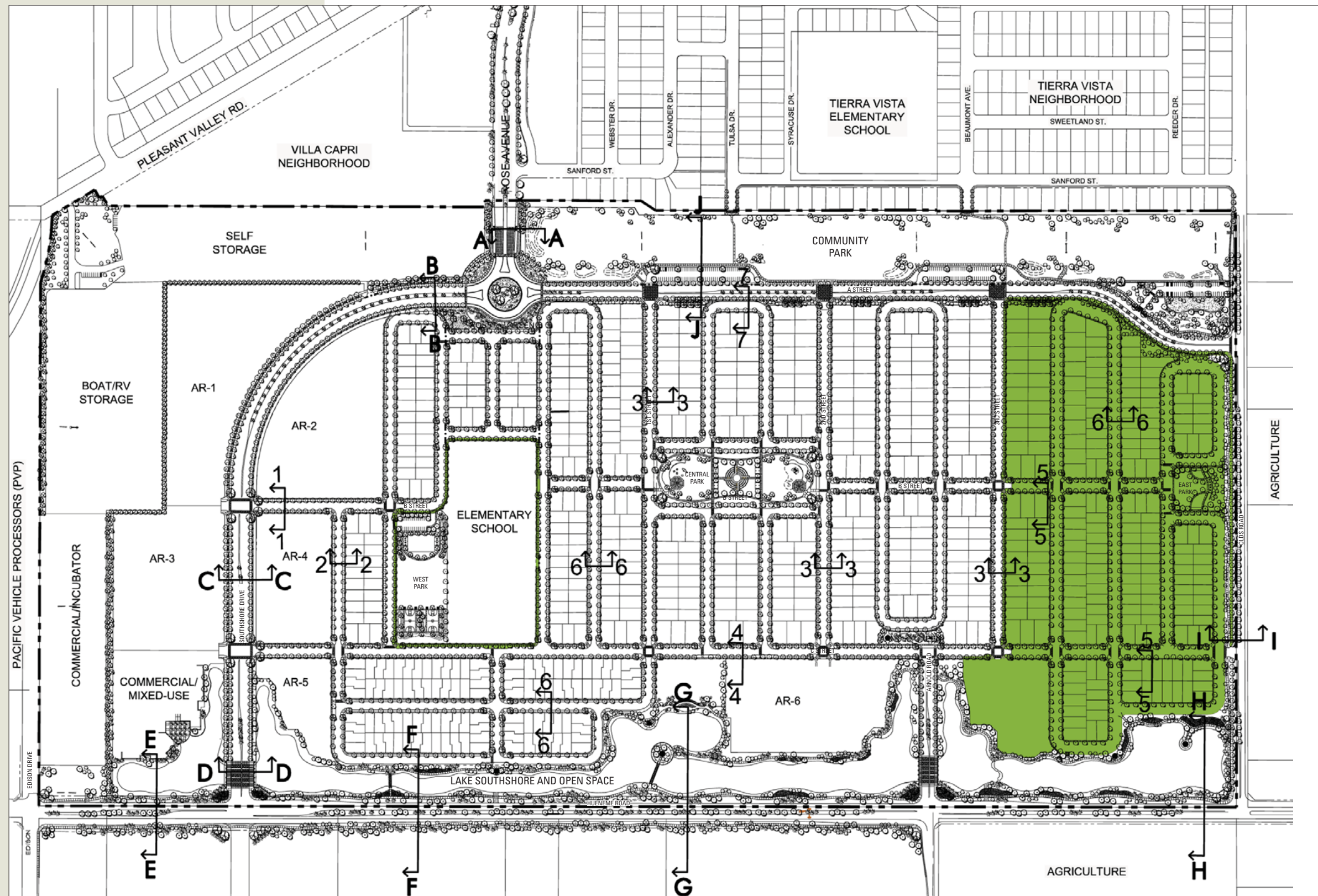
7.6.2 Reduced Intersection Design

Exhibit 7-21 depicts the design of reduced intersection or “choker”. This design is a traffic-calming device used to slow down vehicular traffic especially at local intersections and other crosswalk locations. It also provides for larger turf/low-level planting areas along local streets. These “chokers” are planned to be utilized adjacent to Central Park and at most – and if practicable at virtually all – local street intersections within the SouthShore community to slow down cars and produce a safer, more attractive, and pedestrian-friendly environment for residents and visitors.

At the request of the City’s Development Services and Traffic Engineering Divisions, two alternative designs for the reduced intersection or “choker” were prepared by the SouthShore Design Team, and both were subsequently approved by Development Services and Traffic Engineering. These are illustrated in Exhibit 7-21a, Alternative Choker Details. It is anticipated that one or both of these details will be used in Tentative Tract Map No. 5427 that implements the Specific Plan.

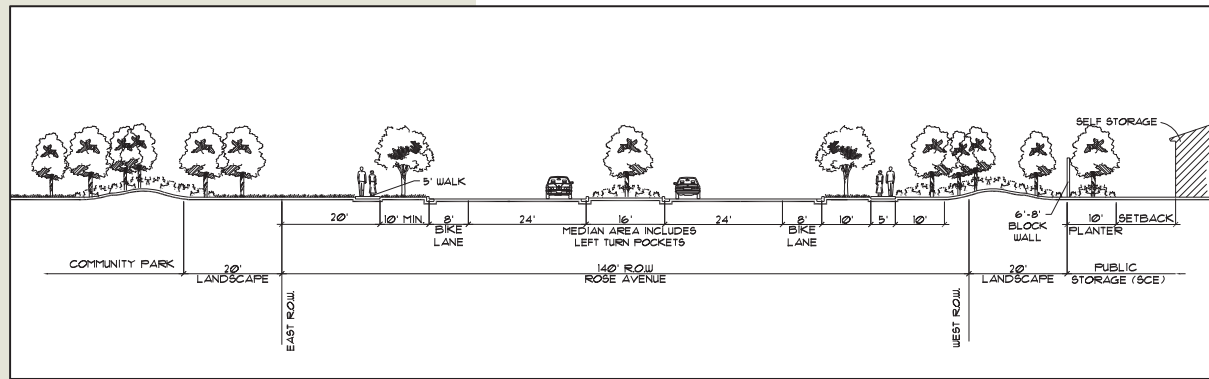
7.6.3 Postal Facilities

Postal facilities (mailbox kiosks) will be located throughout the SouthShore community in accordance with United States Postal Service requirements, and will be designed in accordance with City of Oxnard design standards in an effort to enhance neighborhood design and consistency. The intent of the Specific Plan is that mailbox kiosks should be attractively designed, and as convenient as practicable for residents to access, given USPS requirements. More locations with fewer mailboxes is preferred over more mailboxes in fewer locations, as the structures will be smaller and more pedestrian accessible to residents.

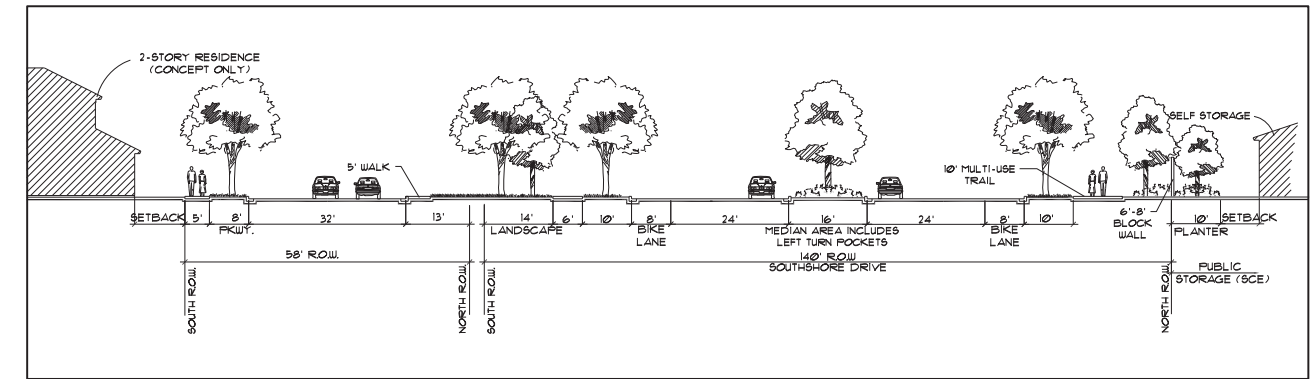


- LEGEND**
- A** ↕ **A** Perimeter Roadway
 - 1** ↕ **1** Interior Roadway
 - High School

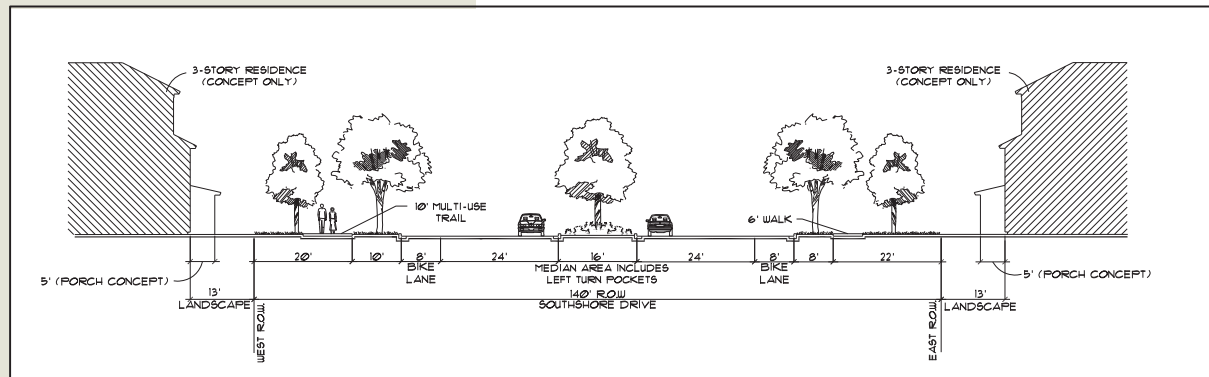




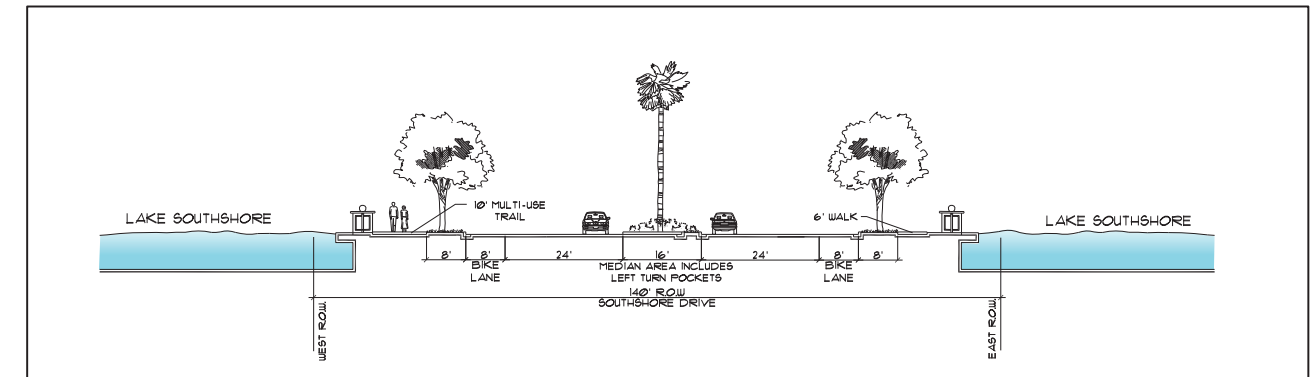
SECTION A-A (ROSE AVENUE ENTRY - COMMUNITY PARK AND PUBLIC STORAGE)



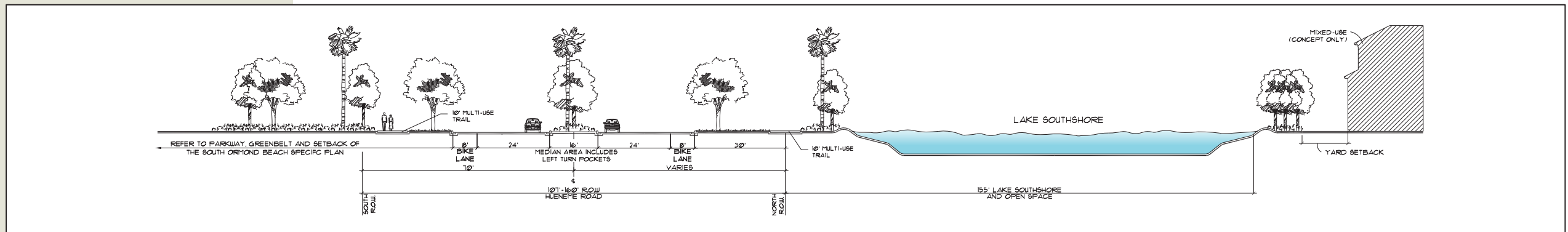
SECTION B-B (SOUTHSHORE DRIVE - SINGLE FAMILY RESIDENTIAL AND PUBLIC STORAGE)



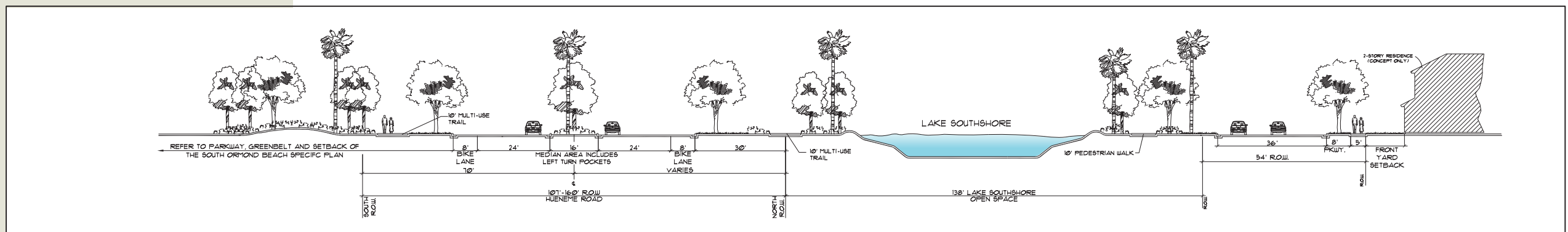
SECTION C-C (SOUTHSHORE DRIVE - ATTACHED RESIDENTIAL BOTH SIDES)



SECTION D-D (SOUTHSHORE DRIVE ENTRY - FAUX BRIDGE OVER LAKE SOUTHSHORE)

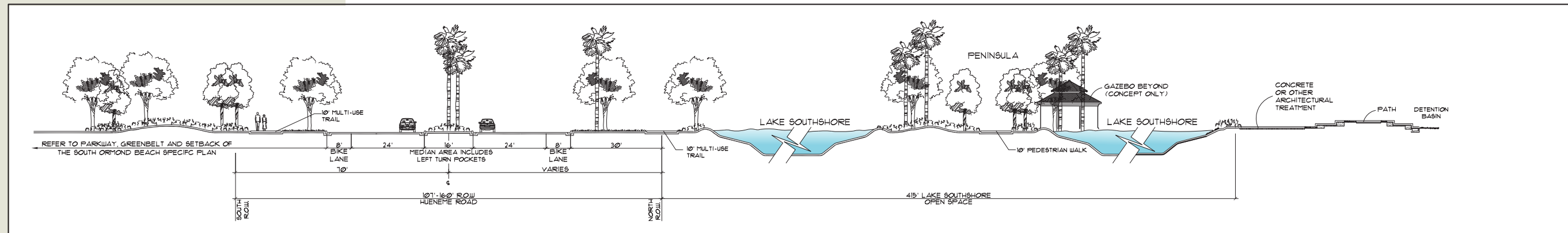


SECTION E-E (HUENEME ROAD - LAKE SOUTHSHORE/COMMERCIAL AND SOUTH ORMOND BEACH BUSINESS CENTER)

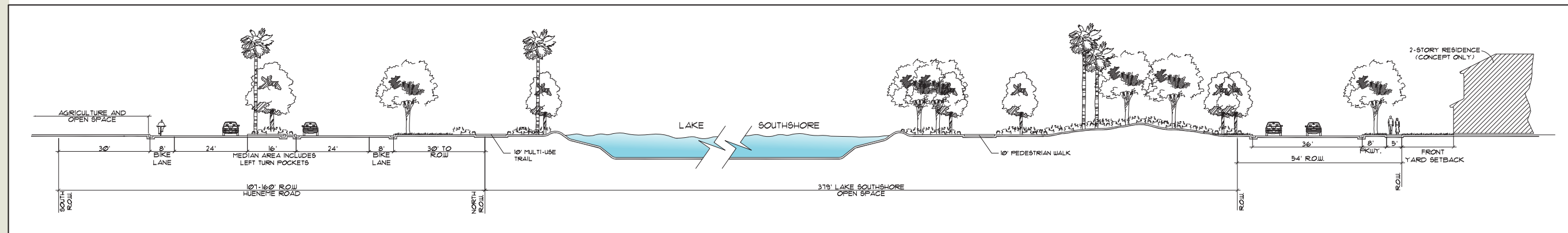


SECTION F-F (HUENEME ROAD - LAKE SOUTHSHORE WITH NARROWEST AREA/RESIDENTIAL AND SOUTH ORMOND BEACH BUSINESS CENTER)

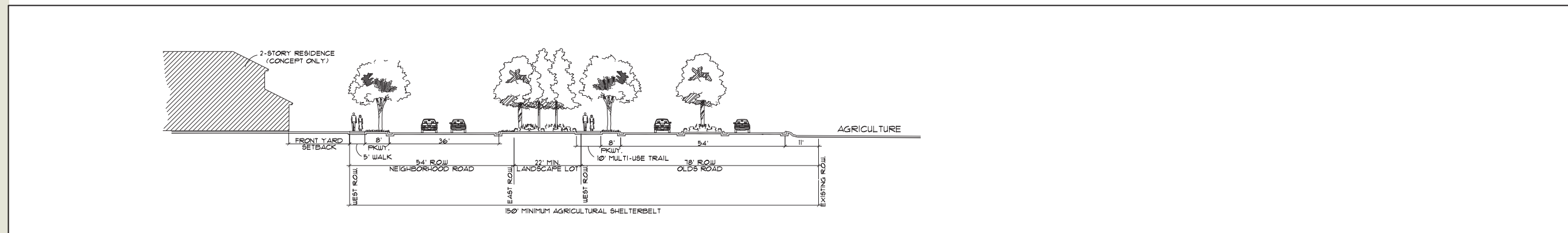
NOTE:
Regardless of how depicted in this exhibit, trees will be centered within medians and a "catwalk" of pavers or stamped concrete will be installed along the interior edge of the median curb to facilitate landscape maintenance.



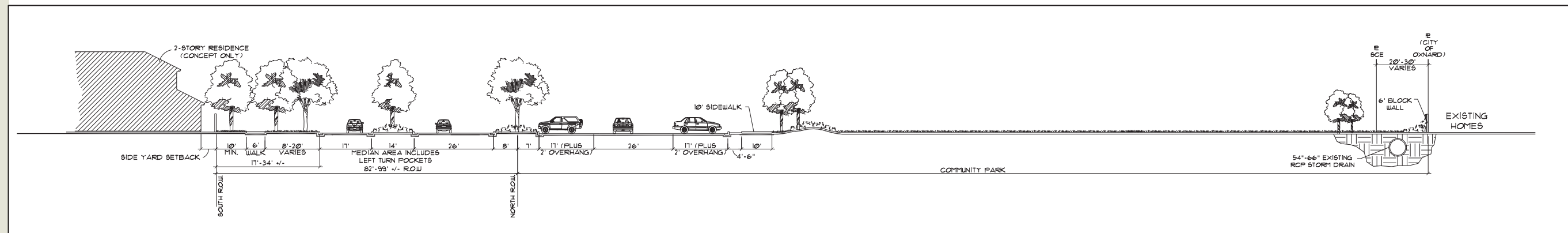
SECTION G-G (HUENEME ROAD - LAKE SOUTHSHORE WITH PENINSULA/RESIDENTIAL AND SOUTH ORMOND BEACH BUSINESS CENTER)



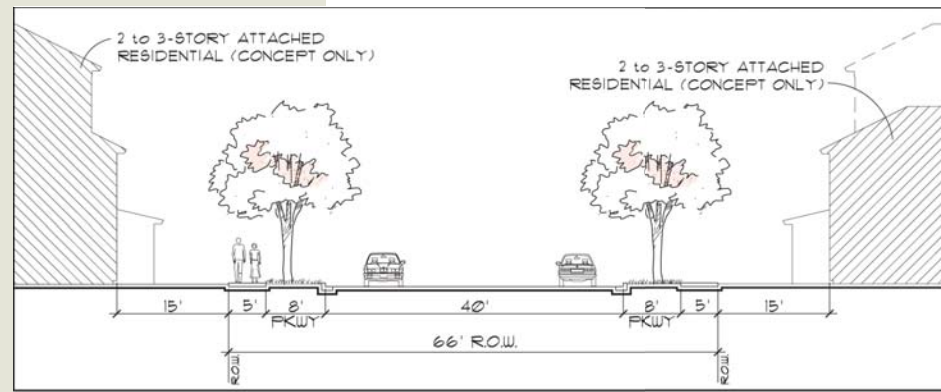
SECTION H-H (HUENEME ROAD - LAKE SOUTHSHORE - WIDEST AREA/RESIDENTIAL)



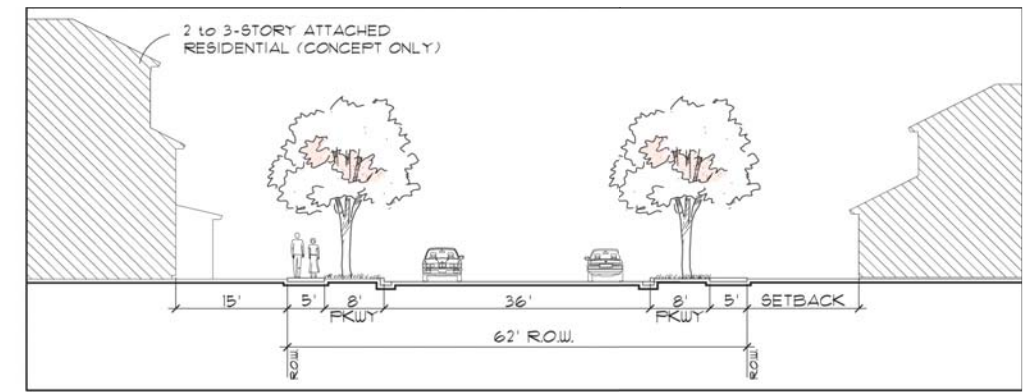
SECTION I-I (OLDS ROAD - RESIDENTIAL/SHELTERBELT AND EXITING AGRICULTURE)



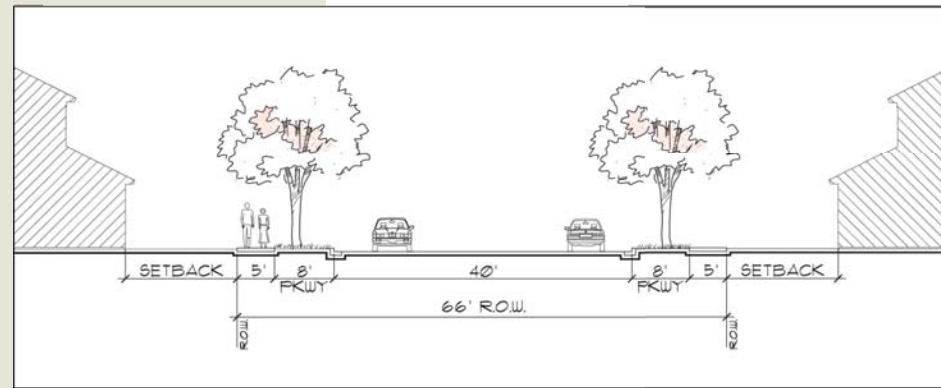
SECTION J-J ("A" STREET - COMMUNITY PARK - OFF - STREET PARKING AND SINGLE FAMILY RESIDENTIAL)



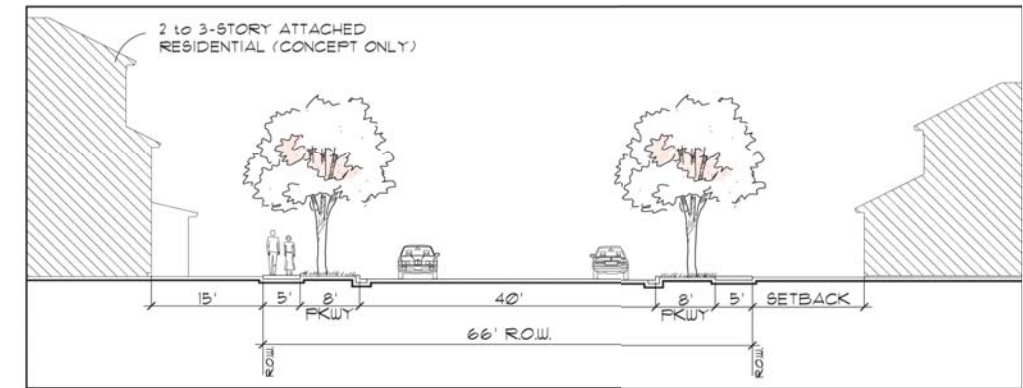
SECTION 1-1 COLLECTOR ROAD - ATTACHED RESIDENTIAL BOTH SIDES



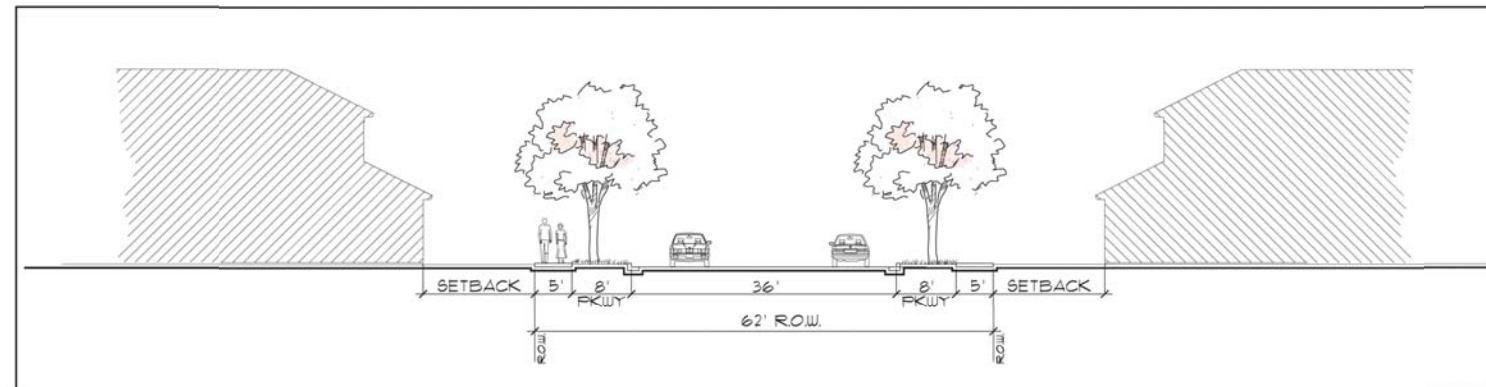
SECTION 2-2 LOCAL ROAD - ATTACHED and DETACHED RESIDENTIAL



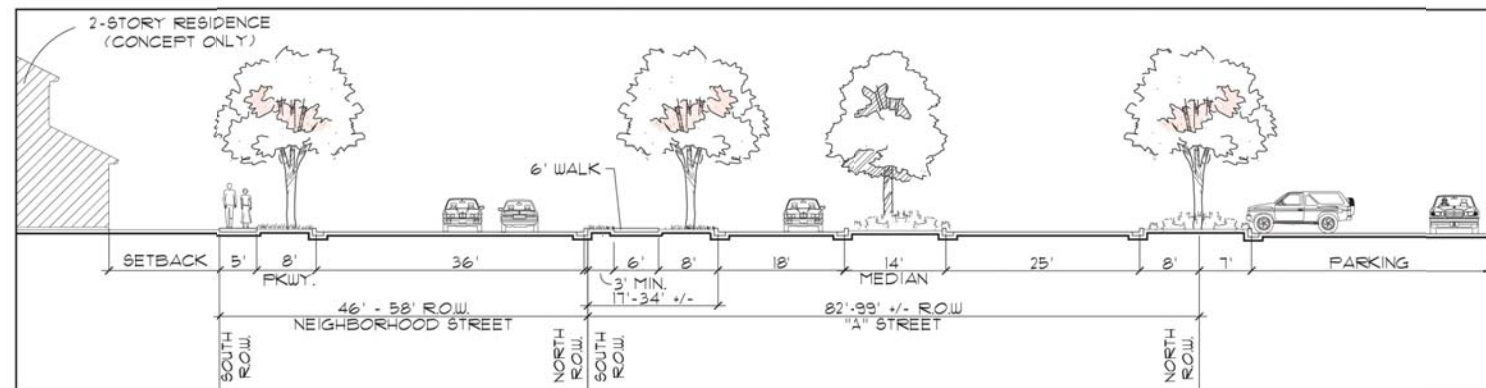
SECTION 3-3 COLLECTOR ROAD - ATTACHED RESIDENTIAL BOTH SIDES



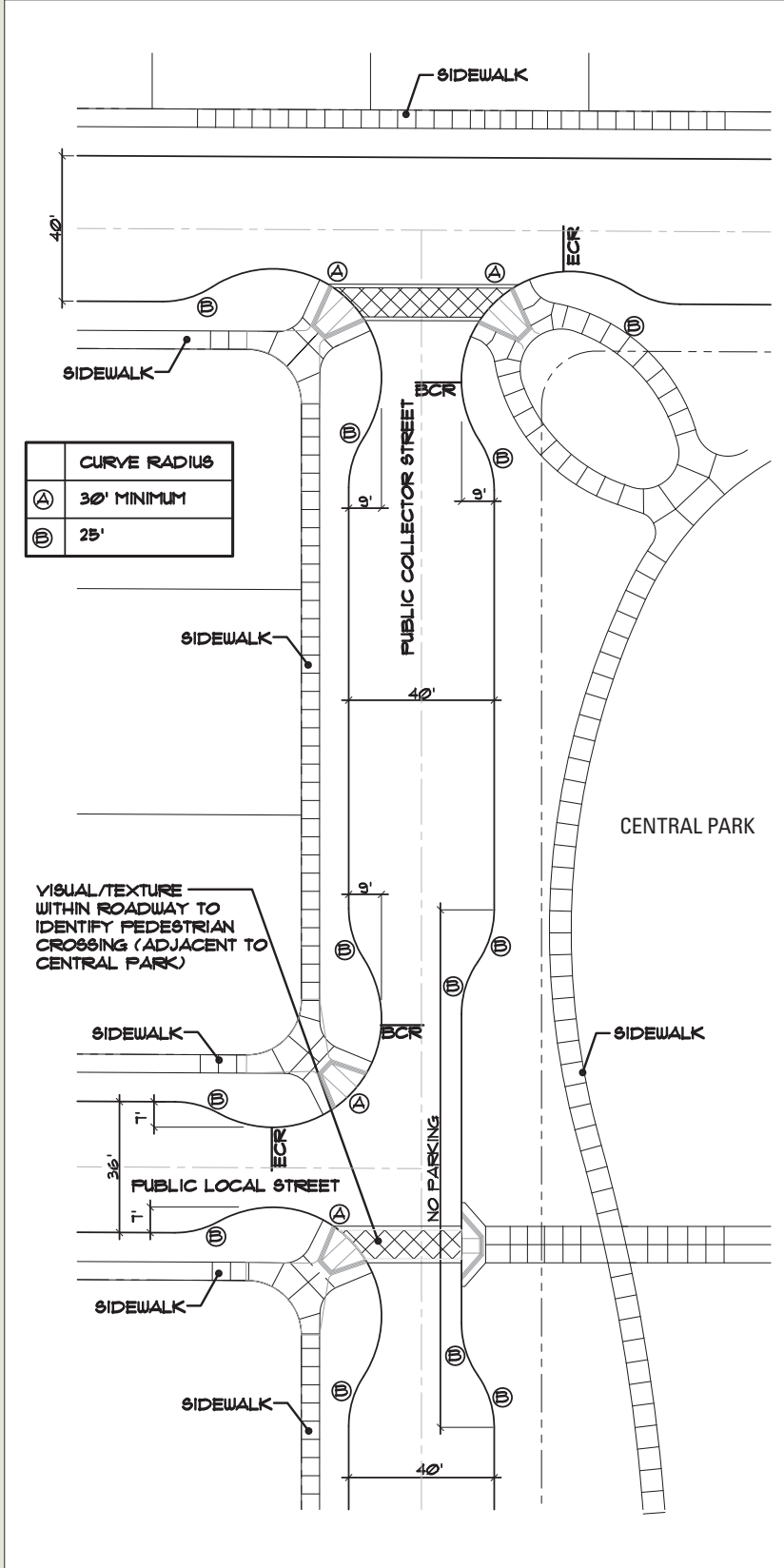
SECTION 4-4 COLLECTOR ROAD - ATTACHED and DETACHED RESIDENTIAL



SECTION 5-5 LOCAL ROAD - ATTACHED RESIDENTIAL BOTH SIDES



SECTION 6-6 LOCAL ROAD "A" - OFF-STREET PARKING and DETACHED RESIDENTIAL

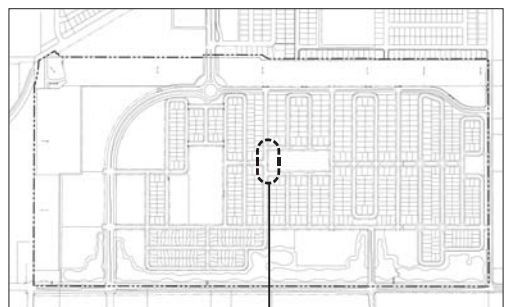


CURVE RADIUS	
(A)	30' MINIMUM
(B)	25'

NOTE:
STREET DRAINAGE FLOW
SHALL FOLLOW THE CURB
AND GUTTER.

THE OFFSETS SHOWN HERE REDUCE THE INTERSECTION LANES TO 11' IN EACH DIRECTION. SMALLER OFFSETS AND CORRESPONDINGLY WIDER LANES MAY BE WARRANTED IN CONSIDERATION OF TURNING MOVEMENTS BY SCHOOL BUSES, TRASH TRUCKS, AND FIRE TRUCKS. THE FINAL LOCATIONS AND CONSTRUCTION DETAILS SHALL BE BASED ON A PROFESSIONAL TRAFFIC ANALYSIS, AND REFLECTED ON THE TENTATIVE/FINAL TRACT MAPS.

VISUAL/TEXTURE WITHIN ROADWAY TO IDENTIFY PEDESTRIAN CROSSING (ADJACENT TO CENTRAL PARK)



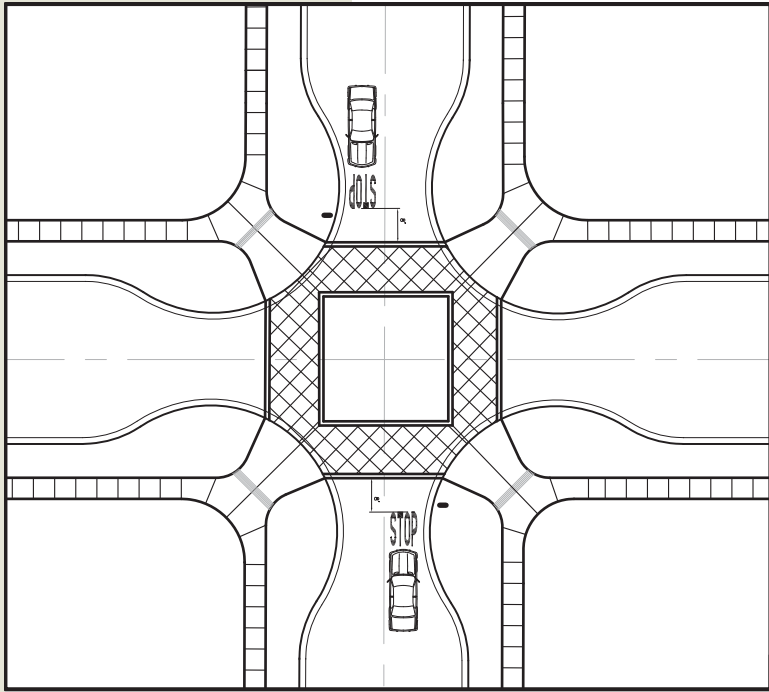
KEY MAP

SEE DETAIL
Exhibit 7-21

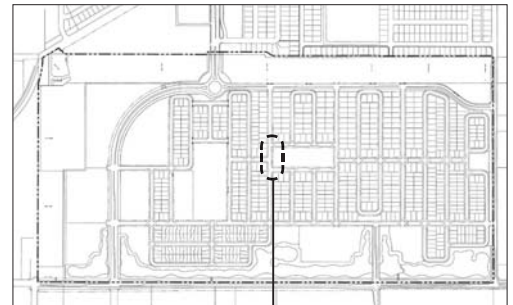
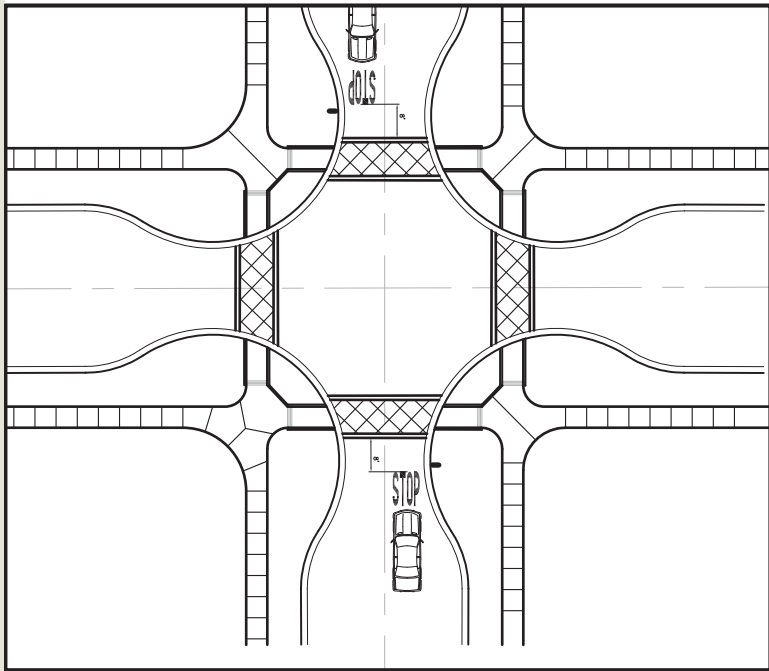
S:\clients\hearsheds_07540764015\08_visual\layouts\lay_out_files\Specific Plan\Specific Plan_B.5x11.indd



S:\clients\hearsheds_07540764015\08_vsuant\layouts\lay out_files\Specific Plan\Specific Plan_B.5x11.indd



NOTE:
STREET DRAINAGE FLOW
SHALL FOLLOW THE CURB
AND GUTTER.



KEY MAP

SEE DETAIL

Exhibit 7-21a

7.7 PARKS AND OPEN SPACE AREAS

As previously described in Chapter 3, Public Facilities, SouthShore contains a diverse hierarchy of local parks and special recreation areas to serve local residents and larger Oxnard.

Exhibit 7-22, Parks and Open Space Plan, depicts the size and location of the public parks and open areas within the SouthShore Specific Plan Area. Exhibit 7-23, Alternative Parks and Open Space Plan (without High School), depicts the location of parks and open spaces if the High School site is not acquired by the High School District.

Improvement concepts for each of parks and open space area are illustrated in this section to show the approximate design layout of their associated facilities (see Exhibit 3.5, Parks and Recreation Facilities Table). More detailed engineering, architecture, and landscape architecture design will be consistent with these design concepts. All final construction-level public parks and open space plans are subject to City of Oxnard standards and policies, and will be submitted for review to the SouthShore Advisory Group, and approved by the City's Development Services and/or General Services Department.

7.7.1 Community Park

The Community Park Concept Plan, Exhibit 7-24, depicts the passive and active recreational facilities and the green linkages – pedestrian and bicycle trails – between SouthShore and the existing Tierra Vista Neighborhood to the north.

This Community Park includes a strip of land owned by the City (along the now underground Sanford drain) that adjoins the Tierra Vista Community, as well as lands owned by Southern California Edison (SCE) that will be leased for park use.

The construction-level design and phasing of specific improvements for the approximately 28.5-acre Community Park will be established in close cooperation with the City of Oxnard's Development Services and/or General Services Department and SCE. Improvements on SCE lands must be compatible within the ongoing operations concerns and maintenance requirements for the SCE transmission towers and lines. SCE's concerns and maintenance requirements that have affected the Concept Plan currently illustrated on Exhibit 7-24, primarily by not explicitly showing at this time the active recreational facilities – soccer fields, sport courts, tot lots, walking/jogging track, and group picnic areas – that the City envisions for the park.

Consistent with the facilities listed in Exhibits 3-5 and 3-6, the Community Park includes the following:

1. **Turf Fields** – Turf fields are provided for a variety of organized sports and other recreational purposes.
2. **Picnic Area** – Family picnic facilities are envisioned to serve the SouthShore residents and surrounding areas, and will include tables, benches, and barbecue facilities.
3. **Trails and Walkways** – A Multi-Use Trail will be integrated into the Community Park along “A” Street, with two multi-use pedestrian/bicycle spur trails connecting the park to the existing Tierra Vista residential neighborhood to the north.
4. **Restrooms** – Two restroom buildings are envisioned to serve park users. It is currently anticipated that one restroom will be located near the parking area in the Phase II portion of the Community Park. The other restroom will be located near the parking area and family picnic facilities in the Phase IV portion of the Community Park. The final locations and designs for the two restrooms shall be approved by the City Park and Facilities Division and the Police Department. As described in Section 7.7.3(2), an additional restroom is also required in Central Park.
5. **Parking** – Three off-street parking areas are planned to provide convenient access to the park facilities and reduce the number of potential visitors parking along local residential streets within both SouthShore and the existing Tierra Vista Neighborhood.
6. **Potential Concession Building** – A future phase of park improvements may include a concession building (with restrooms) toward the middle of the Community Park. Water and sewer infrastructure and utilities should be stubbed out to serve this potential future use.



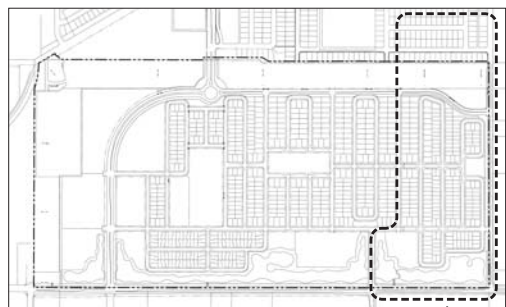
LEGEND
 * HOA/Private Recreation Areas





LEGEND

-  HOA/Private Recreation Areas



KEY MAP ALTERNATIVE PLAN AREA

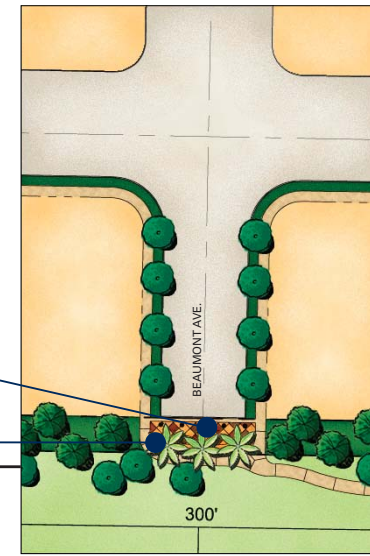
Exhibit 7-23

S:\clients\heartsheds_0754\0754015\08_vsuart\layouts\lay_out_files\Specific Plan\Specific Plan_B_Sx11.indd



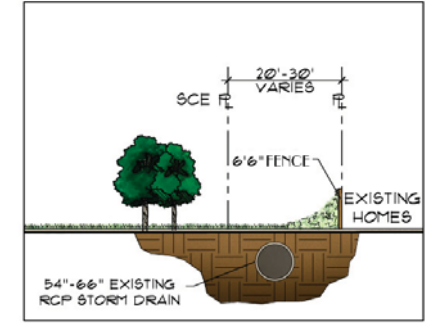
TULSA DRIVE ACCESS

TALL PALMS WITH NEW STREET TREES AS FEASIBLE
BOLLARDS AND ENHANCED PAVING



BEAUMONT AVENUE ACCESS

TALL PALMS WITH NEW STREET TREES AS FEASIBLE
BOLLARDS AND ENHANCED PAVING



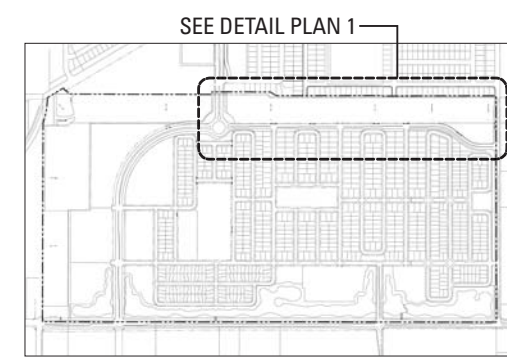
0 80 160



Bike and Pedestrian Path



Family Picnic Area



KEY MAP

SEE DETAIL PLAN 1

7.7.2 Lake SouthShore and Open Space

Lake SouthShore and Open Space Concept Plan, Exhibit 7-25, depicts the man-made lake along Hueneme Road serving aesthetic, recreational, and functional (storm drainage and irrigation water storage) purposes.

The Lake and surrounding open space area will allow for passive and active recreational activities. The visual beauty of the approximately 33.8-acre Lake SouthShore/Surrounding Open Space area will combine to create a thematic southern edge for the SouthShore community and become the cornerstone of the City of Oxnard's "Image Corridor/Scenic Highway" solution for Hueneme Road.

1. Trails Surrounding the Lake

The open space area surrounding Lake SouthShore will contain a meandering multi-use trail along Hueneme Road, as well as a variety of footpaths, seating areas, and two bridges that cross the Lake. The 10-foot-wide multi-use trail will accommodate both pedestrians and bicyclists. The trails will link to pedestrian sidewalks and bike trail system along Hueneme Road, SouthShore Drive, "A" Street, and part of Rose Avenue. The 10-foot-wide trail surrounding the northern edge of the Lake will include a parcours (a series of exercise stations along the Lake trail).

2. Recreation on the Water

Lake SouthShore may be used for limited recreation activities such as model sailboat launching, increasing the range of recreational opportunities within the City of Oxnard. No body contact within the Lake is proposed.

3. Architectural Focal Points

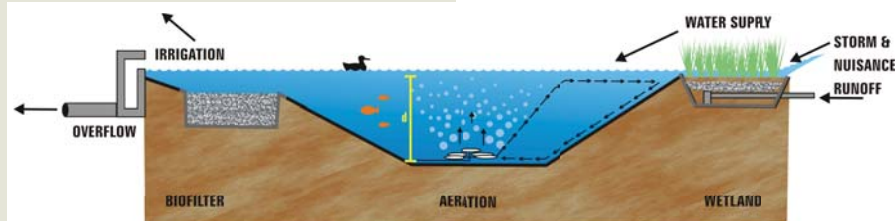
Gazebos and trellises are proposed in several focal point locations along the Lake edge is to bring visual accents and ground functionality to the open space design. One of these thematic structures – on a finger of land in the middle of the Lake – is being considered by the Master Developer's design team as the iconic visual signature for the SouthShore community.



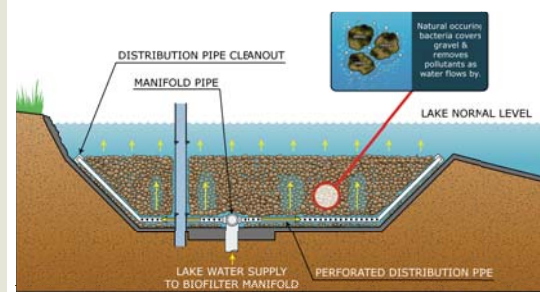
Bridgeport – Valencia, California (comparable project)



Lake SouthShore Concept

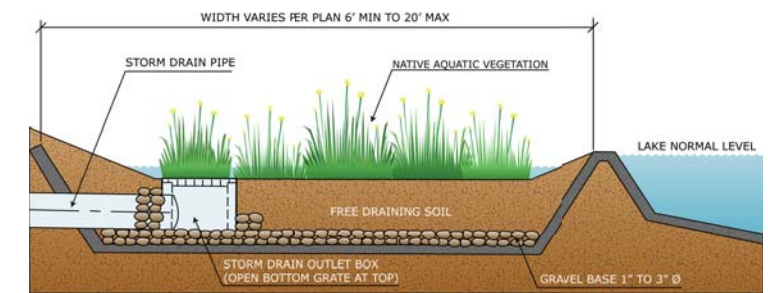


Stormwater Treatment and Water Quality Management Systems

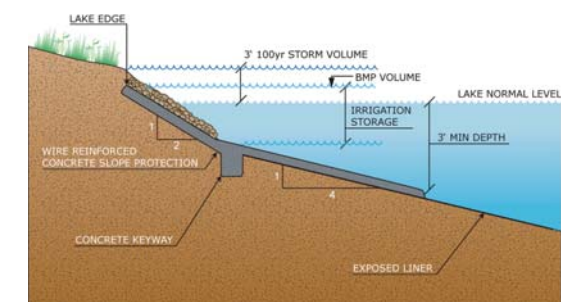


Summary of Manmade Lake Properties for SouthShore	
OPERATING VOLUME	108 acre-feet
AVERAGE DEPTH	8 feet
SHORELINE SLOPE	4:1
SHORELINE DEPTH	18 inches
SURFACE AREA	17.5 acres
LINER	30 mil PVC
BIOFILTERS	7 to 10 Day Turnover Rate
WETLAND WATER QUALITY FILTERS	Min 18 hour H.R.T. for Nuisance Flow
AERATION	6 to 8 Hour Turnover Rate

Lake Data is Preliminary



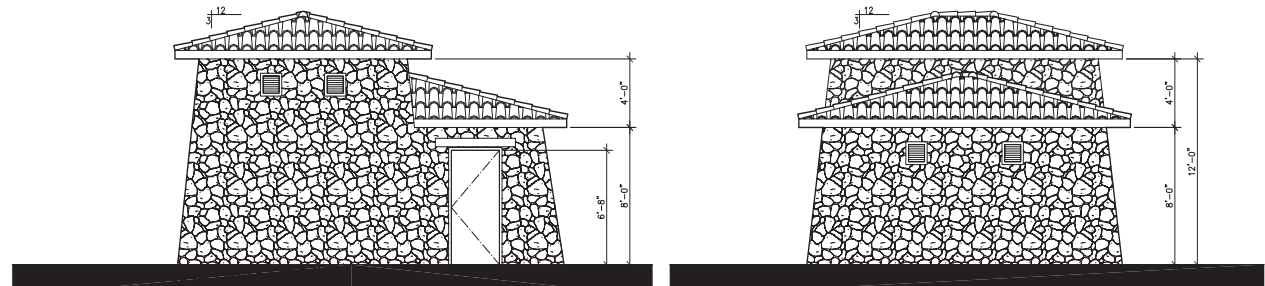
Section at Stormwater Wetland Filter



4. Thematic Pump Building(s)

Two pump facilities are required to operate and maintain water quality within Lake SouthShore. The facility at the western end of the Lake is currently planned to be located within the retail commercial/mixed-use building area. The facility toward the east end of the Lake will be a stand-alone structure located along the northerly shoreline immediately south of "S" Street.

Exhibit 7-25a shows the conceptual floor plan and architectural elevations for this easterly pump building. As shown, the concept is to provide an attractive, almost historical-looking structure, with fully-articulated tiled roof forms and elevations on all four sides. River rock, rough stuccoed block, and/or other attractive/textured materials will be used. If the timing of the retail commercial/mixed-use area does not allow inclusion of the westerly pump building within an inconspicuous location within the center, a building similar to the easterly stand-alone pump building will be used at the westerly end.



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

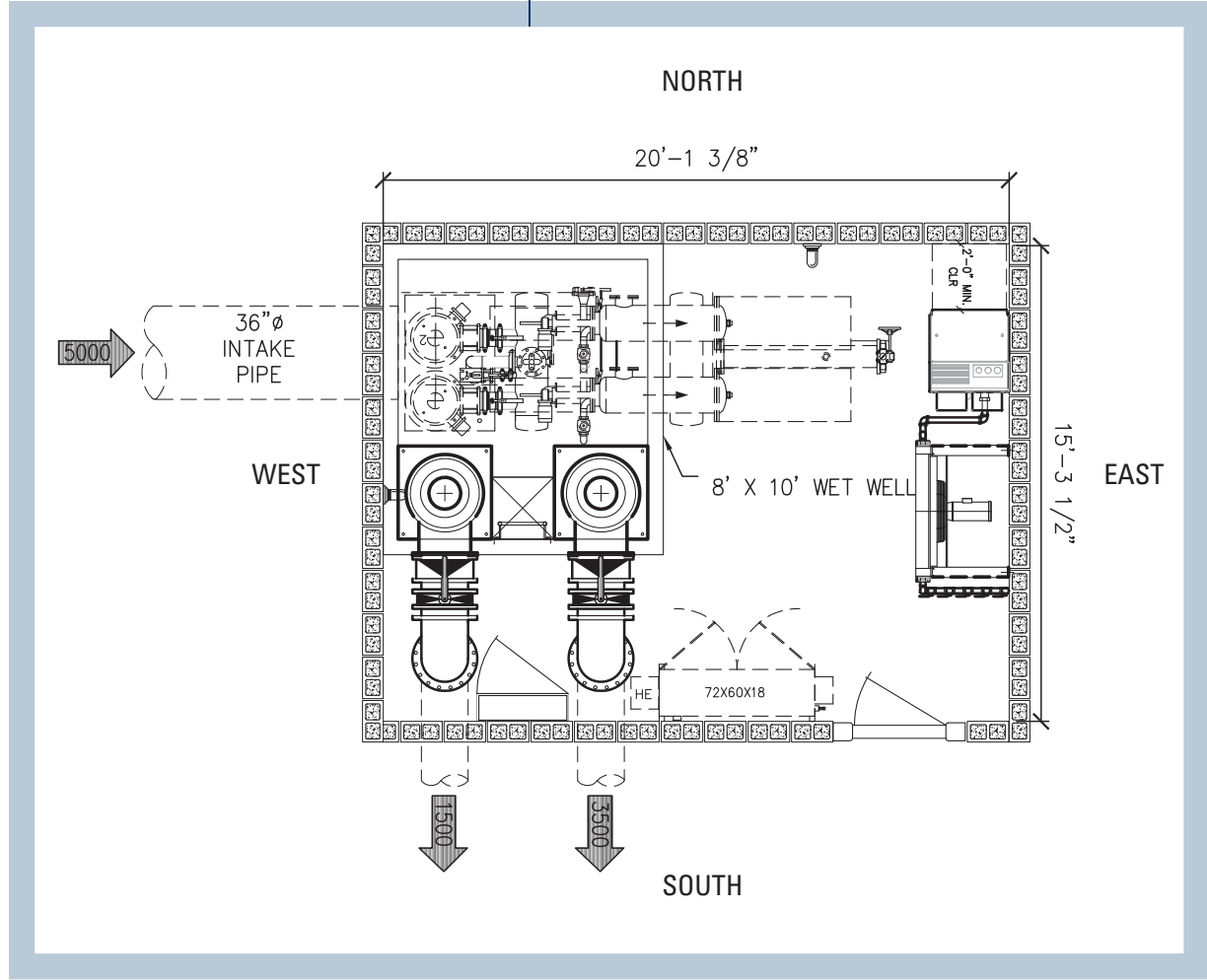


Exhibit 7-25a

Conceptual Architecture for Stand-Along Pump Building at Lake SouthShore

7.7.3 Neighborhood Parks

SouthShore contains several neighborhood parks, all located centrally within residential neighborhoods, one of which is integrated with the new SouthShore elementary school.

These parks will offer local recreational amenities (see Section 3.3.3) such as picnic tables, tot lots, open play areas and sports courts, drinking fountains, security lighting, walkways, and landscaping, visually punctuated by various picnic and seating trellises and gazebos (see Section 7.3, Landscape Architecture).

Some neighborhood park facilities may be specialized to serve the needs of a particular age group to ensure residents of all ages will have amenities consistent with their needs. The final construction-level program for each neighborhood park will be established in cooperation with the City's Development Services and/or General Services Department.

Final names of the parks will be determined in the future, but for convenience they are described below as being the West, Central, and East Parks.

1. West Park

Exhibit 7-26, West Park Concept Plan, depicts the neighborhood park that adjoins the proposed elementary school. It will provide opportunities for joint-use with the elementary school's playfields and hard court areas, and will include park amenities compatible with the elementary school-age users. The design of the elementary school should be aesthetically consistent with the established park and community themes.

2. Central Park

Exhibit 7-27, Central Park Concept Plan, depicts the local park located in the center of SouthShore. As the largest neighborhood park, it will serve as a focal point for local residents and provide two group picnic areas for birthdays and parties, and a moderate-sized amphitheater as a venue for local community events, small informal concerts, and as a place for play, birthdays, and similar family activities. One restroom building, in a location visible to police, is envisioned to serve park users. The precise location and design of this restroom shall be approved by the Police Department as well as by Development Services and/or General Services Department, and shall be constructed per Section 8.5, Phasing Program, of this Specific Plan.

3. East Park

If SouthShore is developed without the High School, it will include East Park, which is conceptually shown in Exhibit 7-28. This neighborhood park will be located in the easterly portion of the community adjacent to Olds Road, and contain a turf open play area, picnic facilities, a tot lot, and thematic trellis structure or other architectural element.



Nautical Themed Play Area and Structures



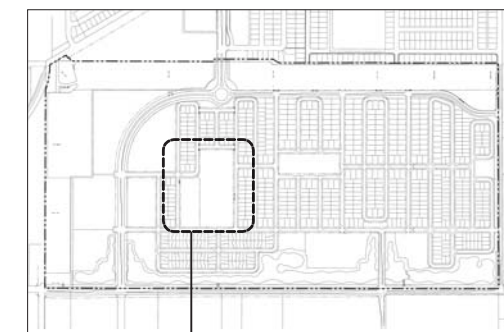
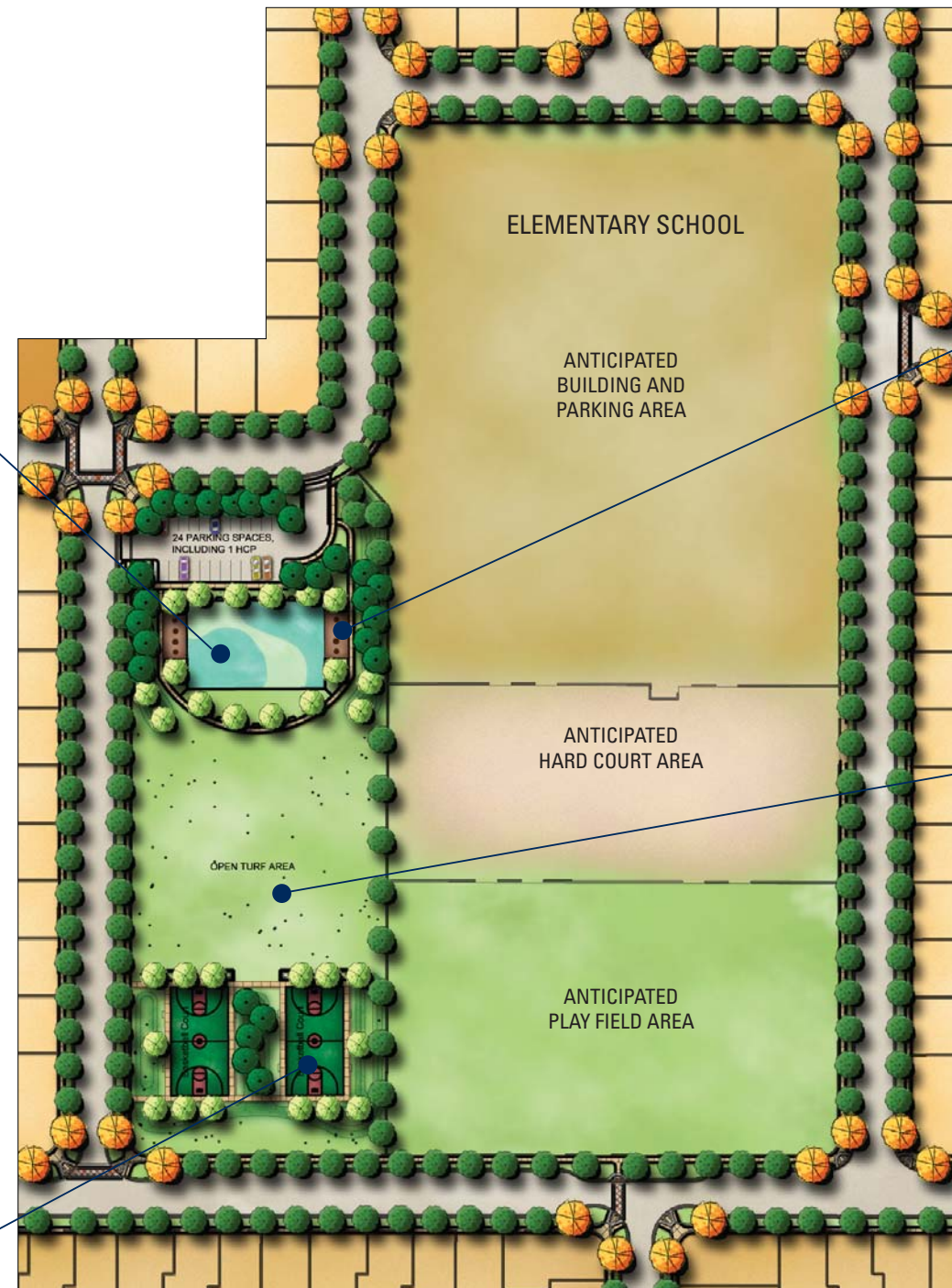
Two Full-Size Basketball Courts



Trellis Structure with Picnic Tables



Open Play Area



KEY MAP

SEE DETAIL PLAN 1

Exhibit 7-26



Open Play Area



Tot Lot Play Structures



Gazebo Structure with Tables and Chairs



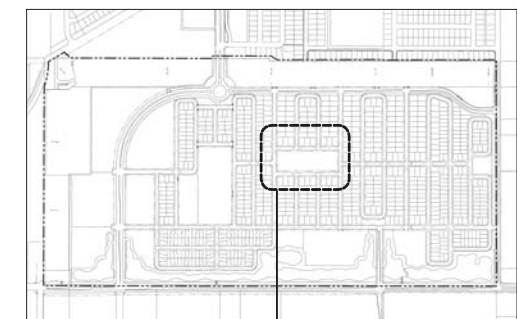
Nautical Themed Play Area and Structures



Trellis Structure with Picnic Tables



Amphitheater



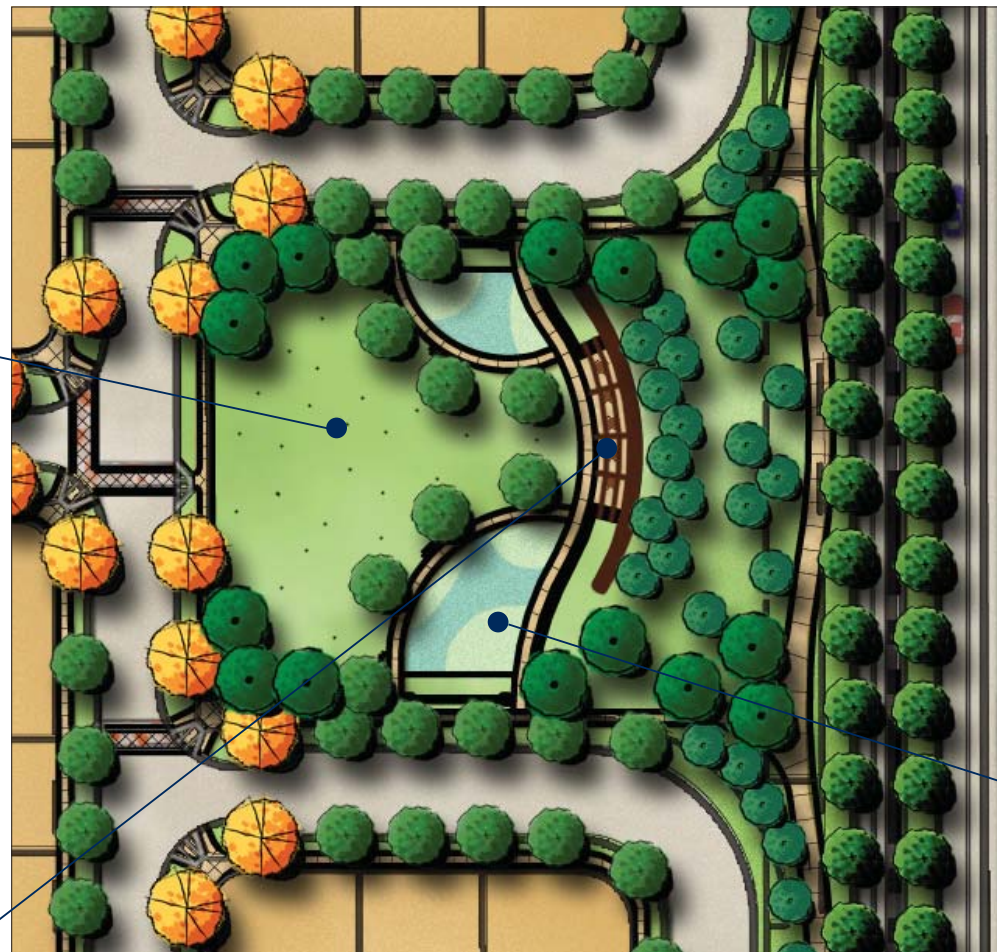
KEY MAP

SEE DETAIL PLAN 1

Exhibit 7-27



Open Play Area



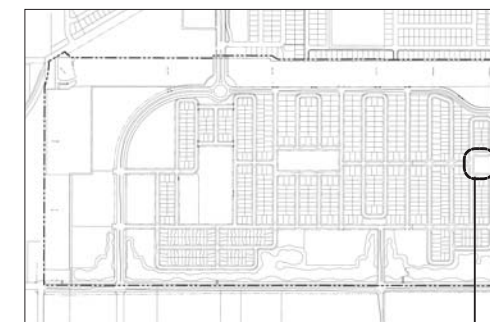
0 20 40



Tot Lot



Trellis Structure



KEY MAP

SEE DETAIL PLAN 1

Exhibit 7-28

7.7.4 Other Public Open Space Areas

Two “greens” are selectively located and designed as thematic focal points announcing arrival into the SouthShore community. While functioning as visually strong landscape transition statements, these greens also provide valuable open space for walking and passive recreation. There will be sculptural and architectural elements within these two areas (see Section 3.3.4) that provide visual character and punctuate the rich landscape design.

1. Rose Green

Exhibit 7-29, depicts Rose Green as part of the primary community entrance to SouthShore from the north. This green is located south of the Rose Avenue Roundabout, and will be improved as a passive area with boulders, sand, and coastal grasses backed by palm trees framing pedestrian footpaths entering the community.

2. Arnold Green

Exhibit 7-29 also illustrates Arnold Green at the “T” terminus of Arnold Road at “C” Street. This green contains a sculptural focal point connected to a gazebo at the west end via casual decomposed granite paths. The tilted ground plane behind the path will be visible and richly planted as a signature node completing your entrance into the community.

Arnold Green should incorporate educational interpretive information to describe the flora and fauna uniqueness of Oxnard’s local sand dune environment.

3. Olds Road Trail Corridor (Agricultural Buffer)

Exhibit 7-30, Olds Road Trail Corridor Concept Plan (Agriculture Buffer), depicts a generous landscape shelterbelt along the length of Olds Road that will serve as part of a 150-foot-deep buffer for SouthShore residents from ongoing agricultural fields to the east. A multi-use trail within the parkway and corridor will connect with the Community Park on the north with Lake SouthShore on the south, completing SouthShore’s approximately 3-mile-long pedestrian/bicyclist loop trail system.

Exhibit 7-31, Alternative Olds Road Trail Corridor Concept Plan (Agriculture Buffer – without High School), depicts the trail corridor and landscape design if the High School is not developed.

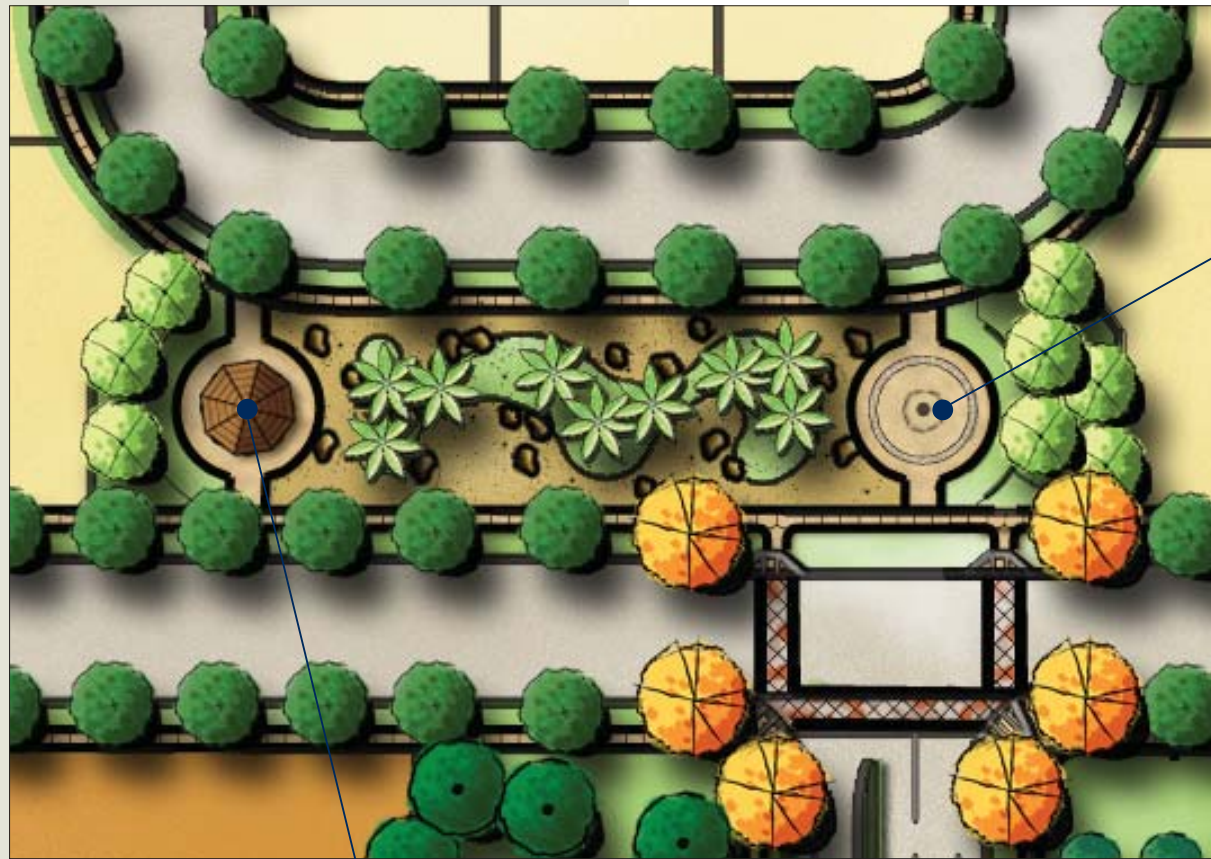
Trees will be centered within the medians, and a cat walk of pavers or stamped concrete will be installed along the interior of the median to facilitate landscape maintenance.



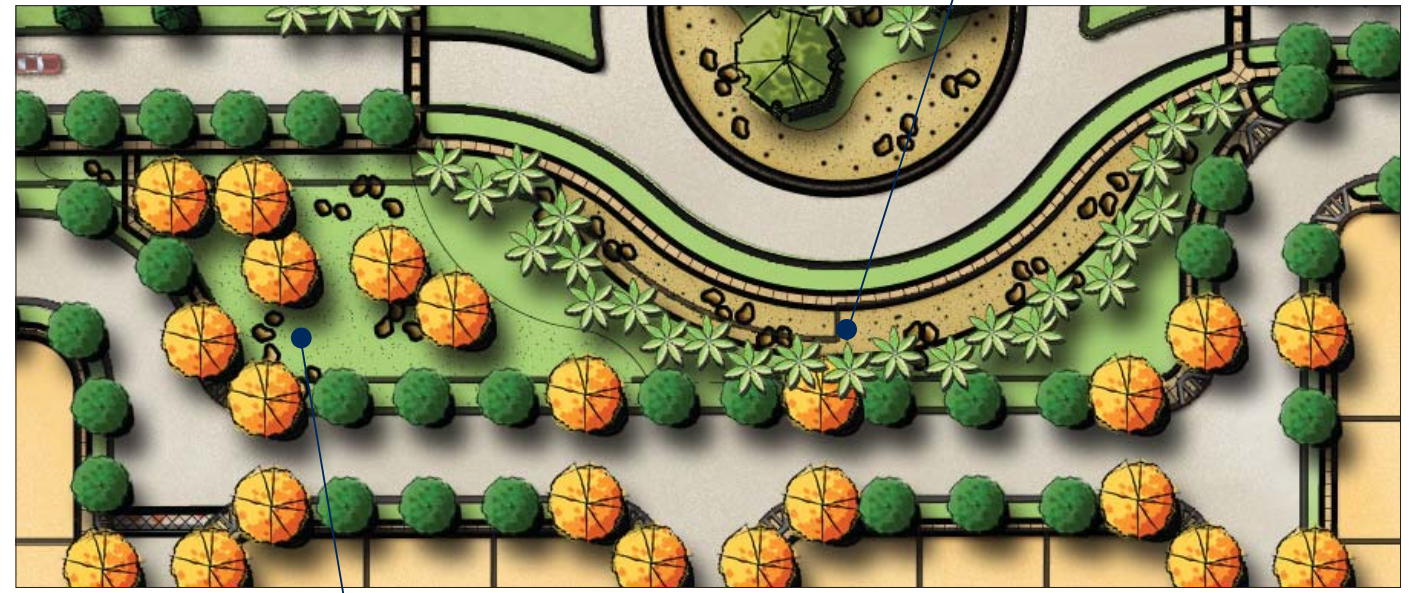
Nautical Themed Sculpture



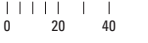
Sand Dunes and Native Grasses



2. ARNOLD GREEN



1. ROSE GREEN

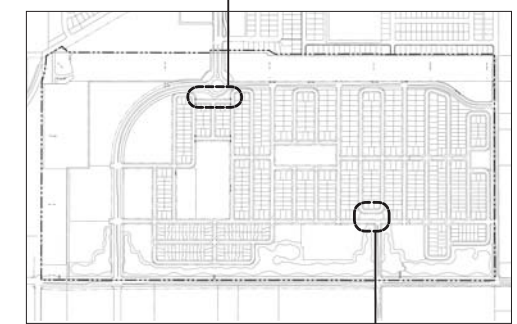


Gazebo Structure with Tables and Chairs



Boulders in Turf

SEE DETAIL PLAN 1



KEY MAP

SEE DETAIL PLAN 2

Exhibit 7-29

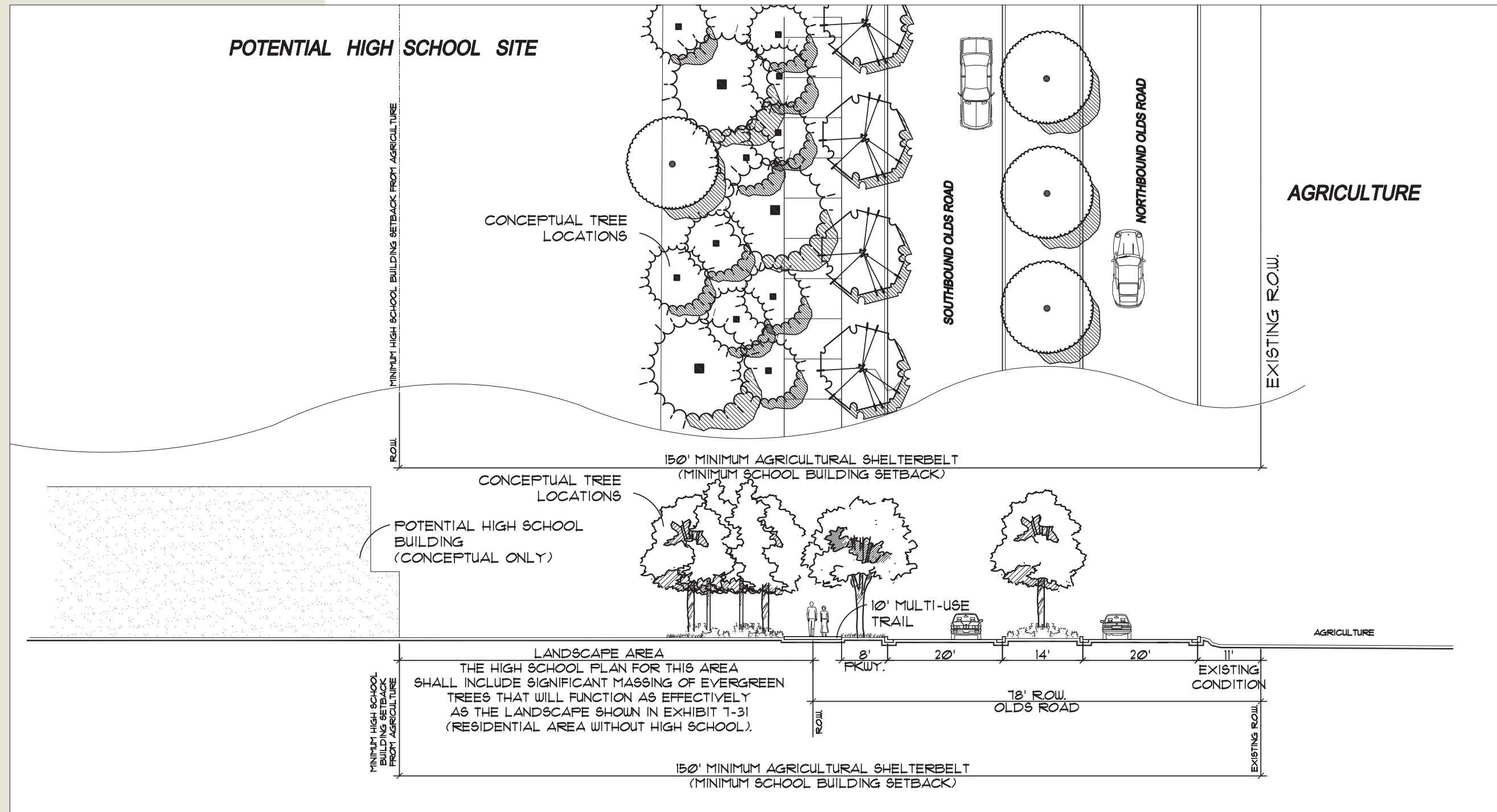
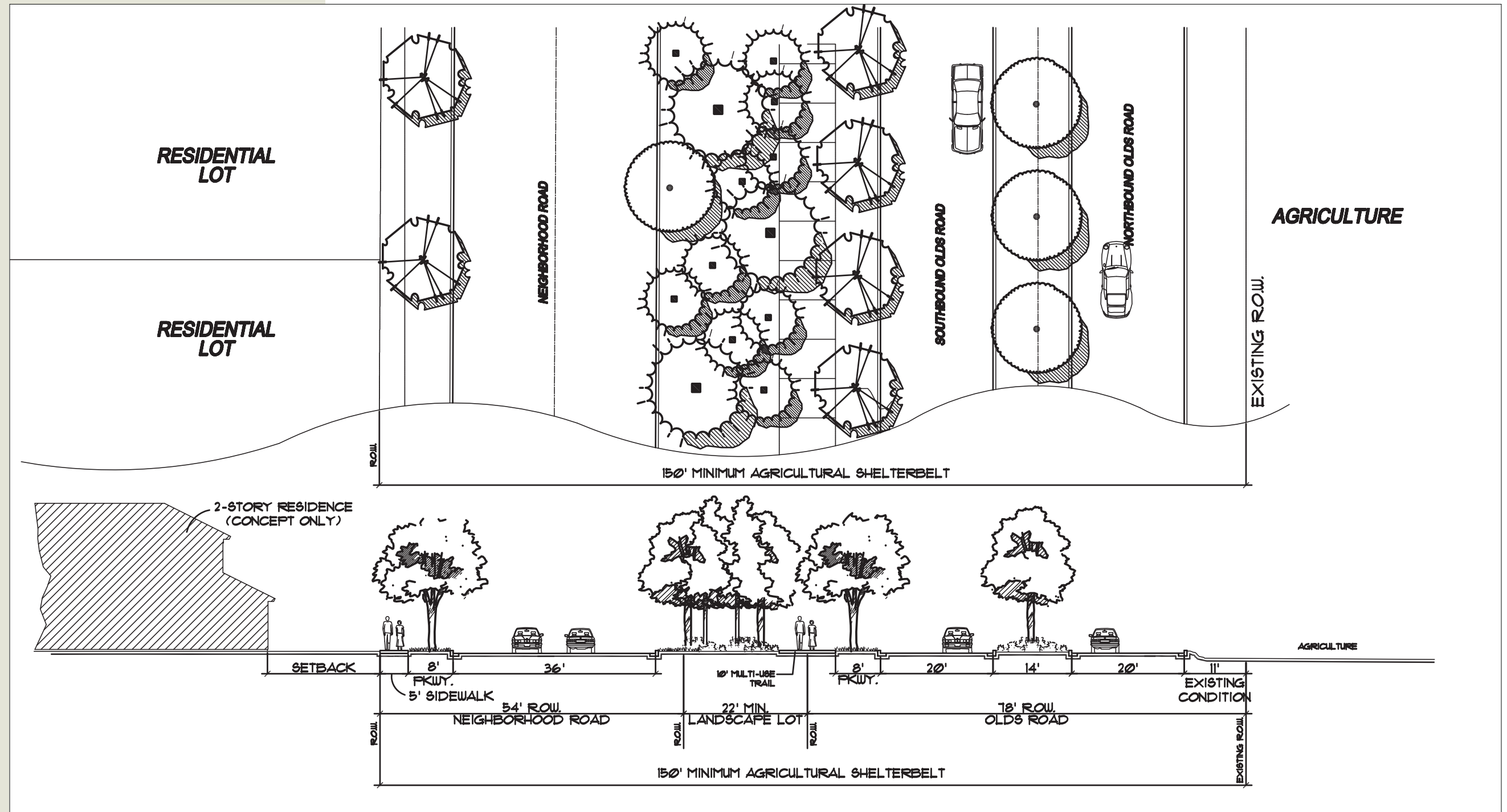


Exhibit 7-30



7.8 ARCHITECTURE

7.8.1 Importance

The following architectural guidelines contain styles and standards so that SouthShore building design is consistent with the coastal themes, historic Oxnard styles and influences, and traditional neighborhood design concepts envisioned for the SouthShore Specific Plan Area.

Residential buildings will constitute a very important component of SouthShore's overall visual image. Three types of residential development are envisioned – low density single-family homes, medium-low density single-family homes, and medium density attached-residential homes that may take the architectural form of townhomes, condominiums, and/or stacked apartments. This residential diversity will itself help to provide a vibrant character to SouthShore, but additional design guidelines are needed to avoid the anonymity and blandness of mass-produced housing that is characteristic of many areas of Southern California.

A primary consideration in preparing these design guidelines is to promote quality in execution and consistency in styles and themes, while allowing individual architects and builders the design creativity and flexibility they need to respond to market conditions within each building type and density.

7.8.2 Oxnard's Strong Architectural Precedents

The nationally recognized Henry T. Oxnard Historic District in central Oxnard began with the subdivision of lots in 1911 and was built out over the next 20 years to include architecture that can be grouped in three major styles:

- Craftsman styles of 1900 to 1920;
- Revival styles of the 1920's; and
- Transitional styles of the 1930's.

Today, the homes range from small craftsman bungalows and revival cottages to large two-story Craftsman, Revival, and Prairie style residences. The first homes were modest Craftsman Bungalows. Most of the area continued to be developed in the classic Bungalow style until the 1920's when the Revival styles – Monterey Mission, Spanish Mediterranean, European Cottage, Cape Cod, and Colonial – reached their peak of popularity.

Exhibit 7-32, Community Architectural Themes, juxtaposes examples of Oxnard's historic architecture with elevations of the homes envisioned for SouthShore.

7.8.3 Residential Architectural Styles

The purpose and intent of this section is to provide design guidelines and direction for the architectural development of each of SouthShore's residential neighborhoods.

The residential neighborhoods of SouthShore are inspired by the "old ways and old days" of earlier times and towns by the sea. These neighborhoods will continue to evolve with modern building materials but will be built upon the shoulders of traditional town planning and architectural traditions. Tree-lined streets and generous open spaces will frame a variety of architecture that is based on the historic palette of residential styles established by historic American seaside communities such as Oxnard.

In SouthShore's neighborhoods, the pedestrian experience is equally as important as the vehicular experience, and considerable attention is given to footpaths, home entries, residential walls and fences, windows, and the visual variety and rich texture that can only be experienced at the pedestrian scale.

The three architectural styles chosen for SouthShore will create visual interest and diversity along each street in a manner that is consistent with the best characteristics of California's traditional and stylistically eclectic seaside towns. These are:

- California Craftsman;
- European Cottage; and
- Monterey (or California Ranch).

The following guidelines begin with general guidelines applicable to all three styles, then hone in on the roof elements, façade elements and details, and architectural colors that are characteristic of and mutually reinforce the three architectural styles. These design guidelines are not intended to be restrictive but rather provide general direction for residential community design. These styles should be carried throughout the residential homes, accessory structures, and site improvements for the residential lots, and in adjoining parks and open space areas within SouthShore.

Additional architectural styles may be proposed for approval by the City's Planning Manager. At the Planning Manager's discretion, a Specific Plan Amendment may or may not be required for such approval.

7.8.4 General Guidelines Applicable to All Architectural Styles

1. Bulk, Scale, and Massing

- a. Main building elevation façades should vary.
- b. Building roofs should be hip or gable with slopes to be between 3:12 and 10:12. A slope of 2:12 may be considered if warranted by a particular historic style.
- c. Height should be consistent with the regulations set forth in Chapter 6 and summarized in supporting exhibits.
- d. Two-/three-story masses should include single-story elements, unless contrary to style of architecture.
- e. Eave overhangs should have exposed out lookers/rafter tails, 4-inch minimum dimension, or a detailed cornice per the style of architecture.
- f. Gutters should be of copper, galvanized steel or painted aluminum, ogee or half round shape.
- g. Roof materials should be lightweight concrete or clay barrel tile, slate or lightweight concrete flat tile, and/or multi-dimensional class "A" shingles (for Craftsman only).

2. Facade Treatments

- a. Windows and doors should be trimmed in painted wood or material that closely resembles wood, raised exterior cement plaster, brick, or composite stone material, especially at street elevation or elevations exposed to public view.
- b. Windows should have divided lites consistent with the architectural style and recessed when used in plaster walls with no trim.
- c. A feature element for the front entry or windows (arch, circular, etc.) is encouraged.
- d. Window openings should be vertical or square, not horizontal in their proportions.

- e. Windows are encouraged to have the following details, based on architectural style:
 - (1) Opaque canvas awnings with wrought iron bracket detail.
 - (2) Planter boxes with decorative brackets or supports.
 - (3) Shutters with decorative brackets of an appropriate size to match openings.
 - (4) Authentic detailing in terms of trim and exterior windowsills at all windows on front and side elevations adjacent to public streets and visible from public parks and rights-of-way.
- f. Composite stone, wood, wood shake detail walls or base elements.
- g. Front and side elevations adjacent to public streets and visible from public parks and rights-of-way should have at least two materials in order to offer visual variety (e.g., exterior cement plaster and stone veneer base material).
- h. Exterior cement plaster should be of varying finishes depending on architectural style (e.g., Monterey to have smooth finish).
- i. At least 25% of each neighborhood's units should have a front porch, a minimum of six feet in depth, visible from the street.
- j. No more than 30% of each neighborhood's units should have a courtyard entry elevation.
- k. Either the front door of the unit or the front gate to a front entry courtyard should be visible from the street.
- l. Garden walls should be consistent with the architectural materials of each unit.
- m. Garden walls or front yard fences in the front of the foremost architectural elevation should not generally be higher than 36 inches. These can be picket fences or split rail fences.
- n. Rear yard fences/walls and interior side yard fences/walls should not exceed six feet.

- o. On the ends of neighborhood blocks where the side yards of a home face a street, not more than 50% of the length of the required side yard should be enclosed by a residential wall. Exceptions may be considered by the Planning Division in specific circumstances where traffic, noise, or similar environmental factors conditions warrant flexibility in this guideline.
- p. Gates in masonry walls should be wood, wrought iron, or a similar material of compatible architectural design.
- q. All electrical and mechanical equipment (air conditioners, solar panels, antennas, satellite dishes, etc.) should be completely hidden or screened from view from the public rights-of-way.
- r. Single-family homes should have front doors visible from a street or alternatively, may have a front courtyard with a designated “entry door” feature built into the courtyard entry design.
- s. Change of wall materials or wall base should happen at inside building corners or at fence line for one-story material terminations.
- t. The same level of architectural detailing should occur on all four sides of buildings visible from public parks, street, rights-of-way, and commercial/mixed-use areas.
- u. Architectural trim and detailing consisting of plaster over all finished substrate should have a smooth or otherwise appropriate trowel finish. Plaster over block should be permitted.
- v. Chimney cap terminations should have decorative shrouds appropriate to the architectural style.
- w. Garage doors should be executed in a variety of designs and/or locations. Garages may be set forward, equal to or in varying dimensions behind the front facade of the primary building or porches, depending upon the lot size, architectural style of the building, and number of garages.
- x. Fences and walls visible from public rights-of-way should be masonry, scored or split-face block, exterior cement plastic over block, wrought iron or other metal. Wood panels may be permitted if framed and of heavy-duty construction. Grape stake fencing should not be permitted.

3. Do's

- a. Provide four-sided architecture.
- b. Provide authentic architectural design elements, details, and compositions.
- c. Follow and understand bulk, scale and mass relationships.
- d. Vary the design, size, and placement of garage doors.
- e. Vary architectural styles.
- f. Vary front-yard setbacks.
- g. Provide single-level structures or architectural components.
- h. Provide for a variety of roof lines.
- i. Provide architectural treatment on all sides.
- j. Encourage porches and living areas of homes to front streets.
- k. Change of exterior building materials should generally occur at inside corners or, if this is not practicable, at a significant offset to outside corners.

4. Don'ts

- a. Provide blank walls without openings or details.
- b. Provide extreme contrast of colors and building materials.
- c. Provide extreme architectural interpretations (i.e., "stage set" design).

7.8.5 Residential Patio Cover Design Guidelines

1. No owner of a residential lot within SouthShore shall construct or install a patio cover or similar “open” shade structure without complying with all ordinances and regulations of the City of Oxnard. This restriction shall specifically include full compliance with all setback requirements of the City and this Specific Plan.
2. Patio covers and similar structures shall be constructed of rough sawn or finished wood, Alumawood, or similar material, with a minimum 4”x 4” post size and a minimum 2” x 3” open lattice size.
3. Rock or masonry elements may be incorporated into the design, for example at the base of the posts, provided that such materials match materials used in the residence or are otherwise compatible with the architectural style of the residence. These elements may include low rock or masonry walls, provided they do not exceed 42” in height.
4. Details and color of patio covers and similar structures shall match the existing style and the primary and/or trim color of the residence. Garish or loud colors are strictly prohibited.
5. The form of the patio cover may be flat, pitched, or peaked. Flat roofs may incorporate be multiple heights-levels but may not exceed the maximum allowable height for the subject zone.
6. Patio covers or shade structures shall be limited to trellis details that are 50% or more open to the sky. Covering or sheathing of patio covers with plywood or similar solid materials is not permitted. The use of wood lattice intended primarily for vertical garden applications (e.g., as for climbing vines) on top of a patio cover is not permitted.
7. The height of flat patio covers shall not exceed 12 feet. The height of pitched or peaked patio covers shall not exceed 15 feet.
8. Patio covers may incorporate lighting provided that the light lighting is subdued by panels or shielded and directed so that light rays are confined to the homeowner’s property. Floodlights or similar lights where the bulb is visible from neighboring properties are strictly prohibited. All lighting must conform to City Codes.

9. Freestanding patio covers or gazebos, not attached to the residence, may all be constructed or installed, and shall meet all of the above guidelines except that solid roofing materials may be used for gazebos, in which case the roofing material shall match the color and roofing material for the residence. The maximum height of gazebos shall not exceed 14 feet.
10. Patio covers, gazebos, pergolas, and/or similar patio structures shall not individually or in total cover more than fifty percent (50%) of the minimum rear yard of any detached single family home in the Specific Plan Area.
11. In conjunction with Development Design Review as set forth in Section 8.7 of this Specific Plan, the developer/home builder of each type of detached single-family home shall submit a Patio Prototype Program for the homes being built. At least three (3) different patio covers shall be designed for each model of home, including plan view and elevations, materials, footings and fasteners, and primary or trim colors. Design alternatives and variations may be included for City approval as part of the Patio Prototype Program. Following approval of the Patio Prototype Program by the City Planning Manager, the developer/home builder shall provide homebuyers with plans for the approved patio covers corresponding to the model home they are purchasing (including reversed floor plans).

7.8.6 Craftsman Architectural Characteristics

Influenced by the Arts and Crafts Movement, this is generally characterized by low pitched gabled roof construction with large exposed eave overhangs. Porches are predominant with decorative wood beams, braces and tapered columns extending past the porch level to the ground.

1. Roof Elements

- a. Exposed detailed rafter tail eaves.
- b. Simple gable and wood trim boards.
- c. 2:12 - 4:12 pitched gable roofs with overhangs minimum of 2'-6" to 3'-6".
- d. Flat roofing material, class composite roofing.

2. Façade Elements

- a. Front façades and side façades adjacent to public streets, parks, common driveways, or other public/quasi-public areas to be accented with wide horizontal wood or wood composite siding, shake/shingle wood siding blended with lightly textured stucco.
- b. Smooth exterior cement plaster or plaster accent areas.
- c. Composite river rock or cobblestone base elements, detail fence/wall element or fireplace. Elements can be battered at base.
- d. Brick or painted brick details at base or fireplace.
- e. Tapered wood box posts set on tapered piers of contrasting material.
- f. Extensive use of gabled porch elements.
- g. Decorative wood railing cut-outs.
- h. Exposed wood beam detailed at ends with wood brackets of similar detail.
- i. Windows to be vertical or square and combined into groupings.
- j. Trim to be wood of contrasting complementary color.
- k. Lights in windows at upper sashes.
- l. Porte-cocheres at side of structure.

3. Colors

- a. Colors to be generally consistent with the style, which may include grey rock, steely blue-grey, deep reds and greens.
- b. Rich earth tone field colors with complementary accent colors for detail.

7.8.7 European Cottage Architectural Characteristics

Generally derived from medieval architecture, shapes include high pitched roofs with flat roof tiles, roof pitch planes changes and box façade elements. Focal points at the front entry door are prominent, as are tower elements.

1. **Roof Elements**

- a. 7:12 to 10:12 pitched roofs (could be as much as 12:12).
- b. Strong gable roof forms.
- c. Continuous roof forms over one- and two-story elements.
- d. Minimum wood fascia trim and no gable overhangs.
- e. Slate or flat lightweight concrete roof.

2. **Façade Elements**

- a. Exterior cement plaster to be smooth or light sand texture.
- b. Composite stone veneer used as base, fence/wall accents, and fireplace elements.
- c. Wood/wood composite trim detail.
- d. Use of shutters (simple wood plank) to match window opening size with decorative hardware.
- e. Wood trim details to be heavy post and beam construction.
- f. Windows to be inset (4-inch min.) and generally narrow in proportion (secondary windows at front façade).
- g. Tops of feature windows/door entry to be rounded or other similar shape (front façade).
- h. Balcony or window detail trims to be wrought iron.

3. Colors

- a. Colors to be generally consistent with this style, which may include field colors of generally light earth tones with bright accent trim or door colors.
- b. Other contrasting natural colors can be used for trim accents.

7.8.8 Monterey (California Ranch) Architectural Characteristics

Simple formed asymmetrical box shapes with low pitched red tile roofs with little overhang. This style is a combination of Spanish Colonial and New England Colonial architecture. Arches and balcony features are prominent. Walls are stucco with wood accents and trellis elements complement the façade.

1. Roof Elements

- a. 2:12 to 5:12 roof pitch.
- b. Little or no overhang at gable ends.
- c. Small cornice or roof tile wrap over face of fence/wall at roof edge.
- d. Roof tile to be clay or lightweight concrete red tone barrel roofing.
- e. Exposed wood rafters (no stucco soffits).

2. Façade Elements

- a. Smooth exterior plaster finish (light sand finish acceptable).
- b. Composite stone accents at base, columns and feature door/window openings.
- c. Terra cotta color “pipe” accent scuppers and vents.
- d. Shutters at windows to match window opening size with decorative hardware.
- e. Windows at front façade to be recessed 4 inches.
- f. Arched, half round or flat window/door heads.
- g. No trim at doors/windows of secondary openings.

- h. Heavy exposed wood beams.
- i. Wood balconies with heavy wood posts and wood railings.
- j. Chimney top trim caps.
- k. Entry arcades and trellises.
- l. Courtyard is designed with low exterior cement plaster walls.

3. Colors

- a. Colors to be generally consistent with this style, which may include white and off-white walls, and dark brown wood trim.
- b. Sand or warm grey colored stone, accent trim color at feature areas, usually natural tones.

7.8.9 Residential Architectural Character and Prototypical Site Planning

This section provides conceptual graphic representations of site planning and architectural images for the various Land Use Planning Areas of SouthShore. It is meant only to provide only a general reference for future product layout and architectural design.

Prototypical plottings of architectural components shown in Exhibits 7-33 through 7-37 are intended to communicate design guidelines and development standards, and not the actual final layout and design for any of SouthShore’s neighborhoods. In particular they show:

- Variety of unit entrances at corner lots;
- Variety of setbacks;
- The DR-3825 and DR-3738 lotting patterns are innovative and appropriate solutions;
- Walls viewable from public areas can be minimized; and
- Walls outside of public view are appropriate and should reflect the lotting pattern.

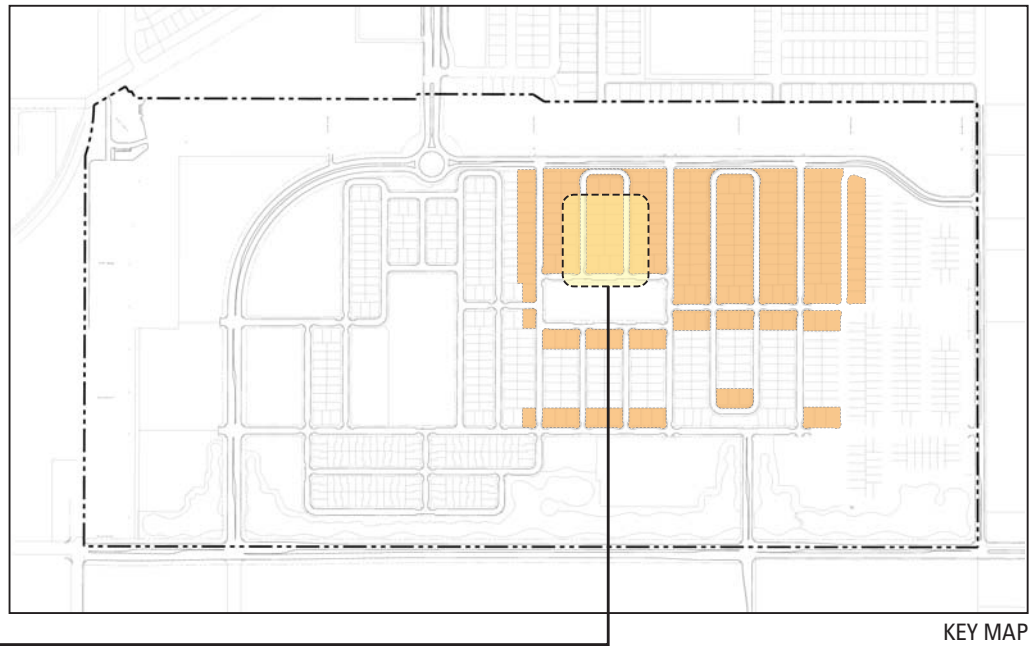
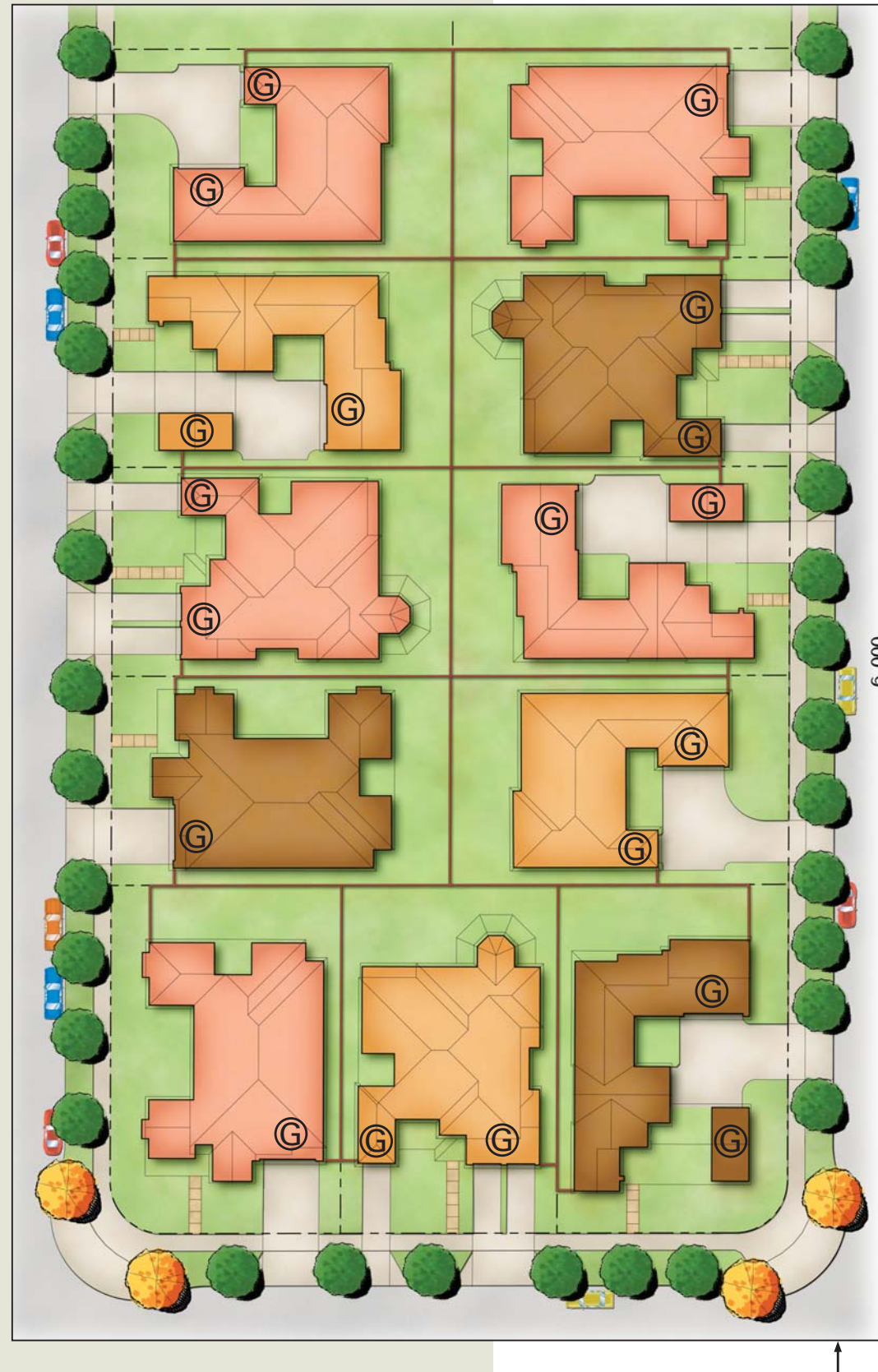
Final construction-level footprints, dimensions, and architectural elevations will vary from these prototypes and examples, but remain consistent with the concepts, design guidelines, and Site Development Standards set forth in Chapter 6, Regulations.

1. R-1 (SSP) District

a. Detached Residential DR-5820

Exhibit 7-33, Detached Residential 5820 – Architectural Character, illustrates approximately how SouthShore’s largest dwellings will be situated on a partial block view. The principle behind this layout concept is to create visually unique streetscapes using a variety of alternating setbacks, garage locations/orientations, driveway geometries, and dwelling types.

For Site Development Standards, see Section 6.4, R-1 (SSP) District, in particular Subsection 6.4.6.



KEY MAP



NOTE: Prototypical plotting of architectural footprints is intended to communicate design guidelines and site development standards. Final construction-level footprints, dimensions, and architectural elevations will vary from these examples, but remain consistent with the concepts and standards.

b. Detached Residential DR-4850

Exhibit 7-34, Detached Residential 4850 – Architectural Character, illustrates approximately how SouthShore’s second largest dwellings will be situated on a prototypical portion of a block. The principle behind this layout concept is to create visually unique streetscapes using a variety of alternating setbacks, garage locations/orientations, driveway geometries, and dwelling types.

For Site Development Standards, see Section 6.4, R-1 (SSP) District, in particular Subsection 6.4.6.

2. R-2 (SSP) District

a. Detached Residential DR-4100

Exhibit 7-35, Detached Residential 4100 – Architectural Character, illustrates approximately how the intermediate-size dwellings will be situated on a prototypical portion of a block. The principle behind this layout concept is to create visually unique streetscapes using a variety of alternating setbacks, varied driveway/garage orientations at intersections, and dwelling types.

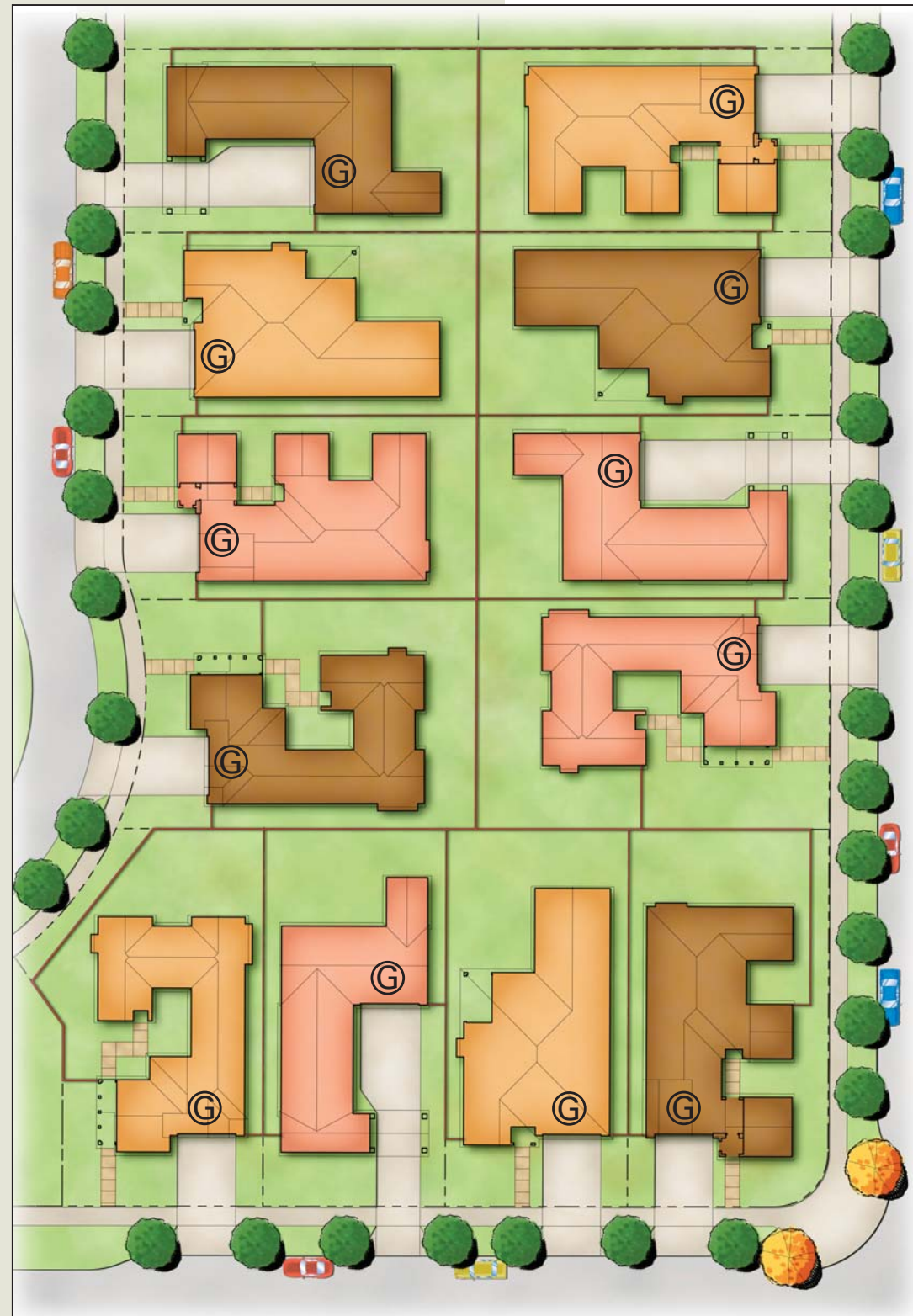
For Site Development Standards, see Section 6.5, R-2 (SSP) District, in particular Subsection 6.5.6.

b. DR-3825 and DR-3738

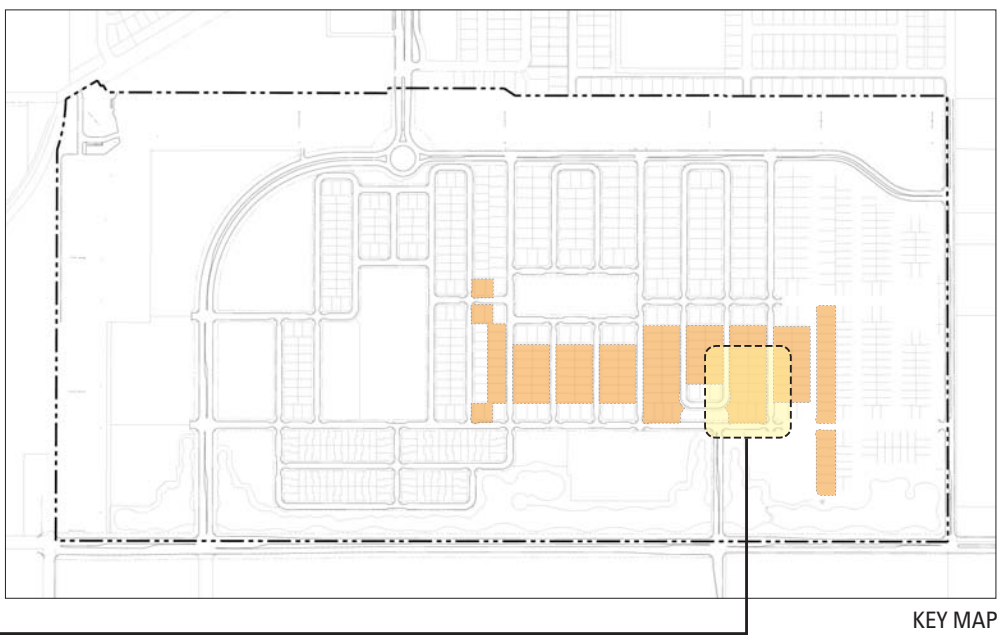
Exhibit 7-36, Detached Residential 3825 and 3738 – Architectural Character, illustrates approximately how SouthShore’s smaller single-family dwellings will be situated on a prototypical portion of a block. The principle behind this layout concept is to create visually unique streetscapes using a variety of alternating setbacks, garage locations/orientations, driveway geometries, and dwelling types.

This exhibit also illustrates the use of reciprocal side yard easements to create more usable spaces for resident families. Note that the fences are located on the easement lines, not the property lines, effectively doubling one side yard, and eliminating the other, for each homeowner, in a progression that ultimately resolves itself at the ends of each block.

For Site Development Standards, see Section 6.5, R-2 (SSP) District, in particular Subsection 6.5.6.



NOTE: Prototypical plotting of architectural footprints is intended to communicate design guidelines and site development standards. Final construction-level footprints, dimensions, and architectural elevations will vary from these examples, but remain consistent with the concepts and standards.



KEY MAP

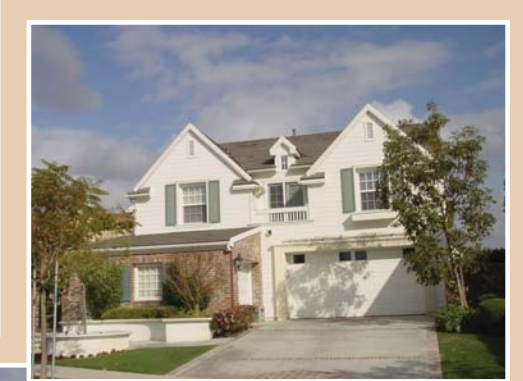
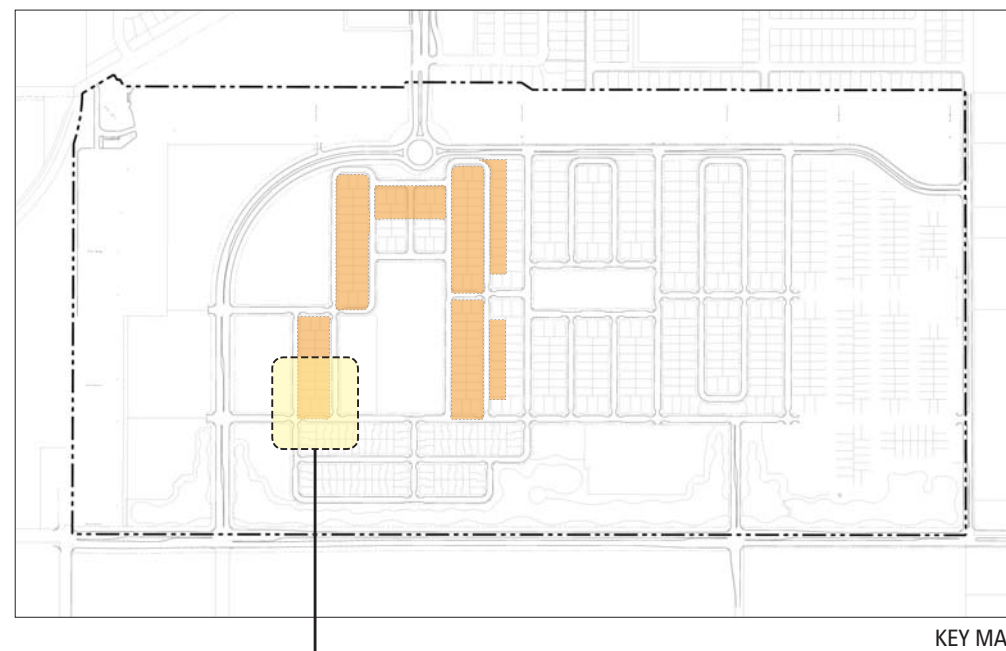
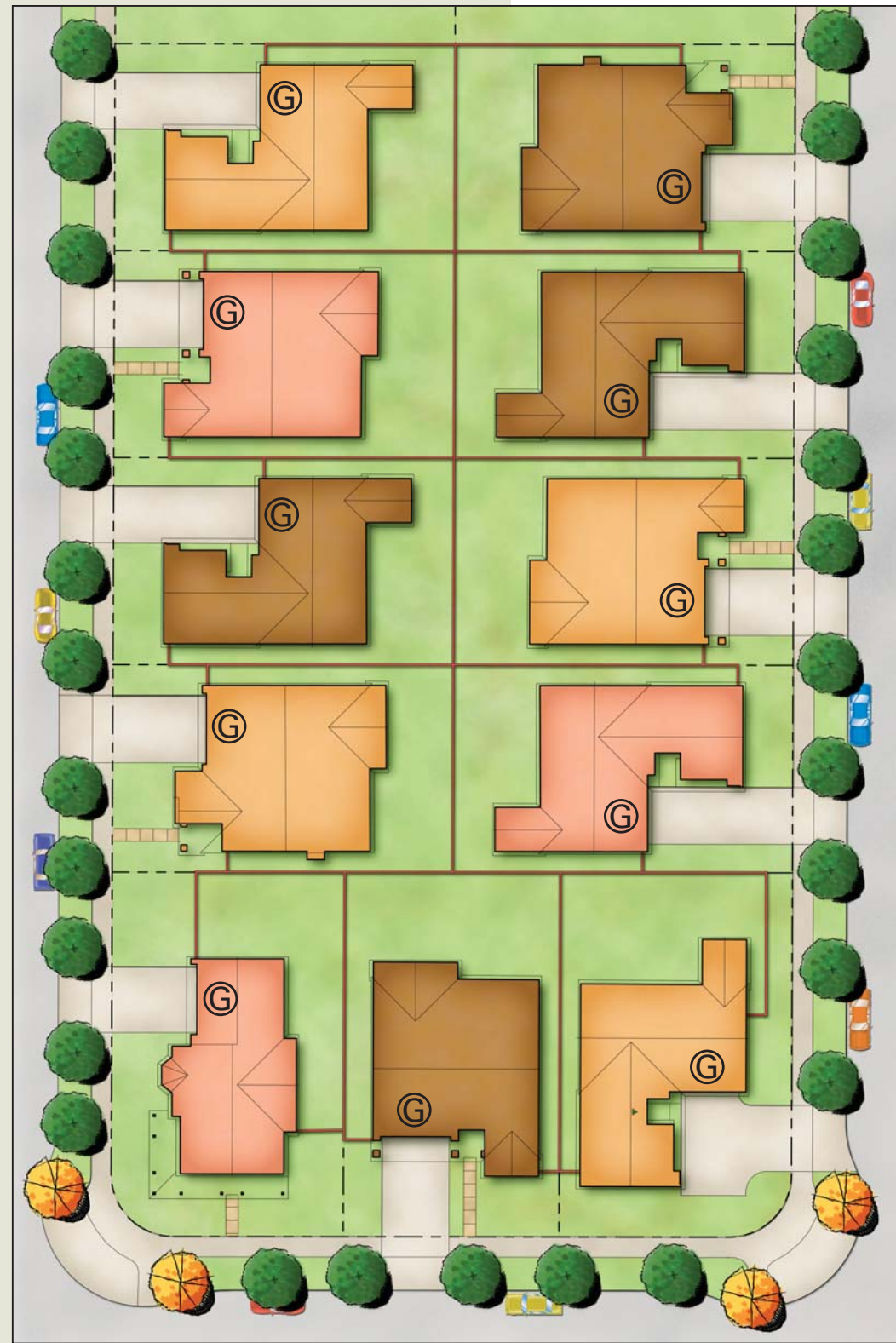


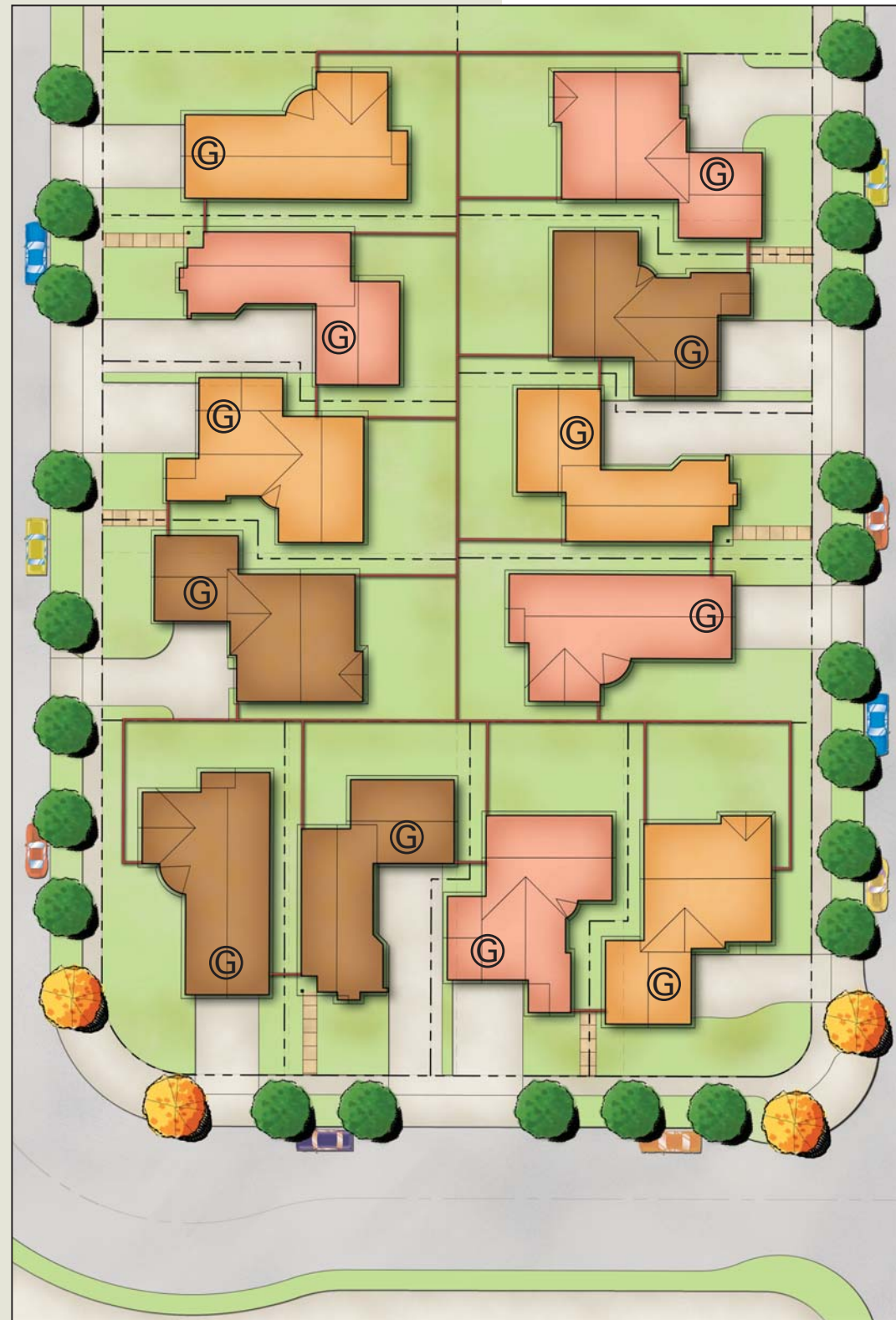
Exhibit 7-34



KEY MAP



NOTE: Prototypical plotting of architectural footprints is intended to communicate design guidelines and site development standards. Final construction-level footprints, dimensions, and architectural elevations will vary from these examples, but remain consistent with the concepts and standards.



KEY MAP



NOTE: Prototypical plotting of architectural footprints is intended to communicate design guidelines and site development standards. Final construction-level footprints, dimensions, and architectural elevations will vary from these examples, but remain consistent with the concepts and standards.

3. R-3 (SSP) District

Exhibit 7-37, Attached Residential Architectural Character, depicts the type of architectural characteristics that will comprise the AR-1 through AR-7 land use planning areas. This district will complement adjacent Residential Districts with compatible architectural design.

7.8.10 C-2 (SSP) District Architectural Character

Exhibit 7-38, Commercial/Mixed-Use Architectural Character, depicts the type of architectural characteristics associated with this area. This design will enhance the community entry and the adjacent Lake SouthShore open space.



KEY MAP

NOTE: Architectural photographs are intended to communicate character of design guidelines and site development standards. Final construction-level architectural elevations will vary from these examples, but remain consistent with the concepts and standards.



NOTE: Architectural photographs are intended to communicate character of design guidelines and site development standards. Final construction-level architectural elevations will vary from these examples, but remain consistent with the concepts and standards.



KEY MAP

Exhibit 7-38

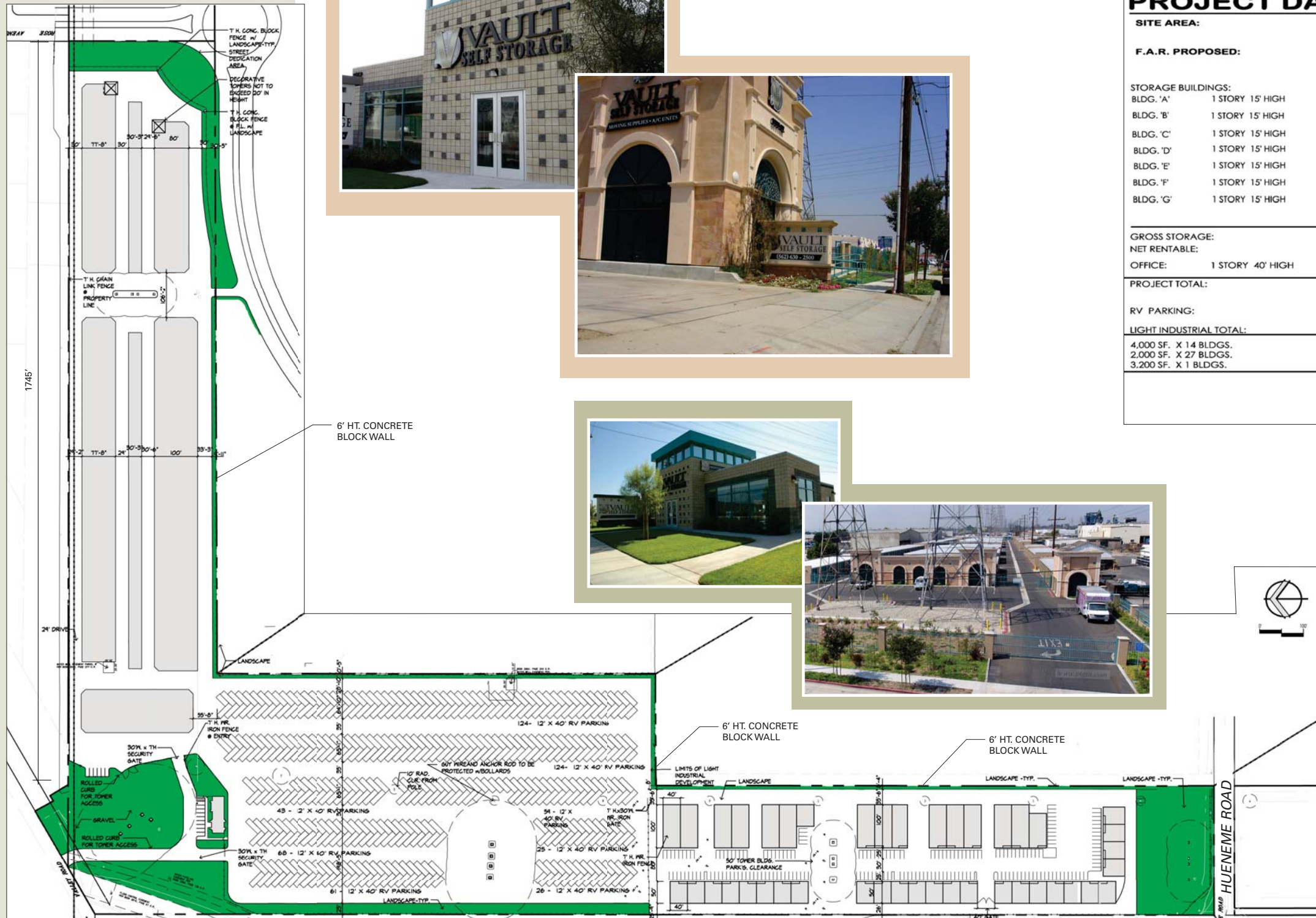
7.8.11 M-L (SSP) District Architectural Character

Exhibit 7-39, M-L District SCE Development Area, depicts the types of architectural characteristics associated with these areas. Although clearly more functional, the architecture in the M-L District will include thematic elements found throughout the SouthShore community and will be varied in heights and details.

1. Self Storage & Boat/RV Storage (SCE)

a. Bulk, Scale, and Massing

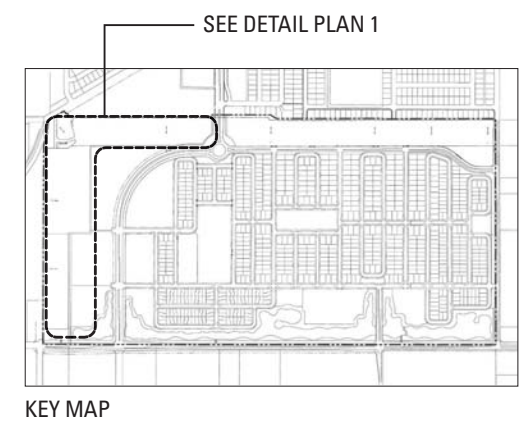
- (1) The Storage area will consist of two types of buildings: 1) the management office and the self storage buildings. The management office building should be the focal point of those entering the property. From the public street, it should be clear from both building massing, architecture and site layout that the management office creates the arrival point for those entering the facility. The management office may contain a tower element, if permitted by SCE, as a method of creating the focal point.
- (2) The office building footprint may be up to 6,000 square feet. The storage buildings may be 1 story with low pitch metal roofs and screened by fencing described in Section 7.3.7. Provided the structures are kept low and screened, the building footprint should be large enough to make efficient use of the site.
- (3) Building roofs may be low pitch to minimize the visibility of the structure
- (4) Height should not to exceed 38 feet measured from nearest adjacent grade, except for accent architectural features or elements which should not exceed 43 feet.
- (5) Roof materials should be lightweight baked enamel metal except at the office building which could have a combination of flat roof and pitched tile design



PROJECT DATA

SITE AREA:	37.76 ACRES (1,645,123 SF)
F.A.R. PROPOSED:	25% (0.25) (421,655 SF)
STORAGE BUILDINGS:	
BLDG. 'A'	1 STORY 15' HIGH 33,707 SF
BLDG. 'B'	1 STORY 15' HIGH 11,910 SF
BLDG. 'C'	1 STORY 15' HIGH 27,609 SF
BLDG. 'D'	1 STORY 15' HIGH 61,902 SF
BLDG. 'E'	1 STORY 15' HIGH 23,540 SF
BLDG. 'F'	1 STORY 15' HIGH 81,779 SF
BLDG. 'G'	1 STORY 15' HIGH 25,677 SF
GROSS STORAGE: 266,124 SF	
NET RENTABLE: 231,528 SF (87%)	
OFFICE: 1 STORY 40' HIGH	2,510 SF
PROJECT TOTAL:	268,634 SF
RV PARKING: 525 SPACES	
LIGHT INDUSTRIAL TOTAL:	
4,000 SF. X 14 BLDGS.	56,000 SF
2,000 SF. X 27 BLDGS.	54,000 SF
3,200 SF. X 1 BLDGS.	3,200 SF
	113,200 SF

NOTE: Architectural photographs are intended to communicate character of design guidelines and site development standards. Final construction-level architectural elevations will vary from these examples, but remain consistent with the concepts and standards.



b. Facade Treatments

- (1) Windows and doors should be storefront aluminum at the office and metal in the storage buildings.
- (2) A feature element for the office front entry or windows (arch, circular, etc.) is encouraged.
- (3) Gutters should be of galvanized steel or painted aluminum in a color that complements the body color of the building elevation.
- (4) Front and side elevations adjacent to public streets should have at least two materials in order to offer visual variety (e.g., exterior cement plaster and stone veneer base material).
- (5) Exterior cement plaster or split face block should be of varying finishes depending on architectural style for the office. The storage buildings should be stucco where visible from the street but can be block and metal at other locations.
- (6) Gates in masonry walls should be wrought iron or a similar material of compatible architectural design.
- (7) All electrical and mechanical equipment (air conditioners, solar panels, antennas, satellite dishes, etc.) should be completely hidden or screened from view from the public way.
- (8) Fences and walls visible from public rights-of-way should be masonry, scored or split-face block, exterior cement plastic over block, wrought iron or other metal.

c. Colors

- (1) Colors to be generally consistent with the style, which may include earth tones with accent colors that complement the primary body color
- (2) Body color should generally be rich earth tone field colors with complementary accent colors for detail.

2. Commercial/Incubator (SCE)

a. Site Organization

- (1) The site will need to be organized to provide both for SCE's access to the electrical transmission facilities and to provide for flexible incubator type buildings conducive to growing small business. The buildings should have access on both front and back. The front of the building should have an office presentation and the rear a more operational design, i.e., roll-up doors. The buildings facing Hueneme should show an office park style.

b. Bulk, Scale, and Massing

- (1) The building foot print should vary between 2,000 square feet and 20,000 square feet to provide for a range of businesses. The design of the buildings should have articulated facades to provide interest and variety. The buildings can contain vertical elements to break the building massing. The entries of the buildings should be easy for the public to locate.
- (2) Building roofs can be flat or pitched in areas to provide architectural interest. Roof materials can be tile or metal consistent with the architectural style of the building.
- (3) The maximum height of the buildings will be limited by SCE operation constraints of the electrical transmission lines. The height should not exceed 38 feet measured from nearest adjacent grade, except for accent architectural features or elements which should not exceed 43 feet.

c. Façade Treatments

- (1) Windows and doors should be storefront aluminum on the front elevations. Rear elevations allow for roll-up doors and solid metal doors
- (2) A feature element for the office front entry or windows (arch, circular, etc.) is encouraged.
- (3) Gutters should be of galvanized steel or painted aluminum in a color that complements the body color of the building elevation.

- (4) Front and side elevations adjacent to public streets should have at least two materials in order to offer visual variety (e.g., exterior cement plaster and stone veneer base material).
- (5) Exterior cement plaster or split face block should be of varying finishes depending on architectural style.
- (6) Gates in masonry walls should be wrought iron or a similar material of compatible architectural design.
- (7) All electrical and mechanical equipment (air conditioners, solar panels, antennas, satellite dishes, etc.) should be completely hidden or screened from view from the public way.
- (8) Fences and walls visible from public rights-of-way should be masonry, scored or split-face block, exterior cement plastic over block, wrought iron or other metal.

d. Colors

- (1) Colors to be generally consistent with the style, which may include earth tones with accent colors that complement the primary body color.
- (2) Body color should generally be rich earth tone field colors with complementary accent colors for detail.

8.1 PURPOSE AND INTENT

This chapter of the Specific Plan outlines the procedures and responsibilities of the Master Developer in combination with Individual Builder/Project Developers, the City of Oxnard, and other stakeholders required to implement this plan. Also included are the Project Review and Approval Process requirements for Builder/Developers to obtain required City approvals. The chapter fulfills the State Government Code requirement that a specific plan include a program for its implementation, including regulations, conditions, and additional measures to carry out the plan.

8.2 ADOPTION AND ADMINISTRATION

8.2.1 Specific Plan Adoption

Adoption of the SouthShore Specific Plan makes the land uses and development standards of the Specific Plan regulatory in nature and equal to, but separate from, the existing zoning regulations of the Oxnard Municipal Code.

The standards and other provisions of this Specific Plan shall take precedence if a conflict is found between any provision of the Specific Plan (including the development standards) and the City's Municipal Code.

8.2.2 Concurrent and Additional Approvals

In conjunction with the City of Oxnard's consideration and approval of this SouthShore Specific Plan, several other related public actions are necessary to adopt and implement the Specific Plan, including the following:

1. Approval of a 2020 General Plan Amendment consisting of changes to the 2020 Land Use Map designation for the Specific Plan Area and changes to the text of the Land Use Element of the 2020 General Plan;
2. Certification of a Final Environmental Impact Report (FEIR) for the Project pursuant to the California Environmental Quality Act;
3. Approval of annexation of the SouthShore Specific Plan Area to the City of Oxnard by the Ventura County Local Agency Formation Commission (LAFCO);
4. Approval of a zone change/rezone of the SouthShore Specific Plan Area;
5. Approval of one or more Tentative Map(s) for the subdivision of the SouthShore Specific Plan Area;

6. Approval of a Development Agreement for the SouthShore Project between the property owners and the City of Oxnard; and
7. Approval by the Metropolitan Water District of California and the Calleguas Municipal Water District of the annexation into their service districts.

8.2.3 Incorporation of Conditions, Requirements, and Standards

All entitlements and permits, including associated conditions of approval, which are issued for development within the SouthShore Specific Plan Area, must be consistent with this Specific Plan and the corresponding Tentative Tract Map(s).

Once a permit is approved, all conditions, requirements, and standards indicated graphically or in writing, as part of the approved permit, shall have the same force and effect as the Development Regulations in Chapter 6. Any use or development established as a result of such an approved permit or plan, but not in compliance with all such conditions, requirements, or standards, shall be in violation of the Specific Plan.

8.2.4 Legal Validity/Severability

If any portion of the Development Regulations provided in Chapter 6 of this Specific Plan is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions of this Specific Plan.

8.2.5 Specific Plan Administration

The SouthShore Specific Plan shall be administered and enforced by the City of Oxnard's Planning Division in accordance with the provisions of this Specific Plan.

The Development Regulations in the Specific Plan are designed to be implemented in conjunction with the Municipal Code of the City of Oxnard. Where the Specific Plan specifies standards or regulations for a particular use, it shall be the regulatory authority. Where standards and regulation are not specified, the provisions of the City of Oxnard Municipal Code shall be used to regulate development.

8.2.6 Specific Plan Phasing

The SouthShore Specific Plan shall be phased as set forth in Section 8.5, Phasing Program. Phasing shall also be consistent with:

1. The approved Development Agreement for the SouthShore Project between the property owners and the City of Oxnard, identified in Section 8.2.2(6) above; and
2. Specific Plan Section 1.7, Relationship of Development Phasing to Water Availability, in particular Exhibit 1-4, Maximum Permitted Residential Certificates of Occupancy by Year, reiterated in this chapter as Section 8.5.3 and Exhibit 8-1, respectively.

8.3 IMPLEMENTATION RESPONSIBILITIES

8.3.1 Master Developer

The Master Developer of the SouthShore Project is responsible for construction of the following items and other obligations as may be specified in a Development Agreement:

1. The Arterial Backbone and Collector Roadway system and related signalization, which includes Rose Avenue, SouthShore Drive, Hueneme Road, Olds Road, and "A" Street, and "B" Street.

It is anticipated that, although some roadway improvements already exist, the complete removal and the reconstruction (not widening) of Hueneme Road and Olds Road to their full required width will be required by the Master Developer of SouthShore on a fair-share cost basis. Cost-sharing and/or reimbursement for SouthShore's leadership in bearing this responsibility shall be addressed in a Development Agreement or other agreement.

It is also anticipated by both the City and Master Developer that all of the required off-site right-of-way required for the full construction of Hueneme Road and Olds Road will be obtained without the City's use of eminent domain. This acquisition cannot, however, be guaranteed by the SouthShore's Master Developer, in which case it shall become a City responsibility.

2. Landscaping, hardscaping (including the pedestrian circulation network and multi-use trail corridors), lighting, and directional signage associated with the Arterial Backbone and Collector Roadway system.
3. All utilities (including natural gas, electric, water, sewers, and communication lines) within the public rights-of-way of the backbone street system.
4. Construction of the man-made lake (i.e., Lake SouthShore) and associated storm drain facilities.
5. The improvement of the Community Park and neighborhood parks identified in the Specific Plan consistent with the provisions of the Development Agreement with the City of Oxnard.

6. The improvement of all or the majority of Rose Green, Arnold Green, and the Enhanced Parkway adjacent to Olds Road, consistent with the provisions of the Development Agreement with the City of Oxnard. Any portions not improved by the Master Developer shall be improved by the Individual Builder of the Project(s) adjoining the green or parkway so as to achieve a seamless transition between Master Developer and Project Development improvements such as curbs and sidewalks.
7. Satisfying the Affordable Housing Requirements set forth in Section 6.2.8 of this Specific Plan.

8.3.2 Individual Builders/Project Developers

Each individual Builder/Project Developer within the SouthShore Project is responsible for construction of the following items within the Builder/Developer's property:

1. The local residential street system;
2. Landscaping, hardscaping (including the pedestrian circulation network), parks and open space, lighting and directional signage within the local residential street system;
3. All utilities (including natural gas, electric, water, sewers, and communication lines) within the local residential street system, as well as utility connections to the utility mains;
4. Identification, directional, and wayfinding signage within and adjacent to the local residential street system; and
5. Minor portions of Rose Green, Arnold Green, and/or the Enhanced Parkway Adjacent to Olds Road to the extent provided for in Section 8.3.1(6) above to provide a seamless transition between Project Developer and Master Developer improvements.

The individual Builder/Project Developer may, under certain circumstances, need to construct streets and street-related landscaping, lighting, and utilities through undeveloped property that they do not own or control. This could occur with parcels in the middle of blocks where adjacent parcels have not yet been developed.

Individual Builders/Project Developers may proceed ahead of the infrastructure-phasing/sequencing plan if they pay the costs of extending the core “backbone” infrastructure to their project.

Individual Builders/Project Developers shall reimburse the Master Developer on a pro rata basis⁽¹⁾ for the cost of designing and constructing those Master Developer improvements identified in Section 8.3.1 of this Specific Plan prior to the issuance of residential/commercial building permits for their respective projects.

Individual Builders/Project Developers shall also reimburse the Master Developer on a pro rata basis⁽¹⁾ for the cost of preparing this SouthShore Specific Plan, the Ormond Beach Specific Plan Environmental Impact Report (EIR), any engineering or similar studies related to infrastructure or public works planning, and City fees/changes associated with processing of this Specific Plan, EIR, and infrastructure/public works planning prior to the issuance of residential/commercial building permits for their respective projects.

8.3.3 Additional Public Agencies

There are additional public agencies that will be involved in the design, construction, and operation of improvements within the SouthShore Specific Plan Area:

1. **Ocean View School District:** Public Elementary School.
2. **Oxnard Union High School District:** Public High School, if the district acquires a High School site within the SouthShore Specific Plan Area.
3. **Gold Coast Transit (GCT):** Local public transportation. It is anticipated that GCT will provide bus service to the SouthShore Specific Plan Area. Bus routes and schedules will be determined as development occurs, and may change over time as growing demand justifies an increase in service. Section 4.4, in particular Exhibits 4-15 and 4-16, provide conceptual locations for public transit bus stops. Project infrastructure will be designed to meet GCT’s operating requirements, including minimum lane width, bus stop dimensions, and sidewalk width for seats and shelters.

⁽¹⁾ For the purposes of this Specific Plan, the pro rata basis used to reimburse the Master Developer shall be calculated as the percentage that an individual Builder’s/Project Developer’s “gross” land ownership acreage is of all privately-owned land (approximately 258.7 acres) within the SouthShore Specific Plan Area (see Exhibit 1-2, Land Ownership Map). Land owned by the City of Oxnard or a regulated public utility (i.e., Southern California Edison and Southern California Gas Company), shall not be considered in this pro rata reimbursement computation.

8.4 LAND USE DISTRICT ADJUSTMENTS

This section sets forth the regulations governing adjustments of land uses within the SouthShore Specific Plan Area.

The adjustment regulations are intended to provide flexibility in the implementation of this Specific Plan with regards to the M-L (SSP) Land Use District, the Residential Land Use Districts, and the school overlay(s). Over time and build-out of the property, there may be physical, market, and/or social changes that warrant an adjustment to the SouthShore Specific Plan. This could include changes to the amount of acreage or development required for the Self Storage, Boat/RV Storage, and for Commercial/Incubator Land Use Planning Areas within the M-L (SSP) Land Use District, the dwelling units in the Residential Land Use District, and the Elementary School (and potential High School).

To facilitate the adaptation of these uses, Specific Plan Sections 8.4.1, 8.4.2, and 8.4.3 dictate required regulations. These will ensure that the adjustments or transfers do not exceed the maximum allowed alterations and mitigate any adverse impacts upon the SouthShore community and neighboring land use areas.

Any proposed Land Use District adjustment must be reviewed and approved by the Planning Manager. In no way shall the total number of residential units be allowed to exceed the total project maximum set forth in Exhibit 2-2 (or Exhibit 2-4 for Alternative Plan with High School).

Any adjustment of more than ten percent (10%) in any Land Use District acres or units, as identified in Exhibit 2-2 (or Exhibit 2-4 for Alternative Plan with High School) may require additional environmental review pursuant to CEQA and a Specific Plan Amendment.

8.4.1 Acreage Adjustments within M-L (SSP) District

The Specific Plan Chapter 2, Land Use Plan, identifies the Light Industrial area of the SCE transmission corridor in Exhibit 2-2 and Exhibit 2-42. The associated gross acreage of the three Land Use Planning Areas within Light Industrial shall be given the following maximum adjustment limits:

1. Self Storage (15.0 gross acres): an allowed boundary adjustment must retain a minimum of fifty (50%) of the original total gross acreage and cannot exceed one hundred fifty percent (150%) of the original gross acreage approved under the SouthShore Specific Plan;

2. Boat/RV Storage (12.9 gross acres): an allowed boundary adjustment must retain a minimum of fifty (50%) of the original total gross acreage and cannot exceed one hundred fifty percent (150%) of the original gross acreage approved under the SouthShore Specific Plan; and
3. Commercial/Incubator (9.3 gross acres): an allowed boundary adjustment must retain a minimum of seventy (75%) of the original total gross acreage and cannot exceed one hundred twenty five percent (125%) of the original gross acreage approved under the SouthShore Specific Plan.

Consistent with any adjustment in acreage will be a corresponding adjustment in the Project Data (e.g., Storage Building square feet, Office square feet, RV Parking spaces, Light Industrial square feet, etc.) contained in Exhibit 7-39, M-L (SSP) District SCE Development Area.

Any acreage adjustment or combination of adjustments, as described above, for the three (3) Land Use Planning Areas may be submitted for approval by the City Planning Manager. At the discretion of the Planning Manager, a Specific Plan Amendment may or may not be required.

8.4.2 Land Use Adjustments within M-L (SSP) District

Southern California Edison (SCE) policies pertaining to the development of land uses and permanent structures on their property may change as SCE's goals and objectives change. In light of such potential changes, which are beyond the control of the Master Developer, the land uses, commercial buildings, and associated structures anticipated in this Specific Plan for the Self Storage Area (15.0 gross acres), Boat/RV Storage Area (12.9 acres), and/or Commercial/Incubator Area (9.3 acres) may not occur.

In this case, alternative uses and a revision to Exhibit 7-39, ML District SCE Development Area, may be submitted for approval by the City Planning Manager for these two areas consistent with Specific Plan Chapter 6, Development Regulations, in particular the permitted uses and site development standards set forth in Section 6.98, M-L (SSP) District. Corresponding revisions to Land Use Exhibits 2-2 through 2-4, and Phasing Exhibits 8-2 through 8-4, as well as other exhibits may be required by the Planning Manager. At the discretion of the Planning Manager, a Specific Plan Amendment may or may not be required.

8.4.3 Dwelling Unit Adjustments

The adjustment of dwelling units within each Residential Land Use District is permitted subject to the following conditions:

- a. The number of dwelling units shown in Exhibit 2-2, Land Use Table, or Exhibit 2-4, Alternative Land Use Table (without High School) is the maximum number of dwelling units that can be built, subject to Section (b) below. Neither the Master Developer nor a Project Developer is obligated to build the maximum number of units shown in Exhibit 2-2 (or alternative Exhibit 2-4). If for any reason, a Developer chooses to build fewer dwelling units than shown, the Developer is entitled to do so. This includes the possibility that some or all of the Attached Residential Planning Areas AR-1 through AR-7 may be developed with a Lane-Loaded or other type of Single-Family Detached Residential Units, consistent with Chapter 6, Development Regulations. However, in this last case, additional environmental clearance may be required. Also, this last case shall be treated as a Major Modification that requires approval by the Planning Commission (see Exhibit 8-8). It does not require a Specific Plan Amendment.
- b. The number of dwelling units within any Detached Residential (DR) or Attached Residential (AR) area can increase up to ten (10%) percent from the number shown in Exhibit 2-2, Land Use Table, or Exhibit 2-4, Alternative Land Use Table (without High School), provided that there is a corresponding and landowner-agreed upon decrease in dwelling units in one or more other land use areas, so that the total number of units within the SouthShore Specific Plan Area does not exceed the total number shown in Exhibit 2-2, Land Use Table, or Exhibit 2-4, Alternative Land Use Table (without High School). This shall be treated as a Minor Modification that may be approved by the Planning Manager (see Exhibit 8-8). It does not require a Specific Plan Amendment.
- c. Any adjustment proposed under (a) or (b) above must be submitted to the City of Oxnard for review and approval by the Planning Commission or Planning Manager in conjunction with a Design Review Permit as described in Section 8.7.

8.4.4 School Site Overlays

School site overlays, which serve to provide approximate locations for the Elementary School and High School (if OUHSD decides to acquire a high school site within SouthShore) are represented by symbols on the Land Use Districts Map (see Exhibit 6-1). These symbols allow the school sites to be subject to adjustments in terms of their location and acreage. The underlying land use designations on the Land Use Districts Map remain in effect if and as public school sites are adjusted. Any such adjustments in school acres shown elsewhere in this Specific Plan shall be treated as a Minor Modification that may be approved by the Planning Manager (see Exhibit 8-8). It does not require a Specific Plan Amendment.

8.4.5 Potential Refinements to Elementary School Site

The precise size and boundaries of the SouthShore Elementary School may vary depending upon the Ocean View School District's facilities and financing program. The Land Use Plan provides for a currently planned 8.1-acre net (9.6-acre gross) Elementary School site adjacent to West Park, as shown in Exhibit 2-1 (and Exhibit 2-3, for the Alternative without High School) and described in Section 2.4.

It is anticipated that Ocean View School District (OVSD) may determine that it is necessary to acquire up to an additional 0.9 acres from the 3.0 net acres of land designated for West Park to bring the size of the Elementary School up to 9.0 net acres. In this case, Exhibit 7-26, West Park Concept Plan, will need to be correspondingly revised. Such a revision shall be considered a Minor Modification as described in Chapter 8, Implementation, and more specifically in Section 8.4.5, Potential Refinements to Elementary School Site.

In the currently unlikely event that the School District requires a smaller site for the Elementary School, the Land Use Plan will be adjusted accordingly, and the land that is not needed for the school will be developed for single-family detached homes, consistent with the underlying R-2 (SSP) Land Use District shown in Exhibit 6-1. In this case, the number of attached residential units within AR-1, AR-2, AR-6, and/or AR-7 (or other AR Planning Area with the agreement of the landowners) will be correspondingly reduced so that the total number of dwelling units within the SouthShore Specific Plan remains consistent with Specific Plan Section 8.4.2, Dwelling Unit Adjustments. This shall be treated as a Minor Modification that may be approved by the Planning Manager (see Exhibit 8-8). It does not require a Specific Plan Amendment.

8.4.6 Potential Refinements to Master Plant Palette Associated with Adaptive Management Plan

The Adaptive Management Plan (AMP) that is anticipated by SouthShore Specific Plan Section 6.2.24 and City Council Resolution No. 13,775, may require refinements in the Master Plant Palette contained in SouthShore Specific Plan Section 7.3, Landscape Architecture, in particular Exhibit 7-6, Master Plant Palette, in order to meet the biological mitigation necessary to offset impacts to biological resources, pursuant to Biological Mitigation Measure No. 2 in Final EIR No. 05-03 (SCH# 2005091094) for the Ormond Beach Specific Plan Projects. Any and all additions, deletions, or other refinements in the Master Plant Palette (including Plant Zones) proposed by the AMP shall be permitted, and shall not require a Specific Plan Amendment.

8.5 PHASING PROGRAM

It is anticipated that SouthShore will be developed in four phases as depicted on Exhibit 8-2, Phasing Plan, and Exhibit 8-3, Alternative Phasing Plan (without High School). These Phasing Plan Exhibits directly correlate to Exhibit 8-4, Phasing Plan Table, and Exhibit 8-5, Alternative Phasing Plan Table (without High School).

The timing of construction for all single-family and attached residential units, as well as the Self Storage, Boat/RV Storage, and Commercial/Incubator areas within Phase I will be based on market conditions at the time of development. At the time this Specific Plan is being adopted, the Master Developer and City recognize that uncertain market conditions may require changes to the phasing concepts described in this Specific Plan. Such changes shall be permitted by the City provided that the level of public improvements described in this Specific Plan remain linked to the changes in residential and other land use development, such that the overall level of public services is sufficient to satisfy the public needs of future residents. The development of subsequent phases is not contingent on the complete build-out of earlier phases. For example, Phase II construction may commence while components within Phase I are still being developed and sold. The entire SouthShore Specific Plan Area may be rough-graded at one time.

The ultimate sequencing and phasing of public improvements shall be subject to a Development Agreement between the City and the Master Developer. Public improvements not addressed in the Development Agreement shall be subject to review and approval by the Development Services Director and Planning Manager. Such approval, including any proposed timing and conditions, may be appealed by the Master Developer to the City Council.

8.5.1 Relationship of Development Phasing to Water Availability

The water demand schedule/model that the City of Oxnard used to prepare its updated Urban Water Management Plan (UWMP) and SouthShore’s updated (2008) Water Supply Assessment (WSA) to comply with both SB 610 (Water Supply Assessment) and SB 221 (Water Supply Verification) was based upon the progressive development of single-family and multi-family attached residential units between 2014 and 2018. This progressive rate of development cannot be exceeded under the current conditions and assumptions built into the UWMP and WSA.

The following table sets forth the maximum number of Certificates of Occupancy that the SouthShore Project is entitled to based on the City’s UWMP and current estimates of other developments within the City of Oxnard. This may change in which case the number of certificates of occupancy may be increased to reflect real world conditions. SouthShore’s entitlement from one year can be carried over to future years if the number of Certificates of Occupancy for that year is less than the full entitlement. Model homes constructed in advance of the home sales (for viewing by prospective buyers) are not subject to the maximums set forth in Exhibit 8-1.

Exhibit 8-1

**MAXIMUM PERMITTED
RESIDENTIAL CERTIFICATES OF OCCUPANCY BY YEAR**

YEAR	MAXIMUM PERMITTED CERTIFICATES OF OCCUPANCY FOR SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL UNITS	
	Annual Entitlement	Cumulative Entitlement
2015	450	450
2016	450	900
2017	400	1,300
2018	245	1,545

8.5.2 Phase I

As shown on Exhibit 8-2, (or Exhibit 8-3 for Alternative Plan with High School), the following improvements and land uses are included in Phase I:

1. Rose Avenue extension, roundabout, and SouthShore Drive to Hueneme Road;
2. Hueneme Road removal and reconstruction to full required paved width from Edison Drive to Olds Road;
3. Elementary school (as determined by the Ocean View School District);
4. West Park;
5. Rose Green;
6. Westerly portion of Lake SouthShore (i.e., to Arnold Road);
7. Improvement of the westerly portion of the Lake SouthShore trails and open space area;
8. Collector/local streets west of 1st Avenue and the northerly extension of Arnold Road to "C" Street and easterly extension of "C" Street to Arnold Road;
9. Single-family detached residential units west of 1st Avenue; and
10. Attached residential units and private recreation facilities in AR-1, AR-2, AR-3, AR-4, and AR-5, all adjacent to SouthShore Drive;
11. Attached residential units and private recreation facilities in AR-6 west of Arnold Road and south of "C" Street; and
12. Self Storage, Boat/RV Storage, and Commercial/Incubator areas on SCE property.

8.5.3 Phase II

1. Westerly portion of the Community Park;
2. Central Park;
3. Single-family detached residential units between 1st Avenue and 2nd Avenue; and

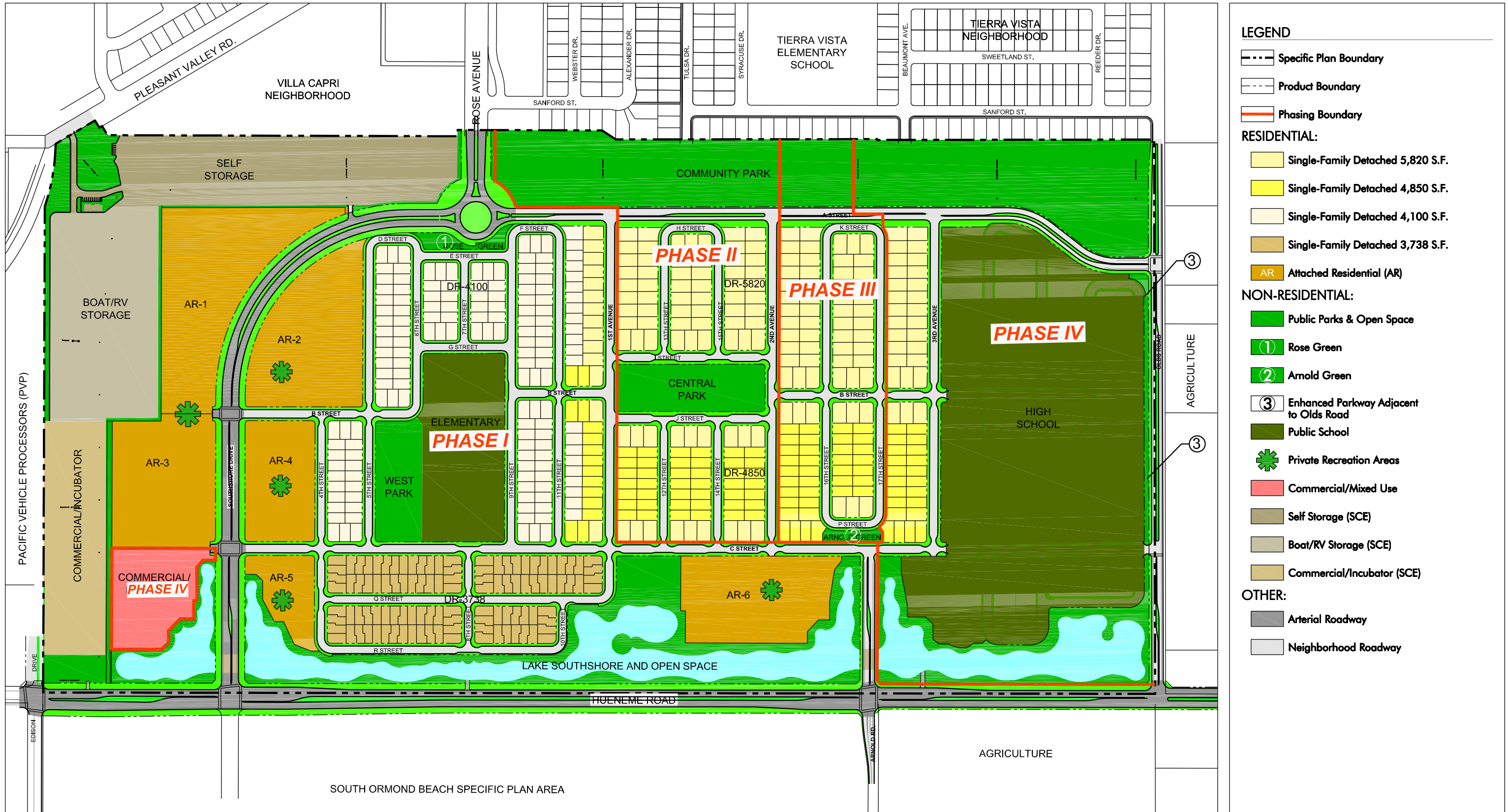
8.5.4 Phase III

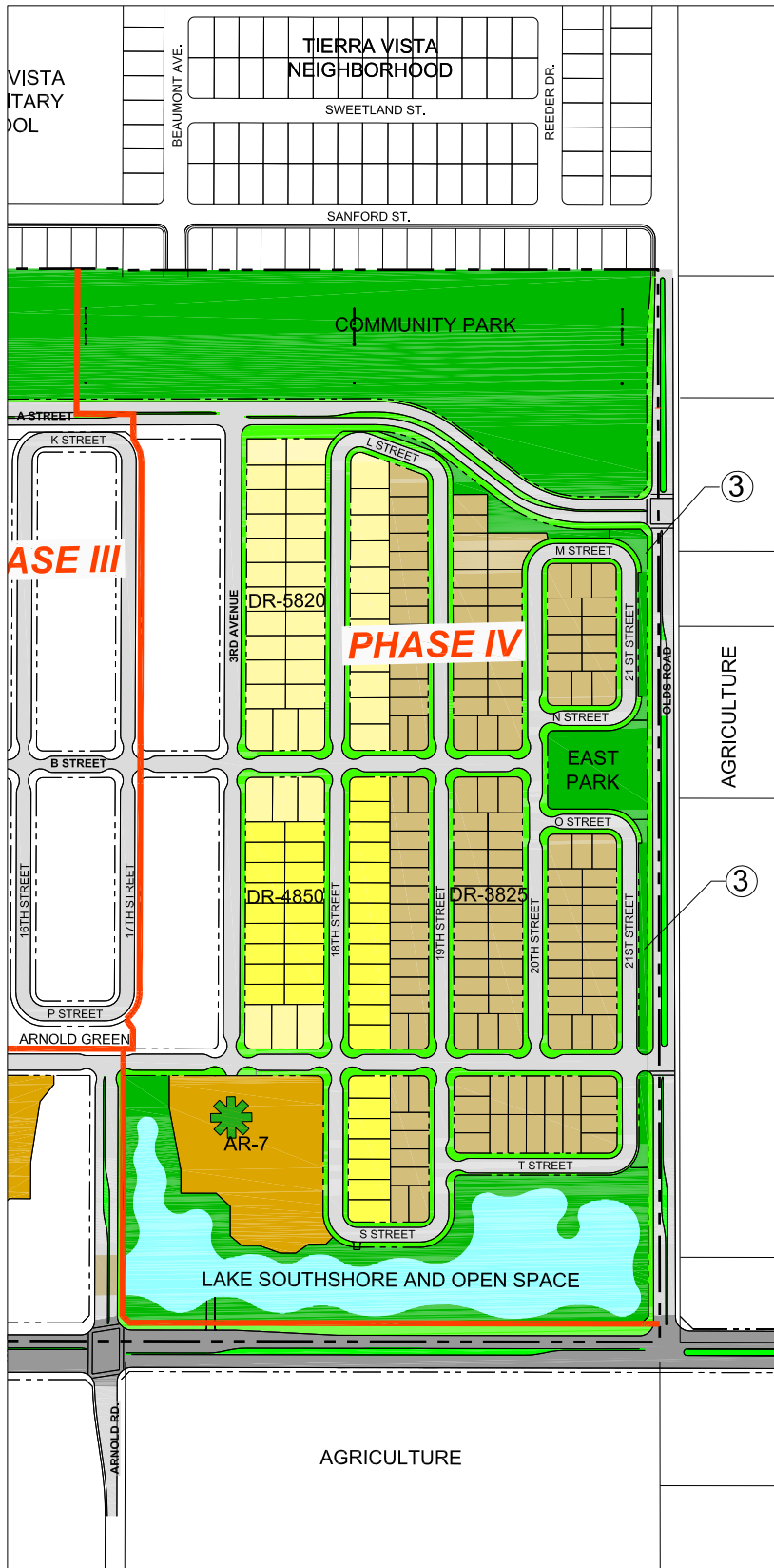
1. Additional portion of the Community Park;
2. Arnold Green; and
3. Single-family detached residential units between 2nd Avenue and 17th Street.

8.5.5 Phase IV

As shown on Exhibit 8-2, (or Exhibit 8-3 for Alternative Plan with High School), Phase II includes the following improvements and land uses, which will vary depending upon whether the High School Site is developed or replaced with Public Park and Open Space, and Residential Land Uses as described below:

1. The balance of the Community Park;
2. Olds Road removal and reconstruction to full required paved width, including enhanced parkway adjacent to Olds Road, from the northerly Project boundary to Hueneme Road;
3. Single-family detached residential units east of 17th Street;
4. The Commercial/ Mixed-Use development;
5. The remaining collector/local streets east of 17th Street;
6. High School Site (if acquired) or East Park and additional single-family and attached residential (AR-7) within the envelope of the potential High School Site;
7. Easterly portion of Lake SouthShore (i.e., east of Arnold Road); and
8. Improvement of the easterly portion of the Lake SouthShore trails and open space area.





LEGEND

- Specific Plan Boundary
- Product Boundary
- Phasing Boundary

RESIDENTIAL:

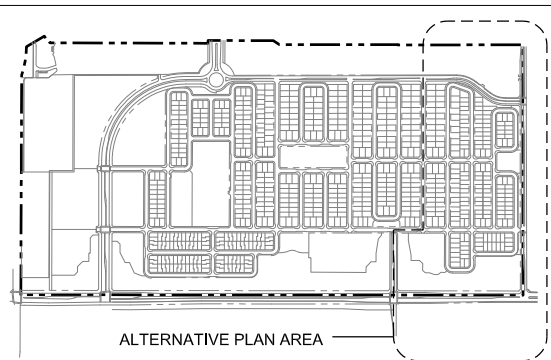
- Single-Family Detached 5,820 S.F.
- Single-Family Detached 4,850 S.F.
- Single-Family Detached 3,825 S.F.
- AR Attached Residential (AR)

NON-RESIDENTIAL:

- Public Parks & Open Space
- Enhanced Parkway Adjacent to Olds Road
- Private Recreation Areas

OTHER:

- Arterial Roadway
- Neighborhood Roadway



KEY MAP

EXHIBIT 8-3
Alternative Phasing
Plan (without High School)



Exhibit 8-4

PHASING PLAN TABLE
SouthShore Specific Plan

LAND USE	TOTAL PLANNED		PHASE I		PHASE II		PHASE III		PHASE IV	
	Acres ⁽¹⁾	Units	Acres ⁽¹⁾	Units	Acres ⁽¹⁾	Units	Acres ⁽¹⁾	Units	Acres ⁽¹⁾	Units
RESIDENTIAL: ⁽⁶⁾										
DR-5820 Detached Residential	38.4	174	4.3	14	16.4	74	12.4	58	5.2	28
DR-4850 Detached Residential	18.1	115	3.2	15	6.4	42	5.3	36	3.2	22
DR-4100 Detached Residential	23.4	156	23.4	156	0.0	0	0.0	0	0.0	0
DR-3738 Detached Residential	13.9	106	13.9	106	0.0	0	0.0	0	0.0	0
Subtotal Single-Family Detached	93.8	551	44.9	291	22.7	116	17.8	94	8.4	50
AR-1 Attached Residential ⁽²⁾	9.6	167	9.6	167	0.0	0	0.0	0	0.0	0
AR-2 Attached Residential ⁽²⁾	8.8	153	8.8	153	0.0	0	0.0	0	0.0	0
AR-3 Attached Residential ⁽²⁾	7.1	124	7.1	124	0.0	0	0.0	0	0.0	0
AR-4 Attached Residential ⁽²⁾	5.4	94	5.4	94	0.0	0	0.0	0	0.0	0
AR-5 Attached Residential ⁽²⁾	2.9	50	2.9	50	0.0	0	0.0	0	0.0	0
AR-6 Attached Residential ⁽²⁾	7.1	124	7.1	124	0.0	0	0.0	0	0.0	0
Commercial / Mixed Use (Residential) ⁽³⁾	0.0	20	0.0	0	0.0	0	0.0	0	0.0	20
Subtotal Multi-Family	40.8	732	40.8	712	0.0	0	0.0	0	0.0	20
TOTAL RESIDENTIAL	134.6	1,283	85.7	1,003	22.7	116	17.8	94	8.4	70
NON-RESIDENTIAL:										
SCHOOLS										
High School	53.9	0	0.6	0	0.0	0	0.0	0	53.3	0
Elementary School	9.6	0	9.6	0	0.0	0	0.0	0	0.0	0
Schools Subtotal	63.5	0	10.2	0	0.0	0	0.0	0	53.3	0
PARKS & OPEN SPACE										
Community Park	28.5	0	0.5	0	11.0	0	2.9	0	14.1	0
Lake SouthShore / Surrounding Open Space ⁽⁴⁾	23.1	0	23.1	0	0.0	0	0.0	0	0.0	0
West Park	3.7	0	3.7	0	0.0	0	0.0	0	0.0	0
Central Park	5.2	0	0.2	0	4.9	0	0.0	0	0.0	0
Rose Green	1.4	0	1.4	0	0.0	0	0.0	0	0.0	0
Arnold Green	0.8	0	0.2	0	0.0	0	0.5	0	0.0	0
Olds Road Trail Corridor	2.3	0	0.0	0	0.0	0	0.0	0	2.3	0
Parks & Open Space Subtotal	65.0	0	29.2	0	16.0	0	3.4	0	16.4	0
COMMERCIAL / MIXED USE										
Commercial / Mixed Use	4.2	0	0.0	0	0.0	0	0.0	0	4.2	0
Commercial / Mixed Use Subtotal	4.2	0	0.0	0	0.0	0	0.0	0	4.2	0
LIGHT INDUSTRIAL										
Self Storage (SCE)	15.0	0	15.0	0	0.0	0	0.0	0	0.0	0
Boat/RV Storage (SCE)	12.9	0	12.9	0	0.0	0	0.0	0	0.0	0
Commercial/Incubator (SCE)	9.3	0	9.3	0	0.0	0	0.0	0	0.0	0
Light Industrial Subtotal	37.2	0	37.2	0	0.0	0	0.0	0	0.0	0
ARTERIAL ROADWAYS ⁽⁵⁾										
Rose Avenue / SouthShore Drive	11.9	0	11.9	0	0.0	0	0.0	0	0.0	0
Huememe Road	5.5	0	5.5	0	0.0	0	0.0	0	0.0	0
Arterial Roadways Subtotal	17.5	0	17.5	0	0.0	0	0.0	0	0.0	0
TOTAL PROJECT	321.8	1,283	179.7	1,003	38.7	116	21.2	94	82.3	70

Exhibit 8-4

PHASING PLAN TABLE FOOTNOTES
SouthShore Specific Plan

- (1) Land Use Acres shown in this table are gross, and measured to the centerline of adjacent streets. Acres within the rights-of-way of City-designated Arterial Roadways (i.e., the extension Rose Avenue / SouthShore Drive and the widening of Hueneme Road) are computed as a Land Use. Land Uses adjacent to these Arterial Roadways are computed to the edge of the right-of-way. Land Use Acres are computed using Geographic Information System (GIS) technology with accuracy to ten decimal places. Land Use Acres shown are to one decimal place. Therefore, some columns and rows may not perfectly add at that level of detail. However, all of the numbers are accurate.
- (2) The number of units within any Attached Residential land use area may be refined during the course of subsequent City review and approval, provided that the total number of units within the Specific Plan Area does not increase beyond that shown in this table. The procedures and regulations for adjusting Attached Residential units within an area is set forth in Chapter 8, Implementation, of this Specific Plan.
- (3) Twenty (20) attached residential units are assigned to the Commercial/Mixed-Use Area, as a permitted use in conjunction with neighborhood commercial uses.
- (4) The size and design of Lake SouthShore/Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore/Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore/Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.
- (5) Arterial Roadways include the extension of Rose Avenue / South Shore Drive to Hueneme Road, and the widening of Hueneme Road from Edison Drive to Olds Road. Otherwise, roadway acres are included in gross land use acres, as land use areas are computed to the centerlines of adjacent non-arterial streets.
- (6) Phasing of the residential units will depend on market conditions at the time the project is developed. Subsequent phase units may be constructed concurrently with earlier phase units. Phases I, II, III, and IV are shown to generally indicate the development phasing of infrastructure and residential development. The small areas of the High School and Arnold Green shown in Phase I are actually small portions of Arnold Road and "C" Street since, as explained in (1) above, gross land use acres are computed to centerlines of these adjacent Phase I streets.

Exhibit 8-5

ALTERNATIVE PHASING PLAN TABLE (WITHOUT HIGH SCHOOL)
SouthShore Specific Plan

LAND USE	TOTAL PLANNED		PHASE I		PHASE II		PHASE III		PHASE IV	
	Acres ⁽¹⁾	Units	Acres ⁽¹⁾	Units	Acres ⁽¹⁾	Units	Acres ⁽¹⁾	Units	Acres ⁽¹⁾	Units
RESIDENTIAL: ⁽⁶⁾										
DR-5820 Detached Residential	47.7	216	4.3	14	16.4	74	12.4	58	14.6	70
DR-4850 Detached Residential	24.2	153	3.2	15	6.4	42	5.3	36	9.3	60
DR-4100 Detached Residential	23.4	156	23.4	156	0.0	0	0.0	0	0.0	0
DR-3825 Detached Residential	22.0	145	0.0	0	0.0	0	0.0	0	22.0	145
DR-3738 Detached Residential	13.9	106	13.9	106	0.0	0	0.0	0	0.0	0
Subtotal Single-Family Detached	131.4	776	44.9	291	22.7	116	17.8	94	46.0	275
AR-1 Attached Residential ⁽²⁾	9.6	162	9.6	162	0.0	0	0.0	0	0.0	0
AR-2 Attached Residential ⁽²⁾	8.8	147	8.8	147	0.0	0	0.0	0	0.0	0
AR-3 Attached Residential ⁽²⁾	7.1	119	7.1	119	0.0	0	0.0	0	0.0	0
AR-4 Attached Residential ⁽²⁾	5.4	90	5.4	90	0.0	0	0.0	0	0.0	0
AR-5 Attached Residential ⁽²⁾	2.9	48	2.9	48	0.0	0	0.0	0	0.0	0
AR-6 Attached Residential ⁽²⁾	7.1	120	7.1	120	0.0	0	0.0	0	0.0	0
AR-7 Attached Residential ⁽²⁾	3.8	63	0.0	0	0.0	0	0.0	0	3.8	63
Commercial / Mixed Use (Residential) ⁽³⁾	0.0	20	0.0	0	0.0	0	0.0	0	0.0	20
Subtotal Multi-Family	44.5	769	40.8	686	0.0	0	0.0	0	3.8	83
TOTAL RESIDENTIAL	175.9	1,545	85.7	977	22.7	116	17.8	94	49.7	358
NON-RESIDENTIAL:										
SCHOOLS										
Elementary School	9.6	0	9.6	0	0.0	0	0.0	0	0.0	0
Schools Subtotal	9.6	0	9.6	0	0.0	0	0.0	0	0.0	0
PARKS & OPEN SPACE										
Community Park	28.5	0	0.5	0	11.0	0	2.9	0	14.1	0
Lake SouthShore / Surrounding Open Space ⁽⁴⁾	33.8	0	23.7	0	0.0	0	0.0	0	10.1	0
West Park	3.7	0	3.7	0	0.0	0	0.0	0	0.0	0
Central Park	5.2	0	0.2	0	4.9	0	0.0	0	0.0	0
East Park	1.8	0	0.0	0	0.0	0	0.0	0	1.8	0
Rose Green	1.4	0	1.4	0	0.0	0	0.0	0	0.0	0
Arnold Green	0.8	0	0.2	0	0.0	0	0.5	0	0.0	0
Olds Road Trail Corridor	2.4	0	0.0	0	0.0	0	0.0	0	2.4	0
Parks & Open Space Subtotal	77.6	0	29.8	0	16.0	0	3.4	0	28.4	0
COMMERCIAL / MIXED USE										
Commercial / Mixed Use	4.2	0	0.0	0	0.0	0	0.0	0	4.2	0
Commercial / Mixed Use Subtotal	4.2	0	0.0	0	0.0	0	0.0	0	4.2	0
LIGHT INDUSTRIAL										
Self Storage (SCE)	15.0	0	15.0	0	0.0	0	0.0	0	0.0	0
Boat/RV Storage (SCE)	12.9	0	12.9	0	0.0	0	0.0	0	0.0	0
Commercial/Incubator (SCE)	9.3	0	9.3	0	0.0	0	0.0	0	0.0	0
Light Industrial Subtotal	37.2	0	37.2	0	0.0	0	0.0	0	0.0	0
ARTERIAL ROADWAYS ⁽⁵⁾										
Rose Avenue / SouthShore Drive	11.9	0	11.9	0	0.0	0	0.0	0	0.0	0
Huememe Road	5.5	0	5.5	0	0.0	0	0.0	0	0.0	0
Arterial Roadways Subtotal	17.5	0	17.5	0	0.0	0	0.0	0	0.0	0
TOTAL PROJECT	321.8	1,545	179.7	977	38.7	116	21.2	94	82.3	358

Exhibit 8-5

ALTERNATIVE PHASING PLAN TABLE (WITHOUT HIGH SCHOOL) FOOTNOTES
SouthShore Specific Plan

- (1) Land Use Acres shown in this table are gross, and measured to the centerline of adjacent streets. Acres within the rights-of-way of City-designated Arterial Roadways (i.e., the extension Rose Avenue / SouthShore Drive and the widening of Hueneme Road) are computed as a Land Use. Land Uses adjacent to these Arterial Roadways are computed to the edge of the right-of-way. Land Use Acres are computed using Geographic Information System (GIS) technology with accuracy to ten decimal places. Land Use Acres shown are to one decimal place. Therefore, some columns and rows may not perfectly add at that level of detail. However, all of the numbers are accurate.
- (2) The number of units within any Attached Residential land use area may be refined during the course of subsequent City review and approval, provided that the total number of units within the Specific Plan Area does not increase beyond that shown in this table. The procedures and regulations for adjusting Attached Residential units within an area is set forth in Chapter 8, Implementation, of this Specific Plan.
- (3) Twenty (20) attached residential units are assigned to the Commercial/Mixed-Use Area, as a permitted use in conjunction with neighborhood commercial uses.
- (4) The size and design of Lake SouthShore/Surrounding Open Space is the same in both the plan with and the plan without the high school. In the plan with the high school, High School acreage includes the portion of Lake SouthShore/Surrounding Open Space east of Arnold Road. In the other plan, this easterly portion is simply part of the Lake SouthShore/Surrounding Open Space. This explains the apparent difference of 10.7 acres in the size of the lake area in the two plans – in the high school plan the 10.7 acres is counted as part of the high school site (as it is required to serve that site) and therefore the lake area in Exhibits 2-2 and 3-2 is 23.1 acres; in the plan without the high school, the lake area in Exhibits 2-4 and 3-4 is a stand-alone 33.8 acres.
- (5) Arterial Roadways include the extension of Rose Avenue / South Shore Drive to Hueneme Road, and the widening of Hueneme Road from Edison Drive to Olds Road. Otherwise, roadway acres are included in gross land use acres, as land use areas are computed to the centerlines of adjacent non-arterial streets.
- (6) Phasing of the residential units will depend on market conditions at the time the project is developed. Subsequent phase units may be constructed concurrently with earlier phase units. Phases I, II, III, and IV are shown to generally indicate the development phasing of infrastructure and residential development. The small areas of the High School and Arnold Green shown in Phase I are actually small portions of Arnold Road and "C" Street since, as explained in (1) above, gross land use acres are computed to centerlines of these adjacent Phase I streets.

8.6 FINANCING OF IMPROVEMENTS

This section shall govern the financing and funding of public facilities and services for the SouthShore Specific Plan. The underlying principle is that SouthShore should pose no financial burden or obligation on the City of Oxnard or other agencies beyond meeting their State and Local Government requirements related to providing such services as schools, fire protection, and public safety, or as provided for in a Development Agreement.

Accordingly, the Master Developer, in combination with Individual Builder/Project Developers, will:

1. Provide infrastructure within the Specific Plan Area needed to serve SouthShore;
2. Provide fair share of fees to mitigate adverse impacts on the City's existing utility and transportation infrastructure, which may be caused by this Project; and
3. Provide for the fair allocation of costs among land uses that comprise this Project.

8.6.1 Construction of Public Improvements

All landowners within the SouthShore Specific Plan Area shall participate in any Public Financing Programs established by the City of Oxnard or other public agencies (e.g., school districts) for the purpose of financing the construction of public improvements.

Basic funding approaches include:

1. **Assessment Districts** – Pursuant to the Municipal Improvement Act of 1913, an Assessment District can be created for construction or the acquisition of a wide variety of public improvements;
2. **Community Facilities Districts** – The Mello Roos Community Facilities Act of 1982 allows a public agency to form a Community Facilities District (CFD) to provide public services and improvements;
3. Other forms of Assessment Districts;
4. Impact fees;
5. Conventional subdivision financing;
6. Turn-key construction by Project applicants;

7. Land reservation, offers of dedication, fee dedications and/or easements;
8. Landscape and Lighting Districts;
9. Per unit hook-up charges; and
10. Reimbursement agreements.

Improvements and fees that may be financed in this manner include:

1. Backbone Circulation and related improvements, including landscaping, lighting, and signs;
2. Off-site traffic improvements;
3. Water and sewer facilities;
4. Community lakes;
5. Park improvements;
6. Telephone, gas, electric, cable/FIOS, and similar facilities located within the public rights-of-way;
7. Grading/ground improvements/drainage;
8. Schools;
9. Fair-share contributions toward implementation of the Ormond Beach Natural Resource Management Program, as described in Section 6.2.22; and
10. Any other public improvements eligible under State law and City ordinance.

Any infrastructure improvement expenses required by the City of Oxnard and incurred by Master/Project Developers, but which exceed the developers' proportional responsibility or fair share of such expenses, may be reimbursed to the developers through a mutually agreeable mechanism, and as provided for in a Development Agreement.

8.6.2 Maintenance and Operations

The SouthShore Specific Plan proposes to assign and fund for operation and maintenance within the community as follows:

1. Private Maintenance

The land within the private lots of SouthShore falls into this maintenance category. The individual private property owner shall be responsible for privately-owned maintenance areas.

2. Local Agency Maintenance

This category describes publicly-owned sites such as schools and parks. The public agency that owns the property shall be responsible for its maintenance.

3. Community Facilities District (CFD)

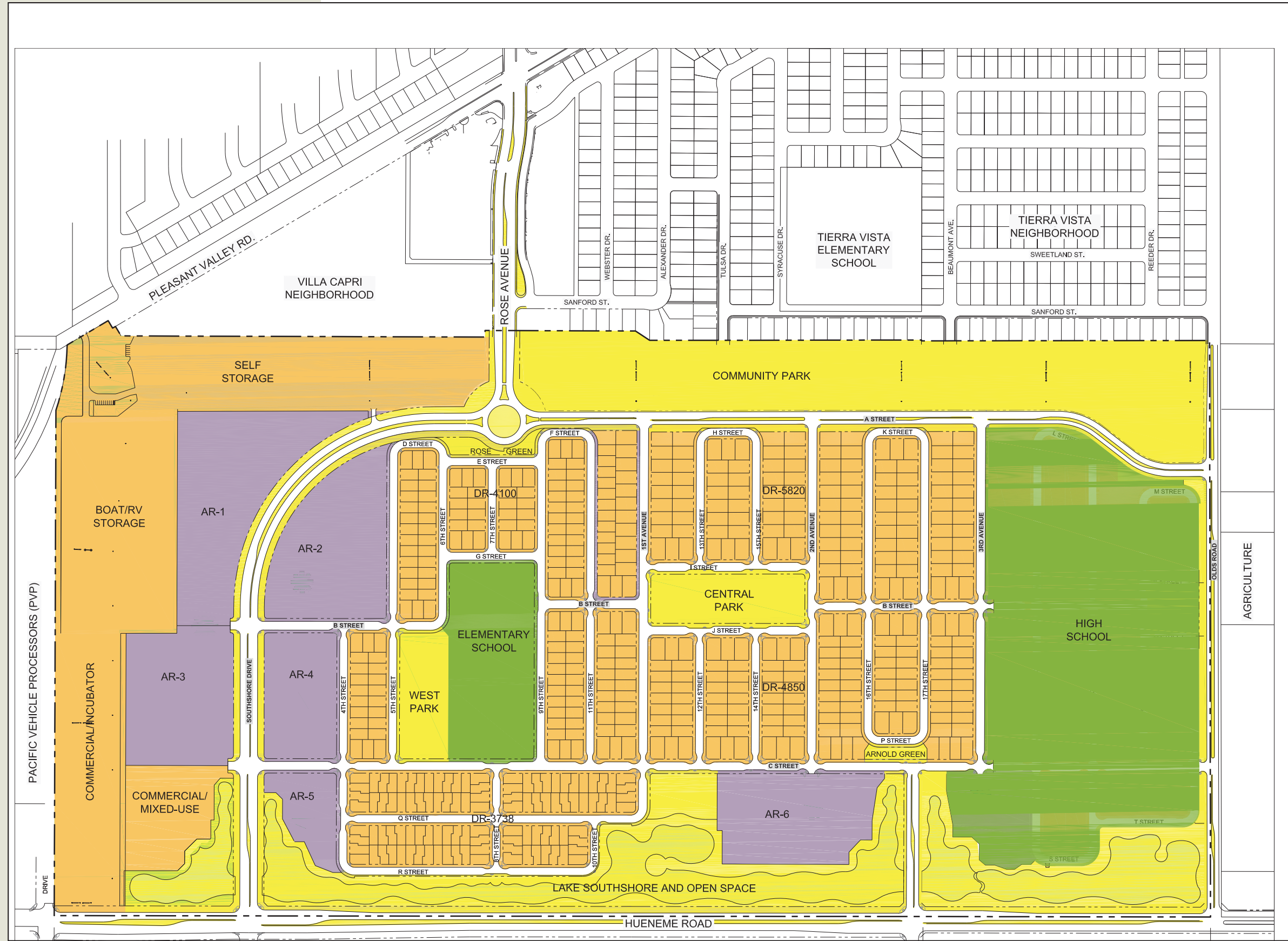
A CFD and/or a similar type of special district or financing mechanism acceptable to the City of Oxnard may be formed and administered by the City for the maintenance of public parks, parkways, and similar landscape areas. A Development Agreement may provide the details for this district and potentially other financing mechanisms.

Property owners within SouthShore shall be assessed a fee to fund the CFD. The CFD and/or other entity shall be responsible for the following maintenance and operations areas:

- a. Landscaping and lighting located at the Project entries and within parkways, medians, and other landscape areas within the public rights-of-way of backbone arterial and collector roadways and adjacent landscape lots;
- b. Community lake (e.g., Lake SouthShore) and storm drain facilities;
- c. Graffiti abatement in all public areas of Southshore;
- d. Public community parks, neighborhood parks, and mini-parks; and
- e. Lease payments for the Community Park on land owned by SCE;
and

- f. Fair-share contribution toward implementation of the Ormond Beach Natural Resource Management Program, as described in Section 6.2.22.

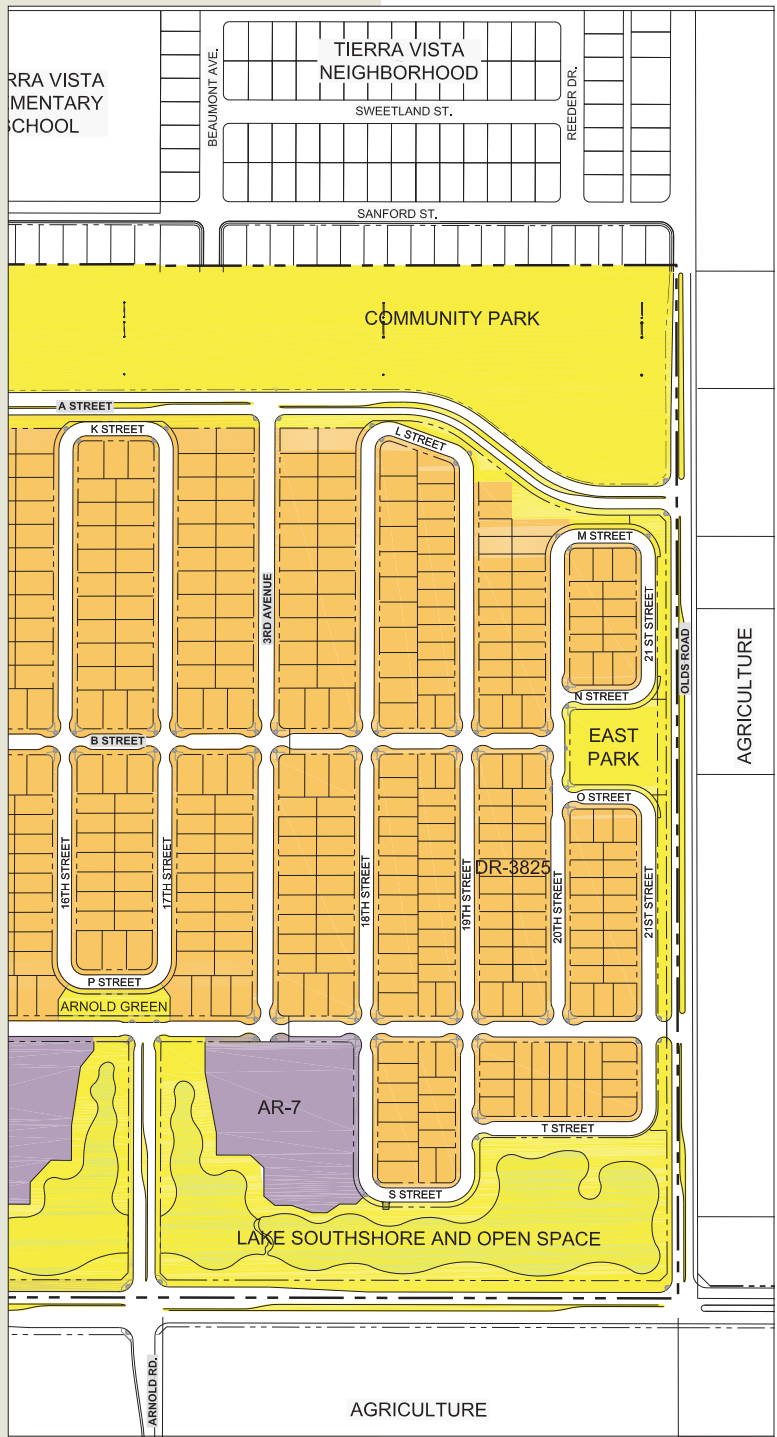
Areas of public and private landscape maintenance responsibility are illustrated on Exhibit 8-6, Landscape Maintenance Responsibilities Map. Exhibit 8-7 illustrates the alternative landscape maintenance responsibilities for the Alternative Land Use Plan (without High School).







LEGEND

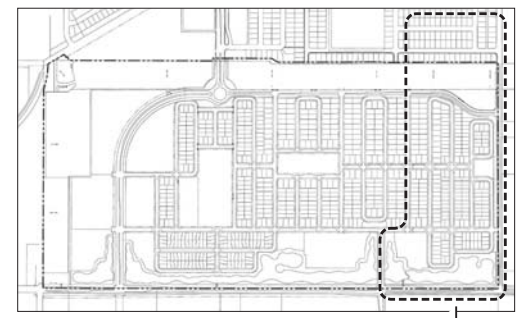
- Specific Plan Boundary
- CFD Maintained
- Privately Maintained
- Privately or HOA Maintained
- School District Maintained

S:\Projects\SouthShore\052410\052410_SouthShore_LandscapePlan_SpecificPlan.mxd



LEGEND

-  Specific Plan Boundary
-  CFD Maintained
-  Privately Maintained
-  Privately or HOA Maintained



KEY MAP ALTERNATIVE PLAN AREA

Exhibit 8-7

S:\clients\hearsheds_0754\0754015\03_visuat\layouts\lay_out_files\Specific Plan\Specific Plan_B.5x11.indd

8.7 PROJECT REVIEW AND APPROVAL PROCESS

8.7.1 Introduction

This section provides the regulations and processing procedures for the Master Developer, Individual Builders/Project Developers, the City, its staff and decision-making bodies, as well as other governmental and community representatives and the general public, to review detailed plans for development projects within the SouthShore Specific Plan Area.

8.7.2 City of Oxnard Development Design Review Permit Process

All projects within the SouthShore Specific Plan Area shall obtain a Development Design Review Permit prior to issuance of a Building Permit, pursuant to the requirements of Section 16-525 of the Oxnard Zoning Code.

8.7.3 Subdivision Map Procedures and Approvals

The City of Oxnard Subdivision Ordinance (Chapter 15) shall regulate and control all divisions of land within the Specific Plan Area. The City of Oxnard Planning Commission and City Council will review all subdivision applications.

8.7.4 Other Procedures and Approvals

Decisions by the Planning Manager may be appealed to the Planning Commission pursuant to City procedures as outlined within the City's Municipal Code. Similar appeals of the Planning Commission to the City Council shall follow City Municipal Code procedures.

Exhibit 8-8

DISCRETIONARY PERMIT CHART
SOUTHSHORE SPECIFIC PLAN

TYPE OF PROJECT	PERMIT REQUIRED	APPROVED BY
New Development on Vacant Parcel(s)	Development Design Review Permit	Planning Manager
Use Change on Developed Parcel(s)	Zone Clearance/ Business License	Planning Manager
Minor Modification⁽¹⁾	Minor Modification	Planning Manager
Major Modification⁽¹⁾	Major Modification	Planning Commission
Specific Plan Amendment	Specific Plan Amendment	City Council

⁽¹⁾ See Glossary.

9.1 PURPOSE AND INTENT

The meaning and construction of words, phrases, titles, and terms used in this Specific Plan shall be as provided in the Oxnard Municipal Code Chapter 16, in particular Section 16-10, Definitions, except as provided in this chapter. This chapter is an integral part of the Specific Plan. The defined terms are part of the description of the development standards that are mandatory, unless otherwise noted.

9.2 DEFINITIONS

Accessory building: A detached building located on the same lot or parcel as a main building, smaller than same, and used for purposes related to and secondary to the use of the main building, such as garage, storage shed, covered patio, etc.

Accessory structure: A detached or attached structure subordinate to a primary structure intended for storage of tools and other household items, including greenhouses and children's playhouses.

Accessory use: A use of property separate from, but related, subordinate, and secondary to, the main use of a lot or parcel.

Affordable Housing: Refers to moderate income, low-income, and very low-income housing as defined by the City of Oxnard.

Agricultural Use: The growing of plants and/or domestic animals for commercial sale, including use of machinery and structures normally associated with farming.

Alley: Any public thoroughfare for the use of pedestrians or vehicles, not less than ten (10) feet nor more than thirty (30) feet wide, which may be public or private, and provides a means of access for properties.

Assembly Hall: An assembly hall is a building used for the purposes of holding assemblies. Some Christian denominations call their church meeting places assembly halls.

Assisted Living: Senior housing, including "Residential Care Facility for the Elderly" as defined in Section 16.10, Definitions, of the City of Oxnard Municipal Code, i.e., a housing arrangement for residents at least 60 years of age, where personal care and supervision are provided, as defined in Section 1569.2 of the Cal. Health and Safety Code.

Attached Residential: A land use category allowing residential development with densities up to eighteen (18) dwelling units per gross acre and potentially higher if associated with density bonuses for affordable housing. Permitted building types include single-family and multi-family attached or detached homes.

Avenues: Those streets identified as “Avenue” in Chapter 4, Circulation.

Backbone: The term “backbone” refers to streets and associated utilities and landscaping in the public right-of-way, which are constructed by the Master Developer. Streets with related utilities and landscaping other than the “backbone” streets are the responsibility of the Builder/Developer.

Builder/Project Developer: The entity responsible for planning and constructing new residential, commercial, and/or industrial projects in SouthShore. A Builder/Project Developer may be an individual, a for-profit business such as a corporation or partnership, or a non-profit builder and/or developer. Distinguished from **Master Developer**.

Building, main: The building, wherein the principal use of a lot or parcel is conducted. This includes all attached structure where more than eight (8) lineal feet of a wall is commonly used.

Building height: Total height of a building measured from the average finished grade at the base of the building to the highest point of the building, exclusive of permitted architectural features.

Building Type: The basic unit of development. Each building type has associated development requirements such as lot dimensions, building envelope, building orientation and use, service requirements and parking requirements.

Church: A building operated primarily for worship or for promotion of religious activities. Other buildings or activities maintained by religious organizations, such as educational institutions, hospitals, homeless shelters and day care centers or operations that are commercial in nature, shall not be considered to be a church and shall be classified according to their respective activities.

Commercial Uses: Retail, restaurant, entertainment, and office uses as more specifically set forth for the SouthShore Specific Plan as the uses permitted in SouthShore’s C-2 (SSP) District, in Section 6.8.

Condominium: An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in space in a building on real property such as a residence.

Common area: Any areas or space designed for joint use by a tenant occupying condominiums planned residential developments, apartments, and similar residential projects.

DAC: Acronym for the City of Oxnard’s Development Advisory Committee.

Design Guidelines: The guidelines contained in Chapter 7 of this Specific Plan.

Detached building: Any building that is not physically joined to another building by a common wall.

Detached Residential: A land use category allowing residential development with densities ranging from three (3) to twelve (12) dwelling units per gross acre on a variety of lot sizes. Permitted building types are single-family detached homes

Development Parcel: A parcel of land sold to an individual Builder/Developer for development of an approved project. Distinguished from a lot (see definition in this chapter) and from public land such as parks and circulation corridors.

Dwellings, multi-family: A building containing two (2) or more dwelling units.

Dwellings, single-family: A building containing one (1) dwelling unit, whether built as a detached building or as an attached townhouse type of unit, that does not involve common ownership or adjacent parcels of real property.

Dwelling unit: A room or suite of rooms designed as a residence for one family and containing one kitchen.

Dwelling unit, primary: The main residential structure containing one dwelling unit located on a single-family lot.

Dwelling unit, second: An additional self-contained dwelling – independent living facilities, including sleeping quarter, a bathroom, a kitchen, constructed within or added onto an existing residence. A second unit is subordinate to, and smaller than, a primary dwelling unit.

Dwelling unit, townhouse: A building with two or more single-family units located side by side, with common walls and side lot lines, the façades reading continuously.

EIR: Acronym for Environmental Impact Report (EIR).

Entitled or Entitlement: Permission to develop land uses according to the Specific Plan requirements.

Exterior Lighting: That lighting originating from fixtures located in public or private areas of SouthShore which can be seen from public spaces.

Façade: The vertical surface or surfaces of a building that is set parallel to a frontage line.

Frontage: That portion of a lot, parcel or site that abuts a dedicated public street (not an alley).

Frontage Line: The property line of a lot fronting a street or the boundary of an open space, such as a park, as designated on a regulating plan.

Front Porch: A roofed structure that is not enclosed, attached to the façade of a building.

Garage: A fully enclosed parking space on a residential parcel.

Gazebo: A free standing garden structure, not to exceed 100 square feet in area or 10 feet in height, which may be roofed but not be enclosed. If used in a public or private park, a gazebo the size and height restrictions shall be as set forth for the Land Use District in which it is located (see Section 6.3 Land Use District Map and Table.

Greens: Public landscaped open space areas within the SouthShore community. Virtually the same as mini-parks.

Gross Acreage: An area of land measured between the centerlines of bounding streets. Where the site does not have a bounding street on one or more sides, the measurement is from the property line or the boundary of the Specific Plan Area. Gross acreage is used in planning documents such as specific plans and other zoning documents because the gross acreage of a land use areas is constant, and not affected by the street pattern or any changes to that pattern which may occur with tract maps and implementation. See **Net Acreage**.

Gross Lot Area: Similar in concept to “gross acreage,” the area of a subdivision lot or lots computed as if the side property lines are extended to the centerlines of bounding or adjacent streets, and including easements. Where the site does not have a bounding street on one or more sides, the measurement is from the property line or the boundary of the Specific Plan Area. See **Net Lot Area**.

Guidelines: Regulations governing development within the SouthShore Specific Plan Area that are recommended but not required.

Height: The vertical extent of a building or appurtenance. Building height is measured in feet. The height of walls, fences, and other appurtenances is measured in feet and inches relative to adjacent public road rights-of-ways, parkways, landscape lots, and/or pedestrian walkways as applicable.

Home Occupation: Residential premises used for the transaction of business or the supply of professional services. Home occupations shall be determined by the City of Oxnard Municipal Code.

Institution: An organization having a social, educational, or religious purpose as a school, church, hospital, club or lodge.

Landscape Standards: The standards contained in Chapter 6, Development Regulations, and Chapter 7, Design Guidelines, of this Specific Plan, and/or the official landscape standards and design criteria formally adopted by the City Council or its designee for use by the City's Development Services and/or General Services in its review of landscape plans for parks, parkways, other public landscape areas.

Land Use Type: The basic land use categories used in the Land Use Plan and Land Use Table defined in Chapter 2.

Lane-Loaded Single-Family Development: The pattern of lotting and architectural design in which residents' garages take access from a lane (or alley) that runs along the rear property lines of the home owner lots. This is used as a model or prototype for "traditional neighborhood design" since the streets and front yards of homes do not need to accommodate curb cuts, driveways, and garages/garage door elevations facing the street. This freedom permits expanded flexibility in architectural design, especially on the placement of the living rooms and porches toward the front of the home, where windows and "eyes on the street" encourage resident interaction and neighborhood safe.

Major Modification: Deviations over 10% of numerical standards for building height, set backs, square footage additions, lot coverage's, encroachments, lot area, lot width and depth, parking requirements, as determined appropriate by the City's Planning Manager.

Master Developer: Ito Farms, and its successors and assigns, if any, are the Master Developer for the SouthShore Specific Plan. The Specific Plan requires that a Master Developer assume the primary responsibility for implementing the Project according to and in conformance with the Specific Plan and related documents until all development parcels are built out.

Minor Modification: Deviations less than 10% of numerical standards for building height, set backs, square footage additions, lot coverage's, encroachments, lot area, lot width and depth, parking requirements, as determined appropriate by the Development Services Director/Planning Manager.

Multi-Family: Dwelling units grouped within a building and sharing a street entrance with other dwelling units.

Municipal Code: The Municipal Code of the City of Oxnard, which includes the City of Oxnard Zoning Ordinance. It is recognized that the Municipal Code and Zoning Ordinance Sections referenced in this Specific Plan may change over time. In such a case, the Planning Manager shall have the authority to make the required interpretation as to what section number applies. The decision based on the interpretation shall be appealable to the Planning Commission and City Council as set forth in the City of Oxnard Zoning Ordinance.

Net Acreage: The area of a site within its property lines that does not include rights-of-way acreage. Typically the acreage of the lot or lots shown as on a Tentative or Final Tract Map. For example, when public parks are conveyed to the City, it is the park lot (and its net acreage) that is conveyed. Distinguished from **Gross Acreage**.

Net Lot Area: Similar in concept to “net acreage,” the land area within the defined boundary lines of a subdivision lot or lots, exclusive of public rights-of-way. Typically, the net lot area is shown and referenced to the lot number (or letter) on a Tentative or Final Tract Map or Parcel Map. For example, when public parks are conveyed to the City, it is the park lot (and its net lot area) that is conveyed. Distinguished from **Gross Lot Area**.

Paseo: An outdoor, uncovered pedestrian walkway in commercial and residential area which leads from the rear to the front of the property. This walkway is attractively landscaped, hardscaped and lighted in a manner to maximize safety and security as well as to encourage pedestrian use.

Patio: A deck or paved area not extending above the first floor level of a building and open to the sky.

Pedestrian Lighting: Lighting primarily designed to illuminate pedestrian pathways including sidewalks. Distinguished from street lighting that is primarily designed to illuminate streets.

Pergola: An open-work structure or lattice having at least fifty (50) percent of its roof open to the sky.

Permitted Uses: Specific Plan land uses which, by right, shall be permitted but which may require review and approval by the Planning Manager as part of the Project Review and Approval Process described in Specific Plan Section 8.7.

Planning Commission: The City of Oxnard Planning Commission.

Planning Manager: The City of Oxnard Planning Manager.

Private Street: A small street, as distinguished from a public lane or alley, which is generally located within an Attached Residential Development. A private street is generally used for on-site circulation and parking access within an apartment, condominium, or similar residential project.

Product Type: The basic unit of residential development. Each product type has associated development requirements such as lot dimensions, building envelope, building orientation and use, service requirements and parking requirements. The SouthShore Specific Plan defines residential product types in Chapter 6.

Project: In its broad usage, Project refers to the entire SouthShore Specific Plan Area, including off-site improvements that are related to or required in order to construct infrastructure or lands use development improvements within the Specific Plan Area.

In its narrow usage, as used in Section 8.7, Project Review, and Approval Process, it refers to the construction, addition, or structural alteration of commercial, residential, industrial, or institutional buildings and related facilities, or a change of use, within the Specific Plan Area by a Builder/Developer. In this sense, it refers to specific development projects on parcels within SouthShore, as distinguished from SouthShore as a whole. A development project does not include permits for electrical, mechanical, plumbing, demolition or similar permits; certain fences or walls, signs, minor, grading permits, reconstruction of a building damaged or destroyed by fire, flood, wind, earthquake or other calamity or act of nature or the public enemy, and any construction for which a building permit is required in order to comply with a public safety order.

Project Plan: The design for each project, which is submitted, to the City of Oxnard by a Builder/Developer during the Project Review and Approval Process.

Project Review and Approval Process: The process defined in Section 8.7 by which a Builder/Developer obtains from the City the permits required to construct a development project.

Public Open Space: Areas of SouthShore other than those sold to Builders/ Developers for private development. These include all public landscaped open spaces, parks, lakes, greens, landscape lots, circulation corridors for motor vehicles, pedestrian, and bicycles (i.e., public rights-of-way), storm water and water runoff control facilities, and similar areas.

Public Right-of-Way: Areas within SouthShore designated for pedestrian and/or vehicular circulation with associated utilities and streetscape improvements. Backbone roads (e.g., Hueneme Road, Rose Avenue, SouthShore Drive, Olds Road, etc.) are designated public rights-of-way on the SouthShore Specific Plan and cannot be sold to Builders/Developers.

Regulations: Generic term for rules governing development in all public and private areas of the SouthShore Specific Plan Area. Includes guidelines and standards.

Residential: Commercial/Mixed-Use: A land use category permitting mixing multi-family residential uses with retail/commercial development, including lofts and live-work units.

Residential care facilities: A residential facility which is licensed by the state to provide living and treatment facilities on a monthly or longer basis for six or fewer of the following: wards of the juvenile court, elderly persons, mentally disordered persons, developmentally disabled persons, persons undergoing treatment for alcohol or drug abuse, handicapped persons, or dependent and neglected children. Such a facility is permitted in all types of residences by operation of State law.

Residential Uses: Refers to the residential land use categories: Detached Residential and Attached Residential.

School, private: An accredited private school or college, providing academic or trade education.

Senior housing: Housing for residents at least 60 years of age, including a “Residential Care Facility for the Elderly” as defined in the City zoning Code, in particular Section 16-10, Definitions.

Setback: The mandatory distance between the frontage line and a façade.

Shared Parking: Any parking space assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Single-Family Dwelling: A detached dwelling unit serving a single family.

Single Family Lot: The individual land area on which a single-family detached home/unit is located.

Small family day care homes: A residential dwelling that provides day time care for eight or fewer children and is consistent with the related state of California health and safety codes.

South Ormond Beach Specific Plan: The proposed Specific Plan for the portion of the City’s Ormond Beach Specific Plan area that comprises the approximately 595 acres south of Hueneme Road. The Recirculated Ormond Beach Specific Plan EIR (SCH 2005091094) refers to this as the Southern Subarea. (The SouthShore Specific Plan Area is referred to in this same EIR as the Northern Subarea.)

Specific Plan: The SouthShore Specific Plan.

Specific Plan Area: The land area within which the SouthShore Specific Plan applies based on the boundaries of the Specific Plan Area.

Standard: A mandatory requirement of the Specific Plan.

Story: A habitable floor level within a building. Individual spaces, such as lobbies and foyers, may exceed one story in height.

Street Lighting: Lighting placed adjacent to public streets intended to primarily illuminate the street, as distinguished from pedestrian lighting and parking area.

Street: The land dedicated to or owned by the City, County, or State and designated as a public right-of-way, but not including an alley as defined herein.

Street, private: A privately-owned vehicular right-of-way used as access by two (2) or more lots, which do not have frontage on a public street.

Sub-Area (or Subarea): A portion of a Planning District within which a specific land use or combination of uses is designated.

Townhouse: A single-family dwelling unit attached to one or more other single-family dwelling units.

Townhouse, condominium: A “townhouse” that has associated with it an undivided interest in common in a parcel of real property that is contiguous with the townhouse lots.

Transition Line: A horizontal line, the full width of a façade expressed by a material change or by a continuous balcony, setback or projection no more than three feet in depth.

Unit, or Residential Unit: A single dwelling unit, whether a single-family detached dwelling or an attached townhouse or apartment aggregated into a multi-family building containing multiple units.

US Route 101 Freeway: Interchangeable with the term “Ventura Freeway.”

Use: Utilization of property or buildings for a specific purpose.

Vehicle: Automobile or two-axle truck, customarily used for ordinary private transportation purposed, including: self-propelled motorhomes, recreation and off-road vehicles, utility and travel trailers, and boats and boat trailers.

Ventura Freeway: Interchangeable with the term “US Route 101 Freeway.”

Zoning Ordinance: The Zoning Ordinance (Chapter 16) of the City of Oxnard. See Municipal Code.

10 APPENDICES

A. LEGAL DESCRIPTION

**B. CONSISTENCY OF SOUTHSHORE SPECIFIC PLAN
WITH CITY OF OXNARD 2020 GENERAL PLAN**

C. LAKE SOUTHSHORE DESCRIPTION AND DATA

“Overall Lake System Concept for SouthShore Community.” Tentative Tract Map. PACE, Inc., August 10, 2009.

“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 17 April 2007.

“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 15 March 2006.

“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 24 October 2005.

A. LEGAL DESCRIPTION

LEGAL DESCRIPTION OF SOUTHSHORE SPECIFIC PLAN AREA

PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED JUNE 27, 2002, AS ORDER No. 24015701-J01

TITLE TO SAID ESTATE AT THE DATE OF SAID REPORT IS VESTED IN;

PARCEL A: ORMOND BEACH COMPANY, LLC (SOUTHSHORE LAND COMPANY, LLC, AND DAVID O. WHITE, AS OF FEBRUARY 28, 2011)

PARCEL B: JOHN M. KATSUDA, JAMES TUDASHA KATSUDA TRUST, JAMES KATSUDA RUBY MITSULCO KATSUDA 1992 TRUST, KENNETH K. KATSUDA

PARCEL C: ITO FAMILY TRUST, SACHIKO ITO TRUST, TADAAKI TOMMY ITO HEIRS

PARCEL D: RAYMOND E. SWIFT TRUST (SOUTHSHORE LAND COMPANY, LLC, AS OF FEBRUARY 28, 2011)

PARCEL E: ITO FARMS, INC

PARCEL F: PLUM VISTA, L.P.

PARCEL A:

PARCEL 2 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 15, PAGE 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT A ONE-HALF INTEREST IN AND TO ALL OIL, GAS, COAL, ASPHALTUM AND OTHER MINERALS AND MINERAL SUBSTANCES OF EVERY KIND AND CHARACTER, AS RESERVED BY LENA SINCLAIR, A MARRIED WOMAN, FORMERLY KNOWN AS LENA KOHLER AND AUGUSTA LEACH, A MARRIED WOMAN, IN DEED RECORDED APRIL 1, 1955 AS DOCUMENT NO. 11500 IN BOOK 1278 PAGE 123 OF OFFICIAL RECORDS.

PARCEL B:

PART OF SUBDIVISION 83, AS THE SAME IS DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF RANCHO EL RIO DE SANTA CLARA 0' LA COLONIA, PARTITIONED BY ORDER DIST. COURT 1ST JUD., DIST. CALIFORNIA," AND FILED IN THE OFFICE OF THE COUNTY CLERK OF VENTURA COUNTY, IN THAT CERTAIN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFFS. VS. RAFAEL GONZALES, ET AL., DEFTS.," BROUGHT FOR THE PURPOSE OF PARTITIONING SAID RANCHO EL RIO DE SANTA CLARA 0' LA COLONIA SAID REAL PROPERTY BEING DESIGNATED AND DELINEATED AS "ESTATE OF J. RASMUSSEN" UPON THAT CERTAIN MAP ENTITLED "MAP OF LANDS IN SUBDIVISIONS NOS. 72, 82 AND 83 OF RANCHO EL RIO DE SANTA CLARA 0' LA COLONIA, VENTURA COUNTY, CAL.," AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, IN BOOK 3 OF MISCELLANEOUS RECORDS (MAPS) AT PAGE 48, SHOWN AND DEFINED IN EXHIBIT A ON PARCEL MAP WAIVER NO. 652, RECORDED DECEMBER 22, 1992, AS INSTRUMENT NO. 92-232624, OFFICIAL RECORDS.

LEGAL DESCRIPTION CONTINUED...

EXCEPTING THEREFROM ONE-HALF OF THE MINERALS, OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, WITHOUT, HOWEVER, ANY RIGHT OF SURFACE OR ANY RIGHT OF ENTRY IN AND TO THE SUBSURFACE THEREOF, AT A DEPTH OF LESS THAN 500 FEET BENEATH THE SURFACE FOR THE DEVELOPMENT OR REMOVAL OF SAID SUBSTANCES.

PARCEL C:

ALL OF LOTS 2 AND 5 AND A PART OF LOTS 3 AND 8 OF THE SUBDIVISION NOS. 72, 82 AND 83 OF THE RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, AS PER MAP RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARTICULARLY DESCRIBED AS AN ENTIRETY AS FOLLOWS:

BEGINNING AT A 4" X 4" REDWOOD POST SET IN THE NORTH LINE OF HUENEME ROAD AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FRITZ BRUNS BY DEED DATED DECEMBER 7, 1905, AND RECORDED IN BOOK 105, PAGE 358 OF DEEDS; THENCE FROM SAID POINT OF BEGINNING;

1ST: NORTH 19.60 CHAINS ALONG THE EAST LINE OF SAID LANDS OF FRITZ BRUNS TO A 4" X 4" REDWOOD POST SET IN THE SOUTH LINE OF SAID LOT 5 AND AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE AT RIGHT ANGLES

2ND: WEST 11.56 CHAINS TO A 4" X 4" REDWOOD POST SET IN THE NORTH LINE OF LOT 1 AT THE CORNER COMMON TO LOTS 4 AND 5 AS SHOWN UPON THE ABOVE DESCRIBED MAP; THENCE AT RIGHT ANGLES,

3RD: NORTH 20.62 CHAINS ALONG THE EAST LINE OF SAID LOT 4 TO A 4" X 4" REDWOOD POST SET AT THE CORNER COMMON TO LOTS 4 AND 5; THENCE AT RIGHT ANGLES,

4TH: EAST 30.796 CHAINS; AT 22.67 CHAINS 4" X 4" REDWOOD POST SET AT THE CORNER COMMON TO LOTS 5 AND 6; AT 29.93 CHAINS A 4" X 4" REDWOOD POST SET AT THE SOUTHWEST CORNER OF LOT 9 AS SHOWN UPON THE ABOVE DESCRIBED MAPS; AT 30.798 CHAINS THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO JAMES H. OLD BY DEED DATED DECEMBER 1, 1910, RECORDED IN BOOK 120, PAGE 287 OF DEEDS; THENCE AT RIGHT ANGLES,

5TH: SOUTH 40.22 CHAINS; AT 20.62 CHAINS THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED TO JAMES H. OLD, AND THE NORTHEAST CORNER OF LAND CONVEYED TO JAMES H. OLD, AND THE NORTHEAST CORNER OF LAND CONVEYED TO JAMES H. OLD, AND THE NORTHEAST CORNER OF LAND

LEGAL DESCRIPTION CONTINUED...

CONVEYED TO JOSE YRIGOYEN AND ANNIE YRIGOYEN, HIS WIFE, BY DEED DATED DECEMBER 1, 1910, RECORDED IN BOOK 120, PAGE 285 OF DEEDS; AT 40.22 CHAINS A POINT IN THE NORTH LINE OF SAID HUENEME ROAD; THENCE ALONG SAME,

6TH: WEST 19.2365 CHAINS; AT 8.0065 CHAINS A 4" X 4" REDWOOD POST SET IN THE SOUTHERLY TERMINUS OF THE CENTER LINE OF A PRIVATE ROAD 50 FEET WIDE, LYING EQUALLY ON EACH SIDE OF THE BOUNDARY LINE BETWEEN SAID LOTS 2 AND 3; AT 19.2365 CHAINS THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS AS CONVEYED IN THE DEED TO SOUTHERN CALIFORNIA EDISON COMPANY, BY DOCUMENTS RECORDED SEPTEMBER 8, 1966, IN BOOK 3040, PAGE 272, AND JULY 7, 1969, IN BOOK 3514, PAGE 208, OFFICIAL RECORDS

PARCEL D

A PART OF LOTS 3 AND 6 OF RANCHO EL RIO DE SANTA CLARA 0' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP OF LANDS IN SUBDIVISIONS NUMBERS 72, 82 AND 83 OF SAID RANCHO EL RIO DE SANTA CLARA 0' LA COLONIA, RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RICHARD W. SERVICE AND VENIE E. SERVICE, HIS WIFE, BY DEED DATED SEPTEMBER 7, 1923, RECORDED IN BOOK 29, PAGE 88 OF OFFICIAL RECORDS, AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOHN EASTWOOD BY DEED DATED SEPTEMBER 14, 1911, RECORDED IN BOOK 128, PAGE 131 OF DEEDS; AND RUNNING THENCE,

1ST: SOUTH 39.75 CHAINS TO A POINT IN THE NORTH LINE OF HUENEME ROAD; THENCE,

2ND: WEST 7.044 CHAINS TO A 4" X 4" REDWOOD POST SET IN THE NORTH LINE OF SAID HUENEME ROAD; THENCE,

3RD: NORTH 40.22 CHAINS TO A 4" X 4" REDWOOD POST FROM WHICH THE SOUTHWEST CORNER OF LOT 9, AS SHOWN UPON SAID MAP, BEARS WEST 0.827 OF A CHAIN DISTANT; THENCE,

4TH: EAST 0.553 OF A CHAIN TO A POINT; THENCE,

LEGAL DESCRIPTION CONTINUED...

5TH: SOUTH 30 45' EAST 0.55 OF A CHAIN TO A POINT; THENCE,

6TH: EAST 6.21 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN DEED RECORDED FEBRUARY 3, 1967 IN BOOK 3100 PAGE 456 OF OFFICIAL RECORDS.

PARCEL E:

ALL OF LOT 7 AND A PART OF LOTS 3, 6 AND 8 OF SUBDIVISION NOS. 72, 83 AND 82 OF THE RANCHO EL RIO DE SANTA CLARA 0' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID REAL PROPERTY PARTICULARLY DESCRIBED AS AN ENTIRETY AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE SET AT A POINT IN THE NORTH LINE OF "HUENEME ROAD:", DISTANT WEST 663.23 FEET FROM A 4" X 4" POST SET AT THE POINT OF INTERSECTION OF SAID NORTH LINE OF "HUENEME ROAD: WITH THE WEST LINE OF THE ROAD LOCALLY KNOWN AS AND CALLED "OLDS ROAD", THENCE FROM SAID POINT OF BEGINNING,

1ST: NORTH 39.75 CHAINS TO A 3/4 INCH IRON PIPE SET AT A POINT IN THE NORTH LINE OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF SAID LOTS 8, 7 AND 6,

2ND: WEST 23.891 CHAINS TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY RICHARD W. SERVICE AND WIFE, TO JOHN EASTWOOD, BY DEED DATED NOVEMBER 14, 1923, RECORDED IN BOOK 32, PAGE 185 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE,

3RD: SOUTH 39.75 CHAINS ALONG THE EAST LINE OF THE LAND SO CONVEYED TO SAID EASTWOOD TO A POINT IN THE NORTH LINE OF SAID "HUENEME ROAD"; THENCE ALONG SAME,

4TH: EAST 23.889 CHAINS ALONG THE NORTH LINE OF SAID "HUENEME ROAD" TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED...

EXCEPT THE NORTHERLY THREE HUNDRED (300) FEET OF LOTS 7 AND 8 OF SUBDIVISION NOS. 72, 83 AND 82 OF THE RANCHO EL RIO DE SANTA CLARA 0' LA COLONIA, ACCORDING TO THE MAP RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE NORTHERLY THREE HUNDRED (300) FEET OF THAT PORTION OF LOT 6 OF SAID SUBDIVISION NOS. 72, 83 AND 82 WHICH LIES EASTERLY OF THE WESTERLY LINE OF THE LAND CONVEYED TO A. M. BARNARD BY DEED RECORDED IN BOOK 149, PAGE 495 OF OFFICIAL RECORDS OF SAID VENTURA COUNTY.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES INCLUDING GEOTHERMAL RESOURCES LYING IN AND UNDER SAID LAND ABOVE DESCRIBED, OR PRODUCED AND SAVED THEREFROM; AND FURTHER EXCEPTING AND RESERVING TO GRANTOR THE SOLE AND EXCLUSIVE RIGHTS TO DRILL INTO, FROM AND THROUGH SAID LAND, AND ALL SUBSURFACE EASEMENTS NECESSARY OR CONVENIENT TO PROSPECTING FOR, PRODUCING AND DEVELOPING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BY MEANS OF SLAT DRILLING OPERATIONS CONDUCTED FROM SURFACE LOCATIONS OUTSIDE OF SAID LAND, INTO OR THROUGH SAID LAND, TO PRODUCING INTERVALS EITHER WITHIN OR BEYOND SAID LAND, ALL SUBJECT, HOWEVER, TO THE CONDITIONS, THAT, IN THE ENJOYMENT OF SAID RESERVED AND EXCEPTED RIGHTS AND INTEREST GRANTOR SHALL NOT ENTER UPON THE SURFACE OF SAID LAND OR INTO THE UPPER 500 FEET THEREOF MEASURED VERTICALLY FROM SAID SURFACE, AS RESERVED BY FIRST INTERSTATE BANK OF CALIFORNIA, A CALIFORNIA CORPORATION, ET AL., IN DEED RECORDED MARCH 23, 1984 AS DOCUMENT NO. 31725 OF OFFICIAL RECORDS.

PARCEL F:

A PART OF LOTS 3 AND 8 OF SUBDIVISION NOS. 72, 82 AND 83 OF THE RANCHO EL RIO DE SANTA CLARA 0' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A 4" X 4" POST, SET AT THE POINT OF INTERSECTION OF THE NORTH LINE OF HUENEME ROAD AND THE WEST LINE OF OLDS ROAD, 50 FEET WIDE, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF SAID LOT 3, AS DELINEATED UPON THE ABOVE-DESCRIBED MAP; THENCE FROM SAID POINT OF BEGINNING,

LEGAL DESCRIPTION CONTINUED...

1ST: WEST 663.23 FEET ALONG THE NORTH LINE OF SAID HUENEME ROAD TO A 3/4-INCH IRON PIPE; THENCE,

2ND: NORTH 2323.50 FEET TO THE SOUTHERLY LINE OF THE LAND CONVEYED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED OCTOBER 29, 1965 IN BOOK 2888, PAGE 307 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG SAID SOUTHERLY LINE,

3RD: EAST 663.23 FEET ALONG SAID LINE TO A POINT WHICH BEARS SOUTH, ALONG THE WEST LINE OF SAID OLDS ROAD, 300.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 8, THENCE CONTINUING ALONG SAID WESTERLY LINE,

EASEMENT LEGEND

① INDICATES ITEM NUMBER PER PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY UNDER ORDER NO. 24015701-J01, DATED JUNE 27, 2002.

10. INDICATES AN EASEMENT FOR PRIVATE ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE MAP OF RECORDED DECKER SUBDIVISION BOOK 3 PAGE 48 OF MISCELLANEOUS RECORDS.

11. INDICATES AN EASEMENT FOR THE PURPOSES OF A DRAIN TILE LINE, PIPE, CONDUIT AND OTHER WORKS NECESSARY FOR THE PURPOSE OF DRAINAGE IN, THROUGH, ACROSS, ON OR OVER SAID LAND AS GRANTED TO THE OXNARD DRAINAGE DISTRICT NO.3 RECORDED AUGUST 15, 1940 IN BOOK 576, PAGE 491 OF OFFICIAL RECORDS.

12. INDICATES AN EASEMENT FOR LAYING, INSTALLING, CONSTRUCTING, MAINTAINING AND OPERATING A DRAIN TILE LINE, PIPE, CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE OXNARD DRAINAGE DISTRICT NO.3 RECORDED AUGUST 16, 1940, IN BOOK 576, PAGE 492, OFFICIAL RECORDS.

13. INDICATES AN EASEMENT FOR A DRAIN TILE LINE, PIPE, CONDUIT AND OTHER WORKS NECESSARY FOR THE PURPOSE OF DRAINAGE IN, THROUGH, ACROSS, ON OR OVER SAID LAND AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE OXNARD DRAINAGE DISTRICT NO.3 RECORDED AUGUST 15, 1940 IN BOOK 576, PAGE 494 OF OFFICIAL RECORDS.

EASEMENT LEGEND CONTINUED...

14. INDICATES AN EASEMENT FOR A DRAIN TILE LINE, PIPE, CONDUIT AND OTHER WORKS NECESSARY FOR THE PURPOSE OF DRAINAGE IN, THROUGH, ACROSS, ON OR OVER SAID LAND AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE OXNARD DRAINAGE DISTRICT NO.3 A DRAIN TILE LINE, PIPE, CONDUIT AND OTHER WORKS NECESSARY FOR THE PURPOSE OF DRAINAGE IN, THROUGH, ACROSS, ON OR OVER SAID LAND AUGUST 16, 1940 IN BOOK 576, PAGE 495 OF OFFICIAL RECORDS.

15. INDICATES AN EASEMENT FOR LAYING, INSTALLING, CONSTRUCTING, MAINTAINING AND OPERATING A DRAIN TILE LINE, PIPE, CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO OXNARD DRAINAGE DISTRICT NO.3 RECORDED JULY 31, 1940, IN BOOK 617, PAGE 139, OFFICIAL RECORDS

16. INDICATES A RIGHT OF WAY FOR PIPE LINE PURPOSES FOR THE BENEFIT OF OXNARD DRAINAGE DISTRICT NO.3 AS GRANTED IN THE DEED RECORDED IN BOOK 627, PAGE 686, OFFICIAL RECORDS.

17. INDICATES AN EASEMENT FOR ELECTRIC LINES, COMMUNICATION LINES PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED JULY 18, 1950, IN BOOK 944, PAGE 468, OFFICIAL RECORDS.

18. INDICATES AN EASEMENT FOR ELECTRIC LINES, COMMUNICATION LINES PURPOSES AND RIGHTS INCIDENTAL THERETO GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED OCTOBER 23, 1953, IN BOOK 1165, PAGE 153, OFFICIAL RECORDS

19. INDICATES AN EASEMENT FOR DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE CITY OF OXNARD RECORDED JANUARY 5, 1965 IN BOOK 2704, PAGE 257 OF OFFICIAL RECORDS.

20. INDICATES AN EASEMENT FOR ELECTRIC LINES, COMMUNICATION LINES PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED OCTOBER 24, 1967, IN BOOK 3213, PAGE 457, OFFICIAL RECORDS.

23. INDICATES AN EASEMENT FOR A CORPORATION ELECTRIC LINES, COMMUNICATION LINES PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 3, 1976, IN BOOK 4724 PAGE 197, OFFICIAL RECORDS.

EASEMENT LEGEND CONTINUED...

24. INDICATES AN EASEMENT FOR PUBLIC ROAD AND RELATED PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF VENTURA , RECORDED SEPTEMBER 18, 1979 IN BOOK 5489, PAGE 314, OFFICIAL RECORDS.

26. INDICATES AN EASEMENT FOR PUBLIC ROAD AND RELATED PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF VENTURA , RECORDED JULY 30, 1987, AS INSTRUMENT NO. 87-122651 OF OFFICIAL RECORDS.

27. INDICATES AN EASEMENT FOR PUBLIC ROAD AND RELATED PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF VENTURA , RECORDED SEPTEMBER 18, 1987, AS INSTRUMENT NO. 87-151101 OF OFFICIAL RECORDS.

28. INDICATES AN EASEMENT FOR PUBLIC ROAD AND RELATED PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF VENTURA , RECORDED NOVEMBER 19, 1987, AS INSTRUMENT NO. 87-186991 OF OFFICIAL RECORDS.

29. INDICATES AN EASEMENT FOR PUBLIC ROAD AND RELATED PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF VENTURA , RECORDED NOVEMBER 25, 1987, AS INSTRUMENT NO. 87-190330 OF OFFICIAL RECORDS.

30. INDICATES AN EASEMENT FOR PUBLIC ROAD AND RELATED PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF VENTURA , RECORDED DECEMBER 1, 1987, AS INSTRUMENT NO. 87-192330 OF OFFICIAL RECORDS.

31. INDICATES AN EASEMENT FOR PUBLIC ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF VENTURA , RECORDED DECEMBER 3, 1987 AS DOCUMENT NO. 87-193577 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED NOVEMBER 3, 2004, AS ORDER No. 44011272-JO1 TITLE TO SAID ESTATE AT THE DATE OF SAID REPORT IS VESTED IN; SOUTHERN CALIFORNIA EDISON COMPANY AS TO PARCEL 1, 2, 3 AND 4 SOUTHERN CALIFORNIA GAS COMPANY AS TO PARCEL 5.

PARCEL 1

LOTS 1 AND 4, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS THE SAME ARE DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF LANDS IN SUBDIVISION NOS. 72, 82 AND 83 OF RANCHO EI RIO DE SANTA CLARA O'LA COLONIA, VENTURA COUNTY, CALIFORNIA, BELONGING TO E. H. DECKER", AND RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID REAL PROPERTY DELINEATED AS "TRACT 6 AND TRACT 7" UPON THAT CERTAIN MAP ENTITLED "MAP OF PART OF SUBDIVISION 83 OF RANCHO EI RIO DE SANTA CLARA O'LA COLONIA, VENTURA COUNTY, CAL.", AND RECORDED IN BOOK 2, PAGE 18 OF RECORDS OF SURVEYS (LICENSED SURVEYORS RECORDS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID REAL PROPERTY DESCRIBED AS AN ENTIRETY AS FOLLOWS:

BEGINNING AT AN IRON AXLE SET IN THE NORTH LINE OF THE HUENEME ROAD ON TOP OF A ROCK MARKED "S. 89" SET AT THE SOUTHWEST CORNER OF SAID TRACT 7, AS DELINEATED UPON THE LAST DESCRIBED MAP, AND BEING THE SOUTHWEST CORNER OF LOT 1 AS DELINEATED UPON THE FIRST ABOVE DESCRIBED MAP, FROM SAID AXLE A 6 INCH IRON PIPE FILLED WITH CEMENT SET ON THE SOUTH SIDE OF SAID HUENEME ROAD BEARS SOUTH 50.82 FEET AND EAST 0.15 OF A FOOT DISTANT; THENCE FROM SAID POINT OF BEGINNING,

1ST: NORTH 39.306 CHAINS ALONG THE EAST LINE OF THAT CERTAIN STRIP OR PARCEL OF LAND, 30 FEET WIDE, AS CONVEYED BY H. H. EASTWOOD AND W. J. MCMILLAN TO AMERICAN BEET SUGAR COMPANY, BY DEEDS DATED JUNE 7, 1899, AND RECORDED IN BOOK 58, PAGE 101, AND IN BOOK 58, PAGE 106 BOTH OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AT 19.60 CHAINS THE CORNER COMMON TO LOT 1 AND LOT 4, AS DELINEATED UPON THE FIRST ABOVE DESCRIBED MAP; AT 39.306 CHAINS A POINT MARKED "+" CUT IN THE CEMENT LINING TO THE DITCH CARRYING WASTE FROM THE FACTORY OF THE AMERICAN BEET SUGAR COMPANY TO THE PACIFIC OCEAN; FROM SAID POINT A ROCK MARKED "S.68" SET AT AN ANGLE IN THE NORTH LINE OF THE PLEASANT VALLEY ROAD BEARS NORTH 60 FEET DISTANT; THENCE,

LEGAL DESCRIPTION CONTINUED...

2ND: NORTH 59° 55' EAST 1.88 CHAINS ALONG THE SOUTH LINE OF SAID PLEASANT VALLEY ROAD TO A 1 1/2 INCH IRON PIPE SET AT THE EXTREME WEST END OF THAT CERTAIN PARCEL OF LAND, AS CONVEYED TO ROSA HELLEN VOLKERT TO JOHN EASTWOOD, BY DEED DATED SEPTEMBER 14, 1911 AND RECORDED IN BOOK 128, PAGE 131 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY THENCE,

3RD: EAST 6.83 CHAINS TO A 1 1/4 INCH IRON PIPE SET AT A POINT IN THE SOUTH LINE OF SAID LAND OF JOHN EASTWOOD, AT THE CORNER COMMON TO LOT 4 AND LOT 5, AS DELINEATED UPON THE FIRST ABOVE DESCRIBED MAP; THENCE AT RIGHT ANGLES,

4TH: SOUTH 20.65 CHAINS TO A 3/4 INCH IRON PIPE SET IN THE EAST LINE OF SAID TRACT 7, AT THE NORTHWEST CORNER OF TRACT 6, AS DELINEATED UPON THE LAST ABOVE DESCRIBED MAP; THENCE AT RIGHT ANGLES,

5TH: EAST 6.54 CHAINS TO A 1 1/4 INCH IRON PIPE SET AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND, AS CONVEYED BY MARY BURNS, ET AL., TO FRITZ BRUNS, BY DEED DATED DECEMBER 7, 1905, RECORDED IN BOOK 105, PAGE 358 OF DEEDS; THENCE AT RIGHT ANGLES,

6TH: SOUTH 19.574 CHAINS ALONG THE WEST LINE OF SAID LAND OF FRITZ BRUNS TO A 1 1/4 INCH IRON PIPE SET AT A POINT IN THE NORTH LINE OF SAID HUENEME ROAD, FROM WHICH A 6 INCH IRON PIPE FILLED WITH CEMENT SET IN THE SOUTH LINE OF SAID HUENEME ROAD BEARS EAST 5.03 CHAINS AND SOUTH 50 FEET DISTANT; THENCE,

7TH: WEST 15 CHAINS ALONG THE NORTH LINE OF SAID HUENEME ROAD AT 6.54 CHAINS TO A 1 1/4 INCH IRON PIPE SET AT THE CORNER COMMON TO SAID TRACT 6 AND TRACT 7, AS DELINEATED UPON THE LAST ABOVE DESCRIBED MAP; AT 15 CHAINS TO THE POINT OF BEGINNING.

EXCEPT ALL THAT CERTAIN PARCEL OF LAND CONTAINING 0.25 OF AN ACRE, AS CONVEYED TO HENRY T. OXNARD, BY DEED RECORDED JUNE 13, 1898, IN BOOK 56, PAGE 16 OF DEEDS.

ALSO EXCEPT ANY PORTION LYING WITHIN THE RAILROAD.

ALSO EXCEPT THAT PORTION OF SAID LOT 1 LYING EASTERLY OF A LINE PARALLEL WITH AND 300 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 1.

LEGAL DESCRIPTION CONTINUED...

ALSO EXCEPT A ONE-HALF INTEREST IN AND TO ALL OIL, PETROLEUM, GAS, COAL, ASPHALTUM AND OTHER MINERALS AND MINERAL SUBSTANCES OF EVERY KIND AND CHARACTER, AS RESERVED BY LENA SINCLAIR, FORMERLY KNOWN AS LENA KOHLER AND AUGUSTA LEACH, IN DEED RECORDED APRIL 1, 1955, IN BOOK 1278, PAGE 123 OF OFFICIAL RECORDS. ANY AND ALL RIGHT, TITLE AND INTEREST TO ENTER UPON OR USE THE SURFACE OR THE SUBSURFACE TO A DEPTH OF 500 FEET, MEASURED FROM THE PRESENT SURFACE OF THE GROUND OF SAID REAL PROPERTY WAS QUITCLAIMED BY LENA SINCLAIR, FORMERLY KNOWN AS LENA KOHLER AND AUDIE H. LEACH, IN DEED RECORDED NOVEMBER 9, 1970, IN BOOK 3745, PAGE 538 OF OFFICIAL RECORDS.

ALSO EXCEPT THE INTEREST AS RESERVED BY CHARLES KINOSHITA, ET AL., IN DEED RECORDED MARCH 28, 1966, IN BOOK 2964, PAGE 244 OF OFFICIAL RECORDS, WHICH SAID INTEREST IS SET FORTH THEREIN AS FOLLOWS:

"AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERALS OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS, DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTORS, THEIR HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF 500 FEET, FOR ANY PURPOSE WHATSOEVER".

PARCEL 2

THAT PORTION OF LOTS 5 AND 6 OF SUBDIVISION NOS. 72, 82 AND 83 OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS CONVEYED BY THAT CERTAIN DEED TO SHIE ITO, ET AL., RECORDED IN BOOK 1879, PAGE 513 OF OFFICIAL RECORDS, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

LEGAL DESCRIPTION CONTINUED...

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND CONVEYED BY SAID DEED TO THE GRANTORS HEREIN (SHIE ITO, ET AL.) SAID POINT BEING THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE NORTHERLY 300 FEET OF LOT 7 OF SUBDIVISION NOS. 72, 82 AND 83 OF SAID RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, WITH SAID EASTERLY LINE, SAID POINT ALSO BEING SOUTH 331.19 FEET, MORE OR LESS, MEASURED ALONG SAID EASTERLY LINE FROM THE NORTHERLY LINE OF SAID LOT 6; THENCE NORTH 88° 55'37" WEST 397.13 FEET, MEASURED ALONG SAID WESTERLY PROLONGATION TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 88° 55'37" WEST 1622.11 FEET, MEASURED ALONG SAID WESTERLY PROLONGATION TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING NORTH 88° 55'37" WEST 13.93 FEET, MORE OR LESS, MEASURED ALONG SAID WESTERLY PROLONGATION TO A POINT IN THE WESTERLY LINE OF THE LAND CONVEYED BY SAID DEED TO THE GRANTORS HEREIN (SHIE ITO, ET AL.) SAID LAST MENTIONED POINT BEING SOUTH 331.19 FEET MORE OR LESS, MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHERLY LINE OF SAID LOT 5,

EXCEPT THE INTEREST AND RIGHTS AS RESERVED BY ROBERT M. DUNTLY, IN DEED RECORDED JUNE 17, 1960, IN BOOK 1879, PAGE 511 OF OFFICIAL RECORDS, AS FOLLOWS:

"RESERVING UNTO GRANTOR AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES NOW OR HEREAFTER IN OR UNDER OR RECOVERABLE FROM SAID LAND, DESCRIBED IN THE ABOVE LAND, EXCLUSIVE OF THE INTEREST RESERVED UNDER (1) ABOVE, WHICH LIES BELOW A DEPTH OF 500 FEET BENEATH THE PRESENT SURFACE OF SAID LAND BUT WITHOUT AND RIGHT TO ENTER UPON OR USE ANY PORTION OF THE SURFACE (OR THE SUBSURFACE TO A DEPTH OF 500 FEET) OF SAID LAND FOR ANY PURPOSES, SUBJECT TO THE CONDITIONS THAT THE INTEREST HEREBY RETAINED SHALL FULLY, ABSOLUTELY, PERPETUALLY AND AUTOMATICALLY TERMINATE AND VEST IN VENDEE, ITS SUCCESSORS AND ASSIGNS, ON A DATE 20 YEARS FROM THE DATE OF CONVEYANCE HEREUNDER BY VENDOR TO VENDEE, UNLESS, OIL, GAS, HYDROCARBON SUBSTANCES AND ASSOCIATED SUBSTANCES ARE THEN BEING PRODUCED FROM SAID LAND. IN SUCH EVENT, SAID INTEREST SHALL TERMINATE AND VEST IN THE VENDEE 180 DAYS AFTER OIL, GAS, HYDROCARBON SUBSTANCES OR ASSOCIATED SUBSTANCES SHALL CEASE TO BE PRODUCED FROM SAID LAND, 21 YEARS AFTER THE DEMISE OF THE LAST TO DIE OF THE VENDOR AND ALL OF HIS ISSUE LIVING AT THE TIME OF CONVEYANCE HEREUNDER, WHICHEVER OCCURS FIRST."

LEGAL DESCRIPTION CONTINUED...

EXCEPT ALL URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, ALL OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER, WHETHER SIMILAR TO THESE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING OR WHICH MAY BE PRODUCED FROM SAID LAND WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF 500 FEET FOR ANY PURPOSES WHATSOEVER, AS GRANTED TO ASSOCIATED SOUTHERN INVESTMENT COMPANY, A CORPORATION, RECORDED AUGUST 19, 1981, AS DOCUMENT NO. 78679 OF OFFICIAL RECORDS.

PARCEL 3

THAT PORTION OF LOT 6 OF SUBDIVISION NOS. 72, 82 AND 83 OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS CONVEYED BY THAT CERTAIN PARCEL OF LAND DESIGNATED AS NO.8 PLEASANT VALLEY ROAD RANCH PARCEL A IN THE DECREE OF DISTRIBUTION TO IDA E. SWIFT, RECORDED IN BOOK 876, PAGE 77 OF OFFICIAL RECORDS, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE LAND CONVEYED BY SAID DECREE OF DISTRIBUTION, SAID POINT BEING THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE NORTHERLY 300 FEET OF LOT 7 OF SUBDIVISION NOS. 72, 82 AND 83 OF SAID RANCHO EL RIO DE SANTA CLARA O'LA COLONIA WITH SAID EASTERLY LINE, SAID POINT ALSO BEING SOUTH 300 FEET, MORE OR LESS, MEASURED ALONG SAID EASTERLY LINE FROM THE NORTHERLY LINE OF SAID LOT 6; THENCE NORTH 88° 55'37" WEST 465.04 FEET, MORE OR LESS, MEASURED ALONG SAID WESTERLY PROLONGATION TO A POINT IN THE WESTERLY LINE OF THE LAND CONVEYED BY SAID DECREE OF DISTRIBUTION, SAID LAST MENTIONED POINT BEING SOUTH 331.19 FEET, MORE OR LESS, MEASURED ALONG SAID WESTERLY LINE FROM THE NORTHERLY LINE OF SAID LOT 6.

LEGAL DESCRIPTION CONTINUED...

EXCEPT ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 550 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES, FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, HER HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF 550 FEET FOR ANY PURPOSE WHATSOEVER.

EXCEPT ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 550 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES, FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTOR, HER HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF 550 FEET FOR ANY PURPOSE WHATSOEVER.

PARCEL 4

THE NORTHERLY 300 FEET OF LOTS 7 AND 8 OF SUBDIVISION NOS. 72, 82 AND 83 OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE NORTHERLY 300 FEET OF THAT PORTION OF LOT 6 OF SAID SUBDIVISION NO. 72, 82 AND 83 WHICH LIES EASTERLY OF THE WESTERLY LINE OF THE LAND CONVEYED TO A. M. BARNARD, BY DEED RECORDED IN BOOK 149, PAGE 495 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION CONTINUED...

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES IN AND UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID OIL, GAS, PETROLEUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND BY MEANS OF WELLS DRILLED INTO SAID SUBSURFACE OF SAID LAND FROM DRILL SITES LOCATED ON OTHER LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID GRANTORS, THEIR HEIRS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY AUSTIN M. BARNARD, ET AL., IN DEED RECORDED OCTOBER 29, 1965, IN BOOK 2888, PAGE 307 OF OFFICIAL RECORDS.

EXCEPT ALL URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, ALL OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER, WHETHER SIMILAR TO THESE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING OR WHICH MAY BE PRODUCED FROM SAID LAND WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF 500 FEET FOR ANY PURPOSES WHATSOEVER, AS GRANTED TO ASSOCIATED SOUTHERN INVESTMENT COMPANY, A CORPORATION, RECORDED AUGUST 19, 1981, AS DOCUMENT NO. 78679 OF OFFICIAL RECORDS.

PARCEL 5

THE EASTERLY 25 FEET OF THE WESTERLY 325 FEET OF LOT 1 IN SUBDIVISION 83 OF THE RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 48 MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION CONTINUED...

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, PETROLEUM, GAS, COAL, ASPHALTUM AND OTHER MINERAL SUBSTANCES OF EVERY KIND AND CHARACTER, AS RESERVED BY LENA SINCLAIR, ET AL., IN DEED RECORDED APRIL 1, 1955, IN BOOK 1278, PAGE 123 OF OFFICIAL RECORDS.

EASEMENT LEGEND

- 1** INDICATES ITEM NUMBER PER PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY UNDER ORDER NO. 44011272-J01, DATED NOVEMBER 3, 2004.
3. THE PERPETUAL RIGHT, PRIVILEGE AND EASEMENT TO LAY, INSTALL, CONSTRUCT, MAINTAIN AND OPERATE A DRAIN TILE LINE, PIPE, CONDUIT OR OTHER WORKS NECESSARY FOR DRAINAGE PURPOSES AS GRANTED TO OXNARD DRAINAGE DISTRICT NO. 3, BY DEED RECORDED AUGUST 19, 1940, IN BOOK 627, PAGE 686 OF OFFICIAL RECORDS
4. AN EASEMENT FOR PIPES AND CONDUITS AS GRANTED TO OXNARD DRAINAGE DISTRICT NO. 3, RECORDED AUGUST 16, 1940, IN BOOK 576, PQGE 495 OF OFFICIAL RECORDS. TO OXNARD DRAINAGE DISTRICT NO. 3 QUITCLAIMED ALL OF TI'S RIGHT IN AND TO LOT 4 BY DEED RECORDED JULY 31, 1970, IN BOOK 3698, PAGE 320 OF OFFICIAL RECORDS.
5. THE PERPETUAL RIGHT, PRIVELEGE AND EASEMENT TO LAY, INSTALL, CONSTRUCT, MAINTAIN AND OPERATE A DRAIN TILE LINE, PIPE, CONDUIT AND OTHER WORKS NECESSARY FOR DRAINAGE PURPOSES, AS GRANTED TO THE OXNARD DRAINAGE DISTRICT NO. 3, BY DEED RECORDED JULY 31, 1940, IN BOOK 617, PAGE 139 OF OFFICIAL RECORDS
6. AN EASEMENT FOR PIPELINE PURPOSES AS GRANTED TO OXNARD DRAINAGE DISTRICT NO. 3, RECORDED DECEMBER 19, 1940, IN BOOK 627, PAGE 686 OF OFFICIAL RECORDS
7. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 11, 1943, IN BOOK 666, PAGE 376 OF OFFICIAL RECORDS
8. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 10, 1950, IN BOOK 944, PAGE 468 OF OFFICIAL RECORDS

EASEMENTS CONTINUED...

9. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 23, 1953, IN BOOK 1141, PAGE 68 OF OFFICIAL RECORDS

10. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 28, 1953, IN BOOK 1165, PAGE 193 OF OFFICIAL RECORDS

11. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 12, 1956, IN BOOK 1466, PAGE 519 OF OFFICIAL RECORDS

12. AN EASEMENT FOR PIPELINE OR CONDUITS AS GRANTED TO UNITED WATER CONSERVATION DISTRICT OF VENTURA COUNTY; AND OCEAN VIEW WATER DISTRICT WATER, RECORDED OCTOBER 27, 1960, IN BOOK 1923, PAGE 252 OF OFFICIAL RECORDS

13. AN EASEMENT FOR DRAINAGE PURPOSES AS GRANTED TO CITY OF OXNARD RECORDED JANUARY 5, 1965, IN BOOK 2704, PAGE 257 OF OFFICIAL RECORDS

15. AN EASEMENT FOR RIGHTS OF WAY FOR FLOOD CONTROL PURPOSES AS GRANTED TO VENTURA COUNTY FLOOD CONTROL DISTRICT, RECORDED JUNE 18, 1965, IN BOOK 2810, PAGE 61 OF OFFICIAL RECORDS

16. AN EASEMENT FOR ROAD PURPOSES AS RESERVED IN A DOCUMENT RECORDED OCTOBER 29, 1965, IN BOOK 2888, PAGE 307 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

17. AN EASEMENT FOR EXISTING WELLS, PUMPING PLANTS AND APPURTENANCES, RECORDED OCTOBER 29, 1965, IN BOOK 2888, PAGE 307 OF OFFICIAL RECORDS

18. AN EASEMENT FOR USE, MAINTAIN AND REPAIR ALL OF THE EXISTING IRRIGATION LINES PURPOSES AS RESERVED IN A DOCUMENT RECORDED OCTOBER 29, 1965, IN BOOK 2888, PAGE 307 OF OFFICIAL RECORDS

20. AN EASEMENT FOR USE, MAINTAIN AND REPAIR ALL OF THE EXISTING IRRIGATION LINES PURPOSES AS RESERVED IN A DOCUMENT RECORDED MARCH 28, 1966, IN BOOK 2964, PAGE 244 OF OFFICIAL RECORDS

EASEMENTS CONTINUED...

21. AN EASEMENT FOR USE, MAINTAIN AND REPAIR ALL OF THE EXISTING IRRIGATION LINES PURPOSES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED MARCH 28, 1966, IN BOOK 2964, PAGE 244 OF OFFICIAL RECORDS THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

23. AN EASEMENT FOR WELLS, PUMPING PLANTS AND IRRIGATION LINES PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SHIE ITO, ET AL, RECORDED SEPTEMBER 8, 1966, IN BOOK 3040, PAGE 277 OF OFFICIAL RECORDS

25. AN EASEMENT FOR ACCESS ROAD PURPOSES, NEEDED IN CONNECTION WITH THE IMPROVEMENT, RECONSTRUCTION, OPERATION AND MAINTENANCE OF A FLOOD CONTROL CHANNEL AS GRANTED TO VENTURA COUNTY FLOOD CONTROL DISTRICT, RECORDED MARCH 11, 1969, IN BOOK 3454, PAGE 427 OF OFFICIAL RECORDS

27. AN EASEMENT FOR PIPELINE PURPOSES AS GRANTED TO THE CITY OF OXNARD, RECORDED SEPTEMBER 13, 1968, IN BOOK 3366, PAGE 139 OF OFFICIAL RECORDS

29. AN EASEMENT FOR STORM DRAINS PURPOSES AND THE RIGHT TO CONSTRUCT, MAINTAIN, RECONSTRUCT, USE AND OPERATE SUCH STORM DRAIN AND APPURTENANCES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE CITY OF OXNARD, RECORDED MARCH 31, 1976, IN BOOK 4565, PAGE 203 OF OFFICIAL RECORDS

31. AN EASEMENT FOR SLOPE PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE CITY OF OXNARD, RECORDED SEPTEMBER 28, 1988, AS DOCUMENT NO. 88-142612 OF OFFICIAL RECORDS

33. AN EASEMENT FOR PUBLIC ROAD AND RELATED PURPOSES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE COUNTY OF VENTURA, RECORDED NOVEMBER 4, 1988, AS DOCUMENT NO. 88-168327 OF OFFICIAL RECORDS

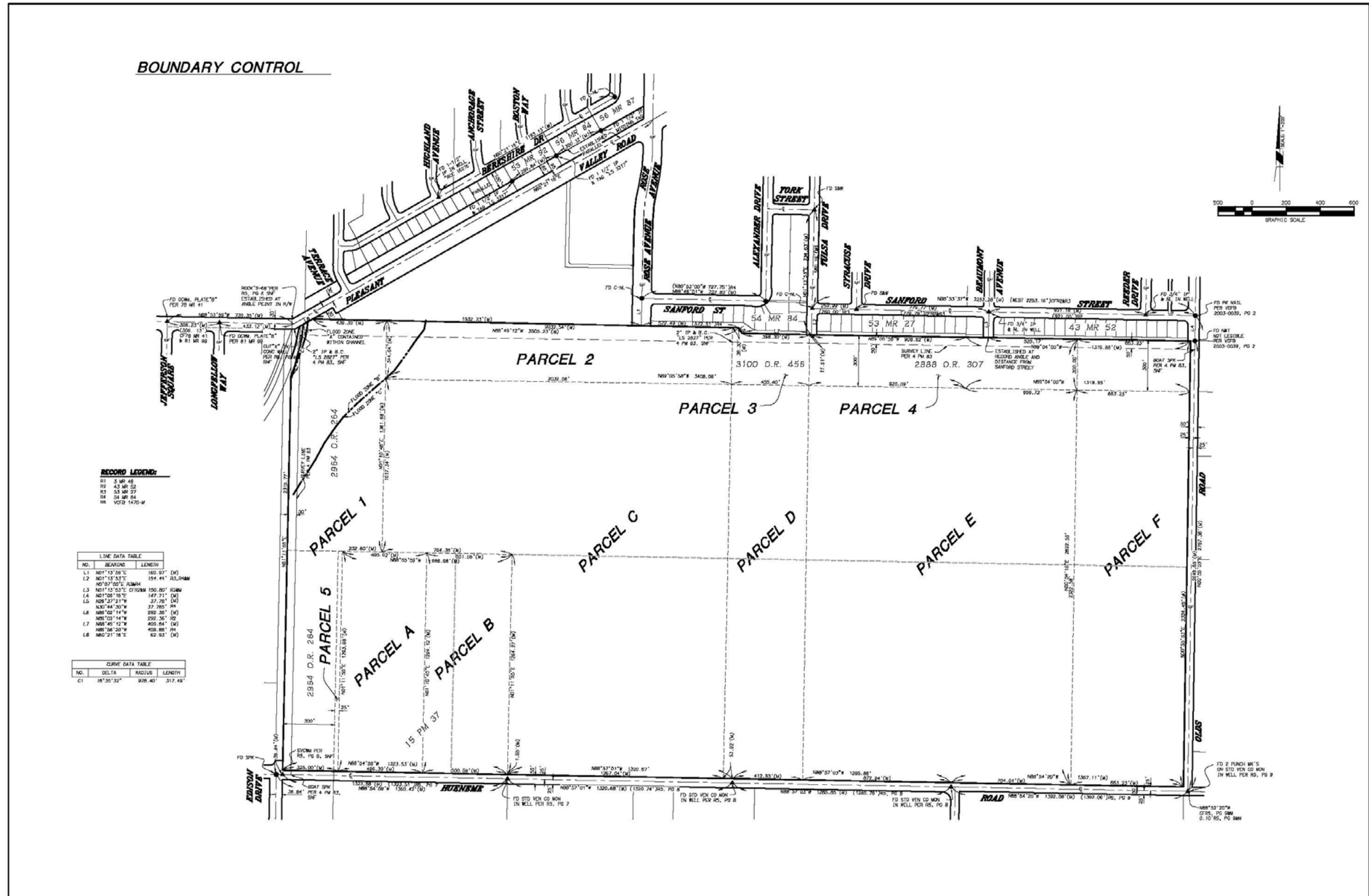
35. AN EASEMENT FOR PUBLIC ROAD AND UTILITIES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF VENTURA, RECORDED NOVEMBER 23, 1988, AS DOCUMENT NO OFFICIAL RECORDS

37. AN EASEMENT FOR ROAD ACCESS AND PUBLIC SEWER PURPOSES AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF OXNARD, RECORDED SEPTEMBER 22, 1993, AS DOCUMENT NO. 93-175886 OF OFFICIAL RECORDS

EASEMENTS CONTINUED...

38. AN EASEMENT FOR DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE CITY OF OXNARD, RECORDED AUGUST 15, 2001, AS DOCUMENT NO. 2001 161199 OF OFFICIAL RECORDS

BOUNDARY CONTROL



RECORD LEGEND:

- R1 3 MR 48
- R2 43 MR 52
- R3 53 MR 27
- R4 54 MR 84
- R6 VOTD 1470-M

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N01°13'55"E	380.97' (A)
L2	N01°13'53"E	151.41' R3, R4, R6
L3	N01°13'53"E	150.80' R2, R4
L4	N01°13'53"E	147.31' (A)
L5	N08°37'21"W	27.70' (A)
L6	N30°44'30"W	37.78' (A)
L7	N08°52'14"W	232.88' (A)
L8	N08°52'14"W	232.36' (A)
L9	N08°52'14"W	400.84' (A)
L10	N08°52'14"W	408.88' (A)
L11	N08°52'14"W	82.83' (A)

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	18°55'32"	808.40'	317.48'

NOTE: SEE SHEET 1 FOR BASIS OF BEARINGS, BENCHMARK, LEGAL DESCRIPTION, EASEMENT AND ABBREVIATION LEGEND.
SEE SHEETS 2 THROUGH 8 FOR DETAILS OF EASEMENTS AND TOPOGRAPHY.

PREPARED FOR: HEARTSIDE HOMES
CITY OF DENVER SOUTH SIDE
DEVELOPMENT CONSTRAINTS MAP

JOB NO. 30-100483
DRAWN BY: CPT
PLOT DATE: 6/16/05
H.C. SCALE: 1"=80'
V.T. SCALE: N/A



SHEET
2 of 5

B. CONSISTENCY OF SOUTHSHORE SPECIFIC PLAN WITH CITY OF OXNARD 2020 GENERAL PLAN

The City of Oxnard's 2020 General Plan provides the foundation for the SouthShore Specific Plan by establishing goals, objectives, and policies that guide future development in south Oxnard.

As described in Chapters 1 through 9 of the Specific Plan document, the SouthShore Specific Plan proposes a primarily residential planned community with commercial uses and a hierarchy of public parks, recreation areas, and open space amenities. The Specific Plan calls for an elementary school and a high school. If the High School is not developed, the Specific Plan proposes additional residential park and open space development in its place. Land owned by Southern California Edison (SCE) and used for overhead electrical transmission, is proposed to be used on the ground for a variety of community-supporting land uses including a community park, appropriate public storage, and for light industrial uses compatible with adjacent existing light industrial uses to the west.

The SouthShore Specific Plan, in conjunction with a proposal to amend the City's General Plan Land Use Map (PZ 03-620-03) for the SCE area west of Rose Avenue, is significantly consistent with all ten of the City's General Plan elements:

1. Land Use Element;
2. Circulation Element;
3. Public Facilities Element
4. Open Space/Conservation Element;
5. Safety Element;
6. Noise Element;
7. Economic Development Element;
8. Community Design Element;
9. Parks and Recreation Element; and
10. Housing Element.

This consistency is comprehensively evaluated in Section 3.7, Land Use and Planning of Environmental Impact Report No. 05-03 (North and South Ormond Beach Recirculated Draft EIR – State Clearinghouse Number 2005091094).

The EIR concludes that, for the Northern (SouthShore) Subarea:

*“The proposed land use map for the Northern Subarea provides a higher level of articulation in terms of location and specification of use type than the General Plan Land Use Map, but is generally consistent with the General Plan, with one notable exception. The light industrial uses (self-storage and commercial/incubator) west of Rose Avenue along the northern and western edges of the Study Area designations are not consistent with the General Plan’s Open Space Buffer designation. Since the project includes a proposal to amend the City’s General Plan Land Use Map to reflect proposed designations, under CEQA and City thresholds for assessment of Land Use Planning impacts, the Northern Subarea impacts are considered **less than significant (Class III).**”*

C. LAKE SOUTHSORE DESCRIPTION AND TECHNICAL DATA

“Overall Lake System Concept for SouthShore Community.” Tentative Tract Map. PACE, Inc. August 2009.

“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 17 April 2007.

“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 15 March 2006.

“Lake Data & Description for EIR Document.” Technical Memo. Mark E. Krebs, PACE, Inc. 24 October 2005.

Overall Lake System Concept for SouthShore Community Tentative Tract Map
Prepared by PACE Engineering, August 2009

SOUTHSHORE COMMUNITY OVERALL LAKE SYSTEM

LAKE DATA

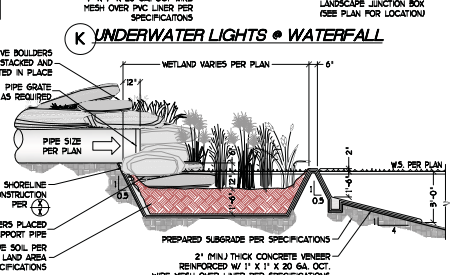
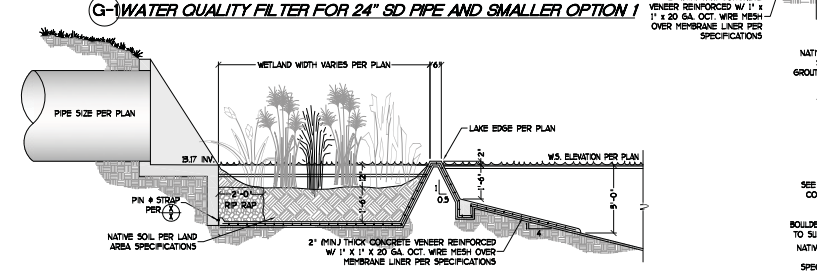
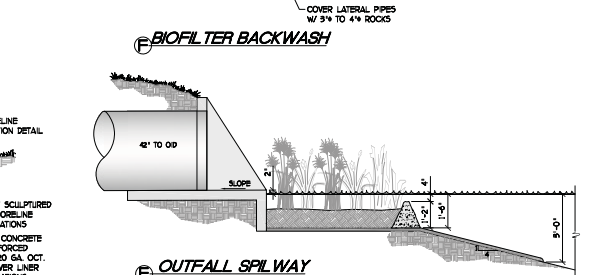
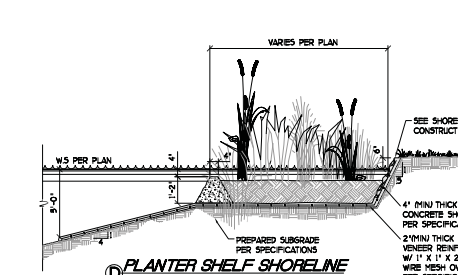
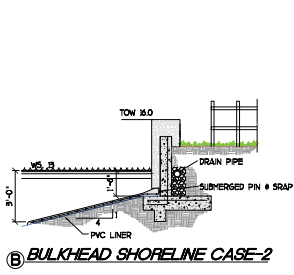
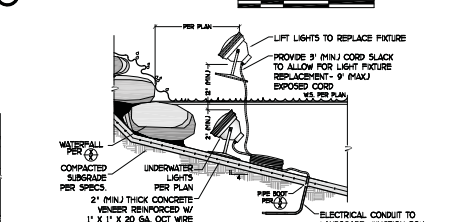
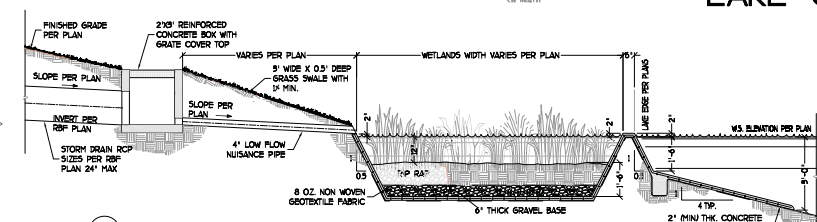
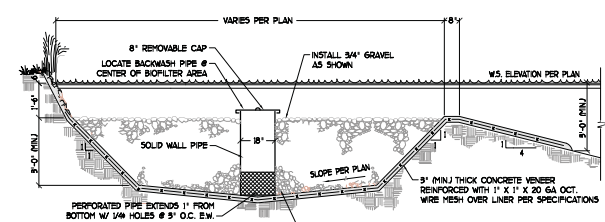
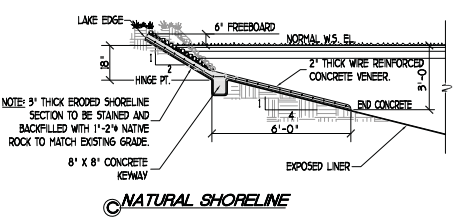
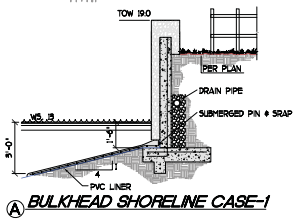
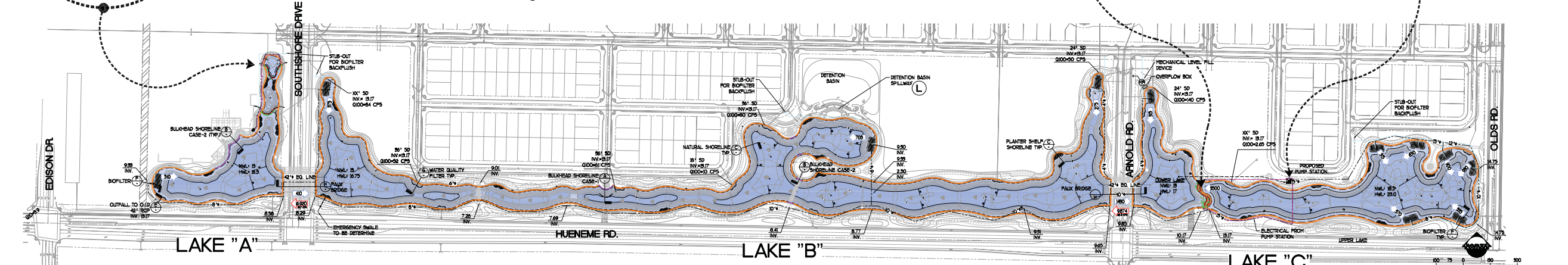
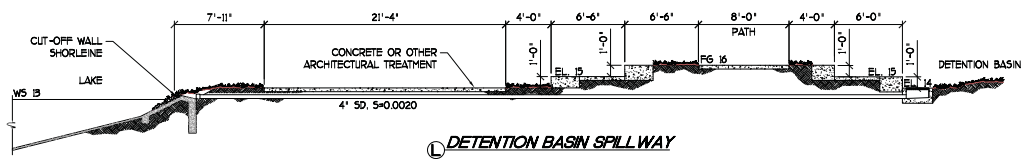
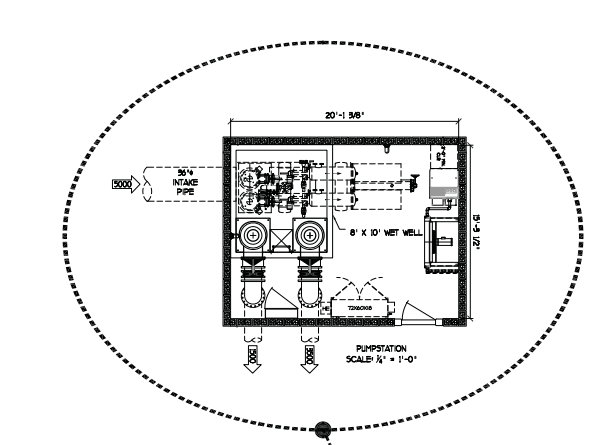
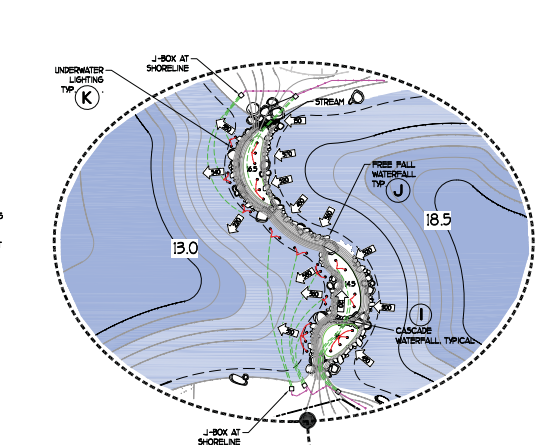
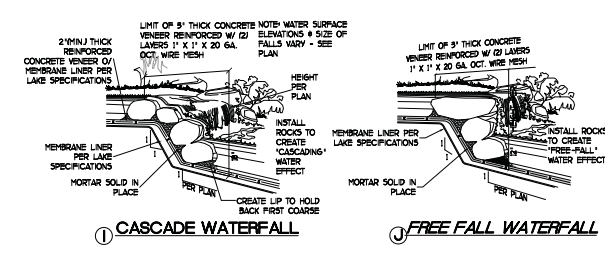
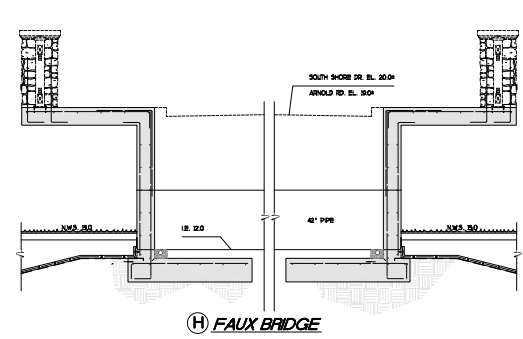
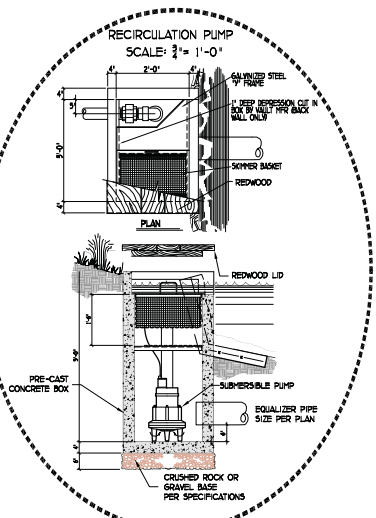
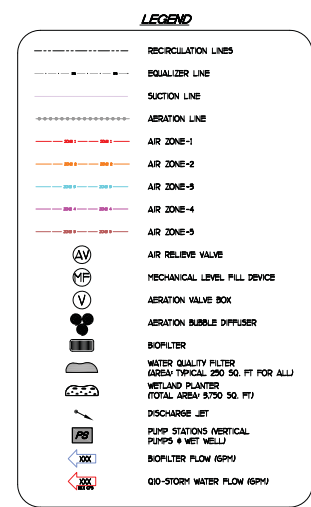
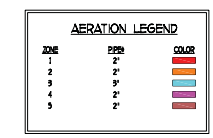
LAKE	A	B	C	LOWER	UPPER	TOTAL
VOLUME (ACRE FEET)	3.47	65.62	8.36	2339	108.38	17.45
SURFACE AREA (ACRE)	2.14	9.85	1.40	5.96	17.45	17.45
LENGTH OF SHORELINE (FEET)	156	864	130	276	1473	1473
TOP OF SHORELINE ELEVATION (FT)	85	85	85	85	85	85
LAKE BOTTOM ELEVATION (FT)	30	30	40	30	30	30
NORMAL WATER SURFACE E.L. (FT)	80	80	80	80	80	80

AERATION DATA

LAKE	A	B	C	LOWER	UPPER	TOTAL
VOLUME (ACRE FEET)	3.47	65.62	8.36	2339	108.38	17.45
AVERAGE LAKE DEPTH (FEET)	6	6	6	6	6	6
NUMBER OF TURBINES PER DAY	8	8	8	8	8	8
CFM REQUIRED	10	48	6	8	8	82
TOTAL NUMBER OF AERATION PUMPS	6	34	4	14	36	36

BIOFILTER DATA

LAKE	A	B	C	LOWER	UPPER	TOTAL
VOLUME (MILLIONS OF GALLONS)	4.39	20.73	2.79	7.67	35.32	35.32
BIOFILTER FLOW TURN OVER HOURS	16	36	36	128	-	-
TOTAL BIOFILTER FLOW RATE (GPM)	50	350	50	5000	3600	3600
TOTAL BIOFILTER AREA (SQ FT)	1000	3000	1000	6000	1000	1000
BIOFILTER BACKWASH METHOD	PUMP	PUMP	PUMP	PUMP	PUMP	PUMP





PACIFIC ADVANCED CIVIL ENGINEERING, INC.

17520 Newhope Street, Suite 200 ■ Fountain Valley, California 92708 ■ 714.481.7300 ■ fax: 714.481.7299

TECHNICAL MEMORANDUM

Date: (April 17, 2007) Revised

To: Ed Mountford/Hearthside Homes
Paul Edwards/FORMA
Robin Kerns/FORMA

From: Mark E. Krebs, P.E. – PACE

Re: SouthShore Project, Oxnard, CA **#8233E**
Addendum to October 24, 2005 PACE Technical Memorandum
Regarding Lake Data & Description for EIR Document

I. INTRODUCTION:

This Technical Memorandum is being presented as an addendum (or supplement) to the October 24, 2005 Technical Memorandum “Lake Data and Description for EIR Document” prepared by PACE on behalf of Hearthside Homes. This addendum has been prepared to provide information regarding the possible water supply sources to meet lake evaporation and irrigation demands, determination of lake and irrigation water demands and discussion of lake as irrigation reservoir. These items were not discussed with the previously provided Technical Memorandum.

The previous Lake Technical memorandum identified three major functions of the lake system:

- 1) Community focal point – aesthetic feature
- 2) Primary drainage conveyance and peak flow attenuation facility
- 3) Urban stormwater quality system (BMP)

We are now proposing to introduce a fourth function

- 4) Lake as irrigation reservoir for irrigation of all city maintained landscaping

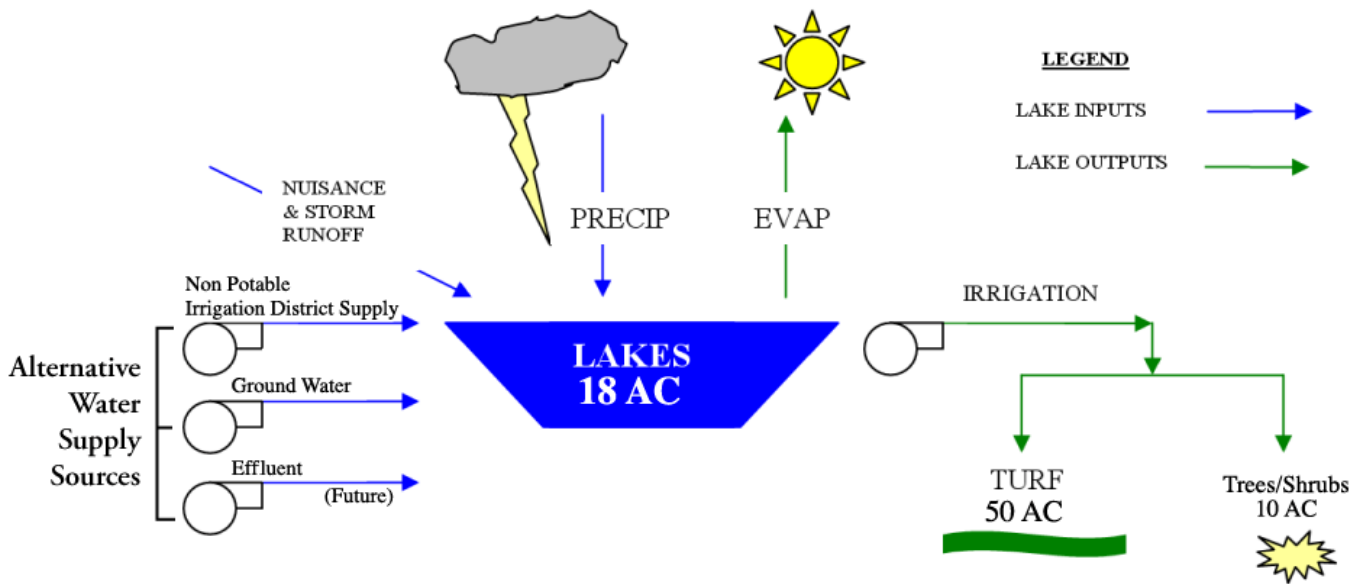
It is quite common to have aesthetic feature type lakes utilized as an irrigation reservoir. The irrigation reservoir function of the lake occurs in the background and is a passive type system, where the inflow equals the outflow. The only difference is that in some instances the outflow may occur over a shorter period of time than the inflow and this would result in a minor (± 2 inches) of normal lake water level fluctuation. Irrigation from these recreational type lakes is a good method to improve water quality. The water quality enhancement is achieved through the cycling of water in the lake out to irrigation and the introduction of water into the lake as make up for the irrigation demand.



II. NON-POTABLE WATER BALANCE OVERVIEW:

The objective of this analysis is to provide a preliminary water balance for the SouthShore project lake system including potential irrigation demand from the lakes. This was accomplished by comparing the water entering the lake and the water exiting the lake according to the diagram shown in Figure 1. The water exiting the lake includes evaporation and irrigation of adjacent city maintained landscaped areas. The water entering the lake includes nuisance and stormwater runoff, and direct precipitation into the lakes. Makeup water supply will be used to maintain water level in the lake, and irrigation will be operated based on landscaping needs. By evaluating the lake inputs and outputs, an evaluation of irrigation demand is presented herein.

Figure 1 – Conceptual Diagram of Water Balance for SouthShore Lake and Irrigation Areas*



* - See Figure 2 for a plan-view of these areas located on the SouthShore project

The enclosed lake evaporatory irrigation demand and nuisance runoff calculations are based upon Figure 2 and additional information provided by FORMA and is summarized below:

Gross Project Area:	284 ac (Draining to lake)
Parks & Other City Landscape Area:	78 ac (Gross Park area)
Irrigated Landscape Area w/in Parks etc.:	60 ac
Breakdown of Turf to Trees & Shrubs:	50 ac / 10 ac
Lake Area:	18 ac
Net Development Area (Gross – Parks – Lake):	188 ac
Approximate # of Residential Units:	1545 ERU's

III. CALCULATION METHOD

Calculations of lake water inputs and outputs are described in the following section. A summary of the components which are included in the descriptions and in Figure 1 are listed below:

INPUTS:

- A. Direct Precipitation
- B. Storm Runoff
- C. Nuisance Runoff
- D. Make-Up Demand (includes effluent and/or groundwater)

OUTPUTS:

- A. Direct Evaporation
- B. Turf Irrigation
- C. Desert Landscape Irrigation

SYSTEM INPUTS:

- A. Direct Precipitation on the lake was calculated using the following formula:

$$\text{Direct Precipitation} = \frac{\text{Lake Area} \times \text{Monthly Precipitation (inches)} \times \text{Runoff Coeff. (1.0)}}{12''}$$

- B. Storm Runoff was calculated using the following formula:

$$\text{Storm Runoff} = \frac{\text{Project Area (excl. lakes)} \times \text{Monthly Precipitation} \times \text{Runoff Coeff.*}}{12''}$$

* Rational method runoff coefficients were estimated as 0.35 and 0.65 for landscaped and residential areas. These coefficients are for drainage design purposes for high intensity rainfall events. Thus, they have been reduced to 0.1 and 0.3, respectively, to conservatively estimate the quantity of stormwater runoff to the SouthShore from low intensity rainfall.

C. Nuisance Runoff was based on the following formula:

$$\text{Nuisance Runoff} = 15 \text{ gpd/home} \times 1,545 \text{ lots} = 23,175 \text{ gpd (converted to 2.3 ac-ft/mo)}$$

Data was available from the cities of Fillmore and Palmdale, California. The average nuisance runoff in Fillmore was measured to be 48 gpd/home and the average nuisance runoff for Palmdale was measured as 110 gpd/home. Because the SouthShore Project is anticipated to include smaller lot-sizes, less irrigation area, and more advanced irrigation technology, a conservative estimate of 15 gpd/home was used for the project's 1,545 lots giving an Urban Nuisance Runoff of 23,175 gpd (2.3 AF/mo). Separate water balance models were computed with and without nuisance flow taken into consideration.

D. Make-Up Supply was estimated by calculating the difference between the total system inputs and outputs, assuming the lake has negligible storage (i.e. excess monthly INPUT will produce overflow runoff) and precipitation is distributed throughout the entire month.

SYSTEM OUTPUTS:

A. The Direct Evaporation was calculated using the following formula:

$$\text{Direct Evap.} = \frac{\text{Lake Area} \times \text{Evapotranspiration Rate (ET)} \times \text{Plant Factor (1.0)}}{12''}$$

B., C. The calculations for irrigation demand were based on the formula:

$$\text{Irrigation Demand} = \text{ET} \times \text{C} \times \text{Area} \times (1' / 12'')$$

Where:

- ET = Evapotranspiration Rate¹ for Oxnard, CA
- Area = Landscape or Lake Area (Acres)
- C = Adjustment Factor² (Plant Factor)

¹ Landscape Water Management Handbook

² See Figure #2 for Project Lake and Irrigation Area Take-Off

³ Adjustment Factor equal to 1 for evaporation only (no transpiration); drought tolerant plants such as desert trees and shrub will need less water and will therefore have low adjustment factors as compared to high water-demand plants such as rye grass. These factors were adjusted for the different irrigation areas based on proposed irrigated plants.

The irrigation demand equation was applied to determine system outputs for the following:

- Lake Evaporation and Perimeter Irrigation
- Turf Irrigation (parks, recreation centers, public lake edges)
- Tree Shrub Landscaping (street frontage and medians)

The system output calculations were performed as follows for the peak demand month of June:

- A. Lake Evaporation: $\frac{ET (5.4 \text{ in/mo}) \times \text{Plant Factor} (1.0) \times \text{Area} (18 \text{ Ac})}{12''} = 8.1 \text{ AF/mo}$
- B. Turf Landscape Irrigation: $\frac{ET (5.4 \text{ in/mo}) \times \text{Plant Factor} (0.9) \times \text{Area} (50 \text{ Ac})}{12''} = 20.2 \text{ AF/mo}$
- C. Tree/Shrub Irrigation: $\frac{ET (5.4 \text{ in/mo}) \times \text{Plant Factor} (0.6) \times \text{Area} (10 \text{ Ac})}{12''} = 2.7 \text{ AF/mo}$

Total July System Outputs (Demands): = 31.0 AF/mo

OVERALL:

The water balance for the SouthShore Lake was calculated by taking the difference of direct evaporation plus irrigation demand, with total water inputs (direct precipitation and runoff) per month. The months where the inputs to the lake were greater than the outputs, the net effect was overflow from the lakes. The months where outputs from the lake were greater than lake inputs, the system demand (make-up source water needed) was calculated.

The overall water balance was performed for the following scenarios:

- 1.) **Full Build-Out Development: Lake Evaporation Plus Irrigation Demand**
 - a. Average Precipitation with nuisance flow considered
 - b. Average Precipitation without nuisance flow considered
 - c. 25% of Average Precipitation without nuisance flow considered

IV. RESULTS/DISCUSSION

FULL BUILD-OUT DEVELOPMENT: Lake Plus Irrigation Demand

**Table 1
 SouthShore Water Balance:
 Average Precipitation & Drought Conditions With and Without Nuisance Flow**

	CONDITION 1 (AVERAGE)	CONDITION 2 (NO NUISANCE)	CONDITION 3 (DROUGHT)
Precip. & Storm Runoff (% of avg)	100%	100%	25%
Nuisance Runoff (YES or NO)	YES	NO	NO
Annual Demand (AF)	137	153	205
Peak Month Demand (AF)	29	31	31
Lake Demand (AF)	22	36	44
Peak Lake Demand (AF)	6	8	8
Irrigation Demand (AF)	114	117	161
Peak Irrigation Demand (AF)	23	23	23

Figure 3a demonstrates the anticipated lake outputs for lake evaporation and irrigation demands per month. Figure 3b demonstrates the anticipated lake inputs for precipitation and runoff assuming nuisance runoff into the lake. Figure 3c shows the differential from

Figures 3a and 3b; this bar chart represents the net effect of the all of the lake inputs and outputs. Figures 3a, 3b, and 3c were summarized from Table 2a. The components of the water balance were calculated in Table 2a (Nuisance Flow Considered), Table 2b (Nuisance Flow Not Considered), and Table 2c (Drought Conditions). The tables illustrate which months there will be a demand for water, along with anticipated quantities, and which months there will be excess water from SouthShore lake which will overflow, along with anticipated overflow quantity.

Figure 3a

Lake Output (AF/mo) versus Time (mo)

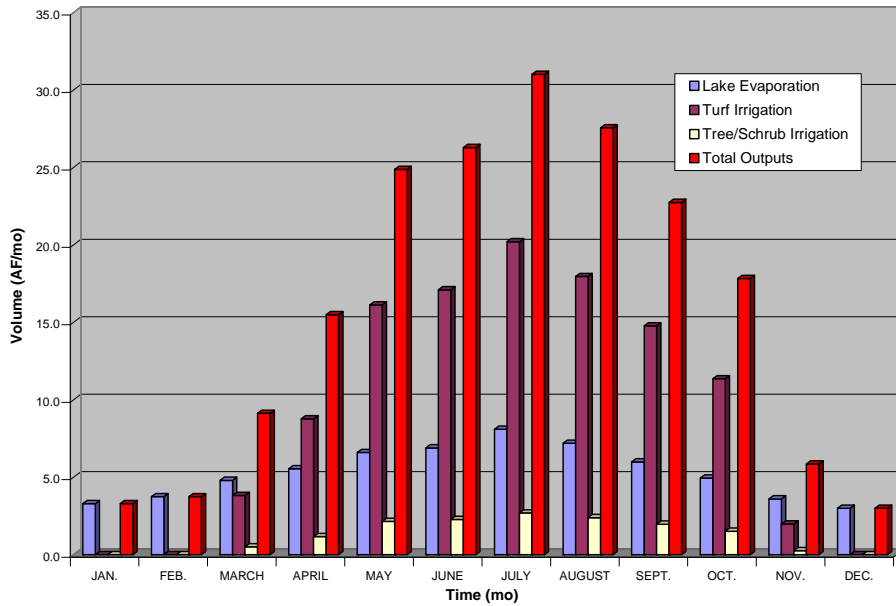


Figure 3b

Lake Input (AF/mo) versus Time (mo)

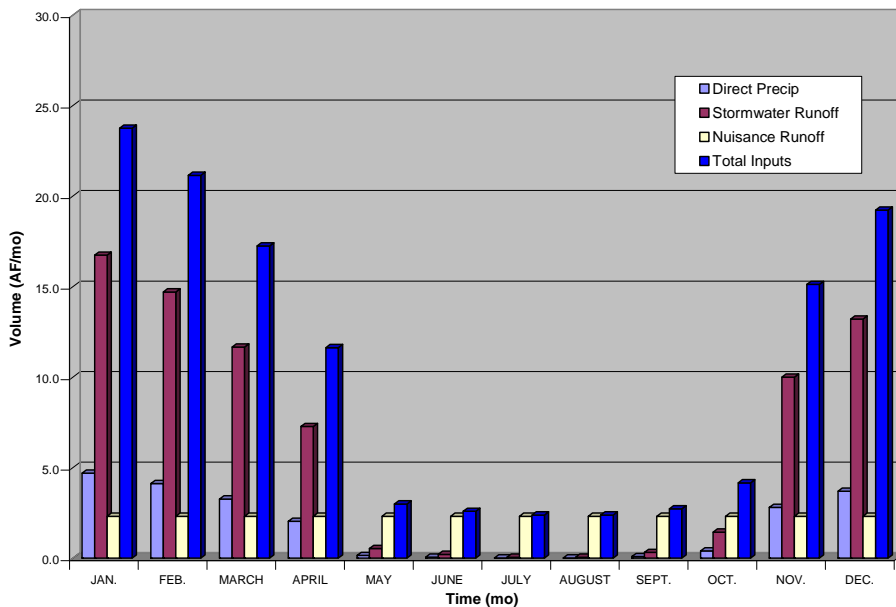


Figure 3c

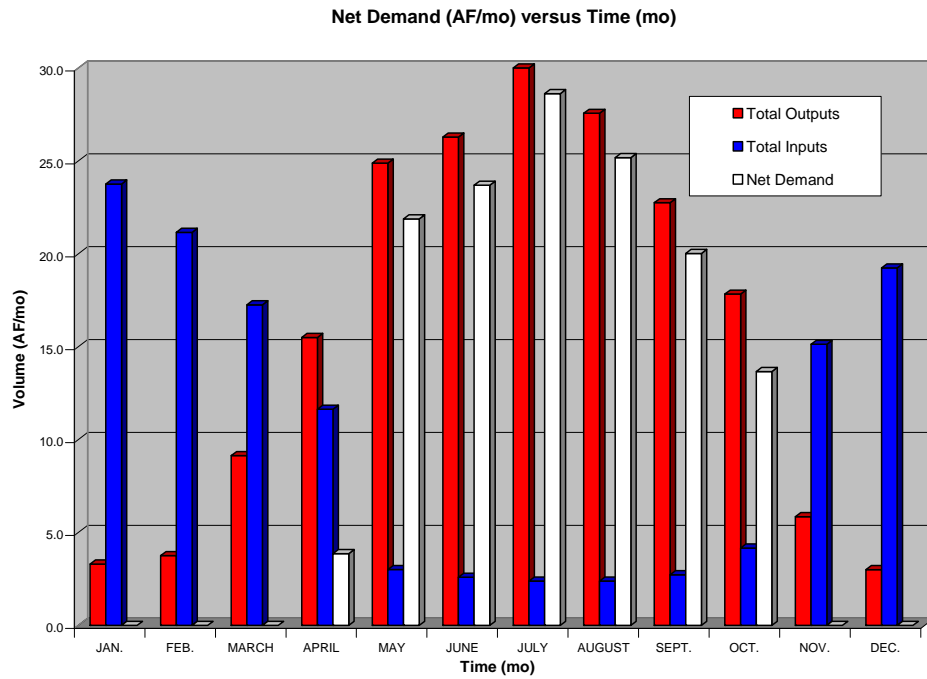


Figure 4 shows the estimated percentage of make-up water that will be used for the different demands assuming average precipitation and nuisance runoff into the lake. In this pie chart the lake is assumed to receive the lake inputs prior to any flow being discharged to the irrigation areas.

Figure 4
 Breakdown of Water Demand for Lakes & Irrigation for Average Precip. Conditions

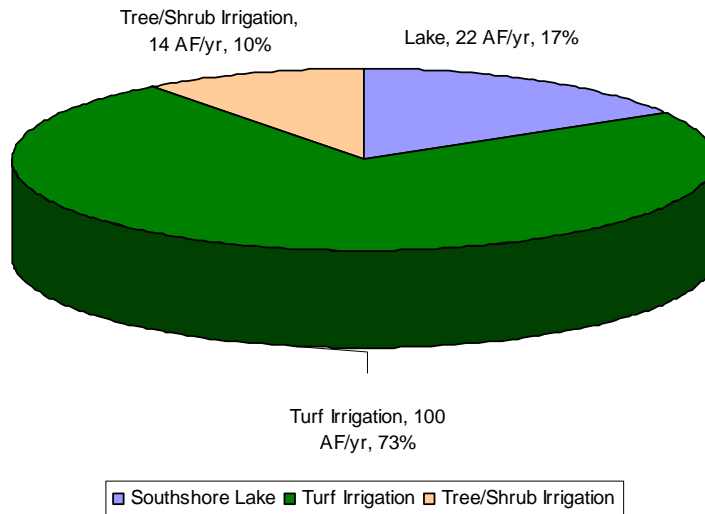


Table 2A
SouthShore Lake Water Balance: Average Precipitation with Nuisance Flow Considered

			LAKE INPUTS					OUTPUT	IRRIGATION		NET DEMANDS				
	Direct Precip.	Resident Runoff	Landscape Runoff	Nuisance Runoff	Total Input per Month	Lake Evap.	Turf Irrigation	Tree/Shrub Irrigation	SouthShore Lake	Turf Irrigation	Tree/Shrub Irrigation	Demand per Month	Overflow per Month		
	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)		
	(3)	(4a)	(4b)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
Runoff Coeff.	1	0.3	0.1	-	-	-	-	-	-	-	-	-	-		
Plant Factor	-	-	-	-	-	1.0	0.9	0.6	1.0	0.9	0.6	-	-		
Area (Ac)	18	188	77.9	-	-	18	50	10	18	50	10	-	-		
MONTH	PREC (in)	ET (in)													
JAN.	3.13	2.2	4.7	14.7	2.0	2.3	23.8	3.3	0.0	0.0	0.0	0.0	0.0	20.5	
FEB.	2.75	2.5	4.1	12.9	1.8	2.3	21.2	3.8	0.0	0.0	0.0	0.0	0.0	17.4	
MARCH	2.18	3.2	3.3	10.2	1.4	2.3	17.2	4.8	3.8	0.5	0.0	0.0	0.0	8.1	
APRIL	1.36	3.7	2.0	6.4	0.9	2.3	11.6	5.6	8.8	1.2	0.0	2.7	1.2	3.9	
MAY	0.1	4.4	0.2	0.5	0.1	2.3	3.0	6.6	16.1	2.2	3.6	16.1	2.2	21.9	
JUNE	0.04	4.6	0.1	0.2	0.0	2.3	2.6	6.9	17.1	2.3	4.3	17.1	2.3	23.7	
JULY	0.01	5.4	0.0	0.0	0.0	2.3	2.4	8.1	20.2	2.7	5.7	20.2	2.7	28.6	
AUGUST	0.01	4.8	0.0	0.0	0.0	2.3	2.4	7.2	18.0	2.4	4.8	18.0	2.4	25.2	
SEPT.	0.06	4	0.1	0.3	0.0	2.3	2.7	6.0	14.8	2.0	3.3	14.8	2.0	20.0	
OCT.	0.27	3.3	0.4	1.3	0.2	2.3	4.2	5.0	11.4	1.5	0.8	11.4	1.5	13.7	
NOV.	1.87	2.4	2.8	8.8	1.2	2.3	15.1	3.6	2.0	0.3	0.0	0.0	0.0	9.3	
DEC.	2.47	2	3.7	11.6	1.6	2.3	19.2	3.0	0.0	0.0	0.0	0.0	0.0	16.2	
SUM	14.25	42.50	21	67	9	28	125	64	112	15	22	100	14	137	

- (1) Average Monthly Precipitation in inches. (Oxnard, CA) 0.16427967
- (2) Average Evapotranspiration Rate in inches obtained for Oxnard, CA from NDAA 0.73217309
- (3) Direct Precipitation equals the area of the lakes multiplied by Precipitation (1) 0.10354724
- (4a) Storm Runoff equals the residential area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (4b) Storm Runoff equals the irrigation area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (5) Nuisance Runoff equals an average of 15 gpd multiplied by the number of lots converted to acre-feet.
- (6) Total Input per month equals the sum of (3), (4a), (4b), and (5).
- (7) Direct Evaporation equals the monthly Evapotranspiration Rate (2) multiplied by the area of the lakes.
- (8) Total Irrigation Volume Demand for Turf land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (9) Total Irrigation Volume Demand for Desert Landscaping land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (10) Lake Demand is the difference in Lake Inputs (6) and Outputs (7), equal to zero if Inputs exceed Outputs
- (11) Turf Irrigation Demand (8) minus Excess Water Supply Available from the Lakes
- (12) Desert Irrigation Demand (9) minus Excess Water Supply Available from the Lakes after Turf Irrigation Use (8)
- (13) Sum of the Direct Evap. (10) and the irrigation demands (11),(12)
- (14) Sum of the Total Input per Month (6) minus the sum of the Direct Evap. (7) and the irrigation demands (8), (9). If the sum of (7), (8), (9) is greater than (6), the cell reads zero, if not ((6) - (the sum of (7), (8), (9))) is entered.

Table 2B
SouthShore Water Balance: Average Precipitation Without Nuisance Flow Considered

	(1)	(2)	LAKE INPUTS					OUTPUT	IRRIGATION			NET DEMANDS			Demand per Month (Ac-ft)	Overflow per Month (Ac-ft)
			Direct Precip.	Resident Runoff	Landscape Runoff	Nuisance Runoff	Total Input per Month	Lake Evap.	Turf Irrigation	Desert Irrigation	SouthShore Lakes	Turf Irrigation	Desert Irrigation			
			(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)			
			(3)	(4a)	(4b)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)			
Runoff Coeff.			1	0.3	0.1	-	-	-	-	-	-	-	-	-		
Plant Factor			-	-	-	-	1.0	0.9	0.6	1.0	0.9	0.6				
Area (Ac)			18	188	77.9	-	18	50	10	18	50	10				
MONTH	PREC (in)	ET (in)														
JAN.	3.13	2.2	4.7	14.7	2.0	0	21.4	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.1
FEB.	2.75	2.5	4.1	12.9	1.8	0	18.8	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.1
MARCH	2.18	3.2	3.3	10.2	1.4	0	14.9	4.8	3.8	0.5	0.0	0.0	0.0	0.0	0.0	5.8
APRIL	1.36	3.7	2.0	6.4	0.9	0	9.3	5.6	8.8	1.2	0.0	5.0	1.2	6.2	0.0	0.0
MAY	0.1	4.4	0.2	0.5	0.1	0	0.7	6.6	16.1	2.2	5.9	16.1	2.2	24.2	0.0	0.0
JUNE	0.04	4.6	0.1	0.2	0.0	0	0.3	6.9	17.1	2.3	6.6	17.1	2.3	26.0	0.0	0.0
JULY	0.01	5.4	0.0	0.0	0.0	0	0.1	8.1	20.2	2.7	8.0	20.2	2.7	30.9	0.0	0.0
AUGUST	0.01	4.8	0.0	0.0	0.0	0	0.1	7.2	18.0	2.4	7.1	18.0	2.4	27.5	0.0	0.0
SEPT.	0.06	4	0.1	0.3	0.0	0	0.4	6.0	14.8	2.0	5.6	14.8	2.0	22.3	0.0	0.0
OCT.	0.27	3.3	0.4	1.3	0.2	0	1.8	5.0	11.4	1.5	3.1	11.4	1.5	16.0	0.0	0.0
NOV.	1.87	2.4	2.8	8.8	1.2	0	12.8	3.6	2.0	0.3	0.0	0.0	0.0	0.0	7.0	0.0
DEC.	2.47	2	3.7	11.6	1.6	0	16.9	3.0	0.0	0.0	0.0	0.0	0.0	0.0	13.9	0.0
SUM	14.25	42.50	21	67	9	0	98	64	112	15	36	103	14	153	60	

- (1) Average Monthly Precipitation in inches. (Oxnard, CA)
- (2) Average Evapotranspiration Rate in inches obtained from Adjusted Pan Evaporation (from Oxnard)
- (3) Direct Precipitation equals the area of the lakes multiplied by Precipitation (1)
- (4a) Storm Runoff equals the residential area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (4b) Storm Runoff equals the irrigation area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (5) Nuisance Runoff equals an average of 20 gpd multiplied by the number of lots converted to acre-feet. Total Input per month equals the sum of (3), (4a), (4b), and (5).
- (6) Total Input per month equals the sum of (3), (4a), (4b), and (5).
- (7) Direct Evaporation equals the monthly Evapotranspiration Rate (2) multiplied by the area of the lakes.
- (8) Total Irrigation Volume Demand for Turf land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (9) Total Irrigation Volume Demand for Desert Landscaping land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (10) Lake Demand is the difference in Lake Inputs (6) and Outputs (7), equal to zero if Inputs exceed Outputs
- (11) Turf Irrigation Demand (8) minus Excess Water Supply Available from the Lakes
- (12) Desert Irrigation Demand (9) minus Excess Water Supply Available from the Lakes after Turf Irrigation Use (8)
- (13) Sum of the Direct Evap. (10) and the irrigation demands (11), (12)
- (14) Sum of the Total Input per Month (6) minus the sum of the Direct Evap. (7) and the irrigation demands (8), (9). If the sum of (7), (8), (9) is greater than (6), the cell reads zero, if not ((6) - (the sum of (7), (8), (9))) is entered.

Table 2C.
SouthShore Water Balance: 25% of Average Precipitation Without Nuisance Flow Considered

			LAKE INPUTS					OUTPUT	IRRIGATION			NET DEMANDS			Demand per Month	Overflow per Month
			Direct	Resident	Landscape	Nuisance	Total Input	Lake	Turf	Desert	SouthShore	Turf	Desert			
			Precip.	Runoff	Runoff	Runoff	per Month	Evap.	Irrigation	Irrigation	Lakes	Irrigation	Irrigation			
			(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)			
(1)	(2)	(3)	(4a)	(4b)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
	Runoff Coeff.	1	0.3	0.1	-		-	-	-	-	-	-				
	Plant Factor	-	-	-	-		1.0	0.9	0.6	1.0	0.9	0.6				
	Area (Ac)	18	188	77.9	-		18	50	10	18	50	10				
MONTH	PREC (in)	ET (in)														
JAN.	0.7825	2.2	1.2	3.7	0.5	0	5.4	3.3	5.3	0.7	0.0	3.3	0.7	4.0	0.0	
FEB.	0.6875	2.5	1.0	3.2	0.4	0	4.7	3.8	6.8	0.9	0.0	5.8	0.9	6.7	0.0	
MARCH	0.545	3.2	0.8	2.6	0.4	0	3.7	4.8	10.0	1.3	1.1	10.0	1.3	12.4	0.0	
APRIL	0.34	3.7	0.5	1.6	0.2	0	2.3	5.6	12.6	1.7	3.2	12.6	1.7	17.5	0.0	
MAY	0.025	4.4	0.0	0.1	0.0	0	0.2	6.6	16.4	2.2	6.4	16.4	2.2	25.0	0.0	
JUNE	0.01	4.6	0.0	0.0	0.0	0	0.1	6.9	17.2	2.3	6.8	17.2	2.3	26.3	0.0	
JULY	0.0025	5.4	0.0	0.0	0.0	0	0.0	8.1	20.2	2.7	8.1	20.2	2.7	31.0	0.0	
AUGUST	0.0025	4.8	0.0	0.0	0.0	0	0.0	7.2	18.0	2.4	7.2	18.0	2.4	27.6	0.0	
SEPT.	0.015	4	0.0	0.1	0.0	0	0.1	6.0	14.9	2.0	5.9	14.9	2.0	22.8	0.0	
OCT.	0.0675	3.3	0.1	0.3	0.0	0	0.5	5.0	12.1	1.6	4.5	12.1	1.6	18.2	0.0	
NOV.	0.4675	2.4	0.7	2.2	0.3	0	3.2	3.6	7.2	1.0	0.4	7.2	1.0	8.6	0.0	
DEC.	0.6175	2	0.9	2.9	0.4	0	4.2	3.0	5.2	0.7	0.0	4.0	0.7	4.6	0.0	
SUM	3.56	42.50	5	17	2	0	24	64	146	19	44	142	19	205	0	

- (1) Average Monthly Precipitation in inches. (Oxnard, CA)
- (2) Average Evapotranspiration Rate in inches obtained from Adjusted Pan Evaporation (from Oxnard)
- (3) Direct Precipitation equals the area of the lakes multiplied by Precipitation (1)
- (4a) Storm Runoff equals the residential area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (4b) Storm Runoff equals the irrigation area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (5) Nuisance Runoff equals an average of 0 gpd multiplied by the number of lots converted to acre-feet.
- (6) Total Input per month equals the sum of (3), (4a), (4b), and (5).
- (7) Direct Evaporation equals the monthly Evapotranspiration Rate (2) multiplied by the area of the lakes.
- (8) Total Irrigation Volume Demand for Turf land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (9) Total Irrigation Volume Demand for Desert Landscaping land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (10) Lake Demand is the difference in Lake Inputs (6) and Outputs (7), equal to zero if Inputs exceed Outputs
- (11) Turf Irrigation Demand (8) minus Excess Water Supply Available from the Lakes
- (12) Desert Irrigation Demand (9) minus Excess Water Supply Available from the Lakes after Turf Irrigation Use (8)
- (13) Sum of the Direct Evap. (10) and the irrigation demands (11), (12)
- (14) Sum of the Total Input per Month (6) minus the sum of the Direct Evap. (7) and the irrigation demands (8), (9). If the sum of (7), (8), (9) is greater than (6), the cell reads zero, if not ((6) - (the sum of (7), (8), (9))) is entered.

V. WATER BALANCE CONCLUSION

Based on the results displayed in Table 2A and Figure 3C, July is the peak make-up water demand month (Oxnard has a peak month evapotranspiration rate (ET) of 5.4 inches in July). Assuming average monthly precipitation conditions and approximately 2.3 AF/mo nuisance flow into the lake, approximately 22.9 and 5.7 AF/mo of make-up water will be necessary for irrigation and to sustain lake level, respectively, for a total of 28.6 AF/mo in July. This equates to approximately 210 gpm (Maximum water supply rate), assuming daily pumping at a duration of 24-hours per day. Assuming drought conditions and no nuisance flow, approximately 31.0 AF/mo is anticipated to be necessary in the month of July for irrigation and lake make-up supply (230 gpm at 24-hour duration daily).

The total anticipated make-up water demand for the entire year based on Table 5.1 (with nuisance flow) is approximately 137 AF/yr (22 AF/yr for lake only). Assuming no nuisance flow, the annual make-up demand is calculated to be approximately 153 AF/yr (36 AF/yr for lake only). In either case (with or without nuisance flow considered), the make-up demand is anticipated for April - October in an average precipitation year. Average annual overflow in an average precipitation year from SouthShore Lake during months of high precipitation and no irrigation demand is calculated as 71 AF/yr.

Considering a drought year in which precipitation and subsequent stormwater runoff was 25% of average, approximately 161 AF/yr and 44 AF/mo is necessary for irrigation requirements and to sustain the lake level (205 AF/yr total). This is considered the peak water demand on the system. Under average precipitation conditions, however, as stated above, the result of the study considering Nuisance Flow was that SouthShore Lake would need to be supplemented with approximately 137 AF annually. Not considering Nuisance Flow, the lakes would need to be supplemented with 153 AF annually.

VI. LAKE WATER SUPPLY SOURCE

1) CITY'S RECLAIM WATER-ULTIMATE

Potable water for the project will be provided by the City of Oxnard. The City has discussed future plans for a Water Treatment facility to be constructed in the region in the next 3 to 5 years. There is also discussion at the City to construct recharge wells along Port Hueneme Road where fresh water would be injected to develop a barrier for the salt water intrusion that has occurred in the region.

2) IRRIGATION WATER DISTRICT-INTERM & BACK-UP

Two private irrigation districts have historically provided water for agricultural purposes on this and adjacent properties. The SouthShore project currently includes water distribution and transmission facilities from two local water districts:

- a) Ocean View Water District
- b) United Water Conservation District

Based upon the information currently available the initial recommendation regarding primary and back-up water supply source for the lake would be from United Water Conservation District. As this water has been historically used for agricultural purposes

in the area, it is adequate in both quantity and quality to meet the lake evaporation and project irrigation demands.

WATER QUALITY GOALS:

Lake-Source Water:

- Achieve aesthetically-pleasing water within the lake for recreational use by reducing the risk of eutrophication. Eutrophication is produced by excessive aquatic plant growth (i.e. algae blooms) which ultimately causes oxygen depletion in the lake and produces several negative aesthetic impacts including unsightly and odorous conditions.
- Provide for overall ecological health of lake system including beneficial vegetation, insect, amphibian, and fish populations. This is achieved by reducing the inputs of potentially toxic metals, salts, etc. and providing appropriate oxygen and pH conditions in the lake.

Irrigation-Source Water:

- Maximize and maintain growth conditions of the plant species irrigated by reducing the input of potentially harmful or inhibitory water quality constituents including metals, salts, etc. Also, the water quality shall not significantly affect permeability of the soil irrigated as to cause poor leaching and potential plant toxicity issues.

WATER SUPPLY SOURCE SUMMARY:

As the project detailed design effort is completed both source water quantity and quality issues will be evaluated for each of the possible sources and a recommendation made for a primary and secondary project (non-potable) water supply sources.



PACIFIC ADVANCED CIVIL ENGINEERING, INC.

17520 Newhope Street, Suite 200 ■ Fountain Valley, California 92708 ■ 714.481.7300 ■ fax: 714.481.7299

TECHNICAL MEMORANDUM

Date: March 15, 2006

To: Ed Mountford/Hearthside Homes
Paul Edwards/FORMA

From: Mark E. Krebs, P.E. – PACE

Re: SouthShore Project, Oxnard, CA **#8233E**
Addendum to October 24, 2005 PACE Technical Memorandum
Regarding Lake Data & Description for EIR Document

I. INTRODUCTION:

This Technical Memorandum is being presented as an addendum (or supplement) to the October 24, 2005 Technical Memorandum “Lake Data and Description for EIR Document” prepared by PACE on behalf of Hearthside Homes. This addendum has been prepared to provide information regarding the possible water supply sources to meet lake evaporation and irrigation demands, determination of lake and irrigation water demands and discussion of lake as irrigation reservoir. These items were not discussed with the previously provided Technical Memorandum.

The previous Lake Technical memorandum identified three major functions of the lake system:

- 5) Community focal point – aesthetic feature
- 6) Primary drainage conveyance and peak flow attenuation facility
- 7) Urban stormwater quality system (BMP)

We are now proposing to introduce a fourth function

- 8) Lake as irrigation reservoir for irrigation of all city maintained landscaping

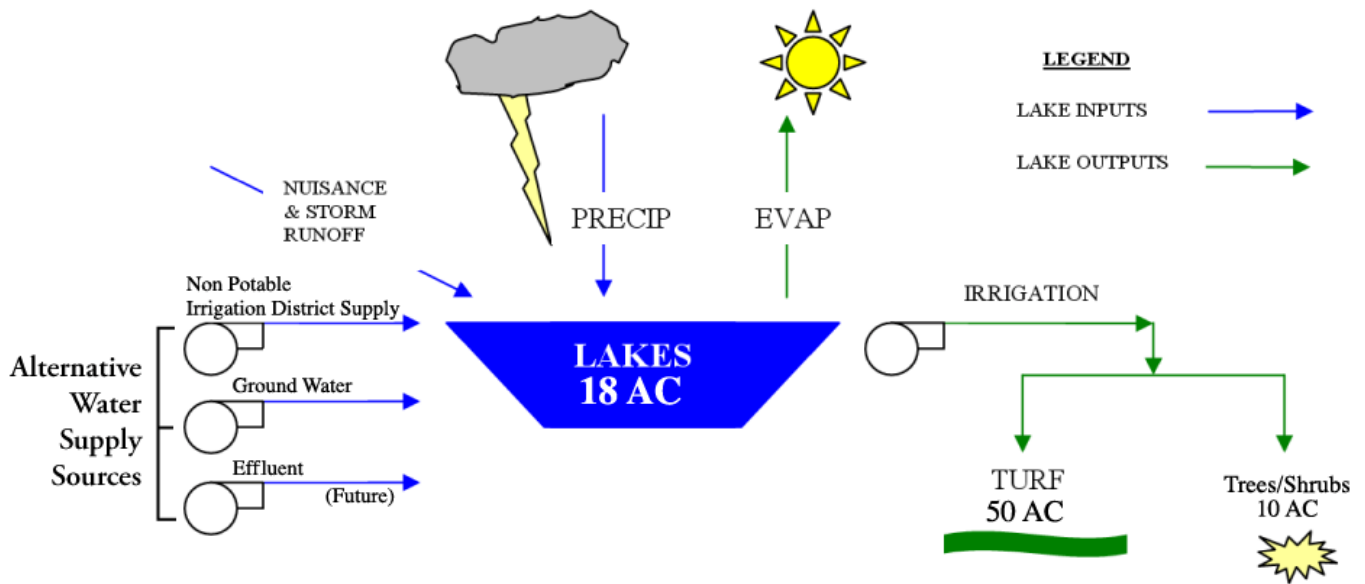
It is quite common to have aesthetic feature type lakes utilized as an irrigation reservoir. The irrigation reservoir function of the lake occurs in the background and is a passive type system, where the inflow equals the outflow. The only difference is that in some instances the outflow may occur over a shorter period of time than the inflow and this would result in a minor (± 2 inches) of normal lake water level fluctuation. Irrigation from these recreational type lakes is a good method to improve water quality. The water quality enhancement is achieved through the cycling of water in the lake out to irrigation and the introduction of water into the lake as make up for the irrigation demand.



II. NON-POTABLE WATER BALANCE OVERVIEW:

The objective of this analysis is to provide a preliminary water balance for the SouthShore project lake system including potential irrigation demand from the lakes. This was accomplished by comparing the water entering the lake and the water exiting the lake according to the diagram shown in Figure 1. The water exiting the lake includes evaporation and irrigation of adjacent city maintained landscaped areas. The water entering the lake includes nuisance and stormwater runoff, and direct precipitation into the lakes. Makeup water supply will be used to maintain water level in the lake, and irrigation will be operated based on landscaping needs. By evaluating the lake inputs and outputs, an evaluation of irrigation demand is presented herein.

Figure 1 – Conceptual Diagram of Water Balance for SouthShore Lake and Irrigation Areas*



* - See Figure 2 for a plan-view of these areas located on the SouthShore project

The enclosed lake evaporatory irrigation demand and nuisance runoff calculations are based upon Figure 2 and additional information provided by FORMA and is summarized below:

Gross Project Area:	284 ac (Draining to lake)
Parks & Other City Landscape Area:	78 ac (Gross Park area)
Irrigated Landscape Area w/in Parks etc.:	60 ac
Breakdown of Turf to Trees & Shrubs:	50 ac / 10 ac
Lake Area:	18 ac
Net Development Area (Grass – Parks – Lake):	188 ac
Approximate # of Residential Units:	1545 ERU's

III. CALCULATION METHOD

Calculations of lake water inputs and outputs are described in the following section. A summary of the components which are included in the descriptions and in Figure 1 are listed below:

INPUTS:

- A. Direct Precipitation
- B. Storm Runoff
- C. Nuisance Runoff
- D. Make-Up Demand (includes effluent and/or groundwater)

OUTPUTS:

- A. Direct Evaporation
- B. Turf Irrigation
- C. Desert Landscape Irrigation

SYSTEM INPUTS:

A. Direct Precipitation on the lake was calculated using the following formula:

$$\text{Direct Precipitation} = \frac{\text{Lake Area} \times \text{Monthly Precipitation (inches)} \times \text{Runoff Coeff. (1.0)}}{12''}$$

B. Storm Runoff was calculated using the following formula:

$$\text{Storm Runoff} = \frac{\text{Project Area (excl. lakes)} \times \text{Monthly Precipitation} \times \text{Runoff Coeff.*}}{12''}$$

* *Rational method runoff coefficients were estimated as 0.35 and 0.65 for landscaped and residential areas. These coefficients are for drainage design purposes for high intensity rainfall events. Thus, they have been reduced to 0.1 and 0.3, respectively, to conservatively estimate the quantity of stormwater runoff to the SouthShore from low intensity rainfall.*

C. Nuisance Runoff was based on the following formula:

$$\text{Nuisance Runoff} = 15 \text{ gpd/home} \times 1545 \text{ lots} = 23,175 \text{ gpd (converted to 2.3 ac-ft/mo)}$$

Data was available from the cities of Fillmore and Palmdale, California. The average nuisance runoff in Fillmore was measured to be 48 gpd/home and the average nuisance runoff for Palmdale was measured as 110 gpd/home. Because the SouthShore Project is anticipated to include smaller lot-sizes, less irrigation area, and more advanced irrigation technology, a conservative estimate of 15 gpd/home was used for the project's 1545 lots giving an Urban Nuisance Runoff of 23,175 gpd (2.3 AF/mo). Separate water balance models were computed with and without nuisance flow taken into consideration.

D. Make-Up Supply was estimated by calculating the difference between the total system inputs and outputs, assuming the lake has negligible storage (i.e. excess monthly INPUT will produce overflow runoff) and precipitation is distributed throughout the entire month.

SYSTEM OUTPUTS:

A. The Direct Evaporation was calculated using the following formula:

$$\text{Direct Evap.} = \frac{\text{Lake Area} \times \text{Evapotranspiration Rate (ET)} \times \text{Plant Factor (1.0)}}{12''}$$

B., C. The calculations for irrigation demand were based on the formula:

$$\text{Irrigation Demand} = \text{ET} \times \text{C} \times \text{Area} \times (1' / 12'')$$

Where:

- ET = Evapotranspiration Rate¹ for Oxnard, CA
- Area = Landscape or Lake Area (Acres)
- C = Adjustment Factor² (Plant Factor)

¹ Landscape Water Management Handbook

² See Figure #2 for Project Lake and Irrigation Area Take-Off

³ Adjustment Factor equal to 1 for evaporation only (no transpiration); drought tolerant plants such as desert trees and shrub will need less water and will therefore have low adjustment factors as compared to high water-demand plants such as rye grass. These factors were adjusted for the different irrigation areas based on proposed irrigated plants.

The irrigation demand equation was applied to determine system outputs for the following:

- Lake Evaporation and Perimeter Irrigation
- Turf Irrigation (parks, recreation centers, public lake edges)
- Tree Shrub Landscaping (street frontage and medians)

The system output calculations were performed as follows for the peak demand month of June:

- A. Lake Evaporation: $\frac{ET (5.4 \text{ in/mo}) \times \text{Plant Factor} (1.0) \times \text{Area} (18 \text{ Ac})}{12''} = 8.1 \text{ AF/mo}$
- B. Turf Landscape Irrigation: $\frac{ET (5.4 \text{ in/mo}) \times \text{Plant Factor} (0.9) \times \text{Area} (50 \text{ Ac})}{12''} = 20.2 \text{ AF/mo}$
- C. Tree/Shrub Irrigation: $\frac{ET (5.4 \text{ in/mo}) \times \text{Plant Factor} (0.6) \times \text{Area} (10 \text{ Ac})}{12''} = 2.7 \text{ AF/mo}$

Total July System Outputs (Demands): = 31.0 AF/mo

OVERALL:

The water balance for the SouthShore Lake was calculated by taking the difference of direct evaporation plus irrigation demand, with total water inputs (direct precipitation and runoff) per month. The months where the inputs to the lake were greater than the outputs, the net effect was overflow from the lakes. The months where outputs from the lake were greater than lake inputs, the system demand (make-up source water needed) was calculated.

The overall water balance was performed for the following scenarios:

- 2.) Full Build-Out Development: Lake Evaporation Plus Irrigation Demand**
- Average Precipitation with nuisance flow considered
 - Average Precipitation without nuisance flow considered
 - 25% of Average Precipitation without nuisance flow considered

IV. RESULTS/DISCUSSION

FULL BUILD-OUT DEVELOPMENT: Lake Plus Irrigation Demand

**Table 1
 SouthShore Water Balance:
 Average Precipitation & Drought Conditions With and Without Nuisance Flow**

	CONDITION 1 (AVERAGE)	CONDITION 2 (NO NUISANCE)	CONDITION 3 (DROUGHT)
Precip. & Storm Runoff (% of avg)	100%	100%	25%
Nuisance Runoff (YES or NO)	YES	NO	NO
Annual Demand (AF)	137	153	205
Peak Month Demand (AF)	29	31	31
Lake Demand (AF)	22	36	44
Peak Lake Demand (AF)	6	8	8
Irrigation Demand (AF)	114	117	161
Peak Irrigation Demand (AF)	23	23	23

Figure 3a demonstrates the anticipated lake outputs for lake evaporation and irrigation demands per month. Figure 3b demonstrates the anticipated lake inputs for precipitation and runoff assuming nuisance runoff into the lake. Figure 3c shows the differential from

Figures 3a and 3b; this bar chart represents the net effect of the all of the lake inputs and outputs. Figures 3a, 3b, and 3c were summarized from Table 2a. The components of the water balance were calculated in Table 2a (Nuisance Flow Considered), Table 2b (Nuisance Flow Not Considered), and Table 2c (Drought Conditions). The tables illustrate which months there will be a demand for water, along with anticipated quantities, and which months there will be excess water from SouthShore lake which will overflow, along with anticipated overflow quantity.

Figure 3a

Lake Output (AF/mo) versus Time (mo)

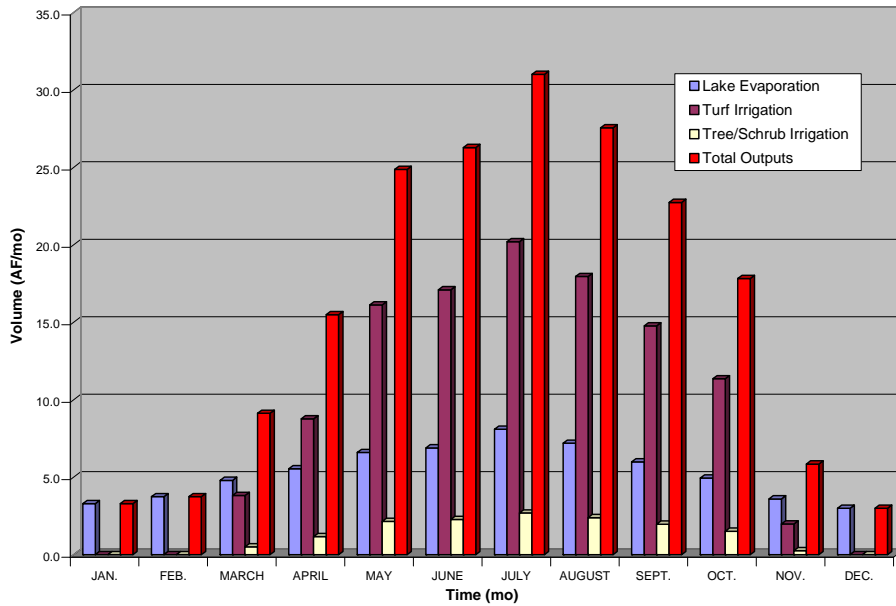


Figure 3b

Lake Input (AF/mo) versus Time (mo)

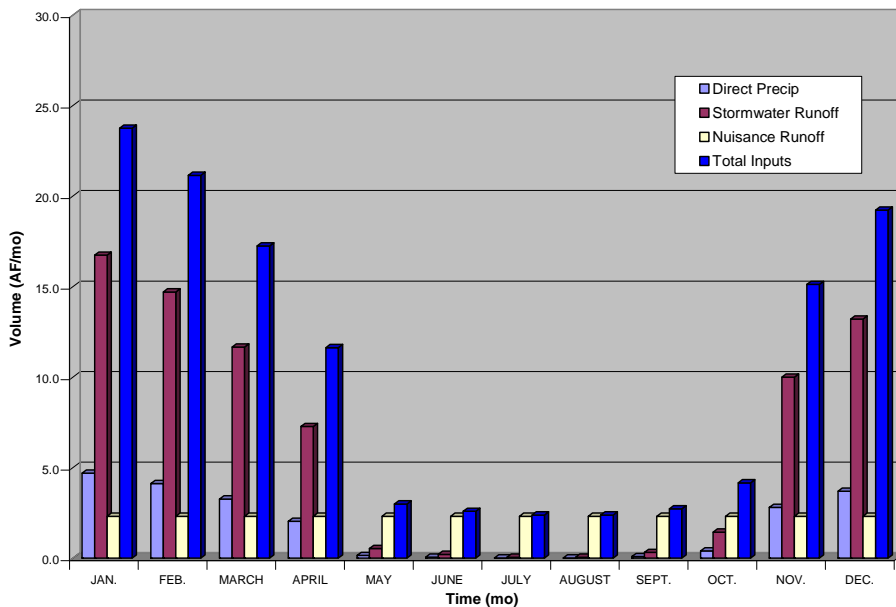


Figure 3c

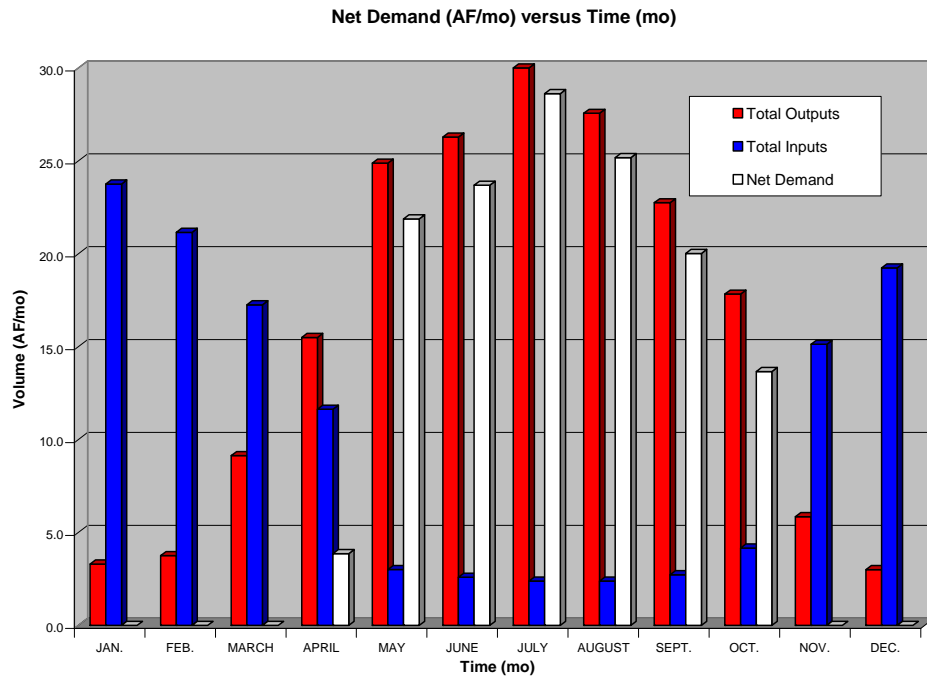


Figure 4 shows the estimated percentage of make-up water that will be used for the different demands assuming average precipitation and nuisance runoff into the lake. In this pie chart the lake is assumed to receive the lake inputs prior to any flow being discharged to the irrigation areas.

Figure 4
 Breakdown of Water Demand for Lakes & Irrigation for Average Precip. Conditions

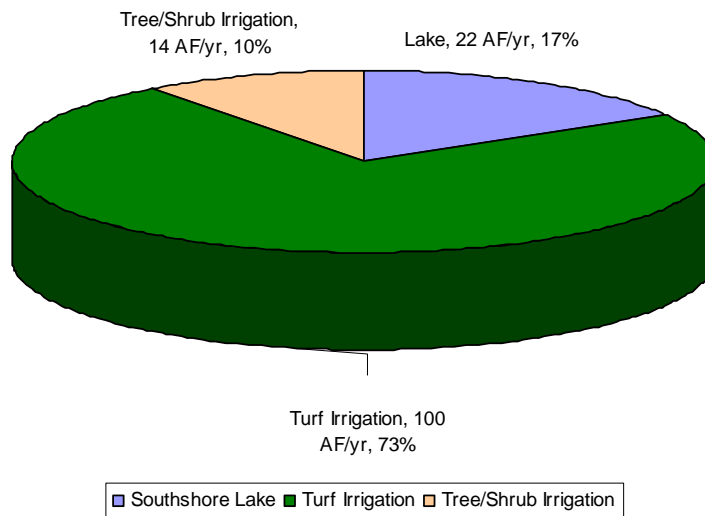


Table 2A
SouthShore Lake Water Balance: Average Precipitation with Nuisance Flow Considered

			LAKE INPUTS					OUTPUT	IRRIGATION		NET DEMANDS				
	Direct	Resident	Landscape	Nuisance	Total Input	Lake	Turf	Tree/Shrub	SouthShore	Turf	Tree/Shrub	Demand	Overflow		
	Precip.	Runoff	Runoff	Runoff	per Month	Evap.	Irrigation	Irrigation	Lake	Irrigation	Irrigation	per Month	per Month		
	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)		
(1)	(2)	(3)	(4a)	(4b)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	
Runoff Coeff.	1	0.3	0.1	-	-	-	-	-	-	-	-	-	-	-	
Plant Factor	-	-	-	-	-	1.0	0.9	0.6	1.0	0.9	0.6	-	-	-	
Area (Ac)	18	188	77.9	-	-	18	50	10	18	50	10	-	-	-	
MONTH	PREC (in)	ET (in)													
JAN.	3.13	2.2	4.7	14.7	2.0	2.3	23.8	3.3	0.0	0.0	0.0	0.0	0.0	0.0	20.5
FEB.	2.75	2.5	4.1	12.9	1.8	2.3	21.2	3.8	0.0	0.0	0.0	0.0	0.0	0.0	17.4
MARCH	2.18	3.2	3.3	10.2	1.4	2.3	17.2	4.8	3.8	0.5	0.0	0.0	0.0	0.0	8.1
APRIL	1.36	3.7	2.0	6.4	0.9	2.3	11.6	5.6	8.8	1.2	0.0	2.7	1.2	3.9	0.0
MAY	0.1	4.4	0.2	0.5	0.1	2.3	3.0	6.6	16.1	2.2	3.6	16.1	2.2	21.9	0.0
JUNE	0.04	4.6	0.1	0.2	0.0	2.3	2.6	6.9	17.1	2.3	4.3	17.1	2.3	23.7	0.0
JULY	0.01	5.4	0.0	0.0	0.0	2.3	2.4	8.1	20.2	2.7	5.7	20.2	2.7	28.6	0.0
AUGUST	0.01	4.8	0.0	0.0	0.0	2.3	2.4	7.2	18.0	2.4	4.8	18.0	2.4	25.2	0.0
SEPT.	0.06	4	0.1	0.3	0.0	2.3	2.7	6.0	14.8	2.0	3.3	14.8	2.0	20.0	0.0
OCT.	0.27	3.3	0.4	1.3	0.2	2.3	4.2	5.0	11.4	1.5	0.8	11.4	1.5	13.7	0.0
NOV.	1.87	2.4	2.8	8.8	1.2	2.3	15.1	3.6	2.0	0.3	0.0	0.0	0.0	0.0	9.3
DEC.	2.47	2	3.7	11.6	1.6	2.3	19.2	3.0	0.0	0.0	0.0	0.0	0.0	0.0	16.2
SUM	14.25	42.50	21	67	9	28	125	64	112	15	22	100	14	137	71

0.16427967 0.73217309 0.10354724

- (1) Average Monthly Precipitation in inches. (Oxnard, CA)
- (2) Average Evapotranspiration Rate in inches obtained for Oxnard, CA from NDAA
- (3) Direct Precipitation equals the area of the lakes multiplied by Precipitation (1)
- (4a) Storm Runoff equals the residential area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (4b) Storm Runoff equals the irrigation area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (5) Nuisance Runoff equals an average of 15 gpd multiplied by the number of lots converted to acre-feet.
- (6) Total Input per month equals the sum of (3), (4a), (4b), and (5).
- (7) Direct Evaporation equals the monthly Evapotranspiration Rate (2) multiplied by the area of the lakes.
- (8) Total Irrigation Volume Demand for Turf land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (9) Total Irrigation Volume Demand for Desert Landscaping land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (10) Lake Demand is the difference in Lake Inputs (6) and Outputs (7), equal to zero if Inputs exceed Outputs
- (11) Turf Irrigation Demand (8) minus Excess Water Supply Available from the Lakes
- (12) Desert Irrigation Demand (9) minus Excess Water Supply Available from the Lakes after Turf Irrigation Use (8)
- (13) Sum of the Direct Evap. (10) and the irrigation demands (11),(12)
- (14) Sum of the Total Input per Month (6) minus the sum of the Direct Evap. (7) and the irrigation demands (8), (9). If the sum of (7), (8), (9) is greater than (6), the cell reads zero, if not ((6) - (the sum of (7), (8), (9))) is entered.

Table 2B
SouthShore Water Balance: Average Precipitation Without Nuisance Flow Considered

(1)	(2)	LAKE INPUTS					OUTPUT	IRRIGATION			NET DEMANDS			Demand per Month (Ac-ft)	Overflow per Month (Ac-ft)
		Direct Precip.	Resident Runoff	Landscape Runoff	Nuisance Runoff	Total Input per Month	Lake Evap.	Turf Irrigation	Desert Irrigation	SouthShore Lakes	Turf Irrigation	Desert Irrigation			
		(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)			
		(3)	(4a)	(4b)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)			
		(3)	(4a)	(4b)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)			
Runoff Coeff.		1	0.3	0.1	-	-	-	-	-	-	-	-			
Plant Factor		-	-	-	-	1.0	0.9	0.6	1.0	0.9	0.6				
Area (Ac)		18	188	77.9	-	18	50	10	18	50	10				
MONTH	PREC (in)	ET (in)													
JAN.	3.13	2.2	4.7	14.7	2.0	0	21.4	3.3	0.0	0.0	0.0	0.0	0.0	18.1	
FEB.	2.75	2.5	4.1	12.9	1.8	0	18.8	3.8	0.0	0.0	0.0	0.0	0.0	15.1	
MARCH	2.18	3.2	3.3	10.2	1.4	0	14.9	4.8	3.8	0.5	0.0	0.0	0.0	5.8	
APRIL	1.36	3.7	2.0	6.4	0.9	0	9.3	5.6	8.8	1.2	0.0	5.0	1.2	6.2	
MAY	0.1	4.4	0.2	0.5	0.1	0	0.7	6.6	16.1	2.2	5.9	16.1	2.2	24.2	
JUNE	0.04	4.6	0.1	0.2	0.0	0	0.3	6.9	17.1	2.3	6.6	17.1	2.3	26.0	
JULY	0.01	5.4	0.0	0.0	0.0	0	0.1	8.1	20.2	2.7	8.0	20.2	2.7	30.9	
AUGUST	0.01	4.8	0.0	0.0	0.0	0	0.1	7.2	18.0	2.4	7.1	18.0	2.4	27.5	
SEPT.	0.06	4	0.1	0.3	0.0	0	0.4	6.0	14.8	2.0	5.6	14.8	2.0	22.3	
OCT.	0.27	3.3	0.4	1.3	0.2	0	1.8	5.0	11.4	1.5	3.1	11.4	1.5	16.0	
NOV.	1.87	2.4	2.8	8.8	1.2	0	12.8	3.6	2.0	0.3	0.0	0.0	0.0	7.0	
DEC.	2.47	2	3.7	11.6	1.6	0	16.9	3.0	0.0	0.0	0.0	0.0	0.0	13.9	
SUM	14.25	42.50	21	67	9	0	98	64	112	15	36	103	14	153	

- (1) Average Monthly Precipitation in inches. (Oxnard, CA)
- (2) Average Evapotranspiration Rate in inches obtained from Adjusted Pan Evaporation (from Oxnard)
- (3) Direct Precipitation equals the area of the lakes multiplied by Precipitation (1)
- (4a) Storm Runoff equals the residential area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (4b) Storm Runoff equals the irrigation area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (5) Nuisance Runoff equals an average of 20 gpd multiplied by the number of lots converted to acre-feet. Total Input per month equals the sum of (3), (4a), (4b), and (5).
- (6) Total Input per month equals the sum of (3), (4a), (4b), and (5).
- (7) Direct Evaporation equals the monthly Evapotranspiration Rate (2) multiplied by the area of the lakes.
- (8) Total Irrigation Volume Demand for Turf land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (9) Total Irrigation Volume Demand for Desert Landscaping land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (10) Lake Demand is the difference in Lake Inputs (6) and Outputs (7), equal to zero if Inputs exceed Outputs
- (11) Turf Irrigation Demand (8) minus Excess Water Supply Available from the Lakes
- (12) Desert Irrigation Demand (9) minus Excess Water Supply Available from the Lakes after Turf Irrigation Use (8)
- (13) Sum of the Direct Evap. (10) and the irrigation demands (11), (12)
- (14) Sum of the Total Input per Month (6) minus the sum of the Direct Evap. (7) and the irrigation demands (8), (9). If the sum of (7), (8), (9) is greater than (6), the cell reads zero, if not ((6) - (the sum of (7), (8), (9))) is entered.

Table 2C.
SouthShore Water Balance: 25% of Average Precipitation Without Nuisance Flow Considered

			LAKE INPUTS					OUTPUT	IRRIGATION			NET DEMANDS			Demand per Month	Overflow per Month
			Direct	Resident	Landscape	Nuisance	Total Input	Lake	Turf	Desert	SouthShore	Turf	Desert			
			Precip.	Runoff	Runoff	Runoff	per Month	Evap.	Irrigation	Irrigation	Lakes	Irrigation	Irrigation			
			(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)		
(1)	(2)	(3)	(4a)	(4b)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
	Runoff Coeff.	1	0.3	0.1	-		-	-	-	-	-	-				
	Plant Factor	-	-	-	-		1.0	0.9	0.6	1.0	0.9	0.6				
	Area (Ac)	18	188	77.9	-		18	50	10	18	50	10				
MONTH	PREC (in)	ET (in)														
JAN.	0.7825	2.2	1.2	3.7	0.5	0	5.4	3.3	5.3	0.7	0.0	3.3	0.7	4.0	0.0	
FEB.	0.6875	2.5	1.0	3.2	0.4	0	4.7	3.8	6.8	0.9	0.0	5.8	0.9	6.7	0.0	
MARCH	0.545	3.2	0.8	2.6	0.4	0	3.7	4.8	10.0	1.3	1.1	10.0	1.3	12.4	0.0	
APRIL	0.34	3.7	0.5	1.6	0.2	0	2.3	5.6	12.6	1.7	3.2	12.6	1.7	17.5	0.0	
MAY	0.025	4.4	0.0	0.1	0.0	0	0.2	6.6	16.4	2.2	6.4	16.4	2.2	25.0	0.0	
JUNE	0.01	4.6	0.0	0.0	0.0	0	0.1	6.9	17.2	2.3	6.8	17.2	2.3	26.3	0.0	
JULY	0.0025	5.4	0.0	0.0	0.0	0	0.0	8.1	20.2	2.7	8.1	20.2	2.7	31.0	0.0	
AUGUST	0.0025	4.8	0.0	0.0	0.0	0	0.0	7.2	18.0	2.4	7.2	18.0	2.4	27.6	0.0	
SEPT.	0.015	4	0.0	0.1	0.0	0	0.1	6.0	14.9	2.0	5.9	14.9	2.0	22.8	0.0	
OCT.	0.0675	3.3	0.1	0.3	0.0	0	0.5	5.0	12.1	1.6	4.5	12.1	1.6	18.2	0.0	
NOV.	0.4675	2.4	0.7	2.2	0.3	0	3.2	3.6	7.2	1.0	0.4	7.2	1.0	8.6	0.0	
DEC.	0.6175	2	0.9	2.9	0.4	0	4.2	3.0	5.2	0.7	0.0	4.0	0.7	4.6	0.0	
SUM	3.56	42.50	5	17	2	0	24	64	146	19	44	142	19	205	0	

- (1) Average Monthly Precipitation in inches. (Oxnard, CA)
- (2) Average Evapotranspiration Rate in inches obtained from Adjusted Pan Evaporation (from Oxnard)
- (3) Direct Precipitation equals the area of the lakes multiplied by Precipitation (1)
- (4a) Storm Runoff equals the residential area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (4b) Storm Runoff equals the irrigation area of the project (not including the lakes) multiplied by the Precipitation (1) and the runoff coefficient.
- (5) Nuisance Runoff equals an average of 0 gpd multiplied by the number of lots converted to acre-feet.
- (6) Total Input per month equals the sum of (3), (4a), (4b), and (5).
- (7) Direct Evaporation equals the monthly Evapotranspiration Rate (2) multiplied by the area of the lakes.
- (8) Total Irrigation Volume Demand for Turf land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (9) Total Irrigation Volume Demand for Desert Landscaping land use equals ((2) - (1)) multiplied times the Plant Factor and Irrigation Area
- (10) Lake Demand is the difference in Lake Inputs (6) and Outputs (7), equal to zero if Inputs exceed Outputs
- (11) Turf Irrigation Demand (8) minus Excess Water Supply Available from the Lakes
- (12) Desert Irrigation Demand (9) minus Excess Water Supply Available from the Lakes after Turf Irrigation Use (8)
- (13) Sum of the Direct Evap. (10) and the irrigation demands (11), (12)
- (14) Sum of the Total Input per Month (6) minus the sum of the Direct Evap. (7) and the irrigation demands (8), (9). If the sum of (7), (8), (9) is greater than (6), the cell reads zero, if not ((6) - (the sum of (7), (8), (9))) is entered.

V. WATER BALANCE CONCLUSION

Based on the results displayed in Table 2A and Figure 3C, July is the peak make-up water demand month (Oxnard has a peak month evapotranspiration rate (ET) of 5.4 inches in July). Assuming average monthly precipitation conditions and approximately 2.3 AF/mo nuisance flow into the lake, approximately 22.9 and 5.7 AF/mo of make-up water will be necessary for irrigation and to sustain lake level, respectively, for a total of 28.6 AF/mo in July. This equates to approximately 210 gpm (Maximum water supply rate), assuming daily pumping at a duration of 24-hours per day. Assuming drought conditions and no nuisance flow, approximately 31.0 AF/mo is anticipated to be necessary in the month of July for irrigation and lake make-up supply (230 gpm at 24-hour duration daily).

The total anticipated make-up water demand for the entire year based on Table 5.1 (with nuisance flow) is approximately 137 AF/yr (22 AF/yr for lake only). Assuming no nuisance flow, the annual make-up demand is calculated to be approximately 153 AF/yr (36 AF/yr for lake only). In either case (with or without nuisance flow considered), the make-up demand is anticipated for April - October in an average precipitation year. Average annual overflow in an average precipitation year from SouthShore Lake during months of high precipitation and no irrigation demand is calculated as 71 AF/yr.

Considering a drought year in which precipitation and subsequent stormwater runoff was 25% of average, approximately 161 AF/yr and 44 AF/mo is necessary for irrigation requirements and to sustain the lake level (205 AF/yr total). This is considered the peak water demand on the system. Under average precipitation conditions, however, as stated above, the result of the study considering Nuisance Flow was that SouthShore Lake would need to be supplemented with approximately 137 AF annually. Not considering Nuisance Flow, the lakes would need to be supplemented with 153 AF annually.

VI. MAKE-UP SOURCE WATERS

Several potential water sources are currently being evaluated to fill and sustain level in the proposed SouthShore Lake project. In addition, the lake may be used as an irrigation source for adjacent city maintained landscaping. An evaluation of the possible water supply sources is presented below.

1) SHALLOW GROUNDWATER

This source is contained in a perched aquifer contained beneath existing agricultural areas. This groundwater is believed to be the same water as the "on site construction dewatering system" which will be necessary to allow construction of the lake. There are currently no detailed estimates of safe annual yield nor water quality data from this source. Typically in areas close to the ocean saltwater intrusion may be an issue and therefore this water may not be suitable for irrigation.

2) DEEP GROUNDWATER

Beneath the underlying confining layer of the shallow perched aquifer is contained a larger "deep groundwater" source. This is a potential source for the lakes and irrigation due to the potential large safe yield and good water quality, but is probably less desirable as this water can be used for potable use. Deep groundwater will be used as a water supply if necessary due to the lack of adequate water quantity or quality from the other potential sources. However, there is no available information relative to the

quantity or quality of this water source. The salt water intrusion problem may also persist in the deep aquifer as well. Further investigation may be required.

3) IRRIGATION WATER DISTRICT SOURCES

Two private irrigation districts have historically provided water for agricultural purposes on this and adjacent properties. The SouthShore project currently includes water distribution and transmission facilities from two local water districts:

- c) Ocean View Water District
- d) United Water Conservation District

As this water has been historically used for agricultural purposes in the area it is assumed to be adequate in both quantity and quality to meet the lake evaporation and project irrigation demands. At this point it is not necessary to determine which water district will provide water to the project as final design will require relocation and abandonment of portions of each district facilities within the project limits. Based upon the information currently available the initial recommendation regarding primary water supply source for the lake and irrigation would be from one of these two water districts. With the City potable water supply system to be used as a back-up supply source only.

4) CITY POTABLE WATER & INFRASTRUCTURE PROJECT

Potable water for the project will be provided by the City of Oxnard. The City has discussed future plans for a Reserve Osmosis Water Treatment facility to be constructed in the region in the next 3 to 5 years. There is also discussion at the City to construct recharge wells along Port Hueneme Road where fresh water would be injected to develop a barrier for the salt water intrusion that has occurred in the region.

9) RECLAIMED WATER

Currently, a source of CA Title 22 reclaimed water is not available adjacent to the SouthShore project. However, if reclaimed water is available in the future, the lake and irrigation system would be capable of utilizing the alternative water source.

WATER QUALITY GOALS:

Lake-Source Water:

- Achieve aesthetically-pleasing water within the lake for recreational use by reducing the risk of eutrophication. Eutrophication is produced by excessive aquatic plant growth (i.e. algae blooms) which ultimately causes oxygen depletion in the lake and produces several negative aesthetic impacts including unsightly and odorous conditions.
- Provide for overall ecological health of lake system including beneficial vegetation, insect, amphibian, and fish populations. This is achieved by reducing the inputs of potentially toxic metals, salts, etc. and providing appropriate oxygen and pH conditions in the lake.

Irrigation-Source Water:

- Maximize and maintain growth conditions of the plant species irrigated by reducing the input of potentially harmful or inhibitory water quality constituents including metals, salts, etc. Also, the water quality shall not significantly affect permeability of the soil irrigated as to cause poor leaching and potential plant toxicity issues.

WATER SUPPLY SOURCE SUMMARY:

As the project detailed design effort is completed both source water quantity and quality issues will be evaluated for each of the possible sources and a recommendation made for a primary and secondary project (non-potable) water supply sources.



PACIFIC ADVANCED CIVIL ENGINEERING, INC.

17520 Newhope Street, Suite 200 ■ Fountain Valley, California 92708 ■ 714.481.7300 ■ fax: 714.481.7299

TECHNICAL MEMORANDUM

Date: October 24, 2005
To: Paul Edwards w/ FORMA
From: Mark E. Krebs, P.E.
Cc: Ed Mountford w/ Hearthside Homes
Sonny O. Sim, P.E., Bruce Phillips, P.E. w/ PACE
Project: SouthShore Lake Project - PACE Project #8233E
Subject: Lake Data and Description for EIR Document

Manmade Lake System – Overview

The 18-acre manmade lake system at SouthShore has three primary functions within the development which include:

- (1) Focal aesthetic feature for the community.
- (2) Serves as a primary drainage conveyance and peak attenuation / storage facility for the project site.
- (3) Provides high level urban runoff water quality treatment BMP.

The proposed system employs the use of multiple layers of water quality management and treatment to facilitate water quality improvement through:

- lake water quality measures (biofilters and aeration)
- urban stormwater runoff controls (water quality filters and wetland planter areas)
- lake retention of dry weather runoff and detention of stormwater runoff.

These three elements work either through management of urban stormwater runoff or through lake water quality maintenance to ensure that the water within the lake and any discharge from the development to the storm drain outlet is of the same or better quality than that discharged prior to development. The 18-acre lake receives 100% of the runoff from the tributary residential 260-acre watershed area. The lake is designed so it can accommodate temporary storage through surcharging or rise in the lake level for the 100-year 24-hour storm runoff volume with overflow to the Oxnard Industrial Drain. The lake will have a surcharge depth of approximately three feet. The normal operating volume of the lake is \pm 108 AF with maximum 100-year volume of \pm 170 AF.



Application of a large-scale manmade lake system within residential development offers an innovative and effective approach to address water quality treatment rather than relying on conventional structural BMPs that have only limited pollutant removal effectiveness. Additional advantages of the lake system include:

- Continuous year-round treatment process with the permanent high quality water body
- Enhanced rates of treatment
- Better integration with the land use plan
- Reduced amount of closed conduit storm drainage infrastructure
- Community landscape and aesthetic appeal
- Natural ecosystem benefits (open space)
- Recreational benefits to the community

The primary physical characteristics of SouthShore Lake are summarized in *Table 1 – Summary of Manmade Lake Properties*.

Table 1– Summary of Manmade Lake Properties	
Operating Volume	108 acre-feet
Average Depth	8 feet
Shoreline Slope	4:1
Shoreline Depth	18-inches
Surface Area	18 acres
Liner	30 mil PVC
Biofilters	7 to 10 Day Turnover Rate
Wetland Water Quality Filters	Min 18 hour H.R.T. for Nuisance Flow
Aeration	6 to 8 Hour Turnover Rate

Lake Geometry and Operating Design Requirements

The lake will be lined with 30-mil PVC and will have a constructed lake edge system designed specifically to provide a more natural appearance and non-erodible shorelines. The length of lake shoreline or perimeter for both lakes totals approximately +/- 12,000 linear feet. The need for a permanent groundwater collection system in addition to the temporary lake construction dewatering system will be considered prior to final design.

The lake will also have a stormwater treatment function that relies on recreating a natural ecosystem that can utilize biologic processes for treatment of urban pollutants in runoff as well as maintaining the normal health of the aquascape system. The water quality treatment features incorporated into the lake system included: aeration, lake biofilters, wetland planters, and vegetated pretreatment basins or wetland filters. These features function together as an effective system to manage the urban storm runoff quality and the health of the lake to ensure that any discharges to the adjacent storm drain outlet have an improved quality.

The other important characteristic of the geometry influencing lake quality is the average operating water depth, since this determines the effects of temperature and biological reaction time increases with temperature. An average operating depth of eight feet will eliminate light penetration, maintain lower average temperature, allow temperature stratification, and minimize evaporation. In addition, safety issues are a critical item that had to be addressed in the lake section since there are commonly regulations limiting public accessibility to open water bodies. A proposed submerged concrete lining to

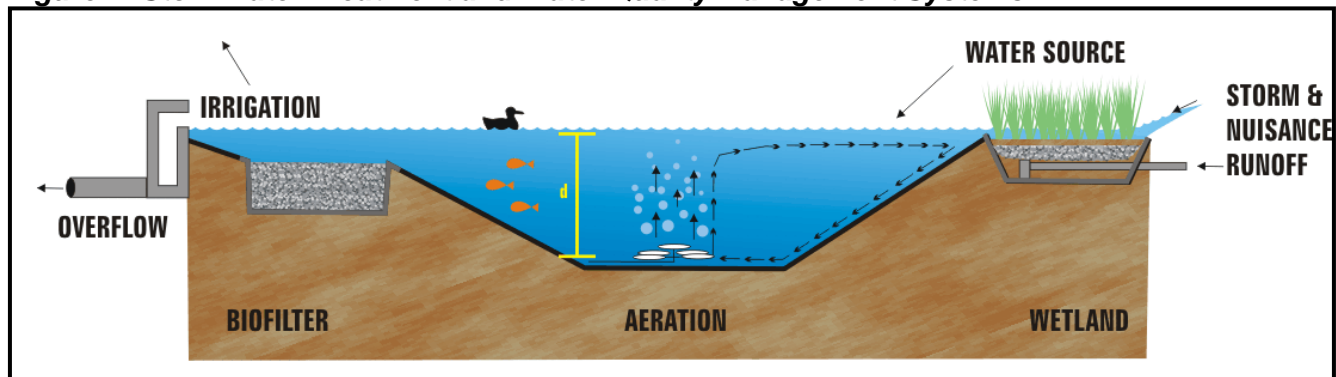
depth of 18-inches below the water level would be installed around the perimeter that extended out ten-feet from the edge to address the safety concerns and provide protection for the PVC liner in the shallow areas. The steepened shoreline edge treatment extends four-inches above the normal operating water surface elevation and then to the submerged concrete ledge. The remainder of the lake bottom section would be constructed at a 3:1 slope.

Lake Water Quality Management and Stormwater Treatment Methodology

Treatment of runoff and management of water quality relies on re-creation of the natural chemical and biological processes within the lake system resulting from a unique combination of different layers of treatment and is schematically illustrated on *Figure 1*. The general treatment processes for the different target pollutants include:

- (1) filtering suspended solids in pretreatment wetlands
- (2) reduced concentration of dissolved pollutants, nutrients, and salts through flushing of the lake water volume by utilizing the lake as the irrigation supply source
- (3) reduction of nutrient concentrations from inflows, Nitrogen and Phosphorous, and prevention of algal blooms by using constructed gravel biofilters bed that relies on "biological filtration"
- (4) maintaining oxygen levels through aeration promoting oxygen exchange to prevent anaerobic conditions which allows natural process to occur such as denitrification for removal of nitrogen
- (5) removal of BOD and heavy metals through wetland planters
- (6) collection of large sediments and floating debris at centralized outfall boxes to the lake system with debris collection facilities and sediment traps
- (7) pretreatment and primary control through wetland water quality filters designed as attached-growth biological reactors.

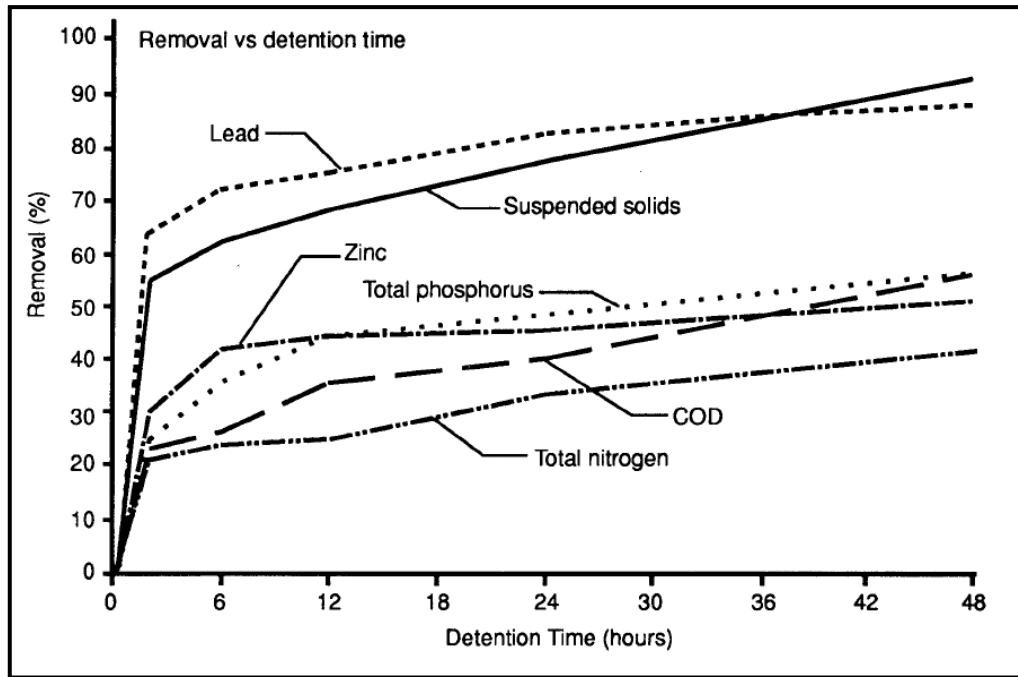
Figure 1: Stormwater Treatment and Water Quality Management Systems



Water Quality Filters - Stormwater Runoff Extended Detention Basin

The first line of stormwater treatment will occur in the wetland water quality filters situated at the outfall from each drainage area. The filters will consist of organic-rich sediment with beneficial submergent and emergent macrophytes. Adequate detention in the filters will provide primary treatment of first flush storm and nuisance flow. *Figure 2* provides empirical data of an extended dry detention basin from the State of Minnesota BMP Handbook. Detention time exceeding 6 hours is minimal and time of 24 hours is preferable. The outfalls from the drainage areas will discharge to water quality filter basins (extended detention basin BMPs) for a quantity of time exceeding 18 hours.

Figure 2: Pollutant Removal Effectiveness vs. Detention Time



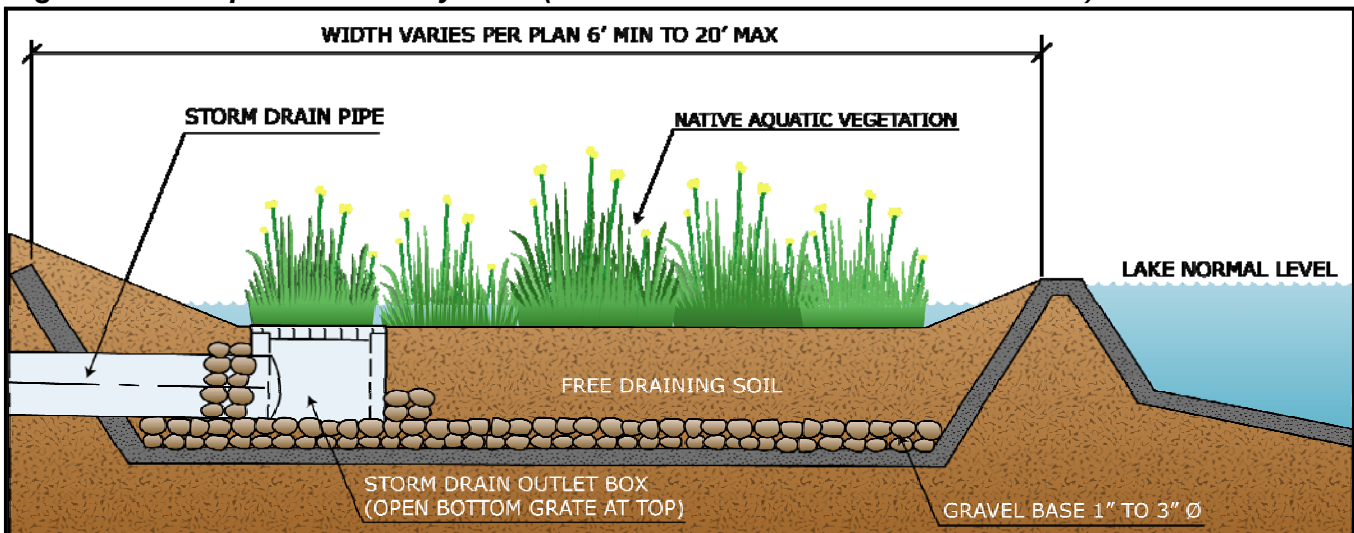
These stormwater detention and water quality basins improve nuisance (dry weather) flow water quality prior to lake-input via the following mechanisms:

- sediment reduction
- settling of particulate phosphorus and metals
- denitrification and filtration by wetland plants and indigenous bacteria
- biological removal (consumption) of pesticides and hydrocarbons

The preferred detention time for surface flows varies based on density of submergent and emergent vegetation, water depth, and water temperature. Higher flows will result in lower detention time, but higher flows also have lower concentrations of water quality pollutant constituents due to dilution.

Typically the “first flush” or initial volume of surface flow to the lake will contain the highest concentrations of nutrient and other constituents (salts and trace metals) due to suspension of loose debris and minerals accumulated during dry periods. Subsequent flow after the first flush will generally be of higher quality, as these water quality constituents are essentially washed away by the first flush. More significant stormwater flows will be transported by gravity through the filters and into the lake with shorter treatment retention times.

Figure 3: Concept Water Quality Filter (Stormwater Extended Detention Basin)



The smaller nuisance and first flush stormwater volumes will be detained in the water quality filters for a longer period of time. Reduction of nitrogen concentrations of 1 mg/L per day or more for water temperatures exceeding 70 degrees Fahrenheit can be expected assuming adequate detention. Reduction of phosphorus and metals via settling can occur dependent on detention time, bonding with particulate wetland carbon, and oxidation conditions in the detention basins. Sedimentation may successfully remove over 50% of particulates in less than 6 hours of detention. Sediment which accumulates in the detention basin will eventually need to be dredged and removed from the basin to return design performance. Salinity will likely be unaffected by the storm-water detention and water quality basins.

Water Quality Filters - Stormwater Runoff Detention Vegetated Wetland Planters

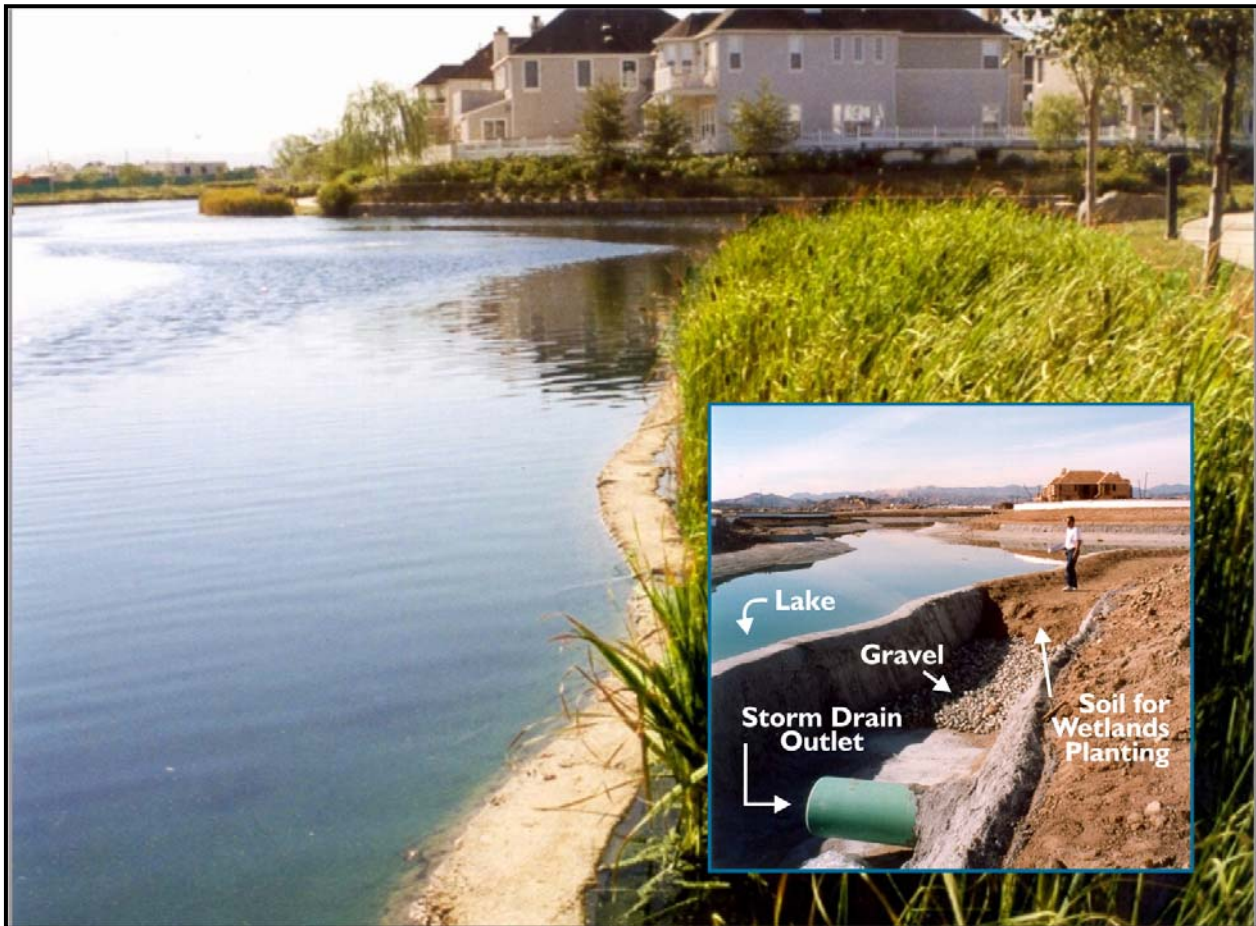
The in-lake wetland planters provide aesthetic benefits, ecosystem value, removal of nutrients, and filtration of turbid waters. A brief discussion of the treatment process for dissolved pollutants is provided. Nitrogen in lake water (i.e. ammonia, nitrate, and organic nitrogen) is converted from nitrate to nitrogen gas by anoxic bacteria in wetland sediment. Phosphorus undergoes attachment and settling to the wetland sediment. Also, both nitrogen and phosphorus are incorporated into cell tissue by wetland plants. Nitrogen and phosphorus are important to water quality as they are generally in too low (i.e. limited) quantity to produce exponential growth of aquatic plants, algae, etc. in lake water. Once nitrogen and phosphorus are introduced to an otherwise limited system, however, rapid increases in growth of nuisance aquatic plants and algae will be present. Overgrowth of nuisance aquatic plants and algae is referred to as eutrophication. A eutrophic lake is one which has an excess of nutrients which causes exponential growth in the lake. A mesotrophic lake has quantities of nutrients which will generally sustain constant growth and an oligotrophic lake is characterized as deficient in nutrients which results in essentially no aquatic plant growth. Aquatic plant growth may include nuisance algae and free-floating suspended aquatic plants, as well as submerged and emergent macrophytes.

Eutrophic water bodies not only result in aesthetically unpleasing water characteristics, but will undergo critical oxygen depletion when the plant matter respire. Plants will respire oxygen (consume it) when covered by other plant material or during nighttime when photosynthesis is not possible. Hence, after significant overabundant growth during the daytime, the algae bloom may exert critical oxygen demand during the nighttime. As oxygen levels depress, nutrients may become soluble and become more

readily available for further eutrophication and blooms. This may often result in a pattern of increasing water quality problems which become difficult to reverse.

In general, concentrations of total nitrogen and total phosphorus exceeding 1 mg/L and 0.1 mg/L, respectively, may begin to result in a eutrophic lake (lakes characterized with problematic aquatic growth due to nutrients within the lake). It should be noted that any natural ecological system of this relatively small size will contain waterfowl and fish which will introduce significant nutrients approaching or exceeding these values. A certain amount of biological growth is unavoidable without disinfection (chlorination, bromination, etc.) and/or eradication. The lake treatment mechanisms described herein will be used to combat these increases and provide for a balanced biological ecosystem.

Figure 4: Water Quality Filter Pre & Post-Construction



Biofilters

The biofilter ponds are typically 3 to 4 feet deep, filled with gravel media and submerged 18 to 24 inches below the lake water surface. The media provides attachment sites for activated biomass used for nutrient removal. A perforated herringbone piping network will be located beneath the media for distributed water flow upward through the media for biological treatment and physical filtration. Water will be pumped through the piping network from the recirculation system pumps (see Figure 5 & Figure 6). Similar to a wastewater treatment nutrient removal filter, the custom gravel media biofilter is capable of high rate biological organic carbon consumption and denitrification (nitrogen conversion and removal) as compared to wetlands. Combined areas of aerobic and anoxic conditions in the biofilter, particularly on the biological flocs, provide an ideal environment for aerobic BOD reduction and nitrification and anoxic nitrate reduction. In addition, phosphorus removal via physical filtration and biological uptake has been shown in the biofilter. Coliform, an indicator of pathogens, may be effectively removed by biological predation in the media biofilters.

Figure 5: Biofilter Section

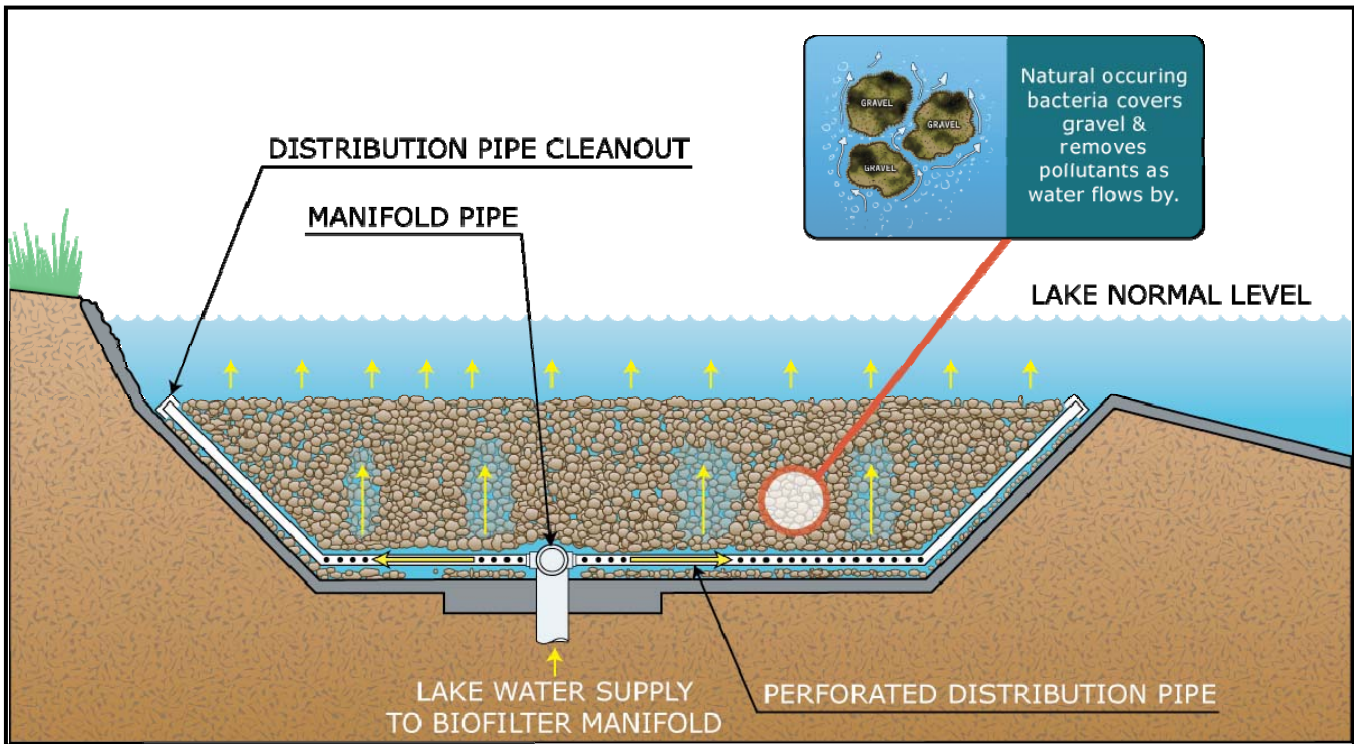
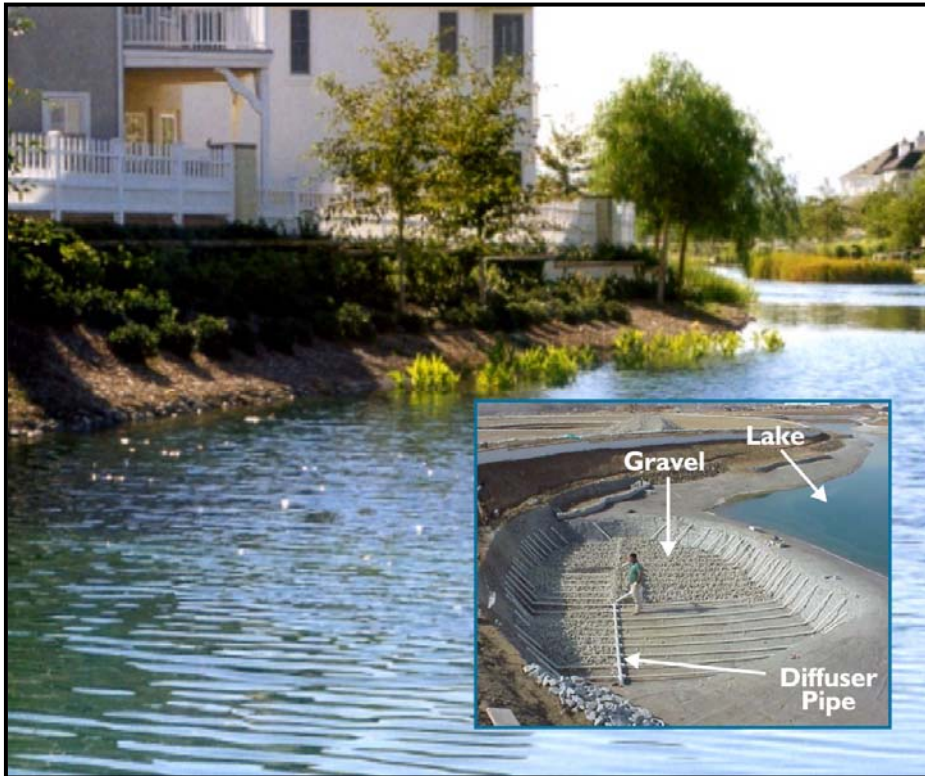


Figure 6: Biofilter, Pre & Post-Construction



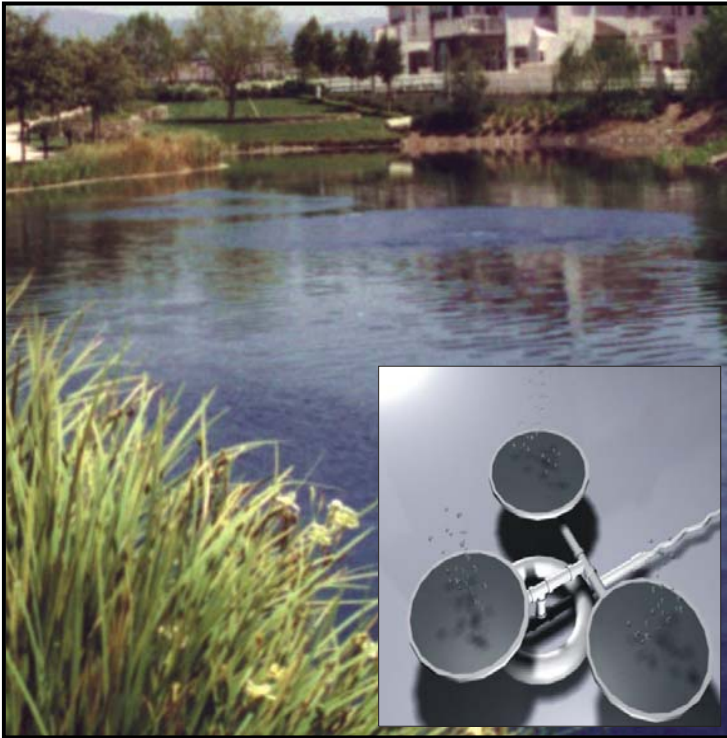
Aeration

Aeration for SouthShore Lake is provided via a fine bubble diffusion system placed at the bottom of the lake. As air temperatures warm in the spring and summer, the upper layer(s) of the lake become warmer than the ambient lake temperature. The warmed upper layers become temporarily separated from the cooler lower layers due to density differences. Sediment and lake oxygen demand on the lower layers deplete oxygen, which has no means of replenishment as it is separated from the atmosphere until the following autumn. Dependent on oxygen for respiration, fish and other aerobic biology must leave this region to avoid suffocation.

Providing compressed air to the bottom of the lake provides multiple means of the replenishing depleted oxygen. Introducing oxygen in the form of air at the bottom of the lake is achieved via 1) direct oxygen transfer from aeration-pod diffusers and 2) destratification of top and bottom liquid layers. The top of the lake (epilimnion) is exposed to the atmosphere where oxygen is transferred into solution; destratification mixes water from the epilimnion with the typically lower-oxygen hypolimnion layer. In addition to the obvious lake benefits of enhanced conditions for lake biology, specific metals are less toxic and less bio-available when oxidized. Limiting nutrient phosphorus tends to remain in its solid state in lake sediment and does not dissolve efficiently under the presence of oxygen.

Oxidized conditions within the lake column are important for aesthetic reasons. In aerobic conditions odorous compounds such as gaseous sulfur and methane will be reduced. Sulfur typically remains in a precipitated state in lake sediment under the presence of oxygen. Methane may be produced by biological fermentation under anaerobic (reduced or non-oxidized) conditions. In addition, the solubility of iron and manganese, dark colored compounds present in northern California waters, is significantly reduced under oxidized conditions. This will function to enhance water clarity and color.

Figure 7: Aeration System



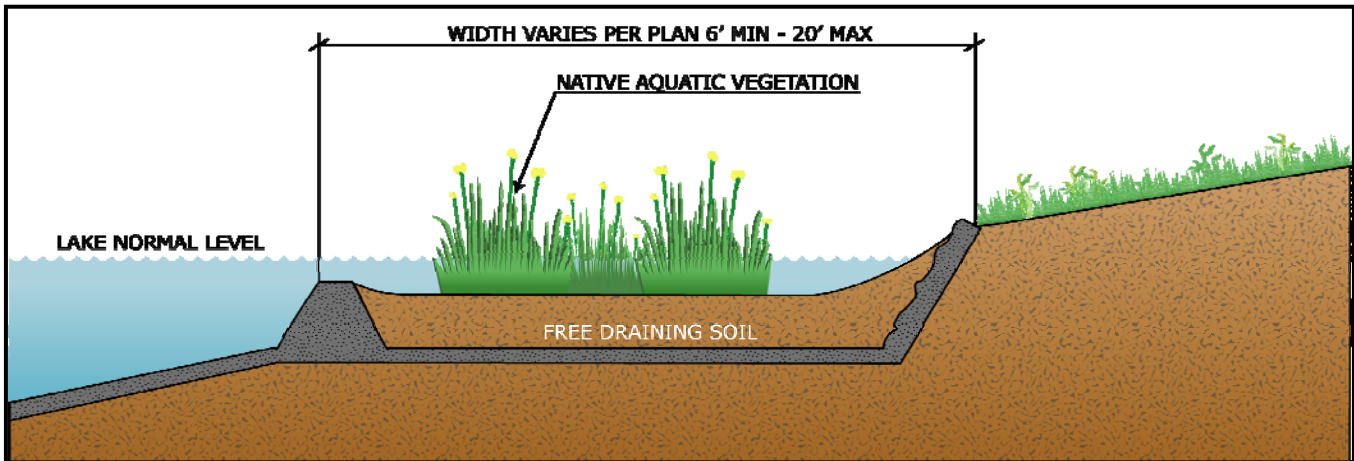
Wetland Planters

Lake water quality is further enhanced and supported by submerged wetland planter areas placed along the lake edge. This water quality enhancement measure is unique and desirable in that they promote and enhance water quality through naturally occurring biological processes, as opposed to costly and potentially environmentally harmful chemical treatment systems.

Figure 8: Vegetated Wetland Planter



Figure 9: Conceptual Vegetated Wetland Planter



Water Replacement

Due to the continual and daily nutrient loading occurring in lakes (from various sources including birds, landscaping, urban runoff, etc.) and the subsequent difficulty in maintaining low concentrations of nutrients which contribute to poor water quality, irrigation water will be taken out of the lakes to be replaced with makeup water with higher water quality.

Water Circulation

A recirculation system enables high nutrient waters under reduced (low oxygen conditions) to be mixed with oxidized water. When significant movement of water is created in a lake system, regions of critically high temperature and low dissolved oxygen can be decreased. Recirculation occurs naturally via wind, convection, and wave action at low efficiency. By coupling a mechanical recirculation system with wetland filtration, biofiltration, etc., water from all regions of the lake can be passed through a system that removes dissolved and particulate constituents efficiently. Thus, low quality water may be processed at a higher removal rate as compared to high quality water.

A maximum 30-day recirculation turnover is generally tolerated and will allow for some nutrient build-up. In the SouthShore Lake system, an approximately 15-day turnover will be designed to provide a more active treatment system. This will decrease the quantity of stagnant water and process greater flows through the described nutrient removal mechanisms. Closed system aquascapes with clean source water that do not integrate flushing will generally require an annual replacement of the entire water during the fall to maintain the water quality. It is also desirable to achieve "plug flow" circulation in order improve the benefits of flushing. Plug flow will eliminate stratification from the incoming flow and ensure complete turnover. Correctly locating the inlet and outlet at opposite ends of the water body and with the direction of the wind will assist in achieving plug flow to maximize horizontal circulation benefits.

Vector Control

Mosquitoes, midges, and other vectors will be controlled through physical and chemical means. The lake water system will be designed with physical characteristics to minimize the habitat for propagation of mosquito larvae (by eliminating stagnant water surfaces and allowing the sun and wind to contact the open water surface, it is impossible for mosquito larvae to survive). In addition, habitat will be provided

for predator species to control vectors. Lake operations and management personnel are trained to contact County Vector control and apply the appropriate chemicals, if necessary.

Storm Drain Lake Outfall Structures

Specialty outfall structures will be developed for the storm drain connections to the lake in order to prevent the normal lake water surface from entering the storm drain pipe since all the storm drain pipes are located at elevations well below the normal lake water surface. The outfall consists of a large covered concrete weir box located at the edge of the lake which the storm drain pipe will outlet. The weir elevation is located at a height near the top of the box and is the only outlet. All nuisance flows will be forced to drain to a specially designed vegetated water quality filter at the edge of the lake. The length of the weir is situated to discharge all the overflows also into the water quality filter before entering the lake. The system is designed so that the lake and the storm drain are isolated except during storm periods in order to prevent vector problems or additional water quality issues, however, nuisance flows are captured and treated for lake reuse at all locations.

Operations and Maintenance (O&M) Program

The following maintenance activities will be part of the Lake O&M program:

Debris Removal

The servicing technician should physically remove any floating or shoreline debris from the lakes. Any larger branches from trees in the water or other debris too far from the shore should be removed with the use of a service boat. All debris should be bagged and placed in a designated dumpster on site.

Algae Control

If uncontrolled algae growth is observed it should be treated with the use of algaecides directly on the filamentous algae along the shorelines or sprayed on the lake surface for planktonic algae. A water colorant, Aquashade, may be applied on an as needed basis to minimize the growth of algae and aquatic weeds by reducing the ultraviolet light penetration.

Aquatic Weed Control

Aquatic weed growth may occur in the lakes. The weeds may be allowed to flourish until they come within six inches of the water surface or eight feet from the shoreline. At this time, mitigation procedures should be employed. To remove the unwanted vegetation, chemicals may be applied to reduce the re-growth potentials.

Pump Maintenance

All pumps should be inspected monthly. A maintenance log should be located in the pump house and each maintenance visit should be noted in the log. The technician should automatically perform all annual and semi-annual maintenance.

Biofilter Maintenance

The biofilter(s) should be backwashed and the media gravel rotated every six months at a minimum. The back flush procedure is as follows:

- Make sure that the biofilter pump is off before starting back flush procedure.
- Remove cover of 18" back flush pipe.
- Place submersible pump inside 18" back flush pipe.
- Connect the discharge hose of the submersible pump to one of the sewer line stub outs located close to each biofilter.
- Run portable submersible pump for 10 to 15 minutes.
- Mix biofilter gravel using a shovel or any other means in order to break up the gravel.
- Re-install cover.

Particles will accumulate at the discharge side of the biofilter laterals requiring them to be cleaned out. This procedure should be done once every year or as necessary to eliminate debris stuck in the biofilter laterals. The biofilter discharge pipe cleanout procedure is as follows:

- Make sure that the biofilter pump is off before starting this procedure.
- Remove threaded plug from the extended pipe lateral.
- With a garden hose or any other means, wash out debris from pipe laterals.
- Re-place the threaded plug when done.

Water Quality Filter Maintenance

A majority of the initial storm runoff will end up at the lake, and it will enter through the water quality filters. The maintenance procedure for the water quality filters is as follows:

- Inspect water quality filters daily and remove all debris as required.
- After every large storm, remove any debris.
- Inspect WQ filters for excess silt that forms and remove.

Aeration System Maintenance

The aeration system pumps should be inspected each month. Necessary routine maintenance should be performed at that time. Aeration pumps with air filters should have the air filters cleaned monthly or more frequently as needed. Aeration disks should be inspected annually.

SOUTHSHORE

S P E C I F I C P L A N

FORMA

LAUTERBACH & ASSOCIATES
ARCHITECTS • INC.

PACE
PACIFIC ADVANCED
CIVIL ENGINEERING, INC.

RBF
CONSULTING

