COUNTY of VENTURA

MICHAEL TRIPP
Director

HARBOR DEPARTMENT
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9/11/2026

Barbara Carey, District Manager
CALIFORNIA COASTAL COMMISSION
South Central Coast District
89 South California Street
Ventura, CA 93001

SUBJECT: NOTICE OF IMPENDING DEVELOPMENT – Photovoltaic Shade / Solar Parking Structure at the Channel Islands Harbor Administration Building

Dear Ms. Barbara Carey:

Pursuant to Public Resources Code sections 30605 and 30606 and California Code of Regulations, title 14, sections 13353, 13354, 13357, subdivision (a)(5), and 13359, the Ventura County Harbor Department submits this Notice of Impending Development (NOID) for a photovoltaic shade / solar parking structure in the parking lot serving the Channel Islands Harbor Administration Building at 3900 Pelican Way, Oxnard, California (APN 206-028-049). The project is proposed pursuant to the certified Channel Islands Harbor Public Works Plan (PWP), as amended through Amendment No. 8. This NOID describes the development and provides the data and findings supporting consistency with the certified PWP.

The Harbor Department requests that the Commission determine the development, subject to the proposed conditions in Attachment 1, consistent with the certified PWP.

1. Project Description

1.1 Project Purpose and Summary

The Harbor Department proposes to construct a steel-framed parking canopy that will provide shade and support a photovoltaic system serving the new Harbor Administration Building. The canopy will provide approximately 2,088-square-feet of shade structure, approximately 36 feet wide by 58 feet long, located over the central parking stalls east of the administration building and west of South Victoria Avenue. The canopy is an accessory component of the Harbor administration site and does not introduce a new Harbor use or increase the operating capacity of the Harbor.

The plans show a hot-dip-galvanized primary wide-flange steel frame, hot-dip-galvanized secondary HSS beams, photovoltaic support rails, and concrete column bases. Sheet AS104 depicts four column locations along the central canopy axis and a shallow V-shaped roof profile. The separate-permit photovoltaic system is designed to provide at least 29.17 kWdc, with 50 kWh of battery storage proposed.

1.2 Project Location and Existing Site

The project site is County-owned land on the east side of Channel Islands Harbor at the south side of Pelican Way and west of South Victoria Avenue. The site is a 22,904-square-foot (0.53-acre) construction site at APN 206-028-049. The shade structure will occupy an already-approved parking area associated with the administration building as described in CIH-NOID 0201-13.

The PWP Land Use Map designates the administration site Visitor Serving Boating (VSB). The site is not designated as public park, open space, or commercial fishing land. Existing and approved uses include the Harbor Administration Building, Harbor Patrol and public meeting functions, parking, landscaping, utilities, public sidewalks, and access to waterfront facilities. A designated PWP view corridor terminates at the end of Pelican Way; the shade structure is east of the administration building in the parking area and is not located in the waterfront promenade or at the end of the Pelican Way corridor.

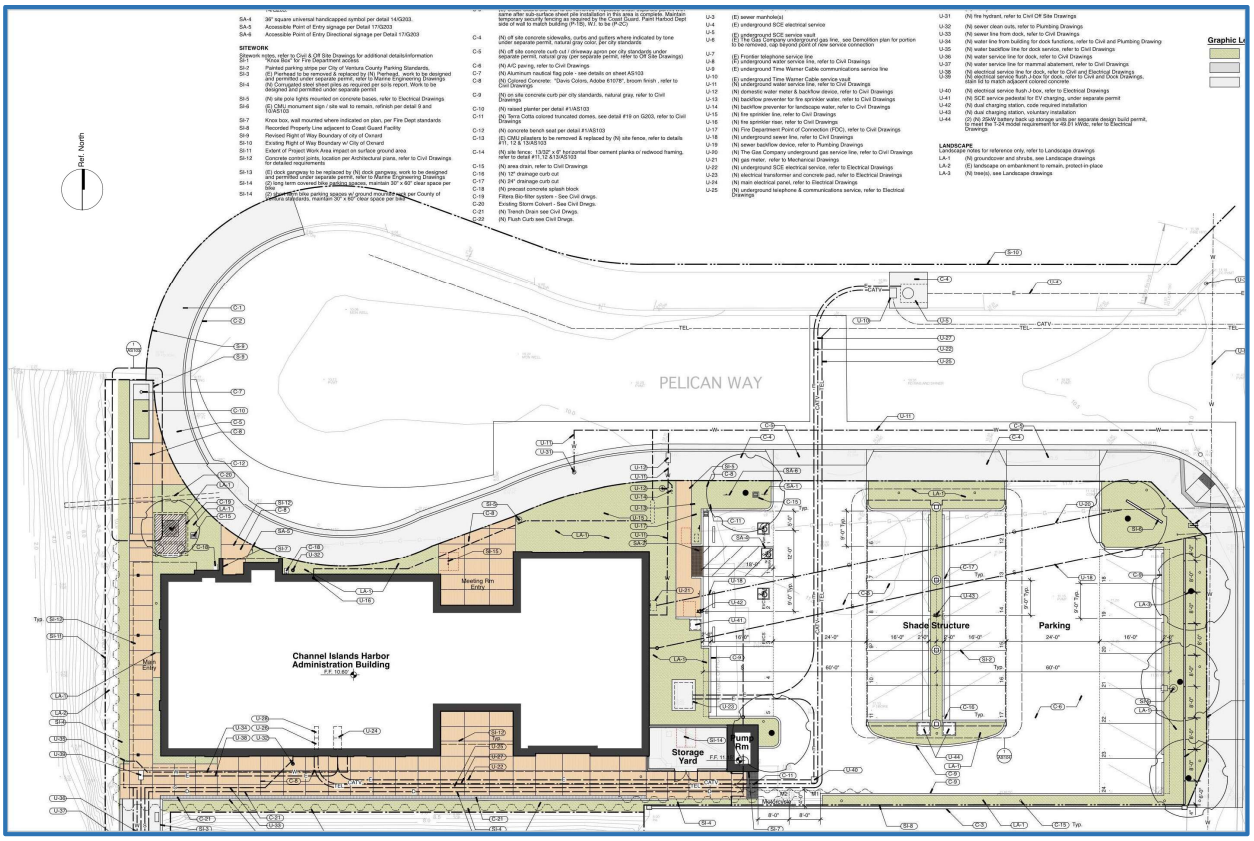


Figure 1. Administration site plan showing the proposed shade structure within the eastern parking area.

1.3 Structure, Height and Materials

The structure will cover approximately 2,088 square feet and span parking stalls on both sides of a central line of support columns. Sheet AS104 identifies the top of the concrete column bases at project elevation +15.50 feet. The topographic survey (C-2) on Sheet G402 shows existing grade at the column locations at approximately elevation +11.1 feet, placing the top of the concrete bases approximately 4.4 feet above grade. From the top of the concrete bases, Sheet AS104 shows approximately 7.0 feet to the underside

Figure 2. Rendering of proposed shade structure

of the primary canopy framing and approximately 9.9 feet to its highest outer edge. Accordingly, the structure will provide approximately 11.4 feet of clearance above grade, and the highest edge of the primary framing will be approximately 14.3 feet above grade. The photovoltaic support system and panels will add approximately one foot, resulting in an estimated maximum overall structure height of approximately 15.3 feet above existing grade.

The exposed structural steel is hot-dip galvanized for coastal durability. Photovoltaic modules will create the upper canopy surface. Final colors, coatings, module reflectivity, conduits, equipment, and screening will be selected to minimize glare and visual contrast and to remain compatible with the administration building and surrounding Harbor improvements.

1.4 Parking, ADA and Electric-Vehicle Facilities

There are 24 proposed spaces in the approved plans for the completed administration site, including two accessible spaces. The attached plans include two Electric Vehicle charging locations for one standard space and one accessible space to meet current building code. Two additional EV spaces are proposed and make ready infrastructure to convert an additional two spaces when demand increases. The shade canopy will be placed over a portion of this parking area and will not reduce the approved permanent parking count.

1.5 Demolition, Grading, Utilities and Drainage

The former Harbor Department Administration Building and associated site improvements were demolished between November 3 and December 1, 2025. Following demolition, the project site was cleared and rough graded. Subsequent marine-stabilization work included installation of approximately 265 linear feet of permanent steel sheet-pile wall along the top of the Harbor slope to address potential seismic lateral spreading and reconstruction of the shoreline revetment. This work was completed in August 2026. Final engineered grading, including over-excavation and recompaction of the proposed building and parking areas, will occur as part of construction of the new administration building and associated site improvements.

Shade-structure work will include excavation and concrete placement for the column foundations; installation of underground electrical conduit, utility connections, and related equipment infrastructure; erection of the steel frame and photovoltaic support system; and installation of the photovoltaic panels and electrical equipment. Foundation and underground infrastructure work is intended to occur before the parking lot is paved, thereby avoiding subsequent pavement cutting, removal, and replacement. The work will be coordinated with the drainage, utility, and parking-lot improvements shown on the administration-site grading plan. All work will occur on land within the future parking area, and no in-water work is proposed.

All erosion, sediment, concrete, material-storage, spill-prevention, and storm-drain protection measures will be implemented before ground disturbance and maintained through completion. No wash water, slurry, sediment, fuels, construction chemicals, or debris will be discharged to the Harbor or storm-drain system.

1.6 Landscaping, Trees and Lighting

The shade structure does not include a separate landscape plan; it is coordinated with the administration-site landscape and irrigation plans. Prior to grading, the site had three non-shade trees located on site that were removed as part of the approved grading plan.

Canopy lighting will be low intensity, low glare, fully shielded, and directed downward. Additionally, the entire parking lot lighting will use the minimum illumination appropriate for safety; and will avoid spill toward Harbor waters, trees, the Pelican Way view corridor, public accessways, and adjacent properties.

2. Project Schedule and Construction Logistics

The shade structure will be constructed as an integrated component of the administration-building site work. Underground electrical conduit and related infrastructure will be installed during the initial site-utility phase to connect the future photovoltaic system with the battery-energy-storage system and the administration building's electrical room. Following completion of the underground infrastructure, the shade-structure foundations will be excavated and constructed in coordination with foundation work for the administration building. The steel canopy, photovoltaic support system, panels, and associated electrical equipment will then be installed, followed by final electrical connections and system commissioning. Parking-lot construction and paving will be sequenced with this work to avoid cutting and replacing newly installed pavement. All activities will be coordinated with the administration-building construction to prevent conflicts and maintain required construction and emergency access.

The administration building and associated site improvements, including the shade structure, are priorities for the Harbor Department. Following completion of applicable regulatory review and issuance of required permits and authorizations, underground infrastructure work will begin at the earliest practicable opportunity. Construction will then proceed through foundation installation, steel erection, photovoltaic-system installation, electrical connection, and commissioning. The work will be coordinated with the administration-building schedule to maintain continuous and orderly progress toward project completion. Construction will occur during applicable permitted work hours and under weather conditions that allow the work and required environmental-protection measures to be performed safely and effectively.

The existing parking lot north of the cul-de-sac containing the temporary Harbor Department administrative offices, together with the parking lot immediately north of Pelican Way, will be used for contractor parking, material storage, equipment laydown, deliveries, and construction staging. Replacement parking for spaces displaced by the temporary facilities and construction staging has already been provided. No public detours are required, and established pedestrian and accessible routes, emergency access, public restrooms, and waterfront access will remain available throughout construction. Deliveries and crane operations will be coordinated within the project site and designated staging areas to avoid obstructing public travel lanes. Upon completion, construction equipment, temporary facilities, excess materials, and debris will be removed, and the staging areas will be returned to their intended use.

3. Consistency with the Channel Islands Harbor Public Works Plan

3.1 Standard of Review and Prior Authorization

The standard of review is consistency with the certified PWP. The administration site was the subject of PWP Amendment PWP-4-CIH-13-0201-1 and NOID CIH-NOID-0201-13, which authorized redevelopment of the Harbor Administration Building site and added a site-specific height limit of 28 feet measured from the centerline of the frontage road. The approved redevelopment included the administration building, parking, landscaping, sidewalks, utilities, and public-access improvements. The proposed photovoltaic parking canopy is an accessory structure within the approved parking area and supports operation of the administration building.

3.2 Policy Consistency

Policy	Requirement	Project response / condition
Land and Water Recreation Policy 9	New development must be consistent with allowable kind, location and intensity.	Accessory solar/shade structure in existing admin parking area; no new use or Harbor capacity.
Site-specific Policy 22(d)	Administration-site development may reach 28 feet, measured from frontage-road centerline.	Canopy is below 16 feet in height.
Public Access Policy 5	Protect and link waterfront pedestrian access in redevelopment.	Permanent work is outside waterfront promenade; construction access/parking plan will maintain safe continuous routes.
Public Access Policy 6	Maintain adequate vehicular access and circulation.	Final site provides 24 spaces; temporary facilities have been established.
Water Quality Policies 1, 4 and 5	Prevent water-quality impacts through BMPs and spill/runoff controls.	Land-only work with site-specific erosion, concrete, stockpile, drain-inlet and spill controls; no Harbor discharge.
Biological Policies 12 and 13	Protect ESHA and sensitive bird species.	The site had a palm tree and two additional trees that were all removed for the shoring and grading work that has been done for site preparation. There are no or nesting trees within 500-feet that would require a protective protocol.
Visual resources / Coastal Act section 30251	Protect public scenic qualities and visual compatibility.	Low canopy east of building; not in Pelican Way corridor. Final finish, reflectivity and lighting will be consistent with local codes and the LCP.

3.3 PWP Consistency Conclusion

As conditioned, the project is consistent with the type, location and intensity of development authorized for the administration site; will not displace a protected park, open space, commercial-fishing area, waterfront walkway, or view corridor; will preserve permanent public access and parking; and will protect water quality, visual resources, trees, and sensitive birds. The project therefore conforms to the applicable provisions of the certified PWP described in this NOID.

4. City of Oxnard Local Coastal Program and Coastal Zone

Channel Islands Harbor land is within the City of Oxnard and the City's certified Local Coastal Program (LCP) area, while the County owns and administers the Harbor and implements development authorized under the certified PWP. Commission records for the 2013 administration-site amendment explain that the PWP is the controlling project-review document and that applicable Oxnard LCP policies provide relevant coastal-policy guidance.

The proposed shade structure is located within the approved Harbor administration/parking site and supports Harbor operations and visitor-serving boating uses. The project will maintain public coastal access and parking, protect visual resources, avoid in-water work, implement water-quality BMPs, and include lighting and biological protections. These features are consistent with the coastal access, recreation, water-quality, biological-resource, and visual-resource principles incorporated into the City's certified LCP.

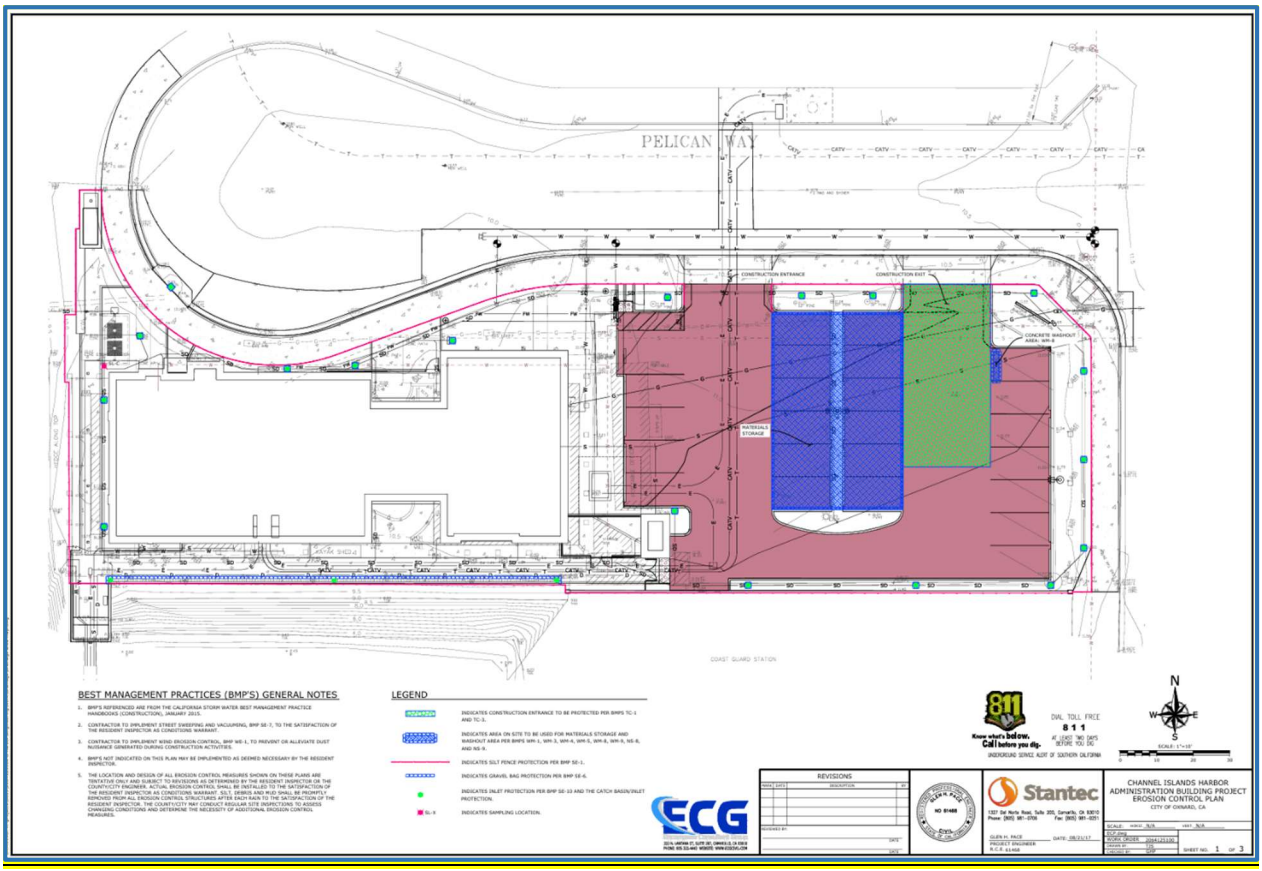


Figure 3. Approved Erosion Control BMP

5. CEQA and Coastal Resource Analysis

5.1 CEQA

The Harbor Department is the lead agency for CEQA. The shade canopy is a small accessory structure comparable to a carport and qualifies for a Class 3 categorical exemption under CEQA Guidelines section 15303(e) as an accessory structure.

5.2 Public Access and Recreation

The completed structure will occupy the approved parking area and will not block the waterfront promenade, public sidewalks, restroom access, Pelican Way, or access to Harbor facilities. It will not impose a fee for parking though parking will be restricted to employees and the public conducting official business with the Harbor. The project does not restrict coastal access.

5.3 Scenic and Visual Resources

The canopy is a low, open-sided structure within a developed parking lot next to the two-story administration building. It is not located within the Pelican Way view corridor and will not block an existing public view of Harbor waters across the administration site. Conditions require a compatible, low-glare material palette, concealed/organized equipment and conduits, and fully shielded downward lighting. The maximum height of the canopy will be less than 16 feet.

5.4 Water Quality and Marine Resources

No in-water work is proposed. Potential construction pollutants include sediment from foundation excavation and trenching, concrete and saw-cut slurry, fuels and equipment fluids, loose construction materials, and debris. Proposed conditions require pre-installed and

maintained BMPs, protected inlets, contained concrete washout, covered stockpiles, daily cleanup, spill prevention/response, controlled fueling and equipment maintenance, and lawful disposal.

The stormwater pollution-control sheet (SW-1) and final drainage and best-management-practices in the approved administration-building plan set will apply to the shade-structure work. During construction, the contractor will install, inspect, and maintain all required temporary best management practices, subject to Harbor Department oversight. Following construction, Harbor Department maintenance staff will be responsible for inspecting and maintaining the permanent stormwater-treatment and drainage facilities.

The shade structure is designed to support a photovoltaic system; however, the photovoltaic panels and associated electrical equipment will be reviewed and installed under a separate permit. The photovoltaic system's operations and maintenance requirements will provide for inspection and cleaning of the panels only as needed and in accordance with the panel manufacturer's instructions. Dry-cleaning methods will be used where practicable. When water is necessary, the minimum amount of plain or deionized water needed to clean the panels will be used, without detergents or other cleaning chemicals. Cleaning water will be directed to permanent post-construction best management practices approved to receive and manage dry-weather flows and will not be allowed to bypass those facilities or discharge directly to Harbor waters. If the approved facilities cannot retain or otherwise lawfully manage the cleaning water, it will be collected and disposed of through an approved alternative method.

5.5 Trees, Herons, Egrets and Other Nesting Birds

The site is developed and no shade-specific tree removal or trimming has been identified. Because trees within Channel Islands Harbor may be used by black-crowned night herons, great blue herons, snowy egrets, and other birds, current conditions rather than historical distance alone will govern construction. Proposed conditions require protection of retained trees and, when applicable based on season and work type, a qualified-biologist survey within 500 feet immediately before construction, active-nest buffers, noise monitoring and controls, restrictions on bright construction lighting and pets, and stop-work procedures.

6. Notice and Consultation

Before commencement, the Harbor Department will provide notice of the impending development and consistency data to the California Coastal Commission and other interested persons, organizations, and governmental agencies as required by Public Resources Code section 30606. The notice will be provided to the City of Oxnard as the affected local government and to the Harbor Department's maintained NOID/PWP interested-parties list. The full NOID and attachments will be available for public review at the Harbor Department and online at the project webpage.

7. Conclusion

The proposed photovoltaic shade / solar parking structure is an accessory improvement within the developed Harbor Administration Building parking area. It supports the approved administration use and renewable-energy requirements without changing Harbor land use or operational intensity. With the project information and conditions described above, the development will maintain public access and circulation, protect the Pelican Way view corridor and visual character, avoid in-water work, control construction and operational pollutants, protect trees and sensitive birds, and remain within applicable PWP site limits. The Harbor Department therefore requests a Commission determination that the impending development, as conditioned, is consistent with the certified Channel Islands Harbor Public Works Plan.

8. Findings

- The project site is a County-owned, developed Harbor administration and parking site at 3900 Pelican Way, not PWP-designated public park, open space, or commercial-fishing land.
- The canopy is an accessory structure supporting the Harbor Administration Building and does not introduce a new land use or expand Harbor operating capacity.
- The 2,088-square-foot canopy is within the existing parking area; final project height will remain below the administration site's 28-foot PWP limit at 16 feet or less.
- The completed project will maintain the approved permanent parking supply, accessible parking and circulation.
- The structure is outside the waterfront promenade and Pelican Way view corridor and, with compatible low-glare materials and shielded lighting, will not adversely affect protected public views.
- No in-water work is proposed, and construction/operational BMPs and spill controls will prevent pollutant discharge to Harbor waters and storm drains.
- No shade-specific tree removal or trimming has been identified; current survey, monitoring, buffer and stop-work requirements will protect herons, egrets and other nesting birds when applicable.
- The project is consistent with applicable PWP land-use, public-access, water-quality, biological-resource and visual-resource policies, subject to the proposed conditions and completion items identified in this draft.

Sincerely,

Michael Tripp
Director, Ventura County Harbor Department

Attachments

1. Proposed Conditions of Approval
2. Location Map
3. Project Plans

AI Disclosure: *An AI tool assisted with the initial formatting and structural layout of this document. The final text and project specifications have been thoroughly audited, corrected, and verified by Harbor Department staff to ensure accuracy prior to submission.*

Attachment 1 - Proposed Conditions of Approval

Photovoltaic Shade / Solar Parking Structure

1 Approved plans and changes

The Harbor Department shall undertake the development in accordance with the final approved plans, representations, schedule and these conditions. Material changes shall be reported to the Coastal Commission Executive Director before implementation; no change shall occur unless the Executive Director determines that no new NOID or PWP amendment is required.

2 Pre-construction coordination

Before mobilization, the Harbor Department shall approve a construction logistics/BMP plan and conduct a pre-construction meeting covering work limits, access, parking, biology, lighting, stormwater, spill response, concrete controls, staging and closeout.

3 Construction BMPs

Erosion, sediment, inlet, concrete, material-storage, spill-prevention and good-housekeeping BMPs shall be installed before ground disturbance and maintained in functional condition throughout work. Plastic-netted erosion-control products are prohibited.

4 Staging and storage

Staging, storage, loading, contractor parking, fueling, maintenance, washout and sanitary facilities shall occur only in approved areas and shall be located at least 50 feet from coastal waters, sensitive habitat and storm-drain inlets where feasible, with equivalent containment where infeasible.

5 No in-water work or discharge

No construction activity, equipment, material or discharge shall occur in Harbor waters. Sediment, concrete, slurry, fuels, chemicals, wash water, trash and debris shall not enter soil, storm drains, sensitive habitat or coastal waters.

6 Stockpiles and daily cleanup

Stockpiles and construction materials shall be secured, covered for rain/high winds and protected by sediment controls. Debris and sediment shall be removed each workday, and all remaining construction materials/equipment shall be removed within 24 hours after project completion unless otherwise approved.

7 Spill prevention and equipment

Spill kits shall be available; vehicles/equipment shall be inspected daily for leaks; spills shall be stopped, contained, cleaned and reported as required; and fueling, maintenance and washing shall occur only in approved contained areas.

8 Concrete and pavement work

Concrete, grout, mortar, saw-cut slurry, wash water and curing compounds shall be fully contained. Washout shall occur only in a designated lined facility and waste shall be lawfully recycled or disposed.

9 Lighting

Exterior canopy lighting shall be low intensity, low glare, fully shielded and directed downward. No skyward casting or spill toward Harbor waters, trees, open space, the Pelican Way view corridor, public accessways or adjacent parcels is permitted. Final fixtures, photometrics, controls and hours shall be approved before installation.

10 Visual materials

Final colors, coatings, photovoltaic components, conduits and equipment shall minimize glare and contrast and shall be compatible with the administration building and Harbor setting while meeting coastal corrosion and safety requirements.

11 Photovoltaic and battery operations

Photovoltaic and battery equipment shall be installed and operated in accordance with approved plans and applicable fire/electrical approvals. Panel washing shall use minimal water, no unapproved

detergents, and no discharge to Harbor waters or storm drains. Damaged battery equipment or releases shall be isolated and handled under the approved emergency/spill procedure.

12 Final inspection and record

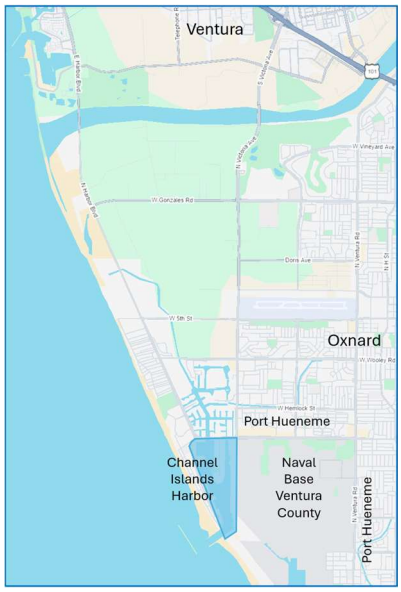
At completion, the Harbor Department shall verify plan and condition compliance, restoration of access/parking/drainage/landscape, removal of temporary facilities and debris, and retention of inspection, BMP, biological, spill, disposal, notice and closeout records.

HARBOR DEPARTMENT - LOCATION MAP

PROJECT / EXHIBIT TITLE: New Harbor Department Administration Site - **Solar Shade Structure**

IMAGE DESCRIPTION: Aerial view of project location with north at the top of the page.

APN.	SITE ADDRESS	PROJECT NO.	DATE
206-0-280-495	3900 Pelican Way	CIH-PWP-8	9/11/2026



PROJECT DIRECTORY

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Harbor Patrol: 805.973.5957
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COUNTY of VENTURA
Harbor Department

Harbor Headquarters

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CONSTRUCTION DOCUMENTS

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MARK D. KIRKHART
C10425
Sunset: 30 2027
REGISTERED
CALIFORNIA

JOB NUMBER
15-600

PIC	PA	PM	TEAM
MK	KD		JA, CR, JG

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
Design Development	4/16/25
Bldg Dept Submittal	8/5/25
Bldg Dept Submittal #2	4/20/26
Bldg Dept Submittal #3	7/8/26

REVISIONS

No.	DESCRIPTION	DATE

Cover Sheet

G000

SCALE:
1/4" = 1'-0"

DATE:
9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

1/7/25

ABBREVIATIONS

The following abbreviations are applicable to the architectural sheets. See symbol and legend information on mechanical, plumbing, and electrical plans for abbreviations applicable to those drawings

&	And
L	Angle
@	At
℄	Centerline
[	Channel
ø	Diameter
d	Penny Nail
⊥	Perpendicular
#	Pound
#	Number
◻	Square
A.B.	Anchor Bolts
AC.	Asphalt Concrete
ACOUS.	Acoustical
A.D.	Area Drain
ADJ.	Adjustable
AGGR.	Aggregate
AL.	Aluminum
ALT.	Alternate
ANOD.	Anodized
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
ASSY.	Assembly
BD.	Board
BETW.	Between
BEV.	Bevel
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.N.	Boundry Nailing
B.O.	Bottom Of
BOT.	Bottom
BRG.	Bearing
BSMT.	Basement
B.U.	Built-Up
CAB.	Cabinet
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.F.	Cubic Foot
CHAM.	Chamfer (ed)
C.I.	Cast Iron
C.I.P.	Cast-In-Place
C.G.	Corner Guard
C.J.	Construction Joint
CLG.	Ceiling
CLKG.	Cauking
CLO.	Closet
CLR.	Clear
C.M.U.	Concrete Masonry Unit
CNTR.	Counter
C.O.	Cased Opening
CO.	Cleanout
COL.	Column
CONC.	Concrete
CONN.	Connection
CONST.	Construction
CONT.	Continuous
CORR.	Corridor
CPT.	Carpet
CSK.	Countersunk
CSMT.	Casement
CT.	Ceramic Tile
CTR.	Center
C.Y.	Cubic Yard
DBL.	Double
DEMO.	Demolition
DEP.	Depress(ed)
DEPT.	Department
D.F.	Drinking Fountain
DF.	Douglas Fir
D.H.	Double Hung
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DISP.	Dispenser
D.L.	Dead Load
DN.	Down
DR.	Door
DTL.	Detail
DWR.	Drawer
DS.	Downspout
D.S.P.	Dry Standpipe
DWG.	Drawing
(E)	Existing
E.	East
EA.	Each
E.B.	Expansion Bolt
E.F.	Each Face
E.J.	Expansion Joint
ELAST.	Elastomeric
ELECT.	Electrical
ELEV.	Elevation
EMER.	Emergency
ENCL.	Enclosure
E.P.	Electrical Panelboard
EQ.	Equal
EQUIP.	Equipment
EQUIV.	Equivalent
ESTM.	Easement
E.W.C.	Electrical Water Cooler
EXPO.	Exposed
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
FAB.	Fabricate(d)(ion)
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab.
F.F.	Finish Floor
FGL.	Fiberglass
FH	Fire Hydrant
F.H.C.	Fire Hose Cabinet
FIN. or F.	Finish
FLR.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.N.	Field Nailing
F.O.	Face Of
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O.S.	Face of Studs
FPRF.	Fireproof
FT.	Foot or Feet
FTG.	Footing
FURN.	Furniture
FURR.	Furring
FUT.	Future
FXTR.	Fixture
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
GENL.	General
G.I.	Galvanized Iron
GL.	Glass
GLB.	Glued Laminated Beam
GND.	Ground
GR.	Grade
GT.	Grout
GUT.	Gutter
GVL.	Gravel
GYP.	Gypsum
GYP.BD.	Gypsum Board
GYP.PLAS	Gypsum Plaster
H.B.	Hose Bibb
H.C.	Handicap
HC.	Hollow Core
HDR.	Header
HDWD.	Hardwood
HDWR.	Hardware
HGR.	Hanger
H.M.	Hollow Metal
HORIZ.	Horizontal
HP.LAM.	High Pressure Laminate
HR.	Hour
HGT.	Height
HTR.	Heater
H.V.A.C.	Heating/Ventilating/Air
HYD.	Hydrant
HYDR.	Hydraulic
I.D.	Inside Diameter (Dim.)
IN.	Inches
INCAN.	Incandescent
INCL.	Include(d)(ing)
INFO.	Information
INSP.	Inspect(ing)(ion)
INSTL.	Installation
INSUL.	Insulation
INT.	Interior
JAN.	Janitor
JST.	Joist
JT.	Joint
K.D.	Kiln Dried
KIT.	Kitchen
L.	Length
LAB.	Laboratory
LAM.	Laminate
LAV.	Lavatory
LB.	Pound
LDGR.	Ledger
L.F.	Linear Foot
LH.	Left Hand
LIN.	Linear
LKR.	Locker
L.L.	Live Load
LOC.	Location
LT.	Light
LT.WT.	Lightweight
LTG.	Lighting
MAX.	Maximum
MAS.	Masonry
MATL.	Material
M.B.	Machine Bolt
M.C.	Medicine Cabinet
MECH.	Mechanical
MED.	Medium
MEMB.	Membrane
MEZZ.	Mezzanine
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
MLWK.	Milwork
MTD.	Mounted
MTG.	Mounting
MTL.	Metal
MTR.	Mortar
MUL.	Mullion
N.	North
(N)	New
N.A.	Not Applicable
N.I.C.	Not in Contract
NO. or #	Number
NOM.	Nominal
N.T.S.	Not to Scale
O/	Over
O.A.	Overall
OBS.	Obscure
O.C.	On Center
OCC.	Occupants
O.D.	Outside Diameter
OFC	Office
OPNG.	Opening
OPP.	Opposite
OVHD.	Overhead
PAR.	Parallel
PARTN.	Partition
PCF.	Pounds Per Cubic Foot
PERF.	Perforate
PERP.	Perpendicular
PL.	Plate
PLAM.	Plastic Laminate
PLAS.	Plastic
PLBG.	Plumbing
PLF.	Pounds Per Lineal Foot
PLY.	Plywood
PNL.	Panel
PNT.	Paint
PR.	Pair
PRCST.	Precast
PREFAB.	Prefabricate(d)
PREFIN.	Prefinishe(d)
PROP.	Property
PSI.	Pounds Per Square Inch
P.T.	Pressure Treated
PT.	Point
P.T.D.	Paper Towel Dispenser
P.T.D.F.	Pressure Treated Douglas Fir
P.T.D./R	Combination Paper Towel Dispenser & Receptacle
PTN.	Partition
P.T.R.	Paper Towel Receptacle
PVC.	Polyvinylchloride
PVMT.	Pavement
Q.T.	Quarry Tile
QTY.	Quantity
QUAL.	Quality
R.	Riser
RAD.	Radius
RBR.	Rubber
RD.	Road
R.D.	Roof Drain
REC.	Recessed
REF.	Reference
REFR.	Refrigerator
REV.	Revise(ion)
REINF.	Reinforced
REQD.	Required
RESIL.	Resilient
RFG.	Roofing
RGTR.	Register
R.H.	Right Hand
RLG.	Railing
RM.	Room
RND.	Round
R.O.	Rough Opening
RWD.	Redwood
R.W.L.	Rain Water Leader
S.	South
SAWM	Self Adhesive Waterproof Membrane
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser
SECT.	Section
SH.	Shelf
SHR.	Shower
SHT.	Sheet
SIM.	Similar
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptacle
SPEC.	Specification
SQ.	Square
S.S.	Stainless Steel
S.SK.	Service Sink
STA.	Station
STAG.	Stagger(ed)
STD.	Standard
STL.	Steel
STOR.	Storage
STR.	Structural
SUSP.	Suspended
SYM.	Symmetrical
SYS.	System
T.	Tread
T.B.	Towel Bar
T.C.	Top of Curb
TEL.	Telephone
TEMP.	Temporary
TER.	Terrazzo
T.&G.	Tongue & Groove
THK.	Thick
THRD.	Thread(ed)
THRES.	Threshold
T.O.PL.	Top of Plate
T.P.	Top of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Top of Wall
TYP.	Typical
UNF.	Unfurnished
U.N.O.	Unless Noted Otherwise
UR.	Urinal
UTIL.	Utility
V.C.T.	Vinyl Composition Tile
VERT.	Vertical
VEST.	Vestibule
VNR.	Veneer
W.	West
W/	With
W.C.	Water Closet
WD.	Wood
WDW.	Window
WF.	Wide Flange
W.GL.	Wire Glass
W.I.	Wrought Iron
W/O	Without
WP	Waterproofing
WRB	Weather Resistant Barrier
WSCT.	Wainscott
WT.	Weight
WWF.	Welded Wire Fabric

DRAWING SYMBOLS

SPOT ELEVATION TAG
100.00' — GRADE ELEVATION
XXXXX — ADDT'L ANNOTATION AS REQUIRED

ROOM NAME / ROOM # — ROOM / SPACE TAG

A — DOOR ID TAG

XX.XX — FINISH / MATERIAL KEYNOTE

01 — WORK NOTE

EXTERIOR ELEVATION TAG
A3.0 — BUILDING ELEVATION NUMBER
SHEET NUMBER

BUILDING / WALL SECTION TAG
1 / A3.0 — DETAIL NUMBER
SHEET NUMBER

INTERIOR ELEVATION TAG
1 / A3.0 — SHEET NUMBER
DETAIL NUMBER

DETAIL TAG
A3.0 — DETAIL NUMBER
SHEET NUMBER

STRUCTURAL GRID LINES
1, A — FACE OF OF STRUCTURE (DASHED)
CENTERLINE OF STRUCTURE (CENTERLINE)
DIM. / CLR. — DIMENSION TO FRAMING
DIMENSION TO FINISH WHEN INDICATED

DATUM / X'-X" — DATUM
MATCH LINE

REVISION TAG
AREA OF REVISION
1 / XXX — REVISION NUMBER
ADDT'L INFO

EXIT SIGN
EXIT — ILLUMINATED EXIT SIGN

FIRE EXTINGUISHER
F.E. —

REFERENCE DOCUMENTS

- Topographical Survey by Gilmour Land Surveying, March 20, 2010
- Draft Geotechnical Site Evaluation by Gorian & Associates, File No: 3073-0-0-100

GENERAL NOTES

These plans are the property of DesignARC, Inc. Use or copy is permitted by contract only. Any revisions to these plans, regardless of scope without written permission of DesignARC, Inc. is prohibited and shall thereby absolve DesignARC, Inc. from any liability claims, suits, or litigation by any interest parties in the project.

The Construction Documents are provided to illustrate the design desired and imply the finest quality workmanship throughout. Any design or detail which appears to be inconsistent with the above should be immediately brought to the attention of the Architect by the Contractor.

All work shall conform to the current edition in force of the Uniform Building Code, UPC, UMC, NEC, and all other applicable requirements, orders, ordinances and regulations.

The Contractor shall verify all construction documents, site dimensions and conditions and shall notify the Architect of any discrepancies or inconsistencies prior to starting work.

Applicable trades shall use a common datum to be designated by the Contractor for all critical measurements. Do not scale drawings.

Specific notes and details shall take precedence over general notes and details.

During construction the Contractor shall provide fire extinguishers as required by the Field Inspector.

Wherever existing work is damaged by any other construction operation, it shall be repaired or replaced with new material to match existing as approved by the Architect.

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the Owner or its representative. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.

The Contractor shall verify location and clearance of all inserts and embedded items with all applicable drawings before pouring concrete.

The Contractor shall provide all necessary backing and framing for wall mounted items.

Wood in contact with concrete shall be pressure treated. All wood shall be a minimum of 6" above finish grade.

Glass and glazing shall conform to code and with U.S. Consumer Product Safety Commission requirements. Glazed openings in doors adjacent to panels and within 18" of the adjacent floor shall be tempered glass approved for impact hazard. Glazing in shower and tubs enclosures shall be tempered, laminated or approved plastic.

(2) layers of grade 'D' paper will be provided between all plywood shear panels or solid blocking and exterior lath with plaster.

Fire stops shall be located at the following locations (per UBC 2516 (F):
a.) In concealed spaces of stud walls including furred spaces - at floor and ceiling levels and at 10 floor intervals along the length of the wall.
b.) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
c.) In openings around vents, pipes, ducts chimneys, and similar openings which afford a passage for a fire at ceiling and floor levels, with noncombustible materials.
d.) In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of the stairs if the walls under the stairs are unfinished.

At exterior wall openings; flashing, counter flashing and expansion joint material shall be constructed in such a manner as to be weatherproof.

ALTERNATES

Deductive Alternates:

- Roof top Photovoltaic System: The Contractor shall provide a deductive alternate for the elimination of the rooftop photovoltaic solar panels and supporting equipment.

SPECIAL INSPECTIONS

Special Inspections:

- See Structural Drawings for Special Inspection Requirements.
- CIBCSD to inspect all water connections.

The Contractor shall notify the applicable consultant 24 hours in advance of reaching the following stages of construction:

Soils Engineer:
- To inspect all footing excavation prior to steel and concrete placement

Architect / Engineer /
- To inspect all footing excavation prior to steel and concrete placement
- Footing reinforcing bars in place
- Mix designs
- Slab on grade reinforcing bars in place
- Concrete placing operations
- Compression tests
- Masonry wall reinforcing in place
- Masonry wall cleanouts clean and ready for inspection
- Grouting operation
- Wood framing completed, but not closed in
- Structural steel erected and secured
- Plywood nailing completed but not covered
- All structural work completed

Special Deputy Inspections:
- Shop welding
- Field welding of structural steel (if applicable)

SEPARATE PERMITS

Separate Permits

- California Coastal Commission:
  Notice of Impending Development- Admin Bldg: NOID # CIH-NOID-0201-13.
  Notice of Impending Development- Sheet Pile/Gangway: NOID # 0001-18
- New Pierhead Improvements: Demo & replacement of existing gangway per separate permit by the State of California (waterways) # RWQCB 25-053
- Army Corps of Engineers:
  Nation Wide Permit for Revetment & Dock Repair: SPL-2017-00734-AJS

- Photovoltaic / Shade Structure: Structural frame per separate permit.

- Photovoltaic System: Design Build component per separate permit for a 29.17 kWdc minimum photovoltaic solar system mounted on the shade structure.

- Fire Sprinkler System: Design Build component per separate permit for commercial NFPA 13 fire sprinklers by the County of Ventura, Building & Safety

- Fire Alarm Monitoring System: Design Build component per separate permit by the County of Ventura, Building & Safety Provide electrically supervised Fire Alarm control unit for the sprinkler system.

- EV Chargers: Design Build component per separate permit for (4) EV charging stations.

- Demolition Permit: The site and building demolition to be reviewed and approved by the County of Ventura per separate permit. Record # EST-BP25-01713

- Grading & Storm Water (including Subsurface Sheet Piles): The On Site improvements to be reviewed and approved by the County of Ventura per separate permit.

- Off Site Improvements: Street, sidewalk, curb and gutter improvements to be reviewed and approved by the City of Oxnard per separate permit.

- Property Rededication: Adjustments the right of way lines to be reviewed and approved by the City of Oxnard per separate permit #18-66000001

- Sheet Piles/Gangway: Demo & replacement of existing gangway and the installation of sheet piles for earthquake soil stabilizatoin per serparate permit by the County of Ventura, Building & Safety, Record # BP25-00767

- Coast Guard Wall: Demo & replacement wall per serparate permit by the County of Ventura, Building & Safety

- Asbestos Removal: Removal and disposal of the materials identified in the "Asbestos & Lead-Based Paint Survey Report" SDEP-18-073.2CT . Work Completed.

REVISIONS

DEFERRED SUBMITTALS

Deferred Submittals

Note:
Deferred submittal documents shall be submitted to the architect- or engineer of record, who shall review them and forward them to the building official with a notation that they have been reviewed and have been found to be in general conformance with the design of the building or structure. The deferred items shall not be installed until their design and submittal documents have been reviewed and approved by the building official.

BMP'S

Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.

Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.

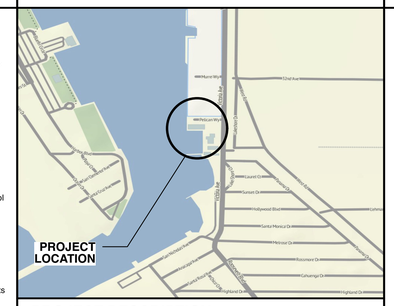
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind or water.

This plan is intended to be used for interior erosion and sediment control only and is not to be used for final observations or permanent improvements.

VICINITY MAP



PROJECT DESCRIPTION

Site:
This project site is on land owned by the Ventura County Harbor Department currently used for the existing Harbor Department offices. Improvements would occur on a site area of 22,904 sf. Demolition, grading, and sitework (Subsurface Sheet Piles) will be permitted and completed prior to commencing construction of the building and site improvements.

Concurrent Off Site Improvements, Site Improvements, new Administration Building, Fire Sprinklers & Alarm System, Signage, Photovoltaics, New Pierhead, Photovoltaic Solar Panels, and a Property Rededication are being done per separate permits.

Program:
This is a multi-purpose facility consisting of offices for the Harbor Dept; offices and operations facility for the Harbor Patrol; and a meeting room.

Structures:
A 2,088 sf shade structure supporting photovoltaic solar panels to be constructed in the parking lot.

TABULATIONS / CODE ANALYSIS

Address:	3900 Pelican Way Oxnard, CA 93035
APN:	206-028-049
Owner:	Ventura County Harbor Department
Zone / Use:	Ventura County Harbor Department
Total Site:	22,904 sq. ft. (0.53 acres)
Allowable Buiding Height:	27'-0"
Proposed Building Height:	27'-0"
Proposed Use:	Photovoltaic Shade Structure
Building Occ./Type:	A-3 (V-B)
Building Area:	= 2,088 sf (Gross)
Photovoltaic Requirements:	29.17 kWdc required per T-24 model
	998 sf of shade structure available for panels
Battery Requirements:	49.01 kWh required per T-24 model
	50 kWh of battery storage proposed
Parking:	Refer to Main Building submittal documents

REGULATORY & UTILITY CONTACTS

SC Gas (Distribution)
9400 Oakdale Ave
Chatsworth, CA 91311
PH: 818-701-3319
Jeff Roth

SC Gas (Transmission)
9400 Oakdale Ave
Chatsworth, CA 91311
PH: 818-701-3262
Rosalyn Squires

Frontier
201 Flynn Road
Camarillo, CA 93012
PH: 805-388-2240
Robert Musgrove

Edison
Facilities Mapping Bldg D
P.O. Box 11982
Santa Ana, CA 92711
PH: 805-654-7476
Kimberlie Gurule

Time Warner Cable
2525 Knoll Dr.
Ventura, CA 93003
PH: 805-477-4410
Joe Maysick

Channel Islands Beach Community Services District (water)
353 Santa Monica Dr
Channel Islands Beach, CA 93035
PH: 805-985-6021
Jared Bouchard

Oxnard Fire Department (secondary Fire agency)
360 W. Second Street
Oxnard, CA 93030
PH: 805-385-7720
Jon Colamarino

SHEET INDEX

	Design Development	Bldg Dept Submittal #1 - Main Building	Bldg Dept Submittal #1 - Shade Structure	
General				
G000	X	X	X	Cover Sheet
G001	X	X		Keynotes, Tabulations & Project Data Main Building
G001a	X		X	Keynotes, Tabulations & Project Data Shade Structure
G002	X	X	X	Keynotes
G101a	X	X		Room Finish and Door Schedules
G101b	X	X		Window Schedules
G102	X	X		Code Analysis and Exiting
G103	X	X		Wall Types
G201	X	X		ADA Details
G202	X	X		ADA Details
G203	X	X		ADA Details
G301	X	X	X	CAL Green Building NR - 1 Mandatory Measures
G302	X	X	X	CAL Green Building NR - 1 Mandatory Measures
G303	X	X	X	CAL Green Building NR - 1 Mandatory Measures
G401	X	X	X	Coastal Commission Conditions of Approval
G402	X	X	X	Coastal Commission Conditions of Approval
G403	X	X	X	Coastal Commission Conditions of Approval
Civil				
C1.0	X	X		Civil Title Sheet
C2.0	X	X		Civil Grading Cover Sheet
C3.0	X	X		Civil Demolition Plans
C4.0	X	X		Civil Grading Plan
C5.0	X	X		Civil Details
C6.0	X	X		Civil Details
C7.0	X	X		Civil Sections
C8.0	X	X		Civil Street Improvements
C9.0	X	X		Civil Street Improvements
C10.0	X	X		Civil Utility Plans
C11.0	X	X		Civil Water Improvements
Architectural				
AS101	X	X	X	Site Plan
AS103	X	X		Site Plan Details
AS104	X	X	X	Shade Structure
A101	X	X		First Floor Plan, Second Floor Plan
A102	X	X		Roof Plan, Foundation Plan
A103	X	X		Reflected Ceiling Plans
A201	X	X		1st Floor Plan West
A202	X	X		1st Floor Plan East
A203	X	X		2nd Floor Plan West
A301	X	X		Exterior Elevations
A302	X	X		Building Sections
A401	X	X		Enlarged Plans & Interior Elevations Men's Locker Room
A402	X	X		Enlarged Plans & Interior Elevations Women's Locker Roo
A403	X	X		Enlarged Plans & Interior Elevations Toilet Rooms
A501	X	X		Enlarged Plans & Sections Stairs & Elevator
A601	X	X		Interior Elevations
A602	X	X		Interior Elevations
A701	X	X		Enlarged Building Sections
A702	X	X		Enlarged Building Sections
A703	X	X		Enlarged Building Sections
A801	X	X		Roof Details
A802	X	X		Exterior Details
A803	X	X		Miscellaneous Details
A804	X	X		Door & Window Details
A805	X	X		Door & Window Details
A806	X	X		Stair and Railing Details
A807	X	X		Ceiling Details
Structural				
S001	X	X	X	Structural Title Sheet
S002		X	X	Structural Specifications
S003		X	X	Structural Specifications
S101	X	X		Foundation Plan
S102	X	X		Slab Floor Plan
S103	X	X		2nd Floor Framing Plan
S104	X	X		Roof Framing Plan
S105	X	X	X	Shade Structure Plan
S201	X	X		Structural Section
S202	X	X		Structural Section
S203	X	X		Structural Section
S301		X		Structural Details
S302		X		Structural Details
S303		X		Structural Details
S304		X		Structural Details
S305		X		Structural Details
S306		X		Structural Details
S307		X	X	Structural Details
Energy				
En1.0	X	X		Energy Compliance
En1.1	X	X		Energy Compliance / Design Review
Mechanica				
M0.0	X	X		Mechanical Notes, Legend & Abbreviations
M1.0	X	X		Mechanical Schedule
M2.0	X	X		Mechanical Details
M2.1		X		Mechanical Details
M3.0	X	X		Mechanical First Floor Plan
M3.1	X	X		Mechanical Refrigeration First Floor Plan
M4.0	X	X		Mechanical Second Floor Plan
M4.1	X	X		Mechanical Refrigeration Second Floor Plan
Plumbing				
P0.1		X		Plumbing Specifications Section 220000
P0.2		X		Plumbing Specifications Section 220500
P1.0	X	X		Plumbing Notes, Schedules, Legend & Abbreviations
P2.0	X	X		Plumbing Details
P3.0	X	X		Plumbing First Floor Plan - Waste & Vent
P3.1	X	X		Plumbing First Floor Plan - Water & Gas
P4.0	X	X		Plumbing Second Floor - Waste & Vent
P4.1	X	X		Plumbing Second Floor - Water & Gas
Electrical				
E1	X	X		General Notes, Symbols, Schedules & Details
E2	X	X		Electrical Site Plan
E3	X	X		First Floor Power Plan
E4	X	X		Second Floor Power Plan
E5	X	X		First Floor Lighting Plan
E6	X	X		Second Floor Lighting PLan
E7		X		Compliance Forms
E8		X		Outdoor Lighting Compliance Forms
E9		X		Electrical Roof Plan
E10	X	X		Distribution Forms
Landscape				
L-1		X		Irrigation Plan
L-2		X		Planting Plan
L-3		X		Details
Coast Guard Wall				
CW 1.0				Civil Screen Wall Cover & Notes
CW 2.0				Civil Screen Wall Plans & Details

DESIGNARC

COUNTY of VENTURA
Harbor Department

LICENSED ARCHITECT
MARK D. KIRKPATRICK
C10425
RENEWAL DATE
STATE OF CALIFORNIA

Key Notes, Tabulations & Project Data - Shade Structure

G001a

As Noted

COUNTY STORM WATER FORM

SW Form

COUNTY OF VENTURA
STORMWATER QUALITY MANAGEMENT PROGRAM

MINIMUM BEST MANAGEMENT PRACTICES FOR ALL CONSTRUCTION SITES

Prior to the commencement of any clearing, grading, or excavation, contractors of projects with construction activities shall prepare this best management practices (BMPs) worksheet on the form provided herein. The completed SW Form is required to be available at the project site throughout construction.

The purpose of the implementing BMPs is to effectively prohibit the entry of pollutants from the construction site into the storm drain system during construction. Erosion and sediment source control BMPs should be considered for both active and inactive construction areas. BMPs for wind erosion and dust control are also included. The BMPs may require modification as the project progresses and as conditions warrant.

The BMPs shall be implemented in accordance with the National Pollutant Discharge Elimination System (NPDES) Ventura Countywide Stormwater Municipal Permit No. CAS004004 (Order R4-2021-0105) dated July 23, 2021.

The applicant/owner is responsible for ensuring that all project contractors and subcontractors implement all applicable BMPs.

Project Name

Channel Islands Harbor Administration Building

Project Information (as applicable)

Assessor Parcel Number: 206-0-280-495 Grading Permit No.: 26-0006

Building Permit No.: Conditional Use Permit No.:

Location: Channel Islands Harbor 3900 Pelican Way L#5200, Oxnard, CA 93035

General Description: The project proposes a replacement administration building at 3900 Pelican Way, compromised of a two-story structure and parking lot.

Construction Start Date: 4/27/2026

Construction Completion Date: 11/1/2027

Disturbed Area in Acres: 0.51

SW Form: Minimum BMPs for All Construction Sites Rev. 03/12/2024
Page 1 of 2

Best Management Practices - BMPs

Complete the following table. The BMPs listed shall be used unless determined not applicable or inadequate. Additional BMPs may apply and should be added to the bottom of the table. BMP descriptions and details can be downloaded from the California Stormwater Handbooks at www.casqa.org or Construction Site Best Management Practices (BMP) Manual https://dot.ca.gov/programs/construction/storm-water-and-water-pollution-control/manuals-and-handbooks.

Table A. Minimum BMPs for All Construction Sites

BMPs Selected *Noted by IDs from the California Stormwater BMP Handbooks*		Use BMP Yes	Use BMP No	(If no, explain)
Site Management				
N/A	Housekeeping			
Erosion Controls				
EC-1/SS-1	Scheduling	✔		
EC-2/SS-2	Preservation of Existing Vegetation	✔		
WE-1	Wind Erosion Controls	✔		
Sediment Controls				
(SE-1/ SC-1, SE-8/SC-8)	Perimeter Controls *(e.g., Silt Fence, Sandbag Barriers, etc.)*	✔		
TC-1	Stabilized Construction Site Entrance/Exit	✔		
Non-Stormwater Management				
NS-1	Water Conservation Practices	✔		
NS-2	Dewatering Operations		✔	Groundwater elev. lower than site.
Waste Management				
WM-1	Material Delivery and Storage	✔		
WM-3	Stockpile Management	✔		
WM-4	Spill Prevention and Control	✔		
WM-5	Solid Waste Management	✔		
WM-8	Concrete Waste Management	✔		
WM-9	Sanitary/Septic Waste Management	✔		
Additional BMPs Selected				
SE-10	Storm Drain Inlet Protection	✔		
SE-7	Street Sweeping and Vacuuming	✔		
NS-7,8,9	Vehicle & Equipment Cleaning/Fueling/Maintenance	✔		

SW Form: Minimum BMPs for All Construction Sites Rev. 03/12/2024
Page 2 of 2

KEY NOTES

APPLIANCES

AP-1 Refrigerators, provided by owner

A. Mud/Break Room (127) & Galley (218): ADA Standard Depth Bottom Freezer / Refrigerator 68 7/10" H x 30" W x 31" D (Frigidaire Galley 20 cu. ft. - Item # GRBN2012AF) or Equal

B. Training Room (112): Under counter height, counter depth, ADA Refrigerator; 23 5/8" W x 23 3/4" D x 34 1/8" H (GE Spacemaker 5.6 cu. ft - Item # GCE06G SH SB) or Equal

AP-2 Counter Microwave provided by owner

AP-3 Copy Machine provided by owner

AP-4 ADA compliant 24" Dishwasher provided by owner

BASE

BA-1 Roppe Rubber Base: Collection: Pinnacle - Style: 3" No Toe Base profile. Provide matching preformed exterior corners

A. Roppe or approved equal, Color: Black/Brown, #193 (carpeted areas)

B. Roppe or approved equal, Color: Black/Brown, #193 (concrete areas)

BA-2 Roppe Rubber Base: Collection: Pinnacle - Style: 3" Standard Toe Base profile

A. Roppe or approved equal, Color: Black/Brown, #193 (resilient floor areas)

BA-3 3" Douglas Fir base w/eased edge, clear stain. Provide samples for Designer approval

BA-4 Roppe Rubber Transition: Collection: Accessories - Color: Black/Brown, #193 (transition between carpet and concrete)

CABINET & WOOD WORK

Custom Grade, (Per NAAWS) modular casework, formaldehyde free MDF cabinet body w/ applied wood veneer on face. European style cabinet with 4" (UNO) black laminate base and black melamine interiors, including shelves, divider strips, etc.

Cabinet Doors and Drawers: Frameless Construction; flush overlay with square edge band to match. Allow a maximum 1/8" reveal ± 1/16". All perimeter filler scribe strips shall be black, UNO

All countertops shall have a minimum 1/2" extension from finish face of door/drawer to face at edge of countertop. All countertops and base cabinets, shall not extend beyond the outside face of adjacent door/drawer cabinets.

All exterior inside corners shall have filler panels, which are flush with adjacent overlay doors and/or drawers. All interior shelves shall be adjustable. All upper cabinets (above counters) shall be a minimum of 13" clear in depth, from inside face of cabinet door.

Hinges shall be 'European' style fully adjustable in four (4) directions. Drawers and cabinet doors shall have soft closing feature. Use drawer and cabinet door pull tab 103.20.431 3" & 6" by Hafele, Satin Chrome, UNO. See interior elevations. Provide sample for Architect approval.

CA-1 Base cabinet with drawers and/or doors and adj. shelves w/ applied wood veneer and/or laminate.

A. Laminate o/ base cabinetry: "Formica", Color: Smoky Brown Pear, Finish: Oiled Wood, #5488-26. Millworker to provide sample. Contact Formica 800.367.6422

B. SAME AS 'A'

C. White laminate cabinet doors w/ white melamine interiors & 4" white laminate base. Scribe to wall. Refer to Interior Elevations

CA-2 Overhead cabinet with applied wood veneer and/or laminate doors and adjustable interior shelves. Provide 2" recess at bottom for LED strip lights where shown on elevations.

A. Laminate o/ base cabinetry: "Formica", Color: Smoky Brown Pear, Finish: Oiled Wood, #5488-26. Millworker to provide sample. Contact Formica 800.367.6422

B. SAME AS 'A'

C. NOT USED

CA-3 Melamine Mail Slots; 3/4" high w/ 1/4" divider shelves w/ sliding brackets. Refer to interior elevations for size / layout and provide shop drawings for review.

A. Black melamine & shelving/brackets

B. White melamine & shelving/brackets

CA-4 Open adjustable shelving, 1 1/2" laminate top w/ self edge. Natural wood veneer o/ base melamine shelves by Formica. Color: Smoky Brown Pear, Finish: Oiled Wood, #5488-26. Millworker to provide sample. Contact Formica 800.367.6422. Refer to interior elevations and provide shop drawings for review.

CA-5 Not Used

CA-6 Not Used

CA-7 Plywood grade table w/ open shelving in Patrol Shed w/ Laminate top by Formica; Color: Black Shalestone, #9527, Matte Finish. RE: Interior Elevations

CA-8 Plywood grade shelves, laminate face, Formica; Color: Black Shalestone, #9527, Matte finish

CA-9 Reception Counter: Custom framed desktop & decorative front w/ accessible service counter. Refer to Interior Elevations on sheet A601 & enlarged section 25/A805.

CA-10 Fixed Work Counters: Custom fixed desktops. Refer to Interior Elevations on sheet A601 & enlarged section 24/A806.

CEILINGS

Install per Gypsum Association standards as follows:

A. Level V finish: Levl IV plus thin skim coat over all surfaces

B. Level IV finish: 3 coats of mud @ all joints, interior angles, & fasteners

C. Level III finish: 2 coats of mud @ all joints, interior angles, & fasteners

D. Level II finish: all joints & interior angles taped & mudded, ok for substrates

E. Level I finish: for concealed areas only, joints taped w/o compound

CL-1 Exposed ceiling structure

CL-2 (1) layer 5/8" type "X" gypsum board o/ structural framing, painted at all exposed conditions.

CL-3 (1) layer 5/8" type "X" gypsum board o/ metal suspension system, painted at all exposed conditions. See Gyp BD. Suspended Ceiling notes Detail #'s - 5 thru 21 on Sheet A807

CL-4 (1) layer 5/8" type "X" water, mold, mildew resistant gypsum board o/ metal suspension system, painted at all exposed conditions. See Gyp BD. Suspended Ceiling notes Detail #'s - 5 thru 21 on Sheet A807

CL-5 Armstrong; Suspended Acoustical Ceiling Tiles, Size: 2' x 2', Collection: "Optima PB Vector" w/ Prelude XL 15/16" heavy duty grid system, or approved equal. Refer to sheet A807 for suspended ceiling details. Provide Armstrong seismic clip at perimeter walls in lieu of 2" wall angle per detail 15 & 17/A807.

CL-6 Decorative Ceiling @Meeting Room. Ceilings Plus; Collection: Barz Open Plenum Modular Acoustic Baffles, 2"x 6" w/ 1'-0" O.C. spacing, Finish: Sarante - S-27 / Forest Walnut Sarante. Provide shop drawings for Architect approval and install per manufactures specifications. Refer to Sheet A807 for standard suspended ceiling details.

CL-7 (1) layer 5/8" type "X" gypsum board o/ soffit framing, painted at all exposed conditions. See detail # 17 on sheet A807.

CL-8 6" x 3/4" T&G fastened to underside of structure, painted. Verfiy in field. Architect Approval required.

CL-9 Exposed wood beam, painted.

CL-10 Cover batt insulation with facing and insulation paper, WMP-10 black coating, polypropelene / scrim / kraft by 'Lamtec' or approved equal, painted P5-G

CL-11 Refer to Standard Notes & Details #5 Thru 21 on Sheet A807 for details regarding suspended grid and drywall ceilings.

COUNTERTOPS

CN-1 A. Caesarstone; 2CM thick Quartz w/ 3" waterfall mitred edge, eased corner. Color: Fresh Concrete 4001. Refer to interior elevations and provide shop drawings for review.

B. Caesarstone; 2CM thick Quartz w/ 3" waterfall mitred edge, eased corner. Color: Coastal Grey 6003. Refer to interior elevations and provide shop drawings for review.

C. Caesarstone; 2CM thick Quartz w/ 1 1/2" self edge, eased corner and 4" backsplash. Color: Fresh Concrete 4001. Refer to interior elevations and provide shop drawings for review.

D. Caesarstone; 2CM thick Quartz w/ 4" self edge, eased corner, 6" backsplash. Color: Fresh Concrete 4001. Refer to interior elevations and provide shop drawings for review.

CN-2 Plastic laminate counter top w/ 1 1/2" self edge. Scribe to wall.

A. Formica Laminate; #9527 - Black Shalestone, Matte Finish

B. TBD, Refer to Owner provided systems furntiure finishes to match. Coordinates with keynote CA-4.

DOORS / WINDOWS

See Door/Window Schedule and Types on sheet G101

DW-1 Aluminum storefront window & frames: "Kawneer, 451UT series, center pane, dual glazing, w/ "Stone White" finish or approved equal

DW-2 Aluminum storefront doors: 1-3/4" thick w/ 3.5" stiles, "Series 350 by "Kawneer", dual glazing, w/ "Stone White" finish or approved equal. Provide ADA 10" bottom rail and threshold as required.

DW-3 Hollow Metal Frame: "DL Series" by "Republic" w/ G90 Galvanized finish, painted. Refer to schedule for paint colors.

DW-4 Hollow Metal Door: "DL Series" by "Republic" w/ G90 Galvanized finish, painted

DW-5 Aluminum door frames & interior storefront: "Western Integrated, 300 Series" or approved equal

DW-6 Solid Core 1-3/4" thick 5 ply interior doors w/ applied plastic Laminate #5488-26 - Smoky Brown Pear, Oiled Wood Finish, by Formica. Provide sample for Architect approval.

DW-7 Solid core vertical grain douglas fir interior French doors w/ wood stops and 5" styles and 10" bottom rail, stained P-13K

DW-8 Not used

DW-9 Aluminum Clad Wood Balcony Door: "Marvin Ultimate Series" or approved equal. "Stone White" exterior finish, preprimed interior finish, satin nickel hardware, ADA compliant. VLT = 0.36, U = 0.29, SHGC = 0.16, STC = 30-32. (T24 Model Values VLT = 0.25, U = 0.32, SHGC = 0.30)

DW-10 Elevator door, rated metal, #4 brushed stainless finish

DW-11 Not used

DW-12 Swing gate #2, anodized aluminum frame w/ composite siding

DW-14 Fiberglass Fixed windows: "Marvin Essential Series" or approved equal. "Stone White" exterior finish, "Stone White" interior finish, satin nickel hardware, window screens. VLT = 0.55, U = 0.27, SHGC = 0.24, STC = 29. (T24 Model Values VLT = 0.45, U = 0.32, SHGC = 0.30)

DW-15 Fiberglass Casement Windows: "Marvin Essential Series" or approved equal. "Stone White" exterior finish, "Stone White" interior finish, window screens. VLT = 0.44, U = 0.30, SHGC = 0.20, STC = 28. (T24 Model Values VLT = 0.45, U = 0.32, SHGC = 0.30)

DW-16 Fiberglass Awning windows: "Marvin Essential Series" or approved equal. "Stone White" exterior finish, "Stone White" interior finish, satin nickel hardware, window screens. VLT = 0.44, U = 0.30, SHGC = 0.20, STC = 28. (T24 Model Values VLT = 0.45, U = 0.32, SHGC = 0.30)

DW-17 Sliding Wood Interior French Door: VGDF, stained w/ Minwax - MW2716, Solid Opacity

DW-18 HD galvanized fabricated steel gate w/ HD galvanized steel frame & woven wire mesh screen

DW-19 Not used

DW-20 Not used

DW-21 Lobby Security Glass Frames: Aluminum interior storefornt frames by "Western Integrated, 300 Series" or approved equal

ELECTRICAL

EL-1 Interior light fixtures, refer to Electrical Drawings

EL-2 Exterior light fixtures, refer to Electrical Drawings

EL-3 PV CANOPY: Startrek Lighting America "Hydro Beam Direct" 8' linear LED fixture with silver powder coat finish

EXTERIOR FINISHES

EX-1 Exterior cement plaster w/ sand finish, painted

EX-2 Sloped Roofs: Class B 60 mil Single Ply PVC roof membrane (Feltback) w/ faux standing seams @ 18-3/4" o.c. ("Sika Sarnafil Décor" or approved equa)l adhered over 1/4" cover gypsum board, color light gray

EX-3 Flat Roofs: Class B 60 mil Single Ply PVC roof membrane (Feltback) adhered over 1/4" cover gypsum board o/ rigid insulation, color light gray

EX-4 Not Used

EX-5 Horizontal composite faux wood planks: 1" x 5-1/2" "TimberTech, Vintage Collection, Coastline" or approved equal.

EX-6 8" fiber cement horizontal smooth lap siding ("James Hardie, HardiePlank" or approved equal), painted. Provide necessary trim as required. Refer to details.

EX-7 Deck Coating: Polyurea-polyurethane pedestrian deck over plywood with splatter color coat. Use the "Tufflex system 'PED-on-Plywood' or approved equal.

EX-8 Fiber cement board and batten siding: 5/16" thk. "James Hardie, HardiePanel" smooth & 3/4" thk "HardieTrim w/ rustic finish or approved equal, painted.

EX-9 Fiber cement panel w/ smooth finish: 5/16" thk. "James Hardie, HardiePanel" smooth or approved equal, painted. Provide aluminum trim as required per details.

EX-10 PVC roof walking pads: "Sika Sarnafil, Sarnatread-V" or approved equal

FLOOR MATERIALS

F-1 Exposed concrete

F-2 Concrete: Grind and seal

F-3 Stained and sealed concrete, 2 coats semi-transparent stain "Classic Series: Natural CF/CFW-110" by Smith's Paints. Apply "Kemiko Stone Tone Sealer II", flat finish. Provide sample for Architect approval. Contact SurfaceFX @ 805.963.3126.

F-4 Carpet Tiles by Interface. Refer to manufacturers layout for pattern info/design. Install per manufactures specifications.

A. Carpet Plank Tiles @ Rooms 207, 209, 211: Human Nature Collection, HN850, HN840, HN810; Color: Nickel. Refer to manufacturers layout, refer to sheet A602.

B. Carpet Plank Tiles: Human Nature Collection, HN850 & HN840; Color: Nickel, Installed Ashlar. Refer to manufacturers layout, refer to sheet A602.

C. Carpet Tiles @ Meeting Room 107: Net Effect Collection: B601, Color-102904 Black Sea, B602, Color-102912 Black Sea, B603, Color-102920 Black Sea. Refer to manufacturers layout for installation design, refer to sheet A602.

D. Carpet Plank Tiles @ Room 118: Human Nature Collection, HN850, HN840, HN810; Color: Nickel. Match layout to room 211, refer to sheet A602.

E. Carpet Plank Tiles: Human Nature Collection, HN850 & HN840; Color: Nickel, Installed Ashlar. Refer to manufacturers layout.

F-5 Not Used

F-7 Not Used

F-7 Static Dissapative Resilient Flooring, "51951 Armor Gray" by Armstrong

F-8 Roppe Rubber flooring @ Break Room (217): "Renew Rubber Tile" series, R174 Smoke, textured. Install per manufacturers specifications. Provide Schluter transition, Schiene profile at carpet to rubber floor.

F-9 Rubber Flooring: Mondo: Collection: Valor S, Color: Dark Grey - #VS018, Size: 3' x 3' Tile, 6mm thickness

F-10 Rubber Flooring: Mondo: Collection: Valor S, Color: Medium Grey - #VS011, Size: 3' x 3' Tile, 6mm thickness

GLAZING

See Door & Window Schedules on sheet G101 a & b

GL-1 Storefront glazing: 1" thick insulated LoE3 glass w/ Argon to match glazing in manufactured windows, "Cardinal, LoE3-366" or approved equal, VLT = 0.65, U = 0.24 and SHGC = 0.27

GL-2 Interior doors: 1/4" clear

GL-3 Interior windows: 1/4" clear

GL-4 Premanufactured door and window glazing: insulated glass w/ low E3 coating, argon fill

A. Fixed Windows: VLT = 0.55, U = 0.27, SHGC = 0.24. (T24 Model Values VLT = 0.45, U = 0.32, SHGC = 0.30)

B. Casement & Awning Windows: VLT = 0.44, U = 0.30, SHGC = 0.20. (T24 Model Values VLT = 0.45, U = 0.32, SHGC = 0.30)

C. French Doors: VLT = 0.36, U = 0.29, SHGC = 0.16. (T24 Model Values VLT = 0.25, U = 0.32, SHGC = 0.30)

GL-5 Men's toilet room mirror 1/4" w/ polished edges, adhered to 1" plywood box frame w/ 2" mirror overhang on top and bottom, refer to interior elevations for sizing and placement.

GL-6 Women's toilet room mirror 1/4" w/ polished edges, adhered to 1" plywood box frame w/ 2" mirror overhang on top and bottom, refer to interior elevations for sizing and placement.

GL-7 Employee toilet room mirror, 1/4" w/ polished edges, adhered to 1" plywood box frame w/ 2" mirror overhang on top and bottom, refer to interior elevations for sizing and placement.

GL-8 Men's and Women's Sink Mirror @ Locker Rooms & Triage, 1/4" W/ polished edges. Refer to interior elevations for size/location

GL-9 Men's and Women's Full Length Mirror @ Locker Rooms, 1/4" w/ polished edges. Refer to interior elevations for size/location

GL-10 Opaque film to be applied o/ doors, FASARA - Glass Finishes Geometric RE1SIAR" by 3M. Refer to door schedule

GL-11 Lobby Security Glass: 1/2" clear tempered safety glass

INTERIOR FINISHES

See Finish Schedule on sheet G002. Install per Gypsum Association standards

A. Level V finish: Level IV plus thin skim coat over all surfaces

B. Level IV finish: 3 coats of mud @ all joints, interior angles, & fasteners

C. Level III finish: 2 coats of mud @ all joints, interior angles, & fasteners

D. Level II finish: all joints & interior angles taped & mudded, ok for substrates

E. Level I finish: for concealed areas only, joints taped w/o compound

FN-1 Gypsum board 5/8" Type "X". Skim coat trowel finish, Painted. Install per the Gypsum Association Specifications.

FN-2 5/8" 'XP' water, mold, & mildew resistant Gyp. Bd. w/ Skim coat trowel finish, Painted. Install per the Gypsum Association Specifications.

FN-3 NOT USED

FN-4 Vertical composite faux wood planks: 1" x 5-1/2" "TimberTech, Vintage Collection, Coastline" or approved equal.

FN-5 1-1/2" thick gypsum cementitious underlayment

FN-6 FRP by Marlite: #P145, Color: Silver & use PVC trim as required. Install up to 84" AFF.

FN-7 Sound Blanket: Owens Corning "SelectSound" Black Acoustic Blanket, 2" thick x 48" or 72" W

FN-8 NOT USED

FN-9 Window Coverings by Mechoshade or approved equal

A. Manual operation @ offices, UrbanShade Collection: 1990 Series/SoHo - 5% Open, Color: 1915 Smoke. Refer to window schedule for locations.

B. Motorized operation @ meeting room, UrbanShade Collection: 1990 Series/SoHo - 5% Open, Color: 1915 Smoke. Contractor to coordinate with electrician. Refer to interior elevations & window schedule for location.

FN-10 5/8" Type "X" exterior grade gypsum board . Skim coat trowel finish, Painted. Install per the Gypsum Association Specifications.

INSULATION

IN-1 Formaldehyde free fiberglass batt insulation @ exterior walls, R-21 min.

IN-2 Not Used

IN-3 6" min. thick polyisocyanurate rigid foam insulation (min. R-30) with tapered polyisocyanurate rigid foam crickets

IN-4 Formaldehyde free fiberglass acoustic batt insulation @ denoted interior walls, R-13

IN-5 Formaldehyde free fiberglass batt insulation @ floor assemblies where indicated, R-21

IN-6 Formaldehyde free fiberglass batt insulation @ roof, R-30. Cover batt insulation with facing and insulation paper, WMP-10 black coating, polypropelene / scrim / kraft by 'Lamtec' or approved equal, painted.

METALS

MT-1 Steel column, refer to Structural Drawings

MT-2 Metal stringers w/ wood treads and risers.

MT-3 Metal Guardrails

MT-4 Roof crickets

MT-5 Metal panels, gutters, downspouts & misc roof flashing to be Zinc coated copper. At panel installations provide air gap or install o/ ventilation mesh.

MT-6 S.S. cable rails

MT-7 Exposed metal flashing, refer to Architectural details

MT-8 Flat seam metal cladding

MECHANICAL

ME-1 Mechanical venting - refer to Mechanical Drawings

ME-2 Mechanical equipment - refer to Mechanical Drawings

ME-3 Mechanical vent pipe - refer to Mechanical Drawings

ME-4 Mechanical exterior soffit vents - refer to Mechanical Drawings, GC to coordinate to coordinate rough framing with duct locations.

MISCELLANEOUS

M-1 Fire extinguisher, one (1) 2A-10B:C in semi-recessed cabinet. Vertical duo in S.S. with square trim or equal.

ADA Mounitng Height = 48" max, A.F.F. to the center of the box or extinguisher handle.

M-2 (N) Rooftop mechanical equipment, refer to Mechanical Drawings

M-3 Roof mounted condensers, refer to Mechanical Drawings

M-4 Roof access ladder

M-5 Mechanical exhaust, refer to Mechanical Drawings

M-6 Aluminum raised lettering: 10" tall, Helvetica Bold Font, color to match (P-2C)

M-7 Floor drains, refer to Plumbing Drawings

M-8 G.I. louvered vent, painted

M-9 Accessibility signage, refer to Floor Plan for references.

M-10 Elevator manufacture shall provide the following information to the structural engineer for seismic analysis per ASCE 7-10 chapter 13; Elevator plan, weights, number & location of supporting rails with vertical attachment heights and safety beam design criteria; Verification that elevators comply with seismic requirements of ASME 17.1 (ASCE 7-10_13.6.10); Provide seismic switch for speeds > 150 FPM (ASCE 7-10_13.6.10.3); Verify effects of relative seismic displacements in combination with other loads; relative displacements between floors shall be maximum 1-1/8" (ASCE 7-10_13.3.3.2); Verification of retainer plates at top and bottom of the car and counterweight (ASCE 7-10_13.6.10.4).

Hydraulic elevator: "Schindler, 330a" or approved equal holeless 3500# Hydraulic Passenger Gurney-Type Elevator. Single speed, front-opening unit w/ standby lowering emergency power.

Ceiling: "SC04", Wall Finishes: Columbia Walnut Laminate, Base: Brushed Stainless Steel , Handrails: 1/2" x 2" Flat Brushed Aluminum

M-11 Ladder at elevator pit - Quality Elevator Products - Approved Shop drawings per field verification required.

M-12 Knox Box - Model 3200 stainless steel finish - recessed with mounting flange.

R = recessed with mounting flange

S = Surface mounted

M-13 Fixed wall ladder for roof hatch access, model 560 by Alaco Ladder Co. Coordinate location with roof framing.

M-14 Bilco thermally broken roof hatch

M-15 White vinyl adhesive address numbers - applied to the interior glazing, centered as shown. Characters Approx. 10" high. Architect approval required prior to installation. Futura Font.

M-16 Bank of weather protected audio loud speakers, aka "Voice of God". Connect to Harbor Dept. Verfiy locations w/ Director. Coordinate with Electrical engineer.

M-17 Wall mounted fire alarm bell

M-18 Photovoltaic solar panels mounted on shade structure: per separate design build permit, shown for coordination purposes only. Base bid to provide panels that meet the requirements of the T-24 model (G.C. to verify with final approved permit set, currently 29.17 dWdc).

M-19 Black Mexican pebbles

M-20 4 tier high capacity steel shelving, provided by Owner, gray, 84" high by "Grainger" or approved equal

M-21 Nook Woodworking: Cascade Iron Co. - Steel Double 'J' Hook, Finish: Black (clear coat) Toggle Bolt: .75"/1"/2" Lag Bolt options, GC to select

M-22 Drop down smoke & draft control curtain door compliant with CBC 716.5.3.1, tested per UL 1784 - Manufacturer & Model - Smoke Guard - Model 200

M-23 Below grade waterproofing system, refer to Detail Work Notes WP-13 A & B

M-24 All-welded heavy duty 12 gauge lockable storage cabinet in Patrol Shed. 60" W x 24" D x 78" H by Global Industrial or approved equal

M-25 (7) 12" h. x 48" w. "Gear Wall" panels by Gladiator or approved equal, mounted to the wall per Mfgr recommendations. Refer to elevations for location.

M-26 not used

M-27 Vinyl soffit vents: "Amico AMSVSR-400-780" typ., "Amico AMSVS-400-780" where offset from wall

M-28 Communications antenna's to be provided by Client and installed by Contractor, refer to roof plan.

M-29 Assistive Listening System: per CBC 11B-219 provide 2 receivers, refer to detail #17/G201

M-30 Mechanical Equipment Screen: premanufactured supports w/ composite slats (per key note EX-5) attached to wood framing, refer to detail #20/A806

M-31 Owner provided furnishings & equipment

M-32 Owner provided AV equipment

M-33 not used

M-34 Provide backing in wall for ownder provided equipment, coordinate with Owner's rep on size and location

M-35 Corner Guards: The Corner Guard Store - 90 Deg, 14ga, Tyype 304, Satin #4, Brushed Finish, Stainless Steel Corner Guard, SKU: CG-SS4-14480.75-90

M-36 ERV Access: Provide 36"x48" flush, hinged, lockable access door with drywall bead flange at gypsum board ceiling (typ: Babcock-Davis HVAC Access Door, model B-HVAC or approved equal).

M-37 Fan Coil Access: Provide 18"x32" flush, hinged, lockable access door with drywall bead flange at gypsum board ceiling (typ: Babcock-Davis HVAC Access Door, model B-HVAC or approved equal).

M-38

PAINT / STAIN

Painter shall match colors as specified. Prepare, prime and apply coatings as required per manufacturers specifications.

Project Paint Colors (apply to the paint & stain types as noted below):

A. Color to match: Benjamin Moore - #976 - Coastal Fog

B. Color to match: Benjamin Moore, #978 - Raccoon Hollow

C. Color to match: Benjamin Moore, #AF-715 - Dolphin

D. Color to match: Exterior Color for doors. Benjamin Moore, #AF715 - Dolphin

E. Color to match: Dunn Edwards, #DEW381 Droplets

F. Color to match: Dunn Edwards, #DE6227 Muslin

G. Color to match: Dunn Edwards, #DEC799 - Wharf View

H. Wolf Gordon; Scuffmaster - GOH 33983389 - Ambient Metallic - #AM10310

J. Color to match: Dunn Edwards, #DE6227 - Muslin

K. Color to match: Stain @ interior doors, Minwax, Special Walnut - #224 - Semi-Transparent Opacity

L. Color to match manufactured doors & windows (off white)

M. Color to match: Benjamin Moore, #1609, Temptation

N. NOT USED

P. NOT USED

Q. Color to match: Dunn Edwards, #DE6385 - Black Bean

R. Untinted white

S. Modern Masters ME244 Steel Gray

P-1 Exterior paint @ walls & soffits: Dunn Edwards/McCloskey, Eggshell finish 3 coats exterior acrylic, includes primer

P-2 Interior/exterior paint @ metal: Dunn Edwards/McCloskey, Semi-Gloss finish, 3 coats exterior acrylic enamel, includes primer

P-3 Interior paint @ gyp. bd.: Dunn Edwards/McCloskey, Eggshell fInish 3 coats interior acrylic, includes primer

P-4 Interior paint @ gyp. bd and doors.: Dunn Edwards/McCloskey, Semi-Gloss fInish 3 coats interior acrylic, includes primer

P-5 Interior paint @ gyp. bd.: Dunn Edwards/McCloskey, Satin fInish 3 coats interior acrylic, includes primer

P-6 Exterior full bodied stain, color to match Benjamin Moore, #976 - Coastal Fog

P-7 Clear anti-graffiti sealer @ all exterior walls up to 10'-0" ± or closest horizontal control joint, "Monochrome Permashield Premium" matte finish, or approved equal (Exterior)

P-8 Powder coating (Exterior)

P-9 Wolf Gordon; Scuffmaster - GOH 33983389 - Ambient Metallic - #AM10310 paint coating, apply per manufactures recommendations.

P-10 Interior paint @ gyp. bd.: Dunn Edwards/McCloskey, Flat fInish, 3 coats interior acrylic, includes primer

P-11 Clear sealer (Exterior)

P-12 Interior specialty paint: "Modern Masters, Metallic Paint Collection". Install per manufacturers specifications. Contact Dunn Edwards to order

P-13 Interior wood door stain & clear finish: Minwax, Special Walnut - #224 - Semi-Transparent Opacity stain, w/ 2 coats clear polyurethane finish, semi-gloss

P-14 Exterior high performance coatings @ structural steel members: "Carboline, Carbothane 134MC" or approved equal, 2 coats o/ 1 coat of "Carbozinc 859VOC" primer, apply per manufacturers specifications.

PLUMBING / MECHANICAL

Refer to G003 for required mounting heights and locations of plumbing fixtures. See Plumbing drawings for fixture schedule

PF-1 ADA Accessible low flow, floor mounted toilet, Refer to plumbing drawings

PF-2 ADA Accessible wall mounted lavatory, Refer to plumbing drawings

A. Large ; B. Small

PF-3 ADA Accessible urinal, Refer to plumbing drawings

PF-4 ADA hand sink, wall mounted. Refer to plumbing drawings

PF-5 60" x 36" x 3" Shower base: "Aquatic, Icon SB6036 AcrylX Alcove Center Drain Shower Base in White", or approved equal, Refer to plumbing drawings

PF-6 Lavatory @ locker rooms, undermount, Refer to plumbing drawings

PF-7 Kitchen sink @ break room, Refer to plumbing drawings

PF-8 Floor mounted mop sink, refer to plumbing drawings

PF-9 Floor drains

PF-10 Fire Sprinker Riser, refer to Fire Sprinkler Drawings

PF-11 Roof drains w/ Overflow Scuppers

PF-12 Louvered exhaust fan, refer to Mechanical Drawings

TILE

All tile & base materials to be installed per Tile Council of America standards. Project Tiles (applies to the tile installations noted below)

A. Dal Tile: Porcelain Floor Tile; Collection: Ambassador - Color: Wanderlust White #AM36, Size: 12x24 @Men's & Women's Locker Rm #126 & #128. RE Elevation for pattern, provide samples for Architect approval. Provide coordinating 3x12 Bullnose Base, P-43C9. Use Laticrete 1/8" Grout Joint w/ Sanded Permacolor; Color: Sterling Silver #78

B. Dal Tile: Porcelain Floor Tile; Collection: Ambassador - Color: Wanderlust White #AM36, Size: 12x24 @Elevator & Wall Tile @ selected Shower(s). Use Laticrete 1/8" Grout joint w/ Epoxy Grout; Color: Sterling Silver #78

C. Dal Tile: Porcelain Floor Tile; Collection: Ambassador - Color: Wanderlust White #AM36, Size: 12x24 @Employee Locker Rm #113. Use Laticrete 1/8" Grout joint w/ Sanded Permacolor; Color: Sterling Silver #78. Provide Schluter DILEX-EHK stainless steel cove-shaped profile. RE Elevation for tile pattern.

D. Dal Tile: Porcelain Mosaic Floor Tile; Collection: Keystones, Color: Castlerock Organic Penny - #D618, Size: 2x2 @ Employee Locker Rm Shower Floor #113. Use Laticrete 1/8" Grout joint w/ Epoxy, Color: Dusty Gray #60. Provide Schluter DILEX-EHK Cove Profile.

E. Dal Tile: Porcelain Wall Tile; Collection: Ambassador - Color: Wanderlust White #AM36, Size: 12x24 @ Employee Locker Rm #113. Use Laticrete 1/8" Grout Joint w/ sanded permacolor; Color: Sterling Silver #78. RE Elevations for tile pattern. Provide Schluter DILEX-EHK Stainless Steel cove-shaped profile @ floor & Schluter Schiene Brushed Stainless @ outside edge of shower wall and top of wainscot.

F. Dal Tile: Porcelain Wall Tile; Collection: Ambassador - Color: Wanderlust White, #AM36, Size: 12x24 @ Women's Bathroom wainscot #104 & #103. Add Ambassador, Color: Wanderlust White 'Random Linear' Matte Tile at top of 12x24 section and add 3x24 Bullnose Tile Trim S43F9 at top of wainscot and 6x12 Cove Base S36F9 at floor to wall transition. Use Laticrete 1/8" grout joint w/ sanded permacolor, Color: Sterling Silver #78. RE Interior Elevations.

G. Dal Tile: Glass Wall Tile; Collection: Color Wave: Color: Nine Iron Straight Joint, #CW19, Size: 3x6 @ Sink Backsplash @ Men's & Women's Bathroom #103 & #104. Float portion of wall to accommodate difference in adjoining tile thickness. Use Laticrete 1/8" Grout joint w/ sanded permacolor, Color: Platinum #42. RE Interior Elevations

H. Dal Tile: Porcelain Wall Tile; Collection: Ambassador, Color: Wanderlust White, #AM36, Size: 12x24 @ Men's Bathroom wainscot #104 & #103. Add Ambassador, Color: Wanderlust White 'Random Linear' Matte Tile at top of 12x24 section and add 3x24 bullnose trim S-43F9. Use coordinating 6x12 Cove Base S36C9 at floor to wall transition. Use Laticrete 1/8" grout joint w/ sanded permacolor, Color: Sterling Silver #78. RE Interior Elevations.

J. Dal Tile: Porcelain Floor Tile; Collection: Ambassador, Color: Wanderlust White, #AM36, Matte Finish, Size: 12x24 @ Men's & Women's Bathroom #221 & #222. Use Laticrete 1/8" Grout joint w/ sanded permacolor, Color: Sterling Silver #78. Provide Schluter DILEX-EHK Stainless Steel Cove-shaped profile

K. Dal Tile: Porcelain Wall Tile; Collection: Ambassador, Color: Wanderlust White, Matte, #AM36, Size: 12x24 @ Men's & Women's Bathroom #221 & #222. Add Ambassador, Color: Wanderlust White 'Random Linear' Matte Tile at top of 12x24 section and add 3x24 bullnose trim S-43F9. Use Laticrete 1/8" grout joint w/ sanded permacolor, Color: Sterling Silver #78. RE Interior Elevations for tile layout.

T-1 Standard interior floor tile, thinset o/ crack isolation membrane per TCA detail #F125-14 @ concrete subfloors & TCA detail #F180-14

T-2 Interior floor tile @ wet locations: thinset o/ crack isolation membrane per TCA detail #F125-14 @ concrete subfloors & TCA detail #F180-14 @ gypcrete subfloors

T-3 Tile @ shower & bath tub installations: @ pans, thinset o/ sloped reinforced MSB o/ waterproof membrane; @ walls, thinset o/ cementitious-coated extruded foam back board per TCA detail #B426-15

T-4 Interior wall & base tile: thinset per TCA detail #W245-14.

T-5 Interior floor tile o/ wood @ elevator shall be similar to F148-14 w/ use of an anti-fracture membrane.

TOILET ACCESSORIES

Refer to G003 for required mounting heights and locations of Toilet Accessories. Refer to Plumbing drawings for fixture schedule. Mnfctr or approved equal, Noted. Architect to review.

TA-1 Bobrick: Collection: Budget HLP Series - MetroSeries 1550, High Pressure Laminate Restroom Partitions & Urinal Divider, floor anchored w/ stainless steel hardware. Color: #5488-58 - Smoky Brown Pear

TA-2 8" Diameter (approx.) Circular Waste/Recyc. Chute

TA-3 Soap Dispensers

A. Bobrick: ConturaSeries - B-4063, Recessed Soap Dispenser

B. Bobrick: ConturaSeries - B4112, Surface Mounted Soap Dispenser

C. Bobrick: ClassicSeries - B-82216, Counter-Mounted Manual Top-Fill Liquid Soap Dispenser, 6" Spout

TA-4 Not Used

TA-5 Not Used

TA-6 Combination Accessory Units

A. Bobrick: ClassicSeries - B3574, Recessed Toilet Seat Cover, Sanitary Napkin Disposal, Toilet Tissue Dispenser. (Left Side While Seated)

B. Bobrick: ClassicSeries - B-34745, Recessed Toilet Seat Cover & Toilet Tissue Dispenser. (Right Side While Seated)

C. Bobrick: ClassicSeries - B-35745, Recessed Toilet Tissue /Seat Cover Dispenser / Waste Disposal. (Right Side While Seated)

TA-7 Not Used

TA-8 Convertible Paper Towel/Trash Receptacles

A. Bobrick: TrimLineSeries - B-3803 Recessed Paper Towel Dispenser & Waste Receptacle. (5 3/4" min. recessed depth)

B. Bobrick: TrimLineSeries - B-38034 Recessed Paper Towel Dispenser & Waste Receptacle. (3 3/4" min. recessed depth)

C. Bobrick: TrimLineSeries - B-380349 Surface Paper Towel Dispenser & Waste Receptacle.

D. Bobrick: TrimLineSeries - B-4262 Surface Paper Towel Dispenser

TA-9 Grab Bars

A. Kohler: Collection: Purist, Stainless Steel, 36" L

B. Kohler: Collection: Purist, Stainless Steel, 48" L

C. Not Used

D. Bobrick: Concealed Mounted, B-6861, 1-1/2" Ø grab bar, at ±33" A.F.F., 15-7/8" W x 30-7/8" L.

TA-10 Shower / Dressing Area Seat

A. Bobrick: Shower / Dressing Area Seat, Ivory Phenolic & Satin Finish, 25.5" W

B. Bobrick: Shower / Dressing Area Seat, Ivory Phenolic & Satin Finish, 22" W

TA-11 Hollman: Phenolic Lockers, Collection: Athletic Series - Color: Winter Sky #8792-58, Finish: Smooth. Provide (2) hooks, (1) hanging rod, (1) cubby, lockable door

TA-12 Bobrick: #B-2300, Floor Standing Dome Top Waste Receptacle

TA-13 Not Used

TA-14 Wall Mounted Phenolic Bench, 48" W x 20" D, provide brackets as req'd. Finish: Formica Laminate, Color: Winter Sky, Matte Finish, #8792-58

TA-15 Bobrick: Series: B-6047, Extra Heavy Duty Shower Curtain Rod, mount @78" AFF Size & cut Rod to fit each shower opening.

TA-16 Bradley: Model #9537, Antimicrobial Vinyl Shower Curtain, Size: 54"x72". Provide hooks as req'd

TA-17 Bobrick: B-2116, Heavy-Duty Clothes Hook, w/Concealed Mounting. Mount @48" AFF

TA-18 Bobrick: Classic Series: B-6727, Surface Mntd Double Robe Hook, Finish: Satin Stainless. Mount @48" AFF for ADA compliance.

WOOD

W-1 Exposed Structure

W-2 Teak Cap Rails

W-3 Redwood Guardrail Stanchions

W-4 Teak Stair Treads, Risers & Landing

W-5 1-1/2" dia. D.F. handrail

W-6 1x12 cedar shelving, painted w/heavy duty metal support brackets

WALL COVERING

WC-1 Vahallan.com, Pattern: Moffat, Colorway: Greystone, Class A, ASTM E84 available upon request - for commercial use

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COUNTY of VENTURA
Harbor Department

Harbor Headquarters

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Oxnard, CA 93035

CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT MARK D. KIRKHART C-10425 Sept. 30 2027 RENEWAL DATE STATE OF CALIFORNIA

JOB NUMBER
15-600

PIC	PA	PM	TEAM
MK	KD		JA, CR, JG

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
Design Development	4/16/25
Bldg Dept Submittal	8/5/25
Bldg Dept Submittal #2	4/20/26
Bldg Dept Submittal #3	7/8/26

REVISIONS

No.	DESCRIPTION	DATE

Key Notes Tabulations & Project Data

G002

SCALE: As Noted

DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

0

1/7/25

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL
5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV), [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES
5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. **[N] [BSC-CG]** Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[1,2]
0-9	0	0
10-25	4 (AIA Form incorrect)	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,3,4 LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

TABLE 5.106.5.6.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF REQUIRED EVCS[2]
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

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CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT MARK D. KIRKHAM C10425 Sept. 30 2027 REGISTRATION DATE PROFESSIONAL

JOB NUMBER
15-600

PIC	PA	PM	TEAM
MK	KD		JA, CR, JG

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
Design Development	4/16/25
Bldg Dept Submittal	8/5/25
Bldg Dept Submittal #2	4/20/26
Bldg Dept Submittal #3	7/8/26

REVISIONS

No.	DESCRIPTION	DATE

CAL GREEN - NR - 1
MANDATORY MEASURES

G301

SCALE: Scale As Noted
DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

0

1/7/25

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3

NUMBER OF PARKING SPACES IN A PARKING FACILITY	MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 **(G)**					
MAXIMUM ALLOWABLE GLARE RATING 3 **(G)**	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 **(G)**	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 **(G)**	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 **(G)**	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1. See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS]*. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE
5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE
5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL
5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS
5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT
5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT
5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2028, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT
MARK D. KIRKPATRICK
C10425
Sept. 30 2027
REGISTERED
DATE
OF CALIFORNIA

JOB NUMBER
15-600

PIC	PA	PM	TEAM
MK	KD		JA, CR, JG

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
Design Development	4/16/25
Bldg Dept Submittal	8/5/25
Bldg Dept Submittal #2	4/20/26
Bldg Dept Submittal #3	7/8/26

REVISIONS

No.	DESCRIPTION	DATE

CAL GREEN - NR - 1
MANDATORY MEASURES

G302

SCALE: Scale As Noted
DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

0

1/7/25

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	MT CO_2e/MT [4]
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, *except* for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category**.**
4. The GWP unit for flat glass has been adjusted to correct an error in the express terms. With the revised unit (MT CO2e/MT), reported GWP values will align with industry data as published in the CLF North American Material Baselines (2023).

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_c < GWP_{allowed}$
where
$GWP_c = \Sigma\ (GWP_n)(v_n)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_n)$
and
$_n$ = each concrete mix installed in the project
GWP_n = the GWP for concrete mix $_n$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_n$ per Table 5.409.3
v_n = the volume of concrete mix $_n$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Comissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009)**.**

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

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COUNTY of VENTURA
Harbor Department

Harbor Headquarters

3900 Pelican Way
Oxnard, CA 93035

CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT
MARK D. KIRKHAMER
C10425
Sept. 30 2027
RENEWAL DATE
CALIFORNIA

JOB NUMBER
15-600

PIC	PA	PM	TEAM
MK	KD		JA, CR, JG

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
Design Development	4/16/25
Bldg Dept Submittal	8/5/25
Bldg Dept Submittal #2	4/20/26
Bldg Dept Submittal #3	7/8/26

REVISIONS

No.	DESCRIPTION	DATE

CAL GREEN - NR - 1
MANDATORY MEASURES

G303

SCALE: Scale As Noted
DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

0

1/7/25

COASTAL COMMISSION CONDITIONS OF APPROVAL

STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY EDMUND G. BROWN, JR., Governor
CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

W13a
&14c

DATE: July 25, 2013

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director
Steve Hudson, District Manager
Melissa Ahrens, Coastal Program Analyst

SUBJECT: Public Works Plan Amendment 0201-1 and NOID 0202-13, for Reconstruction of the Channel Islands Harbor Administration Building, for Public Hearing and Commission Action at the August 14-16 Commission Meeting in Santa Cruz.

STAFF RECOMMENDATION: staff recommends that the PWP amendment be **denied, as submitted**, and **approved with one (1) suggested modification** and that the Commission **approve the related NOID with special conditions,** as described within the staff report, that are necessary to address project-specific impacts on coastal resources to bring the development into conformance with the certified Public Works Plan.

Motions and Resolutions: Page 7.

SUMMARY OF STAFF RECOMMENDATION

The Ventura County Harbor Department is proposing to amend the certified Channel Islands Harbor Public Works Plan (PWP) in order to facilitate redevelopment of the main Harbor administrative building located on a landside parcel in the eastern portion of the harbor. The existing 7,825 sq. ft. harbor administrative building is the main headquarters and storage facility of the Harbor patrol as well as the Harbor's finance, planning, management, and leasing departments. The existing building is an aged and dilapidated structure, which does not provide the facilities or space adequate to maintain and support ongoing Harbor administrative operations. As such, the Channel Islands Harbor department (which is part of the County of Ventura), has submitted PWP amendment 0202-1, to modify Table 1 of the certified PWP to increase the allowable square footage on the subject administrative building site from 5,500 sq. ft. to 9,000 sq. ft., and the associated Notice of Impending Development (NOID) 0202-13, to authorize the demolition of the existing 7,825 sq. ft. administration building and the construction of a new two story 27' 6" tall, 8,999 sq. ft. structure and associated facilities.

The Ventura County Harbor Department submitted the amendment to the certified Channel Islands Harbor Public Works Plan (PWP) on June 17th, 2013. On June 24th, 2013, the Executive Director determined that the County's amendment submittal was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30605. Pursuant to Section 30605 of the Coastal Act, any proposed amendment to the certified PWP shall be submitted to, and processed by, the Commission in the same manner as prescribed for amendment of a local coastal program. Staff is recommending denial of the proposed PWP amendment as submitted, and approval with one (1) suggested modification regarding building height restrictions on the subject site. The proposed PWP amendment, which would increase the allowable square footage of the harbor administration building and facilitate authorization of the project proposed in NOID 0202-13, would be internally consistent with the contents of the certified PWP. However, the proposed development would not be consistent with Policy 22 (d), which restricts the building height on the administration building site to 25 feet and the proposed PWP Amendment does not include any modification to this policy to resolve the conflict. As the subject administration building proposed in NOID 0202-13 is 27' 6" tall, in order to find the proposed NOID consistent with the certified PWP, staff is recommending a modification to the proposed amendment which will revise policy 22 (d) to allow development on the subject administration building site to be a maximum of 28 feet in height. The standard of review for the proposed amendment to the PWP is consistency with the Chapter 3 policies of the Coastal Act. The policies and implementation measures of the Oxnard LCP serve as guidance.

The subject administration building site is located in the eastern portion of the Harbor on the corner of Victoria Avenue and Pelican way. The subject site is located adjacent to the main fuel dock for the harbor and a large section of commercial and recreational boating slips. The subject site contains public accessways and sidewalks which provide access to the recreational and commercial boating slips and function as public coastal walkways. The subject public sidewalks will be improved as part of the proposed NOID and access to the commercial and recreational boating areas and fuel dock will be maintained and unaffected by the proposed project. Construction storage and staging will not block or obstruct public access to the water or other public Harbor amenities. Additionally, new public ADA accessible public restroom facilities will be constructed as part of the proposed administration building NOID. As such, no adverse impacts to public recreational Harbor resources or commercial fishing operations are anticipated to result from the proposed project. Additionally, while, the subject administration building site is located adjacent to a public view corridor identified on the certified PWP Land Use Plan Map, the proposed redevelopment will maintain the existing footprint of the current administration building and will not extend into any portion of the identified public view corridor. In order to ensure that the subject building blends in with the character of development in the area and is not visually obtrusive, staff is recommending Special Condition # 7, requiring that the color of the proposed administration building be limited to colors compatible with the surrounding environment (earth tones). As such, no impacts to public visual resources are anticipated as part of the proposed NOID.

Furthermore, there are no environmentally sensitive habitat areas (ESHAs) located on or in close proximity to the subject site and no work is proposed within or directly adjacent to Harbor

waters. While sensitive Heron species and other nesting birds have been identified in the regions of Channel Islands Harbor, the closest recorded sensitive bird nesting site is located 1,750 linear feet away, and on the other side of the harbor from, the subject administration building site. As such, no impacts to environmentally sensitive habitat areas are expected to result from the proposed project. However, to ensure that potential impacts to sensitive bird species are avoided or minimized, Special Condition #2 is suggested, which will require bird nesting surveys to be conducted within a 500 ft. radius of the project site prior to commencement of construction. Also, to improve and maintain water quality in the Harbor, Staff is recommending special condition # 3 and 4, which will require the Harbor to implement water quality and general construction maintenance and debris removal best management practices as part of the construction phase of the project, consistent with all applicable water quality policies of the certified PWP. The proposed administration building will also incorporate improved drainage systems and bioswale/biofiltration devices.

Therefore, Staff is recommending that the Commission determine that the notice of impending development is consistent with the certified Channel Islands Harbor Public Works Plan (PWP), as modified pursuant to seven (7) special conditions regarding: (1) Implementation of the proposed NOID, (2) Protection of roosting and nesting birds, (3) Construction maintenance and debris removal (4) Water quality management plan (5) Lighting plan, (6) Landscaping plan and (7) Structural appearance. As conditioned, the project is consistent with all resource protection policies and provisions of the Public Works Plan. See associated Motion and Resolution beginning on Page 2. The standard of review for the proposed NOID is conformity with the policies of the certified PWP.

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I. PROCEDURAL ISSUES

A. STANDARD OF REVIEW

Public Works Plan Amendment

Section 30605 of the Coastal Act and Article 14, Section 13356 of California Code of Regulations provides that where a public works plan is submitted prior to certification of the Local Coastal Program (LCP) for the jurisdiction affected by the plan the Commission's standard of review for certification is Chapter 3 of the Coastal Act. Although the land area within the Harbor is owned by the County, it lies within the jurisdiction of the City of Oxnard. The Commission certified the Public Works Plan in September 1986 prior to certification of the Oxnard LCP, including the Harbor area which was certified in December 1986. Therefore, the Commission's certification of the PWP was based on consistency with Chapter 3. Section 30605 and Section 13357 of the Code of Regulations also states that where a plan or plan amendment is submitted after the certification of the LCP for the area any such plan shall be approved by the Commission only if it finds, after full consultation with the affected local government(s), that the proposed plan is in conformity with the certified LCP. PRC Section 30605 also states that any proposed amendment to the PWP shall be processed in the same manner as prescribed for an amendment to a Local Coastal Program.

Notice of Impending Development:
Sections 30605 & 30606 of the Coastal Act and Article 14, §13359 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified PWP. Section 13354 requires the Executive Director or his designee to review the notice of impending development within five working days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified PWP. The notice is deemed filed when all necessary supporting information has been received. In this case, because the NOID is for a project identified in a pending PWP amendment that the Commission has not yet acted on, there is insufficient supporting information to determine whether the proposed development is consistent with the certified PWP. Therefore, the NOID is deemed incomplete at this time and cannot be filed until the amendment has been approved by the Commission. In the event that suggested modifications to the PWP amendment required by the Commission result in substantial changes to the proposed development, then the Notice of Impending Development shall be deemed inconsistent with the PWP and shall remain incomplete. A revised or new Notice of Impending Development that is consistent with the PWP must be submitted before development of the proposed Administration Building can commence.

Pursuant to Section 13359, within thirty working days of filing the Notice of Impending Development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified PWP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified PWP and whether conditions are required to bring the development into conformance with the PWP.

No construction shall commence until after the Commission votes to render the proposed development consistent with the certified PWP.

The standard of review for a Notice of Impending development is the PWP, as amended. Section 30606 of the Coastal Act and §13357 through §13359 of Title 14 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified Public Works Plan. The Executive Director or his designee must review the notice of impending development (or development announcement) and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified Public Works Plan as Amended. The notice is deemed filed when all necessary supporting information has been received and any necessary PWP Amendment is certified by the Commission.

B. PUBLIC PARTICIPATION
Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any Public Works Plan. The County of Ventura Board of Supervisors held a public hearing and approved the PWP amendment on March 5, 2013. Written comments were also received regarding the project from public agencies, organizations and individuals. The hearing was duly noticed to the public consistent with Sections 13552 and 13551 of the California Code of Regulations. Notice of the subject amendment has been distributed to all known interested parties.

II. STAFF RECOMMENDATION: MOTIONS & RESOLUTIONS

A. PWP AMENDMENT 0201-1: DENIAL AS SUBMITTED

MOTION I: I move that the Commission certify Channel Islands Harbor Public Works Plan Amendment No. 13-0201-1, as submitted.

Staff recommends a NO vote. Failure of this motion will result in denial of the Public Works Plan amendment and the adoption of the following resolution and findings. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION I:
The Commission hereby denies certification of the Channel Islands Harbor Public Works Plan Amendment 13-0201-1 as submitted and adopts the findings stated below on the grounds that the amendment does not conform with Chapter 3 of the Coastal Act. Certification of the Amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or feasible mitigation measures that would substantially lessen the significant adverse effects that the approval of the amendment would have on the environment.

B. PWP AMENDMENT 13-0201-1 CERTIFICATION WITH SUGGESTED MODIFICATIONS

MOTION II: ***I move that the Commission certify the Channel Islands Harbor Public Works Plan Amendment 13-0201-1 if modified as suggested in the staff report.***

STAFF RECOMMENDATION FOR CERTIFICATION OF PWP AMENDMENT WITH SUGGESTED MODIFICATIONS:
Staff recommends a **YES** vote. Passage of this motion will result in certification of the Public Works Plan Amendment 13-0201-1, as modified. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION II:
The Commission hereby certifies the Channel Islands Harbor Public Works Plan Amendment 13-0201-1 if modified as suggested and adopts the findings stated below on the grounds that the amendment with the suggested modifications conforms with Chapter 3 of the Coastal Act. Certification of the amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the amendment on the environment, or 2) there are no further feasible mitigation measures or alternatives that

would substantially lessen any significant adverse impacts of the amendment on the environment.

C. NOID 0201-13: APPROVAL WITH CONDITIONS

MOTION III: I move that the Commission determine that the development described in the Notice of Impending Development 0201-13 (Administration Building Redevelopment), as conditioned, is consistent with the certified Channel Islands Harbor Public Works Plan.

Staff recommends a YES vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development **0201-13** as conditioned, is consistent with the certified Channel Islands Harbor Public Works Plan, as amended, pursuant to PWP Amendment 13-0201-1, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION III: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH PWP:
The Commission hereby determines that the development described in the Notice of Impending Development 0201-13, as conditioned, is consistent with the certified Channel Islands Harbor Public Works Plan, as amended pursuant to PWP Amendment 13-0201-1, for the reasons discussed in the findings herein.

III. SUGGESTED MODIFICATION TO PWP AMENDMENT 0201-1

The staff recommends that the Commission certify the Public Works Plan Amendment only with the modifications as shown or described below. Language presently contained within the certified PWP is shown in straight type. Language proposed by the Harbor Department to be inserted is shown underlined. Language recommended by Commission staff to be inserted is shown in double underline.

1. Modify policy 22(d) as follows:

d. Future building or redevelopment in the harbor shall not exceed 2 stories or 25 feet in height or 35 feet on parcel V-1 at the corner of Victoria and Channel Islands Boulevard, or 28 feet on the Harbor administrative building site at the corner of Victoria Avenue and Pelican Way. Height shall be measured from the centerline of the frontage rd.

IV. NOTICE OF IMPENDING DEVELOPMENT 0202-13 SPECIAL CONDITIONS

1. **Implementation of proposed NOID**
The project shall be subject to all conditions of approval by the Ventura County Harbor Department, included as part of the proposed NOID except as modified by the required conditions of approval for Notice of Impending Development 0202-13. Any questions of intent or interpretation of any condition will be resolved by the Executive Director of the Coastal Commission.

2. **Protection of Nesting and Roosting Birds**
A qualified independent biologist or environmental resource specialist shall prepare biological surveys of trees on and adjacent to the project site (within 500 feet of any construction activities), just prior to any construction activities, and once a week upon commencement of construction activities that include grading or use of other heavy equipment, and that will be carried out between December 1st and September 30th, inclusive. Such surveys shall identify the presence of black-crowned night herons, great blue herons, snowy egrets, or other sensitive species in or near the project site. All surveys conducted pursuant to this condition shall be submitted to the Executive Director of the Coastal Commission.

In the event that the surveys identify any black-crowned night herons, great blue herons, snowy egrets, or other sensitive species exhibiting reproductive or nesting behavior on or adjacent to the project site (within 500 feet of any construction activities), then the following measures shall be included in the development:

A. Within 300 feet of any identified active nesting sites, noise monitors shall be present during all construction activities and timeshare removal. Noise generated by construction shall not exceed 65 dB at any point in time, at any active nesting site. If construction noise exceeds the standard above, sound mitigation measures shall be

employed. If these sound mitigation measures do not reduce noise levels within 48 hours, construction within 300 feet of the tree shall cease and shall not recommence until either new sound mitigation can be employed or nesting is complete.

B. A qualified independent monitor, approved by the Executive Director, shall be present on site during such construction to measure noise levels. During construction, noise reduction measures such as sound shields shall be used and measures taken to minimize loud noise generation to the maximum extent feasible. Bright upward shining lights shall not be used during construction and construction employees shall be prohibited from bringing pets (e.g., dogs and cats) to the construction site.

C. In the event that the environmental resources specialist reports finding that any black-crowned night herons, great blue herons, snowy egrets, or other sensitive species exhibiting reproductive or nesting behavior within any of the trees/shrubs to be removed, the applicant shall cease work and immediately notify the Executive Director and local resource agencies. Project activities shall resume only upon written approval of the Executive Director.

3. **Construction Maintenance Responsibilities and Debris Removal**
The Ventura County Harbor Department shall comply with the following construction-related requirements:

A. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion. No demolition or construction materials, debris, or waste shall be placed or stored in the park. No construction equipment or trailers shall be stored in the park.
B. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to ESHA, wetlands or their buffers.
C. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
D. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
E. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
F. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
G. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located within the coastal zone, a separate Notice of Impending Development shall be required before disposal can take place.
H. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.

I. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
J. The discharge of any hazardous materials into any receiving waters shall be prohibited.
K. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
L. The least damaging method shall be used for the construction of pilings and any other activity that will disturb benthic sediments. The suspension of benthic sediments into the water column shall be minimized to the greatest extent practicable.
M. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity
N. All BMPs shall be maintained in a functional condition throughout the duration of the project.

4. **Water Quality Management Plan**
A. ***Prior to commencement of development***, the Ventura County Harbor Department shall submit, for the review and approval of the Executive Director, a Water Quality Management Plan (WQMP), prepared by a licensed water quality professional, and shall include plans, descriptions, and supporting calculations. The WQMP shall incorporate structural and non-structural Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

a. The proposed development shall reduce or maintain pre-development peak runoff rates and average volumes to the maximum extent practicable.

b. Appropriate structural and non-structural BMPs (site design, source control and treatment control) shall be designed and implemented to minimize water quality impacts to surrounding coastal waters. Structural Treatment Control BMPs shall be implemented when a combination of Site Design and Source Control BMPs are not sufficient to protect water quality.

c. Impervious surfaces, especially directly connected impervious areas, shall be minimized, and alternative types of pervious pavement shall be used where feasible.

d. Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized.

e. Trash, recycling and other waste containers, as necessary, shall be provided. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals.

f. Runoff from all paved public walkways shall be collected and directed through a system of structural BMPs including vegetated areas and/or gravel filter strips or other vegetated or media filter devices. The system of BMPs shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants (including trash, debris and vehicular fluids such as oil, grease, heavy metals and hydrocarbons) through infiltration, filtration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner.

h. The detergents and cleaning components used on site shall comply with the following criteria: they shall be phosphate-free, biodegradable, and non-toxic to marine wildlife; amounts used shall be minimized to the maximum extent practicable; no fluids containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye shall be used.

i. Post-construction structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.

j. All BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired at the following minimum frequencies: (1) prior to October 15th each year; (2) during each month between October 15th and April 15th of each year and, (3) at least twice during the dry season.

k. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.

l. It is the Harbor Department's responsibility to maintain or ensure that its lessee maintains the drainage system and the associated structures and BMPs according to manufacturer's specifications.

B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a new Notice of Impending Development unless the Executive Director determines that no new Notice of Impending Development is legally required.

5. **Lighting Plan**
A. ***Prior to commencement of the development***, the Harbor Department shall submit, for the review and approval of the Executive Director, a lighting plan for the approved development and associated sidewalks. The lighting plan shall incorporate the following requirements:

(a) Any exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall be shielded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Furthermore, no skyward-casting lighting shall be used. The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting.
(b) The lighting plan shall show the locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture, the lighting specifications, and the height of the fixtures. The plan shall be designed in particular to avoid lighting impacts to the open spaces and trees.

B. The Harbor Department shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur unless the Executive Director determines that no new Notice of Impending Development or Public Works Plan Amendment is legally required.

6. **Landscaping Plan**
Prior to the commencement of development, the Harbor Department shall submit a landscaping plan, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The revised plan shall incorporate the criteria set forth below:

(a) All disturbed areas on the project site shall be planted and maintained for erosion control purposes within sixty (60) days after construction of the public park is completed. All landscaping shall consist primarily of native plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.
(b) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
(c) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
(d) The landscaping plan shall incorporate a majority of native species, endemic to the Ventura County or Channel Islands region and native coastal scrub habitat communities. All native planting shall be of local genetic stock. The landscaping plan shall emphasize drought tolerant endemic native plants on most of the proposed landscaping area.

7. **Structural Appearance**
Prior to the commencement of development, the Harbor Department shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer

surface of all structures authorized by the approval of this Notice of Impending Development. The palette samples shall be presented in a format not to exceed 8½" x 11" x ½" in size. The palette shall include the colors proposed for the exterior surfaces, concrete sidewalks, retaining walls, and other structures authorized by this permit. With the exception of any interpretive and educational improvements requiring the use of additional colors, acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones.

V. FINDINGS FOR APPROVAL OF THE PUBLIC WORKS PLAN AMENDMENT AS SUBMITTED AND APPROVAL OF THE RESPECTIVE NOTICE OF IMPENDING DEVELOPMENT, AS CONDITIONED

The following findings support the Commission's denial of the PWP amendment as submitted and approval *with one suggested modification*, as well as approval of the corresponding Notice of Impending Development, *as conditioned*. The Commission hereby finds and declares as follows:

A. PROPOSED PROJECT AND BACKGROUND

PWP Amendment Description
Channel Islands Harbor is proposing to amend their certified Public Works Plan to modify the allowable square footage of the harbor's administrative headquarters building. The proposed amendment would increase the allowable square footage of the subject administrative building in Table 1 of the certified PWP from 5,500 sq. ft. to 9,000 sq. ft. The subject PWP amendment is proposed in order to facilitate the demolition and reconstruction of the existing dilapidated administrative building, as proposed through Notice of Impending Development 0202-13. The proposed amendment would modify Table 1 of the certified PWP, which is an inventory table of existing facilities and uses by leased parcel within the harbor. The subject site of the existing administrative building does not have an identified parcel number; however, it is identified in Table 1 as 'Harbor Admin. Bldg' located on a 1.38 acre (no # parcel). The certified CI Harbor PWP master plan map identifies the existing administrative building in its approximate as-built size and configuration.

The Land Use Map contained in the PWP provides general land use designations and describes permitted uses within specific areas of the Harbor. The subject administrative building site is designated Visitor Serving Boating (VSB) on the subject Land Use Map. The PWP states that "the purpose of this designation is to provide access to, and the storage of, boats, and where launching facilities exist, to provide for the entry or removal of boats from (or to) the waters of the inner harbor." Permitted uses on land consist of "dry storage of boats, the parking of vehicles and boat trailers and, where launching facilities exist, the washing of boats and flushing of salt water engine cooling systems, boat and boat equipment sales, rentals, displays, storage and minor repair and packaged (carry-out) food or beverage sales." The new administrative

building would accommodate the Harbor patrol operations, leasing activities, and other administrative uses which serve the users and lessees of the harbor as well as visiting members of the public. The use of the proposed administrative building as a headquarters for administrative operations for the entire Channel Islands harbor would support the continued operation and maintenance of the Visitor Serving Boating uses within the harbor. Therefore, although 'harbor administrative operations' is not specifically referenced or described as a permitted use in the PWP, it is a type of use that appears to be consistent with, and supportive of, the VSB use designation. Additionally, the Master Plan Map of the certified PWP, which shows existing developments throughout the harbor, already identifies the developed footprint of the Harbor's administrative building in the same location and alignment as proposed in NOID 0202-13. As such, no modifications to the Land Use Plan Map or the Master Plan map are necessary in order to find the NOID consistent with the certified PWP.

Proposed Notice of Impending Development Description
The proposed Notice of Impending Development (NOID) will authorize demolition of the existing 7,825 sq. ft. one story administration building and construction and operation of a new 8,988 sq. ft. two story, 27' 6", high Harbor Administrative building on a 1.38 acre parcel owned by the County of Ventura located on the east side of the Victoria Boulevard and the Pelican Way (exhibit 1). The proposed administration building will occupy a reduced building footprint of 5,818 sq.ft, compared to the 7,825 sq. ft. development footprint of the existing administrative building, and will require 500 cu. yds. of cut grading and 100 cu. yds. of fill grading. Including the proposed parking lot, landscaping area, and building footprint, the total proposed development area will consist of 21,623 sq. ft. and will be contained within a previously developed landside area of the harbor, which is devoid of any environmentally sensitive habitat areas. The proposed parking lot will occupy the same location as the existing parking lot; however, the angle of the stalls is proposed to be modified to increase the available parking spaces from 15 to 24 stalls. The proposed new administration building will accommodate the Harbor patrol operations, as well as the Harbor department's finance, leasing, planning, and management departments. In addition, the proposed new administration building will include the construction of a public ADA accessible bathroom and new public sidewalks along Victoria ave, Pelican way, and along the waterfront to the Harbor Patrol Dock.

Background
On September 19, 1986, the Channel Islands Public Works Plan (PWP) was effectively certified by the Commission. The purpose of the PWP, as certified, is to provide "a detailed and specific planning document to guide future Harbor development." Jurisdiction within the Channel Islands Harbor is shared by both the County of Ventura and the City of Oxnard. Oxnard's City limits extend to all Harbor land areas. Based on a previous agreement between the two governmental authorities and the Commission's certification of the Public Works Plan, the County assumed planning and regulatory authority within the Harbor. Under the certified PWP, the County is responsible for approval of all development within the Harbor permitted by the plan. Under the PWP, the County must submit a Notice of Impending Development (NOID) for review and approval by the Commission. For a project contained in the certified PWP, the Commission's review of a Notice of Impending Development is limited to determining that the

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Harbor Department

Harbor Headquarters

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Oxnard, CA 93035

CONSTRUCTION DOCUMENTS

JOB NUMBER
15-600

PIC	PA	PM	TEAM
MK	KD		JA, CR, JG

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
Design Development	4/16/25
Bldg Dept Submittal	8/5/25
Bldg Dept Submittal #2	4/20/26
Bldg Dept Submittal #3	7/8/26

REVISIONS

No.	DESCRIPTION	DATE

Coastal Commission Conditions of Approval

G401

SCALE: As Noted-0"

DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

0

COASTAL COMMISSION CONDITIONS OF APPROVAL

development as proposed is consistent with the PWP, or imposing reasonable terms and conditions to ensure that the development conforms to the PWP.

Requirements for the level of information required in a Public Works Plan are contained in Section 13353 of the California Code of Regulations, which states that a PWP "shall contain sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the plan". Such information includes: 1) the specific type of activity or activities proposed to be undertaken; 2) the maximum and minimum intensity of activity or activities proposed to be undertaken; 3) maximum size of facilities proposed to be constructed pursuant to the plan; and 4) the proposed location or alternative locations considered for any development activity or activities to be undertaken pursuant to the proposed plan. In other words, the Coastal Act envisions that a Public Works Plan functions more as a Specific Plan or a master development permit in order for specific projects or activities described in the PWP to be approved quickly through the Notice of Impending Development Process at later dates with minimal review. Activities, projects, or facilities not specifically proposed in a Public Works Plan in the level of detail described above shall require an amendment to the certified PWP that must be approved by the Coastal Commission prior to approval and issuance of a Notice of Impending Development for said activity, project, or facility.

The Oxnard LCP was effectively certified by the Commission in April 1985; however, certification of an LCP for the Channel Islands Harbor was deferred creating an Area of Deferred Certification (ADC). The PWP for the Harbor was certified by the Commission in September of 1986 prior to certification of an LCP for the area. Subsequently, the Commission certified an LCP for the City's Harbor ADC in December 1986. As previously stated, pursuant to PRC Section 30605 of the Coastal Act and Article 14, Section 13357 of the California Code of Regulations, where a plan or plan amendment is submitted after certification of the LCP for the jurisdiction over the area (the City of Oxnard) any such plan amendment shall be approved by the Commission only if it finds, after consultation with the affected local government, that the proposed plan amendment is in conformance with the certified LCP. As also stated, the City's LCP contains all applicable Coastal Act policies which the plan amendment is subject to as well.

B. Public Access and Recreation

The following Coastal Act policies pertain to the protection and provision of public access and recreation including lower cost visitor and recreational facilities and are also incorporated into the City of Oxnard LCP:

Coastal Act Section 30211 states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30213 states in part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30221 states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

With regard to the proposed NOID, the PWP contains the following access and recreation policies that are applicable to the proposed project:

Policy 20 under Public Access and Recreation:

All areas designated as public parks and beaches in Figure IV of the Plan shall be protected as open space and shall not be developed or utilized for other uses without an amendment to the plan.

Policy 5 under Public Access and Recreation :

Maximum pedestrian waterfront access shall be provided by incorporating waterfront pedestrian walkways into all redevelopment projects. Where existing structures are found to interfere with lateral access, walkways shall be located as close as possible to the water. All walkways will be linked with adjacent walkways in order to ensure uninterrupted pedestrian movement. A promenade walkway shall be provided along the harbor frontage for all new development.

Policy 16 under Public Access and Recreation:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Policy 21 Public Access and Recreation:

Harbor activities shall be clustered into locations appropriate to their use to protect and enhance public recreational activities in the Harbor. Land uses shall be compatible and consistent with the kind, location and intensity of development and resource protection and development policies prescribed by this Land Use Plan.

The proposed amendment would modify the allowable square footage of the main Harbor administration building in Table 1 of the certified PWP from 5,500 sq. ft. to 9,000 sq. ft. on an existing landside parcel on the east side of the Channel Islands Harbor. The subject administrative building site is a developed parcel within the eastern Harbor located on the south

side of the Pelican way cul-de-sac, which dead ends into the harbor. The subject site provides lateral access via public sidewalks along the Harbor shoreline and also provides a landside access point to the adjacent recreational/commercial boating slip waterside parcels. The subject administration building site is located adjacent to the main fuel dock in the Harbor, as well as a boating dock with commercial fishing and recreational boating harbor slips. The existing administration building provides services and manages the leaseholds and operation of these, and other harbor wide, recreational and commercial boating uses, consistent with the applicable Chapter 3 policies of the Coastal Act. The proposed PWP amendment would facilitate the redevelopment and expansion of the Harbor's administration building, increasing the functionality of the Harbor's administrative departments and their accessibility to members of the public and recreational and commercial boating lessees. Additionally, the subject PWP amendment would allow for the construction of ADA accessible public restrooms attached to the proposed administration building and would also facilitate improvements to the existing sidewalks and public accessways adjacent to the main fuel dock and boating slips. Furthermore, by expanding the interior office space of the Harbor administration building, the Harbor patrol would also have more room for storage and office space and would be able to increase their operational efficiency and implementation of Harbor safety protocols throughout the harbor area.

With regard to the PWP land use designation, the subject site is not located in an area designated on the certified Master Plan or Land Use Plan map as 'Public Park', 'Open space', or 'Commercial Fishing'. The subject site is designated as 'Visitor Serving Boating' (VSB). The PWP states that "the purpose of this designation is to provide access to, and the storage of, boats, and where launching facilities exist, to provide for the entry or removal of boats from (or to) the waters of the inner harbor." Permitted uses on land consist of "dry storage of boats, the parking of vehicles and boat trailers and, where launching facilities exist, the washing of boats and flushing of salt water engine cooling systems, boat and boat equipment sales, rentals, displays, storage and minor repair and packaged (carry-out) food or beverage sales." The proposed PWP amendment would allow for replacement of the administration building with a larger structure as well as the continued operation of the site as the Harbor's administrative headquarters, which will help to maintain and promulgate the public access and recreational/commercial boating uses within the Harbor. Therefore, the proposed use of the site as an administrative building, which will guide harbor operations and facilitate the public's use of the Harbor's landside and waterside amenities, can be found consistent with the VSB land use designation. The proposed increase in square footage allowed on the project site will not adversely impact public access to or along the water because a structure of the maximum size, with associated parking, can be accommodated on the site along with lateral and vertical public access sidewalks.

The proposed NOID would authorize the demolition of the existing Harbor administration building and the construction of a new, larger structure, located adjacent to a variety of visitor serving landside and waterside amenities, including the main fuel dock for the harbor and recreational and commercial boating slips. In order to recommend approval of the proposed NOID the Commission needs to find the proposed project consistent with the certified PWP, as amended in PWPA 13-0201-1.

The proposed administration building would improve the functionality, capacity, and facilities of the Harbor Patrol and the Harbor's finance, leasing, planning, and management departments. Additionally, the proposed administration building would include public conference rooms, which would be available to the public for use as meeting spaces. Also included as part of the proposed NOID is the development of new ADA accessible public restrooms and sidewalk accessways located to and along the Harbor's shoreline. The proposed construction activity and storage and staging areas will not obstruct public access in any part of the Harbor's landside or waterside areas.

Therefore, for the reasons discussed above, the Commission finds that the proposed PWP amendment, as modified, is consistent with sections 30211, 30213, and 30221 of the Coastal Act, as well as the guidance provided by applicable City of Oxnard LCP policies. In addition, the Commission finds that the Notice of Impending Development for the Harbor Administration building project, subject to the recommended special conditions, is consistent with the PWP, as modified, relative to protection of Public Access and Recreation.

C. Water Quality

The following Coastal Act policies pertain to the protection of water quality and are also incorporated into the City of Oxnard certified LCP:

Section 30230 Marine resources; maintenance

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 Biological productivity; water quality

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Further, the Public Works Plan contains policies to protect the water quality and biological productivity of Harbor waters. Policy 1 requires a water quality monitoring and a biological monitoring program. Policy 2 states that "use of the marine environment shall be permitted to

the extent that it does not adversely impact the biological productivity of Harbor and coastal waters.

The proposed PWP amendment and NOID that will allow for the replacement of the Harbor Administration building with a larger structure and increased use of the site have the potential to result in higher amounts of impervious surface, including additional parking area that could adversely impact water quality through the removal of vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as chemicals, petroleum, cleaning products, pesticides, and other pollutant sources.

Further, pollutants commonly found in runoff associated with the proposed use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals; dirt and vegetation; litter; fertilizers, herbicides, and pesticides. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

In the case of this project, a majority of the project site has been previously developed with the existing administration building, landscaping, and some hardscape features. The Harbor Department states that all runoff from the subject site currently drains directly into the Harbor, with no filtration or on site retention or infiltration. While the proposed structure will be larger in size than the existing building, it will be two-story such that it will not result in an increase in impervious surfaces on the subject site. Further, the proposed development will include new drainage facilities. As such, overall, the proposed project can be expected to improve water quality on site.

However, in order to find the proposed development consistent with the water and marine resource policies of Chapter 3 of the Coastal Act and the PWP, staff is recommending Special Condition #3 and #4 designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Special Condition #4 requires the Harbor to submit a Water Quality Management Plan prior to commencement of construction consistent with the Water quality policies of the PWP. Special Condition #3 requires the Harbor Department to remove all excavated material, including debris resulting from the demolition of existing structures, from the site to an appropriate location. Should the disposal site be located in the Coastal Zone, a separate coastal development permit or notice of impending development shall be required.

Therefore, the Commission finds that PWP amendment 13-0201-1, as proposed and modified, consistent with the applicable policies of Chapter 3 of the Coastal Act and the guidance provided

by the applicable policies of the City of Oxnard LCP. In addition, the Commission finds that the Notice of Impending Development, as conditioned, is consistent with the PWP, as amended, with regard to the protection of water quality.

D. Visual Resources

The following Coastal Act policy pertains to the protection of visual resources and is also incorporated into the City of Oxnard certified LCP:

Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Additionally, Policy 22 under Public Access and Recreation of the certified PWP states the following:

To enhance visual quality and ensure that new development and redevelopment activity does not impede views to the water area from the roadway to and from the waterfront and inland Harbor area, the following measures shall be implemented by the County:

a. A view corridor shall be defined as that area between the roadway and the roadway and the water which is not occupied by buildings, solid walls or fences, or landscaping which might interfere with the view of the water or water surface activity from the roadway.

b. A view corridor shall be measured form the linear distance paralleling the nearest public road.

c. At least 25% of the Harbor shall provide a view corridor that is to be measured from the first main road inland from the water line, which shall be at least 25 feet in width. View corridors shall be landscaped in a manner that screens and softens the view across any parking and pavement areas in the corridor. This landscaping, however, shall be designed to frame and accentuate the view, and shall not significantly block the view corridor. All redevelopment shall provide maximum views. Other than the proposed Boating Instruction and Safety Center (BISC) identified in this plan, no new development within a designated view corridor shall occur without an amendment to the Public Works Plan.

d. Future building or redevelopment in the Harbor shall not exceed 2 stories or 25 feet in height or 35 feet on parcel V-1 at the corner of Victoria and Channel Islands Boulevard. Height shall be measured from the centerline of the frontage road.

Construction of the Harbor Administration Building project will take place adjacent to a view corridor designated by the certified Land Use/Access plan of the PWP. The PWP designates a view corridor at the end of the Pelican way cul-de-sac. While the subject administration building site is located adjacent to a public view corridor identified on the certified PWP Land Use Plan Map, the proposed redevelopment will maintain the existing footprint of the current administration building and will not extend into or any closer to any portion of the identified public view corridor. Further, given the topography and the design of the existing structures, there are not any existing views of the harbor or water across the project site. As such, the increase in square footage of the administrative building, as proposed,, will not encroach into any existing public view corridors and will not result in the loss of any existing vistas across the project site. With regard to building height, Policy 22(d) restricts the height of new development on the subject administration building site to 25 feet. As the associated NOID proposes to authorize the construction of a 27' 6" high structure, the NOID could not be found consistent with this policy of the certified PWP. Therefore, in order to find the proposed NOID consistent with the certified PWP, staff is recommending that the PWP amendment be modified to incorporate a revision to policy 22(d) which will allow development on the subject site to have a maximum height of 28 feet. The subject site is not located within an identified view corridor and the additional 3 feet in building height will not result in adverse impacts to existing public coastal views. The proposed two-story, 27 foot, 6 inch high administrative building will be consistent with the applicable Policy 22(d) height limit of 28 feet (if modified as suggested). However, in order to ensure that the proposed NOID is consistent with the visual resource policies of the PWP, staff is recommending special condition # 7, requiring that the color of the proposed administration building be limited to colors compatible with the surrounding environment (earth tones). This condition will require that the subject building blends in with the character of development in the area and is not visually obtrusive. As conditioned, the development will result in no significant adverse impacts to public visual resources.

Therefore, staff finds the proposed PWP, as modified, consistent with the Chapter 3 policies of the Coastal act and the guidance provided by all applicable policies of the City of Oxnard LCP. Further, for the reasons discussed above, the Commission finds that the Notice of Impending Development, as conditioned, is consistent with applicable visual resource policies of the certified Public Works Plan, as proposed and modified.

E. Environmentally Sensitive Habitat

The certified LCP for the City of Oxnard contains Section 30240 of the Coastal Act which provides for the protection of Environmentally Sensitive Habitat Areas:

Section 20240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Additionally the following PWP policies address the protection of Biological Resources:

Policy 2 in the Biological Resources chapter states

Use of the marine environment shall be permitted to the extent that it does not adversely impact the biological productivity of Harbor and coastal waters.

Policy 10 of the Biological Resources Section states:

All new marina development or redevelopment shall include biological surveys of trees on and adjacent to the project site (within 500 feet of any construction activities) prepared by a qualified independent biologist or environmental resource specialist, just prior to any construction activities, and once a week upon commencement of construction activities that include pile driving or use of other heavy equipment, and that will be carried out between December 1st and September 30th, inclusive. Such surveys shall identify the presence of black-crowned night herons, great blue herons, snowy egrets, or other sensitive species in or near the project site. All surveys conducted pursuant to this policy shall be submitted to the Executive Director of the Coastal Commission.

In the event that the surveys identify any black-crowned night herons, great blue herons, snowy egrets, or other sensitive species exhibiting reproductive or nesting behavior on or adjacent to the project site (within 500 feet of any construction activities), then the following measures shall be included in the development:

Within 300 feet of any identified active nesting sites, noise monitors shall be present during all pile driving, concrete demolition, or other hardscape demolition. Noise generated by construction (including but not limited to pile driving) shall not exceed 65 dB at any point in time, at any active nesting site. If construction noise exceeds the standard above, sound mitigation measures shall be employed. If these sound mitigation measures do not reduce noise levels within 48 hours, construction within 300 feet of the tree shall cease and shall not recommence until either new sound mitigation can be employed or nesting is complete.

A qualified independent monitor, approved by the Executive Director, shall be present on site during such construction to measure noise levels. During construction, noise

reduction measures such as sound shields shall be used and measures taken to minimize loud noise generation to the maximum extent feasible. Bright upward shining lights shall not be used during construction and construction employees shall be prohibited from bringing pets (e.g., dogs and cats) to the construction site.

The proposed administration building site is located on the eastern side of the Harbor in an area comprised predominantly of scattered buildings, paved areas for parking, commercial fishing operations, and visitor-serving uses. The subject site is a filled historic tideland, constructed during the man-made formation of the Harbor. The site has been developed with the existing administration building since the 1970's. Associated parking areas, landscaping, and landscaping were installed with the existing building's initial construction. As such, no sensitive biological resources or environmentally sensitive habitat areas have been identified on site or in close proximity to the subject site.

The certified PWP states that there are no terrestrial biological resources of significance within Channel Islands Harbor, that the area is completely developed, and that terrestrial vegetation consists entirely of introduced landscaping species. Bird species found in the Harbor identified in the PWP include great blue herons, double-breasted cormorant, western grebes, brown pelicans, herring gulls, and California gulls. The PWP acknowledges that it is probable that many more migratory bird species use the Harbor during the year. In past Commission actions, it has been recognized that several bird species, such as great blue herons, black-crowned night herons, and snowy egrets utilize the trees in the Harbor for roosting and nesting. Although none of these species is listed as threatened or endangered, their presence is considered important because some species of herons and egrets are considered Sensitive Species and play an integral role in the ecosystem as top wetland predators. The Harbor Department has consequently monitored bird nesting activity for several years.

The nearest location where nesting by sensitive bird species has been identified in the past within the Channel Islands Harbor is located 1,750 feet from the subject site. Due to the lack of sensitive biological resources on site and the substantial distance from the project site to the nearest location where nesting by sensitive bird species has occurred in the past, the proposed PWP amendment to increase the size of the Harbor Administration Building will protect environmentally sensitive habitat areas from significant disruption, consistent with the Chapter 3 policies of the Coastal Act and all applicable policies of the City of Oxnard LCP.

With regard to the proposed NOID, the development includes the removal of several non-native trees in order to accommodate the new structure. While these trees have not been identified as being used by sensitive birds for nesting, there is a potential for such nesting to occur in the future. In order to find the proposed NOID consistent with the PWP, the Commission finds it necessary to incorporate Special Condition # 2, which requires the Harbor to conduct sensitive bird surveys within a 500 ft. radius of the subject site prior to commencing construction. In the event that the surveys identify any black-crowned night herons, great blue herons, snowy egrets, or other sensitive species exhibiting reproductive or nesting behavior on or adjacent to the project site (within 500 feet of any construction activities), then the condition also requires that special protective measures are implemented during the construction phase of the project.

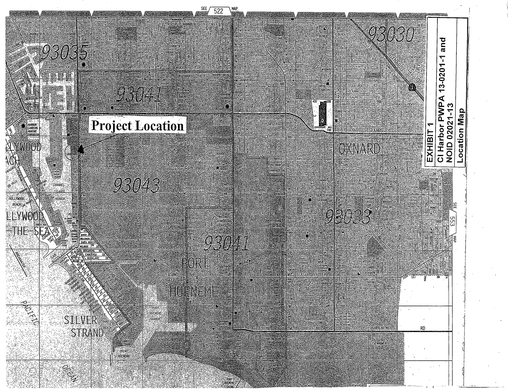
Therefore, for the reasons discussed above, the Commission finds that the proposed PWP amendment, as modified, is consistent with the Chapter 3 policies of the Coastal Act and the guidance provided by the applicable policies of the City of Oxnard LCP. In addition, the Commission finds that the subject Notice of Impending Development , subject to the special conditions, is consistent with the PWP, as amended and modified, relative to biological resources.

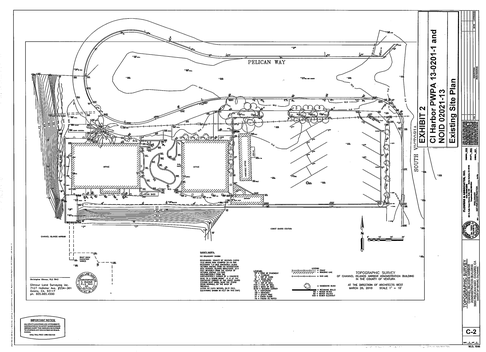
F. California Environmental Quality Act

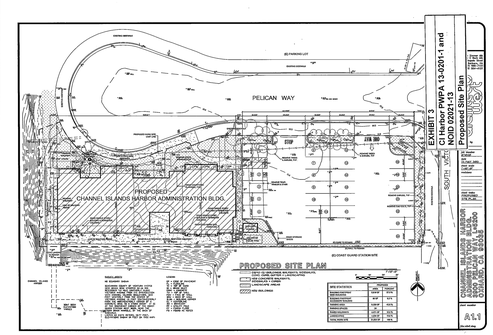
Pursuant to Public Resources Code Section 21067 and Sections 15050 and 15051 of Title 14 of the California Code of Regulations, the County of Ventura is the lead agency for CEQA purposes, as it is the public agency with principal responsibility for carrying out the Channel Islands Harbor Public Works Plan (and one of the agencies, if not the agency, with principal responsibility for approving it and supervising it as well), it is a local government with general powers, and it acted first on the subject PWPA. Nevertheless, the County of Ventura did not prepare any environmental documentation addressing the subject PWPA 13-0201-1.

As an agency with a certified regulatory program under CEQA section 21080.5, the Commission must consider alternatives and mitigation measures that would substantially lessen any significant adverse environmental effects that the proposal would otherwise have on the environment. Sections 13371 and 13356(b)(2) of Title 14 of the California Code of Regulations require that the Commission not approve or adopt a PWPA unless it can find that , "…there are no feasible alternatives, and feasible mitigation measures, . . . available which would substantially lessen any significant adverse impact that the development . . . may have on the environment." The Commission incorporates its findings on Coastal Act and PWP consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. For the reasons discussed in this report, Channel Islands Harbor Public Works Plan Amendment 13-0201-1, as suggested to be modified, is consistent with the Chapter 3 policies of the Coastal Act. There is no less environmentally damaging feasible alternative project and there are no other feasible mitigation measures that would reduce the impacts of the proposed amendment.

Further, the Commission has imposed conditions upon Notice of Impending Development 0201-13 to include such feasible measures as will reduce environmental impacts of new development. As discussed above, the proposed development approved by this NOID, as conditioned, is consistent with the certified Channel Islands Harbor Public Works Plan as amended by PWP Amendment 13-201-1 in accordance with the suggested modification. There are no other feasible alternatives or mitigation measures available that would further lessen any significant adverse effect that the development would have on the environment. Therefore, the Commission finds that the Notice of Impending Development 0201-13, as conditioned herein, is consistent with CEQA Section 21080.5(d)(2)(A), and the applicable provisions of the Public Works Plan for Channel Islands Harbor.







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T: 805.687.1525

COUNTY of VENTURA
Harbor Department

Harbor Headquarters

3900 Pelican Way
Oxnard, CA 93035

CONSTRUCTION DOCUMENTS

JOB NUMBER
15-600

PIC	PA	PM	TEAM
MK	KD		JA, CR, JG

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Bldg Dept Submittal #3	7/8/26

REVISIONS

No.	DESCRIPTION	DATE

Coastal Commission Conditions of Approval

G402

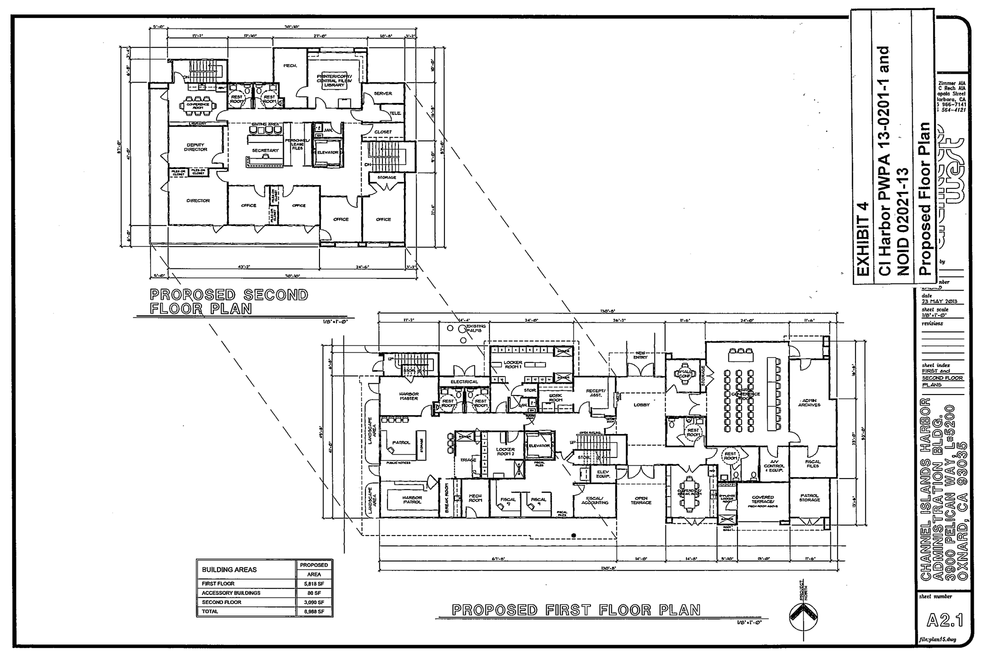
SCALE: As Noted 0"

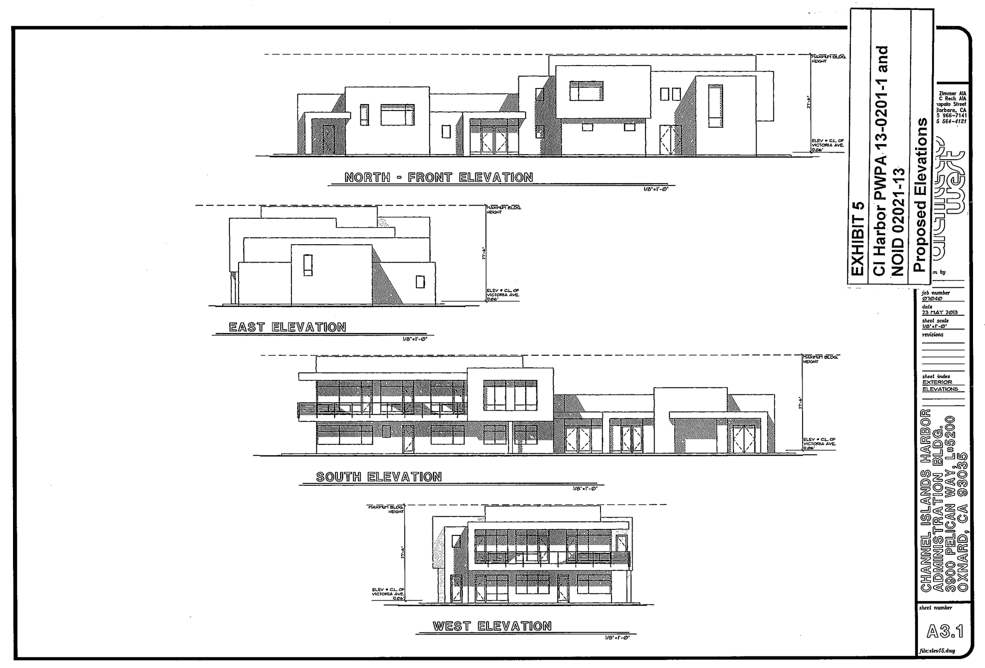
DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

0

COASTAL COMMISSION CONDITIONS OF APPROVAL





BOARD MINUTES
BOARD OF SUPERVISORS, COUNTY OF VENTURA, STATE OF CALIFORNIA

SUPERVISORS STEVE BENNETT, LINDA PARKS,
KATHY I. LONG, PETER C. FOY AND JOHN ZARAGOZA
March 5, 2013 at 10:00 a.m.

Received
JUN 17 2013
California
Coastal Commission

404.2

Public Hearing Regarding the Adoption of a Resolution for the Approval of an Amendment to the Channel Islands Harbor Public Works Plan to Allow the Replacement and Expansion of the Harbor Administration Building Located at 3900 Pelican Way in Oxnard; and Authorization for the Harbor Director to Submit the Proposed Amendment to the California Coastal Commission for Approval. (Harbor Department)

(X) All board members are present, except Supervisor Long.

(X) The following person is heard: Lynn Krieger.

(X) The following document is submitted to the Board for consideration:
(X) PowerPoint Presentation: Replacement and Expansion of Harbor Administration Building.

(X) Upon motion of Supervisor Zaragoza, seconded by Supervisor Bennett, and duly carried, the Board hereby approves the attached staff recommendation.

By: *[signature]*
Dawnyelle Addison
Deputy Clerk of the Board

CLERK'S CERTIFICATE
I hereby certify that the annexed instrument is a true and correct copy of the document which is on file in this office.
MICHAEL POWERS, Clerk of the Board of Supervisors, County of Ventura, State of California.

Dated: March 20, 2013

By: *[signature]*
Deputy Clerk of the Board

EXHIBIT 6
CI Harbor PWPA 13-0201-1 and NOID 02021-13
PWP Amendment Resolution

3/5/13

CHANNEL ISLANDS HARBOR
Ventura County Harbor Department
3900 Pelican Way • Oxnard, CA 93035-4367 • (805) 382-3001 • Fax (805) 382-3015

Lyn Krieger
Director

March 5, 2013

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Public Hearing Regarding Approval of an Amendment to the Channel Islands Harbor Public Works Plan to Allow the Replacement and Expansion of the Harbor Administration Building

RECOMMENDATIONS:

1. Conduct a public hearing on the Amendment to the Channel Islands Harbor Public Works Plan;
2. Approve and authorize the Chair of the Board to execute the attached Resolution approving an Amendment to the Channel Islands Harbor Public Works Plan; and
3. Authorize the Harbor Director to submit the proposed Amendment to the California Coastal Commission for approval.

FISCAL/MANDATES IMPACT:

There is no fiscal impact associated with the recommended action.

DISCUSSION:

The Harbor Department has prepared an Amendment to the Channel Islands Harbor Public Works Plan (PWP) that will allow the department to replace the Harbor administrative offices constructed on a 1.38-acre site located at 3900 Pelican Way in

---

Board of Supervisors
March 5, 2013
Page 2

Oxnard. The Amendment consists of a change to the area allowed for the Harbor's administrative buildings from 5,500 sq. ft. to 9,000 sq. ft. The proposed change is found on page 63 of Appendix A, Table 1 of the Public Works Plan (Exhibit 1). The Amendment was released for public review on February 15, 2013.

The Harbor's administrative offices currently occupy 7,825 sq. ft. in two single story concrete block buildings with flat roofs. This area includes a gated patio between the buildings. A portable 10-foot by 40-foot trailer has served as a conference room for over six years. The buildings were not originally constructed to serve as office buildings and the systems are inadequate for this purpose. There are twenty-one parking spaces on the site, four of them occupied by the trailer.

The buildings have long ago reached the end of their useful life. There is no heating or air conditioning. Restrooms, hallways and offices are not handicapped accessible. There is insufficient space to house the department's required IT equipment, and the wiring is dated and insufficient. There is no adequate break room for either Harbor Patrol or administrative staff, the locker rooms are inadequate and there is no file and storage space. The additional space is needed to provide adequate workroom for existing staff. No additional staff is anticipated.

The current Public Works Plan (3rd amendment, certified December 11, 2008) includes a table as an appendix (see Exhibit 1) that allocates intensity of development by parcel and uses. Much of this table is inaccurate and has been since it was written; however, Coastal Commission staff has asked the County to amend the table now in order to process the proposed Amendment. The current Table 1 of the PWP designates the Harbor Administration building as 5,500 sq. ft. in area. The proposed Amendment will change the Table 1 designation to 9,000 sq. ft.

Notice of this public hearing was sent to the Harbor's distribution list of 300 interested individuals and agencies, and posted onsite and on the Harbor's website on February 15, 2013.

<u>CEQA</u>

The environmental documentation provisions of the California Environmental Quality Act (CEQA) do not apply to a local government agency's activities and approvals under the California Coastal Act regarding adoption or amendment of a local coastal plan, public works plan, or long range development plan. (See CEQA Guidelines Section 15265.) Pursuant to CEQA and its Guidelines, the Coastal Commission must comply with CEQA's environmental review requirements through administration of its Certified Regulatory Program. Harbor staff will provide information to the Coastal Commission on the environmental impacts, if any, of the proposed Amendment which will be included with the application for approval by the Coastal Commission of the proposed Amendment.

Board of Supervisors
March 5, 2013
Page 3

This letter has been reviewed by County Counsel, the Auditor-Controller's Office and the County Executive Office. If you have any questions, please contact me at 382-3002.

[signature]
LYN KRIEGER
Director

Attachments - Resolution
Exhibit 1 - Public Works Plan Amendment

G:\BOARD\2013 Board Letters\Drafts\PWP Amendment Harbor Offices\Board Letter 15 Feb 2013.doc

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A RESOLUTION OF THE VENTURA COUNTY BOARD OF SUPERVISORS APPROVING AN AMENDMENT TO THE CHANNEL ISLANDS HARBOR DEPARTMENT PUBLIC WORKS PLAN

WHEREAS, the Channel Islands Harbor Public Works Plan was certified by the California Coastal Commission on September 19, 1986; and

WHEREAS, the Channel Islands Harbor Public Works Plan has been amended three times with the most recent amendment being certified by the California Coastal Commission on December 11, 2008; and

WHEREAS, on February 15, 2013, notice of a public hearing on a proposed fourth Public Works Plan amendment ("Fourth PWP Amendment") was mailed to the Harbor's distribution list of 300 interested individuals and agencies as well as posted onsite at the Harbor's administrative offices; and

WHEREAS, a legally noticed public hearing on the proposed Fourth PWP Amendment was held by the Board of Supervisors of Ventura County at Ventura, California, on March 5, 2013;

WHEREAS, the Ventura County Board of Supervisors ("Board") now wishes to amend the Public Works Plan as set forth in the Fourth PWP Amendment;

WHEREAS, at the public hearing on March 5, 2013, the Board considered all written and oral testimony on the proposed Fourth PWP Amendment, including staff reports and recommendations;

NOW, THEREFORE, BE IT RESOLVED, ORDERED, AND DETERMINED THAT the Board finds that the Public Works Plan as amended by the Fourth PWP Amendment is in conformity with the Local Coastal Plan of the City of Oxnard;

FURTHER BE IT RESOLVED, ORDERED, AND DETERMINED that the Board hereby also finds that (1) its adoption of the Fourth PWP Amendment is in the public interest and consistent with the California Coastal Act and its policies, and (2) said adoption is exempt from the California Environmental Quality Act, and hereby adopts the Fourth PWP Amendment;

FURTHER BE IT RESOLVED, ORDERED, AND DETERMINED that the Board finds that the proposed increase in the allowable area of the Harbor administrative offices is consistent with the Fourth PWP Amendment, as approved herein;

FURTHER BE IT RESOLVED, ORDERED, AND DETERMINED that the Board specifies the Clerk of the Board, 800 S. Victoria Avenue, Ventura, California, and the Harbor Department, 3900 Pelican Way, Oxnard, California, as the custodians and the location of the documents which constitute the record of proceedings upon which its decision is based; and

FINALLY, BE IT RESOLVED, ORDERED, AND DETERMINED that the Public Works Plan Amendment shall become effective and operative upon: 1) the adoption of this Resolution, and 2) approval and certification by the California Coastal Commission.

Upon motion of Supervisor Zaragoza, seconded by Supervisor Bennett, duly carried, the foregoing Resolution was passed and adopted this 5th day of March, 2013.

[signature]
Chair, Ventura County
Board of Supervisors

ATTEST:
MICHAEL POWERS
Clerk of the Board of Supervisors
County of Ventura, State of California

By: *[signature]*
Deputy Clerk of the Board

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Santa Barbara, CA 93101
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COUNTY of VENTURA
Harbor Department

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CONSTRUCTION DOCUMENTS

JOB NUMBER
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PIC	PA	PM	TEAM
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REVISIONS

No.	DESCRIPTION	DATE

Coastal Commission Conditions of Approval

G403

SCALE: As Noted-0"

DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

0

SITE KEY NOTES

SITE ACCESS

SA-1 Handicapped parking entrance sign per detail 18/G203.
SA-2 'Van Accessible' Handicapped parking sign per detail 20/G203
SA-3 Diagonal striping & "NO PARKING" @ handicapped access areas per detail 14/G203.
SA-4 36" square universal handicapped symbol per detail 14/G203.
SA-5 Accessible Point of entry signage per Detail 17/G203
SA-6 Accessible Point of Entry Directional signage per Detail 17/G203

SITEWORK

Sitework notes, refer to Civil & Off Site Drawings for additional details/information
SI-1 "Knox Box" for Fire Department access
SI-2 Painted parking stripe per City of Ventura County Parking Standards,
SI-3 (E) Pierhead to be removed & replaced by (N) Pierhead, work to be designed and permitted under separate permit, refer to Marine Engineering Drawings
SI-4 (N) Corrugated steel sheet piles as required per soils report. Work to be designed and permitted under separate permit
SI-5 (N) site pole lights mounted on concrete bases, refer to Electrical Drawings
SI-6 (E) CMU monument sign / site wall to remain, refinish per detail 9 and 10/AS103
SI-7 Knox box, wall mounted where indicated on plan, per Fire Dept standards
SI-8 Recorded Property Line adjacent to Coast Guard Facility
SI-9 Revised Right of Way Boundary of city of Oxnard
SI-10 Existing Right of Way Boundary w/ City of Oxnard
SI-11 Extent of Project Work Area impact on surface ground area
SI-12 Concrete control joints, location per Architectural plans, refer to Civil Drawings for detailed requirements
SI-13 (E) dock gangway to be replaced by (N) dock gangway, work to be designed and permitted under separate permit, refer to Marine Engineering Drawings
SI-14 (2) long term covered bike parking spaces, maintain 30" x 60" clear space per bike
SI-14 (2) short term bike parking spaces w/ ground mounted rack per County of Ventura standards, maintain 30" x 60" clear space per bike

CIVIL / HARDSCAPE

Civil notes, refer to Civil & Off Site Drawings for additional details/information
Off Site references provided for project coordination and Planning Department review purposes, work to be permitted and constructed per the separately approved Off Site Drawings.

C-1 (E) off site public sidewalk to remain
C-2 (E) off site concrete curbs & gutters to remain
C-3 (E) Coast Guard site wall to be removed / replaced under separate permit with same after sub-surface sheet pile installation in this area is complete. Maintain temporary security fencing as required by the Coast Guard. Paint Harbod Dept side of wall to match building (P-1B), W.r. to be (P-2C)
C-4 (N) off site concrete sidewalks, curbs and gutters where indicated by tone under separate permit, natural gray color, per city standards
C-5 (N) off site concrete curb cut / driveway apron per city standards under separate permit, natural gray (per separate permit, refer to Off Site Drawings)
C-6 (N) A/C paving, refer to Civil Drawings
C-7 (N) Aluminum nautical flag pole - see details on sheet AS103
C-8 (N) Colored Concrete: "Davis Colors, Adobe 61078", broom finish , refer to Civil Drawings
C-9 (N) on site concrete curb per city standards, natural gray, refer to Civil Drawings
C-10 (N) raised planter per detail #1/AS103
C-11 (N) Terra Cotta colored truncated domes, see detail #19 on G203, refer to Civil Drawings
C-12 (N) concrete bench seat per detail #1/AS103
C-13 (E) CMU pilasters to be removed & replaced by (N) site fence, refer to details #11, 12 & 13/AS103
C-14 (N) site fence: 13/32" x 6" horizontal fiber cement planks o/ redwood framing, refer to detail #11,12 &13/AS103
C-15 (N) area drain, refer to Civil Drawings
C-16 (N) 12" drainage curb cut
C-17 (N) 24" drainage curb cut
C-18 (N) precast concrete splash block
C-19 Filtera Bio-filter system - See Civil drwgs.
C-20 Existing Storm Colvert - See Civil Drwgs.
C-21 (N) Trench Drain see Civil Drwgs.
C-22 (N) Flush Curb see Civil Drwgs.

UTILITIES

Utility notes for reference only, refer to Consultant & Street Improvement drawings.
All Utility conductors including electrical service, telephone service & cable televison must be placed underground from their point of origin at utility pole to service meter or termination point at structure

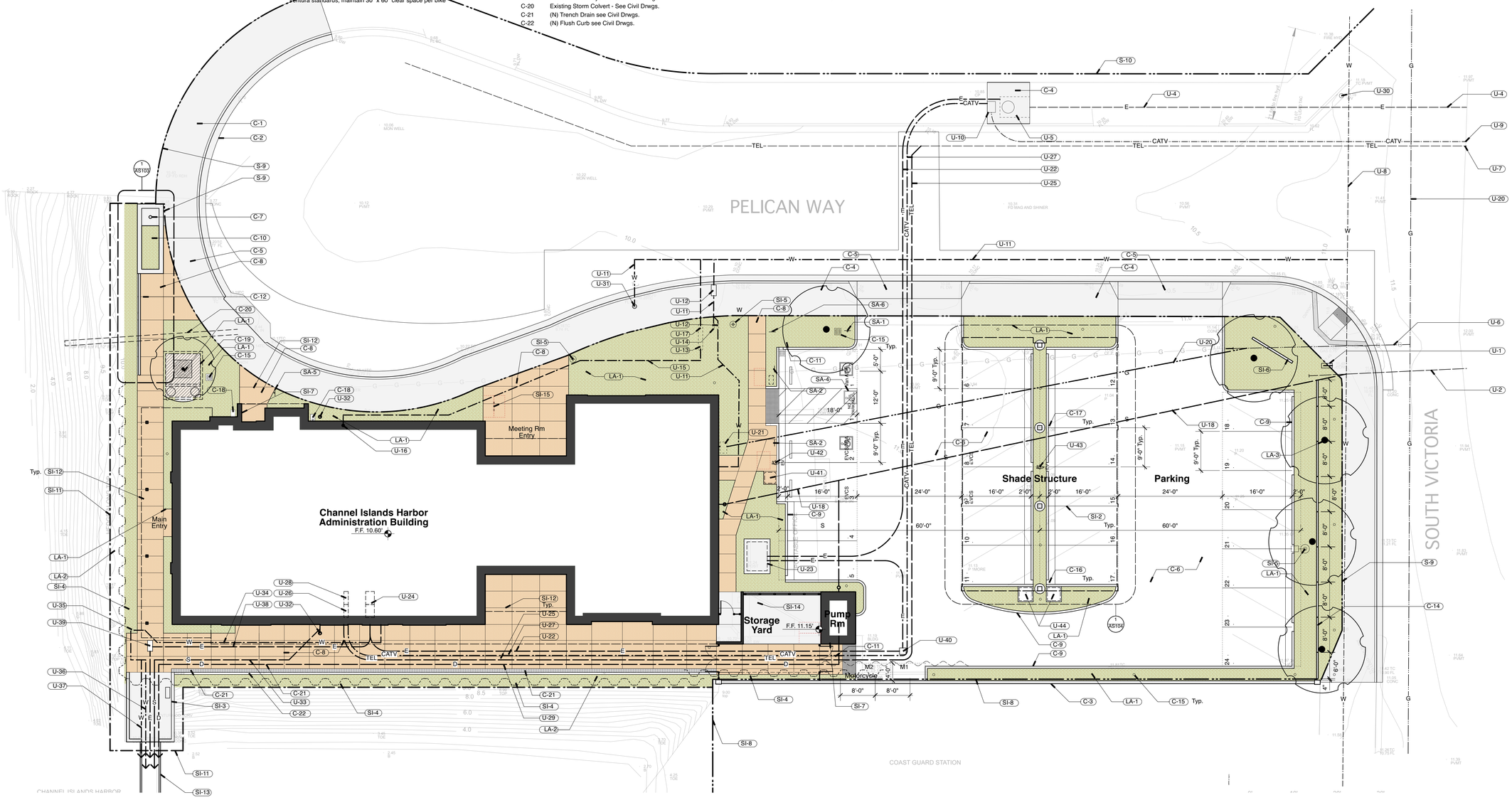
U-1 (E) underground water meter to be removed and relocated per Civil Drawings
U-2 (E) underground sewer line to remain, see Demolition plan for portion to be removed, cap beyond point of new service connection
U-3 (E) sewer manhole(s)
U-4 (E) underground SCE electrical service
U-5 (E) underground SCE service vault
U-6 (E) The Gas Company underground gas line, see Demolition plan for portion to be removed, cap beyond point of new service connection
U-7 (E) Frontier telephone service line
U-8 (E) underground water service line, refer to Civil Drawings
U-9 (E) underground Time Warner Cable communications service line
U-10 (E) underground Time Warner Cable service vault
U-11 (N) underground water service line, refer to Civil Drawings
U-12 (N) domestic water meter & backflow device, refer to Civil Drawings
U-13 (N) backflow preventer for fire sprinkler water, refer to Civil Drawings
U-14 (N) backflow preventer for landscape water, refer to Civil Drawings
U-15 (N) fire sprinkler line, refer to Civil Drawings
U-16 (N) fire sprinkler riser, refer to Civil Drawings
U-17 (N) Fire Department Point of Connection (FDC), refer to Civil Drawings
U-18 (N) underground sewer line, refer to Civil Drawings
U-19 (N) sewer backflow device, refer to Plumbing Drawings
U-20 (N) The Gas Company underground gas service line, refer to Civil Drawings
U-21 (N) gas meter, refer to Mechanical Drawings
U-22 (N) underground SCE electrical service, refer to Electrical Drawings
U-23 (N) electrical transformer and concrete pad, refer to Electrical Drawings
U-24 (N) main electrical panel, refer to Electrical Drawings
U-25 (N) underground telephone & communications service, refer to Electrical Drawings
U-26 (N) main telephone panel
U-27 (N) underground cable tv & communications service, refer to Electrical Drawings
U-28 (N) main cable TV panel
U-29 (N) underground Harbor Patrol bilge pump pipe from dock to pump room, refer to Civil Drawings
U-30 (E) fire hydrant
U-31 (N) fire hydrant, refer to Civil Off Site Drawings
U-32 (N) sewer clean outs, refer to Plumbing Drawings
U-33 (N) sewer line from dock, refer to Civil Drawings
U-34 (N) water line from building for dock functions, refer to Civil and Plumbing Drawing
U-35 (N) water backflow line for dock service, refer to Civil Drawings
U-36 (N) water service line for dock, refer to Civil Drawings
U-37 (N) water service line for mammal abatement, refer to Civil Drawings
U-38 (N) electrical service line for dock, refer to Civil and Electrical Drawings
U-39 (N) electrical service flush J-box for dock, refer to Civil and Dock Drawings, stain lid to match adjacent colored concrete
U-40 (N) electrical service flush J-box, refer to Electrical Drawings
U-41 (N) SCE service pedestal for EV charging, under separate permit
U-42 (N) dual charging station, code required installation
U-43 (N) dual charging station, voluntary installation
U-44 (2) (N) 25kW battery back up storage units per separate design build permit, to meet the T-24 model requirement for 49.01 kWdc, refer to Electrical Drawings

LANDSCAPE

Landscape notes for reference only, refer to Landscape drawings
LA-1 (N) groundcover and shrubs, see Landscape drawings
LA-2 (E) landscape on embankment to remain, protect-in-place
LA-3 (N) tree(s), see Landscape drawings

Graphic Legend

- New landscaping
- New A/C paving
- New concrete flatwork



SITE PLAN NOTES

1. Grading Plan & Storm Water have been filed as separate permits per the County of Ventura (GP16-0102)
2. Primary utilitity lines have been illustrated for the purpose of coordination, refer to Civil, Electrical, & Plumbing Drawings for detailed descriptions.
3. Site drainage lines have not been illustrated, refer to Civil drawings for detailed descriptions.
4. Refer to Civil drawings for horizontal control dimensions.

FOUNDATION / SLAB NOTES

1. Soil compaction report shal be provided to the building inspector at the job site prior to placement of concrete for the foundation.

SITE PLAN

SCALE : 1/16" = 1'-0"

1 / AS101

Ref. North

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COUNTY of VENTURA
Harbor Department

Harbor Headquarters

3900 Pelican Way
Oxnard, CA 93035

CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT
KARE D. KIRKPATRICK
C10425
Sept. 30 2027
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

JOB NUMBER
15-600

PIC	PA	PM	TEAM
MK	KD		JA, CR, JG

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REVISIONS

No.	DESCRIPTION	DATE

Site Plan

AS101

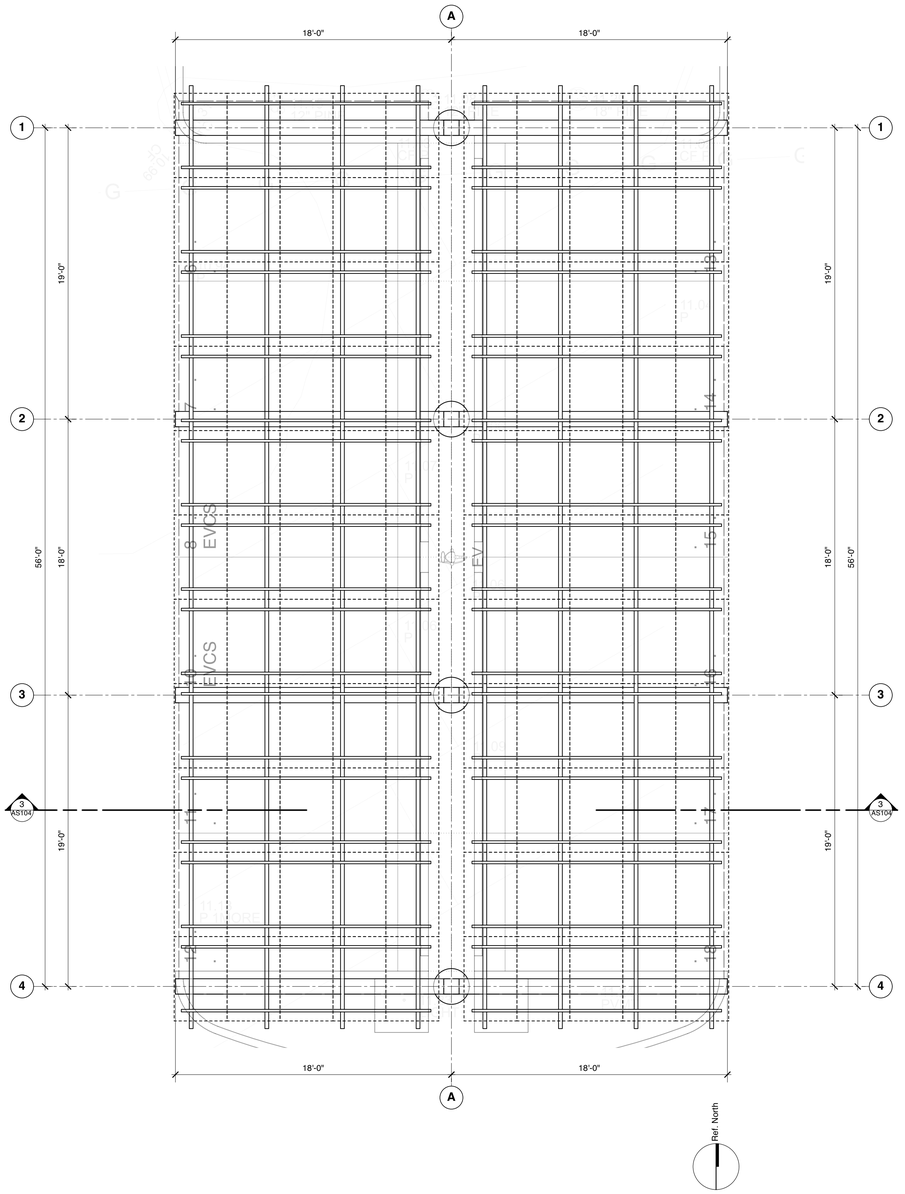
SCALE: 1/10" = 1'-0".

DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

0

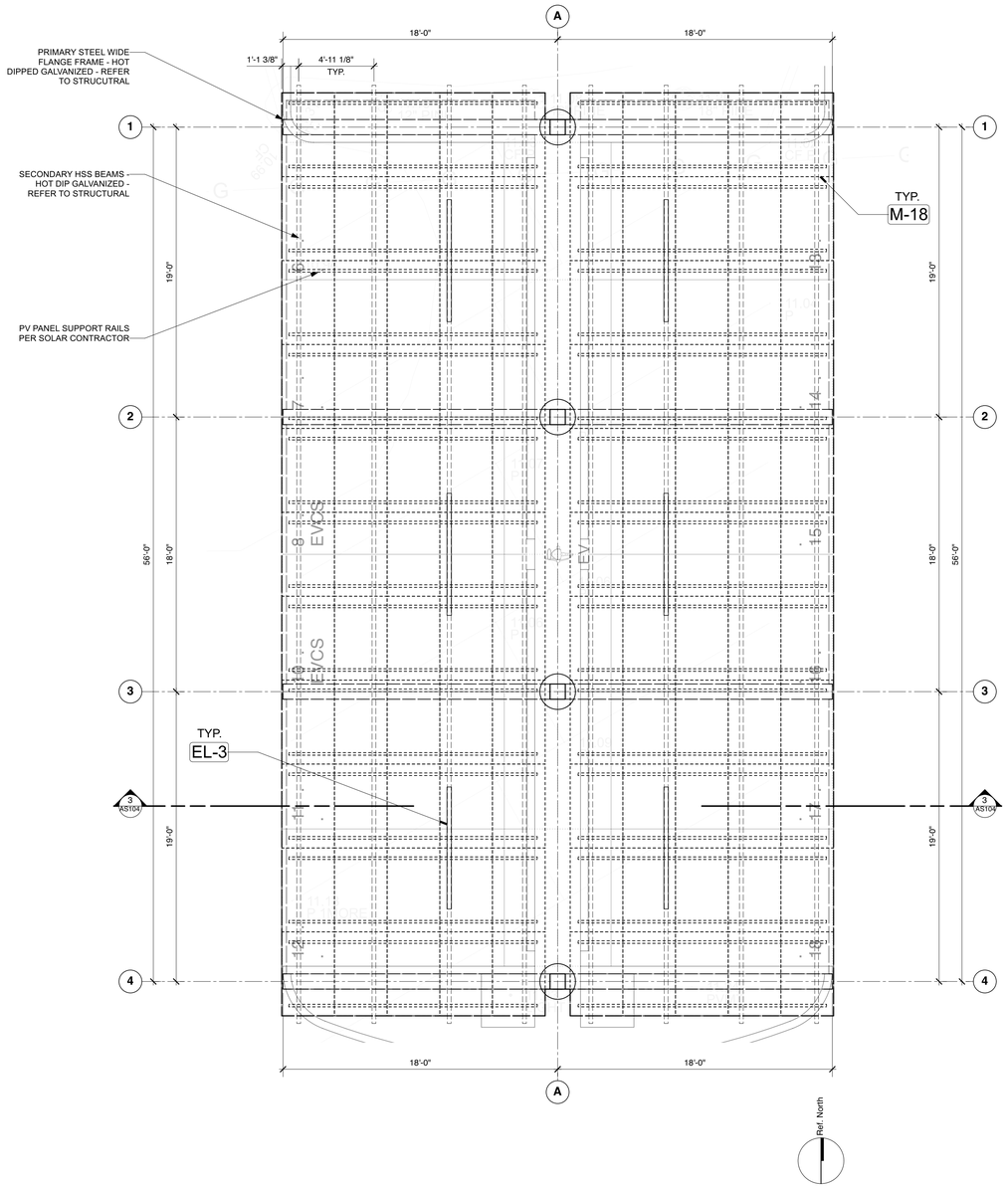
1/7/25



ROOF PLAN: SHADE STRUCTURE

SCALE : 1/4" = 1'-0"

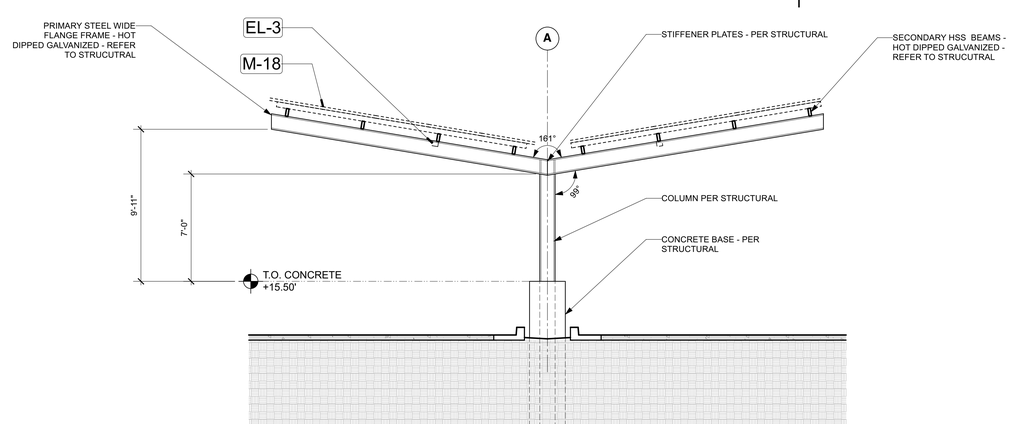
2 AS104



PLAN: SHADE STRUCTURE

SCALE : 1/4" = 1'-0"

1 AS104



SECTION: SHADE STRUCTURE

SCALE : 1/4" = 1'-0"

3 AS104

1/7/25

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ARCHITECTURE + INTERIORS
1515 Chapala Street
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COUNTY of VENTURA
Harbor Department

Harbor Headquarters

3900 Pelican Way
Oxnard, CA 93035

CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT
MARK D. KRUMMEL
C10425
Sept. 30 2027
RENEWAL DATE
STATE OF CALIFORNIA

JOB NUMBER
15-600

PIC	PA	P.M	TEAM
MK	KD		JA, CR, JG

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
Design Development	4/16/25
Bldg Dept Submittal	8/5/25
Bldg Dept Submittal #2	4/20/26
Bldg Dept Submittal #3	7/8/26

REVISIONS

No.	DESCRIPTION	DATE

Shade Structure

AS104

SCALE: As Noted

DATE: 9 / 2 / 2026

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

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