

Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the Library, 251 South "A" Street and the City Clerk's Office, 305 West Third Street during customary business hours. The agenda reports are on the City of Oxnard web site at www.ci.oxnard.ca.us.



AGENDA
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY
OXNARD FINANCING AUTHORITY
OXNARD HOUSING AUTHORITY
Regular Meetings
City Council Chambers, 305 West Third Street, Oxnard
December 9, 2014
5:30 P.M. - Closed Session

A. ROLL CALL/POSTING OF AGENDA

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, a person may address the legislative body only on matters appearing on the closed session agenda. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION – (Please see Page 5 for a description of closed session items)

D. OPENING CEREMONIES – 6:00 P.M.

Pledge of allegiance to the flag of the United States.

E. CEREMONIAL CALENDAR

1. SUBJECT: A Visitor From the North Pole
2. SUBJECT: Employee of the Fourth Quarter

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)

At this time, the legislative body will consider public comments for a maximum of thirty minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. A person not able to address the legislative body at this time because the thirty minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take any action on any items presented during public comments at this time. Such items may only be referred to the City Manager/ Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing. The presiding officer shall limit public comments to three minutes.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

City of Oxnard internet address: www.ci.oxnard.ca.us.

G. TRANSMITTAL OF INFORMATION ONLY ITEMSH. INFORMATION/CONSENT PUBLIC HEARINGSI. PUBLIC HEARINGS – 6:15 P.M.Planning Department

1. SUBJECT: Appeal of Planning and Zoning Permit No. 14-400-01 (Coastal Development Permit to amend Planned Development Permit No. 42), to Uphold Planning Commission Denial to Convert RV and Parking to Three Mobile Home Sites Located at 5540 West Fifth Street, Oxnard Shores Mobile Home Park. Filed by Mike Marlow on behalf of Oxnard Shores Co., LLC. (001)
RECOMMENDATION: Adopt a resolution upholding the Planning Commission's denial of Planning and Zoning Permit No. 14-400-01 to modify Planned Development (PD) Permit 42.
Legislative Body: CC Contact: James Combs Phone: 385-7952

2. SUBJECT: Planning and Zoning Permit (PZ) Nos. 14-620-02 (General Plan Amendment), 14-630-02 (Specific Plan Repeal), 14-500-07 (Special Use Permit - Planned Residential Group), and 14-300-06 (Tentative Subdivision Map for Tract No. 5952) for property bounded by Rose Avenue, East First Street, Marquita Street, and Del Sol Park. Filed jointly by the City of Oxnard Housing Authority, 435 South "D" Street, Oxnard, CA 93030 and Urban Housing Communities, LLC, 2000 East Fourth Street, Santa Ana, CA 92705. (033)
RECOMMENDATION: 1) Adopt a resolution approving Planning and Zoning Permit No. 14-620-02 (General Plan Amendment) to reflect the repeal of the *Las Cortes Specific Plan* and adopting Subsequent Mitigated Negative Declaration (S-MND) No. 2014-04; 2) Approve the first reading by title only and subsequent adoption of an ordinance approving Planning and Zoning Permit No. 14-630-02 (Specific Plan Repeal) to repeal the *Las Cortes Specific Plan* in its entirety; 3) Adopt a resolution approving Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract No. 5952), subject to certain findings and conditions; and 4) Adopt a resolution upholding the decision of the Planning Commission approving Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group) to establish development standards and future administrative entitlement procedures for the Las Cortes replacement public housing project on approximately 25 acres bounded by Rose Avenue, East First Street, Marquita Street, and Del Sol Park, subject to certain findings and conditions.
Legislative Body: CC/HA Contact: Ashley Golden/
Carrie Sabatini Phone: 385-7858

J. APPOINTMENT ITEM – 6:10 P.M.City Attorney Department

1. SUBJECT: Verbal Report on Proposition 218.
RECOMMENDATION: Receive verbal report on the background and procedures regarding Proposition 218, "Right to Vote on Taxes Act," and its implementing legislation.
Legislative Body: CC Contact: Stephen M. Fischer Phone: 385-7483

K. REPORTS**L. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY**

The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.

**M. CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/FINANCING AUTHORITY
BUSINESS/COMMITTEE REPORTS****1. SUBJECT: 2015 Meeting Schedule for Legislative Bodies. (187)**

RECOMMENDATION: That City Council, Community Development Commission Successor Agency, Financing Authority, and Housing Authority meet on the following dates during the calendar year 2015: January 13 and 27; February 3, 10 and 24; March 3, 17 and 24; April 7, 14, 21* and 28; May 5, 12 and 19; June 2, 9, 16* and 23; July 7, 14, 21* and 28; August **NO MEETINGS**; September 1, 15 and 22; October 6, 13, 20* and 27; November 3, 10 and 17; and December 1, 8, and 15, 2015. * Potential Work Session dates.

Legislative Body: CC/SA/FA/HA Contact: Grace Magistrale Hoffman

Phone: 385-7430

N. PUBLIC COMMENTS ON REPORTS

At this time, a person may address the legislative body only on matters appearing on the reports. The presiding officer shall permit a person to address the legislative body after the staff presentation on the report and before the consideration of the report by the legislative body. The presiding officer shall limit public comments to three minutes.

O. PUBLIC COMMENTS ON STUDY SESSION

At this time, a person may address the legislative body only on matters appearing on the study session agenda. The presiding officer shall permit a person to address the legislative body after the staff presentation on the item and before the consideration of the item by the legislative body. The presiding officer shall limit public comments to three minutes.

P. STUDY SESSION**Q. REVIEW OF INFORMATION/CONSENT AGENDA**

The members of the legislative body will consider whether to remove Information/Consent Agenda items for discussion later during the meeting.

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

At this time, a person may address the legislative body only on matters appearing on the information/consent agenda. The presiding officer shall limit public comments to three minutes.

S. INFORMATION/CONSENT AGENDACity Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of the Oxnard City Council for October 14, 21 and 28; November 18, 2014; and Minutes of the Special Meeting of the Oxnard City Council for November 17, 2014; Minutes of the Regular Meetings of the Oxnard Community Development Successor Agency for November 18, 2014; Minutes of the Regular Meetings of the Oxnard Financing Authority for October 21 and 28; November 18; and December 2, 2014; and Minutes of the Regular Meetings of the Oxnard Housing Authority for October 7, 14, 21, and 28; November 18; and December 2, 2104. (191)

RECOMMENDATION: Approve.

Legislative Body: CC/SA/FA/HA Contact: Daniel Martinez

Phone: 385-7803

Police Department

2. SUBJECT: Central Business District Security Contract. (233)

RECOMMENDATION: Approve and authorize the Mayor to execute a three-year agreement for security services in the Central Business District and Centennial Plaza with Professional Security Consultants (A-7735) in the amount of approximately \$933,000, with an option to exercise two one-year extensions.

Legislative Body: CC

Contact: Martin Meyer

Phone: 207-7078

3. SUBJECT: Supplemental Law Enforcement Services Fund. (257)

RECOMMENDATION: 1) Recognize \$321,598 in grant revenue from the State Supplemental Law Enforcement Services Fund (SLESF) for Citizens Option for Public Safety (COPS) Program; and 2) Approve a budget appropriation in the amount of \$321,598 for Records improvements and computer equipment.

Legislative Body: CC

Contact: Jeri Williams

Phone: 385-7624

Recreation and Community Services Department

4. SUBJECT: Senior Services Contribution Awards to Agencies. (261)

RECOMMENDATION: 1) Approve the Senior Services Commission's (SSC) recommended distribution of \$44,600 from the General Fund for Senior Services Contribution Awards to ten agencies providing services to seniors; 2) Direct the Interim Recreation Supervisor to notify recipients of Senior Services Contribution Awards; 3) Authorize the Interim Recreation Supervisor to execute a letter of agreement for each recipient in the format set forth in the attachment #2; and 4) Authorize the Chief Financial Officer to make disbursements in accordance with the letter agreements.

Legislative Body: CC

Contact: Gregory Barnes

Phone: 385-8022

Utilities Department

5. SUBJECT: Project Specification UD 14-15 Wells 23 and 31 Repairs Project. (269)

RECOMMENDATION: Approve Project Specification UD 14-15 for the repairs of Well 23 at Blending Station No. 1, located at 251 South Hayes, and Well 31 at Blending Station No. 3, located at 1700 Solar Drive, and authorize staff to solicit bids for the project.

Legislative Body: CC

Contact: Lou Balderrama

Phone: 385-7839

C. CLOSED SESSION – Continued from Page 1

1. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION.**

CC (Government Code section 54956.9 (d)(1))

Name of case: City of Oxnard v. Southern California Gas Co., et al.

Ventura County Superior Court, Case No. 56-2013-00439270-CU-BC-VTA

The Interim City Attorney requested that this item be discussed in closed session under the Brown Act exception of Conference with Legal Counsel – Existing Litigation. The purpose of the closed session is to report to City Council on the status of the litigation.

T. ADJOURNMENT



ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☒ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: James Combs, Assistant Planner

Agenda Item No. I-1Reviewed By: City Manager JMCity Attorney RTFinance JC

Other (Specify) _____

DATE: December 9, 2014**TO:** City Council**FROM:** Matthew G. Winegar, Director
Development Services Department**SUBJECT:** Appeal of Planning and Zoning Permit No. 14-400-01 (Coastal Development Permit to amend Planned Development Permit No. 42), Located at 5540 West Fifth Street, Oxnard Shores Mobile Home Park. Filed by Mike Marlow on behalf of Oxnard Shores Co. LLC**RECOMMENDATION**

That City Council adopt a resolution upholding the Planning Commission's denial of Planning and Zoning Permit No. 14-400-01 to modify Planned Development (PD) Permit 42.

DISCUSSION

On May 27, 1971, the Planning Commission approved PD-42 for the development of the 181-unit Oxnard Shores Mobile Home Park with recreation and service facilities. In 1982, the Oxnard Local Coastal Program (LCP) was adopted and the Project site was re-zoned to Mobile Home Park Coastal (MHP-C).

On April 17, 2014, the Applicant submitted an application to modify Condition of Approval No. 5 of PD-42, from "...parking spaces shall not be converted to any other use" to "No code required parking spaces shall be converted to any other use, except as designated on the plans" allowing the conversion of 16 existing visitor parking spaces and 10,728 square feet of an RV storage lot to be developed as three new mobile home spaces.

At their meeting of September 18, 2014, the Planning Commission voted 6-0 to deny the coastal development permit to modify PD-42. The Planning Commission's resolution to deny the project (Attachment #2) noted the lack of adequate on-site parking for residents and visitors, and the loss of ocean views.

Appeal

On October 22, 2014, Mike Marlow, on behalf of Oxnard Shores Co. LLC, filed a notice of appeal (Attachment #5). The appeal requests that the City Council consider the project with "Site A" being removed (See Attachment #6 for location of Site A on plans provided to Planning Commission). Their grounds for appeal are that "the two proposed lots in RV storage do not impact... views [and] guest parking." The revised project plans (Attachment #7) indicate the applicant will maintain the existing visitor parking spaces along Mandalay Beach Road and develop only Sites B and C within the RV storage area. During the Commission meeting on September 18, 2014 the applicant was not amiable to a request by the Commission to develop only two of the proposed sites.

FINANCIAL IMPACT

None.

Attachment #1 – Draft City Council Resolution
#2 – Planning Commission Resolution No. 2014-16
#3 – Planning Commission Staff Report with Attachments (Dated October 28, 2014)
#4 – Planning Commission Minutes
#5 – Notice of Appeal Filed by Mike Marlow
#6 – Plans Submitted to Planning Commission
#7 – Revised Project Plans

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. [PZ14-400-01]

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S DECISION TO DENY PZ 14-400-01 (COASTAL DEVELOPMENT PERMIT MODIFYING PLANNED DEVELOPMENT PERMIT NO. 42) TO MODIFY CONDITION OF APPROVAL NO. 5 ALLOWING 16 EXISTING VISITOR PARKING SPACES AND A PORTION OF AN RV STORAGE AREA TO BE DEVELOPED AS THREE MOBILE HOMES LOCATED IN THE OXNARD SHORES MOBILE HOME PARK AT 5540 W. FIFTH STREET. FILED BY JEFF ZOOK, COASTAL ARCHITECTS, 505 SOUTH "A" STREET, OXNARD, CA 93030

WHEREAS, on April 17, 2014, Jeff Zook, Coastal Architects, on behalf of owner Mike Marlow (the "**Applicant**") submitted a request to modify Condition of Approval No. 5 of Planned Development Permit No. 42 to allow the conversion of 16 existing visitor parking spaces and 10,728 square feet of an RV storage lot to three new mobile home spaces be developed as three new mobile home; and

WHEREAS, on September 18, 2014, the Planning Commission of the City of Oxnard conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 14-400-01 (Coastal Development Permit Modifying Planned Development Permit No. 42) (the "**Project**") in accordance with Chapter 17 of the Oxnard City Code; and

WHEREAS, on October 16, 2014, the Planning Commission adopted Resolution No. 2014-16, denying the Project after a consideration of all written and oral evidence in support of and in opposition to the Project; and

WHEREAS, on October 22, 2014, Michael Marlow of Oxnard Shores Co. LLC appealed the decision of the Planning Commission; and

WHEREAS, on November 18, 2014, the City Council of the City of Oxnard conducted a duly noticed public hearing and received all written and oral evidence in support of and in opposition to the Project; and

WHEREAS, all persons wishing to testify in connection with the Project and the City Council's consideration of the Applicant's appeal were heard and the City Council conducted a comprehensive review of the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1. Based on the entire record before the City Council, all written and oral evidence presented, and the findings set forth in Planning Commission Resolution 2014-16 on file in the Planning Division, and incorporated herein by reference, the City Council hereby denies the appeal and upholds the Planning Commission's decision of October 16, 2014.

SECTION 2. Based on the City Council's denial of the Project, the Project is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(4) and 15270(a) of the State CEQA Guidelines.

SECTION 3. The decision of the City Council shall be final unless appealed to the California Coastal Commission in accordance with section 13111 of title 14 of the California Code of Regulations.

SECTION 4. The City Clerk shall certify adoption of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

Resolution No.
November 18, 2014
Page 2

PASSED AND ADOPTED this 18th day of November, 2014, by the following vote:

AYES:

NOES:

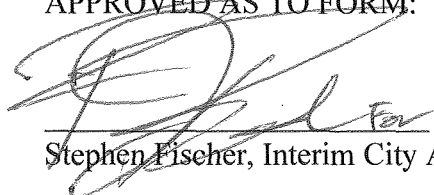
ABSENT:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Stephen Fischer, Interim City Attorney

RESOLUTION NO. 2014 – 16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DENYING PLANNING AND ZONING PERMIT NO. 14-400-01 (COASTAL DEVELOPMENT PERMIT MODIFYING PLANNED DEVELOPMENT PERMIT NO. 42) TO MODIFY CONDITION OF APPROVAL NO. 5 ALLOWING 16 EXISTING VISITOR PARKING SPACES AND A PORTION OF AN RV STORAGE AREA TO BE DEVELOPED AS THREE MOBILE HOMES LOCATED IN THE OXNARD SHORES MOBILE HOME PARK AT 5540 W. FIFTH STREET FILED BY JEFF ZOOK, COASTAL ARCHITECTS, 505 SOUTH "A" STREET, OXNARD, CA 93030

WHEREAS, the Planning Commission of the City of Oxnard conducted a duly noticed public hearing on September 18, 2014 to consider an application for Planning and Zoning Permit No. 14-400-01 (Coastal Development Permit Modifying Planned Development Permit No. 42) (the "Application" or "Project"), filed by Jeff Zook, Coastal Architects, on behalf of owner Mike Marlow (the "Applicant") in accordance with Chapter 17 of the Oxnard City Code; and

WHEREAS, all persons wishing to testify in connection with the proposed Project were heard and the Planning Commission conducted a comprehensive review of the Application; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Oxnard hereby resolves as follows:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, and the findings made in this Resolution, the Planning Commission hereby finds that:

1. The proposed Project would be inconsistent with applicable policies of the certified Oxnard coastal land use plan.

- a. City of Oxnard Coastal Land Use Plan Policy 37: *"All new development in the coastal zone shall be designated to minimize impacts on the visual resources of the area. Particular care should be taken in areas of special quality, such as those identified in the LCP."* The proposed Project will result in the conversion of 16 visitor parking spaces into one mobile home space. The 16 visitor parking spaces are located on the west side of the Oxnard Shores Mobile Home Park and are adjacent to Mandalay Beach Boulevard and the Pacific Ocean. Currently, the 16 visitor parking spaces also serve as a "gathering space" for Park residents and their guests and are used to enjoy vistas of the Pacific Ocean and on clear days the Channel Islands. Residents can access the beach from the 16 visitor parking spaces. If the Project is approved as currently proposed, residents of the Park would

lose a considerable visual resource and adjacent access to the beach from the current "gathering space." While the Applicant has proposed to limit the height of any newly installed mobile home to 18 feet and provide an alternate "gathering space," the Project would still significantly impair the current visual resource since no other single location on the west side of the Oxnard Shores Mobile Home Park could provide comparable views of the Pacific Ocean and Channel Islands and at the same time provide access to coastal resources. Since the proposed Project will result in significant impacts to visual resources without adequate mitigation, it is inconsistent with Coastal Land Use Plan Policy 37.

- b. City of Oxnard Coastal Land Use Plan Policy 73: "Adequate public parking shall be provided in all new development with dedicated public access areas, and shall be in addition to the parking required for the new development, unless adequate facilities are provided nearby. All facilities shall be located and designed to avoid impacts on surrounding residential uses." As the Project is currently proposed, the Applicant proposes the conversion of 16 visitor parking spaces into one mobile home space. Even though the Applicant proposes to eliminate 16 visitor on-site parking spaces, no additional public parking (on-site or off-site) is proposed to address the impacts on public parking with the loss of visitor spaces. Since the proposed Project does not adequately address the impacts on public parking and, as a result, adjacent residential uses, it is inconsistent with Coastal Land Use Plan Policy 73.

2. **The location and intensity of the proposed Project would not be physically suitable and would not protect and maintain adjacent coastal resources.**

The proposed location of a mobile home space adjacent to Mandalay Beach Boulevard and the Pacific Ocean is not physically suitable because it will result in impaired views of the Pacific Ocean and Channel Islands. Since the proposed Project will result in impaired views and does not propose adequate mitigation to protect these views, it does not protect and maintain adjacent coastal resources.

SECTION 2. Based on the findings set forth in Section 1 of this Resolution, the Planning Commission hereby denies Planning and Zoning Permit No. 14-400-01 (Coastal Development Permit Modifying Planned Development Permit No. 42).

SECTION 3. Based on the Planning Commission's denial of the Project, the Project is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(4) and 15270(a) of the State CEQA Guidelines.

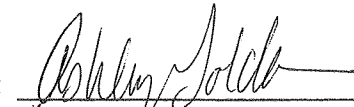
SECTION 4. The decision of the Planning Commission shall be final unless appealed in accordance with the provisions of Section 17-58 of the Oxnard City Code.

SECTION 5. The Secretary shall certify adoption of this Resolution.



Vincent Stewart, Chairman

ATTEST:


Ashley Golden, Secretary

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: James Combs, Assistant Planner

DATE: September 18, 2014

SUBJECT: Planning and Zoning Permit No. 14-400-01 (Coastal Development Permit to amend Planned Development Permit No. 42), Located at 5540 West Fifth Street, Oxnard Shores Mobile Home Park.

1) Recommendation: That the Planning Commission adopt a resolution approving Planning and Zoning Permit No. 14-400-01 to modify Planned Development (PD) Permit 42, Condition No. 5, subject to certain findings and conditions.

2) Project Description and Applicant: A request to modify PD-42 Condition of Approval No. 5 to read "no required code required parking spaces shall be converted to any other use except as designated on the plans" allowing the conversion of 16 existing visitor parking spaces and 10,728 square feet of an RV storage lot to three new mobile home spaces ranging in size from 4,736 to 5,489 square feet (the "**Project**"). The Project site is the Oxnard Shores Mobile Home Park, located at 5540 West Fifth Street. (APN 191-0-021-035). Filed by Coastal Architects, c/o Jeff Zook, 505 South "A" St., Oxnard, CA 93030 (the "**Applicant**").

3) Existing & Surrounding Land Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	MHP-C (Mobile Home Park Coastal)	Mobile Home Park	Oxnard Shores Mobile Home Park
North	RC (Coastal Recreation) RP (Coastal Resource Protection)	Coastal Resource Protection	Mandalay County Beach
South	R-3-C (Coastal Medium Density Multiple-Family)	Residential Existing	Multi-Family Housing
East	CVC (Coastal Visitor serving Commercial)	Visitor Serving Commercial	Vacant
West	RC (Coastal recreation) / R-BF (Residential Beach Front)	Recreation Area / Residential Existing	Vacant / Beach

4) Background Information: On May 27, 1971 the Planning Commission approved PD-42 for the development of a 181 unit Mobile Home Park with recreation, and service facilities in what was, at that time, a C-2-PD zone. In 1982, the Oxnard Local Coastal Program (LCP) was

adopted and the Project site was re-zoned to Mobile Home Park Coastal (MHP-C). The City Attorney determined that a modification to a pre-LCP Planned Development Permit requires a Coastal Development Permit (CDP).

- 5) Environmental Determination:** The Planning and Environmental Services Division has determined that the proposed Project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15303. Section 15303 addresses Class 3 categorical exemptions. A Class 3 categorical exemption applies to new construction of limited small new facilities; installation of small, new equipment and facilities in small structures; conversion of the use of small existing structures, or construction of three or fewer single-family homes in urban areas.

The Project consists of developing three new mobile home spaces within an existing 181 unit mobile home park within the Mobile Home Park – Coastal Residential Zone, an urbanized area zoned for residential uses, and thus qualifies for a Class 3 exemption. The proposed Project is further in conformance with several City of Oxnard 2030 General Plan policies and zoning as set forth in Section 6 below. The project is in conformance with several City of Oxnard 2030 General Plan policies and zoning as set forth in Section 6 below.

6) Analysis:

- a) General Discussion:** PD-42 Condition No. 5 requires “that parking spaces shall not be converted to any other use.” The Applicant requests the condition be modified to allow development of three new mobile home spaces in two areas, one area used for visitor parking and the other for RV storage. After development of the three mobile home spaces, 48 visitor parking stalls are provided where 37 are currently required by the Oxnard City Code. (One visitor stall is required for every five mobile homes). The RV and boat storage area will be reduced in size; however, the Oxnard City Code does not require the provision of RV parking. Staff has added four conditions of approval: 1) provide a community “gathering space” (No. 23), 2) determine if temporary parallel parking around the clubhouse for events is feasible (No. 24), 3) require that the new space adjacent to Fifth Street has a single-story height restriction (No. 25), 4) require the provision of safe pedestrian beach access for residents (No. 26), 5) Ensure that residents currently parking RVs or boats where the new mobile sites are proposed will be provided with a temporary alternative (No. 27).
- b) Coastal Land Use Plan:** Before a coastal development permit is approved the Applicant must show, and the Planning Commission must find that the proposed use is in conformance with the Oxnard Coastal Land Use Plan (LCP) and other adopted standards and that the following conditions are met:

- i. The proposed use is conditionally permitted within the subject sub-zone and complies with all of the applicable provisions of this chapter.**

Mobile homes for single-family use are permitted uses in the MHP-C sub-zone, provided the use does not result in the reduction of two or more mobile home spaces and are only permitted within an existing mobile home park (OCC section 17-16(B)). As currently proposed, the Project consists of adding three new mobile home spaces for single-family use within an existing mobile home park and eliminating a small portion of RV storage and/or excess visitor parking to accommodate the newly proposed spaces. Even with the elimination of excess visitor parking, the mobile home park will continue to comply with the visitor parking requirements of the Oxnard City Code. The City will condition the Project so that the Applicant is required to provide a "gathering space" for park residents, determine if temporary parallel parking around the clubhouse for events is feasible, require that the new space adjacent to Fifth Street has a single-story height restriction, provide for an alternative to displaced RV and boat storage and require the provision of safe pedestrian beach access for residents. Since mobile homes for single family use are permitted in the MHP-C subzone, the City has imposed appropriate conditions of approval, the Applicant is only proposing the addition of three new mobile home spaces for single-family use, is not proposing to reduce the number of mobile home spaces, and the Project will continue to meet visitor parking requirements of the Oxnard City Code, the proposed Project is conditionally permitted within the subject sub-zone and complies with all of the applicable provisions of Chapter 17.

- ii. The proposed use would not impair the integrity and character of the subject sub-zone.**

The subject sub-zone is specifically dedicated to the development of mobile home parks in the coastal areas of the City of Oxnard. The proposed conditions of approval seek to preserve the integrity and character of the MHP-C sub-zone by mitigating any impacts that the Project may have on residents of the mobile home park or anyone within the sub-zone by ensuring that a community "gathering space" is created to preserve views of the adjacent beach, requesting that the Applicant look into alternative parking arrangements, requiring safe pedestrian beach access, providing for an alternative to displaced RV and boat storage, and restricting the height of one mobile home space to preserve ocean views. With these recommended conditions of approval, the Project will not impair the integrity and character of the MHP-C sub-zone.

- iii. The location and intensity of use of the subject site would be physically suitable and would protect and maintain adjacent coastal resources.**

The Applicant proposes to locate three new mobile home spaces in areas currently reserved for RV storage and/or excess visitor parking. The location and intensity of the proposed Project would be physically suitable and would protect and maintain adjacent

coastal resources since the City will require, as a condition of approval, that the Applicant provide a community "gathering space" to preserve views of the adjacent beach, look into alternative parking arrangements, provide safe pedestrian beach access, provide for an alternatives to displaced RV and boat storage, and restrict the height of one mobile home space to preserve ocean views.

iv. The proposed use would be compatible with the land uses presently on the subject site.

The subject site has a current sub-zone designation of MHP-C, which is specifically dedicated to the development of mobile home parks in the coastal areas of the City of Oxnard. The subject site consists of an existing mobile home park. The proposed addition of three new mobile home spaces for single-family use within the existing mobile home park and the elimination of a small portion of RV storage and/or excess visitor parking to accommodate the newly proposed mobile home spaces is compatible with the land uses presently on the subject site.

v. The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.

The subject sub-zone is specifically designated for the development of mobile homes; the development of three new mobile home spaces is compatible with the goals of the existing and future land uses of the sub-zone. The general area is developed with single and multi-family homes with which the proposed development will also be compatible.

vi. There are adequate public services for the proposed use, including, but not limited to, fire and police protection, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The subject site is developed as a mobile home park with access to all necessary public services and is adequately served by existing public services and infrastructure.

vii. The proposed use will provide a type and level of public access consistent with the access policies and standards of the certified Oxnard coastal land use plan.

All proposed development is taking place within an existing mobile home park. Section 3.7 of the certified Oxnard Coastal Land Use Plan has specific requirements for protecting access from of the nearest public road to the shoreline and along the coast in The gate along Mandalay Beach Road from the visitor parking lot is the only pedestrian access directly to the beach from the mobile home park. A condition of approval will require the pedestrian access gate be moved elsewhere. With the inclusion of the recommended conditions of approval, the Project will not interfere with the existing type

or level of public access and will continue to be consistent with the access policies and standards of the LCP.

- viii. The proposed use would be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard coastal land use plan policies, applicable to the proposed location.**

The mobile home park is currently fully occupied, showing there is a market demand and active interest from people wishing to live in the park for this development. The development of the new mobile home spaces provides additional housing options in the coastal zone and is consistent with the LCP.

- ix. The proposed use would be consistent with all of the applicable policies of the certified Oxnard coastal land use plan.**

The proposed Project will take place in a developed area and provides needed housing near the coast without endangering local resources. There is the potential for the proposed mobile home spaces to be developed with multi-story units blocking views of the coast. A condition of approval will restrict the mobile home site along Mandalay Beach Road to one story or eighteen feet in height. With the inclusion of the recommended conditions of approval, the proposed use is consistent with all of the applicable policies of the certified Oxnard Coastal land Use Plan.

Staff has reviewed the proposed Project and determined that the proposed development and modification to the conditions of approval is consistent with the findings required to adopt a coastal development permit to modify the subject planned development permit and recommends that the Planning Commission adopt the attached resolution (Attachment D) approving Planning & Zoning Permit No. 14-400-01 (Coastal Development Permit modifying Planned Development Permit 42).

- c) General Plan Consistency:** The proposed development and modification to PD-42 will not affect the 2030 General Plan Consistency of the approved and existing development. The project has a General Plan designation of Mobile Home Park (MHP): up to 12 units per acre and references the OCC definition under Chapter 16 "A contiguous area or tract of land of at least 16 acres under single ownership which has been planned and improved for the placement of mobile homes for nontransient residential use." The Housing Element of the 2030 General Plan states the City's desire to "support the continued maintenance, affordability, and quality management of manufactured and mobile home parks..." The proposed Project fulfills the stated goals of the Housing Element and is consistent with the density and use requirements of the 2030 General Plan.

- d) **Conformance with Zoning Development Standards:** The proposed development at the Oxnard Shores Mobile Home Park conforms to all the requirements of the MHP-C zone.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED			COMPLIES?
		SITE "A"	SITE "B"	SITE "C"	
Minimum mobile home lot area	3,000 square feet	4,024 sq ft	5,239 sq ft	5,489 sq ft	YES
Front Yard Setback	10 feet from mobile home space line	10 feet	10 feet	15 feet	YES
Side Yard Setback	10 feet from mobile home space line	15 feet	10 to 15 feet	10 to 15 feet	YES
Rear Yard Setback	10 feet from mobile home space line	10 feet	28 feet 6 inches	27 feet 7 inches	YES
Maximum Space Coverage	75%	36%	40%	38%	YES
Parking	VISITOR: 1 space per / 5 units	184 units / 5 = 37 required; 48 provided			YES
	PRIVATE: 2 spaces for each unit	2	2	2	YES
Interior Yard Space	450 square feet minimum per space, minimum dimension of 15 feet	960 sq ft	1,482 sq ft	1,434 sq ft	YES

- e) **Site Design:** The site design will remain largely as approved by PD-42. The proposed mobile home spaces will not displace any required parking or storage and are in logical locations in relation to existing infrastructure at the site.
- f) **Circulation and Parking:** Existing circulation within the mobile home park will not be impacted by the development of three new mobile home spaces. Each unit will be built with two tandem, covered parking spaces. Required visitor parking is provided elsewhere on the site. Conditions of approval require the Applicant to work with the Fire Department to determine if providing visitor parking in a parallel formation around the clubhouse is feasible on a temporary basis.
- g) **Building Design:** The design of the mobile homes themselves is regulated by the State Department Housing and Community Development.
- h) **Signs:** No signs are proposed as part of this approval.
- i) **Landscaping and Open Space:** All landscape, setback, and open space requirements are being met.

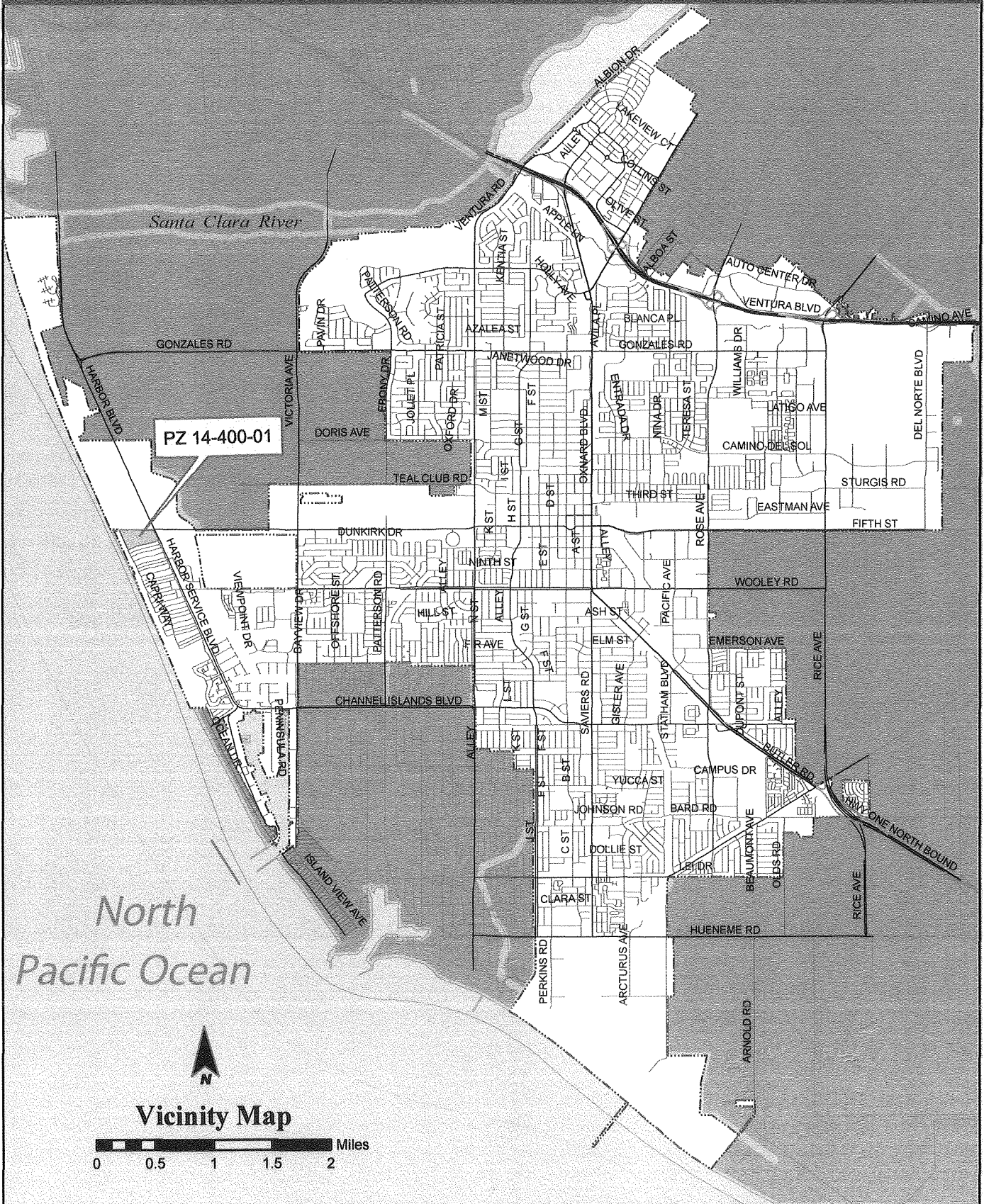
- 7) Development Advisory Committee:** The Development Advisory Committee (DAC) did not review the subject coastal development permit. Construction and design of all mobile homes is within the jurisdiction of the State Department of Housing and Community Development; City review is limited to existing entitlements, infrastructure and permanent buildings. No new infrastructure or permanent buildings are proposed.
- 8) Community Workshop:** On August 8, 2014 the Applicant mailed notices of the Community Workshop meeting to all property owners within the Oxnard Shores Neighborhood. A notice of this meeting was posted on the Project site with a brief description and contact information. Fifty people attended the Community Workshop on August 18, 2014. The four most common concerns among attendees were: 1) the loss of a community gathering space; 2) loss of visitor parking; 3) the loss of beach access and 4) the loss of views.
- 1) **Community Gathering Space:** The existing visitor parking lot adjacent to Mandalay Bay Road is an informal amenity for the park residents where they can view the ocean and sunset without leaving the park and, for many residents, is wheelchair accessible as residents with wheelchairs and walkers have difficulty navigating the public beach. The representative of the property owner stated they would be willing to provide another gathering area for residents to enjoy views of the beach. Condition of approval no. 23 requires that a replacement community gathering space with views of the beach be provided prior to removing the existing gathering area.
 - 2) **Visitor Parking:** The clubhouse regularly hosts special events and holiday weekends when all visitor parking is utilized. Some residents are unable to walk long distances and must drive to clubhouse events. Condition of approval no. 24 requires that the Applicant work with Fire Department and Traffic Engineering & Operations to identify feasible temporary parallel event parking around the clubhouse.
 - 3) **Beach Access:** A small gate at the west end of the parking lot adjacent to Mandalay Beach Road allows pedestrian access to the beach. Condition of approval no. 25 requires a replacement pedestrian beach access.
 - 4) **Views:** The applicant has agreed to limit the allowed height of any future mobile home at Site A. Condition of approval no. 27 limits developments at Site A to be no more than one story and 18 feet tall.
- 9) Appeal Procedure:** In accordance with Section 17-58(H) of the City Code, the Planning Commission's action may be appealed to the City Council within 10 working days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. This type of project is not appealable to the California Coastal Commission.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Resolution

Prepared by:	<u>J</u>
Approved by:	<u>JC</u> CW

Vicinity Map



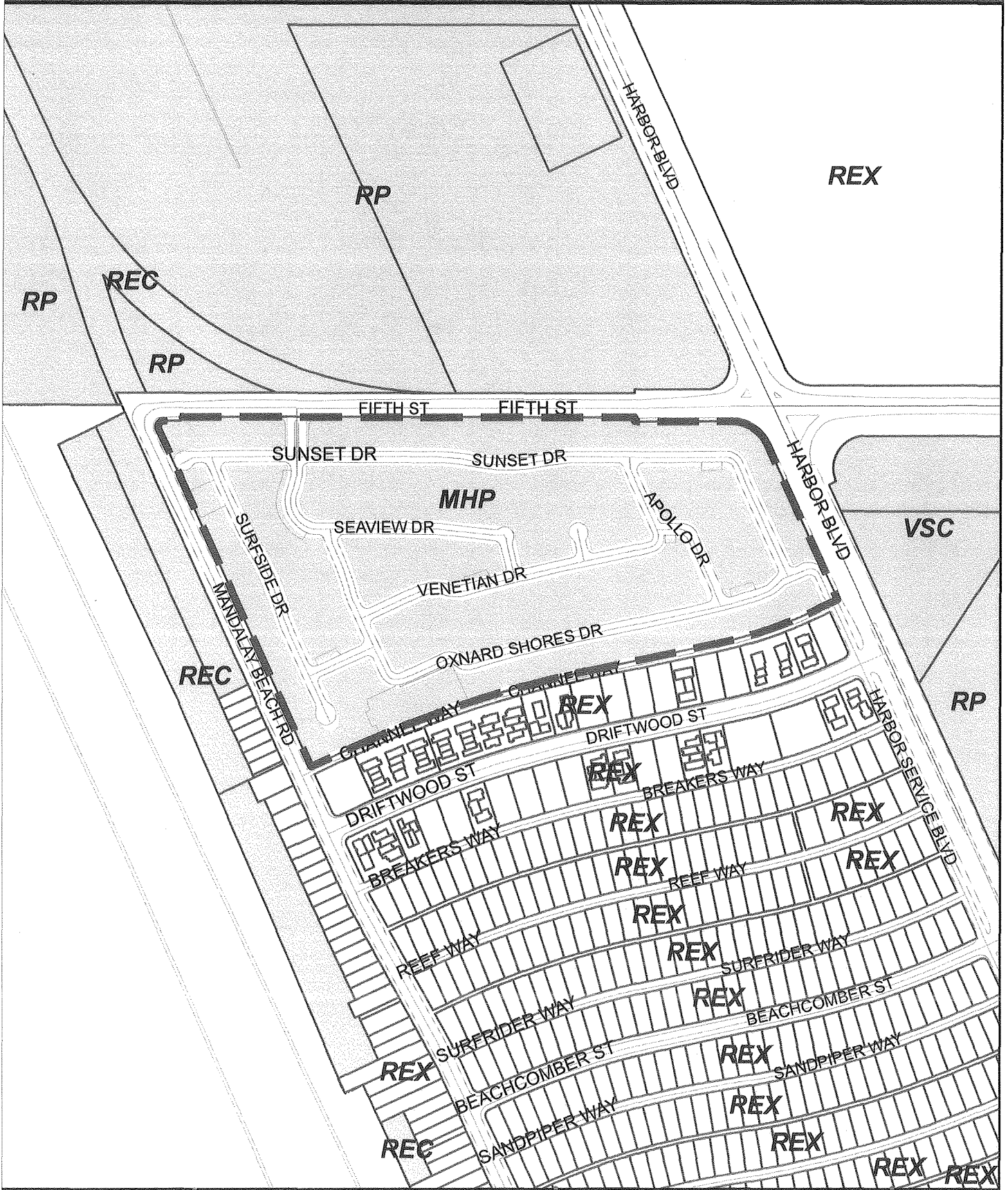
CITY OF
OXNARD
CALIFORNIA
Oxnard Planning
June 25, 2014

PZ 14-400-01
Location: Oxnard SHores MHP
APN: 191002103

Attachment 3
Page 9 of 11

1:70,000

2030 General Plan Land Use Map



Oxnard Planning
June 25, 2014

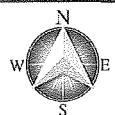
PZ 14-400-01
Location: Oxnard Shores MHP
APN: 191002103

0 75 150 300 450 600 Feet

18

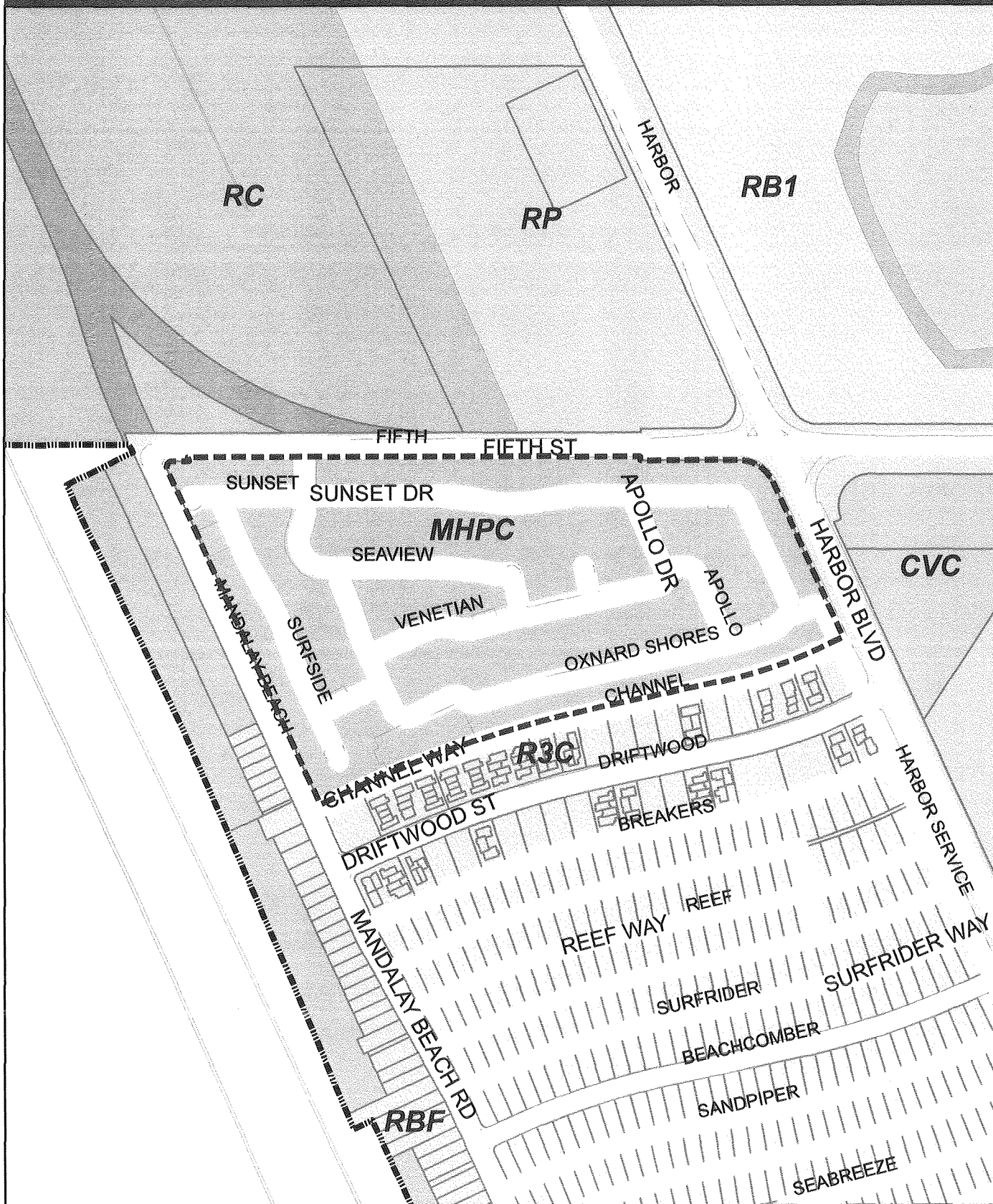
2030 General Plan Land Use Map

Attachment 3
Page 10 of 11



1:4,000

Zoning/Specific Plan Map



CITY OF
OXNARD
CALIFORNIA

Oxnard Planning
June 25, 2014

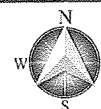
PZ 14-400-01
Location: Oxnard Shores MHP
APN: 191002103

0 100 200 400 600 800 Feet

Zoning/Specific Plan Map

Attachment 3

Page 11 of 11



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PC MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
September 18, 2014

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Commissioner Deirdre Frank, Sonny Okada, Steven Nash, Vincent Stewart, Stephen Huber, and Anthony Murguia were present. Commissioner Patrick Mullin was absent. Chairman Stewart presided and called the meeting to order. Staff members present were: Chris Williamson, Principal Planner, Stephen Fischer, Interim City Attorney, Jason Samonte, Traffic Engineer, Doug Spondello, Associate Planner, James Combs, Assistant Planner, and Maria Santana, Recording Secretary.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Commissioner Murguia led the pledge of allegiance.

C. PUBLIC COMMENTS

D. READING OF AGENDA

Principal Planner Williamson reviewed the agenda. Chair Stewart reordered the agenda placing item F-1 (PZ 13-580-05) at the end of the agenda.

MOTION: Commissioner Murguia moved and Commissioner Okada seconded a motion to rearrange the agenda. The question was called and the motion carried 6-0-1, Commissioner Mullin absent.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – September 4, 2014

MOTION: Commissioner Frank moved and Commissioner Nash seconded a motion to approve the minutes of September 4, 2014, as presented. The question was called and the motion carried 6-0-1. Commissioner Mullin absent.

F. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 13-580-05 (Zone Text Amendment) a request to modify Chapter 16 of the Oxnard City Code to increase the height, size, and modify required setbacks of exempt accessory structures and buildings. The proposed project is exempt from environmental review under Sections 15302 and 15303 of the State CEQA Guidelines. Filed by Douglas Spondello, on behalf of the City of Oxnard, 214 South "C" Street, Oxnard, CA 93030.
PROJECT PLANNER: Doug Spondello

Mr. Doug Spondello, Associate Planner made a presentation readdressing concerns from the June 19, 2014 Planning Commission meeting regarding heights, setbacks, maximum size relative to yard areas, and sport equipment were discussed and agreed upon. Mr. Spondello will prepare a resolution recommending that the City Council adopt the Zone Text Amendment, subject to certain findings. Mr. Spondello will present the resolution for approval at the October 16, 2014 Planning Commission meeting.

Mr. Roger Brooks, Code Compliance Officer addressed the modification to height standards.

Mr. Steve Newman, Deputy Building Supervisor addressed the roof and set back concerns.

Commissioners concerns and questions were addressed.

Chairman Stewart opened the meeting for public comments.

Ms. Pat Brown spoke in regards to height elevations concerned with privacy and recommended there to be a standard height.

Chairman Stewart closed public comments.

MOTION Commissioner Murguia moved and Commissioner Okada seconded a motion to continue Item F-1 (PZ: 13-580-05) to October 16, 2014, as recommended by staff. The question was called and the motion carried unanimously, Commissioner Mullin absent.

G NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 14-400-01 (Coastal Development Permit)** – request to modify Planned Development Permit No. 42 Condition of Approval No. 5 to convert 16 visitor parking spaces and a portion of RV parking to three mobile home sites within the Oxnard Shores Mobile Home Park, located at 5540 W. Fifth Street. The project is exempt from environmental review under Section 15325 of the State CEQA Guidelines. Filed by Jeff Zook, Coastal Architects, 505 South “A” Street, Oxnard, CA 93030.

PROJECT PLANNER: JAMES COMBS

Assistant Planner Combs presented report for approval to add three mobile home sites at Oxnard Shores Mobile Home Park. A brief history of the mobile home park was given. Mr. Combs noted since 1986, no additional mobile homes have been added to the park. The project is located in the Coastal Zone area. Cross streets are Mandalay Beach Road and Harbor Boulevard. An aerial, location, site and zoning map were used in presentation to show the areas of the placing of the proposed mobile homes. Mr. Combs received letters and phone calls not in favor of project. The project is exempt from CEQA.

Commissioners concerns with the project were loss of parking spaces, average height of mobile homes, R.V. parking, displacement of storage sheds, a new block wall not matching an existing wall, parallel parking, and fire truck access.

Mr. Jeff Zook, the applicant made a small presentation addressing Commissioners concerns. Mr. Zook discussed new coastal access, an observation flat deck, improvements to R.V. storage, street re-surfacing, and ADA wheel chair ramps.

Chairman Stewart opened the public testimony.

Mr. Martin Goldman, not in favor of the project, read a letter that he presented to Planning Commission with concerns. Mr. Goldmans letter highlighted Condition No. 5, which states that the mobile home park parking would always stay as parking.

Mr. George Neuse, in favor of the project stating improvements to the club house and street parking will be welcomed.

Ms. Peggy Summers, not in favor of the project had concerns with blocking of beach views, traffic, and parking.

Mr. Mark Kupperman a retired fireman, not in favor of the project read a letter addressing parking issues.

Ms. Kathy Lanker, not in favor of the project read her letter addressing parking concerns.

Ms. Pat Brown stated that taking away parking spaces will lead to potential parking problems for visitors who might want to visit friends and family.

Mr. Ken Rifkind, not in favor of project, felt this project will create more traffic problems for residents that live outside Mobile Home Park.

Mr. Clint Sallee not in favor of project, stated residents that live on Driftwood Street will greatly feel traffic impacts.

Mr. Jesus Gonzales not in favor of project had concerns with traffic impacts to the community.

Mr. Frank McCafferty not in favor of project, expressed concerns with fire trucks having a hard time entering the cul-de-sac, due to the loss of space.

Mr. Tom Shaw not in favor of project, had concerns with losing street space.

Mr. Bruce Alker not in favor of project, noted concerns with less visitor parking spaces during the holiday seasons.

Mr. Jeff Zook addressed the Commissioners concerns regarding parking, stating the project are in full compliance with City Code parking requirements. Additional improvements will benefit the mobile home park and ocean views will not be blocked by second stories unit on beach front streets.

Chairman Stewart closed public testimony.

Commissioners addressed concerns of traffic, street widths, and parallel parking. Commissioner Frank added that the mobile home park condition number 5 states that parking would always stay as parking. There was reliance on that language/condition when residents secured their home location and considered the amenities of the park when deciding where to live and what to pay.

Commissioner Huber asked Mr. Zook if he would consider two mobile homes instead of the three but with direction from Richard Bessire, the mobile home park manager they declined.

MOTION: Commissioner Frank moved and Commissioner Nash seconded a motion to deny PZ: 14-400-01, and directed staff to return with a resolution with findings for denial. The question was called and the motion carried 0-5-1-1, Commissioner Okada abstaining on Item G-1 (PZ 13-580-05), and Commissioner Mullin absent.

- H. REPORTS; STUDY SESSION
- I. PLANNING COMMISSION BUSINESS
- J. PLANNING MANAGER COMMENTS
- K. ADJOURNMENT

At 9:47 p.m., the Planning Commission concurred to adjourn.

Vincent Stewart, Chairman

ATTEST: _____
Chris Williamson, Principal Planner

MEMO



October 22, 2014

TO: James Combs
FROM: Daniel Martinez, City Clerk
SUBJECT: Appeal of Project 14-550-01

On October 22, 2014 an appeal was filed by Oxnard Shores along with a fee of \$692.19. The appellant is requesting an appeal of the October 16, 2014 Planning Commission decision regarding (project # and name).

Also, attached is the Checklist for Appeal of Planning Commission Decision to be completed and returned to this office as soon as possible. Please also submit an electronic and hard copy Notice and letter to affected residents/property owners, together with labels to same.

cc: Ashley Golden, Interim Planning Manager
Matt Winegar, Development Services Director
Steve Fischer, City Attorney's Office

g:\appeal\notifystaff

Checklist for Appeal of Planning Commission Decision

Date: October 22, 2014

This is a checklist to ensure that an appeal/review of a Planning Commission decision is properly processed. Please complete this checklist as appropriate and return it to the City Clerk's Office as soon as possible.

Date of Planning Commission meeting	10/16/2014 <i>14-100-01</i>
Project Description	Project No. 14- 550 -01 Allow subdivision
Appellant	Michael Marlow, Oxnard Shores Co. LLC
Address	1015 S. Harbor Blvd. Oxnard 93035
Applicant's name & address	Same as above
Planner to prepare analysis	
CC meeting date	
Agenda report due	
Legal counsel	
Pertinent Code section	
Legally required to be advertised/ 10 days before meeting*	
Date mailing labels due to Clerk (include applicant & special requests)**	ASAP
Date notices should be mailed	
Other parties requesting notice (names & addresses)	

*Vida Newspaper requires one full day notice prior to publication and is placed for public review on Thursdays. Please submit notice to City Clerk at least two days prior to desired publication date.

(**Planning staff processes legal ads and mailed notices for reviews requested by Planning staff. City Clerk staff processes legal ads and mailed notices on appeals.)

g:\appeal\checklist

PLEASE PROVIDE AN ORIGINAL AND 2 COPIES
A \$692.19 FEE MUST ACCOMPANY THIS APPEAL

TO: Oxnard City Clerk

NOTICE OF APPEAL
(from member of the public)

I, OXNARD Shores Co. LLC, am aggrieved or directly affected by
(name of person filing appeal)

and appeal the 10-16-14 decision from the Planning Commission regarding Project No.
(date of PC meeting)

14-550-01, more particularly described as follows:

Addition of 3 Mobile Home Sites

The grounds for appeal are:

The two proposed lots in RV Storage
do not impact the Coastal Land Use plan
i.e. Views, guest parking.

I request the following relief:

We would accept two Mobile Home lots in
the RV Storage area and vacate proposed
lot on beach front.

Date: 10-22-14

(signature)

Michael Marlow

(address)

Authorized Agent

OXNARD Shores Co. LLC
1015 S. HARBOUR BLVD
OXNARD, CA
93035

cc: City Attorney
Project Planner
Development Services Department
Applicant

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Attachment 5
Page 4 of 4

Plans proposed at PC

Attachment
Page 1 of 1

Oxnard Shores, LLC
1015 South Harbor Blvd. Oxnard CA 93035

OXNARD SHORES MOBILE HOME PARK Mandalay Rd. Oxnard, CA

MANDALAY BEACH PARK

W. 5TH ST.

N89°59'10"W

SUNSET DR.

SEAVIEW DR.

VENITIAN DR.

OXNARD SHORES DR.

CHANNEL WAY

S. HARBOR BLVD.

MANDALAY BEACH RD.

SUNSET DR.

OXNARD SHORES DR.

(E) RV PARKING

1 SITE PLAN
1/8" = 1'-0"

PROJECT ANALYSIS

ASSESSORS PARCEL NUMBER	191-0-001-035
PROJECT ADDRESS:	5540 W. 5TH STREET OXNARD CA 93035
ZONING:	MULTIPLE FAMILY WATER ORIENTED (23.01 AC)
SITE AREA:	R-W-3 1,002,315.6 S.F.
EXISTING USE:	MOBILE HOME PARK
PROPOSED USE:	MOBILE HOME PARK
OCCUPANCY GROUP:	R-3, U & A-2
CONSTRUCTION TYPE:	V-B
SPRINKLER SYSTEM:	NO
EXISTING MOBILE HOME LOTS:	182
PROPOSED MOBILE HOME LOTS:	3
TOTAL MOBILE HOME LOTS:	185

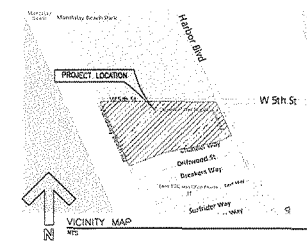
PARKING ANALYSIS:	REQUIRED	PROVIDED
RESIDENCE	2 SPACES ON EA MOBILE HOME LOT	2 COVERED (EA MH)
GUEST	185/5 MOBILE HOME LOTS = 37 SPACES	48 SPACES

OPEN STORAGE/RV PARKING (E)35 SPACES - REDUCED TO PROVIDE 10 SPACES

PROPOSED MOBILE HOME LOT A:	
LOT AREA:	4,224 SF
MOBILE HOME AREA:	(372) 1,512 SF
PRIVATE COVERED PARKING (2 SPACES):	(93) 460 SF
PROPOSED MOBILE HOME LOT B:	
LOT AREA:	5,238 SF
MOBILE HOME AREA:	(315) 1,620 SF
PRIVATE COVERED PARKING (2 SPACES):	(85) 460 SF
PROPOSED MOBILE HOME LOT C:	
LOT AREA:	5,488 SF
MOBILE HOME AREA:	(285) 1,620 SF
PRIVATE COVERED PARKING (2 SPACES):	(93) 460 SF

KEY NOTES

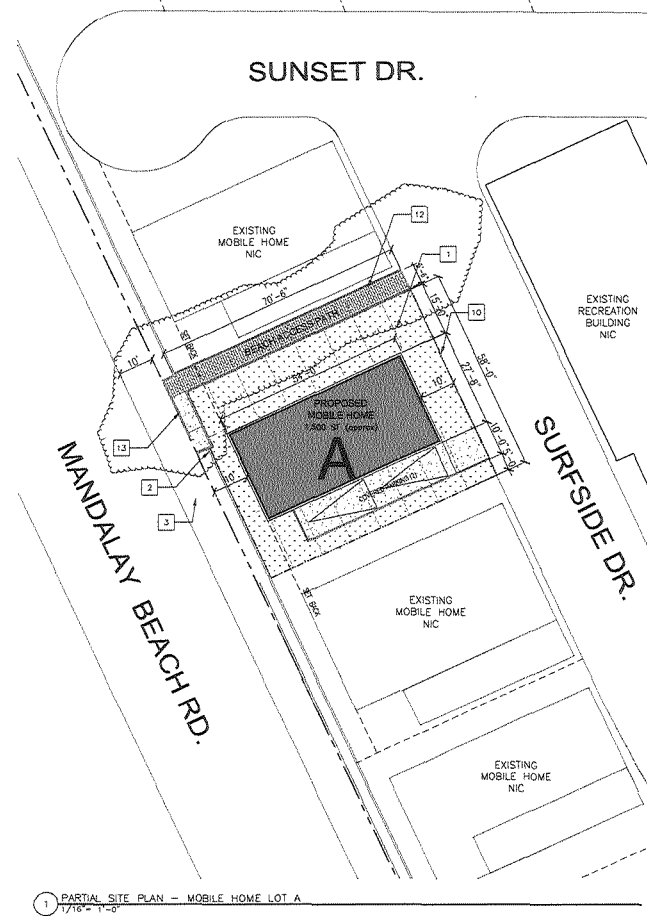
- 1 EXISTING VISITOR PARKING SPACE, TYP.
- 2 EXISTING MOBILE HOME LOT, TYP.
- 3 EXISTING RECREATION BUILDING, INC
- 4 EXISTING FIRE HYDRANT LOCATION
- 5 EXISTING VAN ACCESSIBLE STALL
- 6 EXISTING CMU WALL THROUGHOUT SITE TO REMAIN
- 7 EXISTING CONCRETE SIDEWALK TO REMAIN



SITE PLAN A1

SEPTEMBER, 2014





KEY NOTES

- 1 EXISTING GUEST PARKING TO BE CONVERTED TO NEW MOBILE HOME LOT (SEE GUEST PARKING CALCULATION SHEET A1) DEMO EXISTING CONCRETE SLAB AS REQUIRED
- 2 EXISTING CMU LOW WALL AND PLANTER TO REMAIN ON EITHER SIDE OF NEW SWAMP TO SIDEWALK
- 3 (E) CONCRETE SIDEWALK TO REMAIN
- 4 EXISTING STORAGE/RV PARKING AREA TO BE RECONFIGURED TO ALLOW FOR (10) NEW MOBILE HOME LOTS AND SMALLER RV PARKING DEMO EXISTING CONCRETE SLAB AS REQUIRED
- 5 RE-STRIP SPACES WITH 3" WIDE TRAFFIC STRIPPING
- 6 EXISTING 4" HI. CMU WALL TO REMAIN WHERE PORTION OF WALL APPROACHES DRIVE ANGLE IT SHALL BE CUT BACK TO IMPROVE VEHICULAR SIGHTLINES AT CORNER
- 7 NEW 4" HI. CMU WALL TO MATCH EXISTING
- 8 DEMO PORTION OF EXISTING CMU WALL
- 9 PLANTING AREA TO REMAIN
- 10 EXISTING CURB AND GUTTER TO REMAIN
- 11 EXISTING ENTRANCE GATE TO RV STORAGE LOT TO REMAIN
- 12 PROPOSED BEACH ACCESS PATHWAY: 5'-4" WIDE PATHWAY PAVED WITH BRICK PAVES AND PROTECTED ON EITHER SIDE WITH 36" HIGH PLASTERED BLOCK WALL. PATHWAY STEP LIGHTS IN BLOCK WALL ALLOW FOR CONVENIENT AND SAFE ACCESS TO BEACH RAMPWAY
- 13 PROPOSED ACCESS RAMP TO EXISTING SIDEWALK AND PATH OF TRAVEL TO BEACH AREA. RAMP WILL COMPLY WITH ALL CALIFORNIA BUILDING CODE REQUIREMENTS INCLUDING LANDING SIZE, SLOPE AND HANDRAILS.

GENERAL NOTES

SITE DRAINAGE:
DRAINAGE MUST BE PROVIDED TO DIRECT SURFACE WATER AWAY FROM THE HOME AND TO PREVENT WATER BUILD-UP UNDER THE HOME. DRAINAGE MUST BE EXTERIOR AWAY FROM HOME WITH A MIN. SLOPE OF 1/2" FOOT AWAY FROM THE FOUNDATION.

GUTTERS AND DOWNSPOUTS:
HOMES SHALL BE PROVIDED WITH GUTTERS AND DOWNSPOUTS. DIRECT RUNOFF AWAY FROM HOME.

OXNARD SHORES MOBILE HOME PARK

Mandalay Rd. Oxnard, CA

Oxnard Shores, LLC
1015 South Harbor Blvd. Oxnard CA 93035

PARTIAL SITE PLAN **A2**
140301
SEPTEMBER, 2014

COASTAL
ARCHITECTS
385 So. A Street, Suite 200 Oxnard, CA 93035
Tel: 805.985.7541 Fax: 805.211.2002 www.CoastalArch.com

MANDALAY BEACH PARK

W. 5TH ST.

N89°59'10"W

SUNSET DR.

SEAVIEW DR.

VENITIAN DR.

OXNARD SHORES DR.

CHANNEL WAY

S. HARBOR BLVD.

MANDALAY BEACH RD.

SUNSET DR.

OXNARD SHORES DR.

(E) RV PARKING

MOBILE HOME LOT

S & C

1 SITE PLAN
1/8" = 1'-0"

PROJECT ANALYSIS

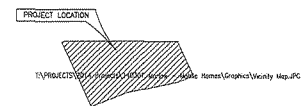
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SITE AREA:	R-W-2 (23.01 AC) 1,002,315.6 S.F.
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PROPOSED USE:	MOBILE HOME PARK
OCCUPANCY GROUP:	R-3, U & A-2
CONSTRUCTION TYPE:	V-B
SPRINKLER SYSTEM:	NO
EXISTING MOBILE HOME LOTS:	182
PROPOSED MOBILE HOME LOTS:	2
TOTAL MOBILE HOME LOTS:	184

PARKING ANALYSIS:	REQUIRED	PROVIDED
RESIDENCE	2 SPACES ON EA MOBILE HOME LOT	2 COVERED(EA MH)
GUEST	185/5 MOBILE HOME LOTS= 37 SPACES	48 SPACES

PROPOSED MOBILE HOME LOT B:		
LOT AREA:		5,239 SF
MOBILE HOME AREA:	(31%)	1,630 SF
PRIVATE COVERED PARKING (2 SPACES):	(8%)	460 SF
PROPOSED MOBILE HOME LOT C:		
LOT AREA:		5,489 SF
MOBILE HOME AREA:	(28%)	1,620 SF
PRIVATE COVERED PARKING (2 SPACES):	(9%)	460 SF

KEY NOTES

- 1 EXISTING VISITOR PARKING SPACE, TYP.
- 2 EXISTING MOBILE HOME LOT, TYP.
- 3 EXISTING RECREATION BUILDING, N/C
- 4 EXISTING FIRE HYDRANT LOCATION
- 5 EXISTING W/IN ACCESSIBLE STALL
- 6 EXISTING CHW WALL THROUGHOUT SITE TO REMAIN
- 7 EXISTING CONCRETE SIDEWALK TO REMAIN



SITE PLAN A1

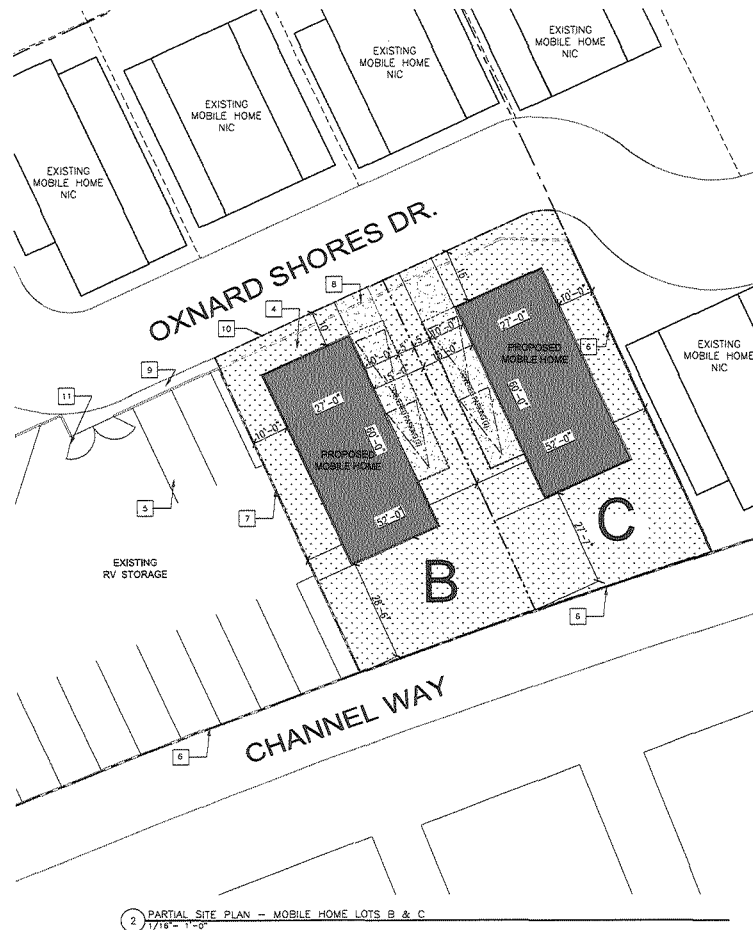
SEPTEMBER, 2014



OXNARD SHORES MOBILE HOME PARK
Mandalay Rd. Oxnard, CA

Oxnard Shores, LLC
1015 South Harbor Blvd., Oxnard CA 93035

Attachment
Page 7 of 7



- KEY NOTES**
- 1 NOT USED
 - 2 NOT USED
 - 3 (C) CONCRETE SIDEWALK TO REMAIN
 - 4 EXISTING STORAGE/RV PARKING AREA TO BE RECONFIGURED TO ALLOW FOR (2) NEW MOBILE HOME LOTS AND SMALLER RV PARKING. DEMO EXISTING CONCRETE SLAB AS REQUIRED
 - 5 NOT USED
 - 6 EXISTING 6\"/>

GENERAL NOTES

SITE DRAINAGE:
DRAINAGE MUST BE PROVIDED TO DIRECT SURFACE WATER AWAY FROM THE HOME AND TO PREVENT WATER BUILD-UP UNDER THE HOME. DRAINAGE MUST BE DIVERGED AWAY FROM HOME WITH A MIN. SLOPE OF 1/2\"/>

Attachment
Page 2 of 2

OXNARD SHORES MOBILE HOME PARK Mandalay Rd. Oxnard, CA

Oxnard Shores, LLC
1015 South Harbor Blvd. Oxnard CA 93035

PARTIAL SITE PLAN **A2**

140261
SEPTEMBER, 2014

COASTAL
ARCHITECTS

300 So. A Street, Suite 220 Oxnard, CA 93030
Tel 805.933.7654 Fax 805.201.3021 www.CoastalArch.com

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☒ Public Hearing
☐ Other _____	☐ Other _____

Prepared By: Douglas J. Spondello, Associate Planner *DS* Agenda Item No. I-2

Reviewed By: City Manager *JM* City Attorney *RT* Finance *JLC* Other (Specify) _____

DATE: November 24, 2014

TO: City Council

FROM: Matthew G. Winegar, AICP *MW*
Development Services Director

SUBJECT: Planning and Zoning Permit (PZ) Nos. 14-620-02 (General Plan Amendment), 14-630-02 (Specific Plan Repeal), 14-500-07 (Special Use Permit - Planned Residential Group), and 14-300-06 (Tentative Subdivision Map for Tract No. 5952) for property bounded by Rose Avenue, East First Street, Marquita Street, and Del Sol Park. Filed jointly by the City of Oxnard Housing Authority, 435 South "D" Street, Oxnard, CA 93030 and Urban Housing Communities, LLC, 2000 East Fourth Street, Santa Ana, CA 92705.

RECOMMENDATION

That City Council:

1. Adopt a resolution approving Planning and Zoning Permit No. 14-620-02 (General Plan Amendment) to reflect the repeal of the *Las Cortes Specific Plan* and adopting Subsequent Mitigated Negative Declaration (S-MND) No. 2014-04;
2. Approve the first reading by title only and subsequent adoption of an ordinance approving Planning and Zoning Permit No. 14-630-02 (Specific Plan Repeal) to repeal the *Las Cortes Specific Plan* in its entirety;
3. Adopt a resolution approving Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract No. 5952), subject to certain findings and conditions; and
4. Adopt a resolution upholding the decision of the Planning Commission approving Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group) to establish development standards and future administrative entitlement procedures for the Las Cortes replacement public housing project on approximately 25 acres bounded by Rose Avenue, East First Street, Marquita Street, and Del Sol Park, subject to certain findings and conditions.

Discussion

The requested actions collectively repeal the 2007 *Las Cortes Specific Plan* and substitute a Planned Residential Group (PRG) program (with the adoption of a special use permit) for the subsequent administrative entitlements to replace 260 Oxnard Housing Authority (OHA) public housing units and add four property manager units; develop up to 41 additional affordable units; and develop open space and landscaping; streets, sidewalks and detention areas; and two community buildings on approximately 25 acres of OHA-owned property bounded by Rose Avenue, East First Street, Marquita

Street, and Del Sol Park. The 2030 General Plan amendment will remove references to the *Las Cortes Specific Plan* and the approval of the Tentative Subdivision Map for Tract No. 5952 establishes parcel lines for three phases. In compliance with the California Environmental Quality Act, S-MND 2014-04 was completed to document that repealing the specific plan and replacing it with the PRG program did not create any additional significant environmental impacts or substantially change previous mitigation measures.

The existing 260 unit affordable public housing community is known as “The Courts at La Colonia Village” and was developed over 60 years ago. Due to the age and quality of the original construction, the units are deteriorated, contain asbestos, are poorly insulated, in need of constant repairs, and would cost more to modify than to rebuild. In 2007, the City Council adopted the *Las Cortes Specific Plan*. The plan includes 101 market-rate single-family units, 60 attached condominium units, and 350 multi-family units for a total of 501 housing units. In 2013, the Planning Manager approved DDR No. 13-200-04 for development of the OHA 64-unit affordable apartment project “Terraza de Las Cortes” on Lot 1 along the north boundary, and construction is currently underway. This was the first and only project to be entitled under the 2007 Specific Plan.

Over the last several years, the housing market has transitioned away from single-family for sale product and Department of Housing and Urban Development (HUD) and tax-credit financing have become more financially feasible and available for new and replacement affordable housing units. OHA redesigned the project with up to 305 affordable housing units (not including the 64 units now under construction), a 26% reduction in density from the 2007 Specific Plan with significant changes to the street configuration. The Planning Division and OHA staff concluded that the most cost-effective approach to entitling the current OHA project is to repeal the 2007 *Las Cortes Specific Plan* and replace it with a PRG program based largely on the underlying Garden Apartment Planned Development (R-3-PD) zoning.

The PRG program requires that the Applicant obtain an administrative Development Design Review Permit (DDR) that conforms to the PRG development standards and substantially conforms to the PRG Community Design Guidelines for each development phase. The Community Design Guidelines are adapted from applicable architectural, landscaping, and green building design guidelines of the 2007 *Las Cortes Specific Plan*. The PRG program is similar to a specific plan in that the PRG approves a conceptual site design and establishes the framework for subsequent phase permits that conform to PRG development standards and substantially conform to the Community Design Guidelines.

At its meeting of November 20, 2014, the Planning Commission adopted Resolution Nos. 2014-19, 20, 21, and 22 recommending that the City Council approve the collective entitlements for the project.

FINANCIAL IMPACT

No financial impacts are associated with the approval of the proposed entitlements. At its meeting of November 18, 2014, the City Council approved a deferral of PRG project development fees.

(DS.AG)

- Attachment #1 - Planning Commission Staff Report (including attachments)
- #2 - Planning Commission November 20, 2014 Action Minutes
- #3 - Ordinance and Resolutions

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Douglas Spondello, Associate Planner

DATE: November 20, 2014

SUBJECT: Planning and Zoning Permit Nos. 14-630-02 (Specific Plan Repeal), 14-620-02 (General Plan Amendment), 14-300-06 (Tentative Subdivision Map for Tract No. 5952), and 14-500-07 (Special Use Permit – Planned Residential Group) on property bounded by South Rose Avenue, East First Street, Marquita Street, and Del Sol Park.

1) Recommendation: That the Planning Commission:

- a) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 14-630-02 to repeal the Las Cortes Specific Plan, subject to certain findings;
- b) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 14-620-02 for a general plan amendment, subject to certain findings;
- c) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 14-300-06 for a tentative subdivision map, subject to certain findings and conditions;
- d) Approve Planning and Zoning Permit No. 14-500-07 for a special use permit to establish a Planned Residential Group program, subject to certain findings and conditions; and
- e) Adopt a resolution recommending that the City Council adopt Mitigated Negative Declaration No. 2014-04.

2) Project Description and Applicant: A request to recommend that the City Council repeal the *Las Cortes Specific Plan*; amend the 2030 General Plan to remove references to the *Las Cortes Specific Plan* and adopt subsequent Mitigated Negative Declaration (MND) No. 2014-04; approve Tentative Subdivision Map for Tract No. 5952; and that the Planning Commission approve a special use permit to establish a Planned Residential Group (PRG) program to allow for subsequent conforming administrative entitlements to replace 260 Oxnard Housing Authority (OHA) public housing units and add four property manager units; develop up to 41 new affordable units; parks, streets, sidewalks, and detention areas; landscaping; and community buildings on approximately 25 acres of OHA-owned property bounded by Rose Avenue, East First Street, Marquita Street, and Del Sol Park. The application is filed jointly by the OHA, 435 South D Street, Oxnard, CA 93030 and Urban Housing Communities (UHC), LLC, 2000 East Fourth Street, Suite 205, Santa Ana, CA 92705.

- 3) Existing & Surrounding Land Uses:** The approximately 25-acre property is currently developed with 130 single-story duplex structures with a total of 260 public housing units owned and managed by the OHA. Additionally, the previously entitled 64-unit Terraza de Las Cortes affordable housing project is under construction immediately north of the project site within the Las Cortes Specific Plan but not part of the proposed PRG permit area.

LOCATION	2030 GENERAL PLAN	ZONING	EXISTING LAND USE
OHA/UHC Project Site	Residential Medium (RM)	Garden Apartment Planned Development (R-3-PD)	Multi-Family Residential (260 OHA units)
North	Residential Low Medium (RLM), Public/Semi-Public (PSP), Park (PRK)	Multiple-Family (R-2), R-3, and Community Reserve (C-R)	Multi-Family Residential, Del Sol Park, Neighborhood Service Center
South	Residential Low (RL), RM, Commercial General	Residential Planned Development (RPD) and Single-Family Residential (R-1)	Single-Family Residential
East	RM	R-2-PD	Multi-Family Apartments
West	PRK	R-2	Colonia Park

- 4) Background Information and Relevant Project History:** The existing OHA public housing community is known as “The Courts at La Colonia Village.” These homes were built over 50 years ago by the OHA using U.S. Department of Housing and Urban Development Department (HUD) public housing funds. Due to the age and quality of the original construction, the 260 units are deteriorated, contain asbestos and are poorly insulated, in need of constant repairs, and would cost more to modernize than to rebuild.

On October 16, 2007, the City Council adopted Ordinance No. 2754 (uncodified) approving the *Las Cortes Specific Plan* (PZ No. 06-640-01) for the subject project site. Related entitlements included a General Plan Amendment (PZ No. 06-620-02) to assign a land use designation of Residential Medium, a Zone Change (PZ No. 06-570-04) to Garden Apartment Planned Development (R-3-PD), and a Tentative Subdivision Map (PZ No. 06-300-05). The Las Cortes (also referred to as “Las Brisas” for a period) Specific Plan was developed during the period of high demand for single-family housing and included 101 market-rate single-family units, 60 attached condominium units, and 340 multi-family units for a total of 501 housing units, about twice the existing density. The intent was that the 260 OHA public housing units would be replaced with no direct funding from the OHA, but rather from the proceeds of the sale of land for the 241 market-rate for-sale housing units as well as tax credit and bond proceeds. The final map was never adopted and the project was inactive between 2008 and 2013 for economic reasons.

Over the last several years, the housing market transitioned away from single-family for sale product, and HUD and tax-credit financing have become more financially feasible and readily available for new and replacement affordable housing units. In 2013, OHA retained a new private-sector partner, Urban Housing Communities (UHC), and reduced the scope of the project to replacement of the original 260 OHA units with four property managers units and development of an additional 105 units of affordable apartments for a total of 369 units. This represents a reduction of 26% from the 501 units approved in the 2006 *Las Cortes Specific Plan*.

On December 19, 2013 the Interim Planning Manager approved a Development Design Review Permit (PZ No. 13-200-04), consistent with the *Las Cortes Specific Plan*, for OHA development of 64 affordable multi-family apartments at the northernmost portion of the specific plan area. The project, known as Terraza de Las Cortes, is under construction and expected to be completed in 2015.

The OHA/UHC vision for the replacement of the 260 OHA public housing units with four management apartments and development of 41 additional affordable units is now significantly different from the *Las Cortes Specific Plan*, which included an additional 132 units of single-family and for-sale market-rate housing units in a different street configuration. The Planning Division and OHA staff concluded that the best time- and cost-effective approach to entitling the OHA/UHC 305-unit project (not including the 64 units now under construction) is to repeal the *Las Cortes Specific Plan* and replace it with a PRG program permit based on the underlying R-3-PD zoning. The PRG program permit is essentially a focused specific plan for the remaining redevelopment of the entire specific plan area and replacement of the 260 OHA public housing units.

- 5) Environmental Determination:** The proposed project is subject to review in accordance with the California Environmental Quality Act (CEQA) because adoption of the proposed special use permit for a Planned Residential Group (PRG) program will lead to physical development. In 2006, Mitigated Negative Declaration (MND) No. 06-04 was prepared and adopted for the *Las Cortes Specific Plan*. In compliance with CEQA for projects with previous CEQA review, a Subsequent MND was prepared to analyze potentially significant adverse environmental effects of changes between the previously entitled *Las Cortes Specific Plan* compared to the proposed PRG program, and/or changes in circumstances or mitigation measures. The Subsequent MND and recommended mitigation measures (S-MND 2014-04; Attachment C) were made available for the required 20-day public review and comment period between October 17, 2014 and November 5, 2014. Comments on the S-MND were submitted by the Ventura County Air Pollution Control District, the County of Ventura Resource Management Agency, and the County of Ventura Public Works Agency: Transportation Department. These comment letters are included with the S-MND (Attachment E) but do not result in any changes to the mitigation measures or anticipated impacts. No significant adverse effects are expected to result from the proposed development and the proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, staff

recommends that Planning Commission recommend that the City Council adopt S-MND 2014-04.

6) Analysis:

a) General Discussion: The project proposes three phases and is designed to incorporate the previously-permitted 64-unit Terraza de Las Cortes apartments currently under construction. As indicated on the Conceptual Site Plan and Tentative Subdivision Map (Attachment B), Phase I includes up to 142 affordable units, 2 managers units and a community building at the westerly portion of the project site. Phase II extends eastward to Rose Avenue and proposes 118 affordable units, 2 managers units, a community building, and open/park space. The total units in Phases I and II are 264, replacing the existing 260 units and adding 4 management units. Phase III on Lots 8 and 9 originally proposed an additional 41 affordable units. However, the OHA entered into a Property Exchange Agreement with the City of Oxnard in 2013 which commits Lots 8 and 9 as replacement park for the Terraza de Las Cortes project. UHC is currently reviewing whether the 41 units may be accommodated elsewhere within Phase I or II of the project, or the 41 units may not be developed. Given the age and condition of the existing site and housing units, the project represents a substantial improvement of the use of the land.

The proposed PRG program allows the Planning Commission to approve development standards through adoption of a special use permit based largely on R-3-PD development standards. As discussed in the PRG Section (6d) of this report, individual phases approved with the PRG will be subject to subsequent review and approval through the administrative Development Design Review (DDR) permit process. The City, including the Development Advisory Committee (DAC), will review each phase for conformance to the PRG development standards and substantial conformance with the Las Cortes Specific Plan community design guidelines (incorporated by the PRG) that include community design character, site planning, multifamily architectural design, general architectural design, landscape, and green building guidelines.

b) General Plan Consistency and Amendment: The City's 2030 General Plan land use designation for the subject site is Residential Medium which allows "Apartments, townhomes, and other forms of attached housing." The proposed General Plan Amendment (PZ No. 14-620-02) would remove the *Las Cortes Specific Plan* (listed as "Las Brisas") from Table 1-3 (pg. 1-14) and from Figure 1-3 (Specific Plans map, pg. 1-15). Approval of the proposed Special Use Permit for a Planned Residential Group (PRG) program to replace the Las Cortes Specific Plan and removal of references to the *Las Cortes Specific Plan* within the 2030 General Plan is found to be internally consistent with the 2030 General Plan based on the consistency analysis presented in Attachment C.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

The consistency analysis found 54 policies directly applicable (Level I) and 15 indirectly applicable (Level II). The policies are met with the adoption of S-MND mitigation measures, the DAC review process, and inclusion of applicable Community Design Guidelines originally approved within the *Las Cortes Specific Plan* and now included in the PRG program. The project also satisfies several Housing Element (Chapter 8) policies with the replacement of 260 deteriorated OHA housing units by new units with significant community amenities and energy and water conservation features. The project is found to demonstrate that population densities proposed are in conformance with existing and proposed public facilities such as streets, sewers, water, schools, and parks.

c) Tentative Subdivision Map: The proposed Tentative Subdivision Map for Tract 5952 (PZ No. 14-300-06) establishes nine lots, vacates existing portions of public rights of way, and dedicates land to create new public rights of way including the possible extension of San Gorgonio Avenue to Rose Avenue as a separate City capital improvement at a later date. Existing utilities and infrastructure located within the existing interior streets will be demolished and replaced as the project develops in phases. New infrastructure improvements are proposed for the street frontage including public sidewalks and parkways, internal paseos and walkways, power, sewer, and water lines, storm drainage and other utilities. The proposed project will underground the electricity, telephone, and cable utilities onsite. The proposed tentative map was referred to various public utility companies, City departments, and the DAC for recommendations. The recommendations received are included as conditions of approval to be implemented during entitlement of the DDR permits for each phase. A lot summary which characterizes the size, phasing, land use, and projected density is provided below:

Lot	Lot Area (Acres)	Total Dwelling Units	Density (DU/AC)	Land Use(s)	Development Phase
1 Existing	4.42 (existing)	64 (under construction)	14.48 (existing)	Multi-Family Residential (MFR)	Under construction
2	3.38	63	18.64	MFR/Community Center	1
3	1.66	28	18.67	MFR	1
4	3.56	53	14.89	MFR	1
5	3.23	40	12.38	MFR/Clubhouse	2
6	3.17	53	16.72	MFR	2

Lot	Lot Area (Acres)	Total Dwelling Units	Density (DU/AC)	Land Use(s)	Development Phase
7	3.28	27	8.23	MFR	2
8	3.40	41*	12.06	Park*	3
9	1.4	0	0	Park	2
A-D	3.93	0	0	Right of Way Dedication	1-3
TOTALS	31.43	369	11.74 Gross Average		

*As noted in Section 6a: General Discussion, an existing agreement between OHA and the City of Oxnard requires 4 acres of park land to be provided on Lots 8 and 9. The 41 units allocated to these lots within the Tentative Subdivision Map will need to be relocated or removed from the plan during the DDR permit entitlements.

d) Planned Residential Group: The proposed development is located in the Garden Apartment Planned Development (R-3-PD) zone district. The proposed residential uses and overall density of about 12 units per acre are permitted within the R-3-PD zone district. The application seeks approval of a Special Use Permit for a Planned Residential Group (PRG), per Code Section 16-445. The PRG allows the Planning Commission to establish the density, area, yards, height, parking, and other R-3-PD development standards for projects, which represent substantial improvement to the use of the land. The subject PRG will require that the applicant obtain an administrative DDR permit (see Code Section 16-525) for each of the project's three phases so that the City can determine that each proposed phase conforms to the proposed PRG development standards (Attachment G, PRG Resolution, Exhibit A). Conditions of the PRG approval adapt applicable architectural, landscaping, and green building design guidelines from the *Las Cortes Specific Plan* as Community Design Guidelines for the project. In this regard, the PRG is similar to a specific plan in that it approves a conceptual site design that establishes the framework for future development subject to conformance with development standards and substantial conformance with community design guidelines.

Attachment F of this report outlines the PRG development standards in comparison to applicable development standards of the R-3-PD. The PRG development standards are similar to the R-3-PD development standards but, in some cases, are different so as to allow some flexibility during the subsequent DDR approval process. The site for the proposed uses is adequate in size to accommodate the setbacks, parking, landscaping, and other City standards reflected in the PRG standards and Community Design Guidelines.

e) Circulation and Parking: The pedestrian and vehicular circulation through the project from Marquita Street to Rose Avenue is provided by the proposed San Gorgonio Avenue. San Gorgonio Avenue is designed as a 66-foot wide thoroughfare featuring sections with on-street parking and large parkways. The neighborhood is highly dependent on public transit and therefore the individual phases will be designed to include bus stops and

associated amenities for Gold Coast Transit at the north and south sides of San Gorgonio Avenue.

North/south access through the project provides access from East First Street to parking areas within the interior courtyards and up to San Gorgonio Avenue. The majority of these connectors will be designed as public streets however two unnamed private streets or 'driveways' occur with reduced widths illustrated on the Conceptual Site Plan.

Conditions of approval require amendments to the phasing plan and tentative map to address circulation concerns. Within Phase I, San Gorgonio Avenue is currently proposed to dead end. There are no adjacent public streets to provide access through the project, requiring that Phase I be adjusted to include the extension of San Gorgonio Avenue easterly to provide access to/from the existing western leg of Carmelita Court (TSM Condition No. 85). The design of San Gorgonio Avenue within Phase II does not provide connectivity through the development and instead directs traffic off to East First Street. TSM Condition No. 84 of the tentative subdivision map recommendation requires that Phase II include installation of the full width of San Gorgonio Avenue to the easterly extent of the phase line. With this change, the cul de sac at the northerly terminus of Dolores Court is not necessary and a T-intersection with San Gorgonio Avenue can be provided at that location. These conditions are included to ensure connectivity to public streets within the project and improve public and emergency vehicle access. Staff will review subsequent DDR application to ensure these changes have been made with the entitlement of each development phase.

Parking will be reviewed during the DDR entitlement of each phase. Required parking for residents may be provided in garages or carports within 250 feet of the unit they serve. Visitor parking may be provided on- and off-street within 500 feet of the units served.

As conditioned and with implementation of PRG development standards, the site for the proposed use will be served by streets and highways adequate in with and improved as necessary to carry the kind and quantity of traffic generated by the uses.

- f) **Building Design:** The PRG provides development standards and Community Design Guidelines for buildings (Attachment G, PRG Resolution, Exhibit A). DDR permits for buildout of the three project phases will be reviewed for consistency to the PRG standards and Community Design Guidelines. It is anticipated that the residential and community buildings will be designed to Spanish Colonial and Mission architectural styles. Building shall take place substantially in conformance with plot plans and elevations submitted in support of the special use permit for a PRG or as required by the PRG.
- g) **Landscaping and Open Space:** The PRG Program (Attachment G, PRG Resolution, Exhibit A) incorporates landscape guidelines from the former *Las Cortes Specific Plan*. The guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the community. These guidelines, consisting of written summary, a palette of trees, shrubs, and ground covers, and graphic exhibits establish landscape criteria for entries, streetscapes, lighting and walls throughout the project. DDR

entitlement of each phase will include a review of the conformance to the PRG standards and Community Design Guidelines as well as the City adopted *Landscape Standards* document and other development criteria of the City Code.

The project design incorporates wide, landscaped paseos between buildings to provide pedestrian connection through the project and open spaces for residents. The project also benefits from its proximity to Del Sol Park, immediately to the north. Additionally, Lots 8 and 9, which will be reviewed with Phases II and III, are designated for use as parks. Condition No. 92 (TSM) requires the applicant submit improvement plans for the parks on Lots 8 and 9 prior to approval of a DDR for Phase II. At minimum, these improvements will include sod and irrigation.

The project is required to provide a minimum of 30% of the entire project site as open space. Eligible areas include paseos, courtyards, public parks, and private street parkways but will not include areas used for vehicle parking or circulation. Paseos and courtyards are required to be a minimum of 11-feet wide. The preliminary orientation of the buildings allows for large common open spaces within the courtyards which will be immediately accessible to residents. These areas could feature play areas for children, community gardens, abundant landscaping, seating, water features and barbeque pits.

- 7) Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on October 22, 2014. Recommendations of the DAC are included in the attached resolutions and address project phasing, the design of streets and sidewalks, stormwater treatment, and general revisions to notes on plans. Additional conditions are provided to ensure adequate sewage, water, fire protection and storm drainage facilities are included. DAC comments related to the eventual buildout of the project will be addressed during DDR entitlement of each phase.
- 8) Community Workshop:** On October 8, 2014, the applicant mailed notices of the Community Workshop meeting to all property owners within the La Colonia Neighborhood. A notice of this meeting was posted on the project site in two locations with a brief description and contact information. The Community Workshop was conducted on October 20, 2014 and was attended by approximately 23 people including representatives from the OHA and UHC. General inquiries were addressed regarding permit processing, the overall unit reduction from the previous specific plan, and the potential for traffic impacts to adjacent streets.
- 9) Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action on PZ No. 14-500-07 (Special Use Permit – PRG) may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. In accordance with Section 15-25 of the City Code, an appeal from the Planning Commission's action on PZ No. 14-300-06 (Tentative Subdivision Map) may be taken in the manner provided by Cal. Gov. Code Section 66452.5.

The Planning Commission's action on PZ Nos. 14-620-02 (General Plan Amendment) and 14-630-02 (Specific Plan Repeal) is a recommendation and the matter will be considered by the City Council at a later date.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans (PRG Conceptual Site Plan and Tentative Subdivision Map)
- C. 2030 General Plan: Project Consistency Analysis
- D. Mitigated Negative Declaration (MND) No. 2014-04
- E. MND Comment Letters
- F. PRG Development Standards Comparison to R-3-PD and Specific Plan
- G. Resolutions

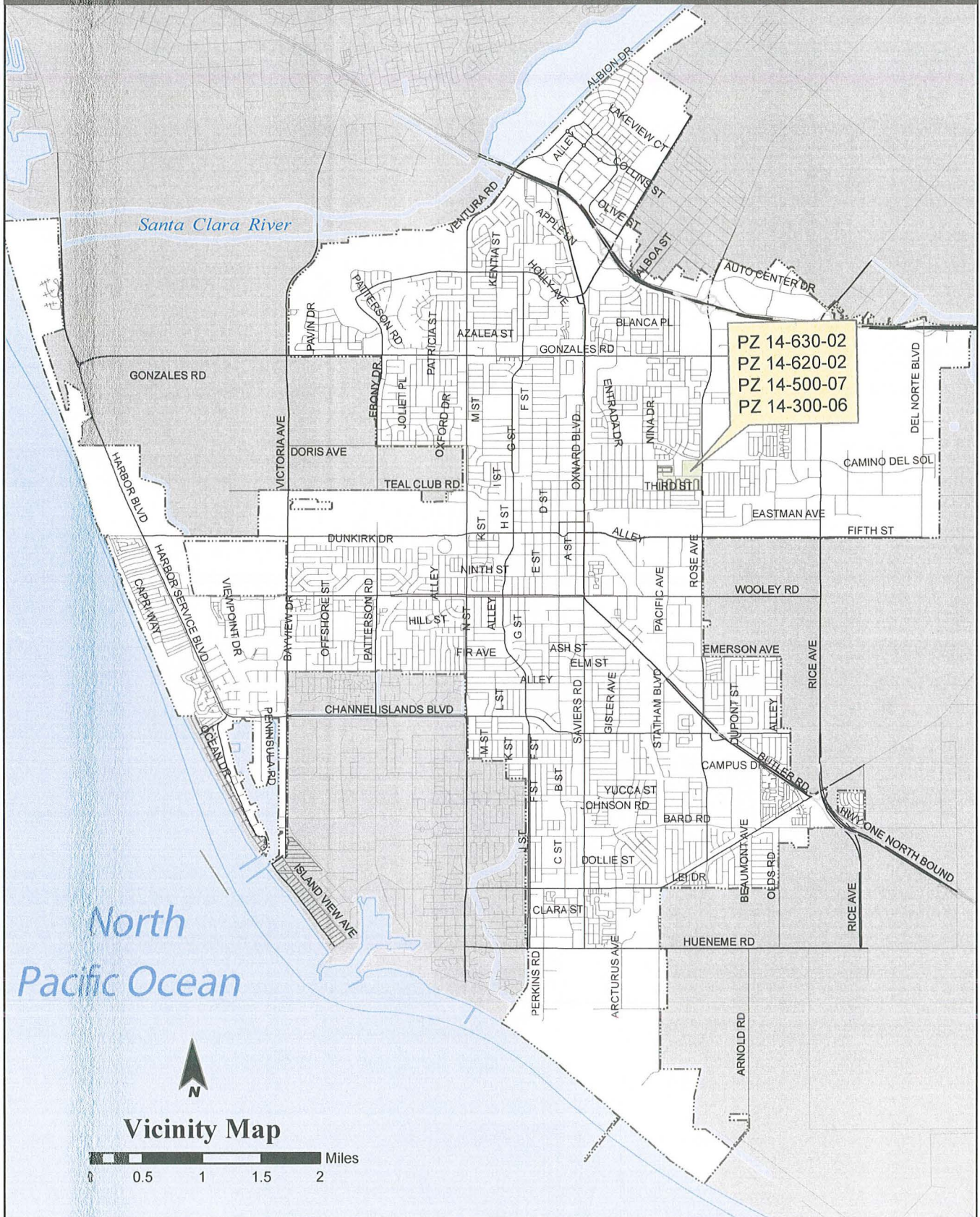
Prepared by:	<u>DS</u> DS
Approved by:	<u>AG</u> AG

ATTACHMENT "A"

Maps (Vicinity, General Plan, Zoning)



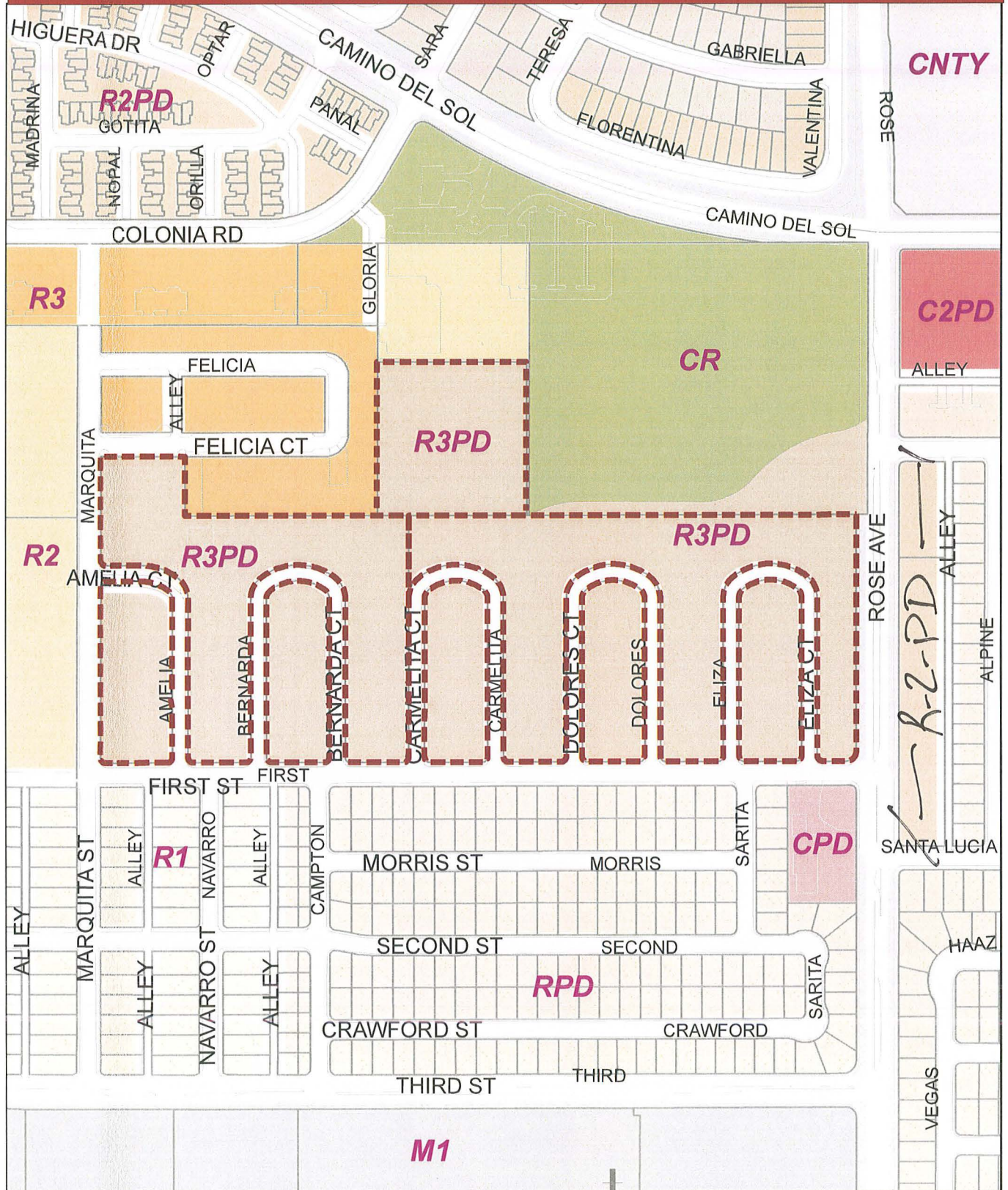
Vicinity Map



2030 General Plan Land Use Map



Zoning/Specific Plan Map



ATTACHMENT "B"

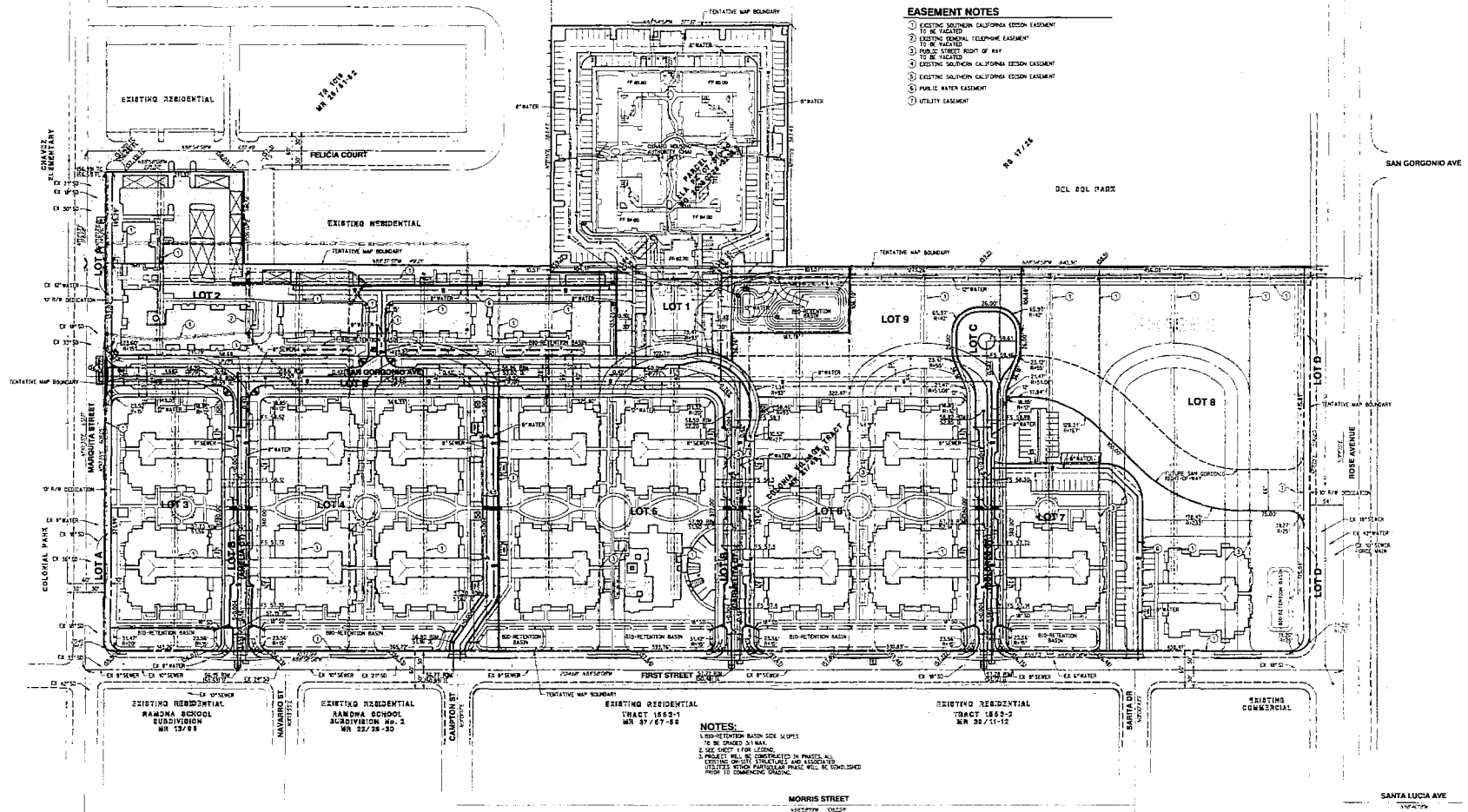
Reduced Project Plans: PRG Conceptual Site Plan and Tentative
Subdivision Map

CONCEPTUAL SITE PLAN LAS CORTES TOWNHOMES OXNARD, CALIFORNIA

PARCEL A
LLA #2 07-310-10
NO. 2008-0228-3232

EASEMENT NOTES

- ① EXISTING SOUTHERN CALIFORNIA EDITION EASEMENT TO BE VACATED
- ② EXISTING GENERAL TELEPHONE EASEMENT TO BE VACATED
- ③ PUBLIC STREET RIGHT OF WAY TO BE VACATED
- ④ EXISTING SOUTHERN CALIFORNIA EDITION EASEMENT TO BE VACATED
- ⑤ EXISTING SOUTHERN CALIFORNIA EDITION EASEMENT TO BE VACATED
- ⑥ PUBLIC WATER EASEMENT
- ⑦ UTILITY EASEMENT



NOTES:

1. EXISTING BODIES OF WATER TO BE GRADED 5% MAX.
2. EXISTING BODIES OF WATER TO BE GRADED 5% MAX.
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9. EXISTING BODIES OF WATER TO BE GRADED 5% MAX.
10. EXISTING BODIES OF WATER TO BE GRADED 5% MAX.

MORRIS STREET
W/SPRINKLER VALVE

GRAPHIC SCALE 1" = 60'

ORIGINAL DATE: OCTOBER 31, 2014

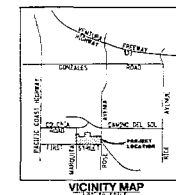
SHEET 1 OF 1

ATTACHMENT
PAGE 16 OF 138

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LAS CORTES TOWNHOMES
OXNARD, CALIFORNIA

- SHEET 1 OF 2



SHT NO	DESCRIPTION
1	SECTION, NOTES AND SUMMARIES
2	VENTILATIVE TRACT MAP

TRACT MAP BOUNDARY	-----	
LOT LINE	-----	
SEWER	-----	S
WATER	-----	W
STONE DRAIN	-----	
RIGHT-OF-WAY	-----	
PUBLIC WATER EASEMENT / UTILITY EASEMENT	-----	
DIRECTION OF FLOW	-----	
FIRE HYDRANT	-----	H
EXISTING POWER POLE	-----	P
EXISTING SENSOR MAST	-----	S
EXISTING WATER MAIN	-----	W
EXISTING STORM DRAIN	-----	
EXISTING POLE CLIMB AND CUTTER	-----	
PHASE BOUNDARY	-----	

GRADE BREAK	CG
EDGE OF PAVED ELEVATION	FE
FINISHED FLOOR	FL
FINISHED GRADE ELEVATION	FG
FLOW LINE ELEVATION	FL
FINISHED SURFACE ELEVATION	FS
HEIGHT ELEVATION	HT
NOT TO SCALE	NO
PLANTING AREA	PA
PROPERTY LINE	PL
RIGHT OF WAY	RM
TOP OF CURB ELEVATION	TC
TOP OF GRADE ELEVATION	TG
TYPICAL	TY
CALIFORNIA BUILDING CODE	CB
INTERNATIONAL SYMBOL OF ACCESSIBILITY	IS

ATTACHMENT “C”

2030 General Plan Consistency Analysis

City of Oxnard 2030 General Plan Goals and Policies

Relevant to The Courts Planned Residential Group Permit

Level I Goal Consistency Test: Direct Applicability to a Proposed Policy, Project or Program

Level II Goal Consistency Test: Related or Indirect Applicability to the Proposed Policy, Project, or Program

Level III Goal Consistency Test: No or Distance Applicability to the Proposed Policy, Project, or Program

		LEVEL I	LEVEL II	Rationale
Policy SC-3.1	New Residential Development Encourage incorporation of passive and active energy and resources conservation design and devices in new residential development and substantial remodels and/or expansions.		X	On July 1, 2014, the California State "Green Building Energy Code" became effective and applies to all future development under The Courts PRG permit. The Green Code either directly requires, or requires that new residential structures be designed to accommodate, passive energy, solar panels, and natural ventilation features.
Policy SC-3.8	Require Use of Passive Energy Conservation Design As part of the City and Community EAP's, require the use of passive energy conservation by building material massing, orientation, landscape shading, materials, and other techniques as part of the design of local buildings, where feasible.		X	
Policy SC-3.9	Promote Voluntary Incentive Programs Promote voluntary participation in incentive programs to increase the use of solar photovoltaic systems in new and existing residential, commercial, institutional and public buildings, including continued participation in the Ventura County Regional Energy Alliance (VCREA).		X	
Policy SC-3.12	Encourage Natural Ventilation Review and revise applicable planning and building policies and regulations to promote use of natural ventilation in new construction and major additions or remodeling consistent with Oxnard's temperate climate.		X	
Policy CD-1.2	Infill Development, Priority to Mixed Use Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	X		The project is the redevelopment of an infill site within an existing established neighborhood.
Policy CD-1.4	Transportation Choices Promote the application of land use and community designs that provide residents with the opportunity for a variety of transportation choices (pedestrian, bicycle, transit, automobile).	X		The project will have bus service and bicycle and pedestrian 'complete streets.'
Policy CD-1.5	Housing Variety Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single family units.	X		There are a range of unit sizes based on Housing Department records of actual demand.
Policy CD-1.6	Public Facilities Enhance resident quality of life by providing adequate space for schools, libraries, parks and recreation areas, as well as space for the expansion of public facilities to support the community's vision.		X	The project site is located within walking distance to schools, Colonia branch library, and Del Sol Park.

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Policy CD-1.7	Compact Development Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.		X	The project is the redevelopment of an infill site within an existing established neighborhood.
Policy CD-3.1	Neighborhood Preservation Protect existing residential neighborhoods from the encroachment of incompatible activities and land uses as determined through environmental review and/or determination by the Planning Commission.	X		The project is largely replacement housing within an established neighborhood.
Policy CD-3.3	Innovative Redevelopment Promote innovative design flexibility and possibly different residential densities in public and public/private redevelopment within existing neighborhoods through the use of alternative performance-oriented development standards, alternative development designs, development agreements, specific plans, mixed uses, and other development and planning techniques.	X		The Planned Residential Group permit allows flexibility with R-3 development standards similar to the Planned Development additive.
Policy CD-8.1	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.		X	The project is largely replacement housing within an established neighborhood served by existing utilities with minimal impacts on City infrastructure.
Policy CD-8.2	Services Continue to ensure that public services and facilities are in place at the time of need or prior to the time new development occurs in order to avoid overloading existing urban service systems.		X	
Policy CD-8.5	Impact Mitigation Ensure that new development avoids or mitigates impacts on air quality, traffic congestion, noise, and environmental resources to the maximum extent feasible.	X		MND 14-04 identifies mitigations the ensure impacts are below adopted thresholds.
Policy CD-9.1	Neighborhood Identity Recognize, preserve, and improve the visual identity and character of existing neighborhoods. Infill development shall respect historic structures and be of compatible scale and character with historic areas.	X		The project is subject to design guidelines developed with input from the community.
Policy CD-9.2	Revitalization and Redevelopment As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	X		The project is the redevelopment of an infill site within an existing established neighborhood.
Policy CD-10.1	Human-Scale Development In the evaluation of development proposals, require urban development on a human scale, by emphasizing the pedestrian experience over the movement and storage of vehicles.	X		The project is subject to design guidelines developed with input from the community.
Policy CD-10.2	Neighborhood Themes In the evaluation of development proposals, require neighborhood themes and principles of design, such as neotraditional town planning, which include central parks, schools, and community and commercial facilities, strong pedestrian orientation and de-emphasis of automobile related elements in new development projects.	X		The project is subject to design guidelines developed with input from the community.

Policy CD14.1	Design Review Process In the evaluation of development proposals, continue to ensure that public and private development projects comply with City design policies, plans, and guidelines.	X		The project is subject to design guidelines developed with input from the community.
Policy CD-14.2	Development Advisory Committee (DAC) Function Continue to require that a staff Development Advisory Committee review new development projects for consistency with the City's development policies and appropriateness for the proposed sites.	X		The PRG permit and each subsequent permit will go through the DAC process.
Policy CD-15.3	Availability of Care Services Encourage the availability of a variety of high quality social care programs (e.g., extended adult and child day care, infant and toddler care, sick care, etc.) by encouraging through development agreements, conditions of approval, and/or other techniques that local employers and developers consider and /or develop social care facilities and programs.		X	The project is near the Colonia Multi Service Center that offers a range of social services that will be available to project residents.
Policy CD-16.7	Flexibility in Regulation Implementation Continue to research and update the zoning code and related regulations in order to allow development to adequately respond to market conditions.	X		The Planned Residential Group permit allows flexibility with R-3 development standards similar to the Planned Development additive.
Policy ICS-1.1	Maintain Existing Service Levels Maintain the high priority of providing services to residents and visitors, and prevent deterioration of existing service levels.		X	The project is largely replacement housing within an established neighborhood served by existing utilities with minimal impacts on City infrastructure.
Policy ICS-1.2	Development Impacts to Existing Infrastructure Review development proposals for their impacts on infrastructure (i.e., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.		X	The project is largely replacement housing within an established neighborhood served by existing utilities with minimal impacts on City infrastructure.
Policy ICS-1.3	Funding for Public Facilities Continue to utilize developer fees, public facilities fees, and other methods (i.e., grant funding or assessment districts) to finance public facility design, construction, operation, and maintenance.		X	The project will pay a range of impact fees to the City, County, and school districts.
Policy ICS-1.4	Infrastructure Conditions of Approval New development should not be approved unless: • The applicant demonstrates adequate public services and facilities are available; • Infrastructure improvements incorporate a range of feasible measures that can be implemented		X	The project is largely replacement housing within an established neighborhood served by

	to reduce all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement; • Infrastructure improvements are consistent with City infrastructure master plans; and • Require infrastructure expansion needed for future development to be self-funding so current residents do not subsidize infrastructure needed for future growth.			existing utilities with minimal impacts on City infrastructure.
Policy ICS-2.6	<i>Reduction of Construction Impacts</i> Minimize and monitor traffic and parking issues associated with construction activities, require additional traffic lanes and/or other traffic improvements for ingress and egress for new developments for traffic and safety reason, where appropriate.		X	MND 14-04 identifies mitigations the ensure impacts are below adopted thresholds.
Policy ICS-8.3	<i>Completing Bicycle and Sidewalk Network</i> Prioritize plans for bicycle and pedestrian facilities that provide continuity, and close gaps in the city's existing bike path and sidewalk network.	X		The project will have bus service and bicycle and pedestrian 'complete streets.'
Policy ICS-8.4	<i>New Development Requires Bicycle Improvements</i> Where designated, require proposed developments to include bicycle paths and / or lanes in their plan and to clearly indicate possible bicycling hazards such as speed bumps and storm drain inlet grates in parking lots.	X		
Policy ICS-8.5	<i>Public Sidewalks and Pedestrian Orientation</i> Consider and require where appropriate and feasible the enhancement of the pedestrian environmental as part of private development and public works projects, especially for public sidewalks.	X		
Policy ICS-8.6	<i>Americans with Disability Act (ADA) Handicap Requirements</i> Require installation of ADA compliant handicapped ramp curb-cuts and other ADA access with all new roadway construction and significant reconstruction of existing roadways, parking lots, plazas and pedestrian area, and parks.	X		
Policy ICS-8.14	<i>Connecting Facilities</i> Create a physical link for pedestrian and bicycle traffic between parks and recreation facilities as specified in the Bike and Pedestrian Master Plan.	X		
Policy ICS-9.2	<i>Development Has Adequate Parking</i> Review development proposals to encourage shared parking use and ensure adverse parking impacts are minimized or avoided.	X		The PRG permit and each subsequent permit will go through the DAC process.
Policy ICS-11.7	<i>Water Wise Landscapes</i> Promote water conservation in landscaping for public facilities and streetscapes, residential, commercial and industrial facilities and require new developments to incorporate water conserving fixtures (low water usage) and water-efficient plants into new and replacement landscaping.	X		
Policy ICS-11.10	<i>Water Supply Finding for Smaller Projects</i> Prior to approval of a discretionary proposed project not subject to a Water Supply Assessment pursuant to GC Section 66473.7, a finding shall be made ensure an adequate water supply for the proposed development.	X		
Policy ICS-13.3	<i>Stormwater Detention Basins</i> Design stormwater detention basins to ensure public safety, to be either visually attractive or unobtrusive, provide temporary or permanent wildlife habitats, and recreational uses where feasible in light of safety concerns.	X		

Policy ICS-13.4	Low Impact Development Incorporate low impact development (LID) alternatives for stormwater quality control into development requirements. LID alternatives include: (1) conserving natural areas and reducing imperviousness, (2) runoff storage, (3) hydro-modification (to mimic pre-development runoff volume and flow rate), and (4) public education.	X		
Policy ICS-14.3	New Development Requirements Continue to require developers and operators to employ practices that reduce the quantities of waste generated and promote resource recovery during construction, demolition, and operation.	X		
Policy ICS-17.4	Service Extension Coordinate with gas and electricity providers for the extension of gas and electrical facilities.	X		
Policy ICS-17.5	Undergrounding of Utility Lines Require undergrounding of utility lines in new development, except where it is not feasible due to electrical transmission load or other operational issues.	X		
Policy ICS-19.2	Police Review of Development Projects Continue to require the Police Department review proposed development projects and provide recommendations that enhance public safety.	X		
Policy ICS-19.5	Incorporating Security Design Principles Encourage crime prevention and defensible space through design principles such as those employed through the National Crime Prevention Through Environmental Design program, Neighborhood Watch Program, and/or other appropriate methods to enhance public safety.	X		
Policy ICS-19.7	New Development Require new developments to fund a fair share extension of police services to maintain service standards, including personnel and capital improvement costs.	X		
Policy ICS-20.5	Fire Services to New Development Require new developments to fund a fair share extension of fire services to maintain service standards, including personnel and capital improvements costs.	X		
Policy ICS-20.7	Adherence to City Standards Ensure that water main size, water flow, fire hydrant spacing, and other fire facilities meet City standards.	X		The PRG permit and each subsequent permit will go through the DAC process.
Policy ICS-20.8	Development Review Review new development applications to assess potential impacts to existing fire protection services and the need for additional and expanded services.	X		
Policy ICS-20.10	Adequate Emergency Access and Routes Require that new development provide adequate access for emergency vehicles, particularly firefighting equipment, and evacuation routes, as appropriate.	X		
Policy ER-6.1	Incorporate Views in New Development Preserve important public views and viewsheds by ensuring that the scale, bulk and setback of new development does not significantly impede or disrupt them and ensure that important vistas and view corridors are enhanced. Require development to provide physical breaks to allow views into these vistas and view corridors.	X		The project is subject to design guidelines developed with input from the community.
Policy	New Development Private Open Space	X		The project is subject to

ER-6.6	Ensure that new development incorporates open space areas that provide community and neighborhood identity, private quality exterior private open space for each housing unit, and minimize conflicting land uses and noise generators.			design guidelines developed with input from the community.
Policy ER-10.1	Promote use of Native and Water Wise Plants Promote the development of a native, drought-tolerant landscape character throughout the City that re-enforces a unified and cohesive landscape character and discourage plants that are invasive or problematic in other ways as determined by the City's landscape architect.	X		MND 14-04 identifies mitigations the ensure impacts are below adopted thresholds.
Policy ER-11.3	Development Applicants to Conduct Research Continue to require project applicants to have a qualified archaeologist conduct a record search at the South Central Coast Information Center located at California State University Fullerton and other appropriate historical repositories, conduct field surveys where appropriate, and prepare technical reports, where appropriate, meeting California Office of Historic Preservation Standards (Archaeological Resource Management Reports) prior to project approval.	X		
Policy ER-11.7	Native American Remains Continue to comply with State laws relating to the disposition of Native American burials consistent with the CEQA Guidelines (Section 15064.5) if human remains of possible Native American origin are discovered during project construction.		X	
Policy ER-14.4	Emission Control Devices Require all construction equipment to be maintained and tuned to meet appropriate EPA, CARB, and VCAPCD emissions requirements and when new emission control devices or operational modifications are found to be effective, such devices or operational modifications are required on construction equipment.	X		
Policy ER-14.6	Minimizing Dust and Air Emissions through Permitting Requirements Continue to require mitigation measures as a condition of obtaining building or use permits to minimize dust and air emissions impacts from construction.	X		
Policy ER-14.7	Mitigation Monitoring Ensure that projects with identified air quality impacts in their respective EIRs are subject to effective mitigation monitoring as required by AB 3180.	X		
Policy SH-1.1	Minimize Liquefaction Risk Ensure that structures for human occupancy are only constructed or placed on a potential liquefaction site if the approved geological report shows that an acceptable hazard risk would be created and/or required mitigation measures are met.	X		The PRG permit and each subsequent permit will go through the DAC process.
Policy SH-1.3	Building Code Standards Require that all new buildings and alterations to existing buildings be built according to the seismic requirements adopted within the most current City of Oxnard Building Code, or its adopted equivalent.	X		
Policy SH-1.4	Soil, Geologic, and Structural Evaluation Reports Require that adequate soils, and geologic and structural evaluation reports be prepared by registered soils engineers, engineering geologists, and/or structural engineers, as appropriate, for applicable development.	X		
Policy SH-1.5	Required Geologic Reports Continue to require the submission of a geological report for proposed development located in a	X		

	potential liquefaction area.			
Policy SH-1.7	Soil Investigations Continue to require a complete site-specific soils investigation that addresses liquefaction and compressible soil characteristics and identifies construction techniques or other mitigation measures to prevent significant impacts upon the proposed development.	X		The PRG permit and each subsequent permit will go through the DAC process.
Policy SH-5.3	Sound Attenuation Measures Promote, where feasible, alternative sound attenuation measures such as berms, heavy landscaping, resurfacing of noise walls to promote noise absorption as well as deflection, berms and landscaping, or location of buildings away from the roadway or other noise sources.	X		MND 14-04 identifies mitigations the ensure impacts are below adopted thresholds.
Policy SH-6.2	Limiting Construction Activities Continue to limit construction activities to the hours of 7 am to 7pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City.	X		
Policy SH-6.4	New Development Noise Compatibility Require that proposed development projects not generate more noise than that classified as "satisfactory" based on CEQA Thresholds of significance on nearby property.	X		
Policy SH-6.13	Noise Acceptable for Open Windows and Patios Continue to require noise analysis of proposed development projects as part of the environmental review process and require mitigation measures to reduce noise impacts to acceptable levels within outside activity areas and within residential structures without relying on mechanical ventilation, if feasible.	X		
Policy SH-8.2	Reducing Speed on Neighborhood Streets Ensure that neighborhood streets are designed to discourage excessive speeds and work to reduce speeds by increasing enforcement, education, improving signage, and/or traffic calming measures.	X		The PRG permit and each subsequent permit will go through the DAC process.
Policy G-1.6	Low-Income Housing Modernization Continue to support the modernization of public housing, City-assisted housing, and other homes affordable to lower-income households, and incorporate sustainable building practices. [Source: Revised 2000-2005 Housing Element, Policy 1.5, modified]	X		The project includes the replacement of 260 units of public housing.
Policy G-2.3	Adequate Infrastructure Ensure that residential development sites have appropriate and adequate public and private services and facilities, including wastewater collection and treatment, potable and recycled water supply, utilities, parks, schools, and other neighborhood infrastructure. [Source: Revised 2000-2005 Element, Policy 2.3, modified]	X		The PRG permit and each subsequent permit will go through the DAC process.
Policy G-2.8	Local Preference for Affordable Units Require, when possible, by development agreement or condition of approval, local resident/worker preference for projects which include affordable housing units, density bonus units, and/or units utilizing Federal, State, or local funding. [Source: Modified from the City of West Sacramento Housing Element, Policy HE-P-1.11, p.1-4]	X		Previous residents have preference for new units, and the City's Section 8 waiting list will be used to vacancies.
Policy G-5.6	Adjusting Project Development Fees Continue to consider alternative sources for and/or deferment of development impact and project reviews fees to enhance the financial feasibility of affordable projects, including the use of Affordable Housing Agreements.	X		The applicant is requested deferred fees as part of the financing scheme.

ATTACHMENT "D"

Subsequent Mitigated Negative Declaration No. 2014-04

**NOTICE OF INTENT
TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION
MND 2014-04**

The City of Oxnard Planning Division has reviewed an application on the following proposal:

PZ 14-630-02 (Specific Plan Amendment), PZ 14-620-02 (General Plan Amendment), PZ 14-500-07 (Special Use Permit), and PZ 14-300-06 (Tentative Subdivision Map for Tract No. 5952) to repeal the *Las Cortes Specific Plan* and substitute a Planned Residential Group (PRG) permit for 260 replacement and 45 additional affordable housing units, open space, and a community building on a 25-acre site bounded by Rose Avenue, Del Sol Park, Marquita Street, and First Street (APNs: 201-080-020, 201-100-020, 201-090-06, -07 and -08). Filed by the City of Oxnard Housing Authority, 435 South D Street, Oxnard, CA, 93030 and Urban Housing Communities, LLC, 2000 E. Fourth Street, Santa Ana, CA, 92705.

In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the City of Oxnard has determined that the project was evaluated by a mitigated negative declaration (MND) in 2006 (MND No. 2006-04), that there is no substantial evidence that the revised project would have a significant effect on the environment, and that a Subsequent MND may be adopted.

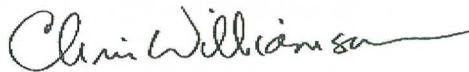
The draft environmental document may be reviewed online, from the City webpage. Go to <http://developmentservices.cityofoxnard.org/7/76/>, then "Environmental Documents" (on the right side of the page) to select and view the draft document.

Alternatively, the draft environmental document is available for review at the Oxnard Planning Division office (8:00 a.m. to 6:00 p.m., Monday through Thursday, and 8:00 a.m. to 5:00 p.m. on alternate Fridays), and at the Oxnard Public Library, 251 South "A" Street (9:00 a.m. to 8:00 p.m., Monday through Thursday, and 9:00 a.m. to 5:30 p.m. on Saturday and 1:00 p.m. to 5:00 p.m. on Sunday).

The public review period begins on October 17, 2014 and ends on November 5, 2014.

All comments should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Doug Spondello, Associate Planner, at (805) 385-3919 or Doug.Spondello@ci.oxnard.ca.us. Written comments may be mailed or faxed (805) 385-7417 to the City of Oxnard, Planning Division, 214 South C Street, Oxnard, CA 93030.

October 14, 2014



Date

Christopher Williamson, PhD, AICP
Principal Planner

cc: - Applicant
- County Clerk
- MND Distribution List
- Property Owners within 300 feet

SUBSEQUENT MITIGATED NEGATIVE DECLARATION

S-MND 14-04

**CONVERSION OF LAS CORTES SPECIFIC PLAN
TO A PLANNED RESIDENTIAL GROUP PERMIT**

Repeal of Las Cortes Specific Plan (PZ 14-630-02)
General Plan Amendment (PZ 14-620-02)
Special Use Permit for Planned Residential Group (PZ 14-500-07)
Tentative Subdivision Map for Tract No. 5952 (PZ 14-300-06)

**SUMMARY MITIGATION MEASURE CHART
AND MITIGATION MONITORING AND REPORTING PROGRAM**

Environmental Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation	Monitoring Party
C. Air Quality	Temporary Minor Impact Potentially significant	C-1 Developer shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, Developer shall immediately implement such devices or operational modifications on all construction equipment. C-2 At all times during construction activities and on Sundays, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. C-3 During construction and on Sundays, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. C4 During construction, Developer shall control dust by the following activities: All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.	Less Than Significant	Development Services Department

C. Air Quality CONTINUED	Temporary Minor Impact Potentially significant	· All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. C-5 During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. C-6 During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. C-7 Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. C-8 Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. C-9 Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements.	Less Than Significant	Development Services Department
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D. Biological Resources	Potentially significant	D-1 Based on the final accepted arborist report, the Planning Division shall determine and shall have the final approval of the following: a) trees to be saved and incorporated in the development, b) trees to be removed and replaced with trees of specified species and sizes meeting the City required minimum of 24" box, c) appraisal value of trees removed shall be put back into new trees and landscaping, or d) mitigation fee to be paid for the appraisal value of the loss of the trees that are not saved or replaced.	Less Than Significant	Development Services Department
		CONTINUED ON NEXT PAGE		

E. Cultural Resources	Potentially significant	E-1 Based on the recognized sensitivity for the occurrence of buried sites and artifacts and as mandated by the City of Oxnard archaeological guidelines, Developer shall pay for monitoring by a qualified archaeologist and Native American monitor (specifically a qualified Ventureño Chumash descendant). Monitoring shall be required all soil disturbances including grading (cut and fill) or other excavation (e.g., trenching). Should movement of soils during grading for re-compaction activities show no evidence of an archaeological site or artifacts and with the agreement of the City of Oxnard, Planning Division and onsite Native American consultant, further monitoring at this location by the archaeologist shall no longer be required. In the event that a prehistoric site or historic remains older than 50-years is identified during monitoring, the Archaeologist and/or Native American monitor shall be empowered to stop all construction activities in the vicinity of the find. The archaeologist shall document, identify, and evaluate the potential significance of the find. Such evaluation may require Phase 2 site subsurface excavation and evaluation program. Should remains prove to be significant, avoidance of the resource is the preferred mitigation. If avoidance through project redesign is not feasible, further investigations in the form of a Phase 3 data recovery program will be implemented to mitigate impacts to the identified resource. The Native American monitor shall remain on site throughout any necessary site documentation, evaluation, and mitigation processes. Contracts shall include weekly reports from the archaeological monitor to the Planning Division summarizing the monitor's activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building occupancy for each building.	Less Than Significant	Development Services Department
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F. Geology and Soils	Potentially significant	F-1 The applicant shall submit a site-specific soils investigation prepared by a licensed geotechnical engineer. At a minimum, the study shall include liquefaction and compressible soils characteristics on-site and shall identify any necessary construction techniques or other mitigation measures to prevent significant earthquake/ liquefaction/ compressible soils impacts on the proposed project. All recommendations of the report shall be incorporated into the project as conditions of approval. The report shall be submitted concurrently with plans submitted for review by the Building Official. F-2 All construction shall meet the minimum requirements of the Uniform Building Code for anticipated seismic activity within the region.	Less Than Significant	Development Services Department
K. Noise	Potentially significant	K-1 To mitigate the traffic noise associated with project plus Year 2030 General Plan build out traffic, second or third floor decks of any residence immediately adjacent to and facing East First Street shall include a perimeter soundwall of not less than 5 feet in height, measured from the floor elevation of the deck, to achieve sound levels at or below 65 db CNEL. An acoustical specialist shall determine the placement, materials and heights of the barrier. Sound rated windows may also be required to reduce sound to less than or equal to 45 db CNEL for interior noise and less than or equal to 65 db CNEL for exterior noise. K-2 Developer shall prepare and record a notice to appear in all deeds of property and/or rental agreements within the project relating to the soccer field noise and inhabitants that may be affected by such noise. Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office prior to close of escrow. All future purchasers and renters of dwelling units shall be provided a copy of the notice relating to the soccer field noise that affects the property.	Less Than Significant	Development Services Department
L. Population and Housing	Potentially significant	L-1 Prior to approval by the Development Services Director of each planned residential group Development Design Review permit, the Developer and/or Oxnard Housing Authority shall prepare and be in the process of implementing a Tenant Relocation Assistance Plan, which provides for the needs of the tenants who are being displaced. At minimum, benefits shall include payment of relocation assistance to low income tenants and advance notice of the planned development.	Less Than Significant	Development Services Department
M. Public Services	Potentially significant	M-1 Prior to issuance of building permit(s), Developer shall pay all required development impact fees.	Less Than Significant	Development Services Department

N. Recreation	Potentially significant	N-1 Prior to issuance of building permit(s), Developer shall pay all required development impact fees.	Less Than Significant	Development Services Department
O. Transportation /Traffic	Potentially significant	O-1 Prior to issuance of building permit(s), Developer shall pay all required traffic impact fees. O-2 Prior to approval of each phase, all roadway design specifications shall be completed by a registered traffic engineer to the satisfaction of the City Traffic Engineer.	Less Than Significant	Development Services Department
P. Utilities and Service Systems	Potentially significant	P-1 . The applicant will be required to obtain a "will serve" letter from the City of Oxnard Water Division, which ensures that the Water Division has adequate water to serve the development. P-2 Storm water runoff shall be limited to the runoff rates specified by the Development Services Program and onsite detention may be required. All detention basins, if needed, shall be designed in accordance with City standards and policies. P-3 Developer shall submit source reduction and recycling plans to the City to provide information on how waste generated during construction is to be diverted from landfills. This plan shall be submitted to and approved by the City prior to issuance of a building permit. P-4 To ensure accurate and consistent monitoring of solid waste mitigation measures, Developer shall arrange with the City Environmental Resources Division (Solid Waste) Division for the collection of materials and recycling of materials generated from the construction and occupancy. This shall be accomplished prior to issuance of building permit. CONTINUED ON NEXT PAGE	Less Than Significant	Development Services Department

P. Utilities and Service Systems CONTINUED	Potentially significant	P-5 Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall submit an Occupancy Recycling Plan to the Environmental Resources Division, which shall include the following information: estimated quantities, size, and location of recycling and trash bins, destination of material including the names of haulers and facility locations. Recycling and green waste shall be hauled to the City's Materials Recycling Facility. The Occupancy Plan form must be submitted and approved by the Environmental Resources Division prior to issuance of a certificate of occupancy. In addition, Developer shall submit an Occupancy Recycling Report annually to the Environmental Resources Division on the anniversary date of the certificate of occupancy. The Report shall include the following information: material type recycled, reused, salvaged or disposed; quantities, management method, destination of material including hauler names and facility locations. Documentation must be included such as weight tickets or receipts regarding the above. P-6 Developer shall install clearly labeled storage containers in a kitchen base cabinet within each residence to facilitate separate disposal of recyclable and non-recyclable waste typically generated by residents. The location and specifications (size, materials, etc) of such storage unit shall be shown on the construction document floor plans submitted to the City for building permits. Recycling guidelines shall be clearly posted on the door of the storage cabinet. The intent of this mitigation measure is to create a situation wherein recycling is as convenient for residents as disposing of trash. If Developer is installing a trash chute within a multistory residential building, the Developer shall also install a recycling chute for recyclable materials adjacent to the trash chute provided within the building. P-7 Developer shall provide literature in each residence (including on the door of the recycling/storage cabinet, as detailed above) explaining the importance of recycling, what can be recycled, and providing suggestions for source reduction, as well as water and energy conservation.	Less Than Significant	Development Services Department
		END OF TABLE		



Planning Division
214 South C Street
Oxnard, CA 93030
(805) 385-7858
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**SUBSEQUENT
MITIGATED NEGATIVE DECLARATION No. 2014-04**

**CONVERSION OF LAS CORTES SPECIFIC PLAN
TO A PLANNED RESIDENTIAL GROUP PERMIT**

Repeal of Las Cortes Specific Plan (PZ 14-630-02)
General Plan Amendment (PZ 14-620-02)
Special Use Permit for Planned Residential Group (PZ 14-500-07)
Tentative Subdivision Map (PZ 14-300-06)

25-acre site North of East First Street, South of Del Sol Park,
East of North Marquita Street, and West of South Rose Avenue
(APNs: 201-080-020, 201-100-020, 201-090-06, -07 and -08)
City of Oxnard, California

**Public Review Period
October 17 to November 5, 2014**

Introduction

This *Subsequent - Mitigated Negative Declaration (S-MND)* is prepared in accordance with relevant provisions of the *California Environmental Quality Act (CEQA)*, as amended, and the *CEQA Guidelines*, as revised. *Section 15162(a)* of the *CEQA Guidelines* indicates that the requirement to prepare a S-MND for a project previously reviewed by a MND pursuant to CEQA is triggered when (1) substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified effects; and/or (2) substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

The City of Oxnard (City) *Threshold Guidelines - Initial Study Assessment* (February 1995) was used along with other pertinent information for preparing this S-MND. The purpose of the *Threshold Guidelines* is to inform the public, project applicants, consultants and City staff of the threshold criteria and standard methodology used in determining whether or not a project (individually or cumulatively) could have a significant effect on the environment. Determining the significance of impacts is often controversial, as the decision requires staff to use their judgment regarding a subject that is not clearly defined by law. The *State CEQA Guidelines* define the term

for “significant impact on the environment” as a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by the project. However, there is no iron-clad definition of what constitutes a substantial change as the significance of an activity may vary according to location or a project. When other agencies have jurisdiction over a given site, the project proponent will have to meet the design mitigation, and monitoring requirements.

Project Location, Environs, and Background

The project site is located entirely within the City of Oxnard. The 25-acre project site is rectangular in shape with Rose Avenue on the east, Del Sol Park to the north, Marquita Street to the west and First Street to the south. See Figures 1 and 2, Project Location and Environs. The existing community of 260, one-story public housing units was developed over 50 years ago by the Oxnard Housing Authority (OHA) using Housing and Urban Development (HUD) funds and is known as “The Courts at La Colonia Village” (APNs: 201-080-020, 201-100-020, 201-090-06, -07 and -08). Along the north-central border of the site is Del Sol Park with an existing soccer field and stadium seating with light standards. Along the north-west border is multi-family housing and a neighborhood service center. To the west are Chavez Elementary School, Colonia Park and a gymnasium. To the south is single-family residential development, and to the east across Rose Avenue are multi-family residential developments.

The 25-acre project area is overlaid by the *Las Cortes Specific Plan*, adopted in 2007, that provided a comprehensive plan for 101 single-family units, 60 attached condominium units, and 340 multi-family units for a total of 501 units, of which 260 were replacement units for the 260 existing Oxnard Housing Authority units, for a net increase of 241 units. Zoning for the entire project area was changed in 2007 to Garden Apartment Planned Development (R-3-PD). On October 16, 2007, the Oxnard City Council adopted MND No. 06-04 that provided CEQA documentation for adoption of the *Las Cortes Specific Plan* and eventual development (MND No. 06-04 is incorporated by reference). In 2008, the OHA and Steadfast Residential Development initiated a Tentative Subdivision Map (TSM) to implement the *Las Cortes Specific Plan*. However, the TSM was not adopted and the entire specific plan project was inactive between 2008 and 2013 for economic reasons. In 2013, the OHA entitled a 64-unit affordable housing project on Lot 1. As of October, 2014, this project is in plan check, fully funded, and expected to be completed in 2015. **For purposes of the S-MND project description, the already entitled 64-unit OHA Lot 1 project is included with the current 305-unit OHA/UHC revised project for comparative analyses with the 2007 *Las Cortes Specific Plan*, as they are the same geographic area.**

In 2013, the OHA retained a new private-sector partner, Urban Housing Communities (UHC), and reduced the scope of the project to Lots 2 through 8 (depicted on Tentative Subdivision Map for Tract No. 5952) with replacement of the 260 OHA units and development of an additional 45-units of affordable apartments (revised project), combined with the previously OHA-entitled 64 unit project on Lot 1, for a total of 369 units - an overall reduction of 132 units (-26.3%) compared to the 501-unit *Las Cortes Specific Plan*. In short, the revised OHA/UHC project utilizes approximately the same site area at a 26 percent reduced density by removing market rate for sale units. OHA and UHC requested that the entitlement process be processed under the project site’s R-3 PD zoning that would be more expeditious than extensive amendments to the *Las Cortes Specific Plan*.

Project Description:

The S-MND CEQA project description is the repeal of the *Las Cortes Specific Plan* (PZ 14-630-02), an amendment to the 2030 General Plan (PZ 14-620-02) to remove text and map references to the *Las Cortes Specific Plan*, approval of a Planned Residential Group (PRG) permit by issuance of a Special Use Permit (SUP) (PZ 14-500-07) under Sections 16-55, 16-445, and 16-530 of the City Code, and approval of a TSM to create the project parcels (PZ 14-300-06). The previously entitled 64-unit Lot 1 project is included for comparative analyses only.

Although no development permits are directly authorized by the project actions listed above, the development of the 260 replacement units and 45 additional affordable apartments, open space, and a community building are foreseeable physical changes to the environment as a result of the revised project. Phased development entitlements would occur with issuance of Design Development Review (DDR) permits found consistent with the PRG permit and *Las Cortes Specific Plan* Sections 5.4 (Single Family Attached and Multifamily

Architectural Design Guidelines), 5.5 (General Architectural Guidelines), 5.6 (Landscape Guidelines), and 5.7 (Green Building Code) which will be incorporated as conditions of approval to the PRG permit. The revised project would be developed under all current building and energy codes and site development standards including Municipal Separate Storm Sewer System (MS4) permit requirements. Figure 3 depicts the revised project site plan and conceptual development components. Figures 4 to 7 are conceptual building plans and elevations.

Existing Conditions as of October 2014

In 2013, the OHA obtained entitlements and, as of October 6, 2014, had building permits in plan check for the development of the 64-affordable unit housing component shown as Lot 1, leaving the 260-unit replacement units, 4 manager units, and 41 additional affordable units to be entitled and developed under a replacement PRG permit. As of October 10, 2014, eight OHA units were demolished and 106 would be demolished for Phase I: 104 households are relocated utilizing temporary Section 8 vouchers. Previous and current remaining residents may eventually permanently relocate into the 260 replacement units, other OHA facilities, or continue to use Section 8 vouchers. A relocation assistance program is underway.

Figure 1: Project Location and Environs

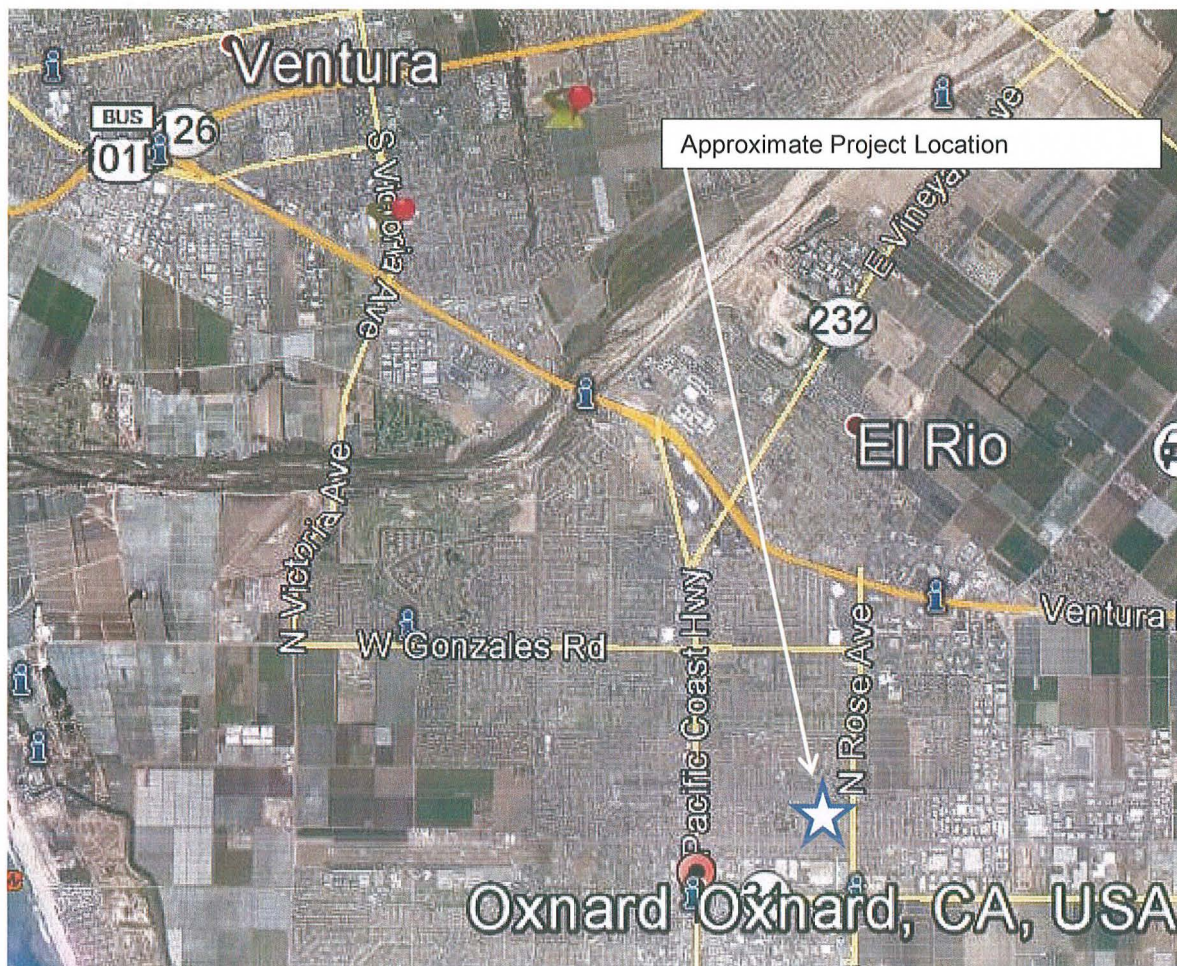


Figure 2: Existing (some demolition has occurred as of October, 2014) Development



Figure 3: Project Site Plan

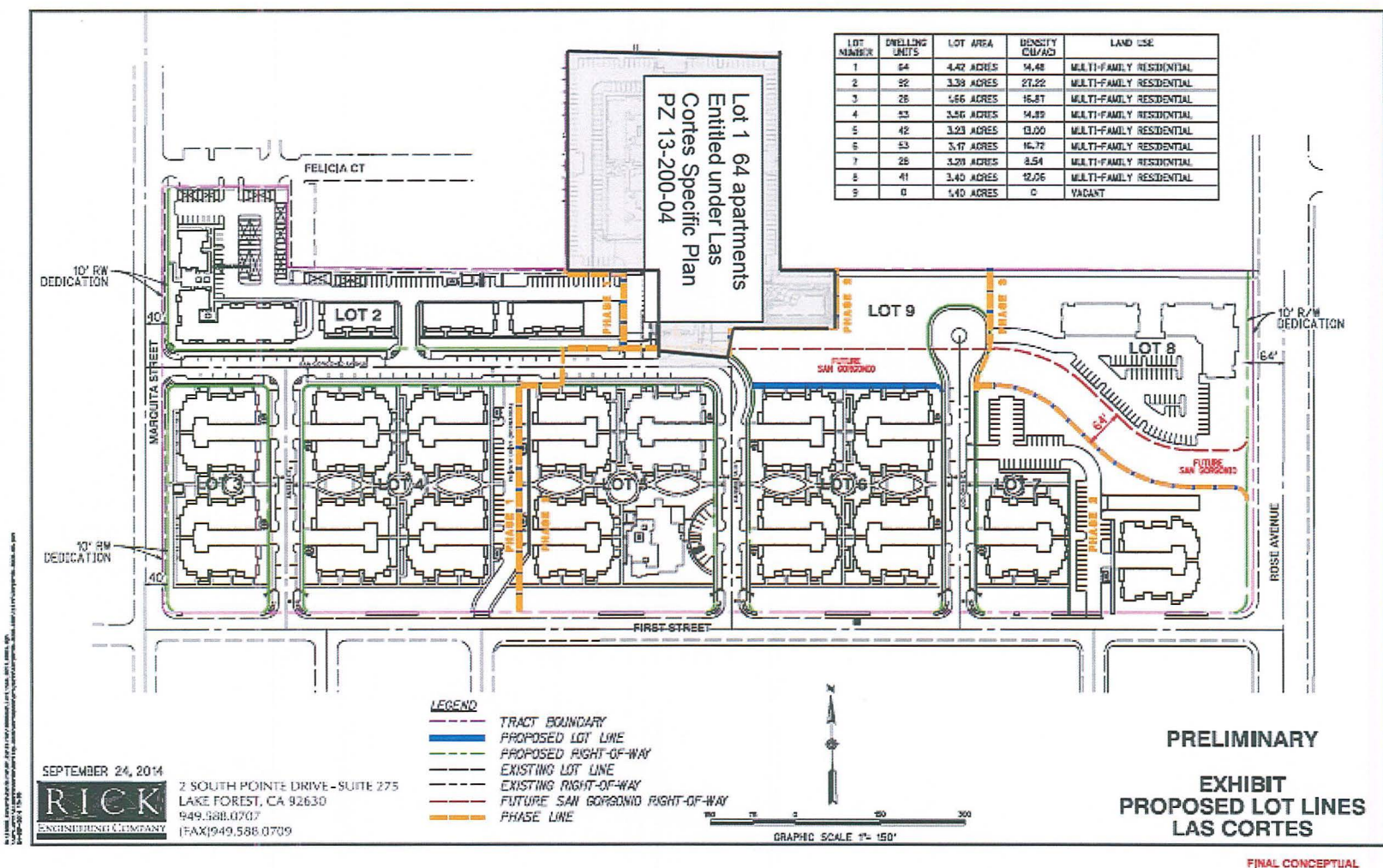


Figure 4 Conceptual 12-Plex First Floor Plan

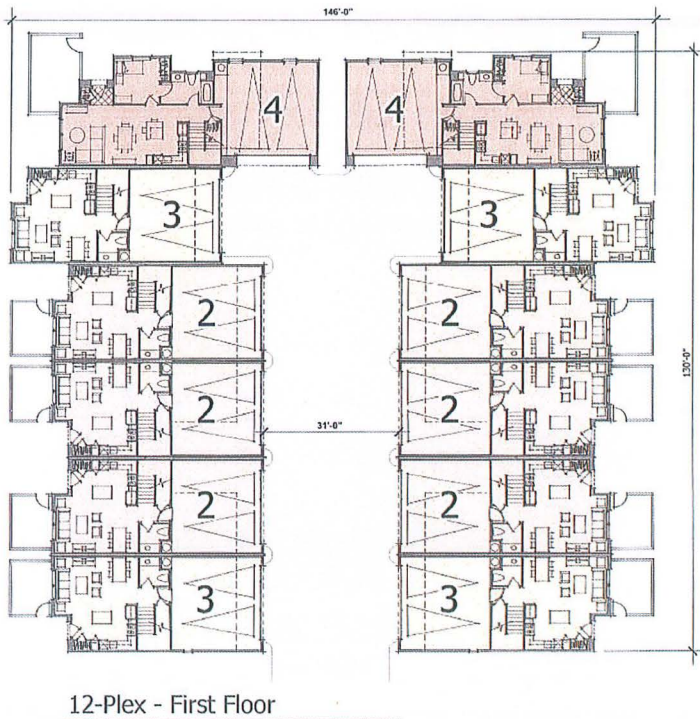
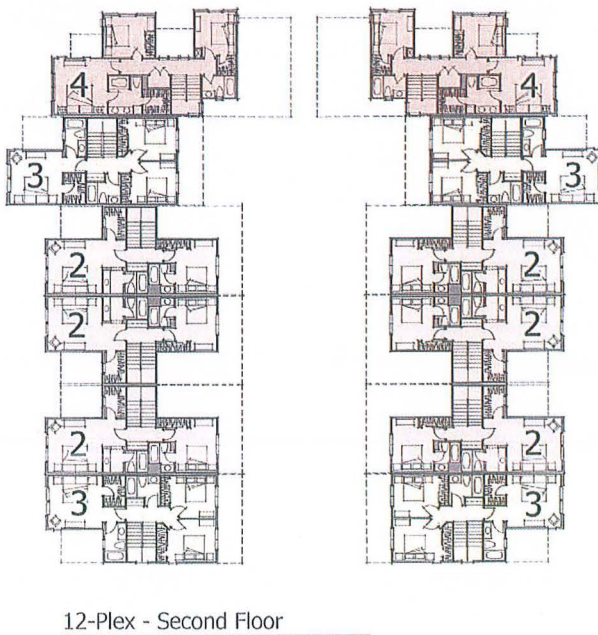


Figure 5 Conceptual 12-Plex Second Floor Plan

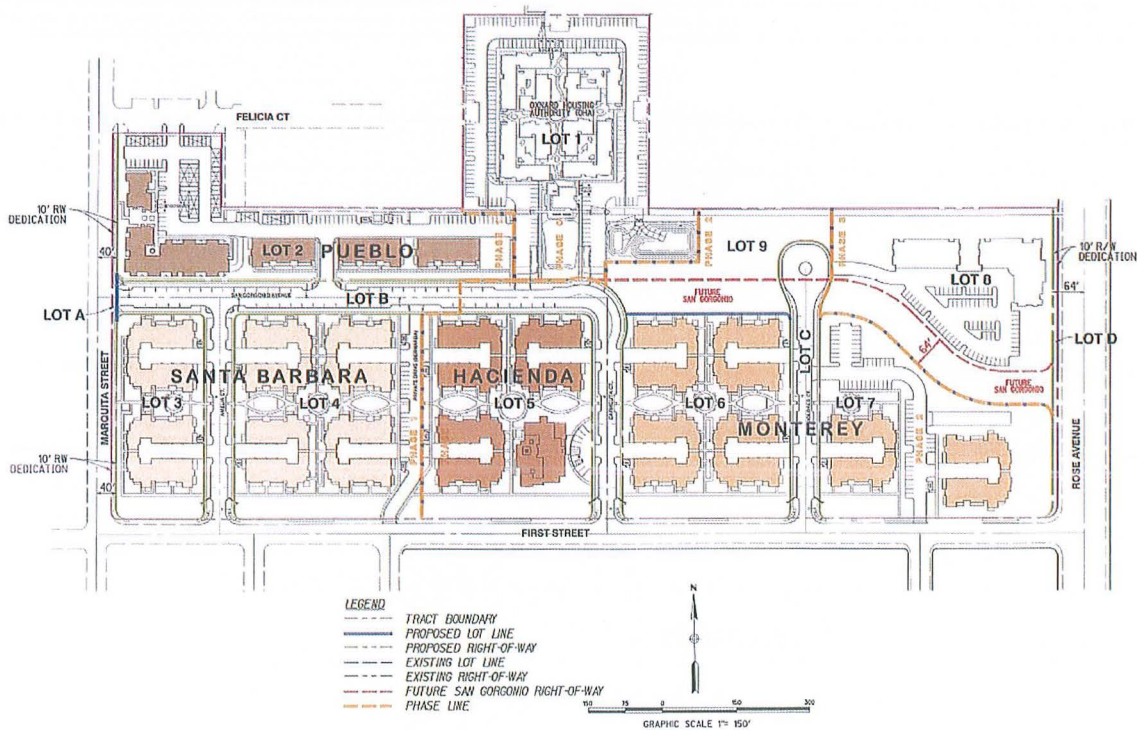


THE COURTS OXNARD

Figure 6 Conceptual Elevations



Figure 7 Conceptual Product Mix



Cumulative Development

For purposes of this S-MND analysis and consistent with cumulative revised project analysis in City CEQA documents, cumulative development is defined as buildout of the City of Oxnard 2030 General Plan.

Incorporations by Reference:1) MND 2006-04 for *Las Cortes Specific Plan*

This S-MND incorporates by reference the previously prepared and certified MND 2006-04 for a City of Oxnard (City) 2020 General Plan Amendment (PZ 06-620-02), adoption of the *Las Cortes Specific Plan* (PZ 06-640-01), Zone Change (PZ 06-570-04) and Tentative Subdivision Map for Tract No. 5687 (PZ 06-300-05) that collectively entitled the public-private redevelopment of an existing 28-acre, 260-unit OHA public housing revised project and 3.3 acres of an adjoining City park into a master planned community that replaces the 260 Housing Authority housing units and adds: 1) 241 new housing units (80 affordable apartments, 101 single-family [10% affordable], and 60 attached condominium units [20% affordable]), 2) 1.9 acres of parks, 3) a 2,500 gross square feet (gsf) leasing center, 4) a 21,000 gsf neighborhood commercial center, and 5) related street, park, and landscaping replacement and/or improvements. The revised project site includes APNs: 201-080-020, 201-100-020, 201-090-06, -07 and -08 and is in the La Colonia Neighborhood.

2) City of Oxnard 2030 General Plan Program Environmental Impact Report (EIR)

This S-MND incorporates by reference the City of Oxnard 2030 General Plan Draft and Final Program EIR for cumulative impacts defined as the build out of the City of Oxnard consistent with the 2030 General Plan with implementation of mitigations and applicable codes and uniformly applied development standards.

3) The Las Cortes Specific Plan

This S-MND incorporates by reference the previously approved Las Cortes Specific Plan which applies to the project site. The Las Cortes Specific Plan contains land use, circulation, public facilities, grading and drainage, landscape, and phasing plans and single family, multifamily, landscape, and green building design guidelines.

Availability of MND 2006-04, 2030 General Plan PEIR, and Las Cortes Specific Plan:

These documents are available on the City of Oxnard, Planning Division "Environmental Documents" website at <<http://developmentservices.cityofoxnard.org/7/76/364/>>and at the Planning Division, 214 South C Street, Oxnard, CA.

Availability of Appendices to this MND:

The following technical appendices are available on-line with the MND document, or at the Planning Division office, 214 South C Street, Oxnard, CA.

- X-1 Existing GHG Emission (CalEEMod printout)
- X-2 305 Units GHG Emissions (CalEEMod printout)
- 2006 Traffic Impact Study for "The Courts"
- 2006 Traffic Study Addendum

CONVERSION OF LAS CORTES SPECIFIC PLAN TO A PLANNED RESIDENTIAL GROUP PERMIT

CITY OF OXNARD
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project Title:
Conversion of Las Cortes Specific Plan to a Planned Residential Group permit
2. CEQA Lead Agency Name, Contact Person, and Address:
City of Oxnard, Planning Division
Christopher Williamson, Principal Planner
214 South C Street Oxnard, CA 93030
(805) 385-3919
4. Project Location:
Rose Avenue on the east, Del Sol Park to the north, Marquita Street to the west and First Street to the south. (APNs: 201-080-020, 201-100-020, 201-090-06, -07 and -08). See Figure 1
5. Project Applicant Name and Address:
City of Oxnard Housing Authority
435 South D Street
Oxnard, CA 93030
6. Oxnard 2030 General Plan Designation:
Residential Medium
7. Zone Designations:
R-3 Garden Apartment Zone
8. Description of Project:
PZ 14-630-02 (Specific Plan Amendment), PZ 14-620-02 (General Plan Amendment), PZ 14-500-07 (Special Use Permit), and PZ 14-300-06 (Tentative Subdivision Map for Tract No. 5952) to repeal the *Las Cortes Specific Plan* (including text and map references to the specific plan within the 2030 General Plan) and substitute a Planned Residential Group (PRG) permit and approve Tentative Subdivision Map for Tract No. 5952 for 260 replacement and 45 new affordable housing units, open space, and a community building. No development permits are directly authorized by the project.
9. Surrounding Land Uses and Setting:
Along the north-central border of the site is Del Sol Park with an existing soccer field and stadium seating with light standards. Along the north-west border is multi-family housing and a neighborhood service center. To the west are Chavez Elementary School, Colonia Park and a gymnasium, to the south is a single-family residential development and to the east are multi-family residential developments.
10. Required Actions:
The revised project requires the following discretionary actions:
 - o Repeal of Las Cortes Specific Plan (PZ 14-630-02)
 - o General Plan Amendment (PZ 14-62-02)
 - o Special Use Permit for Planned Residential Group (PZ 14-500-07)
 - o Tentative Subdivision Map for Tract No. 5952 (PZ 14-300-06)
11. Previous CEQA:
MND 2006-04 for a City of Oxnard (City) 2020 General Plan Amendment (PZ 06-620-02), adoption of the *Las Cortes Specific Plan* (PZ 06-640-01), Zone Change (PZ 06-570-04) and Tentative Subdivision Map for Tract No. 5687 (PZ 06-300-05) that collectively entitled the public-private redevelopment of an existing 25-acre, 260-unit OHA public housing project and 3.3 acres of an adjoining City park into a

CONVERSION OF LAS CORTES SPECIFIC PLAN TO A PLANNED RESIDENTIAL GROUP PERMIT

master planned community that replaces the 260 OHA housing units and adds: 1) 241 new housing units (80 affordable apartments, 101 single-family [10% affordable], and 60 attached condominium units [20% affordable]), 2) 1.9 acres of parks, 3) a 2,500 gross square feet (gsf) leasing center, 4) a 21,000 gsf neighborhood commercial center, and 5) related street, park, and landscaping replacement and/or improvements.

12. Other agencies whose approval is required:

Oxnard Housing Authority (to be determined)

13. Incorporations by Reference:

City of Oxnard MND 2006-04

City of Oxnard 2030 General Plan Program EIR

Las Cortes Specific Plan (also referred to as “Las Brisas” before final adoption)

14. Technical Appendices:

X-1 Existing GHG Emission (CalEEMod printout)

X-2 305 Units GHG Emissions (CalEEMod printout)

2006 Traffic Impact Study for “The Courts”

2006 Traffic Study Addendum

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☒ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☒ Noise
☒ Population/Housing	☒ Public Services	☒ Recreation
☒ Transportation/Traffic	☒ Utilities / Service Systems	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



October 14, 2014

Signature

Date

Christopher Williamson, PhD, AICP

Principal Planner

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, and then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” cited in support of conclusions reached in other sections may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or mitigated negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used—Identify and state where they are available for review.
 - b. Impacts Adequately Addressed—Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures—For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify: a) The significance criteria or threshold, if any, used to evaluate each question; and b) The mitigation measure identified, if any, to reduce the impact to less than significance.

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A. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (2030 General Plan)	☐	☐	☐	☒
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (2030 General Plan)	☐	☐	☐	☒
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (2030 General Plan)	☐	☐	☐	☒
4. Create a source of substantial light or glare, which would adversely affect day or nighttime views in the area? (2030 General Plan)	☐	☐	☐	☒

Discussion: The previously adopted MND 06-04, pages 7 and 8, are incorporated by reference. It was determined there would be no impacts to aesthetics because the revised project site is located in a completely developed portion of the City with no scenic resources and existing light and glare. The revised project would not impact or change the determination. Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 percent less building mass and paved area as compared to the *Las Cortes Specific Plan* development analyzed by MND 2006-04. The revised project's aesthetic impact would be substantially similar or less, due to the reduced size, to that of the *Las Cortes Specific Plan* development. Therefore, no significant additional adverse impacts related to scenic resources, visual character, or light and glare are expected to result from the reduced revised project.

Mitigation: No mitigations were required by MND 06-04.

Monitoring: None

Result After Mitigation: N/A

Cumulative Impact: The 2030 General Plan Program EIR evaluated the potential cumulative impact of development and infill redevelopment, including development anticipated by the *Las Cortes Specific Plan* and, now, by the current reduced-size revised project, and found no cumulative significant unmitigated aesthetic impacts from proposed development consistent with the 2030 General Plan.

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B. AGRICULTURAL RESOURCES*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (2030 General Plan)	☐	☐	☐	☒
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (2030 General Plan)	☐	☐	☐	☒
3. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use? (2030 General Plan)	☐	☐	☐	☒

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farmland.

Discussion: The previously adopted MND 06-04, pages 8 and 9, are incorporated by reference. It was determined that the project would have no significant impacts to agricultural resources. The revised project would not impact nor change the determination. The revised project site is located in an urbanized area on property that is not zoned or in use for agriculture or commercial farming. The project site is in the process of demolishing the existing 260 housing units leaving remnant urban landscaping in place until foreseeable development installs drought-tolerant landscaping consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standard substantially similar to the impacts analyzed by MND 06-04.

Mitigation and Monitoring: No mitigations were required by MND 06-04.

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard as its planned 2030 build out which includes the subject properties. Agricultural impacts were analyzed by the 2030 General Plan PEIR and found to be significant for which overriding consideration was adopted. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 5.5, Draft PEIR, February 2009, page 5-25.

C. AIR QUALITY*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; CalEEMod 2011 Computer Program)	☐	☐	☒	☐

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C. AIR QUALITY*

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (<i>FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; CalEEMod 2011 Computer Program</i>)	☐	☒	☐	☐
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (<i>FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; CalEEMod 2011 Computer Program</i>)	☐	☒	☐	☐
4. Expose sensitive receptors to substantial pollutant concentrations? (<i>FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program</i>)	☐	☒	☐	☐
5. Create objectionable odors affecting a substantial number of people? (<i>FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; CalEEMod 2011 Computer Program</i>)	☐	☐	☒	☐

* Where available, the significant criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Discussion: The previously adopted MND 06-04, pages 9 to 14, are incorporated by reference. With inclusion of unchanged mitigation measures C-1 to C-9, cumulative development impact “buy-down” fees, and compliance with Air Pollution Control District permitting requirements; short term, operational, CO hot spot and odors impacts were found to have no significant impacts to air quality. Approval of the revised project would lead to foreseeable development of 305 housing units (of which 260 are replacement units), driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less building mass and paved area compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project’s short and long-term air quality impacts would be about 26 per cent less than the quantities calculated and disclosed in MND 06-04. Therefore, no significant additional adverse impacts related to short term, operational, CO hot spot and odors are expected to result from the reduced revised project with implementation of the previously identified mitigation measures C-1 to C-9.

Mitigation and Monitoring: MND 06-04 mitigations measures C-1 to C-9, inclusive and unchanged, are incorporated by reference and listed in the Summary Mitigation Chart/Mitigation Monitoring Plan.

Result After Mitigation: Less than significant.

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Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Air quality impacts were analyzed by the 2030 General Plan PEIR and found to be significant for which an overriding consideration was adopted. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 5.7, Draft PEIR, February 2009, page 5-35.

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (2030 General Plan)	☐	☐	☐	☒
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (2030 General Plan)	☐	☐	☐	☒
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (2030 General Plan)	☐	☐	☐	☒
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (2030 General Plan)	☐	☐	☐	☒
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (2030 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	☐	☒	☐	☐

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D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (2030 General Plan)	☐	☐	☐	☒

Discussion: The previously adopted MND 06-04, pages 15 and 16, are incorporated by reference. With the incorporation of mitigation D-1, it was determined that impacts would be less than significant. The revised project would not impact or change the determination. Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 less building mass and paved area as compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project's biological impacts would be substantially similar to the previously disclosed impacts disclosed in MND 06-04 as the revised project site is the same except for the omission of Lot 1 previously entitled and under construction. Therefore, no significant additional adverse biological impacts are expected to result from the reduced revised project with implementation of the previously identified mitigation measure D-1.

Mitigation and Monitoring: MND 06-04 mitigation measure D-1 is incorporated unchanged by reference and listed in the Summary Mitigation Chart/Mitigation Monitoring Plan.

Result After Mitigation: Less than significant.

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Biological resources were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 5.2, Draft PEIR, February 2009, page 5-3.

E. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (2030 General Plan)	☐	☒	☐	☐
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (2030 General Plan)	☐	☒	☐	☐
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (2030 General Plan)	☐	☒	☐	☐

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E. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
4. Disturb any human remains, including those interred outside of formal cemeteries? (2030 General Plan)	☐	☒	☐	☐

Discussion: The previously adopted MND 06-04, pages 17 to 19, are incorporated by reference. With implementation of Mitigation E-1, it was determined that impacts would be less than significant. The revised project would not impact or change the determination Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less building mass and paved area compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project's cultural resource impacts would be substantially similar to the previously disclosed impacts disclosed in MND 06-04 as the revised project site is the same except for Lot 1 which was previously entitled and under construction. Therefore, no significant additional adverse cultural resource impacts are expected to result from the reduced revised project with implementation of the previously identified mitigation measure E-1.

Mitigation and Monitoring: MND 06-04 mitigation measure E-1 is incorporated unchanged by reference and listed in the Summary Mitigation Chart/Mitigation Monitoring Plan.

Result After Mitigation: Less than significant.

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Cultural resources were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 5.4, Draft PEIR, February 2009, page 5-19.

F. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? Refer to Division of Mines and Geology Special Pub. 42. (2030 General Plan)	☐	☐	☐	☒

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F. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
b. Strong seismic ground shaking? (2030 General Plan)	☐	☒	☐	☐
c. Seismic-related ground failure, including liquefaction? (2030 General Plan)	☐	☒	☐	☐
d. Landslides? (2030 General Plan)	☐	☐	☐	☒
2. Result in substantial soil erosion, or the loss of topsoil? (2030 General Plan)	☐	☐	☐	☒
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (2030 General Plan)	☐	☒	☐	☐
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (2030 General Plan)	☐	☒	☐	☐

Discussion: The previously adopted MND 06-04, pages 19 and 21, are incorporated by reference. With implementation of Mitigation F-1 and F-2, it was determined that impacts would be less than significant. The revised project would not impact or change the determination. Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less building mass and paved area compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project's geology and soils impacts would be substantially similar to the previously disclosed impacts disclosed in MND 06-04 as the revised project site is the same except for Lot 1 which was previously entitled and under construction. Therefore, no significant additional adverse geology and soils impacts are expected to result from the reduced revised project with implementation of previously identified mitigation measures F-1 and F-2.

Mitigation and Monitoring: MND 06-04 mitigation measures F-1 and F-2 are incorporated unchanged by reference and listed in the Summary Mitigation Chart/Mitigation Monitoring Plan.

Result After Mitigation: Less than significant.

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Geology and soils were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 6.2, Draft PEIR, February 2009, page 6-2.

X. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion: The previously adopted MND 06-04 did not include this topic as it was added to CEQA Guidelines in 2009. Neither the Ventura County Air Pollution Control District (VCAPCD) nor the City have established project-level significance thresholds for GHGs emissions for residential projects. Emissions of GHGs are quantified as part of the air quality and vehicle emissions modelling, but are not by themselves used to determine project-level significance under CEQA. In the absence of an adopted GHG emission-specific threshold, the project-level GHG-emission impact is determined to be less than significant because the operational air quality impacts were found to be less than significant. Operational emissions of CO₂eq would be approximately 2,725 metric tons per year (see Table X-1 below). The proposed project is 85 per cent replacement housing, therefore contributing incrementally to overall City population growth that is within the projections made for the City of Oxnard 2030 General Plan and therefore would not conflict with the 2030 General Plan or AQMP. The 2030 General Plan PEIR (Chapter 5.7, Draft PEIR, February 2009, page 5-35) contains a discussion of greenhouse gas (GHG) science, impacts, AB32, and other relevant information. CEQA Guidelines do not recommend a threshold of significance for GHG emissions, however infill residential development such as proposed by the revised project, is encouraged as means to minimize GHG impacts from vehicular trips associated with residential development.

**Table X-1
Existing Combined Annual Emissions
of Greenhouse Gases**

Emission Source	Annual Emissions CDE
Operational	
Area	3 metric tons
Energy	423 metric tons
Solid Waste	54 metric tons
Water	118 metric tons
Mobile	
CO ₂ and CH ₄	2,024 metric tons
N ₂ O	103 metric tons
Total Emissions from the Proposed Project	2,725 metric tons

Sources: See Appendices X-1 and X-2 for calculations and for GHG emission factor assumptions is available with the MND documents on-line or from the Planning Division, 214 South C Street, Oxnard, CA 93030.

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Mitigation and Monitoring: None

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. GHG impacts were analyzed by the 2030 General Plan PEIR and found to be significant for which an overriding consideration was adopted. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 5.7, Draft PEIR, February 2009, page 5-35.

G. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? <i>(2030 General Plan)</i>	☐	☐	☐	☒
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <i>(2030 General Plan)</i>	☐	☐	☐	☒
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>(2030 General Plan)</i>	☐	☐	☐	☒
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>(2030 General Plan)</i>	☐	☐	☐	☒
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? <i>(2030 General Plan)</i>	☐	☐	☐	☒
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? <i>(2030 General Plan)</i>	☐	☐	☐	☒

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G. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (2030 General Plan; City of Oxnard Emergency Preparedness Plan and Response Manual)	☐	☐	☐	☒
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (2030 General Plan)	☐	☐	☐	☒

Discussion: The previously adopted MND 06-04, pages 21 and 22, are incorporated by reference. It was determined that impacts would be less than significant. The revised project would not impact or change the determination Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less building mass and paved area compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project's hazards and hazardous impacts would be substantially similar to the previously disclosed impacts disclosed in MND 06-04 as the revised project site is the same except for Lot 1 which was previously entitled and under construction. Therefore, no significant additional adverse hazards and hazardous impacts are expected to result from the reduced revised project.

Mitigation and Monitoring: No mitigations were required by MND 06-04.

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Hazards and hazardous materials were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 6.5, Draft PEIR, February 2009, page 6-25.

H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements? (2030 General Plan)	☐	☐	☒	☐

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H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (2030 General Plan)	☐	☐	☒	☐
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? (2030 General Plan)	☐	☐	☒	☐
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in substantial erosion or siltation on- or off-site? (2030 General Plan)	☐	☐	☒	☐
5. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (2030 General Plan)	☐	☐	☒	☐
6. Otherwise substantially degrade water quality? (2030 General Plan)	☐	☐	☐	☒
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (2030 General Plan)	☐	☐	☐	☒
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (2030 General Plan)	☐	☐	☐	☒
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (2030 General Plan)	☐	☐	☐	☒

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H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
10. Inundation by seiche, tsunami, or mudflow? (2030 General Plan)	☐	☐	☐	☒

Discussion: The previously adopted MND 06-04, pages 23 to 26, are incorporated by reference. It was determined that impacts would be none or less than significant. The revised project would not impact or change the determination Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less building mass and paved area compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project's hydrology and water quality impacts would be somewhat reduced compared to the previously disclosed impacts disclosed in MND 06-04 as the revised project has less impermeable pavement and rooftops. Therefore, no significant additional adverse hydrology and water quality impacts are expected to result from the reduced revised project.

Mitigation and Monitoring: No mitigations were required by MND 06-04.

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Hydrology and water quality were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 4.3, Draft PEIR, February 2009, page 4-25.

I. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Physically divide an established community? (2030 General Plan)	☐	☐	☐	☒
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (2030 General Plan)	☐	☐	☐	☒
3. Conflict with any applicable habitat conservation plan or natural community conservation plan? (2030 General Plan)	☐	☐	☐	☒

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Discussion: The previously adopted MND 06-04, page 26, is incorporated by reference. It was determined that there would be no impacts to land use because the revised project would not divide an established community or conflict with plans, policies or regulations. The revised project would not impact or change the determination. Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with retained *Las Cortes Specific Plan* design and landscape guidelines that are applied to the PRG permit, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less building mass and paved area compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project's land use and planning impacts are the same compared to the previously disclosed impacts disclosed in MND 06-04 as the revised project site is the same and the revised project is consistent with the 2030 General Plan and zoning, as was the *Las Cortes Specific Plan* revised project. Therefore, no significant additional adverse land use and planning impacts are expected to result from the reduced revised project.

Mitigation and Monitoring: No mitigations were required by MND 06-04.

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Land use and planning were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 3.2, Draft PEIR, February 2009, page 3-2.

J. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (2030 General Plan)	☐	☐	☐	☒
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (2030 General Plan)	☐	☐	☐	☒

Discussion: The previously adopted MND 06-04, page 27, is incorporated by reference. It was determined that impacts would have no impact. The revised project would not impact or change the determination. Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less building mass and paved area compared to

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the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project's mineral resources impacts are the same compared to the previously disclosed impacts disclosed in MND 06-04 as the revised project site is the same except for Lot 1 which was previously entitled and under construction. Therefore, no significant additional adverse mineral resources impacts are expected to result from the reduced revised project. Mitigation and Monitoring: No mitigations were required by MND 06-04.

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Mineral resources were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 5.6, Draft PEIR, February 2009, page 5-33.

K. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (2030 General Plan)	☐	☒	☐	☐
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (2030 General Plan)	☐	☒	☐	☒
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (2030 General Plan)	☐	☐	☒	☐
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? (2030 General Plan)	☐	☒	☐	☐
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (2030 General Plan)	☐	☐	☐	☒
6. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (2030 General Plan)	☐	☐	☐	☒

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Discussion: The previously adopted MND 06-04, pages 27 to 34, is incorporated by reference. With incorporation of mitigation measures K-1 and K-2, it was determined that impacts would be less than significant. The revised project would not impact or change the determination. Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less density and 196 fewer housing units and, as a result, about 26 per cent less construction and operation noise would occur as compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. Ambient noise would be the same compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The revised project is not located near a public or private airport. Therefore, no significant additional adverse noise impacts are expected to result from the reduced revised project with implementation of the previously identified mitigation measures K-1 and K-2.

Mitigation and Monitoring: MND 06-04 mitigation measures K-1 and K-2 are modified as shown below from the MND 06-04 wording, and listed in the Summary Mitigation Chart/Mitigation Monitoring Plan.

- K-1 To mitigate the traffic noise associated with project plus Year ~~2020~~ 2030 General Plan build out traffic, ~~the second OR THIRD floor decks of the single family~~ ANY residences immediately adjacent to and facing East First Street shall include a perimeter soundwall of not less than 5 feet in height, measured from the floor elevation of the deck, to achieve sound levels at or below 65 db CNEL. An acoustical specialist shall determine the placement, materials and heights of the barrier. Sound rated windows may also be required to reduce sound to less than or equal to 45 db CNEL for interior noise and less than or equal to 65 db CNEL for exterior noise.
- K-2 Developer shall prepare and record a notice to appear in all deeds of property ~~AND/ OR RENTAL AGREEMENTS~~ within the project relating to the soccer field noise and inhabitants that may be affected by such noise. ~~Before the City issues building permits,~~ Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office ~~PRIOR TO CLOSE OF ESCROW~~. All future purchasers and renters of dwelling units shall be provided a copy of the notice relating to the soccer field noise that affects the property.

Result After Mitigation: Less than significant

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its 2030 build out which includes the subject properties. Noise impacts were analyzed by the 2030 General Plan PEIR and found to be significant, for which overriding consideration was adopted. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 6.4, Draft PEIR, February 2009, page 6-15.

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L. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an extension of roads or other infra-structure)? (2030 General Plan)	☐	☐	☒	☐
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (2030 General Plan)	☐	☐	☐	☒
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (2030 General Plan)	☐	☒	☐	☐

Discussion: The previously adopted MND 06-04, pages 34 and 35, are incorporated by reference. With implementation of mitigation measure L-1, it was determined that impacts would be less than significant. The revised project would not impact or change the determination Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less density and 196 fewer housing units and, as a result, results in about 26 per cent less population compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. Therefore, no significant additional adverse population and housing impacts are expected to result from the reduced revised project. MND 06-04 mitigation measure L-1 that required a Tenant Relocation Assistance Plan prior to approval of the final subdivision map. As state earlier in the introduction, relocation is in progress. Mitigation measure L-1 is modified as follows:

L-1 Prior to ~~City Council~~ approval BY THE DEVELOPMENT SERVICES DIRECTOR of EACH PLANNED RESIDENTIAL GROUP DEVELOPMENT DESIGN REVIEW PERMIT ~~the final eight lot master subdivision map,~~ the Developer AND/OR OXNARD HOUSING AUTHORITY shall prepare AND BE IN THE PROCESS OF IMPLEMENTING ~~implement~~ a Tenant Relocation Assistance Plan, which provides for the needs of the tenants who are being displaced. At minimum, benefits shall include payment of relocation assistance to low income tenants and advance notice of the planned development.

Mitigation and Monitoring: With incorporation of MND 06-04 modified mitigation measure L-1, impacts related to population are reduced to less than significant.

Result After Mitigation: Less than significant

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Population and housing were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapters 3.2 and 3.4, Draft PEIR, February 2009, pages 3-2 and 3-17.

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M. PUBLIC SERVICES*

Would the project result in substantial adverse physical impacts to the following:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Fire protection? (2030 General Plan)	☐	☐	☒	☐
2. Police protection? (2030 General Plan)	☐	☐	☒	☐
3. Schools? (2030 General Plan)	☐	☒	☐	☐
4. Parks? (2030 General Plan)	☐	☒	☐	☐
5. Other public facilities? (2030 General Plan)	☐	☒	☐	☐

* Include potential effects associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Discussion: The previously adopted MND 06-04, pages 36 to 38, are incorporated by reference. With implementation of mitigation measure M-1, it was determined that impacts would be less than significant. The revised project would not impact or change the determination Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less density and 196 fewer housing units and, as a result, results in about 26 per cent less demand on fire and police calls for service, about 26 per cent less student generation, less demand on City parks, and about 26 per cent less demand for potable water and generation of wastewater and solid waste compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. Therefore, no significant additional adverse public services impacts are expected to result from the reduced revised project with implementation of the previously identified mitigation measure M-1.

Mitigation and Monitoring: With incorporation of MND 06-04 unchanged mitigation measure M-1, impacts related to public services are reduced to less than significant.

Result After Mitigation: Less than significant

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Public services were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 4.4, Draft PEIR, February 2009, page 4-39.

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N. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (2030 General Plan)	☐	☒	☐	☐
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (2030 General Plan)	☐	☐	☐	☒

Discussion: The previously adopted MND 06-04, pages 38 and 39, are incorporated by reference. With implementation of mitigation measure N-1, it was determined that impacts would be less than significant. The revised project would not impact or change the determination Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less density and 196 fewer housing units and, as a result, results in about 26 per cent less demand for recreation compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. The conversion of the recreation field on Lot 1 to 64 units of affordable housing was previously analyzed by MND 06-04. Therefore, no significant additional adverse recreation impacts are expected to result from the reduced revised project with implementation of the previously identified mitigation measure N-1.

Mitigation and Monitoring: With incorporation of MND 06-04 unchanged mitigation measure N-1, impacts related to recreation are reduced to less than significant.

Result After Mitigation: Less than significant

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Recreation was analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 4.5, Draft PEIR, February 2009, page 4-45.

CONVERSION OF LAS CORTES SPECIFIC PLAN TO A PLANNED RESIDENTIAL GROUP PERMIT

O. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (2030 General Plan)	☐	☒	☐	☐
2. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? (2030 General Plan)	☐	☒	☐	☐
3. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (2030 General Plan)	☐	☐	☒	☐
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2030 General Plan)	☐	☐	☒	☐
5. Result in inadequate emergency access? (2030 General Plan)	☐	☐	☒	☐
6. Result in inadequate parking capacity? (Zone Ordinance - Parking Regulations and Parking Lot Design Standards)	☐	☐	☒	☐
7. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Bicycle Facilities Master Plan)	☐	☐	☒	☐

This section is based on a Site Specific Traffic Impact Study prepared for the project by Alliance JB (March 31, 2006); information contained there within is hereby incorporated by reference. This technical report is available for review in its entirety at the City of Oxnard's Planning Division located at 214 South C Street, Oxnard, California.

Discussion: The previously adopted MND 06-04, pages 39 to 43, are incorporated by reference. With incorporation of mitigation measures O-1 and O-2, it was determined that impacts would be less than significant. The revised project would not impact or change the determination. Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less density and 196 fewer housing units and, as a result, results in about 26 per cent less traffic impacts compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04.

CONVERSION OF LAS CORTES SPECIFIC PLAN TO A PLANNED RESIDENTIAL GROUP PERMIT

Therefore, no significant additional adverse traffic impacts are expected to result from the reduced revised project with implementation of the previously identified mitigation measures O-1 and O-2.

Mitigation and Monitoring: With incorporation of MND 06-04 mitigation measures O-1 and O-2, impacts related to traffic are reduced to less than significant.

O-2 Prior to ~~City Council approval of final eight lot master subdivision map~~ **EACH PHASE**, all roadway design specifications shall be completed by a registered traffic engineer to the satisfaction of the City Traffic Engineer.

Result After Mitigation: Less than significant

Result After Mitigation: N/A

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Transportation and traffic were analyzed by the 2030 General Plan PEIR and found to be significant for which an overriding consideration was adopted. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 4.2, Draft PEIR, February 2009, page 4-2.

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (2030 General Plan)	☐	☐	☒	☐
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (2030 General Plan)	☐	☐	☒	☐
3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (2030 General Plan)	☐	☐	☒	☐
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (2030 General Plan)	☐	☒	☐	☐
5. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (2030 General Plan)	☐	☐	☒	☐

CONVERSION OF LAS CORTES SPECIFIC PLAN TO A PLANNED RESIDENTIAL GROUP PERMIT

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (2030 General Plan)	☐	☒	☐	☐
7. Comply with federal, state, and local statutes and regulations related to solid waste? (2030 General Plan)	☐	☒	☐	☐

Discussion: The previously adopted MND 06-04, pages 43 to 47, are incorporated by reference. With incorporation of mitigation measures P-1 to P-7, it was determined that impacts would be less than significant. The revised project would not impact or change the determination Approval of the revised project would lead to foreseeable development of 305 housing units, driveways, sidewalks, and open space consistent with *Las Cortes Specific Plan* design and landscape guidelines, applicable 2030 General Plan policies, and R-3-PD zoning development standards. When added to the previously-entitled OHA 64-unit Lot 1 project, this development consists of approximately 26 per cent less density and 196 fewer housing units and, as a result, results in about 26 per cent less demand on public and private utilities and services compared to the *Las Cortes Specific Plan* development analyzed by MND 06-04. Therefore, no significant additional adverse utilities and services impacts are expected to result from the reduced revised project with implementation of the previously identified mitigation measure P-1 to P-7.

As of October 2014, and for the foreseeable near future, most of California is under unprecedented drought conditions. Many areas reliant on surface water supplies alone are experiencing severe water shortages. The Governor has issued several drought emergency declarations. The Oxnard City Council declared a Stage 2 Water shortage condition within the City and adopted mandatory water conservation measures to address the ongoing severe drought conditions. The resolution was adopted during the July 29, 2014 meeting and became effective immediately. The State Water Resources Board's (SWRCB) adopted resolution No 2014-0038 on July 15, 2014, in which SWRCB imposes emergency regulation for statewide urban water conservation. This resolution required that water suppliers, such as the City of Oxnard, implement mandatory conservation measures by August 1, 2014. The City's resolution prohibits and imposes a range of water conservation measures that are designed to reduce consumption of potable water in a variety of uses.

Oxnard residents, commercial establishments, municipal and schools are required to implement the following water conservation measures:

1. The use of running water from a hose, pipe, or faucet to clean buildings, pavement, tile, wood, plastic, driveways, parking lots, and other paved surfaces, is prohibited, except for compelling public health and safety reasons. If allowed, a hose with a positive shut-off nozzle must be used;
2. All restaurants that provide table service shall post, in a conspicuous place, a notice of water shortage conditions and shall refrain from serving water except upon specific request by a customer;
3. Use of potable water to fill or refill recreational or ornamental lakes, ponds or fountains is prohibited;
4. Operators of hotels, motels, and other commercial establishments offering lodgings shall post in each room a notice of water shortage conditions, encouraging water conservation practices;
5. Any use of water that causes runoff to occur beyond the immediate vicinity of use is prohibited;
6. Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape and other outside irrigation is prohibited except between 4:00 p.m. and 9:00 a.m. or 6:00 p.m. and 9:00 a.m. during daylight saving, no

CONVERSION OF LAS CORTES SPECIFIC PLAN TO A PLANNED RESIDENTIAL GROUP PERMIT

more than twice a week. Use of a hand held hose with positive shut-off nozzle, bucket, or micro irrigation systems/equipment is encouraged.

The existing 260 housing units and landscaping are already using City water: the net gain in housing units is 109 units. Considering that the existing housing fixtures and irrigation systems are likely very inefficient compared to fixtures and irrigation and landscaping that would be installed, overall water use is probably less than potable water use at previous full occupancy. The revised project, when actually developed, would be subject to then current best-available drought-tolerant and low-water usage landscape standards and low water using residential fixtures, further reducing the expected potable water demand compared to the *Las Cortes Specific Plan* MND of about 26% due to reduced number of units, and about 20% overall due to improved irrigation and low-water landscaping mandated by the State.

Mitigation and Monitoring: With incorporation of MND 06-04 mitigation measures P-1 to P-7, impacts related to utilities and services are reduced to less than significant.

Result After Mitigation: Less than significant

Cumulative Impact: The cumulative revised project area is defined as the entire City of Oxnard at its planned 2030 build out which includes the subject properties. Utilities and services were analyzed by the 2030 General Plan PEIR and found not to be significant after implementation of uniformly applied development policies and regulations. The 2030 General Plan PEIR is incorporated by reference, specifically Chapter 4.3, Draft PEIR, February 2009, page 4-25.

Q. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
2. Does the project have impacts that are individually limited, but cumulatively considerable (<i>"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects</i>)?	☐	☒	☐	☐
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Conclusion

No new significant impacts are anticipated to be associated with the proposed revised project compared to the previously documented *Las Cortes Specific Plan* with implementation of the MND 06-04 required mitigation measures (Mitigation Measures K-1, K-2, L-1, and O-2 as amended). Significant cumulative impacts are identified consistent with the 2030 General Plan PEIR cumulative significant impacts for which overriding considerations were adopted in 2011 and incorporated by reference.

ADDITIONAL REFERENCES

1. California, State of, Air Resources Board, *CalEEMod Program*, 2011.1.1.
2. California, State of, Governor's Office, Office of Planning and Research, Office of Permit Assistance, *Hazardous Waste and Substances Sites* - List Pursuant to AB 3750, current edition.
3. California, State of, Office of Planning and Research, *California Environmental Quality Act Statutes*, Sacramento, California: January 1, 2002.
4. California, State of, Office of Planning and Research, *Guidelines for Implementation of the California Environmental Quality Act*, Sacramento, California: February 1, 2001.
5. California, State of, Office of Planning and Research, *Planning, Zoning and Development Laws*, November 2000.
6. City of Oxnard, *The Municipal Code of the City of Oxnard - Zoning Ordinance*, current edition.
7. City of Oxnard, Development Services Department, Planning Division, *Coastal Zoning Regulations and Zone Maps*, current edition.
8. City of Oxnard, Development Services Department, Planning Division, *Coastal Land Use Plan*, current edition.
9. City of Oxnard, Community Development Department, Planning Division, *Zone Maps*, current edition.
10. City of Oxnard, Fire Department, *Fire Protection Planning Guide*, January 1990.
11. Ventura County Air Pollution Control District, *Air Quality Management Plan*, current edition.
12. Ventura County Air Pollution Control District, *Ventura County Air Quality Assessment Guidelines*, October 2003.
13. Institute of Transportation Engineers, *Trip Generation Manual*, Ninth Edition, Washington, DC, 2012.
14. United States Federal Emergency Management Agency, National Flood Insurance Program, *FIRM Flood Insurance Rate Maps for the City of Oxnard*, October 1985.
15. City of Oxnard, Public Works Department, *Master Sewer Plan*, current edition.
16. City of Oxnard, Public Works Department, *Master Drainage Plan*, current edition.
17. City of Oxnard, Public Works Department, *Master Water Plan*, current edition.
18. California State University - Fullerton South Central Coastal Information Center, *California Historical Resources Information System*, Department of Anthropology, Fullerton, California.
19. Ventura County Airport Land Use Commission, *Oxnard Airport Master Land Use Plan*, 1990.
20. Ventura County Cultural Heritage Board, *Ventura County Historical Landmarks & Points of Interest—August 1991*, Ventura County Recreation Services.
21. Ventura County, Property Administration Agency, *Final Report: Cultural Heritage Survey, Phase I*, Oxnard and Santa Paula, 1981.
22. City of Oxnard, *2030 General Plan Program EIR*, November 2011.
23. City of Oxnard, *Groundwater Recovery Enhancement and Treatment (GREAT) Program EIR*, 2005.

Environmental Impact Reports

1. City of Oxnard, *FEIR 09-01 for the 2030 General Plan*.

ATTACHMENT "E"
S-MND Comment Letters



VENTURA COUNTY WATERSHED PROTECTION DISTRICT
PLANNING AND REGULATORY DIVISION
800 South Victoria Avenue, Ventura, California 93009
Sergio Vargas, Deputy Director – (805) 650-4077

RECEIVED

MEMORANDUM

NOV 06 2014

DATE: November 6, 2014
TO: Douglas Spondello, Associate Planner, City of Oxnard
FROM: Sergio Vargas, P.E., Deputy Director S.V.
SUBJECT: TT 5952 Las Cortes Townhomes
Oxnard Industrial Drain and *Rice Road Drain*
Coastal Drainage, Zone 2

PLANNING DIVISION
CITY OF OXNARD

Pursuant to your request, this office has reviewed your letter dated October 17, 2014 and the subject Tentative Tract Map No. 5952 for Las Cortes Townhomes (Sheets 1 and 2 of 2) as prepared by Rick Engineering Company, dated October 14, 2014.

PROJECT LOCATION

The project site is located southerly of Camino Del Sol, easterly of Marquita Street, northerly of First Street, and westerly of Rose Avenue in Oxnard, CA.

PROJECT DESCRIPTION

According to the letter provided by the City of Oxnard dated October 17, 2014, the proposed project involves a subdivision of three existing lots into nine proposed lots for the development of 260 replacement and 45 additional affordable housing units, ancillary parks, and community buildings.

WATERSHED PROTECTION DISTRICT PROJECT COMMENTS:

The majority of the project site drains to the Oxnard Industrial Drain which is located approximately 846 feet southwesterly of the site. The Oxnard Industrial Drain is a Ventura County Watershed Protection District (District) jurisdictional redline channel. Although no new drainage connections or upgrades to existing District jurisdictional red line channels are indicated on any of the application submittal materials, the site is situated within the Oxnard Industrial Drain watershed and drains to the Oxnard Industrial Drain. The District has identified the Oxnard Industrial Drain inadequate to contain the 1% annual chance (100-year) storm peak discharge. Therefore, the District standard is that the peak flow after development cannot exceed the peak flow under existing conditions for any frequency of event. Please provide documentation verifying compliance with these requirements.

END OF TEXT

ATTACHMENT 1
73 138

VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT
Memorandum

TO: Laura Hocking/Lori Gaines, Planning DATE: November 3, 2014

FROM: Alicia Stratton

SUBJECT: Request for Review of Subsequent Mitigated Negative Declaration for a Specific Plan, General Plan Amendments, Tentative Map to Repeal the Las Cortes Specific Plan, City of Oxnard (Reference No. 14-022, Previously 07-039)

Air Pollution Control District staff has reviewed the subject subsequent mitigated negative declaration (SMND) would repeal the Las Cortes Specific Plan and substitute a Planned Residential Group permit for 260 replacement and 45 additional affordable housing units, open space, and a community building on a 25-acre site. The project location is Rose Avenue, Del Sol Park, Marquita Street in the City of Oxnard. The revised project reflects a reduction in housing units, approximately 26 percent less building mass and paved area compared to the Las Cortes Specific Plan.

Section C of the SMND addresses air quality issues. We concur with the findings of this discussion that significant air quality impacts would not result from the revised project. The previously adopted MND is incorporated by reference, including mitigation measures C-1 to C-9, which address short-term air quality impacts from construction activities. No further air quality mitigation is necessary

If you have any questions, please call me at (805) 645-1426.

November 5, 2014

City of Oxnard
Planning Division
Attn.: Doug Spondello
214 South C Street
Oxnard, CA 93030

E-mail: Doug.Spondello@ci.oxnard.ca.us

Subject: Comments on the Notice of Intent to Adopt an Subsequent Mitigated Negative
Declaration MND 2014-04

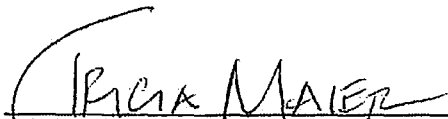
Dear Mr. Spondello:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Laura Hocking at (805) 654-2443.

Sincerely,


Tricia Maier, Manager
Planning Programs Section

Attachments

County RMA Reference Number 14-022





**PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division
MEMORANDUM**

DATE: October 29, 2014

TO: RMA – Planning Division
Attention: Laura Hocking

FROM: Transportation Department *Ran*

SUBJECT: REVIEW OF DOCUMENT 14-022 (formerly 07-039) Notice of Intent (NOI) to Adopt Subsequent Mitigated Negative Declaration (SMND)
Project: Repeal of Las Cortes Specific Plan for Planned Residential Group Permit
Repeal of Las Cortes Specific Plan with New Specific Plan Amendment, General Plan Amendments, and Tentative Subdivision Map for Planned Residential Group (PRG) Permit
Lead Agency: **City of Oxnard Planning Division (city)**

Pursuant to your request, the Public Works Agency Transportation Department has completed its review of the NOI/SMND for the Repeal of Las Cortes Specific Plan for Planned Residential Group Permit Project.

The Project is a Notice of Intent (NOI) to adopt a Subsequent Mitigated Negative Declaration (SMND) to repeal/replace the Las Cortes Specific Plan adopted in 2007 with a new Planned Residential Group (PRG) Permit including a new Specific Plan Amendment, General Plan Amendment, and Tentative Subdivision Map (Tract Map (TM) 5952). The project site is located entirely in the City of Oxnard and bounded by Marquita Street on the west side, First Street on the south side, and Rose Avenue on the east side.

We offer the following comments:

1. We generally concur with the Mitigation Measures O-1 and O-2 on Page 7 of the SMND and for those areas under the purview of the Transportation Department.
2. The cumulative impacts of the development of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, will be potentially significant.

To address the cumulative adverse impacts of traffic on the County Regional Road Network, the appropriate Traffic Impact Mitigation Fee (TIMF) should be paid to the County when development occurs. Based on the information provided in the SMND, and the reciprocal agreement between the City of Oxnard and the County of Ventura, the fee due to the County would be:

$\$60,713.00 = 109 \text{ DU}^{**} \times \$557^{^^}/\text{DU}$
 $\$537.50 = 2.5 \text{ TSF}^{***} \times \$215^{^^}/\text{TSF}$
 $\$47,094.30 = 710 \text{ ADT}^{****} \times \$66.33^{^^^^}/\text{ADT}$
\$108,344.80

Notes

- 1) **** 109 Other Housing Units = 64 Apartments + 45 Apartments**
- 2) **^^ \$557/DU – Other Housing Land Use and Rate for Oxnard Traffic District #8**
- 3) ***** 2.5 TSF = 2,500 SF / (1,000 SF/TSF) for Leasing Center**
- 4) **^^ \$215/TSF – General Ind. Land Use and Rate for Oxnard TD #8**
- 5) ****** 710 ADT = 21,000 SF x 33.82 ADT#### / 1,000 SF**
- 6) **#### Trip Generation Recreational Community Center Land Use Category #495 (P. 958) per ITE Trip Generation Manual 9th Edition**
- 7) **^^^^ \$66.33/ADT – Case by Case Land Use and Rate for Oxnard TD #8**
- 8) **The above estimated fee may be subject to adjustment at the time of deposit, due to provisions in the TIMF Ordinance allowing the fee to be adjusted for inflation based on the Engineering News Record Construction Cost Index. The above is an estimate only based on information provided in the SMND.**

Our review is limited to the impacts this project may have on the County's Regional Road Network.

T:\Planning\Land Development\Non_County\14-022 (OXN).doc

ATTACHMENT "F"
PRG Development Standards
(Comparison to R-3-PD and *Las Cortes Specific Plan*)

Attachment "F": Planned Residential Group (14-500-07)
PRG Development Standards Compliance Table

Development Standards - PRG as Compared to R-3 Garden Apartment and Las Cortes Specific
Plan: Multi-Family

DEVELOPMENT STANDARD	R-3 REQUIREMENT (PLANNED DEVELOPMENT ADDITIVE ALSO ALLOWS FOR ADJUSTMENTS TO NUMERICAL STANDARDS OF UP TO 25%)	PRG PROPOSAL	COMPLIES WITH CODE?	LAS CORTES SPECIFIC PLAN REQUIREMENT: MULTI-FAMILY (REFERENCE ONLY)
Max. building height	3 stories not to exceed 35 feet from adjacent average public curb face. §16-58	Maximum 35 feet for two-story and 45 feet for three-story building	N	38 feet
Maximum Density	1 unit per 2,400 square feet lot area (18.5 units per acre). No more than 2 du on any lot with an average width between 50'-60'; No more than 1 du on any lot with an average width less than 40'. §16-59	1 unit per. 3,856 square feet lot area (11.7 units per gross acre) - Based on the overall 31.43 acres gross site area including Lot 1 (Housing Authority site) and Lots 8 and 9 (park dedication area), . If on a per lot basis. Excluding Lot 1 (), the density is 11.3 DU/AC. Excluding public ROWs and Lot 1, the density is 14 DU/AC	Y	26 units per acre
Front yard (Minimum)	20 feet; 15 feet if access is provided from the alley. §16-60	15 feet	N	3 feet
Side yard (Minimum)	5 feet for 1 & 2 stories; 7.5 feet for 2.5 story bldg. §16-61	5 feet for 1 & 2 stories; 7.5 feet for 2.5+ story building	Y	3 feet to interior property lines; 10 feet to public street
Rear yard (Minimum)	25 feet yard §16-62	14 feet	N	3 feet

DEVELOPMENT STANDARD	R-3 REQUIREMENT (PLANNED DEVELOPMENT ADDITIVE ALSO ALLOWS FOR ADJUSTMENTS TO NUMERICAL STANDARDS OF UP TO 25%)	PRG PROPOSAL	COMPLIES WITH CODE?	LAS CORTES SPECIFIC PLAN REQUIREMENT: MULTI-FAMILY (REFERENCE ONLY)
Interior Yard Space and Common Open Space (12 units or more)	30% of lot area, with min. dimension of 15' x 15'. May not include vehicle parking or circulation areas. 25% of required IYS may be provided by deck space if minimum 10' x 10'. Area open from ground to sky (see exceptions 16-304-16-307). §16-63 One landscape area of not less than 2,500 sq.ft. with minimum dimension of not less than 35'. §16-362 (D)	30% of lot area, with min. dimension of 15' x 15'. May not include vehicle parking or circulation areas. 25% of required IYS may be provided by deck space if minimum 10' x 10'. Area open from ground to sky (see exceptions 16-304-16-307). §16-63 One landscape area of not less than 2,500 sq.ft. with minimum dimension of not less than 35 feet.	Y	45 sf per unit (min); min dimensions of 5' by 5'. 30% of the entire project site including paseos, courtyards, public parks and private street parkways.
Accessory Building	May be located in RY setback if bldg is 6' from nearest part of main bldg, if one story in height not to exceed 15'. §16-63	Accessory buildings (trash enclosure, carport, etc) may be located in any rear or side yard setback provided it is within 20 feet from nearest part of main building if one story in height not to exceed 15 feet	N	No special setbacks provided for accessory buildings; maintain standard setbacks.

DEVELOPMENT STANDARD	R-3 REQUIREMENT (PLANNED DEVELOPMENT ADDITIVE ALSO ALLOWS FOR ADJUSTMENTS TO NUMERICAL STANDARDS OF UP TO 25%)	PRG PROPOSAL	COMPLIES WITH CODE?	LAS CORTES SPECIFIC PLAN REQUIREMENT: MULTI-FAMILY (REFERENCE ONLY)
Resident Parking	1 space in a garage for each 1-bedroom unit, and 2 spaces in a garage for each unit with 2 -5 bedrooms. §16-622	1 garage space per unit for studio and 1 bedroom units 1 garage space plus 1 surface parking space per 2 bedroom units; 2 garage spaces for 3 and 4 bedrooms; Carports may satisfy the required garage spaces.	N	1 garage space for studio and 1-bedroom unit; 1 garage space and 1 surface space for 2+ bedrooms Surface parking requirements can be satisfied with on or off-street parking provided that the required number of parking spaces are located within 250 ft of each use
Visitor Parking	For 1 st 30 units, 1 visitor space for each unit, and 0.5 visitor spaces per unit thereafter provided off-street. §16-622	For 1 st 30 units, 1 visitor space for each unit, and 0.5 visitor spaces per unit thereafter.	N	1 surface visitor space per unit and 0.5 surface spaces per unit thereafter. Surface parking requirements can be satisfied with on or off-street parking provided that the required number of parking spaces are located within 250 ft of each use

DEVELOPMENT STANDARD	R-3 REQUIREMENT (PLANNED DEVELOPMENT ADDITIVE ALSO ALLOWS FOR ADJUSTMENTS TO NUMERICAL STANDARDS OF UP TO 25%)	PRG PROPOSAL	COMPLIES WITH CODE?	LAS CORTES SPECIFIC PLAN REQUIREMENT: MULTI-FAMILY (REFERENCE ONLY)						
Location of Parking Spaces and Maximum Distance to garage from DU	(A) All parking spaces required by this chapter shall be located on the same site they are intended to serve, except as authorized by administrative relief. (B) All vehicle spaces required for residential uses shall be located no more than the following distances from the units they serve: §16-645 <table><tr><td></td><td>Apartment (feet)</td></tr><tr><td>Resident parking</td><td>200</td></tr><tr><td>Visitor parking</td><td>250</td></tr></table> Max distance from unit to Garage: 75 feet §16-362 (E)		Apartment (feet)	Resident parking	200	Visitor parking	250	Resident surface parking requirements can be satisfied with off-street parking provided that the number of spaces are located within 250 ft of each use. Visitor parking spaces may be provided on and off-street within 500 ft of the units they serve. Max distance from unit to garage: 75 feet	N	Surface parking requirements can be satisfied with on or off street parking provided that the required numbers of parking spaces are located within 250 feet of each use.
	Apartment (feet)									
Resident parking	200									
Visitor parking	250									
Fences/hedges - front yard	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then may not exceed 18 inches. §16-308	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then may not exceed 18 inches.	Y	None specified.						
Fences/hedges - side & rear yards	Not to exceed 7 feet in height. §16-309	Not to exceed 7 feet in height.	Y	None specified						

DEVELOPMENT STANDARD	R-3 REQUIREMENT (PLANNED DEVELOPMENT ADDITIVE ALSO ALLOWS FOR ADJUSTMENTS TO NUMERICAL STANDARDS OF UP TO 25%)	PRG PROPOSAL	COMPLIES WITH CODE?	LAS CORTES SPECIFIC PLAN REQUIREMENT: MULTI-FAMILY (REFERENCE ONLY)
Parking landscaping	10-foot wide strip along any street or alley. 5% of parking area. For every 10 spaces, 9 foot finger w/2 trees. §16-641	10-foot wide strip along any street or alley. 5% of parking area. For every 10 spaces, 9 foot finger w/2 trees.	Y	Minimum 5% of parking lot as landscape; Wall or hedge min 3 foot high along front of parking area; Wall 6 ft high on side property line. Planter minimum 5 ft wide along wall abutting residential zone.
Min. Dwelling Size	One bedroom: 700 sf Two bedroom: 900 sf §16-362(A)	One bedroom: 674 sf Two bedroom: 800 sf	N	One bedroom: 600 sf Two bedroom: 800 sf
Building Separation (Minimum)	Equal to the height of the taller structured. §16-362 (B)	Building separation for residential to residential buildings must be equal to the height of the taller structure. Building separation for residential to non-residential buildings must be 26 feet. Accessory buildings may be located closer subject to Fire and Building Code separation requirements.	N	28 feet between garage faces; 30 feet otherwise

DEVELOPMENT STANDARD	R-3 REQUIREMENT (PLANNED DEVELOPMENT ADDITIVE ALSO ALLOWS FOR ADJUSTMENTS TO NUMERICAL STANDARDS OF UP TO 25%)	PRG PROPOSAL	COMPLIES WITH CODE?	LAS CORTES SPECIFIC PLAN REQUIREMENT: MULTI-FAMILY (REFERENCE ONLY)
Recreation Facilities (12 units or more only)	Include at least one of the following: Swimming pool, spa, tennis, basketball, or volleyball courts, BBQ/picnic area, recreation building, exercise course, children's play equipment, or others as approved by PC §16-362 (C)	Includes BBQ/picnic tables and benches, community recreation center, community clubhouse, pedestrian paths, gardens	Y	Plan includes community recreation facilities in addition to pocket parks, BBQ areas, benches, etc.
Balconies & Patios	All 2 nd story dwelling units shall have at least one patio or balcony having a minimum dimension of 10'. §16-362 (F)	All 2 nd story dwelling units shall have at least one patio or balcony having a minimum dimension of 10'.	Y	All 2 nd story units shall have at least a patio or balcony, having minimum dimensions of 10'.
Balcony Enclosure	All balconies and patios shall have railings or walls which provide at least 50% enclosure. §16-362 (G)	All balconies and patios have railings or walls which provide at least 50% enclosure.	Y	None specified
Storage Areas (Minimum)	Each unit shall have a storage area of at least 225 cubic feet. Can't intrude into the minimum garage dimensions. §16-362(H)	Each unit shall have a storage area of at least 200 cubic feet, which may not intrude into the minimum garage dimensions.	N	80 cubic feet
Garages	Automatic garage door openers and architectural treatment or detail. §16-362(I)	Automatic garage door openers and architectural treatment or detail.	Y	All garage doors shall be automatic, sectional & roll-up. A variety of designs shall be used on garage doors. Min. visual impact of garages facing street by varying door patterns and colors.

DEVELOPMENT STANDARD	R-3 REQUIREMENT (PLANNED DEVELOPMENT ADDITIVE ALSO ALLOWS FOR ADJUSTMENTS TO NUMERICAL STANDARDS OF UP TO 25%)	PRG PROPOSAL	COMPLIES WITH CODE?	LAS CORTES SPECIFIC PLAN REQUIREMENT: MULTI-FAMILY (REFERENCE ONLY)
Utility Meters	Wall mounted meters shall be screened or integrated into the building design. §16-362 (J)	Wall mounted meters shall be screened or integrated into the building design.	Y	Underground or camouflage utility boxes.
Refuse Enclosures/Accessory Structure Design	Designed to reflect the major design elements or details of the residential units & provide ped access. §16-362 (K)	Designed to reflect the major design elements or details of the residential units & provide ped access.	Y	Architectural style must be consistent with style of primary structure
Design Standards For Vehicle Parking Areas. §16-636 (F)	For parking lots with 40 or more parking stalls, a 40-foot deep driveway "throat" shall be provided (measured from the property line) for all principal driveways to or from major or minor thoroughfares.	Secondary access points for parking lots with 40 or more parking stalls, a minimum driveway throat of 25 feet shall be provided from the property line.	N	None specified

See Design Standards for Vehicle Parking Areas Sec. 16-636 – site plan complies except as noted above:
See Driveway Standards Figure 7 – site plan complies

ATTACHMENT "G"

Resolutions

RESOLUTION NO. 2014- 19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNING AND ZONING PERMIT NO. 14-630-02 (SPECIFIC PLAN REPEAL) TO REPEAL THE LAS CORTES SPECIFIC PLAN APPLICABLE TO PROPERTY BOUNDED BY ROSE AVENUE, DEL SOL PARK, MARQUITA STREET, AND EAST FIRST STREET SUBJECT TO CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NOS. 14-620-02 (GENERAL PLAN AMENDMENT); AND 14-300-06 (TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5952). FILED BY THE CITY OF OXNARD HOUSING AUTHORITY, 435 SOUTH D STREET, OXNARD, CA 93030 AND URBAN HOUSING COMMUNITIES, LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CA 92705.

WHEREAS, the Planning Commission of the City of Oxnard held a duly noticed public hearing on November 20, 2014, to consider the proposed repeal of the Las Cortes Specific Plan (the **“Project”**); and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Manager provided public notice of the intent of the City to adopt a subsequent mitigated negative declaration (S-MND 2014-04) for this Project, and the Planning Commission has considered the proposed mitigated negative declaration before making its recommendation herein; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends that the City Council adopt an ordinance approving Planning and Zoning Permit No. 14-630-02 (Specific Plan Repeal) to repeal the Las Cortes Specific Plan in its entirety, subject to City Council approval of Planning and Zoning Permit Nos. 14-620-02 (General Plan Amendment); and 14-300-06 (Tentative Subdivision Map for Tract No. 5952).

PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of November, 2014, by the following vote:

AYES: Commissioners: Frank, Mullin, Murguia, Okada, and Nash

NOES:

ABSENT: Commissioner: Stewart and Huber

Sonny Okada, Vice-Chair

ATTEST: _____
Christopher Williamson, Secretary

RESOLUTION NO. 2014-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING PLANNING AND ZONING PERMIT NO. 14-620-02 (GENERAL PLAN AMENDMENT) TO MODIFY TABLE 1-3 AND FIGURE 1-3 OF THE 2030 GENERAL PLAN TO REFLECT THE REPEAL OF THE LAS CORTES SPECIFIC PLAN. FILED BY THE CITY OF OXNARD HOUSING AUTHORITY, 435 SOUTH D STREET, OXNARD, CA 93030 AND URBAN HOUSING COMMUNITIES, LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CA 92705.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 14-620-02 (General Plan Amendment) to modify table 1-3 and figure 1-3 of the 2030 General Plan to reflect the repeal of the Las Cortes Specific Plan (the “**Project**”), filed jointly by the City of Oxnard Housing Authority and Urban Housing Communities, LLC; and

WHEREAS, Government Code Section 65352(a) requires that the City of Oxnard (“**City**”) refer the proposed Project to certain affected local public entities and any federal agency whose operations or lands may be affected by the proposed action; and

WHEREAS, the City referred the proposed Project to various agencies as part of the circulation for public review of Subsequent Mitigated Negative Declaration (MND) No. 2014-04; and

WHEREAS, the City published notice of the Planning Commission public hearing on the proposed Project in the Ventura County Star and Ventura County Vida Newspapers pursuant to Government Code sections 65353 and 65090; and

WHEREAS, the City of Oxnard Housing Authority is the property owner and acknowledges notice and the City also mailed notice to the owners of real property as shown on the latest equalized assessment roll within 300 feet of the real properties that are the subject of the Planning Commission public hearing pursuant to Government Code section 65353 and 65091; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on November 20, 2014 to consider the proposed Project; and

WHEREAS, the Planning Commission finds, after review of the Planning Commission Staff Report and all written and oral evidence presented at the public hearing and review of Subsequent MND 2014-02 pursuant to the California Environmental Quality Act (CEQA) that the Project and Subsequent MND 2014-02 are recommended for adoption by the City Council; and

WHEREAS, the Planning Division Manager provided public notice of the City's intent to adopt a Subsequent MND for this Project, and the Planning Commission has considered the proposed Subsequent MND before making its recommendation herein; and

WHEREAS, Government Code section 65358(a) only allows an amendment to an adopted general plan if such amendment is in the public interest; and

WHEREAS, the Planning Commission finds, after review of the Planning Commission Staff Report and all written and oral evidence presented at the public hearing, that the proposed Project is in the public interest because approval of the Project will enable the adoption of a Special Use Permit to establish a Planned Residential Group, which is tailored to the proposed development on the Project site; and

WHEREAS, Government Code section 65358(b) precludes the City from amending a mandatory element of the City of Oxnard 2030 General Plan more than four times during any calendar year; and

WHEREAS, the City Council's approval of the proposed Project complies with the limitations of Government Code section 65358(b); and

WHEREAS, the Planning Commission's recommendation for City Council adoption of a resolution approving the Project was made by an affirmative vote of not less than a majority of the total membership of the Planning Commission pursuant to Government Code section 65354.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends that the City Council adopt a resolution: (i) approving Planning and Zoning Permit No. 14-620-02 (General Plan Amendment) to modify table 1-3 and figure 1-3 of the 2030 General Plan to reflect the repeal of the Las Cortes Specific Plan as shown in Exhibit "A", and (ii) adopting Subsequent MND No. 2014-04 attached hereto and incorporated herein by reference for the properties located at APNs: 201-0-090-115, 201-0-080-020, AND 201-0-100-025.

Resolution No. 2014-20
November 20, 2014
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PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of
November, 2014, by the following vote:

AYES: Commissioners: Frank, Mullin, Murguia, Okada, and Nash

NOES:

ABSENT: Commissioner: Stewart and Huber

Sonny Okada, Vice-Chairman

ATTEST: _____
Christopher Williamson, Secretary

RESOLUTION NO. 2014-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING PLANNING AND ZONING PERMIT NO. 14-300-06 (TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5952), FOR PROPERTY BOUNDED BY ROSE AVENUE, DEL SOL PARK, MARQUITA STREET, AND FIRST STREET (APNS: 201-0-090-115, 201-0-080-020, AND 201-0-100-025), SUBJECT TO CERTAIN CONDITIONS AND CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NOS. 14-630-02 (SPECIFIC PLAN REPEAL) AND 14-620-02 (GENERAL PLAN AMENDMENT). FILED BY THE CITY OF OXNARD HOUSING AUTHORITY, 435 SOUTH D STREET, OXNARD, CA 93030 AND URBAN HOUSING COMMUNITIES, LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CA 92705.

WHEREAS, the Planning Commission of the City of Oxnard has considered Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract No. 5952) (Project), filed jointly by the City of Oxnard Housing Authority and Urban Housing Communities, LLC (the Applicant or Developer), in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, the Planning Commission has held a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Manager provided public notice of the intent of the City to adopt a subsequent mitigated negative declaration (S-MND 2014-04) for this project, and the Planning Commission has considered the proposed mitigated negative declaration before making its recommendation herein; and

WHEREAS, said Project was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the Project and vacation of public right of way is in conformance with the 2030 General Plan and other adopted standards of the City of Oxnard; and

WHEREAS, the Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends that the City Council adopt a resolution approving Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract No. 5952), subject to the following conditions and City Council approval of Planning and Zoning Permit Nos. 14-630-02 (Specific Plan Repeal); and 14-620-02 (General Plan Amendment):

ATTACHMENT 1
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Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. G-1) while some are taken from environmental documents (e.g. MND-S2).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1).
2. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits for the Phase I development, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)

DEVELOPMENT SERVICES DEPARTMENT STANDARD CONDITIONS

3. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal for each Project Phase and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
4. Prior to approval of each development phase or as otherwise directed by the City Engineer, Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)

5. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
6. During each Project phase, Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project and shall reconstruct curb, gutter, and sidewalk segments in between broken, uplifted, or missing curb, gutter, or sidewalk segments at the direction of the City Engineer to achieve a uniform appearance and consistent design. (DS-6)
7. Curb cut widths and design shall conform to City ordinances and standards and substantially conform to the Planned Residential Group Community Design Guidelines in effect at the time City issues an encroachment permit. (DS-9)
8. During each Project phase and in conformance with City Code Section 21-26, Developer shall place existing overhead utility lines on and adjacent to the project underground in accordance with City Code in effect at the time City issues a grading/site improvement permit. Before issuance of a phase site improvement permit, Developer shall post security satisfactory to the Finance Director guaranteeing utility relocation. (DS-13)
9. Prior to approval of the Phase I DDR, Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
10. Prior to approval of the Phase I DDR, a California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans to the satisfaction of the City Engineer. (DS-15)
11. Prior to issuance of the Phase I site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
12. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map. (DS-17)

13. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
14. For each Project phase, Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
15. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
16. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
17. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
18. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
19. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted

upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

20. Prior to approval of the final map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
21. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
22. Prior to issuance of a grading/site improvement permit, Developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off-site improvements required by City. (DS-28)
23. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
24. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
25. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
26. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
27. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

28. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
29. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
30. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
31. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)
32. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
33. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
34. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)
35. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
36. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
37. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, utilities and street appurtenances as directed by the Development Services Director. City will name all streets in accordance with adopted City guidelines. (DS-49)
38. Street and road improvements shall conform to City standard plates, design criteria and policies. Improvements shall include upgrading of existing pavement along the project

frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)

39. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
40. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)
41. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
42. Developer shall protect the stub ends of all streets planned for future continuation with warning barricades, redwood headers, berms, signs and/or reflectors as directed by the City Engineer. (DS-55)
43. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)
44. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)
45. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
46. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)
47. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)
48. Prior to City approval of improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)

49. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
50. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
51. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)
52. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)
53. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
54. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
55. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)

56. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
57. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)
58. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs".) Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
59. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DEPARTMENT SPECIAL CONDITIONS

60. Developer shall provide onsite detention within this project limits storm water runoff to pre-project runoff rates during 10 year, 50 year, and 100 year storm events. Developer shall include appropriate calculations demonstrating compliance with this condition in the project drainage report. (DS)

61. All detention/infiltration basin sites shall be provided with a minimum of two (2) signs identifying the use of the lot as a detention basin. The signs shall have a minimum area of four (4) square feet and shall contain the following message: "WARNING This area has been designed as a storm water detention/infiltration pond and is subject to periodic ponding to a depth of ____ inches." The material, design, size, and number of signs are subject to the review and approval of the City Engineer. Signs and posts shall be constructed of metal or other long lasting material. All information regarding required detention/infiltration basin signage shall be included on the grading/site improvement plans. (DS)
62. Developer shall design detention/infiltration basins in accordance with City design standards and policies including those found in the 2011 TGM. Developer shall also design the basin with easy access for maintenance vehicles. Final design is subject to approval of Development Services Manager. (DS)
63. Storm drain infrastructure within private property shall be designed in accordance with City design standards but shall be privately owned and maintained except for any portion of the system that conveys stormwater from upstream public streets or public storm drain system. (DS)
64. Developer shall include on the final map a minimum 15 foot wide easement to the City for all storm drain facilities to be dedicated to the City that are not within public right-of-way. (DS)
65. Developer may include phased implementation of the storm drain system provided that post-construction NPDES-compliant stormwater treatment is provided at the end of each phase of construction. (DS)
66. Current design routes runoff from the public right-of-way (in addition to runoff from private property) onto private property to provide stormwater quality treatment. This design proposal is only acceptable if an agreement can be negotiated with the City that results in; 1) The transfer of long term maintenance responsibilities to the underlying property owner; and 2) All liability issues associated with disposal of public stormwater onto private property are resolved to the satisfaction of the City's Risk Management Division. (DS)
67. Detention/infiltration basins shall not discharge excess runoff into public streets in a surface manner. Only emergency secondary overflow and large storm events (e.g. Q100 storm) are allowed to enter the streets once they are concentrated. Final design of the routing of this discharge is subject to approval of the Development Services Manager. (DS)
68. Developer shall remove and replace all public sidewalks along the project side of all streets fronting the project in conjunction with each Project phase. Sidewalk reconstruction can be phased in conjunction with phased street improvements. (DS)
69. Developer shall submit a Sewer System Capacity Report & Engineering Analysis (infrastructure study) for submittal with the first phase of development. The report shall

determine the sewage capacity of the downstream system and shall either route discharge to lines where capacity is available or design upgrades to provide capacity in the downstream system. Construction timing of any downstream improvements determined necessary in the Analysis is to be included in the Infrastructure Phasing Plans. (DS)

70. Wastewater infrastructure within private property shall be designed in accordance with City design standards but shall be privately owned and maintained except any portion of the system that conveys wastewater from an upstream public system. Developer shall provide proof that maintenance responsibility for these facilities is included in the property owner's CC&Rs. (DS)
71. Developer shall include on the final map a minimum 15 foot wide easement to the City for all wastewater facilities to be dedicated to the City that are not within public right-of-way. (DS)
72. Developer shall dedicate a waterline easement to the City over all portions of the domestic water distribution system (up to and including the water meters) within private property. (DS)
73. Developer's engineer shall provide detailed water system calculations (based on recent in-place fire hydrant flow tests) and plans for the project demonstrating that project meets City design requirements. The design and sizing of all proposed water improvements shall meet the needs of the ultimate specific plan build-out as well as the interim requirements of the proposed phase and shall result in a well-interconnected water system. The required calculations and plans are subject to the approval of the Development Services Manager prior to the issuance of a site improvement/grading permit or recordation of each phase of the final map. (DS)
74. Developer shall provide irrigation and domestic (if necessary) water meter(s) to parks or any other landscaped areas as directed by the Development Services Manager. (DS)
75. Developer shall provide a minimum of two points of vehicular access to all phases of construction. (DS)
76. In addition to the dedication of additional Rose Avenue right-of-way as indicated on the tentative map, Developer shall construct Rose Avenue improvements sufficient to provide 46 feet of southbound pavement width (median curb to gutter curb) along with a 7 foot parkway and 5 foot sidewalk along the project frontage. These improvements are to be constructed concurrent with the final map phase creating lot 7 and/or lot 8, whichever occurs first. The requirement to construct improvements widening Rose Avenue may be waived by the City Traffic Engineer, if at the time of final map recordation, it is determined that the required widening does not provide sufficient benefit based on the status of anticipated nearby Rose Avenue widening projects. (DS)
77. Developer shall provide all new right-of-way and/or easement dedications to the City free and clear of any third party easements or other encumbrances. (DS)

78. Prior to submittal of the first phase of infrastructure improvement plans, Developer shall submit infrastructure phasing plans for review and approval if determined necessary by the Development Services Manager. Phasing plans shall include, but not necessarily be limited to, infrastructure for sewer, water, storm drain and access to both the new improvements and existing improvements to be removed in future phases. (DS)
79. Developer shall join all existing adjacent offsite lots with either a slope not exceeding 2 (Horizontal):1 (Vertical) with the slope being on the down-slope lot or provide a retaining wall as approved by the Development Services Manager. (DS)
80. Developer shall place underground all existing overhead utility lines on or adjacent to the site in accordance with City Ordinances in effect at the time of recordation of the first final map. Compliance with this condition shall be indicated on the project infrastructure plans and security sufficient to guarantee compliance shall be posted with the City Attorney's Office prior to issuance of a site improvement permit. (DS)
81. Developer may submit phased improvement plans corresponding to phased final maps. Temporary improvements such as vehicle turnarounds, barricades, waterline blow-offs, or other improvements may be required as deemed necessary by the Development Services Manager. Developer shall provide a minimum of two points of vehicular access to the site at all times. (DS)
82. Developer shall list all grading or air quality related environmental mitigations measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)
83. Final map shall effectuate the vacation of City owned utility easements (including right-of-way) that are no longer required due to utility line relocations or street realignments to the extent allowed under section 66434(g) of the Subdivision Map Act. Developer shall prepare a separate legal description (and pay all fees associated with processing) for any easement vacation not processed on the final map. (DS)
84. Developer shall redesign the project to extend San Gorgonio Avenue easterly to intersect with Dolores Court. The redesign will eliminate the Dolores Court cul-de-sac and replace it with an approximately ninety degree knuckle complying with City standard plate 109. The extension of San Gorgonio Avenue shall include full street improvements and be constructed with phase 2. Final design of the intersection shall be approved by the City Traffic Engineer. (TR)
85. Concurrent with phase 1 improvements, Developer shall extend San Gorgonio street to provide a temporary connection to the existing westerly Carmelita Court. Construction shall include full street improvements and all associated utilities. Developer shall cause dedication of right-of-way to the City encompassing these improvements. Final design of the connection and extent of improvements to be approved by the Development Services Manager. (DS)

86. Developer shall reconstruct the existing speed table/crosswalk and associated curb ramps as required to align with the new Marquita Street/San Gorgonio Avenue intersection. Final design and extent of reconstruction shall be approved by the Development Services Manager. (TR)
87. Developer shall modify the intersection at Camino del Sol and Rose Avenue to provide a dedicated eastbound right turn lane as identified in the Project's Traffic Study. These improvements shall include, but not necessarily be limited to, restriping and relocation of vehicle detection loops. Developer shall also restripe approximately 600 feet of the westerly leg of the eastbound lanes of Camino del Sol to provide 4 foot wide bicycle lane at the intersection with Rose Avenue. (TR)
88. Developer shall allocate space along San Gorgonio Avenue to accommodate an eastbound and a westbound bus stop for a future Gold Coast Transit route. Final location shall be approved by the City Traffic Engineer. (TR)
89. Developer shall install LED street lighting along all public roadways within this project. Specifications and location of street lights shall be approved by the City Traffic Engineer. (TR)
90. Subdivider shall dedicate to the City an irrevocable offer of right-of-way for the extension of San Gorgonio Avenue from Dolores Court to Rose Avenue. The alignment of the dedication shall be generally consistent with the 'Future San Gorgonio right-of-way' delineated on the tentative map. Dedication shall be made via a certificate on the Final Map, free and clear of any pre-existing easements or other encumbrances. Final determination of the limits and timing of the irrevocable offer is subject to approval of the Development Services Director. (DS) (Added at PC Hearing Nov. 20, 2014)

PLANNING DIVISION SPECIAL CONDITIONS

91. This recommendation is made subject to approval of the General Plan Amendment (PZ No. 14-620-02), the Special Use Permit for Planned Residential Group (14-500-07), and the repeal of the Las Cortes Specific Plan (14-630-02). (PL)
92. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
93. Prior to the approval of the Phase II DDR permit, the Applicant shall submit for approval by the General Services Director improvement plans for Lots 8 and 9 in compliance with the Property Exchange Agreement dated December 30, 2013. Improvements will include, at a minimum, sod and an irrigation system.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of November, 2014, by the following vote:

AYES: Commissioners: Frank, Mullin, Murguia, Okada, and Nash

NOES:

ABSENT: Commissioners: Stewart and Huber

Sonny Okada, Vice-Chairman

ATTEST: _____
Christopher Williamson, Secretary

RESOLUTION NO. 2014-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 14-500-07 (SPECIAL USE PERMIT – PLANNED RESIDENTIAL GROUP) TO ESTABLISH DEVELOPMENT STANDARDS AND FUTURE ADMINISTRATIVE ENTITLEMENT PROCEDURES THROUGH A PLANNED RESIDENTIAL GROUP PERMIT WHICH WILL ALLOW UP TO 305 AFFORDABLE HOUSING UNITS, ANCILLARY PARKS, AND COMMUNITY BUILDINGS WITHIN THREE PHASES ON APPROXIMATELY 25 ACRES OF PROPERTY BOUNDED BY ROSE AVENUE, DEL SOL PARK, MARQUITA STREET, AND EAST FIRST STREET (APNS: 201-0-090-115, 201-0-080-020, AND 201-0-100-025), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS AND CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NOS. 14-630-02 (SPECIFIC PLAN REPEAL); 14-620-02 (GENERAL PLAN AMENDMENT); AND 14-300-06 (TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5952). FILED BY THE CITY OF OXNARD HOUSING AUTHORITY, 435 SOUTH D STREET, OXNARD, CA 93030 AND URBAN HOUSING COMMUNITIES, LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CA 92705.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group) (Project), filed jointly by the City of Oxnard Housing Authority and Urban Housing Communities, LLC (Applicant or Developer), in accordance with Sections 16-530 through 16-553 and Section 16-445 of the Oxnard City Code; and

WHEREAS, the Planning Commission has held a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Manager provided public notice of the intent of the City to adopt a subsequent mitigated negative declaration (S-S-MND 2014-04) for this Project, and the Planning Commission has considered the proposed mitigated negative declaration before making its recommendation herein; and

WHEREAS, the City further finds that providing affordable housing to City's residents is an important municipal purpose and that the use of the City Property for affordable housing purposes is in accordance with the City's General Plan.

WHEREAS, it is in the public interest and for the public benefit that the Planning Commission and City Council approve the proposed Project for the aforesaid purposes; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing and based on the whole of the record within the Project staff report and S-S-MND 2014-04 that the following circumstances exist:

1. The proposed use is in conformance with the 2030 General Plan and other adopted standards and policies.
2. The proposed use will not adversely affect or be materially detrimental to the

adjacent uses, buildings or structures or to the public health, safety or general welfare.

3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.
4. The site for the proposed use will be served by streets and highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.
6. A substantial improvement of the use of the land will be thereby effected, and there will not be any detrimental effect upon the surrounding area.
7. The residential use proposed is permitted within the Garden Apartment Planned Development (R-3-PD) zone.
8. Subsequent development shall be in substantial conformance with site plans and elevations submitted in support of the special use permit application, in conformance with development standards established by the Planned Residential Group permit, and shall implement mitigation measures listed in the S-S-MND.
9. The Applicant has demonstrated that population densities proposed are in conformance with existing and proposed public facilities such as streets, sewers, water, schools and parks.

WHEREAS, the Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group) as shown in Exhibit “A”, subject to the following conditions and City Council approval of Planning and Zoning Permit Nos. 14-630-02 (Specific Plan Repeal); 14-620-02 (General Plan Amendment); and 14-300-06 (Tentative Subdivision Map for Tract No. 5952). The decision of the Planning Commission shall be final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the

second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *S-MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another. (PL, *G-1*).
2. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
3. Approval of the DDR permits shall be subject to the following condition: Phasing of required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
4. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
5. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, *G-6*)
6. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

7. Approval of the DDR permits shall be subject to the following condition: Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the Planned Residential Group permit. (PL/B, *G-9*)
8. Approval of the DDR permits shall be subject to the following condition: Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
9. Approval of the DDR permits shall be subject to the following condition: Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
10. Approval of the DDR permits shall be subject to the following condition: Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)
11. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

PLANNING DIVISION STANDARD CONDITIONS

12. Approval of the DDR permits shall be subject to the following condition: Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, *PL-1*)
13. Approval of the DDR permits shall be subject to the following condition: Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
14. Approval of the DDR permits shall be subject to the following condition: Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
15. Approval of the DDR permits shall be subject to the following condition: During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light

pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

16. Approval of the DDR permits shall be subject to the following condition: Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet. (PL)
17. Approval of the DDR permits shall be subject to the following condition: Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
18. Approval of the DDR permits shall be subject to the following condition: In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall substantially conform to the PRG Community Design Guidelines. (PL, *PL-9*)
19. Approval of the DDR permits shall be subject to the following condition: Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
20. Approval of the DDR permits shall be subject to the following condition: Developer agrees to participate in a water conservation and/or drought restrictions that may include water conserving devices within residences. (PL/B, *PL-14*)
21. Approval of the DDR permits shall be subject to the following condition: Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*)
22. Approval of the DDR permits shall be subject to the following condition: Developer shall PRG substantially conform with Community Design Guidelines with regard to roof and building rain gutters and downspouts. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)

PLANNING DIVISION SPECIAL CONDITIONS

23. This permit is granted subject to approval of the General Plan Amendment (PZ No. 14-620-02), the Tentative Subdivision Map (14-300-06), and the repeal of the Las Cortes Specific Plan (14-630-02). (PL)

24. Developer shall submit for and obtain approval of a Development Design Review (DDR) Permit from the Development Services Director for each of Phases 1 through 3, as identified on the Conceptual Site Plan. The Development Services Director shall determine that the Project conforms to the Planned Residential Permit and/or City Code, as applicable, and substantially conforms with the Community Design Guidelines (Attachment A) established with this resolution. (PL)
25. This permit is granted for the plans dated October 31, 2014, ("the plans") titled, "Conceptual Site Plan" and "Tentative Tract Map No. 5952" on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions. (PL)
26. Approval of the DDR permits shall be subject to the following condition: Prior to issuance of a certificate of occupancy for the two hundred and sixty first (261) residential unit within the project area, the Applicant shall complete installation of the parks improvements on Lots 8 and 9 consistent with plans approved by the General Services Director. (PL/PK/DS/B) (Added at PC Hearing Nov. 20, 2014)
27. Developer shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, Developer shall immediately implement such devices or operational modifications on all construction equipment. (S-MND, C-1)
28. At all times during construction activities and on Sundays, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (S-MND, C-2)
29. During construction and on Sundays, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. (S-MND, C-3)
30. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (S-MND, C-4)
31. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (S-MND, C-5)

32. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (S-MND, C-6)
33. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (S-MND, C-7)
34. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (S-MND, C-8)
35. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (S-MND, C-9)
36. Based on the final accepted arborist report, the Planning Manager shall determine and shall have the final approval of the following: a) trees to be saved and incorporated in the development, b) trees to be removed and replaced with trees of specified species and sizes meeting the City required minimum of 24" box, c) appraisal value of trees removed shall be put back into new trees and landscaping, and/or d) mitigation fee to be paid for the appraisal value of the loss of the trees that are not saved or replaced. (S-MND, D-1)
37. Based on the recognized sensitivity for the occurrence of buried sites and artifacts and as mandated by the City of Oxnard archaeological guidelines, Developer shall pay for monitoring by a qualified archaeologist and Native American monitor (specifically a qualified Ventureño Chumash descendant). Monitoring shall be required all soil disturbances including grading (cut and fill) or other excavation (e.g., trenching). Should movement of soils during grading for recompaction activities show no evidence of an archaeological site or artifacts and with the agreement of the City of Oxnard, Planning Division and onsite Native American consultant, further monitoring at this location by the archaeologist shall no longer be required. In the event that a prehistoric site or historic remains older than 50-years is identified during monitoring, the Archaeologist and/or Native American monitor shall be empowered to stop all construction activities in the vicinity of the find. The archaeologist shall document, identify, and evaluate the potential significance of the find. Such evaluation may require Phase 2 site subsurface excavation and evaluation program. Should remains prove to be significant, avoidance of the resource is the preferred mitigation. If avoidance through project redesign is not feasible, further investigations in the form of a Phase 3 data recovery program will be implemented to mitigate impacts to the identified resource. The Native American monitor shall remain on site throughout any necessary site documentation, evaluation, and mitigation processes. Contracts shall include weekly reports from the archaeological monitor to the Planning Division summarizing the monitor's activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be

provided to the Planning Division prior to approval of final building occupancy for each building. (S-MND, E-1)

38. The applicant shall submit a site-specific soils investigation prepared by a licensed geotechnical engineer. At a minimum, the study shall include liquefaction and compressible soils characteristics on-site and shall identify any necessary construction techniques or other mitigation measures to prevent significant earthquake/ liquefaction/ compressible soils impacts on the proposed project. All recommendations of the report shall be incorporated into the project as conditions of approval. The report shall be submitted concurrently with plans submitted for review by the Building Official. (S-MND, F-1)
39. All construction shall meet the minimum requirements of the Uniform Building Code for anticipated seismic activity within the region. (S-MND, F-2)
40. To mitigate the traffic noise associated with project plus Year 2030 General Plan build out traffic, second or third floor decks of any residence immediately adjacent to and facing East First Street shall include a perimeter soundwall of not less than 5 feet in height, measured from the floor elevation of the deck, to achieve sound levels at or below 65 db CNEL. An acoustical specialist shall determine the placement, materials and heights of the barrier. Sound rated windows may also be required to reduce sound to less than or equal to 45 db CNEL for interior noise and less than or equal to 65 db CNEL for exterior noise. (S-MND, K-1)
41. Developer shall prepare and record a notice to appear in all deeds of property other than the Oxnard Housing Authority within the project relating to the soccer field noise and inhabitants that may be affected by such noise. Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office prior to close of escrow. All future purchasers and renters of dwelling units shall be provided a copy of the notice relating to the soccer field noise that affects the property. (S-MND, K-2)
42. Prior to approval by the Development Services Director of each Planned Residential Group phase permit, the Developer and/or Oxnard Housing Authority shall prepare and be in the process of implementing a Tenant Relocation Assistance Plan, which provides for the needs of the tenants who are being displaced. At minimum, benefits shall include payment of relocation assistance to low income tenants and advance notice of the planned development. (S-MND, L-1)
43. Prior to issuance of building permit(s), Developer shall pay all required development impact fees. (S-MND, M-1 and N-1)
44. Prior to issuance of building permit(s), Developer shall pay all required traffic impact fees. (S-MND, O-1)
45. Prior to approval of final phase, all roadway design specifications shall be completed by a registered traffic engineer to the satisfaction of the City Traffic Engineer. (S-MND, O-2)

46. The applicant will be required to obtain a “will serve” letter from the City of Oxnard Water Division, which ensures that the Water Division has adequate water to serve the development. (S-MND, P-1)
47. Storm water runoff shall be limited to the runoff rates specified by the Development Services Program and onsite detention may be required. All detention basins, if needed, shall be designed in accordance with City standards and policies. (S-MND, P-2)
48. Developer shall submit source reduction and recycling plans to the City to provide information on how waste generated during construction is to be diverted from landfills. This plan shall be submitted to and approved by the City prior to issuance of a building permit. (S-MND, P-3)
49. To ensure accurate and consistent monitoring of solid waste mitigation measures, Developer shall arrange with the City Environmental Resources Division (Solid Waste) Division for the collection of materials and recycling of materials generated from the construction and occupancy. This shall be accomplished prior to issuance of building permit. (S-MND, P-4)
50. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall submit an Occupancy Recycling Plan to the Environmental Resources Division, which shall include the following information: estimated quantities, size, and location of recycling and trash bins, destination of material including the names of haulers and facility locations. Recycling and green waste shall be hauled to the City’s Materials Recycling Facility. The Occupancy Plan form must be submitted and approved by the Environmental Resources Division prior to issuance of a certificate of occupancy. In addition, Developer shall submit an Occupancy Recycling Report annually to the Environmental Resources Division on the anniversary date of the certificate of occupancy. The Report shall include the following information: material type recycled, reused, salvaged or disposed; quantities, management method, destination of material including hauler names and facility locations. Documentation must be included such as weight tickets or receipts regarding the above. (S-MND, P-5)
51. Developer shall install clearly labeled storage containers in a kitchen base cabinet within each residence to facilitate separate disposal of recyclable and non-recyclable waste typically generated by residents. The location and specifications (size, materials, etc) of such storage unit shall be shown on the construction document floor plans submitted to the City for building permits. Recycling guidelines shall be clearly posted on the door of the storage cabinet. The intent of this mitigation measure is to create a situation wherein recycling is as convenient for residents as disposing of trash. If Developer is installing a trash chute within a multistory residential building, the Developer shall also install a recycling chute for recyclable materials adjacent to the trash chute provided within the building. (S-MND, P-6)
52. Developer shall provide literature in each residence (including on the door of the recycling/storage cabinet, as detailed above) explaining the importance of recycling, what can be recycled, and providing suggestions for source reduction, as well as water and energy conservation. (S-MND, P-7)

LANDSCAPE STANDARD CONDITIONS

53. Approval of the DDR permits shall be subject to the following condition: Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/B, PK-2)
54. Approval of the DDR permits shall be subject to the following condition: Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by General Services Director. (PK, PK-3)
55. Approval of the DDR permits shall be subject to the following condition: Property owner shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of property owner to do so may result in the revocation of this permit and initiation of legal proceedings against property owner. (PK, PK-4)
56. Approval of the DDR permits shall be subject to the following condition: Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the General Services Director. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
57. Approval of the DDR permits shall be subject to the following condition: All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs shall be at least five-gallon size around the perimeter walls, except as otherwise specified by this permit. All vines shall be at least one-gallon and/or five-gallon size around the perimeter walls. (PK/PL, PK-6)
58. Approval of the DDR permits shall be subject to the following condition: Developer shall submit four sets of parkway landscape and irrigation plans with the first submittal of improvement plans. The City shall approve parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/PK, PK-14)
59. Approval of the DDR permits shall be subject to the following condition: Before the City accepts parkways from Developer or property owner, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, PK-15)
60. Approval of the DDR permits shall be subject to the following condition: After Developer installs irrigation and landscape improvements on the project property, but before the City's final acceptance thereof, Developer shall provide the General Services Director with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, PK-16)

61. Approval of the DDR permits shall be subject to the following condition: Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK/PL, PK-22)

LANDSCAPE SPECIAL CONDITIONS

62. Approval of the DDR permits shall be subject to the following condition: The Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK/PL, PK)
63. Approval of the DDR permits shall be subject to the following condition: All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PK/PL, PK)
64. Approval of the DDR permits shall be subject to the following condition: The selection for the street tree shall be approved by the General Services Director. (PK/PL, PK)
65. Approval of the DDR permits shall be subject to the following condition: Prior to issuance of permits, the final selections and placement for the shrub, hedge, vine, and groundcover palettes shall be subject to review and approval by the Planning Manager (or designee) and the reviewing Landscape Architect (Planning Division's consultant) during the plan check process and shall substantially conform to the Community Design Guidelines. (PK/PL, PK)
66. Approval of the DDR permits shall be subject to the following condition: Prior to the approval of the Phase II DDR permit, the Applicant shall submit for approval by the General Services Director improvement plans for Lots 8 and 9 in compliance with the Property Exchange Agreement dated December 30, 2013. Improvements will include, at a minimum, sod and an irrigation system.
67. Approval of the DDR permits shall be subject to the following condition: Prior to issuance of building permits, Developer shall pay Quimby fee on any unit that is not one of the designated Oxnard Housing Authority 260 replacement units.
68. Street improvements for the extension of San Gorgonio Avenue shall be submitted to the General Services Director for review and conditions of approval.

FIRE DEPARTMENT STANDARD CONDITIONS

69. Approval of the DDR permits shall be subject to the following condition: Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
70. Approval of the DDR permits shall be subject to the following condition: At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first

test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

71. Approval of the DDR permits shall be subject to the following condition: All future structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
72. Approval of the DDR permits shall be subject to the following condition: All future projects shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
73. Approval of the DDR permits shall be subject to the following condition: At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 72,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)
74. Approval of the DDR permits shall be subject to the following condition: Developer shall identify and provide all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
75. Approval of the DDR permits shall be subject to the following condition: The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
76. Approval of the DDR permits shall be subject to the following condition: All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F15)
77. Approval of the DDR permits shall be subject to the following condition: Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of any building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

FIRE DEPARTMENT SPECIAL CONDITIONS

78. For each development phase, the Developer shall provide a Fire Master Plan to the Fire Department for review and approval. Each Fire Master plan shall integrate with the other/ previously approved Fire Master Plan. (FD)

POLICE DEPARTMENT STANDARD CONDITIONS

79. Approval of the DDR permits shall be subject to the following condition: All vehicle control access gates shall be operable by City-approved radio equipment. (PD)

80. Approval of the DDR permits shall be subject to the following condition: Solid perimeter walls shall be planted with climbing vines and five-gallon shrubs which are intended to cover the walls with plant material to the full height at maturity to deter graffiti vandalism. (PL, PD)
81. Approval of the DDR permits shall be subject to the following condition: Entrances will need to be posted in compliance with California Vehicle Code §22658(a)(1). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
82. Approval of the DDR permits shall be subject to the following condition: Police recommends graffiti/etching-resistant film application on exterior sides of accessible window panes in public areas, including reflective surfaces in public restrooms. (PD)
83. Approval of the DDR permits shall be subject to the following condition: The project shall comply with the Outdoor Lighting Code & Guidelines. Security lighting should be on during hours of darkness. (PL/B/DS, PD)
- (a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
- (b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
1. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
- (c) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

ENVIRONMENTAL RESOURCES DIVISION

84. Approval of the DDR permits shall be subject to the following condition: Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling to an authorized facility.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of November, 2014, by the following vote:

AYES: Commissioners: Frank, Mullin, Murguia, Okada, and Nash

NOES:

ABSENT: Commissioners: Stewart and Huber

Sonny Okada, Vice-Chair

ATTEST: _____
Christopher Williamson, Secretary

Exhibit A

Planned Residential Group (14-500-07): The Courts Development Standards and Community Design Guidelines

Development Standards

DEVELOPMENT STANDARD	PRG PROPOSAL
Max. building height	Maximum 35 feet for two-story and 45 feet for three-story building
Maximum Density	1 unit per 3,856 square feet lot area (11.7 units per gross acre) - Based on the overall 31.43 acres gross site area including Lot 1 (Housing Authority site) and Lots 8 and 9 (park dedication area), . If on a per lot basis. Excluding Lot 1 (), the density is 11.3 DU/AC. Excluding public ROWs and Lot 1, the density is 14 DU/AC
Front yard (Minimum)	15 feet
Side yard (Minimum)	5 feet for 1 & 2 stories; 7.5 feet for 2.5+ story building
Rear yard (Minimum)	14 feet
Interior Yard Space and Common Open Space (12 units or more)	30% of lot area, with min. dimension of 15' x 15'. May not include vehicle parking or circulation areas. 25% of required IYS may be provided by deck space if minimum 10' x 10'. Area open from ground to sky (see exceptions 16-304-16-307). §16-63 One landscape area of not less than 2,500 sq.ft. with minimum dimension of not less than 35 feet.
Accessory Building	Accessory buildings (trash enclosure, carport, etc) may be located in any rear or side yard setback provided it is within 20 feet from nearest part of main building if one story in height not to exceed 15 feet
Resident Parking	1 garage space per unit for studio and 1 bedroom units 1 garage space plus 1 surface parking space per 2 bedroom units; 2 garage spaces for 3 and 4 bedrooms; Carports may satisfy the required garage spaces.
Visitor Parking	For 1 st 30 units, 1 visitor space for each unit, and 0.5 visitor spaces per unit thereafter.
Location of Parking Spaces and Maximum Distance to garage from DU	Resident surface parking requirements can be satisfied with off-street parking provided that the number of spaces are located within 250 ft of each use. Visitor parking spaces may be provided on and off-street within 500 ft of the units they serve. Max distance from unit to garage: 75 feet

DEVELOPMENT STANDARD	PRG PROPOSAL
Fences/hedges - front yard	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then may not exceed 18 inches.
Fences/hedges - side & rear yards	Not to exceed 7 feet in height.
Parking landscaping	10-foot wide strip along any street or alley. 5% of parking area. For every 10 spaces, 9 foot finger w/2 trees.
Min. Dwelling Size	One bedroom: 674 sf Two bedroom: 800 sf
Building Separation (Minimum)	Building separation for residential to residential buildings must be equal to the height of the taller structure. Building separation for residential to non-residential buildings must be 26 feet. Accessory buildings may be located closer subject to Fire and Building Code separation requirements.
Recreation Facilities (12 units or more only)	Includes BBQ/picnic tables and benches, community recreation center, community clubhouse, pedestrian paths, gardens
Balconies & Patios	All 2 nd story dwelling units shall have at least one patio or balcony having a minimum dimension of 10'.
Balcony Enclosure	All balconies and patios have railings or walls which provide at least 50% enclosure.
Storage Areas (Minimum)	Each unit shall have a storage area of at least 200 cubic feet, which may not intrude into the minimum garage dimensions.
Garages	Automatic garage door openers and architectural treatment or detail.
Utility Meters	Wall mounted meters shall be screened or integrated into the building design.
Refuse Enclosures/Accessory Structure Design	Designed to reflect the major design elements or details of the residential units & provide ped access.
Design Standards For Vehicle Parking Areas. §16-636 (F)	Secondary access points for parking lots with 40 or more parking stalls, a minimum driveway throat of 25 feet shall be provided from the property line.

See Design Standards for Vehicle Parking Areas Sec. 16-636
See Driveway Standards Figure 7

Community Design Guidelines

I Architectural Design Guidelines

The site layout of the attached homes are expected to create the impression of small “villages” through a diversity of style, smooth transitions between structures, and enhanced neighborhood hardscape and landscape features. The resulting community design shall encourage neighborhood and pedestrian interaction, and integration within the overall community of Las Cortes.

I-A Building Articulation & Massing

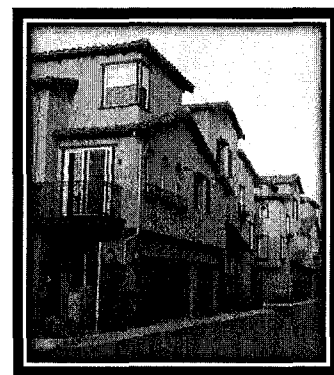
- ◇ Buildings shall be designed to define outdoor spaces, with floor plans that have a logical and functional relationship between indoor spaces and outdoor areas.
- ◇ Provide front porches where style appropriate and possible to accomplish stepped massing and transition to public spaces.
- ◇ Long building facades will be sufficiently articulated to introduce smaller scale elements and to avoid an undue “boxy” appearance.
- ◇ To the extent possible, each of the units shall be individually recognizable. This can be accomplished with the use of balconies, porches, setbacks, and projections that help articulate individual dwelling units or collections of units, and by the pattern and rhythm of windows and doors.
- ◇ Varied roof forms shall be encouraged and utilized for the creation of a varied yet cohesive residential design.
- ◇ Building projections and recesses should be provided on the front facade of each structure.
- ◇ Building massing should be appropriate to the architectural style of the individual building.
- ◇ Combinations of two- and three-story forms are encouraged.
- ◇ Details, such as porches, doorways and windows, should be in proportion to the overall massing of the building.
- ◇ Architectural features, such as bay windows, roof planes, porches and balconies, should be used to create both vertical and horizontal building articulation.
- ◇ Building massing and front elevations shall vary as much as possible within the parameters of the shared architectural language of the two architectural styles described above on adjacent homes to create a varied and attractive public street scene.
- ◇ The front wall mass of each building shall be broken-up into a minimum of two planes (horizontal or vertical) with a break depth of at least 2 feet.
- ◇ Emphasis shall be placed on horizontal architectural lines including trim and fascia lines.

I-B Architectural Details

- ◇ Pot shelves, pilasters and tile accents are encouraged around doors, windows, and entries, particularly near front and side entries that are easily visible from the street.
- ◇ Low and high walls shall be used to define courtyards, patios, and entries.
- ◇ Mechanical equipment such as gas meters and air conditioning and heating units must be screened from public view to the extent feasible, either by landscaping, fences, and walls, or combination thereof.
- ◇ Rain gutters, flashing, and other architectural elements and trim constructed of sheet metal shall be painted with colors to complement the adjacent building surface.

I-C Garages & Driveways

- ◇ Attempt to separate banks of garage doors with more than 11 single or 9 double garages with at least 20 feet between banks of garage doors.
- ◇ Tandem garages are permitted (and count towards parking requirements) to reduce the visual impact of garage doors.
- ◇ Garage doors should be of complementary colors, textures, and materials used on the front building elevation.
- ◇ Use of carports instead of garages is allowed for guest parking in Single Family Detached Planning Areas.
- ◇ De-emphasize the garage as a community design feature by placement of garages to rear of dwelling units.
- ◇ Encourage garage designs which take access from service drives and/or private motor courts, without garages visible at the front or public side of the home.
- ◇ Private service drives that serve the garages are permitted. To maximize open space, garages should face onto the service drives and be located no further from the service drives than is required for adequate vehicle access.
- ◇ Recess garage door a minimum of 6 inches on rear load garages.
- ◇ Areas should be provided adjacent to garage entries located in alleys for landscape elements that will soften the built environment.
- ◇ Guest parking facilities should be located directly off or near a main driveway.



Rear Facing Garages

II General Architectural Design Guidelines

II-A Entries & Windows

- ◇ Door and windows should be varied by spacing, sizes, shapes, and locations in building facades.
- ◇ Deep set openings are encouraged to convey the impression of wall thickness and create strong shadows. Front door surround treatment, including a cover for weather protection, should use decorative trim appropriate to the style, a recess, or sidelights.
- ◇ Window pediments, small roof elements, overhangs, and projections over windows, doors, and garage doors should be incorporated into the architectural detailing.
- ◇ A variety of window and door treatments should occur. For example, French doors, dormer windows, or decorative shutters could be incorporated into the building design.
- ◇ The placement of doors and windows should consider privacy of adjacent residences.
- ◇ Pot shelves, shutters and other appropriate detailing around window opening should be provided for visual relief and interest.

II-B Roofs & Chimneys

Roofs constitute a major architectural design element and can greatly influence building articulation and the visual streetscene. A variety of roof types are permitted within the neighborhood.

- ◇ Roof colors and composition should vary within the plan to add variety to the streetscene.
- ◇ Roof colors should generally be neutral earth-tone, avoiding high contrast colors such as red, oranges or ceramic blue.
- ◇ Roof overhangs are permitted and should be designed as an integral part of the roof form.
- ◇ A variety of roofs styles should be utilized, including hip, gable, and shed roofs. The roof design should follow the wall planes and roof pitch should be consistent with the architectural style.
- ◇ Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.
- ◇ Roofing trim materials shall be of similar materials and complementary colors. Roof vents and appurtenances should be painted to match the roof color.
- ◇ Roofs shall appear to be made of a series of simple roof forms, including simple pitched, gable, hip or shed roofs.
- ◇ Attention should be given to creating non-repetitious roof ridge heights and gable ends.
- ◇ Roof forms and pitches shall reinforce the architectural style of the individual building.

- ◇ Barrel tile, flat tile, asphalt shingles and other appropriate roofing material shall be used to support the architectural style. Roof tiles should be of a color harmonious with the exterior colors of the building.
- ◇ Gutters should be painted galvanized steel, copper or painted aluminum.

II-C Balconies, Overhangs and Porches

Balconies and overhangs are desirable elements of a building because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up wall masses, offsetting floors, and creating a sense of human scale. Covered entrances, porches, and arcades are also a desirable component of a building, because they serve to identify entrances and provide distinction between frontyard and side-yard elevations.

- ◇ Balconies and porches shall be used to articulate and reduce mass, as well as to provide shadow relief. Where architectural style and density are appropriate, stoops may be used instead of porches.
- ◇ Porches, balconies, and trellis structures shall be compatible with the overall architectural theme, style, and design of the structure.
- ◇ Front and side porches, where appropriate to the individual architectural style, shall be covered with a roof supported by appropriately scaled elements.
- ◇ To bring porches & architecture forward to the public street and pedestrian zones, porches as architectural features may extend into the front setback no more than 3 feet, as long as the minimum 3 foot clear to property is met.
- ◇ Non-usable balconies may be used as decorative architecture elements, where appropriate to the individual architectural style.

II-D Building Materials & Colors

- ◇ Wall finishes should be appropriate to the individual architectural style of the building.
- ◇ A medium sand finish for exterior stucco should be encouraged.
- ◇ Exposed footings shall be no higher than six inches above finished grade.
- ◇ Colors should be appropriate to the selected architectural style and the material used. Muted earthen tones are encouraged on the exterior stucco portions of the buildings. Contrasting color accents should be kept to a minimum.
- ◇ Color and hue variation shall be used to provide diversity in adjacent homes.

II-E Rear & Side Yard Articulation

- ◇ Homes shall utilize projections and/or building off-sets that extend from the main wall plane, where feasible and appropriate to the individual architectural style.
- ◇ Vertical and horizontal plane breaks are encouraged.

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- ◇ Homes directly adjacent to arterial roads, community roads and common open spaces are required to be given particular attention to their visible rear and/or side articulation.

II-F Accessory Structures

- ◇ Where accessory structures are provided, architectural style must be consistent with style of primary structure.
- ◇ Community accessory structures, such as cabanas, shade structures, trash enclosures and mailboxes, shall reflect the same architectural vocabulary as the designated architectural styles.
- ◇ Accessory structures shall be built of the same materials used for the adjacent homes.

III Landscape Guidelines

The architectural style in Las Cortes makes the landscape design an important element in creating a cohesive development and maintaining a strong sense of community. The landscape will bring continuity and become the fabric that holds together the architectural elements at Las Cortes. The combination of recreational amenities, walkways and paseos will foster a walkable community. The Design Guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the residential community. These guidelines, consisting of written summary and graphic exhibits, establish landscape criteria for entries, streetscapes, plant palette, lighting, and walls to create a unifying fabric for the community. Landscape and streetscape elements will be used to create visual continuity throughout Las Cortes. Community elements such as entries, streetscapes, and walls will establish the design theme for the community by reinforcing the design hierarchy and by providing a reassurance of the community areas and boundaries. These features are created through a thematic blend of hardscape and planting elements. The landscape plan of Las Cortes calls for a compatible plant palette of trees, shrubs, and ground covers. Once a particular plant or plant combination is used for a particular application, it shall be repeated in similar areas of the community to reinforce a sense of neighborhood cohesion. Landscape design shall not, however, result in monotony or lack of variety or biological diversity. The following is a description of landscape elements for the community. In general, the creation of the conceptual landscape plan and plant palette was based on the following underlying design criteria:

- ◇ All plant material selected for use shall be of a type known to have been successful in the area or in similar climatic and soil conditions.
- ◇ Plant materials known to have invasive or destructive root systems shall be avoided. Plants known to produce excessive litter or pose dangers due to falling limbs shall also be avoided.
- ◇ Mulch shall be used wherever appropriate to conserve water.
- ◇ Landscaping shall be designed to enhance existing views or provide new view corridor opportunities of open space areas, major land forms, and other visual amenities within the project and vicinity.
- ◇ Where the site contains existing trees, a special effort shall be made to preserve and utilize them in the landscape design.

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- ◇ Proposed landscaping shall be an integral architectural feature that does not overwhelm or dominate the structure or property.
- ◇ Minimum parkway widths shall be 7 feet including curb, on Rose Avenue and public streets within the development, except for the Eastern portion of San Gorgonio Avenue and adjacent to the bus stop. Minimum parkway widths for First and Marquita Streets and within the interior private street development shall be 5 feet excluding curb.
- ◇ Minimum parkway widths shall be 7 feet including curb, on Rose Avenue and public streets within the development, except for the Eastern portion of San Gorgonio Avenue and adjacent to the bus stop. Minimum parkway widths for First and Marquita Streets and within the interior private street development shall be 5 feet excluding curb.

Plant Palette

GROUND COVER:

(ROOTED CUTTINGS @ 6" O.C. MINIMUM)

LANTANA MONTEVIDENSIS	TRAILING LANTANA
ROSMARINUS OFFICINALIS/HYBRIDS	ROSEMARY
SALVIA SONOMENSIS	CREEPING SAGE

SOD:

MARATHON II SOD

TREES:

(24" BOX MINIMUM ON STREET TREES - 36" BOX MIN ALONG ROSE STREET)

ALNUS RHOMBIFOLIA	WHITE ALDER
BRACHYCHITON POPULNEUS	BOTTLE TREE
CINNAMOMUM CAMPHORA	CAMPHOR TREE
CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
LAGERSTROEMIA FAUREI	GRAPE MYRTLE
LIQUIDAMBER STYRACIFLUA	AMERICAN SWEET GUM
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
MELALEUCA LINARIFOLIA	FLAXLEAF PAPERBARK
PLATANUS ACERIFOLIA	LONDON PLANE TREE
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
PRUNUS CERACIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR
PYRUS KAWAKAMII	EVERGREEN PEAR
QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK
QUERCUS ILEX	HOLLY OAK
RHUS LANCEA	AFRICAN SUMAC
SCHINUS MOLLE	CALIFORNIA PEPPER
SCHINUS TEREBINTHIFOLUS	BRAZILIAN PEPPER
LOPHOSTEMON CONFERTUS	BRISBANE BOX
ULMUS PARVIFOLIA	CHINESE ELM

Plant Palette Continued

VINES:

(5 GALLON MINIMUM)

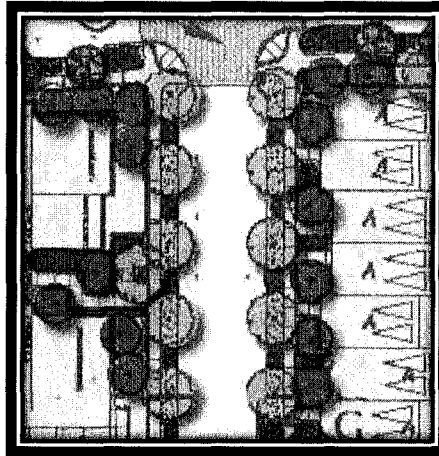
BOUGAINVILLEA SPECIES	BOUGAINVILLEA
CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE
DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
TRACHELOSPERMUM JAMINOIDES	STAR JASMINE

SHRUBS:

(1 GALLON MINIMUM ON HERBACEOUS SHRUBS,
5 GALLON MINIMUM ON WOODY SHRUBS.)

ABELIA GRANDIFLORA	GLOSSY ABELIA
ABELIA 'EDWARD GOUCHER'	PINK ABELIA
ACACIA 'DESERT CARPET'	ACACIA
CISTUS SPECIES	ROCKROSE
COTONEASTER LACTEUS	RED CLUSTERBERRY
COTONEASTER SP.	COTONEASTER
DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH
ELAEAGNUS PUNGENS 'FRUITLANDII'	SILVERBERRY
ESCALLONIA FRADESII	PINK ESCALLONIA
HETEROMELES ARBUTIFOLIA	TOYON
LANTANA CAMARA	LANTANA
LIGUSTRUM JAPONICUM	WAX-LEAF PRIVET
MELALEUCA NESOPHILA	PINK POWDER-PUFF
NANDINA DOMESTICA	HEAVENLY BAMBOO
PHORMIUM SPECIES	NEW ZEALAND FLAX
PHOTINIA FRASERI	FRAZER'S PHOTINIA
PITTOSPORUM TOBIRA	TOBIRA
PITTOSPORUM TOBIRA 'VARIEGATA'	VARIGATED TOBIRA
PLUMBAGO CAPENSIS	CAPE PLUMBAGO
PYRACANTHA SPECIES	FIRETHORN
RAPHIOLEPIS SPECIES	INDIA HAWTHORN
RHUS INTEGRIFOLIA	LEMONADE BERRY
ROSMARINUS OFFICINALIS	ROSEMARY
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE
XYLOSMA CONGESTUM	SHINY XYLOSMA
XYLOSMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA

ATTACHMENT 1
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Typical Primary Access Streetscape Landscape Detail

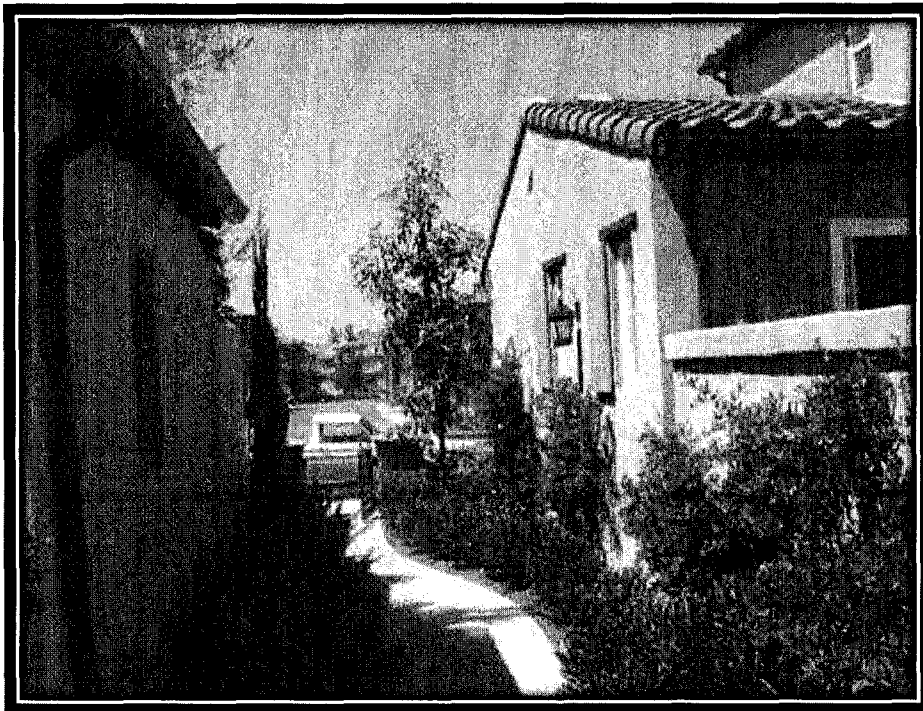
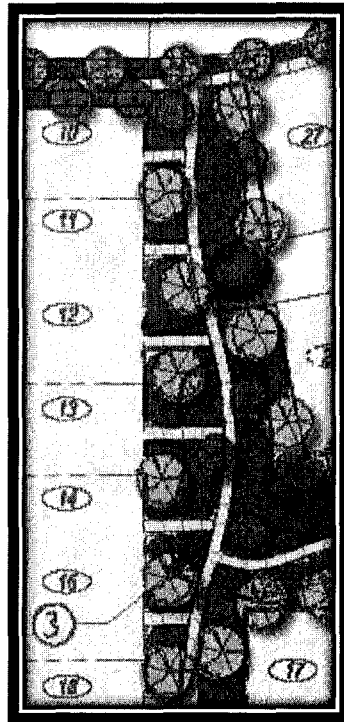
III-A Streetscape and Paseo Treatments

Streetscape treatments will be implemented on the internal Primary and Secondary Access streets and pedestrian paseos. Generally, these streetscape treatments will be comprised of a parkway separated sidewalk with accent street trees along both sides of these streets, planted at the back of the curb, at a uniform linear spacing of 40 feet on center, except where driveways or street corner bulb-outs require adjustment to this spacing. Paseos will also be planted with trees and shrubbery on both sides of the walkway at regular intervals. Street trees shall be a minimum 24-inch box, except for Rose Avenue, where street trees will be a minimum of 36-inch box. Below are the criteria that should be followed to develop the interior streetscapes of Las Cortes.

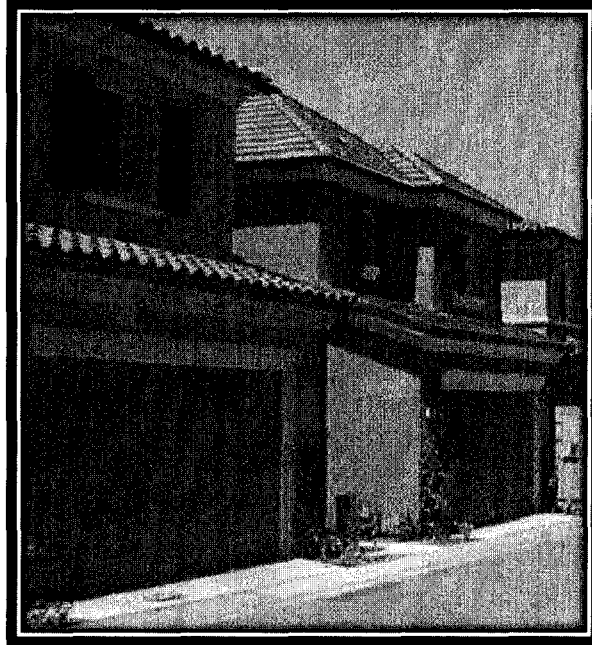
1. Paseos – The Las Cortes community will incorporate a series of paseos and walkways for residents and visitors to easily circulate throughout the site. Paseos will be a minimum of 11 feet wide with a five-foot concrete, porous pavement or other handicap accessible compliant permanent surface walkway. Landscape planters must be incorporated on one or both sides where feasible to

provide a pleasant pedestrian experience. Landscape planters should be a minimum two feet wide with permanent irrigation installed. To enhance pedestrian safety, Low-level lighting in the form of lighting bollards or wallmounted fixtures is encouraged for paseos that may not benefit from street lighting.

Typical Paseo Landscape Detail and Example



2. Private Lanes – The envisioned residential product types in Las Cortes will intentionally deemphasize the presence of garages in the home designs through the use of landscaped paseos and sidewalks to access the front doors and facing the garages to the rear of the homes on a private lane. Use of private lanes also reduce the percentage of pavement and concrete onsite because service drives can have a limited width and multiple homes can take advantage of the service drives rather than having individual concrete driveways to each home. To limit the starkness of private lanes, landscape planters with permanent irrigation should be provided on each side of garage doors where feasible. Wall-mounted or recessed lighting above garage doors shall also be integrated into the home design to enhance the sense of security.



Landscaped Planters Next to Garages

3. Primary and Secondary Access Roads – The Primary and Secondary Access Roads will be public or private streets that provide access to the private lanes and will have a minimum of 32 feet in width except at intersections where traffic calming is employed. At these intersections the roads may narrow to 28 feet with no adjacent on-street parking. These roads shall provide access to the external existing circulation system, and recreational facilities within the Las Cortes community. One of the goals is to create a walkable streetscape, allowing for neighborhood interaction and activity. This will be accomplished by integrating landscaped parkway separated sidewalks on both sides of the Primary and Secondary Access Roads to provide a continuous pedestrian circulation system throughout the community and connecting the paseos to sidewalks at key intervals. Additionally, the following key design elements should be implemented in the design of the Primary and Secondary Access Roads where feasible:

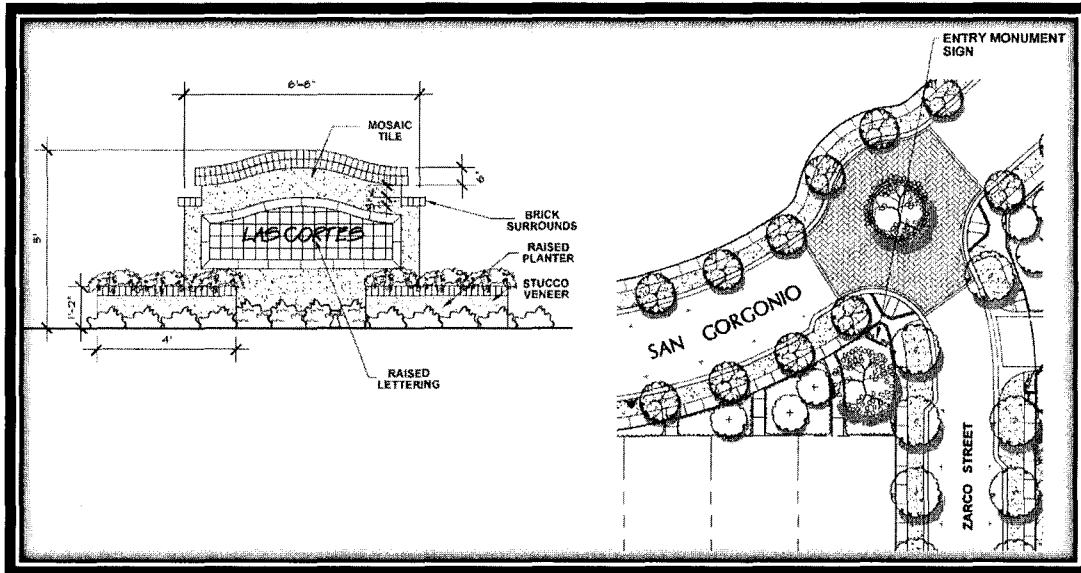
♦ Street trees shall be a minimum 24-inch box, except for Rose Avenue, where street trees will be a minimum of 36-inch box.

- ◇ Street fronting homes are encouraged where feasible to enhance friendly interaction between residents and passersby.
 - ◇ Shaded walks are encouraged to promote active and social neighborhoods.
 - ◇ Varied street trees shall be planted to create unique streetscenes.
4. Parkway Tree Planting - All street trees shall be planted so as to maintain adequate sight distance and to avoid conflicts with utilities and driveways.

III-B Entry Treatments

Project entries are the public expression of Las Cortes. As such, they should be attractive and distinctive to create a positive project image that creates a pleasant environment for residents and visitors alike. Las Cortes will be primarily accessed from Rose Avenue and First Street via the proposed extension of San Gorgonio Avenue. The access points along these roadways create opportunities for establishing entry statements for Las Cortes. As indicated on the conceptual landscape plan, entry treatments will be placed at the major public roadway entrances to community to provide a visual gateway to Las Cortes. Two types of entry treatments will be provided at the main vehicular access points to the community of varying composition and complexity. Treatments for each of the two types are described as follows:

- ◇ Primary Entry Treatments will occur at the principal entrance to the community from Rose Avenue, First Street and Marquita Street. These primary entry points will have one or a combination of themed entry treatments including, but not limited to landscaping and entry walls depending on available area. Landscaping, including trees and shrubs will frame the entry. Identification monument signage may also be incorporated within this area where possible. An example primary entry design is shown in the Primary Entry Landscape Detail.
- ◇ Secondary Entry Treatments may occur within the project at intersections or points of access to residential product areas. The secondary entry treatments will also incorporate themed landscaping and trees framing the entries. However, as secondary entries, the landscaping will be less lush than the primary entry, but appropriately scaled to respectfully address form and function.



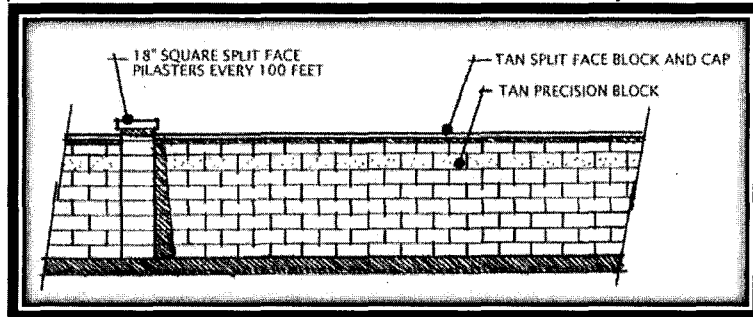
Primary Entry Landscape Detail

III-C Walls & Fences

All walls and fences within Las Cortes shall be designed as integral elements of building architecture or complementary to the architecture and landscape character. Walls and fences will be used throughout the community to establish community identity, provide protection from roadways, recreation areas, and other noise, and allow privacy and security in residential areas.

- ◇ Appropriate materials include stone, stone veneer, split face/precision block, tubular steel, concrete, stucco pilasters and cap, and wrought iron.
- ◇ 3-foot tall masonry walls shall be used along the Rose Avenue, First Street and Marquita Street project boundaries where Private Lanes terminate to clearly delineate the streets are not through-roads.
- ◇ 3-foot tall masonry walls, berms, landscaping, or combination of these, or similar visual barriers shall be used along parking lots that front Rose Avenue, First Street and Marquita Street to limit views into the parking lots.
- ◇ Where masonry walls are required, they shall incorporate pilasters at a spacing of no more than 100 feet on center and at property corners and/or changes in wall direction. Alternatively, the walls could incorporate decorative surfaces such as split-face or slump stone or vine racks to allow vines to grow and screen the wall.
- ◇ Pilasters should be masonry with a material and finish consistent with the adjoining wall finish.
- ◇ Walls and fences should have a maximum height of 6 feet from highest adjacent grade, and shall also be subject to placement and height restrictions as may be deemed necessary by the City Engineer for safe visibility at intersections.

- ◇ The placement of a wall shall minimize the visual impact of the wall and maximize its effectiveness as mitigation for noise and privacy.
- ◇ Avoid walls which feature long, unarticulated surfaces.
- ◇ Use pilasters, height variation, setback variation, landscaping, and surface texture to vary the wall surface.
- ◇ Sidewalks must be setback a minimum of 2 feet from the face of walls/fences for a landscaping strip. Pilasters or other wall decorative elements may intrude into this setback.



Masonry Wall

III-D General Landscape Guidelines

Drought Tolerance

The landscape palette for Las Cortes shall promote selective drought tolerance through the use of native and naturalizing species. All common landscape areas shall be equipped with automatic irrigation systems. Drip or bubbler irrigation shall be provided where feasible. Automatic controllers shall be equipped with automatic rain-shut-off devices and provide for various type of water management options. Maintenance All landscape maintenance shall conform to project Covenants, Conditions, and Restrictions (CC&Rs). In general, the overall appearance of landscape shall be neat, healthy, and free of weeds and debris. All new construction shall be landscaped in accordance with a City approved Landscape Plan, and subject to City inspection of adequate maintenance levels. The homeowner's association(s) within Las Cortes shall be responsible for the maintenance of all private common landscape areas within each planning area, except within individual, private lots. Individual homeowners will be responsible for the maintenance of landscaped areas on individual lots. CC&Rs will set forth requirements for front yard landscaping and maintenance. A landscape maintenance district or HOA shall be established to maintain common landscaped areas and detention basins. Plant Material Guidelines Conceptual planting guidelines have been established through this PRG. The plant material lists will be selected for their appropriateness to the project theme, climatic conditions, soil conditions, and concern for maintenance and shall be made available of the Planning Department. Wherever possible, overall plant material groupings shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting. Consideration must be given when locating trees to avoid potential long-term problems with tree roots, but the City will have final approval for clearances when public facilities may be affected. Each residential site shall be required to adhere to the minimum following guidelines and standards:

- ◇ The builder, developer or property owner shall be responsible for landscaping all public and private common areas. Private use areas enclosed by privacy walls or fences or separated by other architectural elements shall not be required to be landscaped by the builder or developer. A homeowners association, property management company or similar entity shall maintain all common areas.
- ◇ All plant materials for private common areas shall be selected from the Landscape Palette. Additional plant material may be selected if approved by the City Planning Manager.
- ◇ Accent tree entry planting shall be required at vehicular access points into the individual neighborhood, in either formal or informal groupings.

III-E Lighting

- ◇ Exterior lighting should be low to the ground and/or shielded from projection to adjacent properties.
- ◇ Street address lighting fixtures shall be installed on the front door access of residential dwellings.
- ◇ All exterior lighting designs shall address the issue of security. Pedestrian walkways and dwelling unit entrances shall be well-lighted for security reasons.
- ◇ Lighting shall be stationary and deflected away from all adjacent properties, public streets and rights-of-way.
- ◇ Lighting need not have a uniform design theme for all development areas of the project, but shall reflect the design character utilized for each development area, as expressed in that area's building and landscape architecture and materials.
- ◇ Street lighting may be of a decorative design specifically for Las Cortes subject to safety considerations and City approval.
- ◇ Stylized lighting fixtures will contribute to the project theme and establish a standard of quality for the entire development.
- ◇ Lighting shall be designed to blend with the building's architecture and landscape character.
- ◇ Automatic timers shall be programmed to maximize personal safety at night while conserving energy. They should be reset seasonally to match the flux of dusk and dawn.
- ◇ Lighting in the park areas shall be subdued so as not to spill onto adjoining residential lots while at the same time balancing safety objectives.
- ◇ Freestanding fixtures or fixtures attached to buildings shall be relatively low (not higher than 12 feet). Pedestrian paths should utilize low level path lighting.
- ◇ Lighting shall be positioned to enhance safety at key points along the roadway, including intersections and crosswalks.
- ◇ Parking area lighting shall be designed using a combination of small-scaled lights with higher intensity lighting.
- ◇ Lighting in pedestrian walkway areas should be scaled for pedestrians.

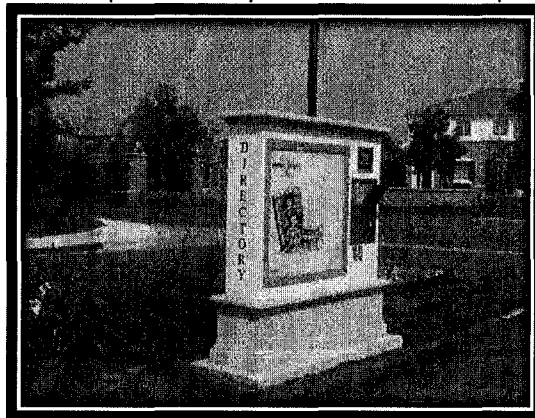
- ◇ Outdoor lighting shall be consistent with City ordinances. No high pressured sodium lights are allowed.

III-F Mailboxes

- ◇ Mailbox kiosks shall be required. Kiosk design shall incorporate some design element and reflect the architectural styles of the community.
- ◇ Each mailbox kiosk design and installation will conform to current United States Postal Service requirements.

III-G Signage

- ◇ The number, sizes, and locations of signs within the plan shall be consistent to eliminate visual confusion.
- ◇ Lettering colors shall be readable as intended by the sign function, but should not employ high contrast or bright colors which are out of character with the design theme of the community.
- ◇ Entry signage shall clearly announce arrival to the community, neighborhood, or facility.
- ◇ Entry and identification signage and lighting shall reflect the style and materials of the building and landscape architecture of their settings and shall meet City Code.
- ◇ Monument signage need not have a uniform design theme for all development areas of the project, but shall reflect the design character utilized for each development area, as expressed in that area's building and landscape architecture and materials.
- ◇ Signage support structures should be of natural appearing materials such as wood, materials of a wood-like appearance, stucco, materials of a stone-like appearance, wrought iron, or anodized metal material, with color and treatment consistent or complimentary with that of the primary buildings or landscape hardscape materials on the property where sited.



Community Directory Sign

III-H. Service, Trash and Utility Areas

- ◇ All trash enclosures shall be screened with landscape and shall be designed to meet the City Code.
- ◇ All trash enclosures shall be setback five feet from drive aisles or incorporate folding doors to provide safe sight distance for vehicles and eliminate swinging doors into the drive aisle.
- ◇ Exterior on-site utilities, including sewer, gas, water, electric, telephone, and communications equipment shall be installed underground, where feasible. Transformers and other utility equipment that must be above ground shall be screened and incorporated into the landscape wherever possible.
- ◇ Trash storage areas for single family detached and attached product type shall be large enough to contain at least two 3-foot trash containers per City Code standard. Service uses such as trash storage and utility meters shall be screened and not visible from the street.
- ◇ Trash enclosures shall be located on a four-inch concrete pad screened by a six-foot-high decorative concrete block wall with an enclosure that has a solid roof material that is compatible with the architectural design of the adjacent buildings. When adjacent to multistory buildings, said enclosure shall incorporate an opaque decorative gate, a screened pedestrian access door and decorative beams or other roofing material to provide visual screening from said multistory buildings.

IV Green Building Guidelines

"Green" or "sustainable" buildings use key resources like energy, water, materials, and land much more efficiently than buildings that are simply built to code. They also create healthier work, learning, and living environments, with more natural light and cleaner air, and contribute to improved health, comfort, and productivity. Research indicates consumers are willing to pay a premium for homes that include green building elements. Government is following suit with legislation and building codes that are "greening" the way we do business, design and develop new communities. The Las Cortes community has anticipated this trend by incorporating green building guidelines that provide the builder and City with a "menu" of green building options to implement. Some of the green building options are more costly than others and may not be feasible in all instances; therefore, the following guidelines will be treated solely as suggestions that will be implemented only where practicable.

IV-A. Appliances

- ◇ Energy Star® appliances, such as dishwashers and refrigerators should be installed in MF apartment homes as a standard feature where feasible or applicable.
- ◇ Offer SFD and SFA buyers super low flow (1.28 gallons per minute (gpm)) and dual flush toilets (1.6/0.8 gpm) as an optional upgrade. Provide buyers informational materials regarding water saving features and rebate opportunities as reasons for opting for the upgrade.
- ◇ High-efficiency water heaters with an efficiency rating of 0.8 or greater or tankless (instantaneous) water heaters are encouraged to be offered as an upgrade for SFD and SFA homes. Provide buyers informational materials regarding energy saving features and rebate

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opportunities as reasons for opting for the upgrade. Install super low flow or dual flush toilets in MF homes where feasible.

- ◇ Utilize combination water heating/space heating (combo or hydronic) systems in MF homes where feasible.
- ◇ Natural gas should be used for ovens and stoves over electricity where feasible. In SFD and SFA homes.

IV-B Energy Efficient Building Design and Materials

- ◇ Rapidly renewable materials, such as bamboo and recycled content linoleum flooring should be offered as optional upgrade items to SFD and SFA home buyers. Provide buyers informational materials regarding resource conservation as reasons for opting for the upgrade.
- ◇ Windows should be dual-paned, ultra low-E.
- ◇ Retractable, cabinet-integrated, dual-bins for rubbish and recycling should be offered in SFD and SFA homes.
- ◇ Utilize engineered wood for rough carpentry where feasible to reduce wood waste.

IV-C Lighting

- ◇ Compact fluorescent light bulbs (CFLs) or similar energy efficient lighting should be used in private and public outdoor spaces where feasible.
- ◇ Within the neighborhood center, leasing center and homes, CFL's or similar energy efficient lighting should be used in each room's primary lighting fixtures (non-accent) where fixtures are provided and feasible.

IV-D Landscaping

- ◇ Drip or bubbler irrigation shall be provided in common landscape areas where feasible.
- ◇ Automatic controllers shall be equipped with automatic rain-shut-off devices and provide for various type of water management options.
- ◇ Low water/drought tolerant planting will be incorporated into at least one model home landscape design. The builder will provide informational brochures on low water/drought tolerant using plants to the residents.
- ◇ Install evergreen trees on the north and west sides of buildings to afford the best protection from the setting summer sun where feasible.
- ◇ Where space allows, plant shrubs or small trees adjacent to conditioning or heat pump equipment that sits outside for the purpose of improving the performance of the equipment. For good airflow and access, plants should not be closer than 3 feet to the compressor.
- ◇ Provide water conserving, native landscape plant material that is consistent with the California Friendly Landscape Palette provided by Metropolitan Water District.

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- ◇ Offer evapotranspiration - weather-based irrigation controllers as an upgrade to optimize watering amounts and times and limit water charges. Provide buyers informational materials regarding water saving features and rebate opportunities as reasons for opting for the upgrade.
- ◇ For all common landscape areas, evapotranspiration – weather-based irrigation controllers should be installed to optimize watering amounts and times and limit water charges to the homeowners association.

IV-E Interior Finishes and Indoor Air Quality

- ◇ Take extra care to assure proper sealing of plenums, air handlers, and ducts to eliminating leaks in a duct system. Duct mastic is a preferred flexible sealant that can move with the expansion, contraction, and vibration of the duct system components. Choose water-based products that are the least toxic and easier to clean up where feasible.
- ◇ Use low/no-volatile organic compound (VOC) paint in building interiors and where feasible building exteriors.
- ◇ Install High Efficiency HVAC Filters (MERV 6+) where feasible.
- ◇ Offer ENERGY STAR® ceiling Fans with compact fluorescent lights (CFL) in living areas and bedrooms as optional upgrades in SFD and SFA.
- ◇ Use of low VOC, water-based wood finishes and construction adhesives are encouraged.

CITY OF OXNARD PLANNING COMMISSION AGENDA

AGENDA REVIEW MEETING

Service Center, West Conference Room, 214 South C Street
Wednesday, November 19, 2014, 1:30 p.m.

A. ROLL CALL :

PUBLIC COMMENTS

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

AGENDA REVIEW

ADJOURNMENT

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday November 20, 2014, 7:00 p.m.

A. ROLL CALL Absent: Huber, Stewart

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES -

C. PUBLIC COMMENTS- On Items Not On The Agenda

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

City of Oxnard internet address: <http://www.ci.oxnard.ca.us>

D. READING OF AGENDA**E. CONSENT AGENDA**

Items listed under the Consent Agenda may be enacted by one motion and one vote. If discussion is desired, an item may be removed from the Consent Agenda and will be considered individually.

1. APPROVAL OF MINUTES – November 6, 2014 Approved

F. CONTINUED PUBLIC HEARINGS**G. NEW PUBLIC HEARINGS**

1. PLANNING AND ZONING PERMIT NO: 14-530-02 (Special Use Permit – Wireless) A request to install a 55-foot tall wireless communications facility disguised as a tree and associated ground equipment on property located at 1630 Ventura Blvd., within the Rose-Santa Clara Corridor Specific Plan. The application also seeks approval of a height waiver of 20 feet above the existing 35-foot height limit within the specific plan. The project is exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines. Filed David Downs, 2009 V Street, Sacramento, CA 95818.

PROJECT PLANNER: Doug Spondello

ACTION: CONTINUED TO OFF CALENDAR

2. PZ 14-630-02 (Specific Plan Amendment), PZ 14-620-02 (General Plan Amendment), PZ 14-500-07 (Special Use Permit), and PZ 14-300-06 (Tentative Subdivision Map) to repeal the Las Cortes Specific Plan and substitute a Planned Residential Group (PRG) permit for 260 replacement and 45 new affordable housing units on a 25-acre site bounded by Rose Avenue, Del Sol Park, Marquita Street, and First Street (APNs: 201-080-020, 201-100-020, 201-090-06, -07 and -08). Filed by the City of Oxnard Housing Authority, 435 South D Street, Oxnard, CA, 93030 and Urban Housing Communities, LLC, 2000 E. Fourth Street, Santa Ana, CA 92705.

PROJECT PLANNER: Doug Spondello

ACTION: APPROVED PZ 14-630-02 (RESO; 2014-19); PZ 14-620-02 (RESO 2014-20); PZ 14-300-06 (RESO 2014-21); PZ 14-500-07 (RESO 2014-22)

H. REPORTS; STUDY SESSION**I. PLANNING COMMISSION BUSINESS****J. PLANNING MANAGER COMMENTS****K. ADJOURNMENT @ 8: 37 pm****FUTURE MEETINGS**

Thursday, December 4, 2014, 7:00 p.m., City Council Chambers

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 14-630-02 (SPECIFIC PLAN REPEAL) TO REPEAL THE LAS CORTES SPECIFIC PLAN APPLICABLE TO PROPERTY BOUNDED BY ROSE AVENUE, DEL SOL PARK, MARQUITA STREET, AND EAST FIRST STREET. FILED BY THE CITY OF OXNARD HOUSING AUTHORITY, 435 SOUTH D STREET, OXNARD, CA 93030 AND URBAN HOUSING COMMUNITIES, LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CA 92705.

WHEREAS, on November 20, 2014, the Planning Commission recommended approval of an application for Planning and Zoning Permit Nos. 14-620-02 (General Plan Amendment); 14-630-02 (Specific Plan Repeal); 14-300-06 (Tentative Subdivision Map for Tract No. 5952) and approved Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group) (the “**Project**”), filed jointly by the City of Oxnard Housing Authority (OHA) and Urban Housing Communities, LLC (collectively referred to “**Applicant**” or “**Developer**” in the record of proceedings); and

WHEREAS, on December 9, 2014, the City Council conducted a duly noticed public hearing and received all written and oral evidence in favor of and in opposition to the Project, considered an application for Planning and Zoning Permit No. 14-630-02 (Specific Plan Repeal), and considered approval of Subsequent Mitigated Negative Declaration (“**MND**”) 2014-02 pursuant to the California Environmental Quality Act (“**CEQA**”); and

WHEREAS, on December 9, 2014, the City Council adopted Subsequent MND 2014-04 pursuant to CEQA for approval of the Project and found that the Subsequent MND was completed in compliance with CEQA and reflects the independent judgment of the City; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to adopt the Subsequent MND is based is located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require approval of Planning and Zoning Permit No. 14-630-02 (Specific Plan Repeal); and

WHEREAS, the City Council finds after due study and deliberation and public hearings that approval of Planning and Zoning Permit No. 14-630-02 (Specific Plan Repeal) is consistent with the 2030 General Plan as amended by Planning and Zoning Permit No. 14-620-02 (General Plan Amendment).

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

SECTION 1. Planning and Zoning Permit No. 14-630-02 (Specific Plan Repeal) to repeal the Las Cortes Specific Plan applicable to property bounded by Rose Avenue, Del Sol Park, Marquita Street, and East First Street is hereby approved; and

SECTION 2. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. _____ was first read on December 9, 2014, and finally adopted on _____, to become effective thirty (30) days thereafter.

AYES:

NOES:

ABSENT:

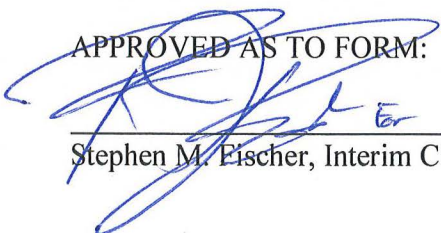
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Stephen M. Eischer, Interim City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD UPHOLDING THE DECISION OF THE PLANNING COMMISSION APPROVING PLANNING AND ZONING PERMIT NO. 14-500-07 (SPECIAL USE PERMIT – PLANNED RESIDENTIAL GROUP) TO ESTABLISH DEVELOPMENT STANDARDS AND FUTURE ADMINISTRATIVE ENTITLEMENT PROCEDURES THROUGH A PLANNED RESIDENTIAL GROUP PROGRAM WHICH WILL ALLOW UP TO 305 AFFORDABLE HOUSING UNITS, ANCILLARY PARKS, AND COMMUNITY BUILDINGS WITHIN THREE PHASES ON APPROXIMATELY 25 ACRES OF PROPERTY BOUNDED BY ROSE AVENUE, DEL SOL PARK, MARQUITA STREET, AND EAST FIRST STREET (APNS: 201-0-090-115, 201-0-080-020, AND 201-0-100-025), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY THE CITY OF OXNARD HOUSING AUTHORITY, 435 SOUTH D STREET, OXNARD, CA 93030 AND URBAN HOUSING COMMUNITIES, LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CA 92705.

WHEREAS, on November 20, 2014, the Planning Commission recommended approval of an application for Planning and Zoning Permit Nos. 14-620-02 (General Plan Amendment); 14-630-02 (Specific Plan Repeal); 14-300-06 (Tentative Subdivision Map for Tract No. 5952) and approved Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group) (the “**Project**”), filed jointly by the City of Oxnard Housing Authority (OHA) and Urban Housing Communities, LLC (collectively referred to “**Applicant**” or “**Developer**” in the record of proceedings); and

WHEREAS, on December 9, 2014, the City Council conducted a duly noticed public hearing and received all written and oral evidence in favor of and in opposition to the Project, considered the Planning Division’s appeal of the Planning Commission’s decision on Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group), carefully reviewed the Planning Commission’s decision and all written and oral evidence the Planning Commission relied upon to make its decision, and considered approval of Subsequent Mitigated Negative Declaration (“**MND**”) 2014-02 pursuant to the California Environmental Quality Act (“**CEQA**”); and

WHEREAS, on December 9, 2014, the City Council adopted Subsequent MND 2014-04 pursuant to CEQA for approval of the Project and found that the Subsequent MND was completed in compliance with CEQA and reflects the independent judgment of the City; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to adopt the Subsequent MND is based is located in the Planning Division, and the custodian of the record is the Planning Manager.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby upholds the decision of the Planning Commission and approves Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group), subject to the conditions set forth in Planning Commission Resolution No. 2014-22.

PASSED AND ADOPTED this 9th day of December, 2014, by the following vote:

AYES:

NOES:

ABSENT:

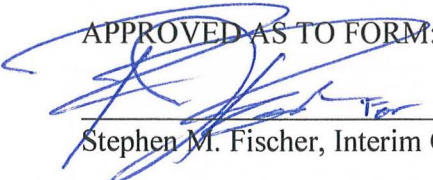
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Stephen M. Fischer, Interim City Attorney

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 14-620-02 (GENERAL PLAN AMENDMENT) TO MODIFY TABLE 1-3 AND FIGURE 1-3 OF THE 2030 GENERAL PLAN TO REFLECT THE REPEAL OF THE LAS CORTES SPECIFIC PLAN AND ADOPTING SUBSEQUENT MITIGATED NEGATIVE DECLARATION 2014-04. FILED BY THE CITY OF OXNARD HOUSING AUTHORITY, 435 SOUTH D STREET, OXNARD, CA 93030 AND URBAN HOUSING COMMUNITIES, LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CA 92705.

WHEREAS, on November 20, 2014, the Planning Commission recommended approval of an application for Planning and Zoning Permit Nos. 14-620-02 (General Plan Amendment); 14-630-02 (Specific Plan Repeal); 14-300-06 (Tentative Subdivision Map for Tract No. 5952) and approved Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group) (the “**Project**”), filed jointly by the City of Oxnard Housing Authority (OHA) and Urban Housing Communities, LLC (collectively referred to “**Applicant**” or “**Developer**” in the record of proceedings); and

WHEREAS, on December 9, 2014, the City Council conducted a duly noticed public hearing and received all written and oral evidence in favor of and in opposition to the Project, considered an application for Planning and Zoning Permit No. 14-620-02 (General Plan Amendment), and considered approval of Subsequent Mitigated Negative Declaration (“**MND**”) 2014-02 pursuant to the California Environmental Quality Act (“**CEQA**”); and

WHEREAS, on December 9, 2014, the City Council adopted Subsequent MND 2014-04 pursuant to CEQA for approval of the Project and found that the Subsequent MND was completed in compliance with CEQA and reflects the independent judgment of the City; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to adopt the Subsequent MND is based is located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, staff prepared Subsequent MND 2014-04 for the Project pursuant to CEQA and circulated the same for public review between October 17, 2014 and November 5, 2014; and

WHEREAS, the circulation of Subsequent MND 2014-04 satisfies Government Code Section 65352(a), which requires that the City of Oxnard refer the proposed Project to certain affected local public entities and any federal agency whose operations or lands may be affected by the proposed Project; and

WHEREAS, the City of Oxnard published notice of the City Council public hearing on the proposed Project in the Ventura County Star pursuant to Government Code section 65090; and

WHEREAS, the City Council finds, after review of all written and oral evidence presented at the public hearing and review of the Subsequent Draft Initial Study for the Project, that the Project is subject to CEQA; but, that there is no substantial evidence that the Project or any of its aspects may have a significant effect on the environment; and

WHEREAS, the Planning Division Manager provided public notice of the City's intent to adopt Subsequent MND 2014-04 for the proposed Project, and the City Council has considered Subsequent MND 2014-04 prior to its adoption; and

WHEREAS, Government Code section 65358(a) only allows an amendment to an adopted general plan if such amendment is in the public interest; and

WHEREAS, the City Council finds, after review of all written and oral evidence presented at the public hearing, that approval of Planning and Zoning Permit No. 14-620-02 (General Plan Amendment) is in the public interest because approval will correct information within the 2030 General Plan that would otherwise be incorrect absent this amendment; and

WHEREAS, Government Code section 65358(b) precludes the City from amending a mandatory element of the City of Oxnard 2030 General Plan more than four times during any calendar year and this present amendment presents only the second amendment to the City of Oxnard 2030 General Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby: (i) approves Planning and Zoning Permit No. 14-620-02 (General Plan Amendment) to modify table 1-3 and figure 1-3 of the 2030 General Plan to reflect the repeal of the Las Cortes Specific Plan as shown in Exhibit "A", attached hereto and incorporated herein by reference; and (ii) adopts Subsequent MND No. 2014-02.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED this 9th day of November 2014, by the following vote:

AYES:

NOES:

ABSENT:

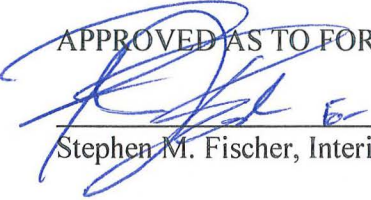
ABSTAIN:

ATTEST:

Tim Flynn, Mayor

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Stephen M. Fischer, Interim City Attorney

EXHIBIT A

General Plan Amendment 2014-04

Plans in the City of Oxnard are summarized in Table 1-3 and shown on Figure 1-3.

EXHIBIT

A

Table 1-3. Specific Plans as of September 2011

Specific Plan	Acreage	Land Use Mix
Las Brisas	45	Residential and Park
Northfield/ Seagate Business Park	252	Light Industrial, Limited Industrial
Mandalay Bay Phase IV	220	Residential and Coastal Visitor Service
Rose-Santa Clara Corridor	204	Auto Sales and Service, Business Park, Retail Commercial, Commercial/ Manufacturing
Northwest Community	255	Residential, Golf Course
McInnes Ranch Business Park	236	Industrial, Business / Research, Industrial Service Centers
Northwest Golf Course Community	324	Golf course, Institutional, Residential, Public School
Northeast Community	737	Residential, Industrial, Commercial, Schools, Park, and Hospital
Riverpark	701	Residential, Commercial, Parks, Open Space, Schools
Camino Real Business Park	40	Business and Research, Light Industrial
The Village (Wagon Wheel)	56	Residential, Mixed Use, Commercial, Parks
South Shore	323	Residential, Mixed-Use, Parks, Open Space
Teal Club (Proposed)	175	Residential, Commercial, Public Use, Park
Sakioka Farms Business Park (Proposed)	430	Business and Research, Light Industrial
S. Ormond Beach (Proposed)	595	Industrial, Open Space, Wetlands Preserve
TOTAL	4,593	

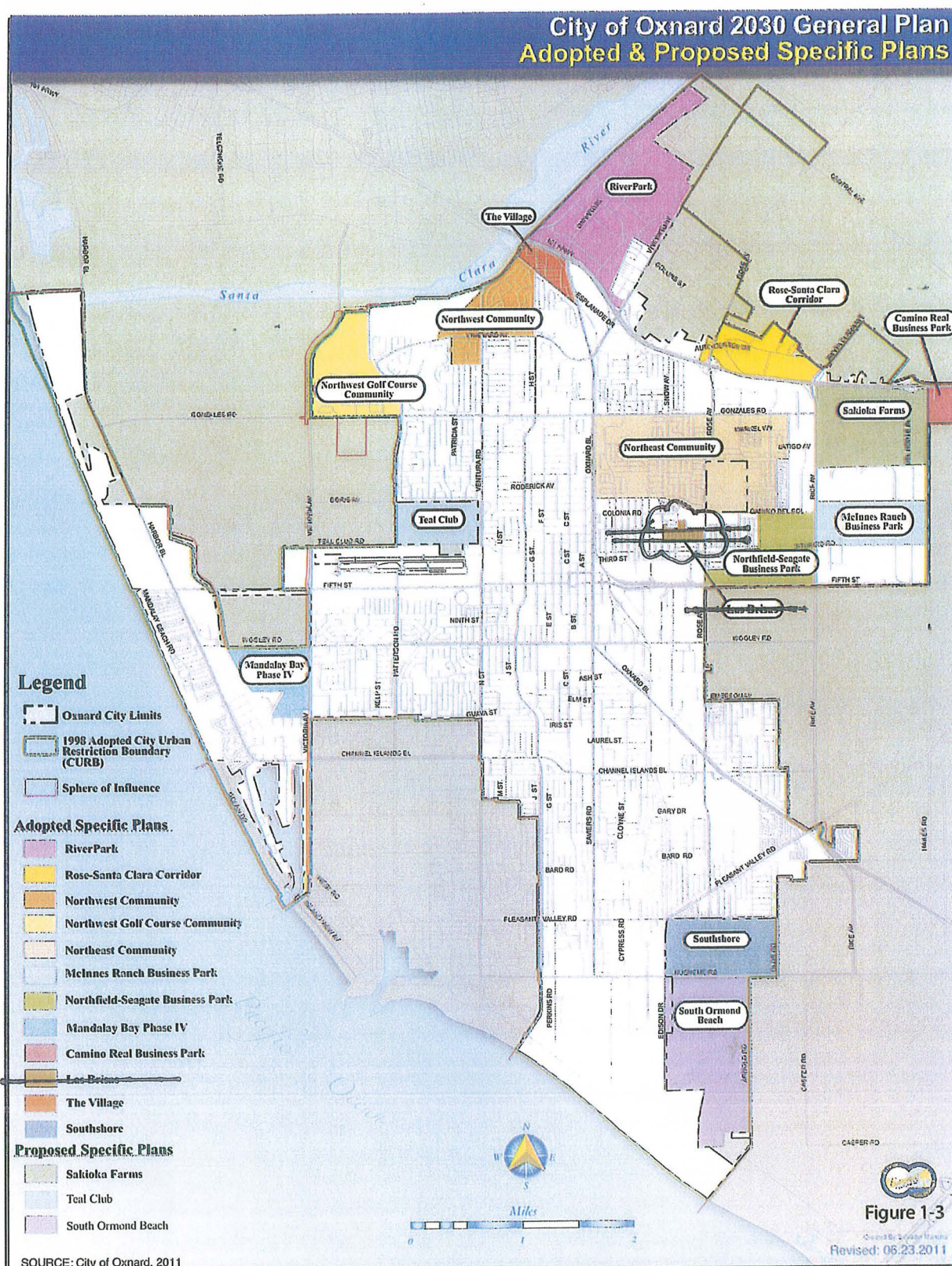


Figure 1-3 Adopted & Proposed Specific Plans (September 2011)

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 14-300-06 (TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5952), FOR PROPERTY BOUNDED BY ROSE AVENUE, DEL SOL PARK, MARQUITA STREET, AND EAST FIRST STREET. FILED BY THE CITY OF OXNARD HOUSING AUTHORITY, 435 SOUTH D STREET, OXNARD, CA 93030 AND URBAN HOUSING COMMUNITIES, LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CA 92705.

WHEREAS, on November 20, 2014, the Planning Commission recommended approval of an application for Planning and Zoning Permit Nos. 14-620-02 (General Plan Amendment); 14-630-02 (Specific Plan Repeal); 14-300-06 (Tentative Subdivision Map for Tract No. 5952) and approved Planning and Zoning Permit No. 14-500-07 (Special Use Permit – Planned Residential Group) (the “Project”), filed jointly by the City of Oxnard Housing Authority (OHA) and Urban Housing Communities, LLC (collectively referred to “Applicant” or “Developer” in the record of proceedings); and

WHEREAS, on December 9, 2014, the City Council conducted a duly noticed public hearing and received all written and oral evidence in favor of and in opposition to the Project, considered an application for Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map For Tract No. 5952), and considered approval of Subsequent Mitigated Negative Declaration (“MND”) 2014-02 pursuant to the California Environmental Quality Act (“CEQA”); and

WHEREAS, on December 9, 2014, the City Council adopted Subsequent MND 2014-04 pursuant to CEQA for approval of the Project and found that the Subsequent MND was completed in compliance with CEQA and reflects the independent judgment of the City; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to adopt the Subsequent MND is based is located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract No. 5952) was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the City Council finds that Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract No. 5952) complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract No. 5952) and the design and improvement of the proposed Project are consistent with the City of Oxnard 2030 General Plan and other adopted standards of the City of Oxnard; and

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

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the approval of Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map); and

WHEREAS, the City Council finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby approves Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract No. 5952), subject to those certain conditions as set forth in Planning Commission Resolution 2014-21 on file with the Planning Division.

PASSED AND ADOPTED this 9th day of December, 2014 by the following vote:

AYES:

NOES:

ABSENT:

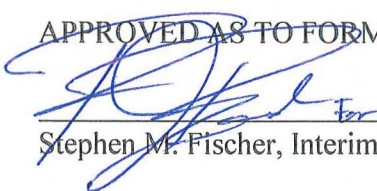
ABSTAIN:

Tim Flynn, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Stephen M. Fischer, Interim City Attorney



Meeting Date: December 9, 2014

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☒ Other City Council Business

Prepared By: Grace Magistrale Hoffman, Deputy City Manager Agenda Item No. M-1

Reviewed By: City Manager [Signature] City Attorney SMT Finance [Signature] Other (Specify) _____

DATE: December 9, 2014

TO: City Council
Community Development Commission Successor Agency
Financing Authority
Housing Authority

FROM: Greg Nyhoff, City Manager
City Manager's Office

SUBJECT: 2015 Meeting Schedule for Legislative Bodies

RECOMMENDATION

That City Council, Community Development Commission Successor Agency, Financing Authority, and Housing Authority meet on the following dates during the calendar year 2014:

January	13 and 27
February	3, 10 and 24
March	3, 17 and 24
April	7, 14, 21* and 28
May	5, 12 and 19
June	2, 9, 16* and 23
July	7, 14, 21* and 28
August	NO MEETINGS
September	1, 15 and 22
October	6, 13, 20* and 27
November	3, 10 and 17
December	1, 8, and 15

* Potential Work Session dates

DISCUSSION

The City Council and the Housing Authority ("Council") meet regularly, usually scheduling three or four meetings each month. The Council has the ability to schedule additional meetings as necessary or to cancel meetings due to lack of business.

The Council usually does not have meetings on the fifth Tuesday of a month and on any Tuesday occurring on a holiday or close enough to a holiday to potentially impact public participation in agenda development, in preparation for the meetings, or at the meetings themselves. In addition the City

Council has traditionally gone dark in August to provide a block of time to accommodate vacation plans. Staff is recommending that the third Tuesday in the months of April (21st), June (16th), July (21st), and October (20th) be held in reserve as potential dates for Work Sessions. The Council also cancels a meeting in conflict with the National League of Cities Congressional Conference which is scheduled to be held March 7-11, 2015 which would affect the City Council meeting schedule. The Tuesdays on which the Council **would not** meet, along with the reasons are listed below:

January 6, 20	Accommodate Holiday Schedule and Day after Dr. Martin Luther King, Jr. Day Holiday
February 17	Day after Presidents' Day Holiday
March 10 and 31	National League of Cities Conference and Cesar Chavez Holiday
May 26	Day after Memorial Day Holiday
June 30	The 5th Tuesday of the Month
August 4, 11, 18, and 25	Dark the Month of August
September 8 and 29	Day after Labor Day Holiday and 5 th Tuesday of the Month
November 24	Thanksgiving Holiday
December 22 and 29	Accommodate Holiday Schedule

This schedule results in a total of 36 meetings scheduled for the 2015 calendar year. It is being recommended that the third Tuesday, of identified months, be reserved as potential dates for Work Sessions.

It is further recommended that Council continue the practice previously authorized by Council on June 4, 2013, of commencing the public portion of meetings at 6:00 p.m. Closed sessions would continue to start at 4:30 p.m., if necessary. Evening meetings have been successful in meeting the goals of increasing public participation, either through personal attendance at Council meetings held in the evenings, or viewing Council sessions on television, Time Warner, Channel 10. Residents also have access to Council meetings via the Internet.

FINANCIAL IMPACT

None.

Attachment #1 -- Proposed 2015 Calendar of Meetings

January						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

October						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

May						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

March						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

September						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

○ = Closed City Hall Dates Fridays and Holidays

□ = Recommended City Council Meeting Dates

◇ = Potential Work Sessions

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
October 14, 2014

AGENDA ITEM NO.

5-1

A. ROLL CALL/POSTING OF AGENDA

At 5:06 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers concurrently with the Commission Development Commission Successor Agency. Councilmembers Tim Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla and Bert Perello were present. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Flynn presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Greg Nyhoff, City Manager; Karen Burnham, Assistant City Manager; Stephen Fischer, Interim City Attorney and James Cameron, Chief Financial Officer.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 5:12 p.m. the City Council and Successor Agency recessed to a closed session, pursuant to Government Code section 54956.9(d)(1) to confer with its attorneys. The title and case number of the litigation being discussed SOCMI, LLC v. City of Oxnard, et al., Ventura County Superior Court, Case No. 56-2012-00427637-CU-MC-VTA

At 5:59 p.m. the City Council reconvened and recessed to the evening session.

D. OPENING CEREMONIES

At 6:08 p.m., the regular meeting of the Oxnard City Council reconvened in the Council Chambers, concurrently with the Community Development Commission Successor Agency and Housing Authority. The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Mayor Flynn presided and called the meeting to order. Additional staff members present were: Jeri Williams, Police Chief; James Williams, Fire Chief; Barbara Murray, Library Director; Matthew Winegar, Development Services Director; Grace Magistrale Hoffman, Deputy City Manager; Carrie Sabatini, Interim Housing Director; Michael Henderson, General Services Manager; Christina Aerenlund, Public Information Officer and Lou Balderrama, City Engineer.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of Joint Proclamation Designating October, 2014 as "Breast Cancer Awareness Month" and November, 2014 as "End Domestic Violence Month".
DISCUSSION: Mayor Flynn presented a proclamation to Sandy Quintanilla, President Soroptimist International of Oxnard. She thanked the Council for the recognition and commented on the need for public awareness regarding "breast cancer" & "domestic violence" issues.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from: Dan Pinedo; Larry Stein; Jean Joneson; Steve Nash; John Martinez; Paul Whaley; Nancy Pedersen; William Terry; Theodora Daritt-Cornyn; Inez Tuttle; Daniel Lechlitter and George Miller.

G. TRANSMITTAL OF INFORMATION ONLY ITEMS**H. INFORMATION/CONSENT PUBLIC HEARINGS****I. PUBLIC HEARINGS****J. APPOINTMENT ITEMS****K. REPORTS****City Manager Department****1. SUBJECT: Council Chambers Audio/Visual Renovation Project. (001)**

RECOMMENDATION: 1) Receive a report and provide direction on a proposed renovation of the Audio/Visual systems of City Council Chambers; 2) Approve the task order for professional architectural design services for \$48,360 from the Public, Educational and Government (PEG) fund; and 3) Approve a special budget appropriation in the sum of \$1,000,000 from the PEG Fees Capital Improvement Fund Balance for the Council Chambers Audio/Visual Renovation.

DISCUSSION: The Public Information Officer reviewed the history of the Council Chambers; past minor improvements; needed improvements; funding from PEG fees and the proposed architectural services. The Development Services Director commented on the infrastructure of the Council Chambers, the need to upgrade to ADA standards and all current building standards. The City Manager and City Attorney reviewed that the PEG fees could only be spent on capital improvements such as audio/video upgrades and related issues.

Public comments were received from: Larry Stein; George Miller; Steve Nash; Pat Brown; Julia Pena and Dan Pinedo.

The Council discussed: cost of upgrade; upgrade needs; the need for assessment of the facility and having public input.

ACTION: Approved as recommended only part one and two and directed staff to receive community input and review renovation costs. (Ramirez /MacDonald). Ayes: Ramirez, MacDonald, Padilla, Perello and Flynn.

L. REPORT OF CITY MANAGER**1. SUBJECT: Verbal Update on Thompson Park Restrooms.**

RECOMMENDATION: Receive verbal report.

DISCUSSION: The General Services Manager reviewed restrooms options and differences in costs to place a building at Thompson Park. The Development Services Director reviewed building requirements.

Public comment was received from: Juan Delgado.

The Council discussed: building costs, building options and community input.

ACTION: The City Council provided comments including the desire for option three.

K. REPORTS

City Manager Department

2. SUBJECT: Operation of the Oxnard Public Access Channel (OPAC). (029)

RECOMMENDATION: Receive the information and options presented regarding the outcome of the review of the Oxnard Public Access Channel (OPAC) Operations proposals by the Review Panel and provide direction to staff.

DISCUSSION: The Public Information Officer reviewed the selection process and the possibility of the applicant working with other organizations.

Public comments were received from: Steve Nash; Theadora Daritt-Cornyn and Peggy Rivera.

The Council discussed: the selection process; performance schedule and beginning the negotiation process, which may include an option of having a working alliance with other organizations.

ACTION: The City Council provided comments and directions to staff.

L. REPORT OF CITY MANAGER

2. SUBJECT: Agreement Between the City of Oxnard and the City of San Buenaventura for Homelessness and Vagrancy Services. (181)

RECOMMENDATION: Approve and authorize the City Manager to execute the Agreement (A-7717) between the City of Oxnard and the City of San Buenaventura for the term of October 15, 2014, to October 14, 2015, in the amount of \$86,976.80, for homelessness and vagrancy services.

DISCUSSION: The Deputy City Manager reviewed the proposed agreement which would have a regional approach.

Peter Brown commented on his vision of working with the homelessness community.

Public comments were received from: Daniel Lechlitter; Peggy Rivera and Juan Delgado.

ACTION: Approved as recommended. (MacDonald/Ramirez). Ayes: MacDonald, Padilla, Perello, Flynn and Ramirez.

3. SUBJECT: Update on the Water Conservation Program.

RECOMMENDATION: Receive a verbal report.

ACTION: The City Council concurred to remove from agenda.

N. PUBLIC COMMENTS ON REPORTS

O. PUBLIC COMMENTS ON STUDY SESSION

ITEMS REMOVED FROM AGENDA

The City Council and City Manager reviewed items that need to be discussed after the 10:00 p.m. deadline.

P. STUDY SESSIONQ. REVIEW OF INFORMATION/CONSENT AGENDACOMMUNITY DEVELOPMENT SUCCESSOR AGENCY AND HOUSING AUTHORITY

At 10:24 p.m. the joint meetings with the Community Development Successor Agency Commission and Housing Authority concluded.

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDAS. INFORMATION/CONSENT AGENDACity Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of the Oxnard City Council for September 9, 16 and 23, 2014; Minutes of the Special Meetings of the Oxnard City Council for September 30, 2014. (207)
RECOMMENDATION: Continue.

City Manager Department

2. SUBJECT: Agreements for City Council Review. (241)
RECOMMENDATION: Approve and authorize the City Manager, to execute the attached agreements/contracts and change orders/amendments in amounts more than \$25,000 but no more than \$250,000, which are described on the attached list.
3. SUBJECT: Transportation Development Act (TDA) Local Transportation Fund (LTF) Allocations for FY 2014/15 and Article 3 Bicycle/Pedestrian Funds Resolution. (243)
RECOMMENDATION: Adopt a resolution approving the submittal of a claim with the Ventura County Transportation Commission (VCTC) for allocation of FY 2014/15 TDA Article 3 Bicycle/Pedestrian Funds.
4. SUBJECT: Second Amendment to Agreement with DH Green Consulting for Prevention and Community Outreach Services for the Oxnard Alliance for Community Strength. (247)
RECOMMENDATION: Approve and authorize the Mayor to execute a Second Amendment to Agreement with DH Green Consulting (5885-12-CM) for the term of October 14, 2014 to September 30, 2015 in the amount of \$100,000 bringing the total contract amount to \$300,000 (with \$150,000 reimbursed by the County of Ventura).

INFORMATION/CONSENT AGENDA ACTION: The City Council concurred to continue to future date.

COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY/HOUSING AUTHORITY

At 10:24 p.m., the joint meetings with the Community Development Commission Successor Agency and Housing Authority concluded.

L. REPORT OF CITY MANAGER

The City Manager stated staff was planning to pave Harbor Boulevard entirely and that information regarding Proposition 218 would be provided at a future meeting.

M. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The City Council discussed: the success of a recent animal clinic; receiving Proposition 218 information; the evaluation process of the City Manager; Veteran's Day events and having a Police Department report regarding community concerns.

T. ADJOURNMENT

At 10:32 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

TIM FLYNN
Mayor

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
October 21, 2014

A. ROLL CALL/POSTING OF AGENDA

At 4:36 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers. Councilmembers Tim Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla and Bert Perello were present. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Flynn presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Greg Nyhoff, City Manager; Karen Burnham, assistant City Manager; Stephen Fischer, Interim City Attorney and James Cameron, Chief Financial Officer.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 4:39 p.m. the City Council recessed to a closed session, pursuant to Government Code section 54956.9(d)(1) to confer with its attorneys. The title and case number of the litigation being discussed is Guillermo Ramirez v. Oxnard Police Department, et al., United States District Court, Case No. CV13-01615-MWF-AN.

At 5:42 p.m., Council Perello left the closed session meeting due to possible conflict of interest.

The City Council also recessed to a closed session, pursuant to Government Code section 54956.8 to give instructions to its negotiator, Greg Nyhoff, City Manager, concerning negotiations with Ravello Holdings, Inc., and Cerberus California, LLC, regarding the price and terms of payment for the possible purchase of a portion of an approximately 20 acre parcel of land west of Ventura Road and North of Vineyard Avenue adjacent to City owned property commonly referred to as River Ridge Fields.

At 5:53 p.m. the City Council reconvened and recessed to the evening session.

D. OPENING CEREMONIES

At 6:04 p.m., the regular meeting of the Oxnard City Council reconvened in the Council Chambers, concurrently with the Financing Authority. The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Mayor Flynn presided. Additional staff members present were: Jeri Williams, Police Chief; James Williams, Fire Chief; Matthew Winegar, Development Services Director; Rob Roshanian, Development Services Manager; Daniel Rydberg, Interim Utilities Director; Carrie Sabatini, Interim Housing Director; Grace Magistrale Hoffman, Deputy City Manager; Michael Henderson, General Services Manager; Christina Aerenlund, Public Information Officer; Lou Balderrama, City Engineer; Cynthia Daniels, Project Manager; Kymberly Horner, Interim Redevelopment Services Manager and Chris Williamson, Principal Planner.

E. CEREMONIAL CALENDAR

J. APPOINTMENT ITEMS

1. SUBJECT: Cesar Chavez Monument in Oxnard (Mayor Pro Tem Ramirez)
DISCUSSION: Mayor Pro Tem Ramirez introduced Dr. Henry Villanueva and Roman Pinal, who commented on efforts to create a monument to honor Cesar Chavez who lived in the community.

Public comments were received from: Barbara Macri-Ortiz; Harold Ceja; Dan Pinedo; Juan Delado and Inez Tuttle.

ACTION: Received information and provided comments.

2. SUBJECT: Second Amendment to Agreement with DH Green Consulting for Prevention and Community Outreach Services for the Oxnard Alliance for Community Strength. (251)
RECOMMENDATION: Approve and authorize the Mayor to execute a Second Amendment to Agreement with DH Green Consulting (5885-12-CM) for the term of October 14, 2014 to September 30, 2015 in the amount of \$100,000 bringing the total contract amount to \$300,000 (with \$150,000 reimbursed by the County of Ventura).
ACTION: The Council concurred to remove from agenda.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from: Ed Ellis; Leo Martinez; Daniel Lechlitter; Nancy Pedersen; Armando Vazquez; Barbara Macri-Ortiz; Lupe Anquiano; Steve Nash; Joe Fernandez; Inez Tuttle; Larry Stein; George Miller; Francisco Romero; Juan Delgado and Diane Delaney.

Q. REVIEW OF INFORMATION/CONSENT AGENDA

Comments were received from: Interim Utilities Director (S-2(a)); City Manager and Development Services Director (S-3).

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comments were received from: Larn Swigert (S-6); Diane Delaney (S-6); Larry Stein (S-3) and William Clark (S-6).

S. INFORMATION/CONSENT AGENDACity Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of the Oxnard City Council for September 9, 16 and 23, 2014; Minutes of the Special Meetings of the Oxnard City Council for September 30, 2014. (271)
RECOMMENDATION: Approve.

City Manager Department

2. SUBJECT: Agreements for City Council Review. (301)
RECOMMENDATION: Approve and authorize the City Manager, to execute the attached agreements/contracts and change orders/amendments in amounts more than \$25,000 but no more than \$250,000, which are described on the attached list.

3. SUBJECT: Approval of Lowest Responsible Responsive Bid and Authorization to Issue and Execute a Contract for PW10-12-Rose Avenue Resurfacing and Repairs at Other Locations. (305)

RECOMMENDATION: 1) Award contract to the lowest responsible and responsive bidder, Toro Enterprises, Inc. (A-7724) in the amount of \$2,813,264.70 for PW10-12-Rose Avenue Resurfacing and Repairs at other locations, and authorize the Purchasing Agent to execute the contract upon receipt of final documents; 2) Adopt **Resolution No. 14,693** allocating interest earnings from Proposition 1B bonds in the amount of \$217,213.99 to the Rose Avenue Resurfacing and Repairs at Other Locations Project; and 3) Approve a Special Budget Appropriation in the amount \$2,776,995.49 recognizing the State of California Transportation (Caltrans) for Surface Transportation Act (STA) federal aid grant funding in an amount of \$2,559,781.50 and \$217,213.99 of interest earnings from Proposition 1B bonds for the Rose Avenue Resurfacing and Repairs at Other Locations Project.

4. SUBJECT: Approval of Lowest Responsible Responsive Bid and Authorization to Issue and Execute a Contract for PW14-05-Bryce Canyon North Neighborhood Street/Alley & Water Improvement Project. (377)

RECOMMENDATION: 1) Award contract to the lowest responsible and responsive bidder, Toro Enterprises, Inc. (A-7719) in the amount of \$4,553,672.85 for PW14-05 Bryce Canyon North Neighborhood Street/Alley & Water Improvement Project, and authorize the purchasing agent to execute the contract upon receipt of final documents; and 2) Approve a Special Budget Appropriation of \$3,200,000 from the Water Enterprise Fund for the installation of the water line improvements to the Bryce Canyon North Neighborhood Project.

5. SUBJECT: Transportation Development Act (TDA) Local Transportation Fund (LTF) Allocations for FY 2014/15 and Article 3 Bicycle/Pedestrian Funds Resolution. (421)

RECOMMENDATION: Adopt **Resolution No. 14,694** approving the submittal of a claim with the Ventura County Transportation Commission (VCTC) for allocation of FY 2014/15 TDA Article 3 Bicycle/Pedestrian Funds.

Finance Department

6. SUBJECT: Budget Appropriation for Harbor Blvd. Resurfacing. (425)

RECOMMENDATION: Approve a budget appropriation in the amount of \$250,000 from the General Fund.

Fire Department

7. SUBJECT: Purchase Order for the Purchase of Vehicle Extrication Equipment. (427)

RECOMMENDATION: Approve and authorize the Mayor to execute a purchase order in the amount of \$362,935 with Fire Service Specification & Supply (FS3) for the purchase of vehicle extrication equipment.

Utilities Department

8. SUBJECT: Professional Services Agreement with Carollo Engineers, Inc. to provide Local Limits Evaluation for Wastewater Pretreatment Reporting Requirements under the National Pollutant Discharge Elimination System (NPDES). (433)
RECOMMENDATION: 1) Approve and authorize the Mayor to execute an agreement with Carollo Engineers, Inc., (A-7114) in the amount of \$475,103 to provide a Local Limits Evaluation for Wastewater Pretreatment Reporting Requirements under the NPDES; and 2) Approve the appropriation of funds in the amount of \$475,103 from the Wastewater Treatment Operating Fund Balance to provide funding for Agreement with Carollo Engineers (A-7114).
9. SUBJECT: First Amendment to Agreement with KEH & Associates, Inc. for Wastewater and Stormwater Operations, Management and Assessment. (461)
RECOMMENDATION: 1) Approve and authorize the Mayor to execute a First Amendment to the Agreement with KEH & Associates, Inc. (A-7672) for Wastewater and Stormwater Operations, Management and Assessment, in the amount of \$872,187 to bring the total amount to \$3,147,542 for the provision of Phase 2 services; and 2) Approve the transfer of funds in the amount of \$872,187 from various Water projects to provide funding for this amendment.
10. SUBJECT: Approval of Lowest Responsible Responsive Bid and Authorization to Issue and Execute a Contract for Project Specification No. 14-12 Non-Scheduled Repairs of Wastewater Collection and Storm Drain Systems. (475)
RECOMMENDATION: 1) Approve and authorize the Mayor to execute Contract to the lowest responsible responsive bidder, Sam Hill & Sons, Incorporated (A-7721) in the amount of \$500,000 for Project Specification No. 14-12 Non-Scheduled Repairs of Wastewater Collection and Storm Drain Systems for the period of November 1, 2014 through October 31, 2015; and 2) Approve the appropriation of funds in the amount of \$250,000 from the Wastewater Collection Operating Fund Balance to provide funding for Contract with Sam Hill & Sons (A-7721) for Non-Scheduled Repairs of Wastewater Collection and Storm Drain Systems for Fiscal Year 2014-15.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (Ramirez/MacDonald) Ayes: Ramirez, MacDonald, Padilla, Perello and Flynn.

O. PUBLIC COMMENTS ON STUDY SESSION

P. STUDY SESSION

Development Services Department

1. SUBJECT: Planning Division review of 2030 General Plan Ormond Beach policies, followed by a presentation by Peter Brand of the Coastal Conservancy of a Development Program Proposal for the Area South of Hueneme Road and East of Edison Drive.
RECOMMENDATION: Receive verbal presentation.
DISCUSSION: The Principal Planner commented on the proposed development of conservancy area, including wetland restoration and research development facilities.

Peter Brand, Coastal Conservancy, (Mario Violich of Moore Ruble Yudell Architects & Planners, Joni Janecki and Rob York) outlined the “vision plan” of “wetlands” restoration at Ormond Beach and the proposed development of a Research and Development center, including partnership with University of California and other government agencies.

Bruce Stenslie, Economic Development Collaborative of Ventura County, commented on the tourism sector, local employment related to tourism, agriculture sector, and the effect of a “research center” at Ormond Beach.

Public comments were received from: Kathy Long, County Supervisor; Michael Stubblefield; Steve Nash; Brian Segee; Lucas Zucker; Jurgen Gramckow; Francine Castanon; Daniel Lechlitter, Lupe Anguiano; George Miller; Janis McCormick; Diane Delaney; Greg Runyon; Shirley Godwin; William Terry and Barbara Macri-Ortiz.

The City Council discussed: the development of jobs; land use; zoning of property and creating partnerships with educational institutions, governmental agencies, the agricultural community and the private sector.

ACTION: The City Council received report and provided comments to staff.

G. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

I. PUBLIC HEARINGS

The City Council concurred to hear item (I-1) Ayes: Flynn, Ramirez, MacDonald and Padilla. Noes: Perello.

Mayor Flynn opened the public hearing. The City Clerk reported on publication and that there were no written communications received.

Finance Department

1. SUBJECT: Issuance of Lease Revenue Project and Refunding Bonds, Series 2014. (001)
RECOMMENDATION: That City Council: 1) Adopt **Resolution No. 14,691** authorizing the sale, issuance and delivery of not more than \$27 million in City of Oxnard Financing Lease Revenue Project and Refunding Bonds, Series 2014 (“2014 Bonds”), and approving certain documents and authorizing certain action in connection therewith; 2) Approve a special budget appropriation in the amount of \$20 million for various neighborhood street resurfacing projects and 3) approving certain documents and authorizing certain action in connection therewith.
DISCUSSION: The Chief Financial Officer reviewed the bond funding process and the scheduled “time-line” to issue these bonds.

Public comment was received from: Larry Stein.

The Council discussed: the bond “funding” for street resurfacing projects and the time period to complete these projects.

ACTION: Close the public hearing. (Flynn/Padilla) Approved as recommended.
(Ramirez/Padilla) Ayes: MacDonald, Padilla, Perello, Flynn and Ramirez.

FINANCING AUTHORITY

At 11:04 p.m. the joint meeting with the Financing Authority concluded.

K. REPORTS

The City Council concurred to hear item (K-1). Ayes: Flynn, Ramirez, MacDonald, Padilla and Perello.

Development Services Department

1. SUBJECT: Parking Ordinance Revision and Review of One Year Trial for Free Electric Vehicle Charging at City-Owned Charging Stations. (259)

RECOMMENDATION: 2) Adopt **Resolution No. 14,692** suspending for one additional year until November 14, 2015, the \$2.25 per hour fee for electric vehicle charging at city-owned chargers.

DISCUSSION: The Project Manager briefly commented on the current electric vehicle charging system, comments received from users and requested a year extension of the program.

Public comments were received from: Russell Sydney; James Reach; Donna Elam; Sue Williamson; Warren Matsui and Daniel Lechlitter.

The Council discussed: charging cost; use of the current system; need for more information and possible upgrade of system.

ACTION: Approved as recommended (only second part of recommendation). (Perello/Padilla). Ayes: Padilla, Perello, Flynn, Ramirez and MacDonald.

L. REPORT OF CITY MANAGER

1. SUBJECT: Update on the Water Conservation Program.

RECOMMENDATION: Receive a verbal report.

ACTION: Continue to future date.

M. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The Council discussed: possible future special meeting dates in November; report regarding the Anterra Well (disposal of oil-drilling waste products) located in Ventura County, near City of Oxnard boundaries; use of the Intelligence Traffic System; Veteran's Day activities and receiving a report regarding crimes statistics.

N. PUBLIC COMMENTS ON REPORTST. ADJOURNMENT

At 11:57 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

TIM FLYNN
Mayor

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
October 28, 2014

A. ROLL CALL/POSTING OF AGENDA

At 4:35 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers. Councilmembers Tim Flynn, Bryan A. MacDonald, Dorina Padilla and Bert Perello were present. Mayor Pro Tem Carmen Ramirez was absent. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Flynn presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Greg Nyhoff, City Manager; Karen Burnham, Assistant City Manager and Stephen Fischer, Interim City Attorney.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 4:36 p.m. the City Council recessed to a closed session, pursuant to Government Code section 54957.6 to review the status of labor negotiations and to provide instructions to the City's negotiators, Greg Nyhoff, City Manager; Dania Torres Wong, and Burke Dunphy, City's labor attorneys regarding the matters: Employee organizations: the International Association of Firefighters, AFL-CIO (IAFF), Local No. 1684; the Oxnard Peace Officers' Association (OPOA); the Service Employees International Union CTW, CLC, Local 721 (SEIU Local 721); the International Union of Operating Engineers AFL-CIO, Local No. 501 (IUOE Local 501); the Oxnard Public Safety Management Employees' Association (Police Unit); the Oxnard Public Safety Management Employees' Association (Fire Unit); the Oxnard Mid-Managers' Association; Department Directors; Confidential Mid-Managers; and Confidential Employees.

At 6:12 p.m. the City Council reconvened and recessed to the evening session.

D. OPENING CEREMONIES

At 6:15 p.m., the regular meeting of the Oxnard City Council reconvened in the Council Chambers, concurrently with the Housing Authority and Financing Authority. The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence for fallen Sheriff Officer Eugene Kostiuhenko. Mayor Flynn presided. Additional staff members present were: Jeri Williams, Police Chief; Scott Whitney, Assistant Police Chief; Jason Benites, Assistant Police Chief; James Cameron, Chief Financial Officer; Grace Magistrale Hoffman, Deputy City Manager; Carrie Sabatini, Interim Housing Director; Martin Erickson, Deputy City Manager; Daniel Rydberg, Interim Utilities Director; Kymberly Horner, Interim Redevelopment Services Manager; Michael More, Financial Resources Manager; Trish Honigsberg, Outreach & Education Specialist, and Miguel Lopez, Community Affairs Manager (Police).

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of Proclamation Designating November, 2014 as "Oxnard Recycles Month".

DISCUSSION: The Outreach & Education Specialist announced recycling activities during the month of November and commented on the need for the community to continue recycling.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from: Ventura Fernandez; Steve Nash; Daniel Lechlitter; Dan Pinedo; William Terry; Gerard Kapuscik; Pat Brown; Peggy Rivera; Patrick Barrios; George Miller and Juan Delgado.

G. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

I. PUBLIC HEARINGS

J. APPOINTMENT ITEMS

City Manager Department

1. SUBJECT: Memorandum of Understanding (MOU) Between the City of Oxnard and the Channel Islands YMCA (CIYMCA). (007)
RECOMMENDATION: Receive a report and approve and authorize the City Manager to execute a Memorandum of Understanding (MOU) between the City of Oxnard and the Channel Islands YMCA (CIYMCA) (6934-14-CM) for the potential siting of a facility in Oxnard.
DISCUSSION: The Assistant City Manager introduced Sal Cisneros, President/CEO Channel Islands YMCA and George Leis, Immediate Past President, Board of Directors, Channel Islands YMCA who reviewed services provided to the community; reasons wanting to location a YMCA in Oxnard and a festiability study being the next step.

Public comments were received from: Linda Calderon; Andres Garcia; Harold Ceja; Steve Nash and Dan Pinedo.

The City Council discussed: proposed locations and recreational activities to be provided by this program.

ACTION: Approved as recommended. (Ramirez/MacDonald) Ayes: Ramirez, MacDonald, Padilla, Perello and Flynn.

Finance Department

2. SUBJECT: Wastewater Revenue Refunding Bonds, Series 2014. (015)
RECOMMENDATION: 1) Adopt **Resolution No. 14,695** authorizing the sale, issuance and delivery of not more than \$90,000,000 in City of Oxnard Financing Authority Wastewater Revenue Refunding Bonds, Series 2014 ("2014 Bonds") and approving certain documents and authorizing certain actions in connection therewith.
DISCUSSION: The Chief Financial Officer reviewed the refunding process for Wastewater Bonds which would provide annual savings of current bonds. Michael Kremer, Senior Vice President (First Southwest Company) provided comparison of other cities' bond ratings.

The Interim Utilities Director stated a Capital Improvement Project plan would be ready in March of 2015.

Public comment was received from: Daniel Lechlitter.

The City Council discussed: bond rating of wastewater bonds; bonds savings due to refinancing; infrastructure needs and a need to understand the current “financial standing” of City.

ACTION: Move to approve as recommend with the condition that the City’s “financial standing” be presented (Perello/Flynn), the motion was removed. Move to approved as recommended. (Perello/Ramirez) Ayes: MacDonald, Padilla, Perello, Flynn and Ramirez.

City Attorney Department

3. SUBJECT: Verbal Report on Local Hire Options for Public Works Contracts.

RECOMMENDATION: Receive verbal report.

DISCUSSION: The Acting City Attorney introduced Theodore Senet & Gary Scalabrini of Gibbs Giden Locher Turner Senet & Wittbrodt LLP., who commented on the current ordinance regarding “local hire” options, policies by other cities and discussed limitations of ordinances (confer with State and federal requirements).

Public comments were received from: David Velazquez; Jess Gutierrez; Jose Garcia and Daniel Lechlitter.

The City Council discussed: strengthening hiring practices; unemployment rate and creating a “model” ordinance.

ACTION: Received report and provide comments to staff regarding future report.

HOUSING AUTHORITY

At 9:14 p.m., the City Council recessed while the Housing Authority held a public hearing and at 9:34 p.m., the Council reconvened.

Q. REVIEW OF INFORMATION/CONSENT AGENDA

Comments were received from: Financial Resources Manager (S-3(b)); Police Chief S-3(d) and Interim Utilities Director (S-3(g)).

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comment was received from: Dan Pinedo (S-5).

S. INFORMATION/CONSENT AGENDA

City Attorney Department

1. SUBJECT: Third Amendment to Attorney Services Agreement with Gibbs Giden Locher, Turner, Senet & Wittbrodt, LLP Relating to South Oxnard Library Litigation. (259)

RECOMMENDATION: Approve and authorize the Mayor to execute the Third Amendment to the Attorney Services Agreement with Gibbs Giden Locher Turner, Senet & Wittbrodt, LLP (“Gibbs Giden”) (5333-11-CA) to increase the amount by \$225,000 for a total of \$350,000 for litigation services relating to design and construction defects at the South Oxnard Library and extend the contract expiration date to June 30, 2015.

City Clerk Department

2. SUBJECT: Minutes of the Regular Meetings of the Oxnard City Council for October 7, 2014. (261)
RECOMMENDATION: Approve.

City Manager Department

3. SUBJECT: Agreements for City Council Review. (283)
RECOMMENDATION: Approve and authorize the City Manager, to execute the attached agreements/contracts and change orders/amendments in amounts more than \$25,000 but no more than \$250,000, which are described on the attached list.* (S-3(d)) was removed from agenda.

Development Services Department

4. SUBJECT: Planning & Zoning Permit No. 14-300-01 (Tentative Parcel Map for Condominium Purposes), The Colonial House Mixed-Use Project, Located at 705 N. Oxnard Boulevard (southwest corner of Oxnard Boulevard and Roderick Avenue). Filed by Huitt-Zollars Inc. on behalf of Oxnard Pacific Associates. (287)
RECOMMENDATION: Adopt **Resolution No. 14,697** approving Tentative Parcel Map No. 14-300-01 dividing an existing parcel into two parcels, subject to certain findings and conditions, located at 705 N. Oxnard Boulevard.**

Finance Department

5. SUBJECT: Budget Appropriation for Improvements to Audio Visual Systems and Accessibility of City Council Chamber. (293)
RECOMMENDATION: Approve a budget appropriation in the amount of \$60,000 from the PEG Fee Capital Improvement Fund.

General Services Department

6. SUBJECT: Agreement with Safety Striping Service, Inc. for Street Striping and Marking Services. (295)
RECOMMENDATION: Approve and authorize the Mayor to execute Agreement with Safety Striping Service, Inc. (A-7716) to increase Purchase Order No. 4603 from \$150,000 to \$300,000 and extend the expiration date to September 18, 2015 for street striping and marking services.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended with removal of S-3(d)*. (MacDonald/ Perello) Ayes: Perello, Flynn, Ramirez, MacDonald and Padilla. Noes: Flynn only S-4.**

HOUSING AUTHORITY AND FINANCING AUTHORITY

At 9:55 p.m. the joint meetings with the Housing Authority and Financing Authority concluded.

K. REPORTS**Community Development Department**

1. **SUBJECT:** California Home Energy Renovation Opportunity "HERO" Energy Program. (231)
RECOMMENDATION: Adopt **Resolution No. 14,696** approving an Amendment to the Western Riverside Council of Governments ("WRCOG") Joint Powers Agreement to add the City as an Associate Member in order to authorize the City's participation in the California HERO Program, which will enable property owners to finance permanently fixed renewable energy, energy and water efficiency improvements, and electric vehicle charging infrastructure on their properties.

DISCUSSION: The Interim Redevelopment Services Manager and Dustin Reilich, Director for Municipal Development California HERO Program, outlined the program including protection of properties and how the program was working with other communities in California.

Public comments were received from: Daniel Lechlitter and George Miller.

The City Council commented on how this program will be helpful to the community beginning in 2015.

ACTION: Approved as recommended. (Ramirez/Padilla) Ayes: Flynn, Ramirez, MacDonald, Padilla and Perello.

Police Department

2. **SUBJECT:** Bicycle Safety.
RECOMMENDATION: Receive a verbal presentation of citywide efforts on bicycle safety and City of Oxnard Bicycle Master Plan.
ACTION: The City Council concurred to remove this item from the agenda.
3. **SUBJECT:** Police Community Survey. (243)
RECOMMENDATION: Accept the results of our 2014 Community Survey.
DISCUSSION: The Police Chief introduced Fr. Jamshid Damooei, Ph.D. (Professor and Chair, Department of Economics, Finance & Accounting, Co-Director of Center for Leadership & Values, School of Management at Cal Lutheran University School of Management) and Community Affairs Manager (Police) who reviewed results of community survey, noting Oxnard was rated as a highly "safe" mid-size city.

Public comments were received from: Greg Runyon; Steve Nash; Daniel Lechlitter; Pat Brown and Edward Castillo.

The City Council discussed: the survey results; providing community resources; community challenges and Council support of the Police Department.

ACTION: Receive report and provided comments to staff.

L. REPORT OF CITY MANAGERM. CITY COUNCIL BUSINESS/COMMITTEE REPORTSCity Attorney Department

1. SUBJECT: Ordinance Forming a Cultural Arts Commission. (Ramirez/Padilla) (245)
RECOMMENDATION: Approve the first reading by title only and subsequent adoption **Ordinance No. 2886** establishing a Cultural Arts Commission.
DISCUSSION: Mayor Pro Tem Ramirez and Councilmember Padilla commented the establishment of Cultural Arts Commission which may become more flexible and perhaps become a non-profit organization.

ACTION: Approved as recommended. (MacDonald/Perello) Ayes: Ramirez, MacDonald, Padilla, Perello and Flynn.

Development Services Department

2. SUBJECT: "One Stop" Permit Center Update. (249)
RECOMMENDATION: Receive a report on the initial results of the permit/process business tax certificate community and focus group meetings.
ACTION: The City Council concurred to remove from agenda.

The City Council commented on: community art event at Café on A; Ventura County Supervisor hearing regarding Anterra violations; former President Clinton would be visiting Oxnard College and Veteran's Day activities.

N. PUBLIC COMMENTS ON REPORTSO. PUBLIC COMMENTS ON STUDY SESSIONP. STUDY SESSIONT. ADJOURNMENT

At 11:34 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

TIM FLYNN
Mayor

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
November 18, 2014

A. ROLL CALL/POSTING OF AGENDA

At 5:00 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers concurrently with the Oxnard Community Development Commission Successor Agency Commission Development Commission Successor Agency. Councilmembers Tim Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla and Bert Perello were present. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Flynn presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Greg Nyhoff, City Manager; Stephen Fischer, Interim City Attorney; Kymberly Horner, Interim Redevelopment Services Manager and Todd Mooney, Kane, Ballmer & Berkman, Special Legal Counsel.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 5:02 p.m. the City Council recessed while the Oxnard Community Development Commission Successor Agency held a closed session.

D. OPENING CEREMONIES

At 6:10 p.m., the regular meeting of the Oxnard City Council reconvened in the Council Chambers, concurrently with the Oxnard Community Development Commission Successor Agency. The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Mayor Flynn presided. Additional staff members present were: Danielle Navas, City Treasurer; Jeri Williams, Police Chief; Matthew Winegar, Development Services Director; James Cameron, Chief Financial Officer; Grace Magistrale Hoffman, Deputy City Manager; Martin Erickson, Deputy City Manager; Michael Henderson, General Services Manager; Ashley Golden, Acting Planning and Environmental Services Manager; Daniel Rydberg, Interim Utilities Director; Lou Balderrama, City Engineer; Cynthia Daniels, Project Manager; Michael More, Financial Resources Manager; Jason M. Samonte, Traffic Engineer and Jamie Brown, Police Officer.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from: Ed Ellis; Dr. Donald Thibeault; Steve Nash; Larry Stein; Jim Milstead; Janis McCormick; Michael Stubblefield; Juan Jose Rangel; Dan Pinedo; Inez Tuttle; Al Velasquez; C.W. Williams; Daniel Lechlitter; Juan Delgado; Gloria Roman; William Terry and Greg Runyon.

F. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

K. REPORTS**City Manager Department**

1. **SUBJECT:** Internal Control Over Financial Reporting Related to Employee Leave Balances. (001)

RECOMMENDATION: Receive a report and provide comments.

DISCUSSION: Dania Torres Wong, and Burke Dunphy, City's labor attorneys, reviewed the process to accrue vacation leave, enforcement issues of "leave" caps and the finding that some individuals have excess "leave" over approved accrual caps.

Public comments were received from: Roger Brooks; Aaron Starr; Dan Pinedo; David Valenzuela; Larry Stein; Inez Tuttle; Martin Jones; Jim Milstead; George Miller and Al Velasquez.

The City Manager commented on the process to make corrections regarding past policies.

The City Council discussed: the need to negotiate with union agreements; other cities policies; factors regarding accruing vacation and sick leave; management accountability; the need for employees to take vacations and the responsibility of the Council.

ACTION: The City Council provided comments and directions to staff.

I. PUBLIC HEARINGS**Planning Department**

1. **SUBJECT:** Appeal of Planning and Zoning Permit No. 14-400-01 (Coastal Development Permit to amend Planned Development Permit No. 42), Located at 5540 West Fifth Street, Oxnard Shores Mobile Home Park. Filed by Mike Marlow on behalf of Oxnard Shores Co. LLC.

RECOMMENDATION: Continued to December 9, 2014.

ACTION: Moved to continue this item to December 9, 2014. (Ramirez/Perello) Ayes: Flynn, Ramirez, MacDonald, Padilla and Perello.

J. APPOINTMENT ITEMS**Police Department**

1. **SUBJECT:** Bicycle Safety.

RECOMMENDATION: Receive a verbal presentation of citywide efforts on bicycle safety and City of Oxnard Bicycle and Pedestrian Facilities Master Plan implementation.

DISCUSSION: The Police Chief presented a bike safety video and discussed efforts to work with groups interested in assisting with "bicycle" safety programs. The Project Manager reviewed community project designs for bicycles. The Police Officer reviewed "bicycle helmet" use and safety requirements.

Public comments were received from: Pat Brown; Daniel Lechlitter; Juan Delgado; Roy Prince and Al Velazquez.

The City Council commented on: bicycle safety grants and having prevention programs including a "helmet" program.

ACTION: The City Council received the report.

Q. REVIEW OF INFORMATION/CONSENT AGENDA

Comments were received from: Interim Redevelopment Services Manager (S-3(B)); Police Chief (S-3(C) & (S-3(E)); Interim Utilities Director (S-3(F)); City Treasurer (S-4); Financial Resources Manager and Traffic Engineer (S-5); Development Services Director and Project Manager (S-6).

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comment was received from: Inez Tuttle (S-3(B)).

S. INFORMATION/CONSENT AGENDA**City Attorney Department**

1. **SUBJECT:** Second Reading of **Ordinance No. 2886** Forming a Cultural Arts Commission. (069)
RECOMMENDATION: Second reading and adoption.

City Manager Department

3. **SUBJECT:** Agreements for City Council Review. (083)
RECOMMENDATION: Approve and authorize the City Manager, to execute the attached agreements/contracts and change orders/amendments in amounts more than \$25,000 but no more than \$250,000, which are described on the attached list. *

City Treasurer Department

4. **SUBJECT:** Quarterly Investment Report for the First Quarter F/Y 2014-2015. (087)
RECOMMENDATION: Accept the Quarterly Investment Report for the First Quarter F/Y 2014-2015.

Development Services Department

5. **SUBJECT:** Approval of Lowest Responsible Responsive Bid and Authorization to Issue and Execute Contract for DS14-10 Traffic Signal Modifications at Rice Avenue and Latigo Avenue Intersection. (095)
RECOMMENDATION: Award contract to the lowest responsible and responsive bidder, Taft Electric Company (A-7726) in the amount of \$200,607.83 for DS14-10 Traffic Signal Modifications at Rice Avenue and Latigo Avenue Intersection and authorize the purchasing agent to execute the contract upon receipt of final documents.
6. **SUBJECT:** Request for Cooperative Work Agreement with the California Department of Finance (DOF) for Time Extension for Funding for the Rice Avenue/Santa Clara Avenue Interchange Improvements at U.S. Highway 101. (139)
RECOMMENDATION: Approve and authorize the Mayor to execute the request for a time extension to June 30, 2017 as a cooperative work agreement (CWA) with the California Department of Finance (DOF) (A-7388) in the amount of \$27,971 for the Rice Avenue/Santa Clara Avenue Interchange Improvements at U.S. Highway 101.

Fire Department

7. SUBJECT: Authorization to Submit Two Grant Applications to the Federal Emergency Management Agency for \$535,000 in Assistance to Firefighters Grants (AFG) Program Funds. (145)
RECOMMENDATION: Adopt **Resolution No. 14,699** authorizing: 1) The City Manager to submit two grant applications to the Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant program in the amount of \$535,000; 2) The City Manager or designee to execute the grant agreement if grant funds are awarded to the City; 3) The Chief Financial Officer to appropriate the grant funds and perform all other required financial actions; and 4) The Fire Chief or designee to submit non-financial reports.

General Services Department

8. SUBJECT: Approval of Lowest Responsible Responsive Bid and Authorization to Issue and Execute a Contract for PW13-18-Nyeland Acres 12-inch Waterline Loop. (149)
RECOMMENDATION: 1) Award contract to the lowest responsible and responsive bidder, J & H Engineering General Contractors, Inc. (A-7725) in the amount of \$241,780 for PW13-18 Nyeland Acres 12-inch Waterline Loop, and authorize the purchasing agent to execute the contract upon receipt of final documents; and 2) Approve a Budget Appropriation in the amount of \$280,000 from Water Enterprise Fund.

Housing Department

9. SUBJECT: Impact Fee Loan Agreement for the Courts Project. (169)
RECOMMENDATION: Approve and authorize the Mayor to execute a loan agreement with UHC 00558 Oxnard, L.P. (A-7732) for deferred impact fees related to the development of the Courts project subject to any modifications or changes as the Chief Financial Officer shall require or approve.

Utilities Department

10. SUBJECT: Second Amendment to Purchase Order No. 4203 with Kemira Water Solutions for Supply and Delivery of Ferric Chloride to the Wastewater Treatment Plant. (175)
RECOMMENDATION: Approve and authorize the Mayor to execute a Second Amendment to Purchase Order No. 4203 with Kemira Water Solutions (Kemira) for the supply and delivery of Ferric Chloride to the Wastewater Treatment Plant, extending the expiration date from October 16, 2014 to October 16, 2015, and adding \$440,000 to the amount, increasing the total from \$914,790 to \$1,354,790.
11. SUBJECT: Labor Compliance Program for Ventura County Regional Urban Landscape Efficiency Program. (179)
RECOMMENDATION: Adopt **Resolution No. 14,700** to establish a Labor Compliance Program to comply with Proposition 84 Grant Funding for the Ventura County Regional Urban Landscape Efficiency Program.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (Ramirez/Padilla)
Ayes: Ramirez, MacDonald, Padilla, Perello and Flynn. *Noes: Perello only (S-3(b)).

K. REPORTS

2. **SUBJECT:** Extension of the Channel Islands Harbor Annexation Agreement. (009)
RECOMMENDATION: Approve and authorize the Mayor to execute the Seventh Amendment, consisting of a four-month extension to the City of Oxnard Annexation Agreement, between the County of Ventura (A-7638) as it relates to Channel Islands Harbor, and the City of Oxnard, to allow for negotiation of a replacement agreement.

DISCUSSION: The Development Services Director reviewed community discussions and returning to Council with recommendation. The City Manager requested the four-month extension and information would be provided regarding costs, services and revenues received.

Public comments were received from Steve Kinney; Inez Tuttle; Al Velasquez and Daniel Lechlitter.

The City Council discussed: the agreement extension; need to understand agreement details; City costs, revenues received and services provided by the City.

ACTION: Approved as recommended. (Flynn/Perello). Ayes: MacDonald, Padilla, Perello, Flynn and Ramirez.

Community Development Department

3. **SUBJECT:** Master Agreement Regarding Expenditure of Bond Proceeds. (013)
RECOMMENDATION: Adopt **Resolution No. 14,698** approving a Master Agreement Regarding Expenditure of Bond Proceeds Between the City and the Oxnard Community Development Commission Successor Agency (6954-14-CD).
DISCUSSION: The Interim Redevelopment Services Manager reviewed the past issue of bonds in the redevelopment project area(s) for (reconstruction of) streets, debt service, authorized uses of the bond funds and providing information to Oversight Board. The City Engineer commented on past repairs of streets in the Ormond Beach Neighborhood

Public comments were received from: Daniel Lechlitter and Dan Pinedo.

The Council discussed: possible use of bonds for streets and other authorized uses; time schedule to use bonds proceeds and amount of needed repairs within redevelopment project area(s).

ACTION: Approved as recommended. (MacDonald/Padilla). Ayes: Padilla, Perello, Flynn, Ramirez and MacDonald.

COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

At 10:44 p.m. the joint meeting with the Community Development Commission Successor Agency concluded.

L. REPORT OF CITY MANAGER

1. **SUBJECT:** Selection of Executive Recruitment Firm. (045)
RECOMMENDATION: Approve and authorize the City Manager to execute an agreement with William Avery & Associates, Inc. (6947-14-HR) in the amount of \$79,100 for executive recruitment services for the positions of City Attorney, Housing Director, Human Resources Director, and Utilities Director.

DISCUSSION: The City Manager reviewed the selection process of the recruitment firm.

Public comment was received from: Joseph Contaoi.

The Council discussed the selection process of the City Attorney by Councilmembers.

ACTION: Approved as recommended with directions regarding selection process of City Attorney by the (two Councilmember) committee. (MacDonald/Ramirez) Ayes: Padilla, Flynn, Ramirez and MacDonald. Noes: Perello.

M. CITY COUNCIL/BUSINESS/COMMITTEE REPORTS

The Council discussed: the proposed fourth "power plant" (NRG facilities) on beach; Veteran's Day Event honoring veterans; Oxnard Boulevard Improvement planning sessions; street crossing upgrade; report regarding recent crime incident in the community; report of major fire in Santa Paula regarding materials being discarded into Oxnard infrastructure and Channel Islands Harbor information update.

N. PUBLIC COMMENTS ON REPORTS

O. PUBLIC COMMENTS ON STUDY SESSION

P. STUDY SESSION

T. ADJOURNMENT

At 11:14 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

TIM FLYNN
Mayor

MINUTES
OXNARD CITY COUNCIL
Special Meeting
November 17, 2014

A. ROLL CALL/POSTING OF AGENDA

At 6:04 p.m., the special meeting of the Oxnard City Council convened in the Oxnard Public Library, Meeting Room B, 251 South A Street. Councilmembers Tim Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla and Bert Perello were present. The City Clerk stated that the agenda was posted on Friday at the City Clerk's Office. Mayor Flynn presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Greg Nyhoff, City Manager and Stephen Fischer, Interim City Attorney.

B. PUBLIC COMMENT

Public comments were received from Joseph Contaoi; Dan Pinedo; Steve Nash; Cyndi Hookstra and Lupe Anguiano.

C. CLOSED SESSION

At 6:18 p.m., the City Council recessed to a closed session, pursuant to Government Code section 54957.6 to review the status of labor negotiations and to provide instructions to the City's negotiators, Greg Nyhoff, City Manager; Dania Torres Wong and Burke Dunphy, City's labor attorneys regarding salaries, salary schedules and compensation paid in form of fringe benefits for employees (Employee organizations: International Association of Firefighters, AFL-CIO (IAFF), Local No. 1684; Oxnard Peace Officers' Association (OPOA); Service Employees International Union CTW, CLC, Local 721 (SEIU Local 721); International Union of Operating Engineers AFL-CIO, Local No. 501 (IUOE Local 501); Oxnard Public Safety Management Employees' Association (Police Unit); Oxnard Public Safety Management Employees' Association (Fire Unit); and Oxnard Mid-Managers' Association. Unrepresented employees: Assistant City Manager, Chief Financial Officer, City Clerk, City Treasurer, Deputy City Manager, Development Services Director, Fire Chief, Housing Director, Human Resources Director, Redevelopment Services Manager, Library Director, Police Chief, Utilities Director (Department Directors); Assistant City Attorney, Deputy City Attorney, Law Office Manager, Human Resources Manager, Workers' Compensation Manager, Management Analyst III (C) (Confidential Mid-Managers); and Accountant II (C80), Accounting Technician (C67), Administrative Assistant (C70), Administrative Legal Assistant (C70), Administrative Legal Secretary I (C25), Administrative Legal Secretary II (C35), Administrative Legal Secretary III (C50), Administrative Secretary I (C15), Administrative Secretary II (C30), Administrative Secretary III (C40), Administrative Services Assistant (C70), Administrative Technician (C60), Employee Relations Coordinator (C67), Executive Assistant I (C80), Executive Assistant II (C85), Human Resources Technician (C70), Office Assistant I (C10), Office Assistant II (C20), Paralegal (C75), Safety Specialist (C72), Senior Administrative Legal Secretary (C65), Senior Administrative Secretary (C55), Senior Human Resources Coordinator (C75), Workers' Compensation Specialist (C69) (Confidential Employees).

At 9:21 p.m., the City Council reconvened.

D. ADJOURNMENT

At 9:21 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

TIM FLYNN
Mayor

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

Regular Meeting

November 18, 2014

A. ROLL CALL/POSTING OF AGENDA

At 5:00 p.m., the regular meeting of the Oxnard Community Development Commission Successor Agency convened in the Council Chambers concurrently with the City Council. Commissioners Timothy B. Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla and Bert Perello were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairperson Flynn presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Greg Nyhoff, Executive Secretary; Stephen Fischer, Interim General Counsel; Kymberly Horner, Interim Redevelopment Services Manager and Todd Moody, Special Counsel.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 5:02 p.m. the Oxnard Community Development Commission Successor Agency recessed to a closed session, pursuant to Government Code section 54956.8 to give instructions to negotiators, Greg Nyhoff, Executive Director, and Kymberly Horner, Interim Redevelopment Services Manager, concerning negotiations with The Nature Conservancy, regarding the price and terms of payment for the potential sale of APN No. 231-0-092-235, approximately 13.06 acres of land located south of Magellan Avenue and east of Perkins Road.

At 6:07 p.m. the Commission Development Commission reconvened and recessed to the evening session.

D. OPENING CEREMONIES

At 6:10 p.m., the meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

I. PUBLIC HEARINGS

J. APPOINTMENT ITEMS

Q. REVIEW OF INFORMATION/CONSENT AGENDA

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDAS. INFORMATION/CONSENT AGENDACity Clerk Department

2. SUBJECT: Minutes of the Regular Meetings of the Oxnard Community Development Commission Successor Agency for September 9, 16 and 23; and October 7, 14, 21 and 28, 2014. (073)
RECOMMENDATION: Approve.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (Ramirez/Padilla) Ayes: Ramirez, MacDonald, Padilla, Perello and Flynn. Noes: Perello only (S-3(b)).

K. REPORTSCommunity Development Department

3. SUBJECT: Master Agreement Regarding Expenditure of Bond Proceeds. (013)
RECOMMENDATION: Adopt **Resolution No. 15** approving, and recommending to its Oversight Board approval of, a Master Agreement Regarding Expenditure of Bond Proceeds between the Successor Agency and the City of Oxnard.
DISCUSSION: The Interim Redevelopment Services Manager reviewed the past issue of bonds in the redevelopment project area(s) for (reconstruction of) streets, debt service, authorized uses of the bond funds and providing information to Oversight Board. The City Engineer commented on past repairs of streets in the Ormond Beach Neighborhood

Public comments were received from: Daniel Lechlitter and Dan Pinedo.

The Commissioners discussed: possible use of bonds for streets and other authorized uses; time schedule to use bonds proceeds and amount of needed repairs within redevelopment project area(s).

ACTION: Approved as recommended. (MacDonald/Padilla). Ayes: Padilla, Perello, Flynn, Ramirez and MacDonald.

L. REPORT OF EXECUTIVE DIRECTOR/SECRETARYM. COMMUNITY DEVELOPMENT SUCCESSOR AGENCY BUSINESS/COMMITTEE REPORTSN. PUBLIC COMMENTS ON REPORTSO. PUBLIC COMMENTS ON STUDY SESSIONP. STUDY SESSION

CITY COUNCIL

At 10:44 p.m., the joint meeting with the City Council concluded.

T. ADJOURNMENT

At 10:44 p.m., the Community Development Commission Successor Authority concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairperson

MINUTES
OXNARD FINANCING AUTHORITY
Regular Meeting
October 21, 2014

A. ROLL CALL/POSTING OF AGENDA

At 6:04 p.m., the regular meeting of the Oxnard Finance Authority convened in the Council Chambers, concurrently with the City Council. Commissioners Tim Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla and Bert Perello were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairperson Flynn presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Greg Nyhoff, Executive Secretary; Karen Burnham, Assistant Executive Secretary; Stephen Fischer, Interim General Counsel and James Cameron, Chief Financial Officer.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

I. PUBLIC HEARINGS

ACTION: Chairman Flynn declared the public hearing open.

DISCUSSION: The City Clerk reported on posting, publication and that there were no written communications received.

Finance Department

1. SUBJECT: Issuance of Lease Revenue Project and Refunding Bonds, Series 2014. (001)
RECOMMENDATION: Adopt **Resolution No. 47** authorizing the sale, issuance and delivery of not more than \$27 million of its Lease Revenue Project and Refunding Bonds, Series 2014, and approving certain documents and authorizing certain action in connection therewith.
DISCUSSION: The Chief Financial Officer reviewed the bond funding process and the schedule time-line.

Public comment was received from: Larry Stein.

The Commissioners discussed: the funding for streets and the time period to complete.

ACTION: Close the public hearing. (Flynn/Padilla) Approved as recommended.
(Ramirez/Padilla) Ayes: MacDonald, Padilla, Perello, Flynn and Ramirez.

J. APPOINTMENT ITEMS

K. REPORTS

L. PUBLIC COMMENTS ON REPORTS

M. REPORT OF SECRETARY

N. FINANCING AUTHORITY COMMISSION BUSINESS/COMMITTEE REPORTS

O. STUDY SESSION

P. PUBLIC COMMENTS ON STUDY SESSION

Q. REVIEW OF INFORMATION/CONSENT AGENDA

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

S. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of the Oxnard Financing Authority for June 17 and 24; July 1, 8, 15 and 22; September 9, 16, and 23; and October 7, and 14, 2014. (271)
RECOMMENDATION: Approve.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (Ramirez/MacDonald) Ayes: Ramirez, MacDonald, Padilla, Perello and Flynn.

CITY COUNCIL

At 11:04 p.m. the joint meeting with the City Council concluded.

T. ADJOURNMENT

At 11:04 p.m. the Financing Authority concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairman

MINUTES

OXNARD FINANCING AUTHORITY

Regular Meeting

October 28, 2014

A. ROLL CALL/POSTING OF AGENDA

At 6:08 p.m., the regular meeting of the Oxnard Finance Authority convened in the Council Chambers, concurrently with the City Council and Housing Authority. Commissioners Tim Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla and Bert Perello were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairperson Flynn presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Greg Nyhoff, Executive Secretary; Karen Burnham, Assistant Executive Secretary; Stephen Fischer, Interim General Counsel; James Cameron, Chief Financial Officer; Grace Magistrale Hoffman, Deputy City Manager; Daniel Rydberg, Interim Utilities Director and Michael More, Financial Resources Manager.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence for fallen Sheriffs Officer, Eugene Kostiuhenko.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

I. PUBLIC HEARINGS

J. APPOINTMENT ITEMS

Finance Department

2. SUBJECT: Wastewater Revenue Refunding Bonds, Series 2014. (015)

RECOMMENDATION: Adopt **Resolution No. 48** authorizing the sale, issuance and delivery of not more than \$90,000,000 of its Wastewater Revenue Refunding Bonds, Series 2014, and approving certain documents and authorizing certain actions in connection therewith.

DISCUSSION: The Chief Financial Officer reviewed the refunding process for Wastewater Bonds which would provide annual savings of current bonds. Michael Kremer, Senior Vice President (First Southwest Company) provided comparison of other cities' bond ratings.

The Interim Utilities Director stated a Capital Improvement Project plan would be ready in March of 2015.

Public comment was received from: Daniel Lechlitter.

The Commissioners discussed: bond rating of wastewater bonds; bonds savings due to refinancing; infrastructure needs and a need to understand the current "financial standing" of City.

ACTION: Approved as recommended. (Perello/Ramirez) Ayes: MacDonald, Padilla, Perello, Flynn and Ramirez.

K. REPORTS

L. PUBLIC COMMENTS ON REPORTS

M. REPORT OF SECRETARY

N. FINANCING AUTHORITY COMMISSION BUSINESS/COMMITTEE REPORTS

O. STUDY SESSION

P. PUBLIC COMMENTS ON STUDY SESSION

Q. REVIEW OF INFORMATION/CONSENT AGENDA

R. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

S. INFORMATION/CONSENT AGENDA

CITY COUNCIL /HOUSING AUTHORITY

At 9:55 p.m. the joint meetings with the City Council and Housing Authority concluded.

T. ADJOURNMENT

At 9:55 p.m. the Financing Authority concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairman

MINUTES

OXNARD FINANCING AUTHORITY

Regular Meeting

November 18, 2014

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairperson

MINUTES

OXNARD FINANCING AUTHORITY

Regular Meeting
December 2, 2014

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairperson

MINUTES

OXNARD HOUSING AUTHORITY

Regular Meeting

October 7, 2014

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairperson

MINUTES
OXNARD HOUSING AUTHORITY
Regular Meeting
October 14, 2014

A. ROLL CALL/POSTING OF AGENDA

At 6:08 p.m., the regular meeting of the Oxnard Housing Authority convened in the Council Chambers, concurrently with the City Council and Community Development Commission Successor Agency. Commissioners Tim Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla, Bert Perello, Jose Andrade and Francisco Vega were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Flynn presided and called the meeting to order.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Staff members present were: Daniel Martinez, Secretary Designate; Greg Nyhoff, Executive Secretary; Karen Burnham, Assistant Executive Secretary; Stephen Fischer, Interim General Counsel; James Cameron, Chief Financial Officer; Matthew Winegar, Development Services Director and Carrie Sabatini, Interim Housing Director.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

I. PUBLIC HEARINGS

J. APPOINTMENT ITEMS

K. REPORTS

L. REPORT OF SECRETARY

M. HOUSING AUTHORITY BUSINESS/COMMITTEE REPORTS

N. PUBLIC COMMENTS ON REPORTS

O. PUBLIC COMMENTS ON REPORTS

HOUSING AUTHORITY BUSINESS/COMMITTEE REPORTSP. STUDY SESSIONO. STUDY SESSIONHousing Department1. SUBJECT: Public Housing Flat Rents. (203)

RECOMMENDATION: Receive a presentation on the U.S. Department of Housing and Urban Development ("HUD") mandated adjustment of flat rents in Public Housing.

ACTION: Moved to hear this item at scheduled public hearing on October 28, 2014. (Flynn/Padilla) Ayes: Padilla, Flynn, Ramirez and Andrade. Noes: Perello, MacDonald and Vega.

Q. REVIEW OF INFORMATION/CONSENT AGENDAR. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDAS. INFORMATION/CONSENT AGENDACity Clerk Department1. SUBJECT: Minutes of the Regular Meetings of the Oxnard Housing Authority for June 3, 10, 17, 24; July 1, 8, 15, and 22; September 9, 16, and 23, 2014; and Minutes of the Special Meeting of the Oxnard Housing Authority for July 29, 2014. (207)

RECOMMENDATION: Continue.

INFORMATION/CONSENT AGENDA ACTION: The Commissioners concurred to continued this item.

CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION

At 10:24 p.m. the joint meetings with the City Council and Community Development Commission Successor Agency concluded.

T. ADJOURNMENT

At 10:24 p.m., the Housing Authority concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairman

MINUTES

OXNARD HOUSING AUTHORITY

Regular Meeting
October 21, 2014

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairperson

MINUTES
OXNARD HOUSING AUTHORITY
Regular Meeting
October 28, 2014

A. ROLL CALL/POSTING OF AGENDA

At 6:08 p.m., the regular meeting of the Oxnard Housing Authority convened in the Council Chambers, concurrently with the City Council and Community Development Commission Successor Agency. Commissioners Tim Flynn, Carmen Ramirez, Bryan A. MacDonald, Dorina Padilla, Bert Perello, Jose Andrade and Francisco Vega were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Flynn presided and called the meeting to order.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Staff members present were: Daniel Martinez, Secretary Designate; Greg Nyhoff, Executive Secretary; Karen Burnham, Assistant Executive Secretary; Stephen Fischer, Interim General Counsel; James Cameron, Chief Financial Officer; Matthew Winegar, Development Services Director and Carrie Sabatini, Interim Housing Director.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. TRANSMITTAL OF INFORMATION ONLY ITEMS

H. INFORMATION/CONSENT PUBLIC HEARINGS

I. PUBLIC HEARINGS

Chairman Flynn opened the public hearing. The City Clerk reported on publication and that there were no written communications received.

Housing Department

1. SUBJECT: Public Housing Flat Rents. (001)

RECOMMENDATION: Approve the amendment to the Annual Plan to update the flat rent policies as required by the U.S. Department of Housing and Urban Development ("HUD").

DISCUSSION: The Interim Housing Director reviewed the proposed rent increase as required by HUD. The Assistant City Manager commented on the rent review process for housing tenants.

ACTION: Close the public hearing. (Ramirez/Perello) unanimously. Approved as recommended. (Ramirez/Flynn) Ayes: Padilla, Perello, Andrade, Vega, Flynn, Ramirez and MacDonald.

J. APPOINTMENT ITEMSK. REPORTSL. REPORT OF SECRETARYM. HOUSING AUTHORITY BUSINESS/COMMITTEE REPORTSN. PUBLIC COMMENTS ON REPORTSO. PUBLIC COMMENTS ON STUDY SESSIONP. STUDY SESSIONQ. REVIEW OF INFORMATION/CONSENT AGENDAR. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDAS. INFORMATION/CONSENT AGENDACity Clerk Department

2. SUBJECT: Minutes of the Regular Meetings of the Oxnard Housing Authority for June 3, 10, 17, 24; July 1, 8, 15, and 22; September 9, 16, and 23, 2014; and Minutes of the Special Meeting of the Oxnard Housing Authority for July 29, 2014. (261)
RECOMMENDATION: Approve.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended. (MacDonald/Perello) Ayes: Perello, Andrade, Vega, Flynn, Ramirez, MacDonald and Padilla.

CITY COUNCIL/FINANCING AUTHORITY

At 9:55 p.m. the joint meetings with the City Council and Community Development Commission Successor Agency concluded.

T. ADJOURNMENT

At 9:55 p.m., the Housing Authority concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairman

MINUTES

OXNARD HOUSING AUTHORITY
Regular Meeting
November 18, 2014

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairperson

MINUTES

OXNARD HOUSING AUTHORITY
Regular Meeting
December 2, 2014

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

TIM FLYNN
Chairperson

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Martin Meyer, Police Commander *MM for*Agenda Item No. S-2Reviewed By: City Manager *JM*City Attorney *JB*Finance *J.C.*

Other (Specify) _____

DATE: December 9, 2014**TO:** City Council**FROM:** Jeri Williams, Chief of Police *JW for*
Police Department**SUBJECT:** Central Business District Security Contract**RECOMMENDATION**

That City Council approve and authorize the Mayor to execute a three-year agreement (contract number A-7735) for security services in the Central Business District and Centennial Plaza with Professional Security Consultants in the amount of approximately \$933,000, with an option to exercise two one-year extensions.

DISCUSSION

In 2005, City Council approved a trade services agreement with a private patrol operator to provide security services to the newly renovated Central Business District ("CBD"). These security services supplemented an increased police presence downtown. This combination of private security and Oxnard Police Department community oriented policing and problem-solving has proven successful in effectively reducing reported crime and addressing quality of life issues.

The existing security contract expires December 31, 2014. A Request for Proposal was distributed in October 2014, seeking qualified and licensed private patrol operators to provide comprehensive private security services in the CBD. Seventeen licensed private patrol operators attended a mandatory pre-proposal meeting where they were advised that increased interaction with downtown businesses and visitors was expected. A clear understanding of the issues in the CBD with an innovative strategy was required. And, that the selected vendor would be actively engaged in promoting a safe, clean, and thriving downtown.

Seventeen proposals were submitted with three vendors subsequently invited to make presentations. A panel consisting of sworn officers and downtown community members then considered the company sizes and capabilities, experience with similar contracts, the ability to provide security officers and ambassadors, a security plan specific to the needs of the CBD including assisting in addressing issues related to homeless persons and vagrancy, and the ability to provide these services in the context of the

available budget. Professional Security Consultants was selected based on its experience with similar downtown contracts, its customized plan for the CBD and presentation during the interview.

Professional Security Consultants personnel activities will be monitored by the police CBD senior officer and sergeant.

FINANCIAL IMPACT

The projected cost of the agreement is approximately \$311,000 annually. This agreement is funded by General Fund in the amount of \$236,000 with the remainder paid directly by the Oxnard Downtown Management District reimbursement.

(MM)

Attachment #1 - Trade Services Agreement with Professional Security Consultants

**AGREEMENT FOR TRADE SERVICES
(INCLUDES LIVING WAGE REQUIREMENTS EFFECTIVE FROM 7/1/14)**

THIS AGREEMENT FOR TRADE SERVICES ("Agreement") is entered into in Ventura County, California, this 1st day of January, 2015, by and between the City of Oxnard ("City") and Professional Security Consultants ("Vendor"), subject to the following terms and conditions:

Vendor shall provide to City the following services: Private security services in the area commonly known as "Oxnard Central Business District," as described in Exhibit 1, attached hereto and incorporated by this reference in full herein (the "Services").

1. Vendor shall provide the Services during the term of this Agreement, as set forth in Section 2 below. Vendor shall be excused for delays resulting from causes beyond the control of Vendor.

2. This Agreement shall begin on January 1, 2015, and shall end on December 31, 2017. City may terminate this Agreement at any time, with or without cause, by giving 60-day written notice to Vendor, specifying the effective date of termination. Unless City asserts that Vendor has breached the Agreement, City agrees to pay Vendor in full for the Services satisfactorily performed as of the effective date of termination, including any expenditures incurred on City's behalf, whether for the employment of third parties or otherwise. If City pays for any materials, City shall be entitled to the title and possession of such materials.

3. City shall pay Vendor an amount not to exceed \$311,000 annually for the Services performed during the term of this Agreement based on the fees specified in Exhibit 2. Vendor's acceptance of final payment made pursuant to this Agreement shall constitute a release of City from all claims and liabilities for compensation to Vendor for anything completed, finished or relating to the Services. Vendor agrees that payment by City shall not constitute nor be deemed a release of the responsibility and liability of Vendor or its employees, subcontractors, agents and sub-vendors for the accuracy and competency of the information provided and/or the Services performed hereunder, nor shall such payment be deemed to be an assumption of responsibility or liability by City for any defect or error in the Services performed by Vendor, its employees, subcontractors, agents and sub-vendors. Vendor shall provide City with a completed Request for Taxpayer Identification Number and Certification, as issued by the Internal Revenue Service. If any sales tax is due for the Services performed by Vendor or materials or products provided to City by Vendor, Vendor shall pay the sales tax. City shall not reimburse Vendor for sales taxes paid by Vendor.

4. a. Vendor shall compensate any employee of Vendor who provides services under this Agreement in accordance with the Living Wage Policy, attached hereto and incorporated herein by reference as Exhibit A. While this Agreement is in effect, Vendor shall pay such employee no less than \$14.75 per hour for each hour that such employee provides services under this Agreement. This hourly rate shall be adjusted on July 1, 2015, and each July 1 thereafter,

according to the percentage change in the Consumer Price Index, all items, prepared by the Bureau of Labor Statistics for the Los Angeles, Riverside, Orange County area relating to all urban consumers (CPI-U), index base 1967 + 100, comparing May of the previous year to May of the current year. In addition, while this Agreement is in effect, Vendor shall provide to such employee no less than 96 hours of paid leave per calendar year.

b. Vendor agrees to post, at a location readily accessible to those employees providing services to the City, a copy of the Living Wage Policy adopted by the Oxnard City Council on July 9, 2002, and effective October 1, 2002.

c. If Vendor fails to compensate such employee pursuant to the Living Wage Policy, the City Manager or designee shall terminate this Agreement on written notice to Vendor, effective immediately.

d. In addition, if Vendor fails to comply with the Living Wage Policy in any manner, Vendor shall pay to City a fine of \$500 and shall pay to any employee providing services under this Agreement a penalty of three times the amount or value of the compensation owed to such employee under the Living Wage Policy. Vendor shall pay such fine and penalty within 15 days after the City Manager or designee provides written notice to Vendor of the amount owed.

5. a. To the fullest extent permitted by law, Vendor shall (1) immediately defend; (2) indemnify; and (3) hold harmless City, its City Council, each member thereof, and its directors, officers, and employees (the "Indemnified Party") from and against all liabilities regardless of nature, type, or cause, arising out of or resulting from or in connection with Vendor's performance of this Agreement or Vendor's failure to comply with any of its obligations contained in this Agreement. Liabilities subject to the duties to defend and indemnify include, without limitation, all claims, losses, damages, penalties, fines, and judgments; associated investigation and administrative expenses; defense costs, including but not limited to reasonable attorneys' fees; court costs; and costs of alternative dispute resolution. Vendor's obligation to indemnify applies unless it is adjudicated that any of the liabilities covered by this Section are the result of the sole active negligence or sole willful misconduct of the Indemnified Party.

b. The duty to defend is a separate and distinct obligation from Vendor's duty to indemnify. Vendor shall be obligated to defend, in all legal, equitable, administrative, or special proceedings, with counsel approved by the Indemnified Party immediately upon tender to Vendor of the claim in any form or at any stage of an action or proceeding, whether or not liability is established. An allegation or determination of negligence or willful misconduct by the Indemnified Party shall not relieve Vendor from its separate and distinct obligation to defend the Indemnified Party. The obligation to defend extends through final judgment, including exhaustion of any appeals. The defense obligation includes the obligation to provide independent defense counsel if Vendor asserts that liability is caused in whole or in part by the negligence or willful misconduct of the Indemnified Party. If it is finally adjudicated that liability was caused by the sole active negligence or sole willful misconduct of the Indemnified Party, Vendor may submit a claim to City for reimbursement of reasonable attorneys' fees and defense costs.

c. The review, acceptance or approval of Vendor's work or work product by the Indemnified Party shall not affect, relieve or reduce Vendor's indemnification or defense obligations. This Section shall survive completion of the Services or termination of this Agreement. The provisions of this Section shall not be restricted by and do not affect the provisions of this Agreement relating to insurance.

6. Vendor shall continuously maintain adequate protection of all of Vendor's work from damage and shall protect the City's property from any and all injury or loss arising in connection with this Agreement. Vendor shall take all necessary precaution for the safety of employees on the job and shall comply with all applicable provisions of federal, state and municipal safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to any premises where the work is being performed.

7. a. Vendor shall obtain and maintain during the performance of the Services under this Agreement the insurance coverages specified in Exhibit INS-A, attached hereto and incorporated herein by reference, issued by a company satisfactory to the Risk Manager, unless the Risk Manager waives, in writing, the requirement that Vendor obtain and maintain such insurance coverages.

b. Vendor shall, prior to performance of the Services, file with the Risk Manager evidence of insurance coverage as specified in Exhibit INS-A.

c. Maintenance of insurance coverages by Vendor is a material element of this Agreement. Vendor's failure to maintain or renew insurance coverages or to provide evidence of renewal may be considered a material breach of this Agreement.

8. In performing the Services under this Agreement, Vendor is an independent contractor. Vendor and Vendor's agents, employees, subcontractors and other persons acting on Vendor's behalf are not officers or employees of City.

9. Vendor shall not, without the written consent of City's Purchasing Officer, assign this Agreement, or any interest therein, or any money due thereunder.

10. In performing the Services under this Agreement, Vendor shall comply with all applicable laws, ordinances and regulations. Before performing the Services under this Agreement, Vendor shall obtain all required licenses and permits, including a City business tax certificate.

11. This Agreement may be amended only by a written document signed by both City and Vendor.

12. Any notices to Vendor may be delivered personally or by mail addressed to: Shaul Maouda, Senior Vice President, Professional Security Services, 11454 San Vicente Boulevard, 2nd Floor, Los Angeles, CA 90049. Any notices to City may be delivered personally or by mail addressed to: Martin Meyer, Commander, Oxnard Police Department, 251 South "C" Street, Oxnard, CA 93030.

ATTACHMENT NO. 1
PAGE 3 OF 21

13. This Agreement constitutes the entire agreement of City and Vendor regarding the subject matter described herein and supersedes all prior communications, agreements and promises, either oral or written.

14. Vendor agrees that City or its auditors shall have access to and the right to audit and reproduce any of Vendor's relevant records to ensure that City is receiving all the Services to which City is entitled under this Agreement or for any other purpose relating to the Agreement. Vendor shall maintain and preserve all such records for a period of at least three years after the expiration of this Agreement, or until an audit has been completed and accepted by City. Vendor agrees to maintain all such records in City or to promptly reimburse City for all reasonable costs incurred in conducting the audit at a location other than in City, including but not limited to expenses for personnel, salaries, private auditor, travel, lodging, meals and overhead.

CITY OF OXNARD

Tim Flynn, Mayor

VENDOR

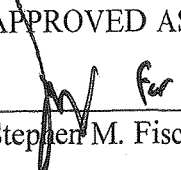


Shaul Maouda, Senior Vice President
Professional Security Consultants

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Stephen M. Fischer, Interim City Attorney

APPROVED AS TO INSURANCE:



James Cameron, Risk Manager

APPROVED AS TO CONTENT:



Martin Meyer, Project Manager

APPROVED AS TO CONTENT:



Jeff Williams, Chief of Police

APPROVED AS TO AMOUNT:

Greg Nyhoff, City Manager

ATTACHMENT NO. 1
PAGE 4 OF 21

Exhibit 1

Scope of Services

Vendor will provide private security services to the area known as Oxnard Central Business District ("CBD"), an approximately thirty-five square-block area in downtown Oxnard bounded by the north side of Wooley Road to the north, south of Second Street to the south, the alley west of "C" Street to the east and the west side of Meta Street to the west. Security services will focus in and around the new multi-level parking structure ("Parking Structure") located on the southeast corner of Third Street and "B" Street, "Centennial Plaza," a new Cineplex, restaurant and shopping complex located at the corner of Fifth Street and "B" Street, and City facilities and buildings located in the CBD.

The general parameters for private security operations are as follows:

Private Security Officer and Ambassador Responsibilities

The assigned private security persons will:

1. Patrol assigned areas as required using a variety of means including foot patrol, bike patrol, vehicle patrol and video surveillance.
2. Observe and report any suspicious or hazardous activities to authorities by contacting the Vendor's control center or by notifying the City directly.
3. Act as ambassadors providing information as directed to employees, the public, and visitors of the CBD.
4. Deter theft, loss, damage or misuse of property.
5. Regularly survey the security and safety status of the CBD and report findings.
6. Assist in the evacuation of CBD employees, the public, and visitors as necessary.
7. Assist Oxnard Fire Department, medical services, and law enforcement as necessary.
8. Maintain and update the security procedures manual, commonly known as "Post Orders."
9. Maintain a professional appearance and conduct at all times.
10. Utilize the CBD storefront in the Parking Structure as a base of operations.
11. Prepare monthly, weekly, and daily post logs.

Vendor Responsibilities

1. Vendor will provide adequate supervision and management.

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PAGE 5 OF 21

2. Vendor will consult with CBD police staff to develop an appropriate private security deployment that deters crime and disorder and otherwise promotes a positive quality of life.
3. Vendor will utilize a guard tour tracking and reporting system.
4. Vendor shall provide copies of the guard monthly, weekly, and daily logs to City upon request.
5. Vendor must be a licensed private patrol operator in good standing with the California Department of Consumer Affairs, Bureau of Security and Investigative Services.
6. Each security officer and supervisor assigned to this project must possess a valid and permanent California Department of Consumer Affairs, Bureau of Security and Investigative Services security guard registration while on the job site. A "screen print of the Bureau's approval from the Bureau's web site at www.dca.gov/bsis along with valid photo identification" is not an acceptable alternative to this requirement.
7. Each security officer and supervisor assigned to this project must be able to speak, read and write in English.
8. Vendor employees assigned to this project may be required to submit a Live Scan and criminal history check performed by the Oxnard Police Department at the City's expense with or without notice.
9. ODMD and City reserve the right to reject Vendor employees from this project with or without cause.

Regulations

Vendor shall comply with the following private patrol operator regulations:

Badges/Insignia

The Chief of Police or designee may prescribe the size, shape, and inscription upon the badge or insignia to be worn by a patrol person. The design of the badge or insignia shall not be an imitation of, resemble, or be readily mistaken as a badge or insignia of local, county, state, or federal law enforcement officers. The badge or insignia must comply with the provisions of the California Business and Professions Code.

Uniforms

(a) No patrol person shall wear or be required to wear any uniform that imitates, resembles, or may readily be mistaken for the uniform of local, county, state, or federal law enforcement officers. Uniforms must comply with the provisions of the California Business and Professions Code.

(b) No patrol person shall wear or be required to wear a uniform shirt which is similar to, or may be mistaken for the uniform shirt of local, county, state, or federal law enforcement agency. Shirt colors specifically prohibited are black, dark blue, navy blue, French blue, khaki (yellowish-brown), or a similar color or hue.

(c) When a patrol person wears any type of clothing or covering over an authorized uniform shirt, the outermost garment will be marked with a patch on at least one shoulder that reads "private security" and will include the name of the private patrol company by which the person is

employed, or which the person represents. A badge or cloth patch will be affixed on the upper left breast of the uniform and shall have clearly visible the words "PRIVATE SECURITY." Across the back to the outmost garment will be permanently marked "DISTRICT SECURITY" in a high-contrast color in standard sans-serif characters no smaller than two inches in height.

(d) The Chief of Police or designee may authorize special uniform blazer apparel for a patrol person or uniformed in-house security guard working a fixed post at a specific location, e.g. commercial building lobby and not assigned to a foot or vehicle patrol assignment. The uniform blazer typically consists of a light-weight, single-breasted jacket with the insignia or uniform patch affixed over the breast pocket.

Vehicles

(a) Private patrol operators shall be prohibited from using any vehicle that imitates, resembles, or may be readily mistaken for the vehicles used by any local, county, state, or federal official public law enforcement agency. No vehicle used by a private patrol service shall be equipped with a red light or siren.

(b) The private patrol operator license number, prefaced with the letters "PPO," will be permanently affixed to the rear of each vehicle used for patrol services by a private patrol operator.

(c) Any vehicle used for private patrol must be marked permanently with the words "Private Security" or "Security Patrol" on the rear and both sides of the vehicle.

(d) Any required vehicle lettering pursuant to this section shall:

1. Consist of a standard sans-serif font with characters no smaller than two inches in height.

2. The lettering must be in a high contrast color with the background color where affixed.

(e) Vehicles owned by the City and used by the private patrol operator are exempt from this section.

Reports of Violations of Laws

No patrol person shall perform, or be required to perform, official police or investigation activities but shall make a report to the Police Department of any felonies, high-grade misdemeanors or violations of federal law which come to his or her attention. High grade

misdemeanors include petty theft, violations of dangerous weapons control laws, traffic manslaughter, indecent exposure, child molesting, contributing to the delinquency of a minor, lewd conduct, and all other misdemeanor sex offenses. Such report may be made by telephone or personal visit to the watch commander or other person charged with the duty of receiving reports of law violations.

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PAGE 8 OF 21

EXHIBIT 1
Page 4 of 4

Exhibit 2

Fee Schedule

Salary/Compensation

<u>Position and Hours</u>	<u>Pay Rate</u>	<u>Billing Rate</u>	<u>Total</u>
Security Officer (184 hours/week)	\$14.75	\$24.66	\$235,946.88
Supervisor (40 hours/week)	\$16.50	\$27.12	\$56,409.60

Weekly Hours: 224

Cost for Year 1 \$292,356.48

Note: Cost does not include state use/sales tax. PSC will bill additionally, based on the state's current use/sales tax percentage.

- PSC charges time-and-a-half the usual rate for guards working during six national holidays (New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). This billing will be billed additional during the holiday's month of occurrence.
- PSC charges time-and-a-half the usual rate for guards working additional hours for emergency and special events.

EXHIBIT A

LIVING WAGE POLICY

The Living Wage Policy of the City of Oxnard is hereby adopted by the City Council on July 9, 2002 to be effective October 1, 2002.

1. Pursuant to this Living Wage Policy, a service contractor shall pay those employees who provide services to the City under contract:
 - (a) Effective October 1, 2002, at least \$9.00 an hour for the time during which the employee is providing services to the City;
 - (b) Effective July 1, 2003, at least \$9.25 an hour for the time during which the employee is providing services to the City and 32 hours of paid leave per every calendar year in which an employee provides services to the City;
 - (c) Effective July 1, 2004, at least \$10.59 an hour for the time during which the employee is providing services to the City and 64 hours of paid leave per every calendar year in which an employee provides services to the City; and
 - (d) Effective July 1, 2005, at least \$12.22 an hour for the time during which the employee is providing services to the City and 96 hours of paid leave per every calendar year in which an employee provides services to the City.
2. The hourly rates established in Section 1 shall be adjusted July 1, 2006 and, each July 1 thereafter, according to the percentage change since July 1, 2005 in the Consumer Price Index prepared by the Bureau of Labor Statistics for the Los Angeles, Anaheim, Riverside area relating to all urban consumers.
3. A service contractor executing a service contract with the City for which the City will pay the contractor \$25,000 or more during the contract term shall be subject to the Living Wage Policy.
4. A service contractor executing more than one service contract with the City, and the combined monetary total of the payments by the City pursuant to such contracts is \$25,000 or more for the combined contract terms shall be subject to the Living Wage Policy.
5. This Living Wage Policy shall not govern the following types of contracts for: (a) the purchase, rental or lease of goods, products, equipment, supplies or other personal property; (b) public works projects as defined in State or local law; and (c) professional services.

6. This Living Wage Policy shall not govern the following service contractors: (a) nonprofit entities organized under IRS Code section 501(c)(3); (b) public entities such as cities, counties, special districts, states and the federal government; and (c) businesses employing fewer than five persons.
7. The City Attorney is directed to include in all standard trade services contracts and all contracts involving unique trade services, the language set forth in Exhibit 1 attached hereto and incorporated herein by this reference.
8. If a service contractor fails to comply with this Living Wage Policy, the City Manager is directed to terminate the subject service contract immediately and to impose appropriate fines and penalties as set forth in the service contract.
9. The City Manager and the City Attorney are responsible for the administration and enforcement, respectively, of the Living Wage Policy. If an employee of a service contractor governed by the Living Wage Policy concludes that he/she has been retaliated against for the exercise of rights under the Living Wage Policy, the employee should contact the City Manager at 385-7430.
10. The City Manager shall reasonably cooperate with representatives of the Ventura County Living Wage Coalition to ensure the effective administration and enforcement of the Living Wage Policy.
11. This Living Wage Policy may be changed only by City Council and only after a duly noticed public hearing.
12. The City Manager is directed to ensure that the City Council will review the Living Wage Policy as part of the FY 2003-2004/05 budget process.

ATTACHMENT NO. 1

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Exhibit B

Living Wage Policy

Pursuant to the Living Wage Policy adopted July 9, 2002 by the City Council and effective October 1, 2002, the City Manager and City Attorney are directed to include the following language in all standard trade services contracts and all unique trade services contracts governed by the Living Wage Policy.

- A. (Contractor or Vendor) shall compensate any employee of (Contractor or Vendor) who provides services under this Agreement in accordance with the Living Wage Policy, attached hereto and incorporated herein by reference as Exhibit _____. While this Agreement is in effect, (Contractor or Vendor) shall pay such employee no less than \$_____ per hour for each hour that such employee provides services under this Agreement. In addition, while this Agreement is in effect, (Contractor or Vendor) shall provide to such employee no less than _____ hours of paid leave per calendar year.
- B. (Contractor or Vendor) agrees to post, at a location readily accessible to those employees providing services to the City, a copy of the Living Wage Policy adopted by City Council on July 9, 2002 and effective October 1, 2002.
- C. If (Contractor or Vendor) fails to compensate such employee pursuant to the Living Wage Policy, the City Manager or designee shall terminate this Agreement on written notice to (Contractor or Vendor), effective immediately.
- D. In addition, if (Contractor or Vendor) fails to comply with the Living Wage Policy in any manner, (Contractor or Vendor) shall pay to City a fine of \$500 and shall pay to any employee providing services under this Agreement a penalty of three times the amount or value of the compensation owed to such employee under the Living Wage Policy. (Contractor or Vendor) shall pay such fine and penalty within 15 days after the City Manager or designee provides written notice to (Contractor or Vendor) of the amount owed.

ATTACHMENT NO. 1
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ATTACHMENT NO. 1
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**INSURANCE REQUIREMENTS FOR CONSULTANTS
(WITH ERRORS AND OMISSIONS REQUIREMENT)**

1. Consultant shall obtain and maintain during the performance of any services under this Agreement the following insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of services hereunder by Consultant, its agents, representatives, employees or subconsultants.

a. Commercial General Liability Insurance, including Contractual Liability, in an amount not less than \$1,000,000 combined single limit for bodily injury and property damage for each claimant for general liability with coverage equivalent to Insurance Services Office Commercial General Liability Coverage (Occurrence Form CG 0001). If a general aggregate limit is used, that limit shall apply separately to the project or shall be twice the occurrence amount;

b. Business automobile liability insurance in an amount not less than \$1,000,000 combined single limit for bodily injury and property damage for each claimant for automobile liability with coverage equivalent to Insurance Services Office automobile liability coverage (Occurrence Form CA0001) covering Code No. 1, "any auto;"

c. Professional liability/errors and omissions insurance appropriate to Consultant's profession to a minimum coverage of \$1,000,000, with neither Consultant nor listed subconsultants having less than \$500,000 individually. The professional liability/errors and omissions insurance must be project specific with at least a one year extended reporting period, or longer upon request.

d. Workers' compensation insurance in compliance with the laws of the State of California, and employer's liability insurance in an amount not less than \$1,000,000 per claimant.

2. Consultant shall, prior to performance of any services, file with the Risk Manager certificates of insurance with original endorsements effecting coverage required by this Exhibit INS-A. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on the attached forms or on other forms approved by the Risk Manager. All certificates and endorsements are to be received and approved by the Risk Manager before commencement of services. City reserves the right to require complete certified copies of all required insurance policies at any time. The certificates of insurance and endorsements shall be forwarded to the Risk Manager, addressed as follows:

City of Oxnard
Risk Manager
Reference No. _____
300 West Third Street, Suite 302
Oxnard, California 93030

3. Consultant agrees that all insurance coverages shall be provided by a California admitted insurance carrier with an A.M. Best rating of A:VII or better and shall be endorsed to state that coverage may not be suspended, voided, canceled, or reduced in coverage or limits without 30 days' prior written notice to the Risk Manager. The Risk Manager shall not approve or accept any endorsement if the endorsement contains "best effort" modifiers or if the insurer is relieved from the responsibility to give such notice.

4. Consultant agrees that the commercial general liability and business automobile liability insurance policies shall be endorsed to name City, its City Council, officers, employees, agents and volunteers as additional insureds as respects: liability arising out of activities performed by or on behalf of Consultant; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to City, its City Council, officers, employees, agents and volunteers. **The General Liability Special Endorsement Form and Automobile Liability Special Endorsement Form attached to this Exhibit INS-A or substitute forms containing the same information and acceptable to the Risk Manager shall be used to provide the endorsements (ISO form CG 2010 11/85 or if not available, CG 2010 with an edition date prior to 01/04 and CG 2037).**

5. The coverages provided to City shall be primary and not contributing to or in excess of any existing City insurance or self-insurance coverages (**this must be endorsed**). Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, its City Council, officers, employees and volunteers. The insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

6. The insurer shall declare any deductibles or self-insured retentions to and be approved by the Risk Manager. At the option of the Risk Manager, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its City Council, officers, employees and volunteers, or the Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

7. All insurance standards applicable to Consultant shall also be applicable to Consultant's subconsultants. Consultant agrees to maintain appropriate agreements with subconsultants and to provide proper evidence of coverage upon receipt of a written request from the Risk Manager.

INSTRUCTION FOR SUBMITTING INSURANCE CERTIFICATES AND ENDORSEMENT FORMS

Certificates of Insurance

The sample accord form on the following page is provided to facilitate your preparation and submission of certificates of insurance. You may use this or any industry form that shows coverage as broad as that shown on the attached sample. **Please note the certificate holder address must be as shown on the attached sample accord form with the contract number and insurance exhibit identification information completed.** Improperly addressed certificates may delay the contract start-up date because the City's practice is to return unidentifiable insurance certificates to the insured for clarification as to the contract number. **Cancellation provisions must be endorsed to the policy. Modifying the certificate does not change coverage or obligate the carrier to provide notice of cancellation.**

Endorsement Forms

Original endorsements are required for commercial general liability and business automobile liability insurance policies and must be attached to the applicable certificate of insurance. City preference is that the Consultant/insurer use the endorsement forms which are attached. Substitute forms will be accepted, however, as long as they include provisions comparable to the sample accord form.

INS-A.doc



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/22/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bolton & Company 3475 E. Foothill Blvd., Suite 100 Pasadena, CA 91107 www.boltonco.com 0008309	CONTACT NAME: PHONE (A/C, No, Ext): (626) 799-7000 FAX (A/C, No): (626) 583-2117 E-MAIL: ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Lexington Insurance Company NAIC # 19437 A INSURER B: Travelers Property Casualty A+ INSURER C: American Casualty Company of Reading, PA 20472 A INSURER D: Scottsdale Insurance Company 41293 A+ INSURER E: Transportation Insurance Company 20474 A INSURER F:
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COVERAGES CERTIFICATE NUMBER: 22073045 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Incl Prof. Liab & Terrorism ☒ \$50,000 Deductible GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		023462743	10/22/2014	10/22/2015	EACH OCCURRENCE \$ 10,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ \$100,000 MED EXP (Any one person) \$ Not Covered PERSONAL & ADV INJURY \$ Included GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ Included \$
A	☒ ANY AUTO ALL OWNED AUTOS ☐ SCHEDULED AUTOS NON-OWNED AUTOS ☒ HIRED AUTOS		810154D7986TIL	1/30/2014	1/30/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired Auto Phys. Damage \$ 100,000
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y N/A	WC274978238 WC274978241 WC274978255 SGL2074978272	1/30/2014 1/30/2014 1/30/2014 1/30/2014	1/30/2015 1/30/2015 1/30/2015 1/30/2015	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Auto and Excess Employers Liab		XLS0091991	2/15/2014	1/30/2015	Limit \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance.
Job: Operations of the Named Insured.

CERTIFICATE HOLDER Operations of the Named Insured City of Oxnard Attn: Risk Manager 300 W. Third Street, Suite 302 Oxnard, CA 93030	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Joyce Ferguson
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ACORD 25 (2014/01)

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ENDORSEMENT

This endorsement, effective 12:01 AM 10/22/2014

Forms a part of policy no.:023462743

Issued to: PROFESSIONAL SECURITY CONSULTANTS

By: LEXINGTON INSURANCE COMPANY

ADDITIONAL INSURED REQUIRED BY WRITTEN CONTRACT ENDORSEMENT

This endorsement modifies insurance provided under the following:

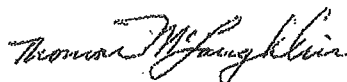
GUARDSECURE® SECURITY GUARD GENERAL AND PROFESSIONAL LIABILITY INSURANCE

- A. Section II - Who Is An Insured is amended to include any person or organization you are required to include as an additional insured on this policy by a written contract or written agreement in effect during this policy period and executed prior to the "bodily injury", "property damage" or "wrongful act".
- B. The insurance provided to the above described additional insured under this endorsement is limited as follows:
1. **COVERAGE A BODILY INJURY, PROPERTY DAMAGE AND PROFESSIONAL LIABILITY (SECTION I - COVERAGES)** only.
 2. The person or organization is only an additional insured with respect to liability arising out of "your work" or your "professional services".
 3. In the event that the Limits of Insurance provided by this policy exceed the Limits of Insurance required by the written contract or written agreement, the insurance provided by this endorsement shall be limited to the Limits of Insurance required by the written contract or written agreement. This endorsement shall not increase the Limits of Insurance shown in the Declarations pertaining to the coverage provided herein.
 4. This insurance does not apply to "bodily injury", "property damage" or "professional liability" arising out of:
 - a. "Your work" or your "professional services" unless you are required to provide such coverage by written contract or written agreement and then only for the period of time required by the written contract or written agreement and in no event beyond the expiration date of the policy; or
 - b. The sole negligence of the additional insured for its own acts or omissions or those of its employees or anyone else acting on its behalf.
 5. Any coverage provided by this endorsement to an additional insured shall be excess over any other valid and collectible insurance available to the additional insured whether provided on a primary, excess, contingent or on any other basis, unless the written contract or written agreement with the additional insured specifically requires that this insurance be primary and non-contributory with any other insurance issued to the additional insured. In such case, this insurance shall be primary and non-contributory with any other insurance issued to the additional insured.

ATTACHMENT NO. 1
PAGE 18 OF 21

- C. In accordance with the terms and conditions of the policy and as more fully explained in the policy, as soon as practicable, each additional insured must give us prompt notice of any "occurrence" or "wrongful act" which may result in a claim, forward all legal papers to us, cooperate in the defense of any actions, and otherwise comply with all of the policy's terms and conditions. Failure to comply with this provision may, at our option, result in the claim or "suit" being denied.

All other terms and conditions of the policy remain the same.



Authorized Representative OR
Countersignature (In states where applicable)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- | | |
|--|--|
| A. BROAD FORM NAMED INSURED | H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT |
| B. BLANKET ADDITIONAL INSURED | I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT |
| C. EMPLOYEE HIRED AUTO | J. PERSONAL EFFECTS |
| D. EMPLOYEES AS INSURED | K. AIRBAGS |
| E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS | L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS |
| F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS | M. BLANKET WAIVER OF SUBROGATION |
| G. WAIVER OF DEDUCTIBLE – GLASS | N. UNINTENTIONAL ERRORS OR OMISSIONS |

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph A.1., **Who Is An Insured**, of **SECTION II – LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph c. in A.1., **Who Is An Insured**, of **SECTION II – LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and

executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the **Who Is An Insured** provision contained in Section II.

C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph A.1., **Who Is An Insured**, of **SECTION II – LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

EXHIBIT INS-A
INSURANCE REQUIREMENTS

ATTACHMENT NO. 1
PAGE 21 OF 21



Meeting Date: 12 /9 /14

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Mary Diamond *MD*

Agenda Item No. S-3

Reviewed By: City Manager *JK*

City Attorney *DOB*

Finance *JK*

Police Chief

DATE: November 25, 2014

TO: City Council *Newberry for*

FROM: Jeri Williams, Chief of Police
Police Department

SUBJECT: Supplemental Law Enforcement Services Fund

RECOMMENDATION

That City Council:

1. Recognize \$321,598 in grant revenue from the State Supplemental Law Enforcement Services Fund (SLESF) for Citizens Option for Public Safety (COPS) Program.
2. Approve a budget appropriation in the amount of \$321,598 for Records improvements and computer equipment.

DISCUSSION

The County of Ventura will receive an estimated allocation of \$1,656,003 from the State Department of Finance. The City of Oxnard's estimated portion is \$321,598. The majority of the funds will be used for computers and high speed networking equipment. In addition, the Police Department's Records unit will be remodeled due to old and damaged furnishings.

FINANCIAL IMPACT

The attached budget appropriation reflects the allocation of the \$321,598 FY14-15 SLESF COPS Program. No matching funds are required.

Attachment #1 - COPS 2014-15 Ventura County Allocation
#2 - Budget Appropriation

**2014-15 Enhancing Law Enforcement Activities Subaccount
Citizens' Option for Public Safety
Front-line Law Enforcement Allocation for 2014-15**

City/County	City/County Population Estimates 1/1/2014	Projected Allocations by City/County	Percent of Allocation by City/County
Newman	10,668	\$ 100,000	0.11759532%
Oakdale	21,442	\$ 100,000	0.11759532%
Patterson	20,922	\$ 100,000	0.11759532%
Riverbank	23,243	\$ 100,000	0.11759532%
Turlock	70,132	\$ 110,753	0.13024025%
Waterford	8,619	\$ 100,000	0.11759532%
Unincorporated	110,650	\$ 174,739	0.20548514%
Sutter	95,733	\$ 303,718	0.35715763%
Live Oak	8,481	\$ 100,000	0.11759532%
Yuba City	65,677	\$ 103,718	0.12196699%
Unincorporated	21,575	\$ 100,000	0.11759532%
Tehama	63,717	\$ 400,000	0.47038128%
Corning	7,598	\$ 100,000	0.11759532%
Red Bluff	14,131	\$ 100,000	0.11759532%
Tehama	417	\$ 100,000	0.11759532%
Unincorporated	41,571	\$ 100,000	0.11759532%
Trinity	13,389	\$ 100,000	0.11759532%
Unincorporated	13,389	\$ 100,000	0.11759532%
Tulare	459,446	\$ 1,136,483	1.33645111%
Dinuba	23,666	\$ 100,000	0.11759532%
Exeter	10,539	\$ 100,000	0.11759532%
Farmersville	10,932	\$ 100,000	0.11759532%
Lindsay	12,650	\$ 100,000	0.11759532%
Porterville	55,697	\$ 100,000	0.11759532%
Tulare	61,857	\$ 100,000	0.11759532%
Visalia	129,582	\$ 204,637	0.24064325%
Woodlake	7,711	\$ 100,000	0.11759532%
Unincorporated	146,812	\$ 231,846	0.27264062%
Tuolumne	53,604	\$ 200,000	0.23519064%
Sonora	4,789	\$ 100,000	0.11759532%
Unincorporated	48,815	\$ 100,000	0.11759532%
Ventura	842,967	\$ 1,656,003	1.94738199%
Camarillo	66,752	\$ 105,415	0.12396335%
Fillmore	15,339	\$ 100,000	0.11759532%
Moorpark	35,172	\$ 100,000	0.11759532%
Ojai	7,594	\$ 100,000	0.11759532%
Oxnard	203,645	\$ ★ 321,598	0.37818366%
Port Hueneme	22,399	\$ 100,000	0.11759532%
San Buenaventura	108,961	\$ 172,072	0.20234854%
Santa Paula	30,448	\$ 100,000	0.11759532%
Simi Valley	126,305	\$ 199,462	0.23455762%
Thousand Oaks	129,039	\$ 203,779	0.23963486%
Unincorporated	97,313	\$ 153,677	0.18071736%
Yolo	206,381	\$ 505,264	0.59416635%
Davis	66,656	\$ 105,264	0.12378507%
West Sacramento	50,836	\$ 100,000	0.11759532%
Winters	6,979	\$ 100,000	0.11759532%
Woodland	57,223	\$ 100,000	0.11759532%
Unincorporated	24,687	\$ 100,000	0.11759532%
Yuba	73,682	\$ 300,000	0.35278596%

REQUEST FOR BUDGET APPROPRIATION

Department: Police
Project/Program
Manager: Jeri Williams

Date: December 9, 2014
Phone: ext. 7612

Reason for Appropriation:

To recognize State grant revenue for the Supplemental Law Enforcement Services Fund FY14-15, which is subgranted through the County of Ventura

Accounts and Descriptions

AMOUNT

Fund: **STATE COPS GRANT (195)**

Revenues/Transfers In

COPS Prog (SLESF FY14-15) (Project 662134)

195-2030-532-7231	FEDERAL & STATE SOURCES/STATE GRANT REVENUES	<u>321,598</u>
	Sub-total Revenues	<u>321,598</u>

Expenditures/Transfers Out

COPS Prog (SLESF FY14-15) (Project 662134)

195-2030-802-8132	MINOR EQUIPMENT - OFFICE	80,000
195-2030-802-8134	MINOR EQUIPMENT - SHOP AND FIELD	80,000
195-2030-802-8605	CAPITAL OUTLAY / IMPRV OTHER BUILDING/MAJOR REP	60,000
195-2030-802-8606	CAPITAL OUTLAY / MACHINERY AND EQUIP NEW	<u>101,598</u>
	Sub-total Expenditures	<u>321,598</u>

Net Change to Fund Balance	<u>0</u>
-----------------------------------	-----------------

Approvals

Department Director

Chief Financial Officer

City Manager

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s).	☐ Report
☐ Res. No(s).	☐ Public Hearing (Info/consent)
☐ Other	☐ Other _____

Prepared By: Gregory Barnes  Agenda Item No. S-4

Reviewed By: City Manager  City Attorney  Finance  Other (Specify) _____

DATE: November 17, 2014

TO: City Council

FROM: Terrel Harrison, Interim Recreation Superintendent
Recreation & Community Services 

SUBJECT: Senior Services Contribution Awards to Agencies

RECOMMENDATION

That City Council:

1. Approve the Senior Services Commission's (SSC) recommended distribution of \$44,600 from the General Fund for Senior Services Contribution Awards to ten agencies providing services to seniors.
2. Direct the Interim Recreation Supervisor to notify recipients of Senior Services Contribution Awards.
3. Authorize the Interim Recreation Supervisor to execute a letter of agreement for each recipient.
4. Authorize the Chief Financial Officer to make disbursements in accordance with the letter agreements.

DISCUSSION

A total of \$44,600 has been budgeted into the fiscal year 2014-2015 General Fund budget to be used for supportive services for City of Oxnard senior adults. Senior Services Contribution funding is provided on an annual basis and is contingent upon the review and recommendation of the SSC.

During the month of August 2014, the SSC invited requests for funding from local agencies serving senior adults in the Oxnard area. Ten agencies responded to the Requests for Proposals (RFP) with request totaling \$75,000.00.

The SSC met on October 14, 2014 to discuss, review and make funding recommendations for City Council approval. In this regard, the SSC has recommended the following funding amounts for fiscal year 2014-2015:

	Recommendation	Request
1. Camarillo Hospice	\$5,000	\$6,000
2. Caregivers: Volunteers Assisting the Elderly	\$6,000	\$10,000
3. Catholic Charities / OASIS	\$4,100	\$8,000
4. FOOD Share	\$3,000	\$10,000
5. Grey Law of Ventura County, Inc.	\$2,500	\$5,000
6. Livingston Memorial Visiting Nurses Assoc.	\$3,000	\$5,000
7. Long Term Care Services of Ventura County	\$5,500	\$9,000
8. Elderpride, Inc. / Shop Ahoy	\$3,500	\$5,000
9. St. John's Regional Medical Center	\$5,000	\$5,000
10. Ventura County Area Agency on Aging	\$7,000	\$12,000
Total	\$44,600	\$75,000

FINANCIAL IMPACT

As part of the FY 2014-15 Adopted Budget, funds in the amount of \$44,600 were appropriated from the General Fund to the Senior Services Contribution to Other Agency for the purpose of providing funds to agencies and/or organizations that render services to senior adults within the City of Oxnard.

CG

Attachment #1 – SSC Minutes for October 14, 2014
#2 – Sample letter of Agreement

SENIOR SERVICES COMMISSION

Minutes

Regular Meeting

October 14, 2014

Chair Sweetland called the Senior Services Commission meeting to order at 9:01 A.M.

A. ROLL CALL

Commissioners Present: K. Brainard, R. Fischer, N. Kobashigawa, A. Madrid, A. Sweetland
D. Thibeault, L. Villareal Yu

Commissioners Absent: A. Esparza

Staff Present: Ralph Alamillo, Interim Parks Director
M. Eastlake, RSVP Director
P. Morrison, Interim Senior Services Supervisor
R. Rakestraw, Recreation Coordinator
R. Tilford, Deputy City Attorney
D. Zuniga, Program Coordinator

B. APPROVAL OF MINUTES

Commissioner Thibeault moved approval of September 9, 2014 minutes. Commissioner Kobashigawa seconded. AYES: Brainard, Fischer, Kobashigawa, Madrid, Sweetland, Thibeault, Yu. NOS: none ABSENT: Esparza. ABSTAIN: none.

C. PUBLIC COMMENTS

Steve Nash spoke about public access television and creating new shows. Steve Huber, a City Council candidate, urged those present to vote.

D. CEREMONIAL CALENDAR

Renee Rakestraw recognized and thanked the following volunteers from the South Oxnard Senior Center for providing exercise instruction: Joanne Digneo, Yolanda Lopez, Ester Villanueva, Lina Estrada, and Barbara Smalley. Smalley was not in attendance.

E. OLD BUSINESS

After discussion, Commissioners provided direction to staff that all commissioners will sign the certificates.

Ralph Alamillo provided an update on the Wilson Park restrooms. A grant has been applied for which would provide for the purchase of a stainless steel, stand alone, unisex

restroom. Alamillo stated the restroom would be located in the same location as the current facility. Commissioners voiced concerns over the location, requesting it be placed away from the senior center entrance due to odor.

Commissioners discussed riding in the 2014 Oxnard Holiday Parade. Commissioners Fischer, Kobashigawa, Sweetland, Thibeault and Yu noted they would like to participate.

Diego Zuniga showed a one-minute compilation of My Story videos done to date. He has recorded the life stories of 15 seniors.

F. NEW BUSINESS

Commissioner Thibeault moved to give \$4,460 to each of 10 applicants for the Senior Services grants. There was no second. After further discussion Commissioner Fischer moved and Commissioner Kobashigawa seconded distributing the available \$44,600 as follows:

Camarillo Hospice	\$5,000
Caregivers: Volunteers Assisting the Elderly	\$6,000
Catholic Charities/OASIS	\$4,100
FOOD Share	\$3,000
Grey Law of Ventura County, Inc.	\$2,500
Livingston Memorial Visiting Nurses Association	\$3,000
Long Term Care Ombudsman	\$5,500
Shop Ahoy	\$3,500
St. Johns Regional Medical Center, Education Department	\$5,000
Ventura County Area Agency on Aging	\$7,000

Motion approved. AYES: Brainard, Fischer, Kobashigawa, Madrid, Sweetland, Thibeault, Yu. NOS: none ABSENT: Esparza. ABSTAIN: none.

Rakestraw and Zuniga presented a slide show of the Palm Vista Senior Center.

Rakestraw reviewed recent activities and discussed future events at the three Oxnard senior centers, including Halloween themed events scheduled for October 31. Commissioners were asked to help with collecting raffle items, entertainment and encouraging people to attend. The South Oxnard Senior Center Wii Bowling Team took second place in the annual countywide bowling tournament.

Eastlake provided information on the upcoming Fall Prevention Forum and gave a recap of RSVP activities, including the opening of the Military and Veteran Legal Clinic Ventura County which is supported by RSVP volunteers, as well as results of a recent federal monitoring.

H. SUBCOMMITTEE REPORTS / COMMISSION BUSINESS

No report was provided on activities of the Ventura County Area Agency on Aging. Commissioner Brainard reported from the Senior Center subcommittee. Members felt it was important to educate the new city manager and interim recreation superintendent about the need for a new senior center. They further suggested creating a speakers bureau to make presentations at public meetings, developing flyers and speaking at a future City Council meeting.

I. FUTURE AGENDA ITEMS

Commissioner Sweetland requested to keep the Wilson Park restroom on future agendas.

J. ADJOURNMENT

Commissioner Thibeault moved; Commissioner Kobashigawa seconded adjourning the meeting. AYES: Brainard, Fischer, Kobashigawa, Madrid, Sweetland, Thibeault, Yu. NOS: none ABSENT: Esparza. ABSTAIN: none.

Meeting adjourned at 11:17 A.M.

December 9, 2014

Agency Name-----
Agency Address-----
City, State, Zip Code----

Dear-----,

On _____ the Oxnard City Council approved the recommendation of the Senior Services Commission to provide a Senior Services Contribution Award to your organization in the amount of \$_____ for service to City of Oxnard senior adults.

A warrant for these contribution funds is being prepared and will be mailed to your organization after this office receives this signed letter of agreement. Please indicate your organization's acceptance of the grant funds by having an authorized representative of your organization sign this letter and return the same to me. By your organization's acceptance of these funds, your organization agrees to use the funds for the purpose specified above as described in your proposal dated _____ and to make your organization's records related to the funding available to the City upon request for audit purposes. Failure to comply with the grant requirements and to be available for on-site monitoring visits may impact your organization's ability to receive future funding.

Additionally, your organization agrees to indemnify, hold harmless and defend the City, its City Council, and each member thereof, and every officer, employee representative or agent of City, from any and all liability, claims, demands, actions, damages, (whether in contract or tort including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from any acts or omissions related to this letter of agreement performed by your organization or its agents, employees, subcontractors, subconsultants and other persons acting on your organization's behalf. This agreement to indemnify, hold harmless and defend shall apply whether such acts or omissions are the product of active negligence, passive negligence, willfulness or acts for which your organization or its agents, employees, subcontractors, subconsultants and other persons acting on your organization's behalf would be held strictly liable.

Attachment #2
Page 1 of 2

Please return this letter of agreement with the appropriate signature to the City of Oxnard Senior Services Office, 350 North "C" Street, Oxnard, California 93030 no later than December 31, 2014. If you have any questions or concern, please contact me at 385-8019.

Sincerely,

Gregory D. Barnes
Interim Recreation Supervisor

Acceptance Signature: _____

Agency Name: _____



Meeting Date: 12/09/14

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☒ Info/Consent
☐ Ord. No(s). _____	☐ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Lou Balderrama, City Engineer *LB* Agenda Item No. S-5Reviewed By: City Manager *JM* City Attorney *JAB* Finance *PL* Other (Specify) _____**DATE:** November 24, 2014**TO:** City Council**FROM:** Daniel Rydberg, Interim Utilities Director *DR*
Utilities Department**SUBJECT:** Project Specification UD 14-15 Wells 23 and 31 Repairs Project**RECOMMENDATION**

That City Council approve Project Specification UD 14-15 for the repairs of Well 23 at Blending Station No. 1, located at 251 South Hayes and Well 31 at Blending Station No. 3, located at 1700 Solar Drive, and authorize staff to solicit bids for the project.

DISCUSSION

This project is for the repair of two City of Oxnard Municipal Drinking Water Wells. Well 23, located at Blending Station No. 1 (251 South Hayes Avenue) is not operating because of a suspected hole in the column pipe or pump bowls and/or worn pump assembly which caused a significant decline in water production. Well 31, located at Blending Station No. 3 (1700 Solar Drive) has failed and believed to be the result of a broken pump shaft. These wells are for the production of City water and are an important part of our water system.

The successful bidder will remove pumping equipment from each well; inspect the pumping equipment and the wells; perform rehabilitation to the wells' gravel packs and formations; repair and/or replace pumping equipment; re-inspect the wells; install the pumping equipment; and test the wells and pumping equipment.

FINANCIAL IMPACT

The estimated cost of this work is \$300,000. Water Funds are available to meet the anticipated costs of this project. After the project bids are received and evaluated, staff will return to City Council to recommend approval of the lowest responsible bidder and appropriate funding.

Attachment #1 - Project Site Map

Note: Plans and specifications for UD 14-15 Wells 23 and 31 Repair Project are available for review at the City of Oxnard Corporation Yard, General Services Department, Building No. 2, 1600 Pacific Avenue, from 8:00 a.m. on Thursday prior to the City Council Meeting.

