COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Vyto Adomaitis, Community Development Director

FROM: Jay Dobrowalski, Senior Planner
Scott Kolwitz, Planning and Environmental Services Manager

DATE: January 19, 2022

SUBJECT: **Project Name: Las Cortes Phase 2;** Planning and Zoning Permit No.: 20-200-01 (Development Design Review Permit); to authorize the construction of 109 apartments (108 affordable) with associated site located on an 8.2-acre project site located at the 1500-1700 blocks of San Gorgonio Avenue and First Street generally known as the northeast corner of East First Street and North Marquita Street (APNs 201-0-080-090 and 201-0-100-040)

1) **Recommendation:** That the Community Development Director ("**Director**")
   - **a)** Conduct a public hearing;
   - **b)** Accept Addendum No. 1 to previously adopted Subsequent Mitigated Negative Declaration No. 2014-04
   - **c)** Adopt a Resolution approving Planning and Zoning Permit No. 20-200-01 (Development Design Review Permit) in accordance with Special Use Permit No. 14-500-07 for a Planned Residential Group, subject to certain findings and conditions.

Project Description and Applicant: A request for a Development Design Review Permit to authorize the construction of 109 apartments (108 affordable) within 8 buildings with garage and carport parking, a community center, three laundry facilities, associated streets, site and landscaping improvements on an 8.2-acre project site, in accordance with City Council Resolution No. 14,709. The project is located at the 1500-1700 blocks of San Gorgonio Avenue and First Street generally known as the northeast corner of East First Street and North Marquita Street (APNs: 200-0-100-040 and 200-0-080-090) in the Garden Apartment Planned Development (R-3-PD) zone (Attachment A).

For the purposes of this staff report, the foregoing project description shall be referred to as the "Project." Filed jointly by the Oxnard Housing Authority (OHA), 435 South D Street, Oxnard, California 93030 and Mark Irving, Urban Housing Communities, LLC, 2000 East Fourth Street, Unit 205, Santa Ana, California 92705.

Please see the reduced Project plans (Attachment B) for more details.

2) **Existing & Surrounding Land Uses:** The Las Cortes PRG project area consists of 25 acres of property bounded by North Marquita Street, East First Street, Del Sol Park, and Rose Avenue. Of this, Phase 2 constitutes approximately 8.2 acres located generally in the geographic center of the overall PRG project area. The property was previously developed with multi-family public housing units which were owned and managed by the OHA and included ancillary parking, landscaping, and roadways. Between June 2020 and October 2020, those housing units were demolished. In November 2020, some of the existing trees on the site were removed due to poor health. Currently, the project site is vacant. Existing and surrounding land uses are summarized in the following table:

Location	General Plan	Zoning	Existing Land Use
Project Site	Residential Medium (RM)	Garden Apartment Planned Development (R-3-PD)	Vacant
North	Residential Low Medium (RLM), Public Semi Public (PSP), Park (PRK)	Multiple Family Residential (R-2), Community Reserve (C-R)	Multi-Family Residential, City Multi-Service Center, Del Sol Park
South	Residential Low (RL), Residential Medium (RM), Commercial General (CG)	Single Family Residential (R-1), Garden Apartment Planned (R-3), General Commercial Planned Development (C-2-PD)	Single-Family Residential
West	School (SCH), Park (PRK)	Community Reserve (C-R)	Colonia Park and Caesar Chavez Elementary School
East	Residential Medium (RM)	Garden Apartment Planned Development (R-3-PD)	Multi-Family Residential

3) **Background Information:** 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 units are deteriorated, contain asbestos, and are poorly insulated, in need of constant repair 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* or LCSP (Planning and Zoning Permit No. 06-640-01) for the overall Project site. Related entitlements included a General Plan Amendment (Planning and Zoning Permit No. 06-620-02) to assign a land use designation of Residential Medium, a Zone Change (Planning and Zoning Permit No. 06-570-04) to Garden Apartment Planned Development (R-3-PD), and a Tentative Subdivision Map (Planning and Zoning Permit No. 06-300-05). The LCSP (also referred to as "Las Brisas" for a period of time) 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. 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.

On December 9, 2014, the City Council adopted Ordinance No. 2887 and Resolutions Nos. 14707 through 14709 approving the repeal of the LCSP, amending the 2030 General Plan to reflect repeal of the LCSP, approving a Tentative Subdivision Map for Tract No. 5952, and adopting a PRG program to establish development standards and the subject administrative entitlement procedure to consider replacement of 260 public housing units and development of an additional 41 units in three phases on the 25 acre property bound by Rose Avenue, East First Street, North Marquita Street and Del Sol Park. Tentative Subdivision Map for Tract No. 5952 will expire on June 9, 2023 (Attachment C).

On October 6, 2015, the Community Development Director (then known as the Development Services Director) granted Development Design Review (DDR) Permit No. 14-200-10 to authorize the construction of Phase 1, which included 144 apartments (142 affordable) within 10 buildings, a community center, accessory buildings on three lots, associated streets, site and landscaping improvements within public rights of way.

The subject DDR Permit is proposed for Phase 2 of the three-phase redevelopment of the Las Cortes affordable housing community's PRG.

4) **Environmental Evaluation:** On October 16, 2007, pursuant to the California Environmental Quality Act (CEQA), Section 15074, the City Council adopted Mitigated Negative Declaration (MND) No. 06-04 for the Las Cortes Specific Plan, which evaluated the environmental impacts of the development of 501 housing units (Attachment D). The MND concluded that the proposed project could result in potentially significant effects on the environment, and identified mitigation measures to decrease those impacts to a less than significant level. All of the mitigation measures identified in the MND were included in the Special Use Permit (Planning and Zoning Permit No. 14-500-07) that established the PRG as conditions of approval.

On December 9, 2014, the City Council adopted Subsequent Mitigated Negative Declaration No. 2014-04, which evaluated the environmental impacts of the changes in development from the repeal of the Las Cortes Specific Plan and the establishment of the Planned Residential Group, which included the development of 305 housing units (Attachment E). The Subsequent MND concluded that the development of the PRG would result in less environmental impacts than the previously evaluated Las Cortes Specific Plan development, and included the previously identified mitigation measures to decrease the project impacts to a less than significant level.

The proposed development, known as Las Cortes Phase 2 ("Phase 2"), is located on an 8.2-acre portion of the site that was originally proposed for development with the Las Cortes Specific Plan, and is now a part of the PRG. The Phase 2 project site is adjacent to the previously developed Phase 1, and is generally located in the geographic center of the PRG. The proposed Phase 2 development was previously evaluated for potential environmental impacts in the MND and Subsequent MND.

Planning Division staff has prepared Addendum No. 1 to the previously adopted Subsequent Mitigated Negative Declaration No. 2014-04 ("Addendum No. 1") to evaluate potential environmental impacts of the proposed Project (collectively, see Attachments D, E and F). Addendum No. 1 was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA, Public resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. Addendum No. 1 is appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to Final MND 2004-11 are necessary to address the Project changes and no circumstances exist calling for the preparation of an additional CEQA document pursuant to CEQA Guidelines § 15162 and 15163.

Addendum No. 1 reviews the potential impacts on the sixteen environmental issues studied in the previously adopted MNDs. Addendum No. 1 compares the environmental effects of the current proposed project to the effects of the project approved in 2007 and 2014. The mitigation measures identified in the prior MNDs are incorporated into the project conditions.

Section 15164(d) ("Addendum to an EIR or Negative Declaration") of the CEQA Guidelines states: "The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project". The 2007 and 2014 MNDs, as updated by, and inclusive of, Addendum No. 1, concludes that the proposed project would not create any new significant impacts or increase the severity of impacts beyond those identified in the previously adopted 2007 and 2014 MNDs. Consistent with State Law, Addendum No. 1 does not require public circulation because it does not provide significant new information that changes the 2007 and 2014 MNDs in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect.

As no physical changes that were not previously evaluated for impacts would occur to the environment; and as the proposed Phase 2 development is part of, and consistent with, the previously approved Las Cortes affordable housing community; and as no significant adverse effects are expected to result from the proposed development. Staff recommends that the Director adopt the Addendum No. 1 (Attachment F).

5) Analysis:

a) General Discussion: The Project represents Phase 2 of a three-phase redevelopment of the Las Cortes affordable housing community. Phase 2 encompasses approximately 8.2 acres of property and right of way and includes 109 residential apartments, 108 of which will be affordable (one apartment will not be affordable, as it will be for a manager), as well as associated community amenities, streets and site improvements. The apartments are 1, 2, and 3-bedroom units that range in size from 711 square feet to 1,150 square feet. The units will be connected by walkways that travel through a landscape of enhanced trees, tot lots, and open play areas.

b) Conformance with the Planned Residential Group (PRG) Program and Community Guidelines: Pursuant to City Council Resolution No. 14,709 which approved the PRG, the proposed development may be permitted with a DDR Permit, by the Community Development Director if the subsequent projects are designed in conformance with the Development Standards and Community Design Guidelines established by the City Council adopted PRG.

Pursuant to the Special Use Permit, the Project is subject to the Development Standards of the PRG program. City staff has reviewed the Project for consistency with these Development Standards (Attachment G). Pursuant to that review, the Project is consistent with the Development Standards of the PRG program.

Pursuant to the Special Use Permit, the Project is subject to the Community Design Guidelines of the PRG program. These guidelines provide architectural, landscape, lighting and green building guidelines. The majority of these guidelines mirror uniformly applied development policies and regulations imposed by the Community Development Department. City staff has reviewed the Project for consistency with these Community Design Guidelines (Attachment H). Pursuant to that review, the Project is consistent with the Community Design Guidelines of the PRG program.

Thus, the Project is consistent with the Development Standards of the PRG program and Community Design Guidelines previously approved by the Planning Commission and City Council.

c) General Plan Consistency: 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." When the City Council approved the Special Use Permit for the PRG program, the City Council determined that the PRG was consistent with the 2030 General Plan.

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 of the establishment of the PRG for development found 54 policies directly applicable (Level I) and 15 indirectly applicable (Level II). City staff has reviewed the Project for consistency with these General Plan Policies (Attachment I).

The proposed project is Phase 2 of the PRG development, and is subject to the same mitigation measures, the DAC review process, the PRG Development Standards, and the Community Design Guidelines. 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 consistent with the population density for the entire project site, which is consistent with existing and proposed public facilities such as streets, sewers, water, schools, and parks.

Thus, as conditioned, the project is consistent with 2030 General Plan land use designation and the Goals and Policies.

d) Site Design: The proposed Phase 2 project is located generally within the geographic center of the Las Cortes project area. The project is located on 8.2 acres that includes the middle one-third of the project area. The Phase 2 project will be developed on Lots 5, 6, and 7.

Lot 5 is approximately 3.25 acres in size and is located on the western side of the Phase 2 area. Lot 5 will be bordered by San Gorgonio Avenue on the north, Carmelita Court on the east, First Street on the south, and Nadar Street on the west. This lot includes three two-story 12-unit apartment buildings with garage parking (Buildings 1, 2, and 4), a community center building with a laundry facility (Building 3), trash enclosures, associated street improvements, street parking, landscaping, and common area. The community center will be located on the northeast corner of the lot for a central location within the entire Las Cortes housing development. The buildings are two-story U-shaped

buildings that have frontages along front San Gorgonio Avenue and First Street and the interior open space areas, with parking and internal circulation via driveway access from Nadar Street and Carmelita Court.

Lot 6 is approximately 3.21 acres in size and is located in the middle of the Phase 2 area. Lot 6 will be bordered by San Gorgonio Avenue on the north, Dolores Court on the east, First Street on the south, and Carmelita Court on the west. This lot includes four two-story 12-unit apartment buildings with garage parking (Buildings 5, 6, 7, and 8), a laundry facility building, trash enclosures, associated street improvements, street parking, landscaping, and common area. The buildings are the same two story U-shaped buildings as Lot 5, and have frontages along San Gorgonio Avenue and First Street and the interior open space areas, with parking and internal circulation via driveway access from Carmelita Court and Dolores Court.

Lot 7 is approximately 1.31 acres in size and is located on the eastern side of the Phase 2 area. Lot 7 will be bordered by Del Sol Park on the north, vacant land on the east, First Street on the south, and Dolores Court on the west. This lot includes one three-story 25-unit apartment building with garage parking and a laundry facility building (Building 9), trash enclosures, associated street improvements, street parking, landscaping, and common area. The building has a frontage along Dolores Court with parking and internal circulation via driveway access from Dolores Court. In addition to the single-car garage spaces, tenant parking will be located on a surface parking area behind the building in carport spaces.

The proposed lots and right of way are consistent with the previously approved Tentative Subdivision Map for Tract No. 5952. A Condition of Approval requires the Developer to provide evidence of recordation of the appropriate phase of the final map prior to issuance of building permits for new structures on the site.

e) Site Design, Circulation and Parking: San Gorgonio Avenue, the proposed main thoroughfare, runs east to west through Phase 1 and Phase 2 and features on-street parking, parkways, and sufficient width to accommodate planned future bus service. From the adjacent Phase 1 on the western side of Phase 2, San Gorgonio Avenue continues east to connect with Dolores Court. Pursuant to the Tentative Map approval, the developer is required to submit street improvement plans for the development of San Gorgonio to Rose Avenue. At this time, the future development of a full intersection located at San Gorgonio and Rose Avenue is unlikely due to the proximity to the intersection of Rose Avenue and First Street. At this time, the developer is required to dedicate the San Gorgonio right of way.

Carmelita Court and Dolores Court will run north to south from San Gorgonio to First Street. Carmelita Court will be located between Lots 5 and 6, and Dolores Court will be located between Lots 6 and 7. The roadways feature on-street parking, landscaped

parkways and provide vehicle access to the garages and parking areas of the buildings.

The PRG Development Standards include resident parking criteria for the Project, which allow a mix of garage spaces, carports, and off-street surface spaces located within certain distances from the units they serve. Visitor parking may be provided on-street or off-street within a certain distance of the apartments. The Project includes resident parking in garages and carports and visitor parking on streets and a parking lot area (Attachment B). Pursuant to City staff's review of the Project for consistency with the PRG Development Standards (Attachment G), the Project is consistent with the parking requirements of the PRG Development Standards.

The proposed Phase 2 project features a comprehensive network of pedestrian paths, sidewalks, and paseos, which link the residences to streets, landscaped common areas, community amenities, and provide access through the Project to Del Sol Park and neighboring development. Enhanced pedestrian crossings are provided at Carmelita Court and Dolores Court.

Pursuant to the Bicycle Master Plan, the Phase 2 project includes both short-term and long-term bicycle parking near the front of each residential building. With this condition, the Project will include adequate bicycle facilities. Pursuant to City staff's review of the Project for consistency with the PRG Development Standards (Attachment G), the Project is consistent with the bicycle parking requirements of the PRG Development Standards.

f) Building Design: Buildings within the proposed Phase 2 project are designed in two similar Spanish-themed architectural styles: Spanish Colonial Revival style and Mission style (Attachment B). Both styles generally feature beige tile roofs and beige body colors with differing tones of beige to provide articulation and distinguish prominent building elements. To avoid the exact same appearance of each building, the Spanish Colonial Revival design includes four different color schemes with decorative elements. The current Phase 2 development has been designed to be compatible with, and complement the two similar Spanish-themed architectural styles (Pueblo style and Santa Barbara style) of the adjacent Phase 1 development.

The proposed Phase 2 development includes three of the Spanish Colonial Revival style buildings on Lot 5 and four of the same style buildings on Lot 6. Since this style includes four different color schemes, the building schemes will be evenly distributed throughout the project area to prevent a regimented and "cookie cutter" appearance. The Community Center, laundry facilities, and trash enclosures throughout the Project feature colors and materials which complement adjacent buildings. As proposed, the architecture and building design represents a vast improvement from the former Las Cortes development as well as the surrounding areas.

g) Landscaping and Common Area: Within the proposed Phase 2 project area, Lots 5 and 6 are designed with expansive interior common areas which are landscaped and include amenities for enjoyment of all the residents. Amenities include a turf area, community garden, tot lot, picnic areas, barbeque area, seating and walkways. Due to stormwater retention requirements, the frontage along First Street will also include a large, landscaped detention area, which provides for additional recreation space. Lot 7 is narrower and designed with more drivable surface than the rest of the Project area. The lot includes planted areas around the building and parking areas. Pursuant to City staff's review of the Project for consistency with the PRG Development Standards (Attachment G), the Project is consistent with the Interior Yard Space requirements of the PRG Development Standards.

The proposed Phase 2 development includes the removal of existing mature trees. The Developer has submitted an Arborist's report, which notes the location, size, and condition of each tree and assesses a value of each tree. Per the report, the project site does not include any historically significant, rare, native, environmentally sensitive, or endangered species of trees. The report notes that most of the trees located on the project site are non-native exotic species trees, have been poorly pruned, contain many structural defects, and are near the end of their useful life span. Thus, due to the useful life span of the trees, their present appearance, age and condition, preservation of the trees is impractical. Overall site demolition and grading would require transplanting or retention of large areas around the trees to protect their roots and canopy. Almost no trees on the project site justify such an expense.

To mitigate the loss of the existing trees on the project site, the Project includes larger new specimens and additional landscaping than throughout the project site. The submitted landscape plans will be reviewed and refined by the City's contract Landscape Architect prior to building permit issuance. As conditioned, the Project will provide the degree and variety of landscaping required by adopted City Landscape Standards and the Community Design Guidelines.

The Project is conditioned to comply with the City's landscape water conservation standards (Ordinance No. 2822).

6) ***Development Impact Fees:*** The City requires development connection and/or impact fees to be collected as part of any new development to pay a proportional share of providing public services and improvements to new development. The proposed project will be required to pay applicable impact fees. A fee estimate, based upon current fees, is attached for reference (Attachment J).

7) Development Advisory Committee: The Project was reviewed by the Development Advisory Committee (DAC) on August 7, 2019, February 5, 2020, and the developer has

worked with staff to refine the project since this point in time. Conditions of approval from the DAC are included in the attached Resolution No. 20-200-01.

8) **Community Workshop and Public Input:** The project site is located within the La Colonia Neighborhood. On August 17, 2020, the project was presented to the public during a Community Workshop meeting. During that meeting, no members of the public submitted testimony regarding the project. Consistent with public noticing requirements, the Community Director Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed project.

9) **Appeal Procedure:** In accordance with OCC Section 16-525(B) of the City Code, the Director's action on Planning and Zoning Permit No. 20-200-01 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the Planning Division and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 days of the Community Development Director's decision, then the decision of the Community Development Director shall be final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. Time Extension Request Tentative Subdivision Map for Tract No. 5952 letter dated November 22, 2021
D. Mitigated Negative Declaration No. 06-04
E. Subsequent Mitigated Negative Declaration No. 2014-04
F. Addendum No. 1 to Subsequent Mitigated Negative Declaration No. 2014-04
G. PRG Development Standards Consistency Analysis
H. PRG Community Design Guidelines Consistency Analysis
I. General Plan Policy Consistency Analysis
J. Estimated Development Impact Fees
K. Resolution No. 20-200-01

ATTACHMENT
A

MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL)

Vicinity Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

January 10, 2022

PZ 20-200-01
Location: Las Cortes
APN: 201010004, 201008009

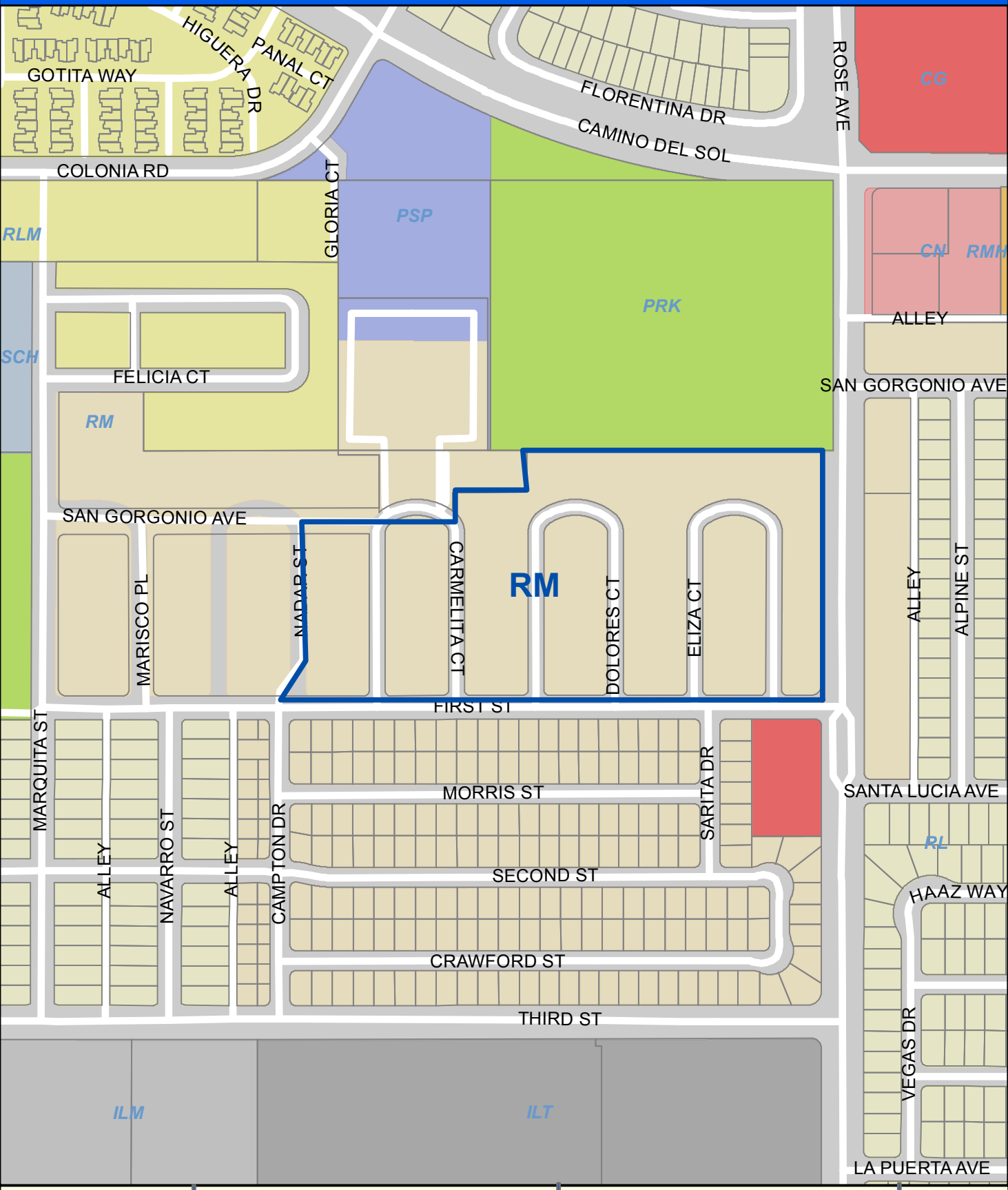
Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

January 10, 2022

PZ 20-200-01
Location: Las Cortes
APN: 201010004, 2010080009

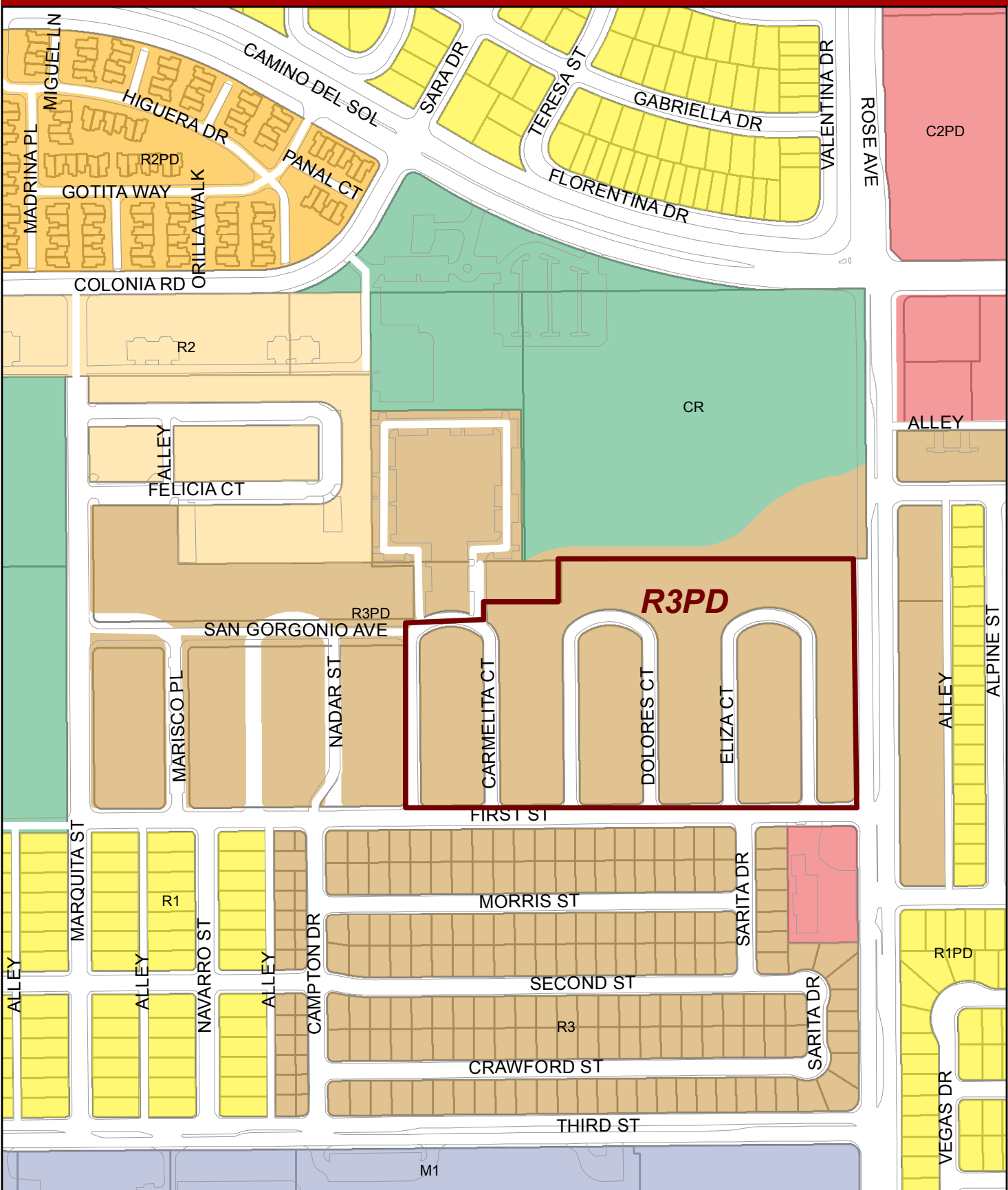
Feet
0 100 200 400

2030 General Plan Land Use Map

N W E S

1:4,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

January 10, 2022

PZ 20-200-01
Location: Las Cortes
APN: 201010004, 201008009

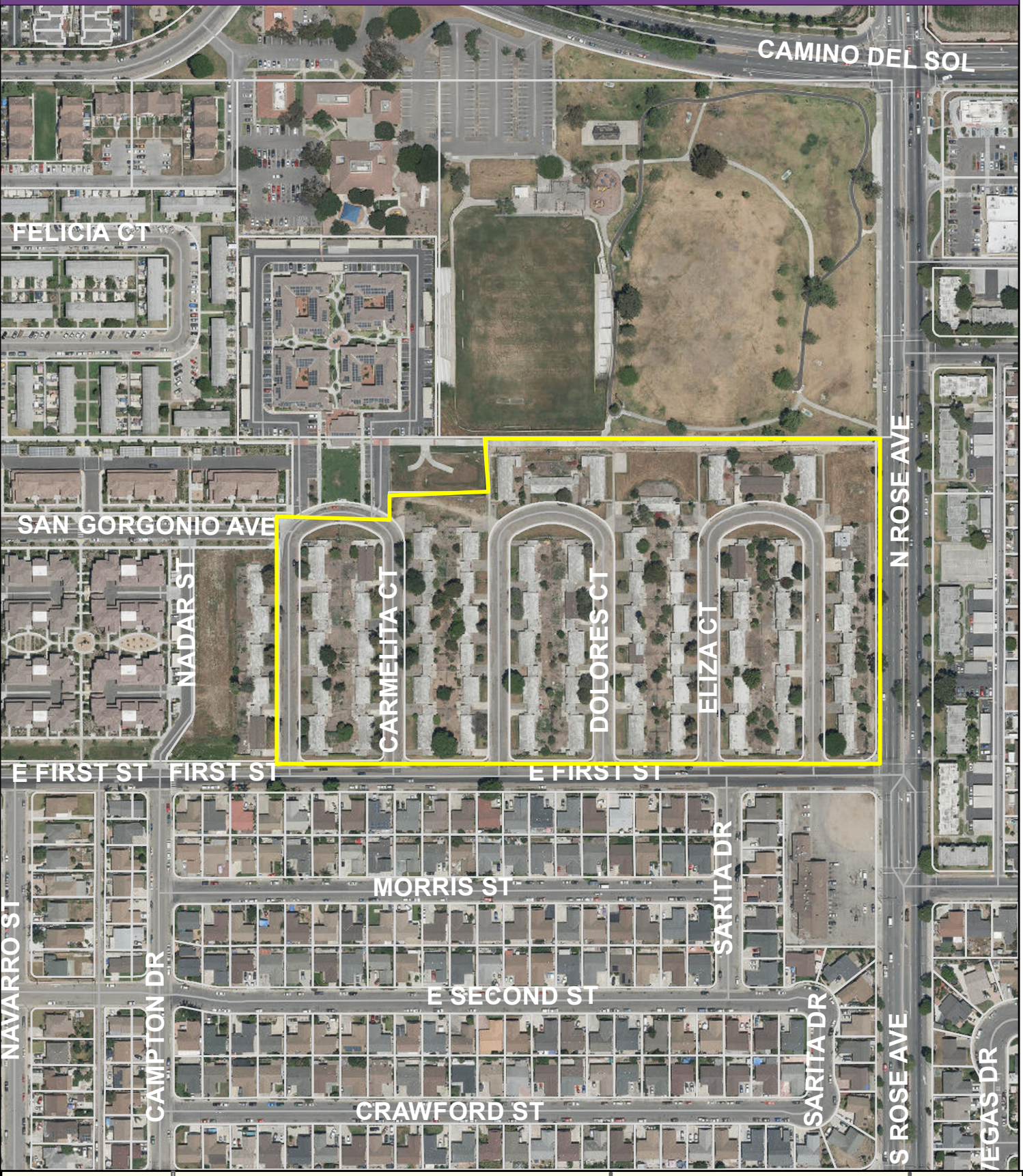
0 62.5 125 250 375 500 Feet

Zoning/Specific Plan Map

N W E S

1:4,000

Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

January10, 2022

PZ 20-200-01
Location: Las Cortes
APN: 201010004, 201008009

0 62.5 125 250 375 500 Feet

Aerial Map

N W E S

ATTACHMENT
B

REDUCED PROJECT PLANS

Streetfront Elevation along First Street

Sheet Index

Architectural

A0.0 Sheet Index

A1.0 Site Plan
A1.1 Open Space Exhibit

A2.0.0 Elevations
A2.1.0 Elevations
A2.2.0 Elevations
A2.3.0 Elevations
A2.4.0 Elevations
A2.5.0 Elevations
A2.6.0 Elevations

A3.0 Building Plan
A3.1 Building Plan
A3.2 Building Plan
A3.3 Building Plan

A4.0 Building Sections

A5.0 Unit Plans
A5.1 Unit Plans
A5.2 Unit Plans

A6.0 Perspectives
A6.1 Perspectives
A6.2 Perspectives
A6.3 Perspectives
A6.4 Perspectives
A6.5 Perspectives
A6.6 Perspectives

Civil

ESP-1 Title Sheet

ESP-2 Demolition Plan
ESP-3 Demolition Plan
ESP-4 Demolition Plan
ESP-5 Demolition Plan
ESP-6 Demolition Plan
ESP-7 Demolition Plan

ESP-8 Overall Site Plan
ESP-9 Site Plan
ESP-10 Site Plan
ESP-11 Site Plan

PKG-1 Parking Plan

Landscape

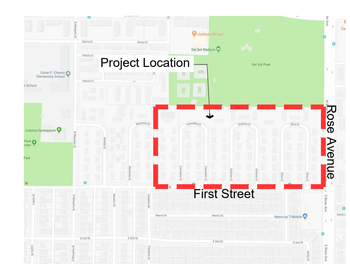
L-01 Title Sheet

L-02 Preliminary Construction Plan
L-03 Preliminary Construction Plan
L-04 Preliminary Construction Plan

L-05 Enlargement Plan

L-06 Construction Details - Site Furnishings
L-07 Construction Details - Site Furnishings
L-08 Construction Details

L-09 Preliminary Irrigation Plan
L-10 Preliminary Tree Planting Plan
L-11 Preliminary Tree Planting Plan
L-12 Preliminary Tree Planting Plan
L-13 Preliminary Tree Planting Plan
L-14 Preliminary Tree Planting Plan
L-15 Preliminary Planting Plan
L-16 Planting Details



Vicinity Map n.t.s.

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Urban Housing Communities
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LAS CORTES II, PHASE 3
1500 -1700 SAN GORGONIO AVE. & FIRST ST.
OXNARD, CA # 2017-1200

SCHEMATIC DESIGN
JUNE 26, 2020

SHEET INDEX

A0.0

Project Data

Site Area Information

Total Dwelling Units		±109 DU
Lot 5:	(141,505 SF)	±3.25 AC
Lot 6:	(139,583 SF)	±3.21 AC
Lot 7:	(57,345 SF)	±1.31 AC

Apartments (Lots 5 & 6)

Unit Plan	Total
1bd	14
2bd	42
3bd	28
Totals	84

Apartment (Lots 7)

Unit Plan	Total
1bd	9
2bd	13
3bd	3
Totals	25

Legend

- Building A 12-Plex
- Building B 25-Plex
- Clubhouse
- Laundry

City Parking Summary

Required Parking

1bd	23	x1	23 Spaces
2bd	55	x2	110 Spaces
3bd	31	x2	62 Spaces
Visitor	109	30+.5=	41 Spaces
Total Parking Provided:			236 Spaces

Notes

1.See Civil Sheets for Building Coverage, Paved Area, Landscape Area, Total Land Area, and Site Plan Information.
2.See Sheet A3.0-A3.2 for Building Areas and Civil sheets for totals.

Provided Parking Summary

Residence Parking (Lots 5,6 &7)

Garage Spaces	171 Spaces
Carport Spaces	24 Spaces
Total	195 Spaces

Visitor Parking Summary

Lot 5=	10 Spaces	**(Club House)**
Lot 5=	19 Spaces	**(Around Street Parking)**
Lot 6=	35 Spaces	**(24 around, 11 north side of SG)**
Lot 7=	8 Spaces	**(Dolores Street Parking)**
Lot 7=	2 Spaces	**(On Site Parking)**
Total Visitor Parking:		74 Spaces

Grand Total Provided: 269 Spaces

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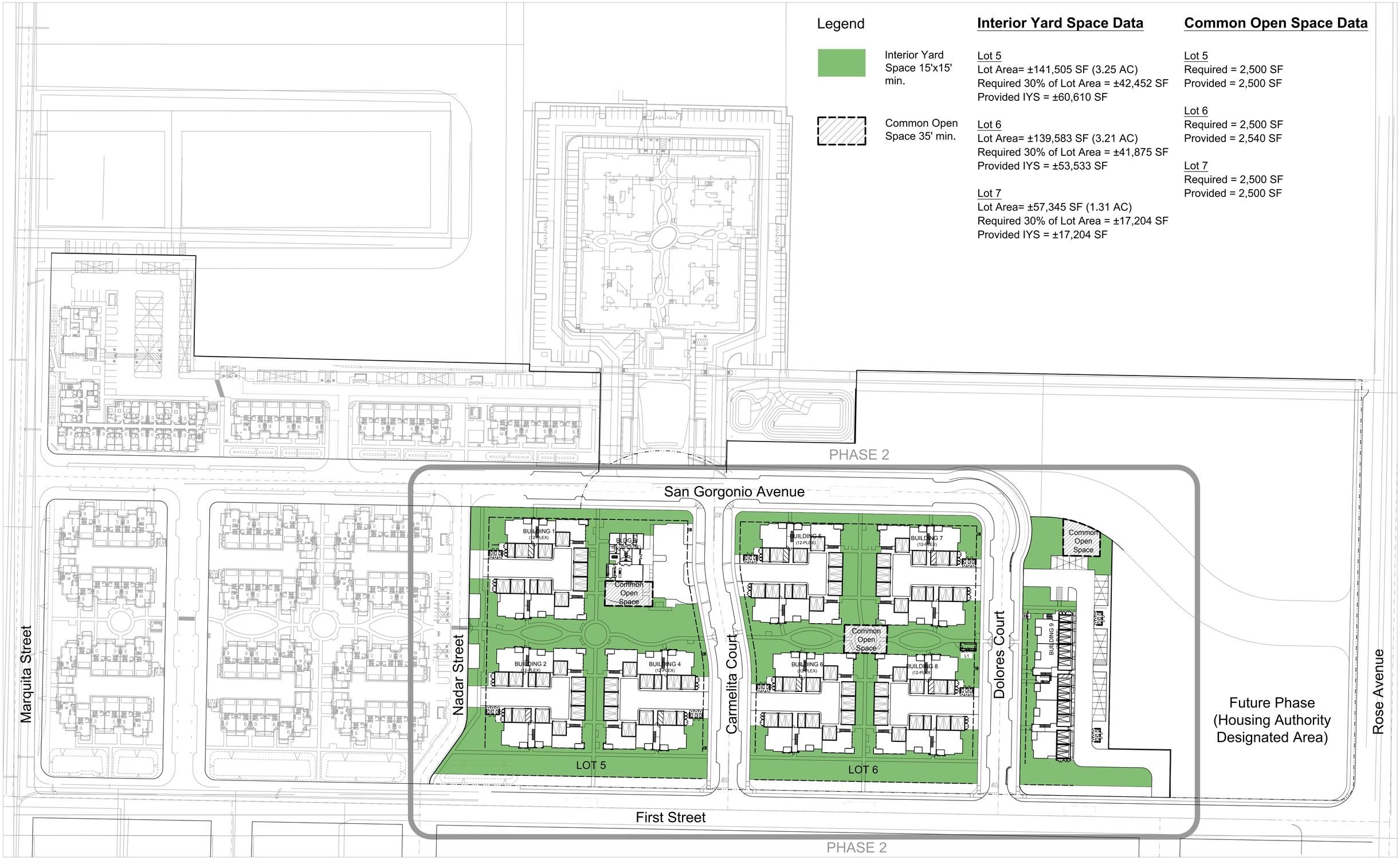
LAS CORTES II, PHASE 3
1500 -1700 SAN GORGONIO AVE. & FIRST ST.
OXNARD, CA # 2017-1200

SCHEMATIC DESIGN
JUNE 26, 2020

0 30 60 120

CONCEPTUAL SITE PLAN

A1.0



Legend

Interior Yard Space 15'x15' min.

Common Open Space 35' min.

Interior Yard Space Data

Lot 5
Lot Area= ±141,505 SF (3.25 AC)
Required 30% of Lot Area = ±42,452 SF
Provided IYS = ±60,610 SF

Lot 6
Lot Area= ±139,583 SF (3.21 AC)
Required 30% of Lot Area = ±41,875 SF
Provided IYS = ±53,533 SF

Lot 7
Lot Area= ±57,345 SF (1.31 AC)
Required 30% of Lot Area = ±17,204 SF
Provided IYS = ±17,204 SF

Common Open Space Data

Lot 5
Required = 2,500 SF
Provided = 2,500 SF

Lot 6
Required = 2,500 SF
Provided = 2,540 SF

Lot 7
Required = 2,500 SF
Provided = 2,500 SF

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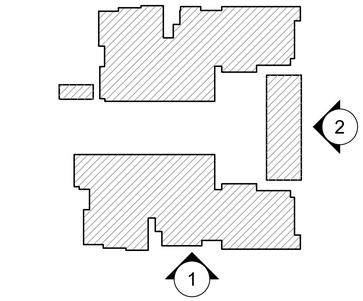
0 30 60 120

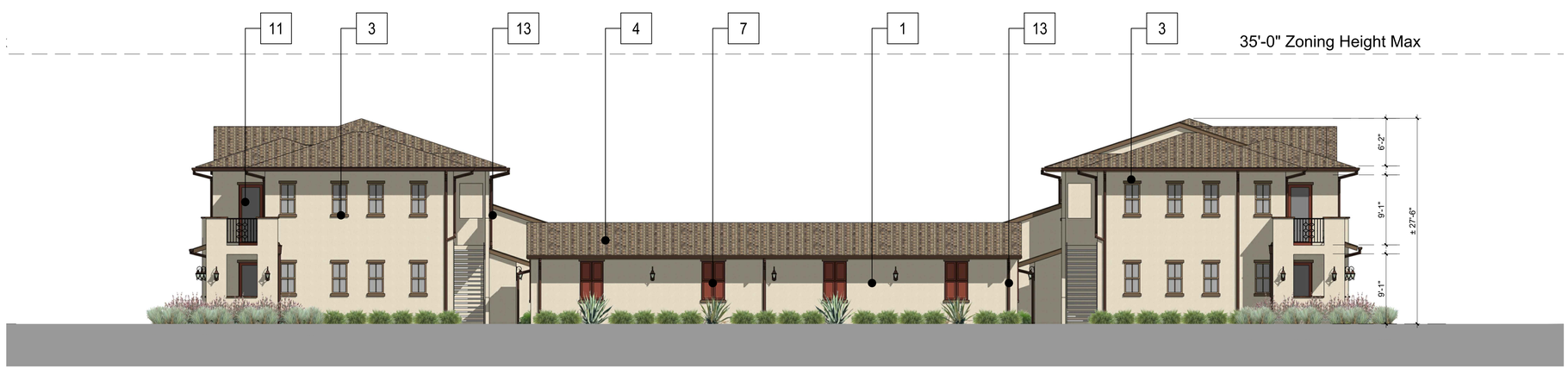
OPEN SPACE EXHIBIT
Interior Yard Space and Common Space Data

A1.1

View 1 - Side Elevation



Key Plan
N.T.S.



View 2 - Front Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
15. Security Gate

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JUNE 26, 2020

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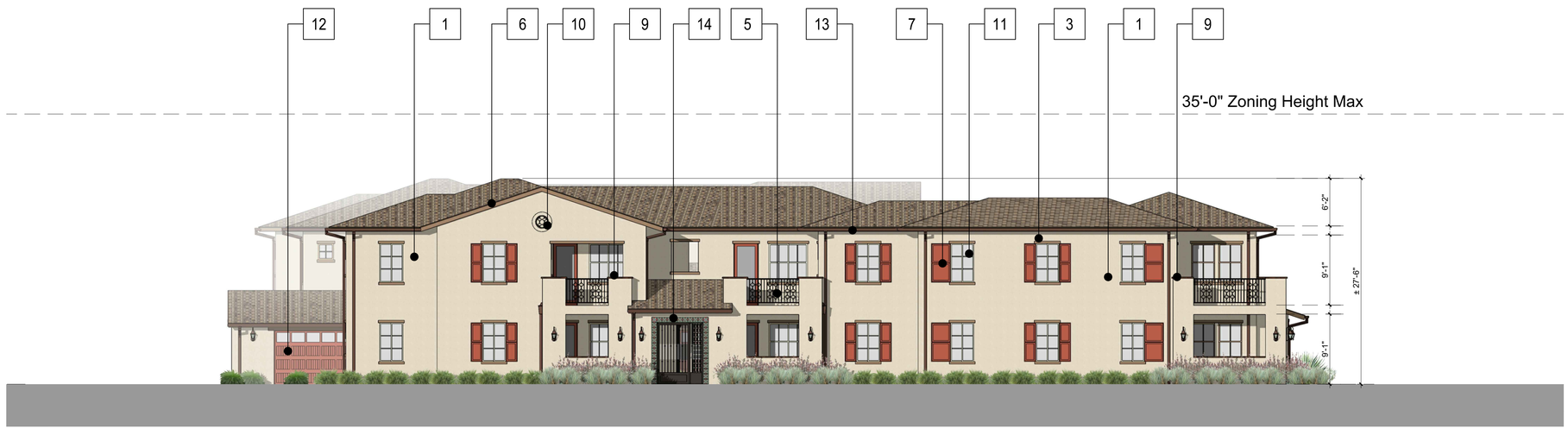
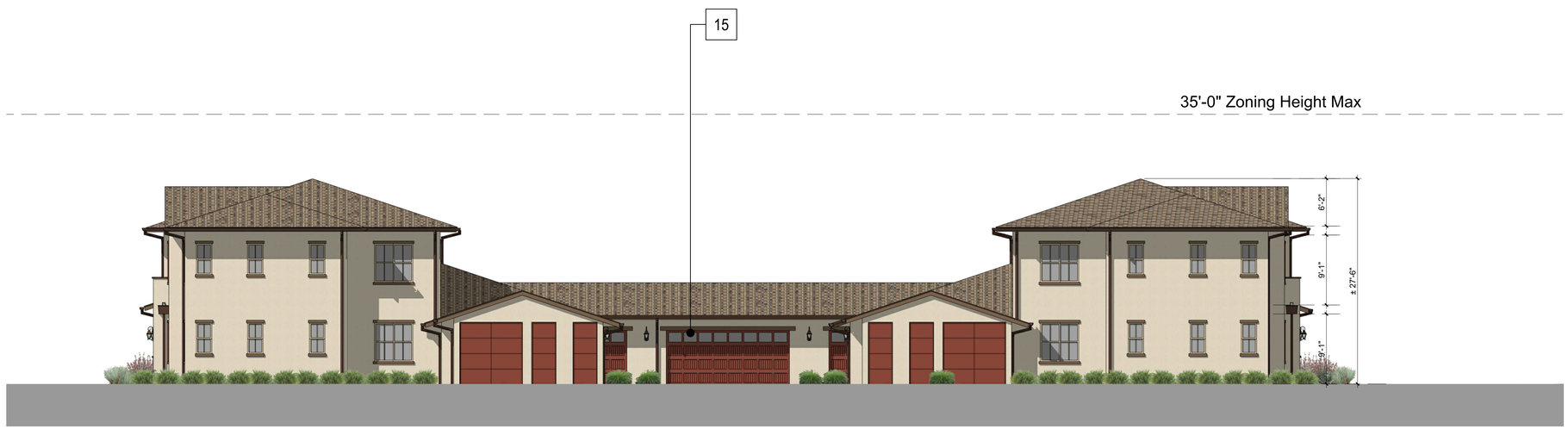
ELEVATIONS
BUILDING 'A' - SCHEME 1A - SPANISH COLONIAL REVIVAL STYLE

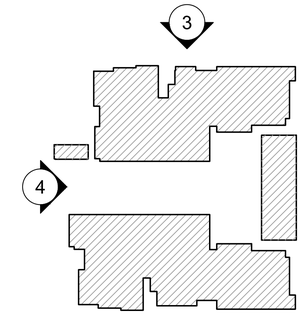
A2.0.0



View 3 - Side Elevation



View 4 - Rear Elevation



Key Plan
N.T.S.

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
15. Garage Window

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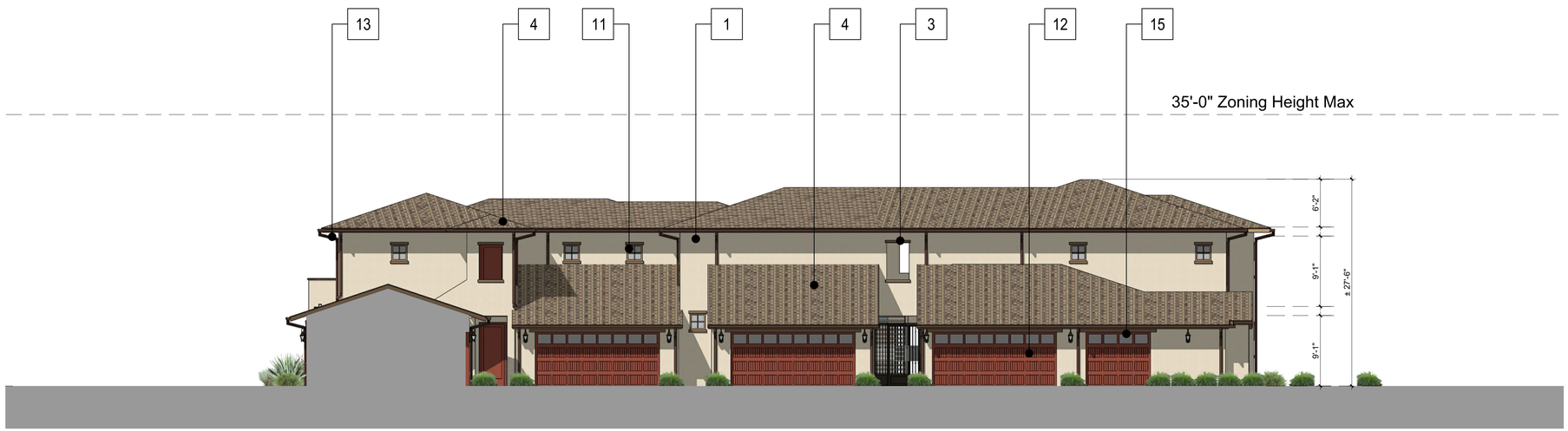
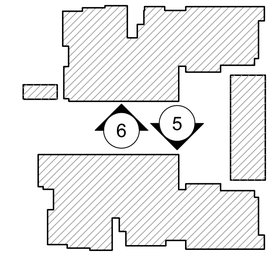
ELEVATIONS
BUILDING 'A' - SCHEME 1A - SPANISH COLONIAL REVIVAL STYLE

A2.0.1



View 5 - Alley 1

View 6 - Alley 2



Key Plan
N.T.S.

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
15. Garage Window

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JUNE 26, 2020

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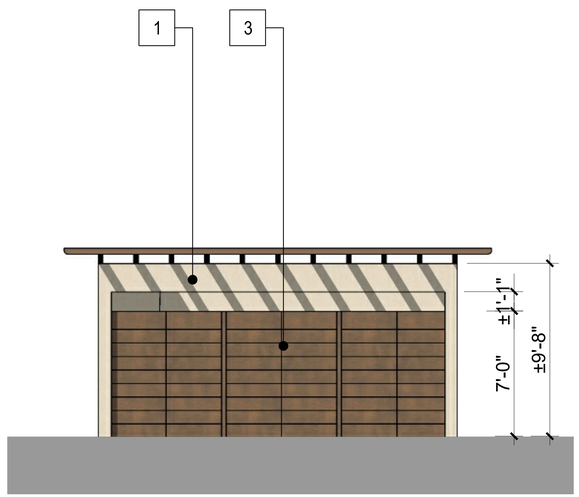
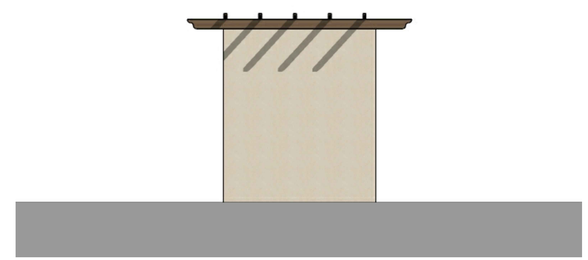
ELEVATIONS
BUILDING 'A' - SCHEME 1A - SPANISH COLONIAL REVIVAL STYLE

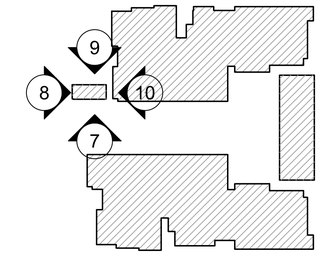
A2.0.2



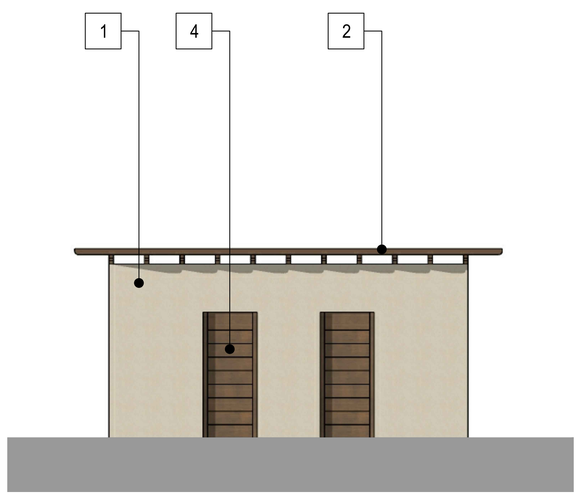
View 7 - Alley Elevation



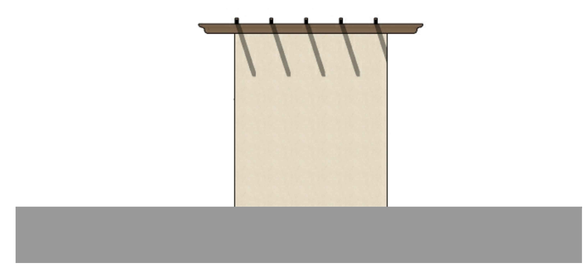
View 8 - Rear Elevation



Key Plan
N.T.S.



View 9 - Side Elevation



View 10 - Front Elevation

Material Legend

1. Stucco
2. Trellis
3. Metal Gate
4. Metal Door

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JUNE 26, 2020

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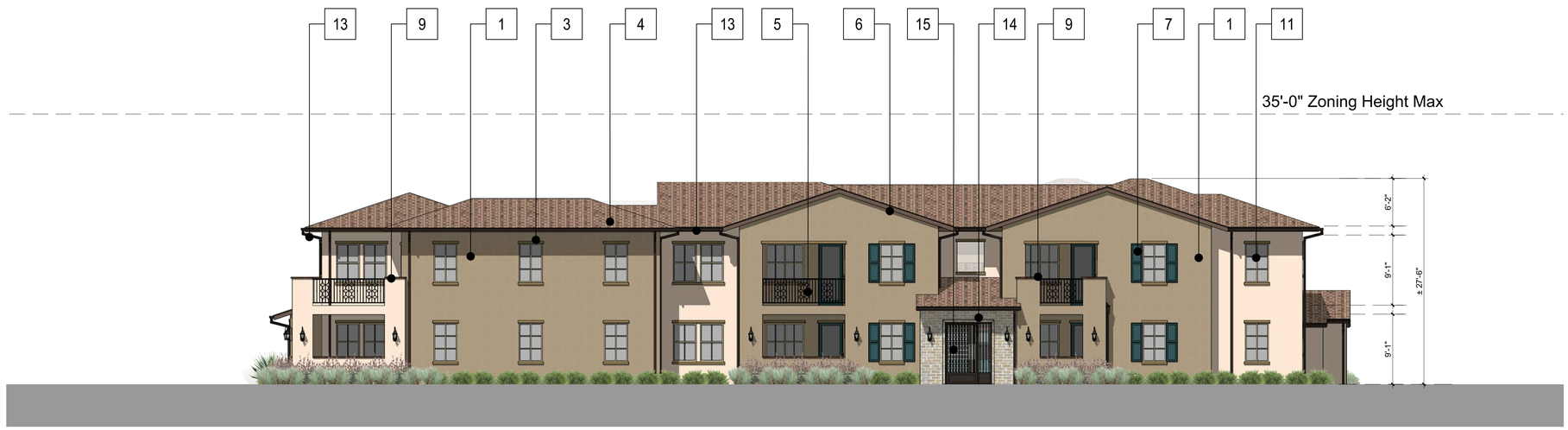
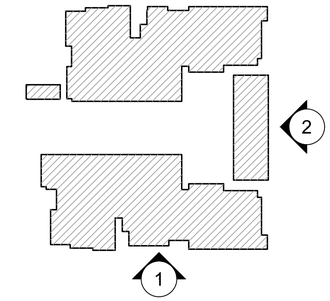
ELEVATIONS
BUILDING 'A' - SCHEME 1A - SPANISH COLONIAL REVIVAL STYLE

A2.0.3



View 1 - Side Elevation



Key Plan
N.T.S.

View 2 - Front Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Brick Veneer
15. Security Gate

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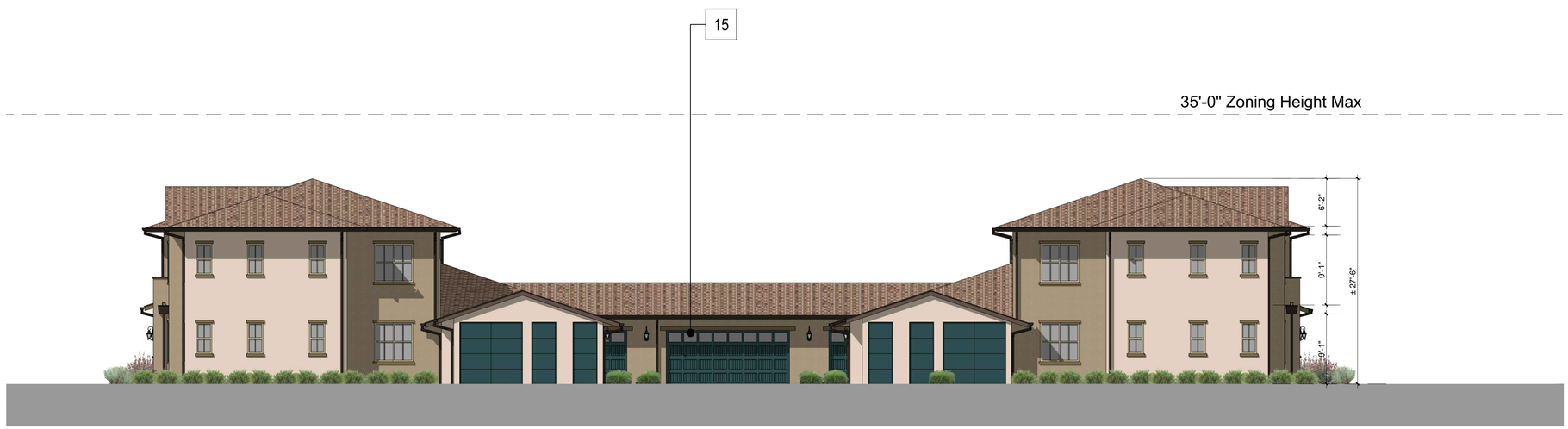
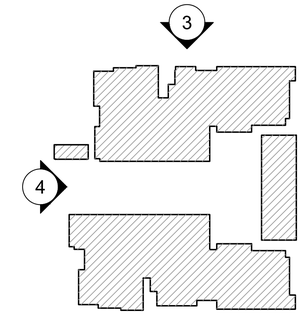
ELEVATIONS
BUILDING 'A' - SCHEME 1B - SPANISH COLONIAL REVIVAL STYLE

A2.1.0

View 3 - Side Elevation



View 4 - Rear Elevation



Key Plan
N.T.S.

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
15. Garage Window

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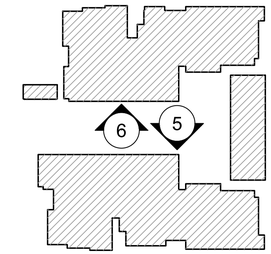
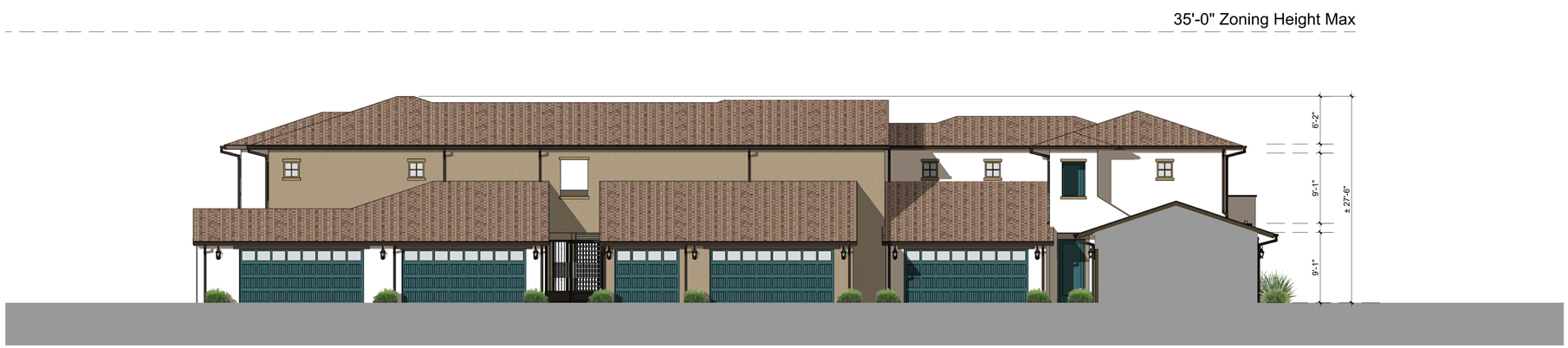
ELEVATIONS
BUILDING 'A' - SCHEME 1B - SPANISH COLONIAL REVIVAL STYLE

A2.1.1

View 5 - Alley 1



Key Plan
N.T.S.



View 6 - Alley 2

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
15. Garage Window

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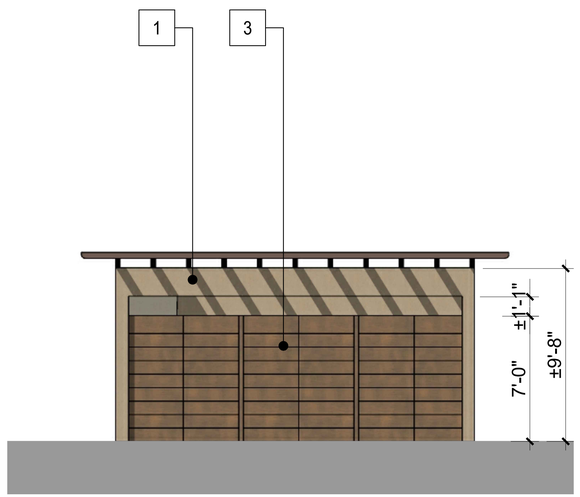
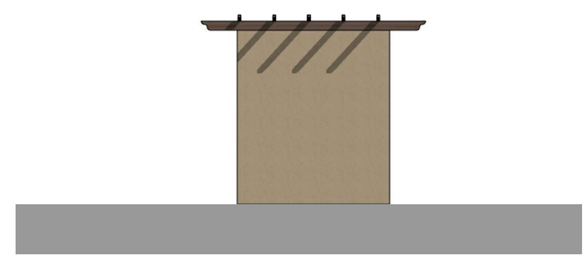
ELEVATIONS
BUILDING 'A' - SCHEME 1B - SPANISH COLONIAL REVIVAL STYLE

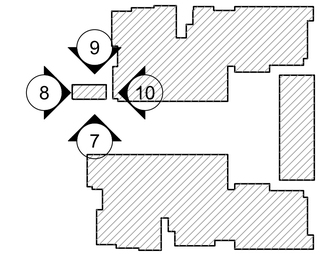
A2.1.2



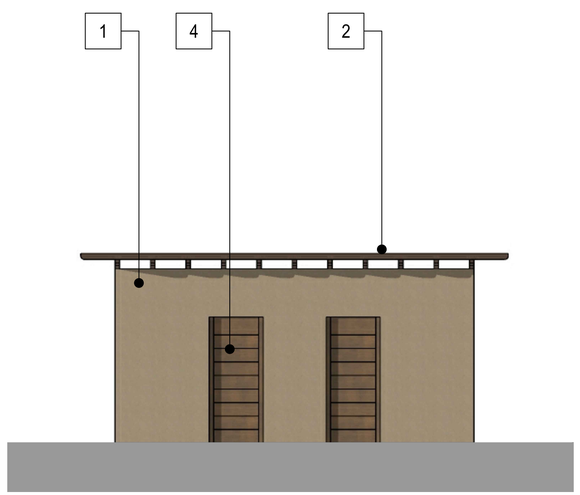
View 7 - Alley Elevation



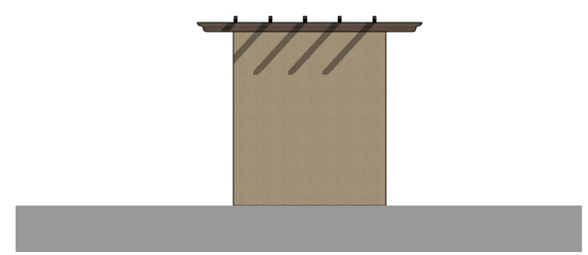
View 8 - Rear Elevation



Key Plan
N.T.S.



View 9 - Side Elevation



View 10 - Front Elevation

Material Legend

1. Stucco
2. Trellis
3. Metal Gate
4. Metal Door

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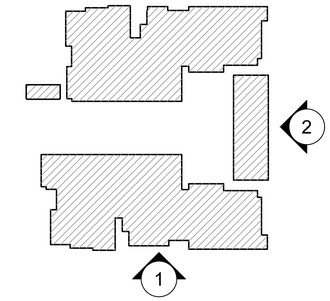
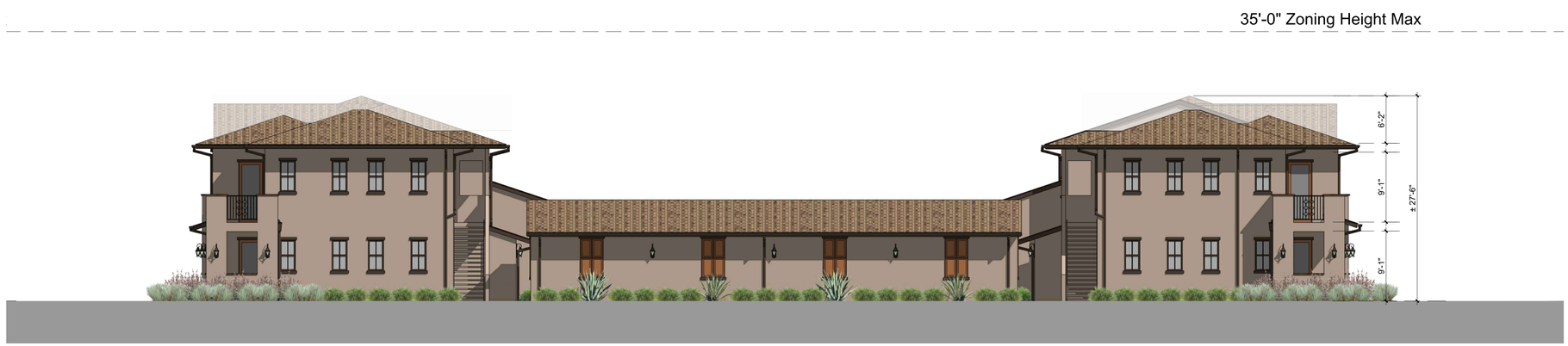
ELEVATIONS
BUILDING 'A' - SCHEME 1B - SPANISH COLONIAL REVIVAL STYLE

A2.1.3

View 1 - Side Elevation



Key Plan
N.T.S.



View 2 - Front Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
15. Security Gate

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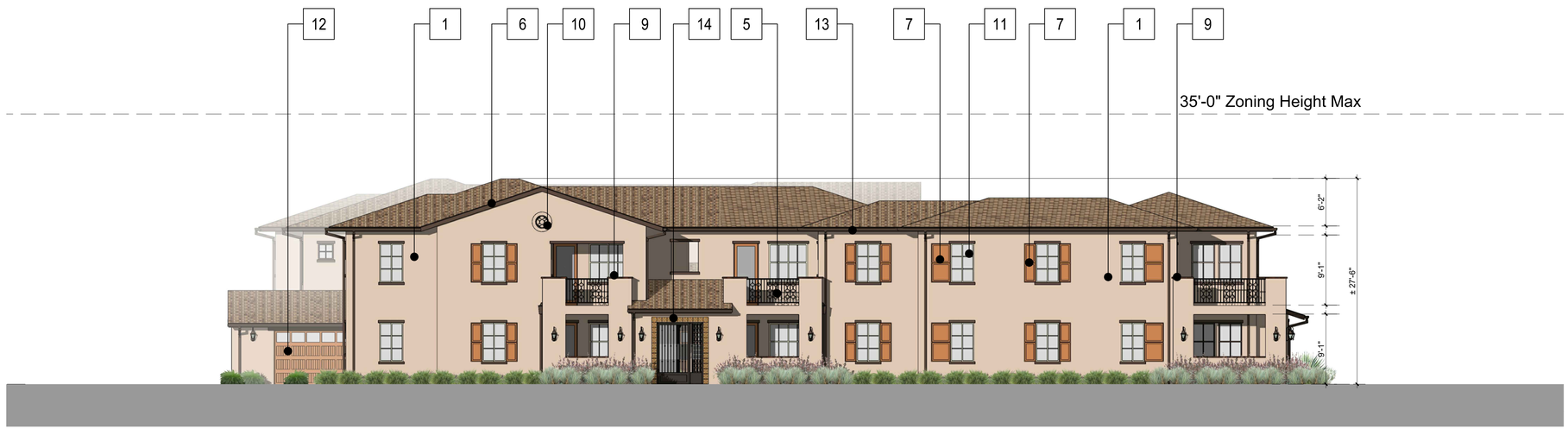
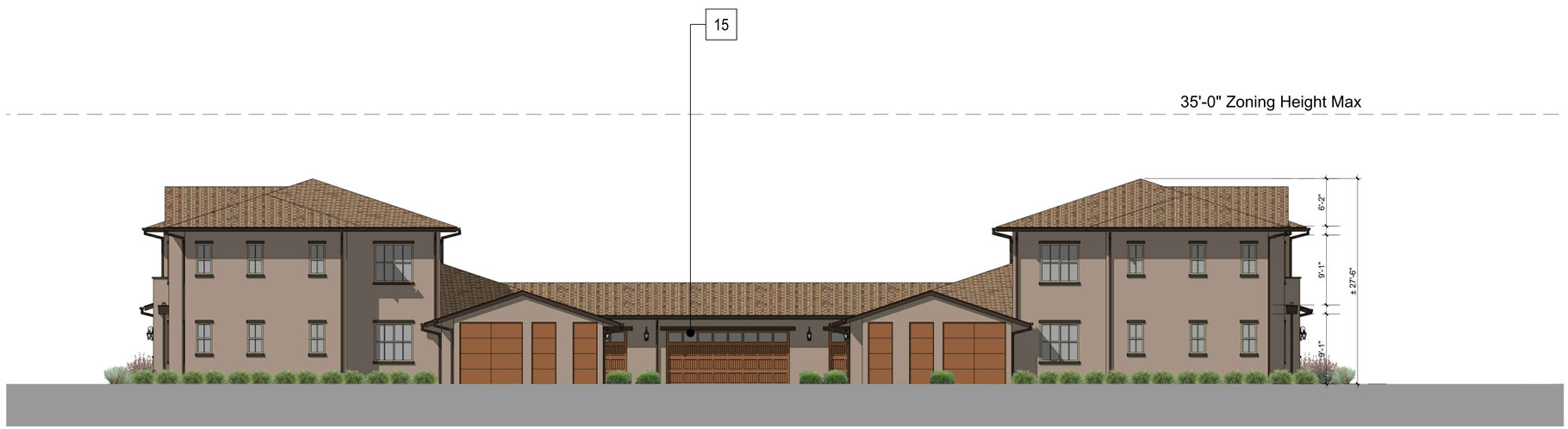
ELEVATIONS
BUILDING 'A' - SCHEME 1C - SPANISH COLONIAL REVIVAL STYLE

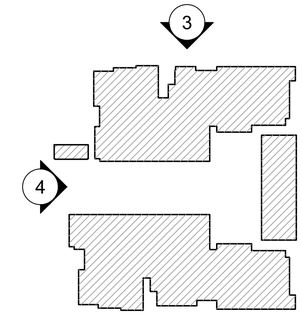
A2.2.0



View 3 - Side Elevation



View 4 - Rear Elevation



Key Plan
N.T.S.

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
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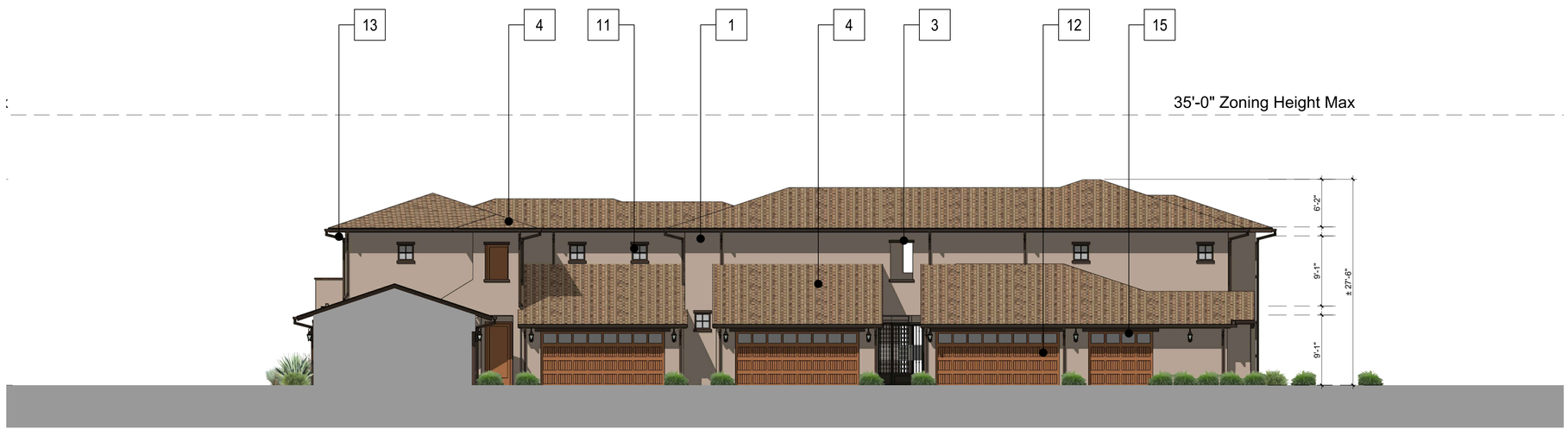
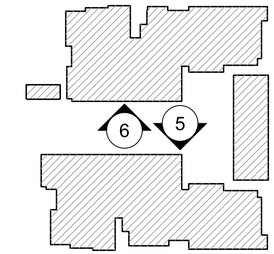
ELEVATIONS
BUILDING 'A' - SCHEME 1C - SPANISH COLONIAL REVIVAL STYLE

A2.2.1



View 5 - Alley 1



Key Plan
N.T.S.

View 6 - Alley 2

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
15. Garage Window

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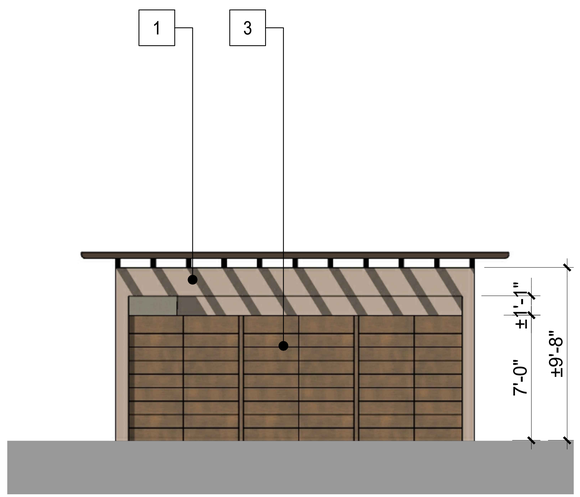
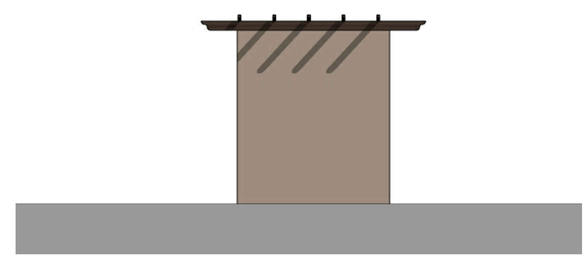
ELEVATIONS
BUILDING 'A' - SCHEME 1C - SPANISH COLONIAL REVIVAL STYLE

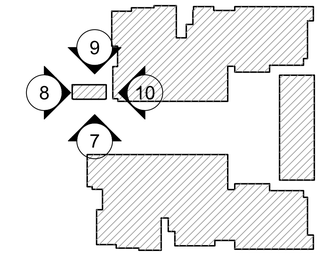
A2.2.2



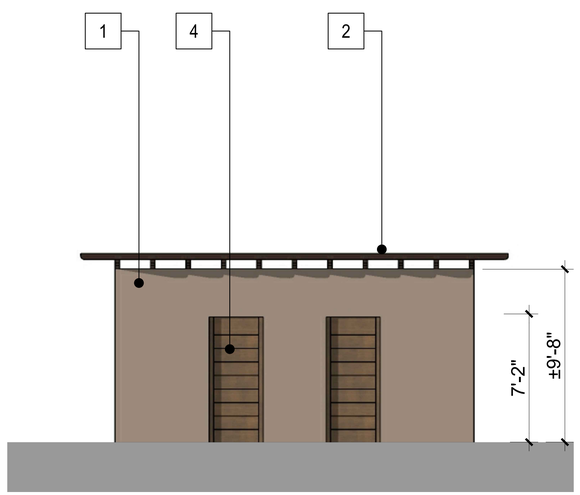
View 7 - Alley Elevation



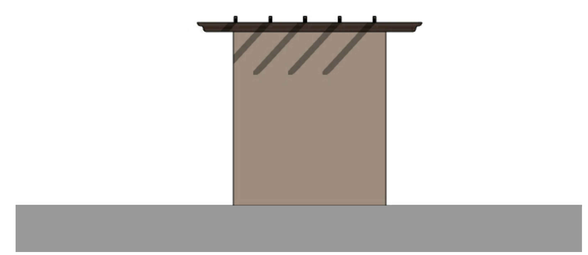
View 8 - Rear Elevation



Key Plan
N.T.S.



View 9 - Side Elevation



View 10 - Front Elevation

Material Legend

1. Stucco
2. Trellis
3. Metal Gate
4. Metal Door

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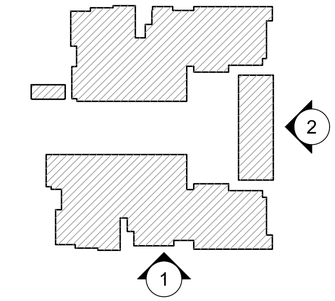
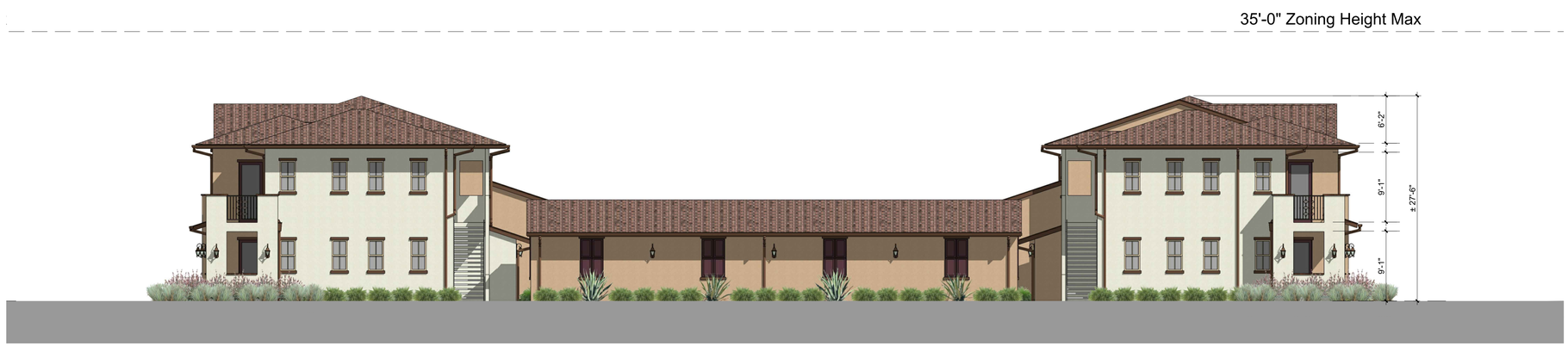
ELEVATIONS
BUILDING 'A' - SCHEME 1C - SPANISH COLONIAL REVIVAL STYLE

A2.2.3

View 1 - Side Elevation



Key Plan
N.T.S.



View 2 - Front Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
15. Security Gate

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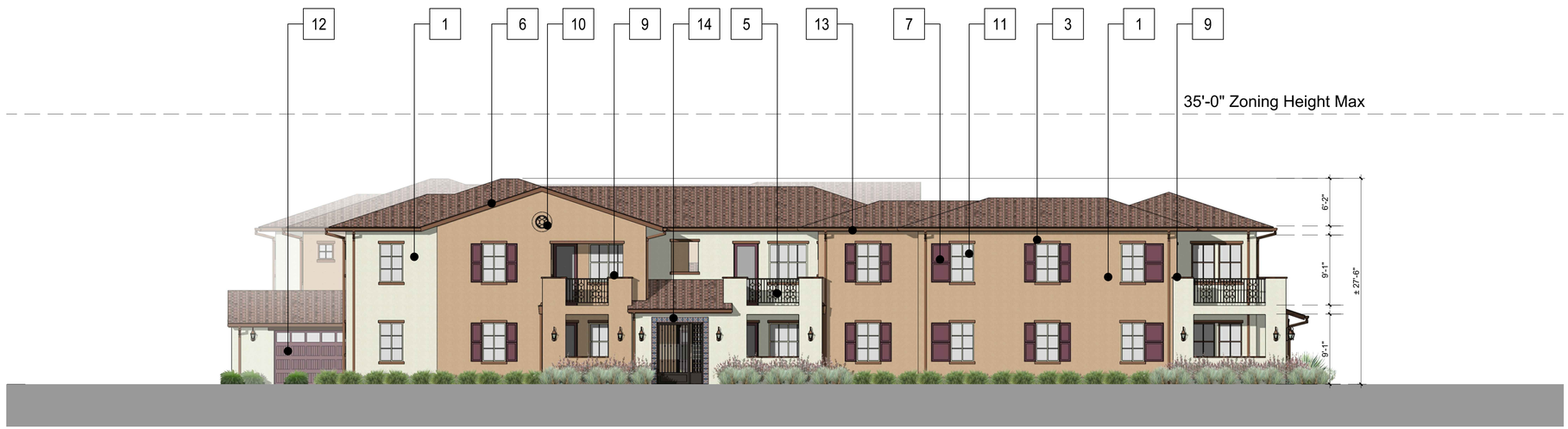
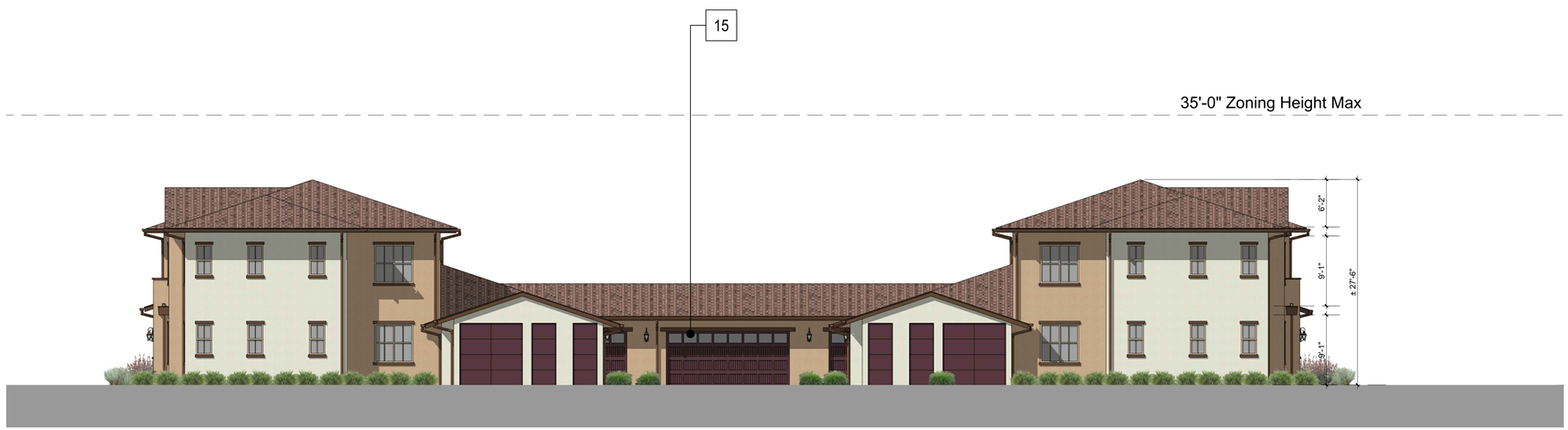
ELEVATIONS
BUILDING 'A' - SCHEME 1D - SPANISH COLONIAL REVIVAL STYLE

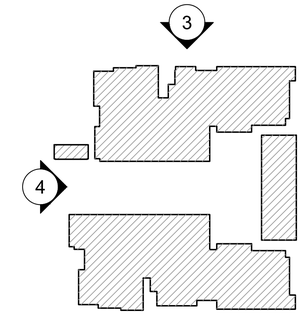
A2.3.0



View 3 - Side Elevation



View 4 - Rear Elevation



Key Plan
N.T.S.

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Decorative Spanish Tile
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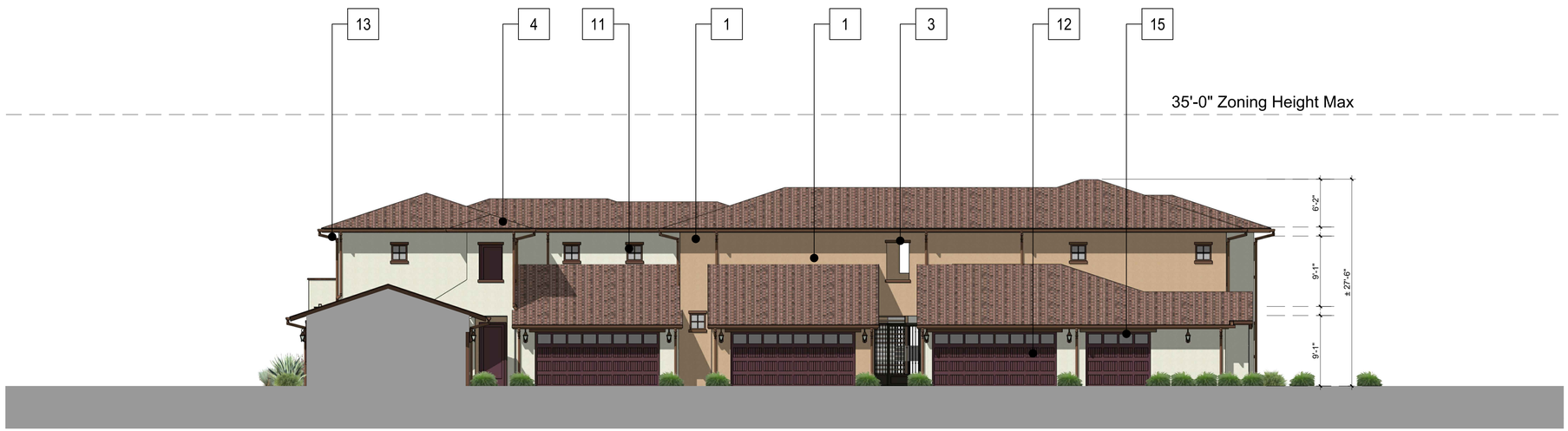
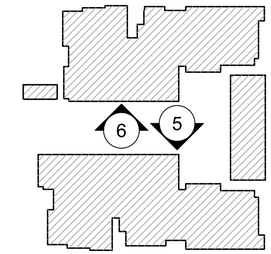
ELEVATIONS
BUILDING 'A' - SCHEME 1D - SPANISH COLONIAL REVIVAL STYLE

A2.3.1



View 5 - Alley 1

View 6 - Alley 2



Key Plan
N.T.S.

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
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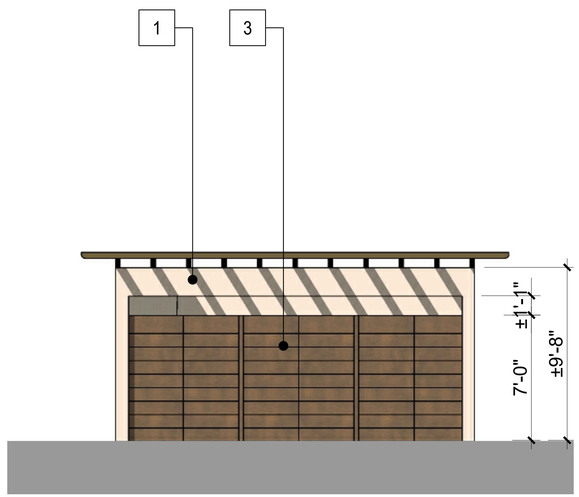
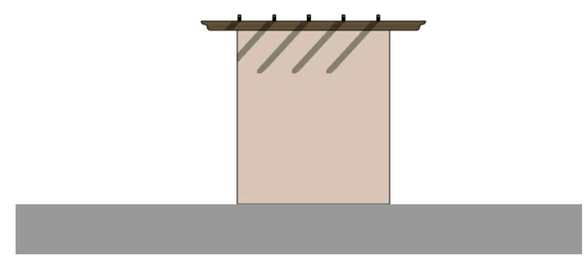
ELEVATIONS
BUILDING 'A' - SCHEME 1D - SPANISH COLONIAL REVIVAL STYLE

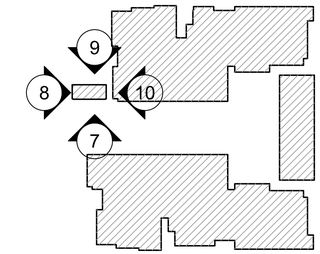
A2.3.2



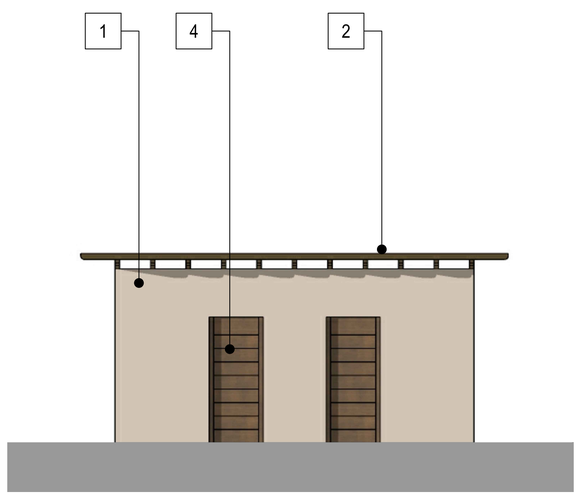
View 7 - Alley Elevation



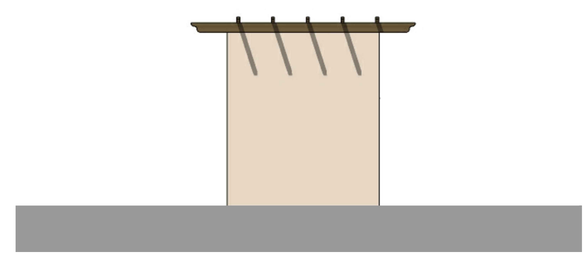
View 8 - Rear Elevation



Key Plan
N.T.S.



View 9 - Side Elevation



View 10 - Front Elevation

Material Legend

1. Stucco
2. Trellis
3. Metal Gate
4. Metal Door

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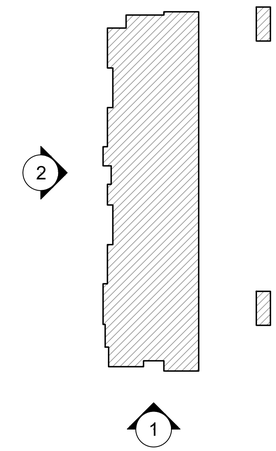
ELEVATIONS
BUILDING 'A' - SCHEME 1D - SPANISH COLONIAL REVIVAL STYLE

A2.3.3

View 1 - Front Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Brick Veneer
15. Garage Window
16. Security Gate



Key Plan
N.T.S.

View 2 - Side Elevation

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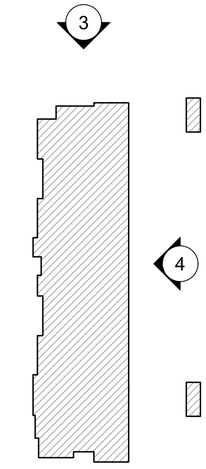
ELEVATIONS
BUILDING 'B' - SCHEME 1A - MISSION STYLE

A2.4.0

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Metal w/ Decorative Railing
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter
14. Brick Veneer
15. Garage Window



Key Plan
N.T.S.

View 3 - Rear Elevation

View 4 - Side Elevation

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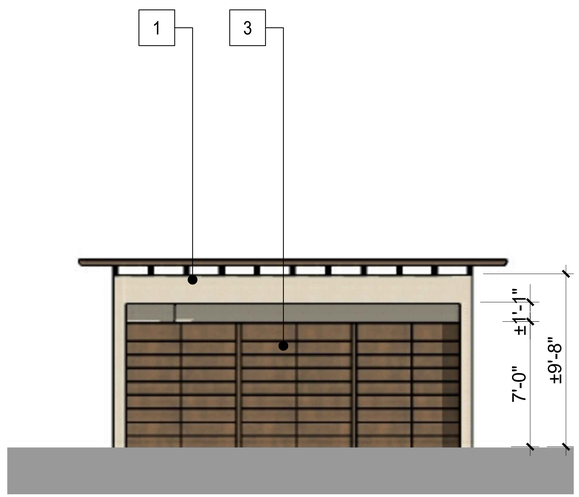
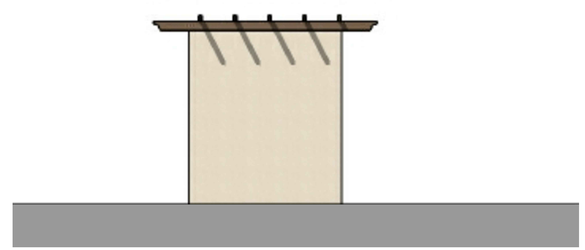
ELEVATIONS
BUILDING 'B' - SCHEME 1A - MISSION STYLE

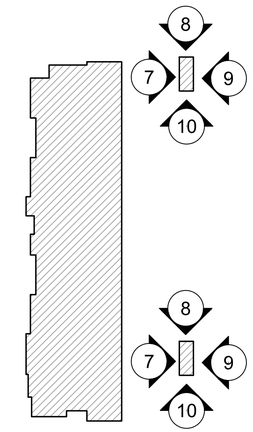
A2.4.1

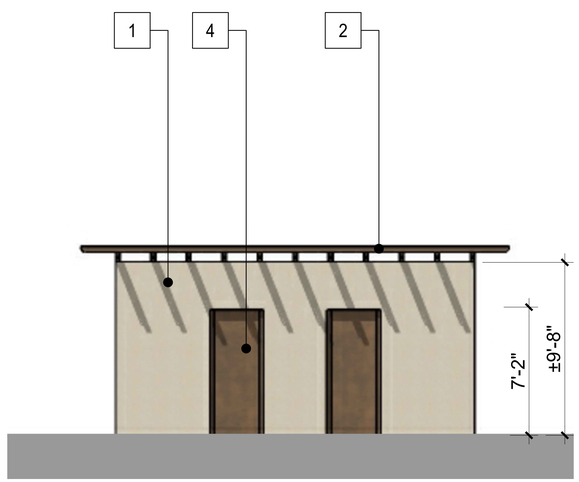


View 7 - Alley Elevation

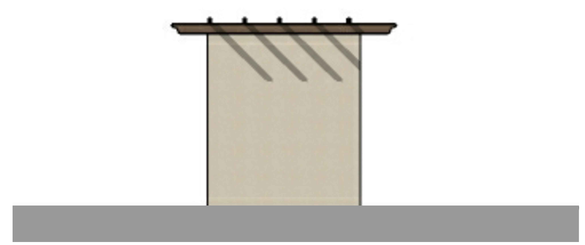


View 8 - Rear Elevation





View 9 - Side Elevation



View 10 - Front Elevation

Material Legend

1. Stucco
2. Trellis
3. Metal Gate
4. Metal Door

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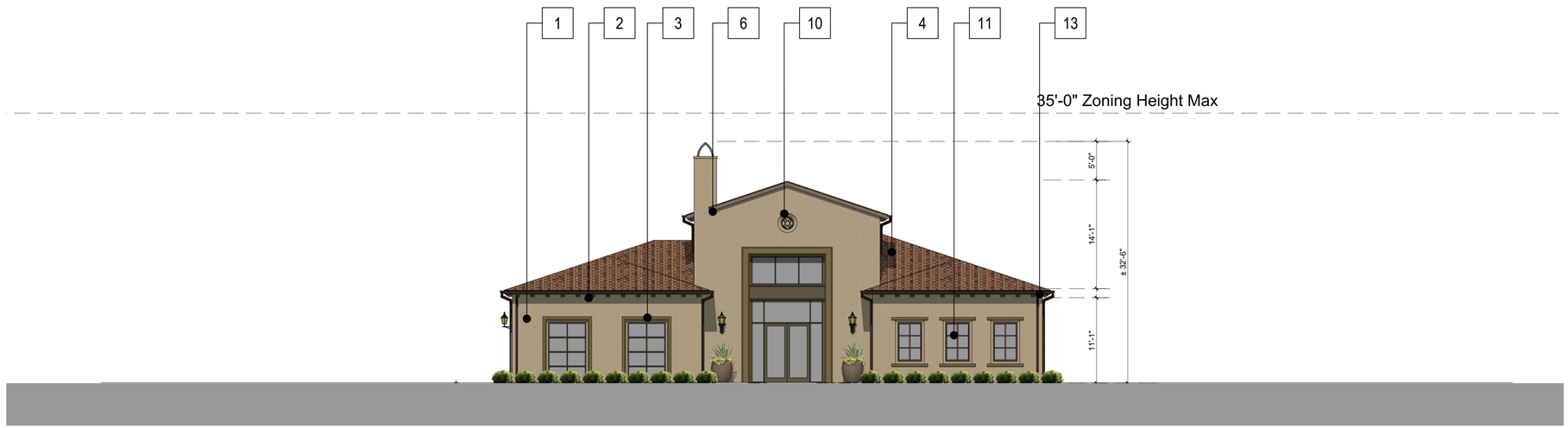
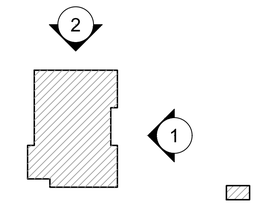
ELEVATIONS
BUILDING 'B' - SCHEME 1A - MISSION STYLE

A2.4.2



View 1 - Front Elevation

View 2 - Side Elevation



Key Plan
N.T.S.

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Wood Balconies With Wood Railings
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter

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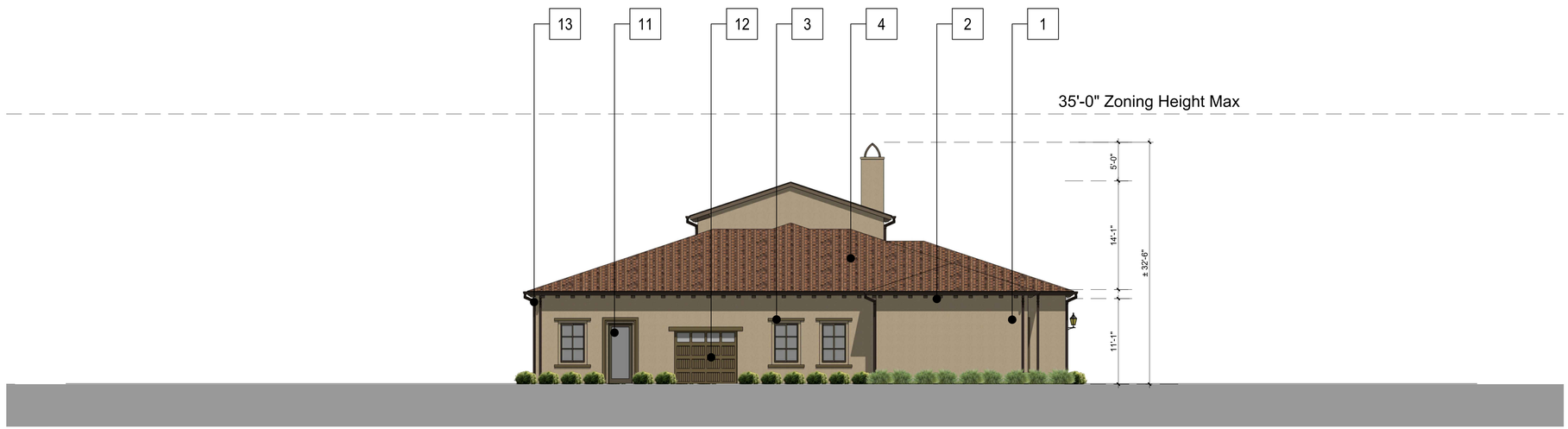
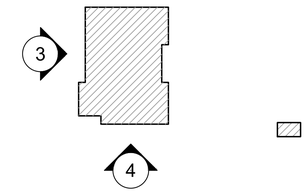
ELEVATIONS
RECREATION BUILDING

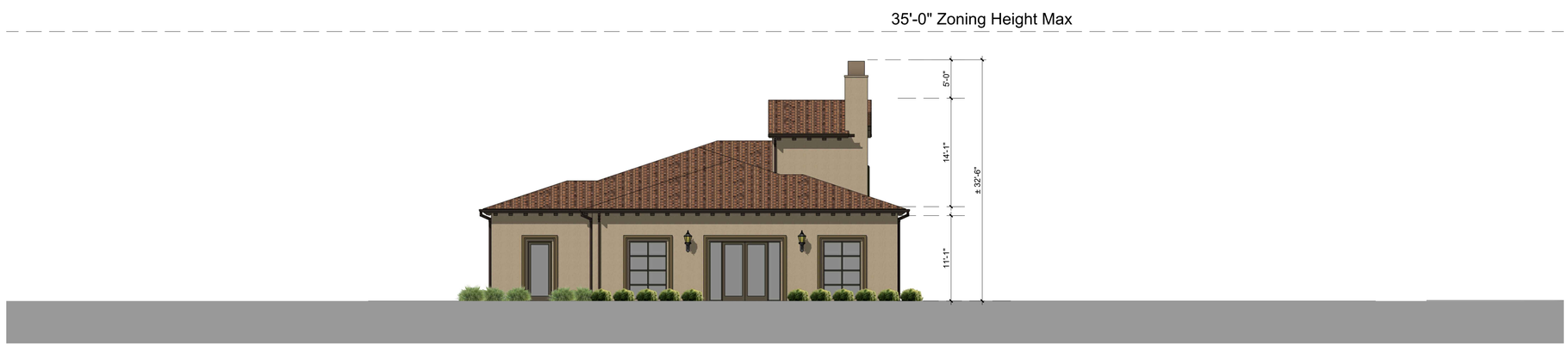
A2.5.0



View 3 - Rear Elevation



Key Plan
N.T.S.



View 4 - Side Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Wood Balconies With Wood Railings
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter

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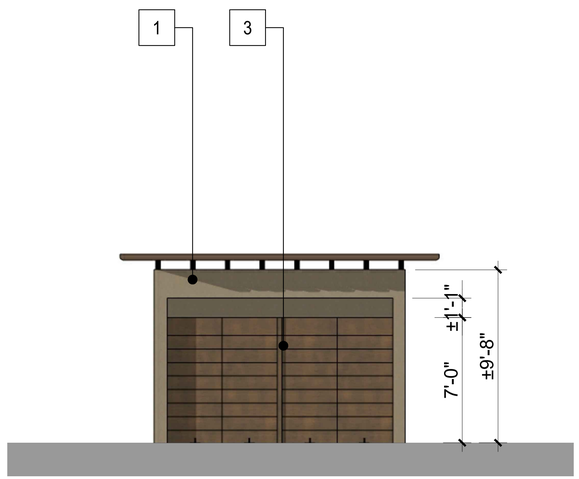
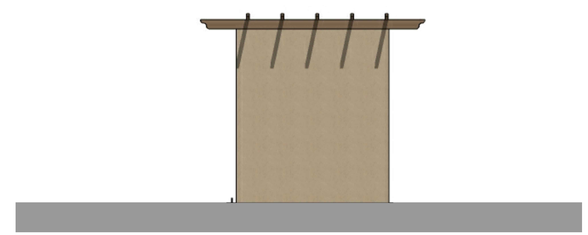
ELEVATIONS
RECREATION BUILDING

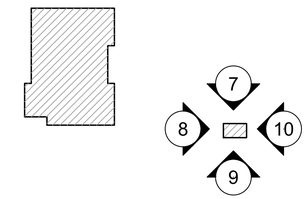
A2.5.1



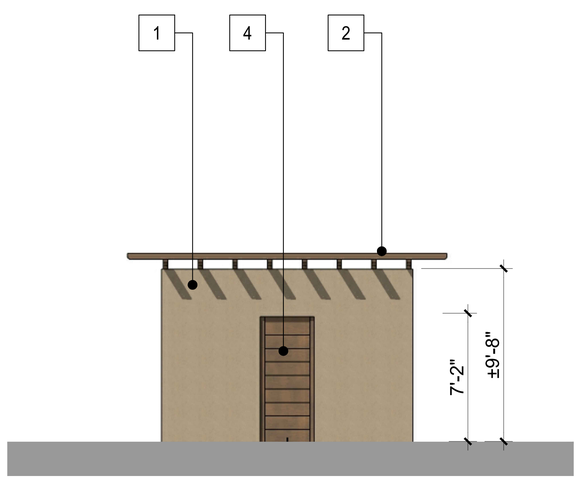
View 7 - Alley Elevation



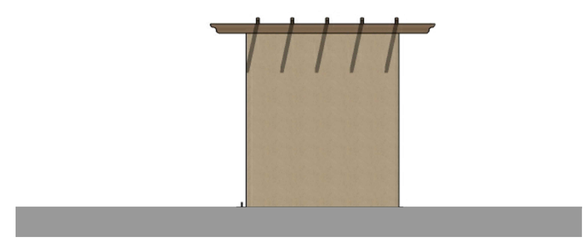
View 8 - Rear Elevation



Key Plan
N.T.S.



View 9 - Side Elevation



View 10 - Front Elevation

Material Legend

1. Stucco
2. Trellis
3. Metal Gate
4. Metal Door

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JUNE 26, 2020

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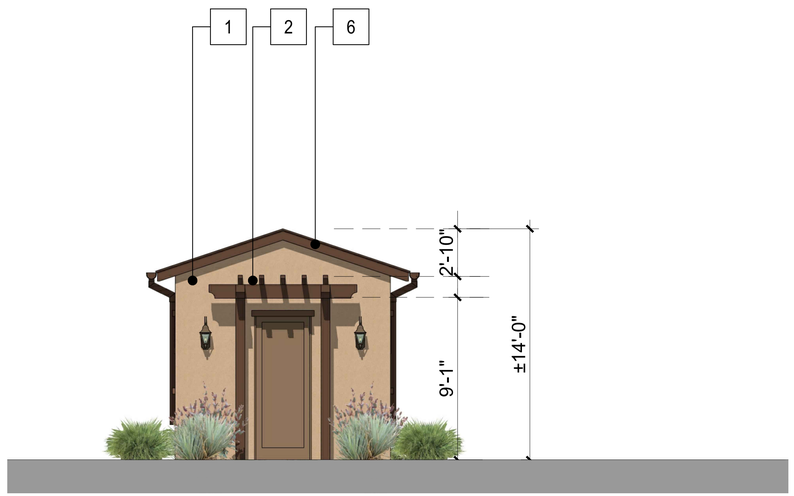
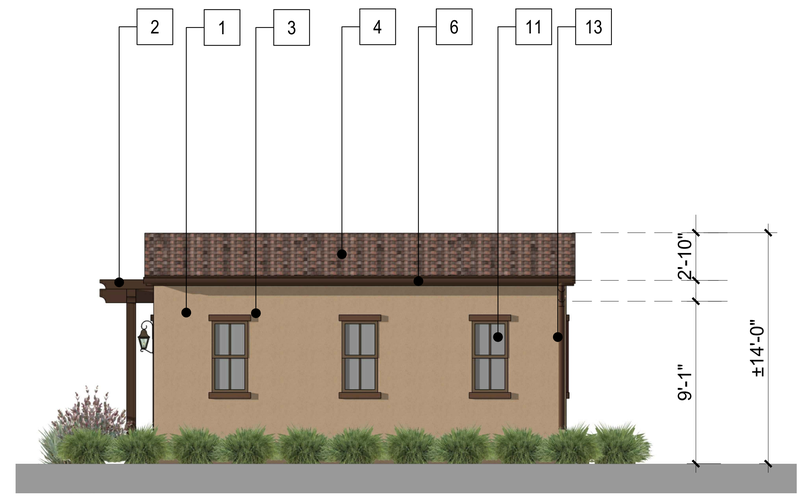
ELEVATIONS
RECREATION BUILDING

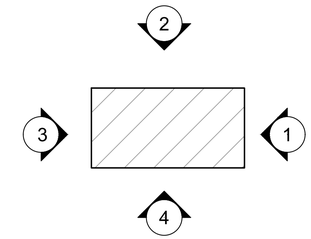
A2.5.2



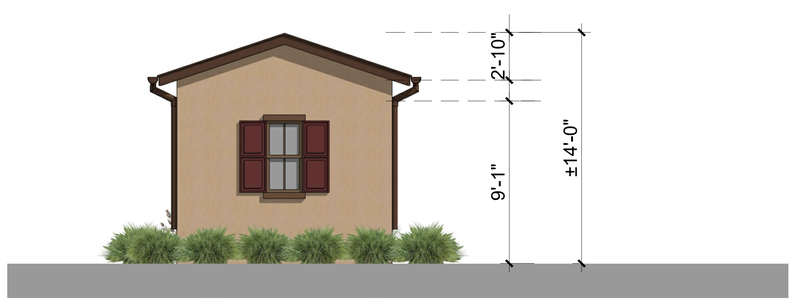
View 1 - Front Elevation



View 2 - Side Elevation



Key Plan
N.T.S.



View 3 - Rear Elevation

View 4 - Side Elevation

Material Legend

1. Stucco
2. Corbels and Details
3. Stucco Over Foam Window Sills & Window Trim
4. Concrete Spanish Tile Roof
5. Wood Balconies With Wood Railings
6. Wood Rafter Tails & Fascia Boards
7. Wood Window Shutters
8. CMU Block Wall
9. Terra Cotta Wall Caps
10. Decorative Metal
11. Vinyl Windows & Doors
12. Painted, Insulated Aluminum Garage Doors
13. Down Spouts/ Gutter

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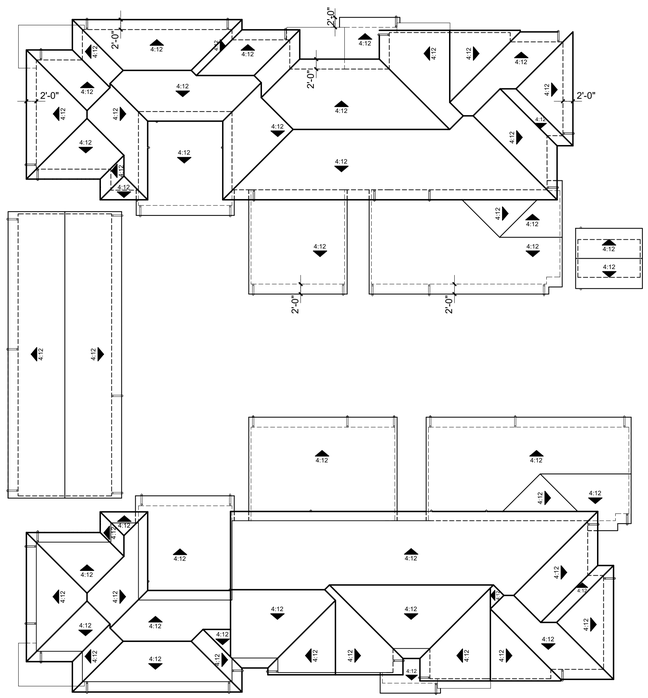
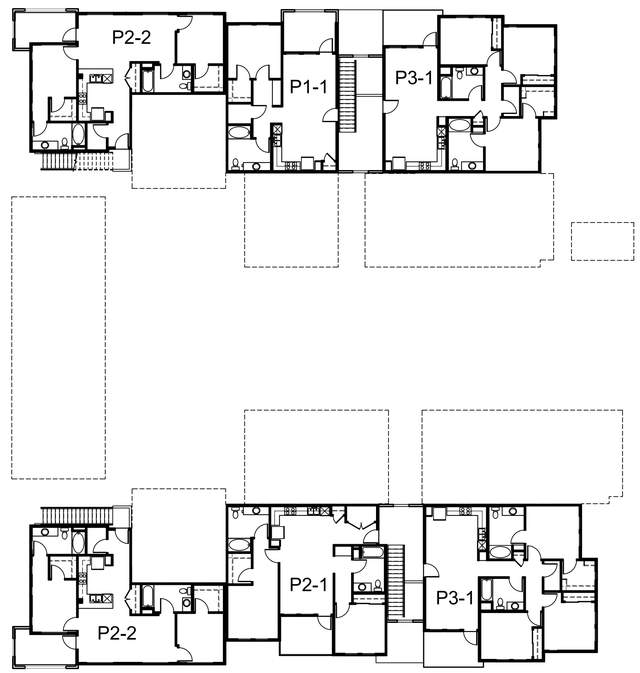
ELEVATIONS
LAUNDRY

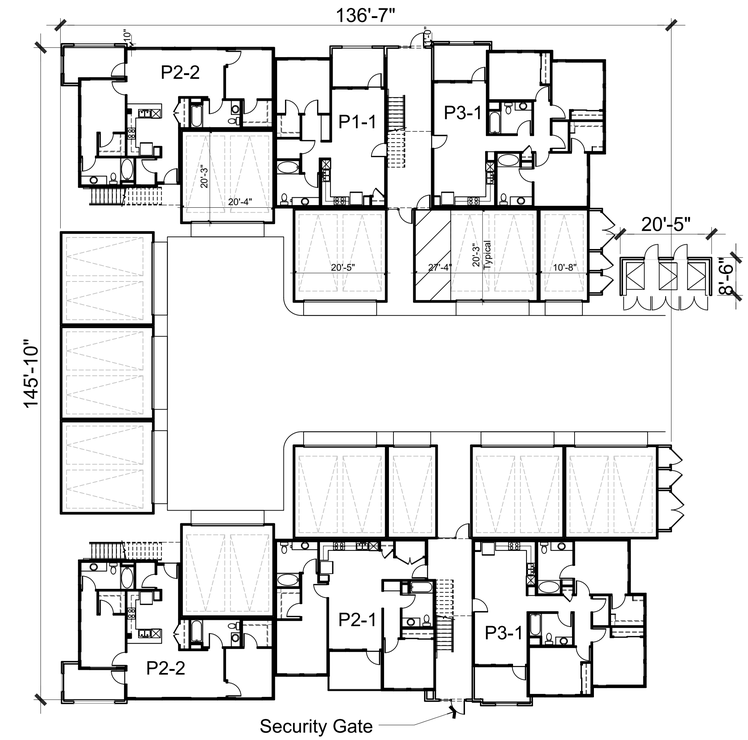
A2.6.0



Building 'A' - Roof Plan



Building 'A' - Level 2



Building 'A' - Level 1

Building 'A' - Area	
Level 1	± 8,096 S.F.
Level 2	± 7,730 S.F.
Total	± 15,826 S.F.

Garage- Area	
Total	± 5,139* S.F.
Trash- Area (Typical)	
Total	± 173 S.F.

* Includes Utility Closets

Notes
1.All Garages will be automatic doors

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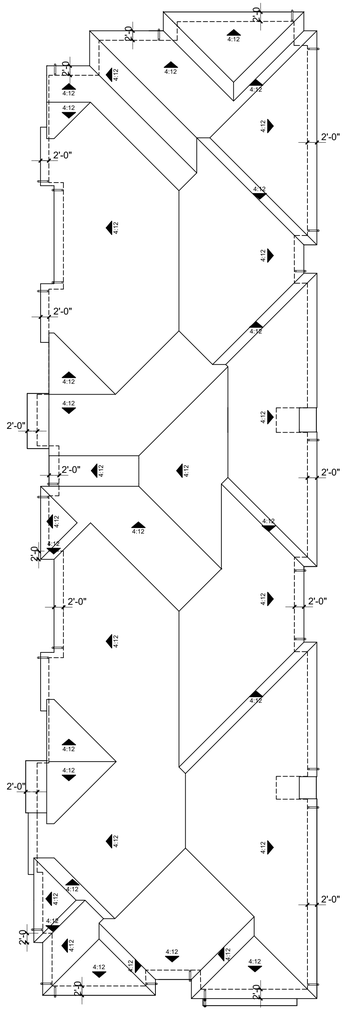
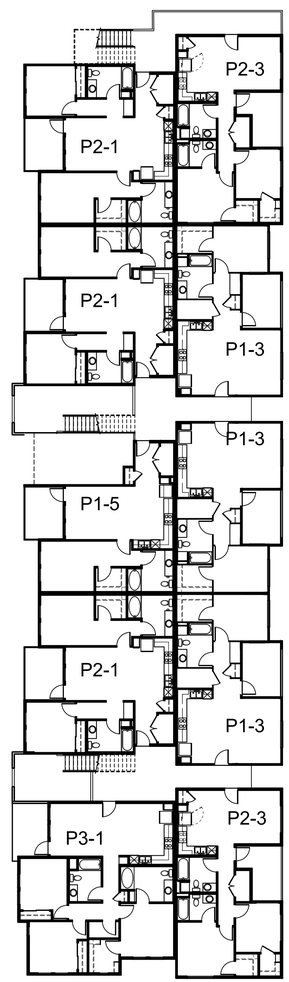
CONCEPTUAL BUILDING PLAN
BUILDING 'A'

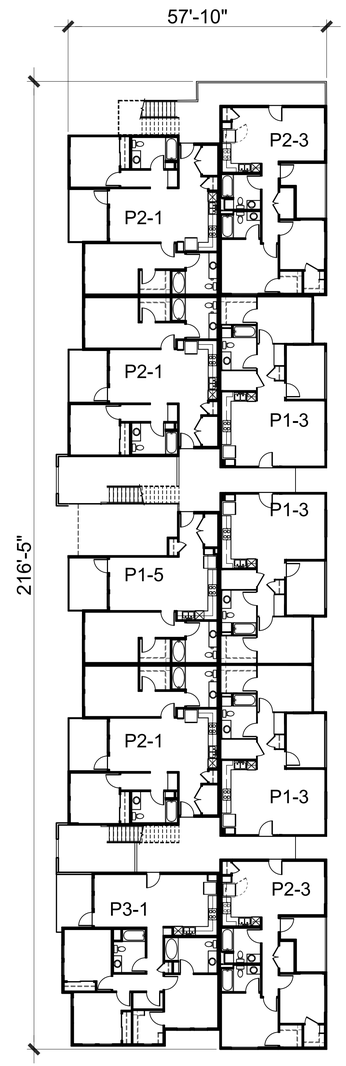
A3.0



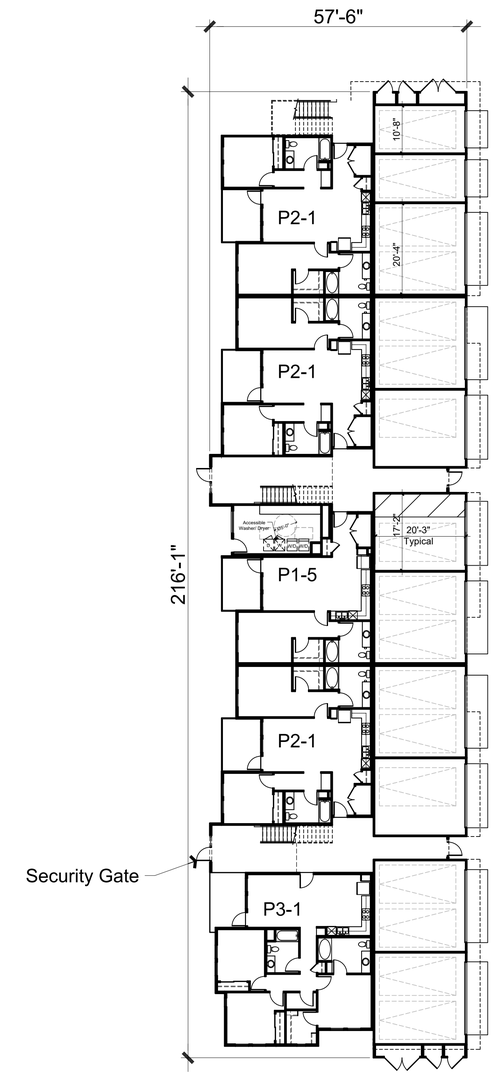
Building 'B' - Roof Plan



Building 'B' - Level 3



Building 'B' - Level 2



Building 'B' - Level 1

Building 'B' - Area	
Level 1	± 7,155 S.F.
Level 2	± 11,992 S.F.
Level 3	± 11,992 S.F.
Total	± 31,139 S.F.

Garage- Area	
Total	± 4,300* S.F.

* Includes Utility Closets

Notes
1.All Garages will be automatic doors

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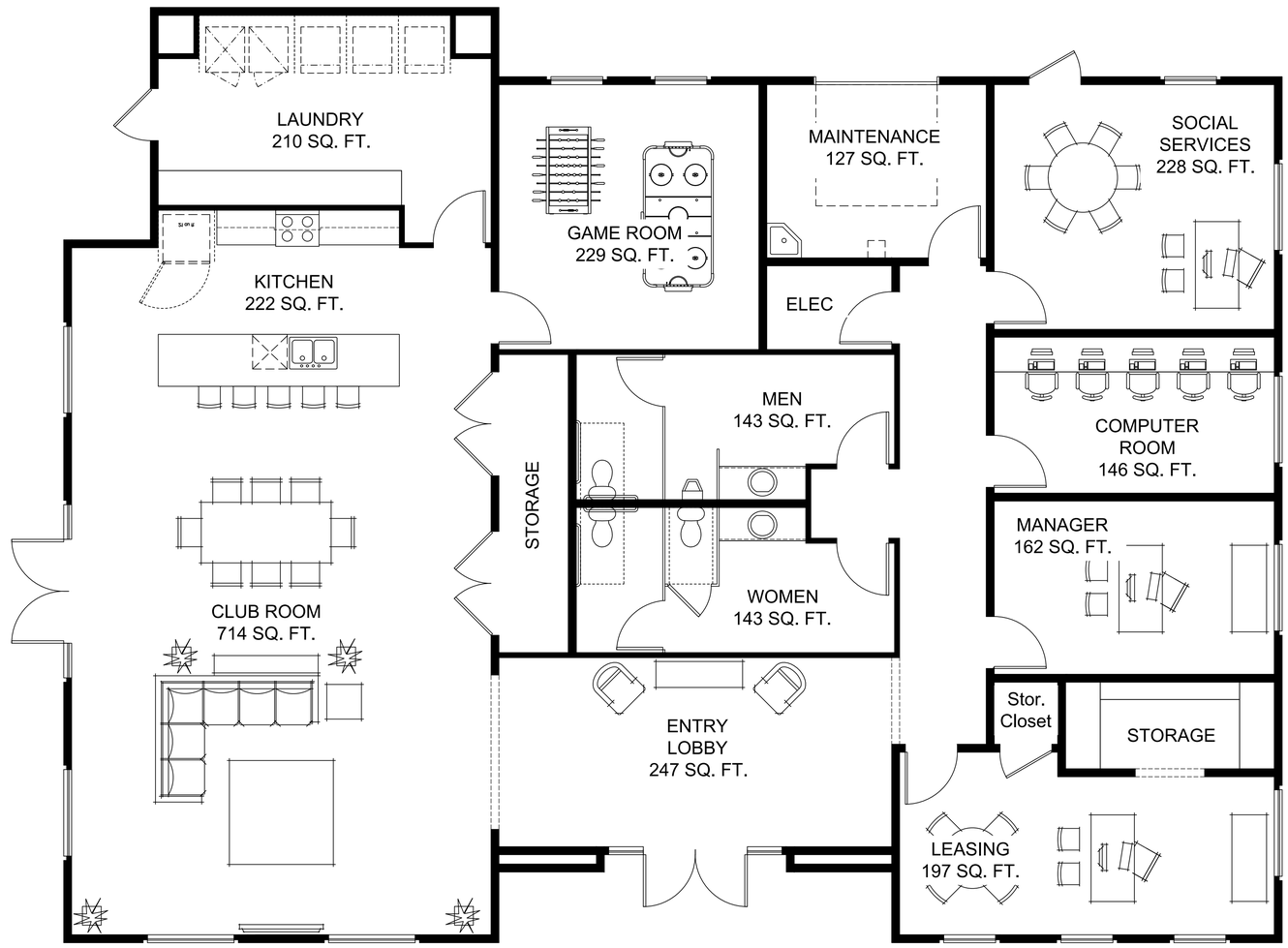
CONCEPTUAL BUILDING PLAN
BUILDING 'B'

A3.1



Recreation Building - Area	
Total	± 3,458 S.F.

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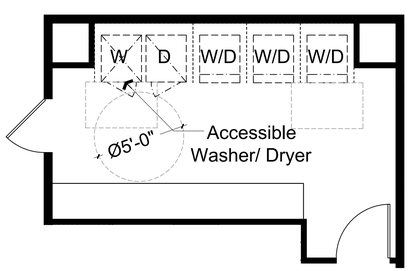
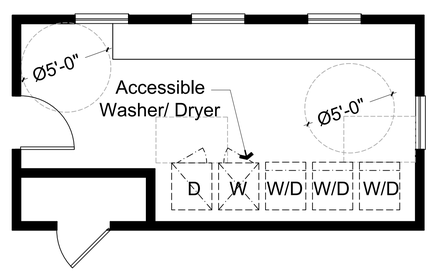
CONCEPTUAL BUILDING PLAN
RECREATION BUILDING

A3.2



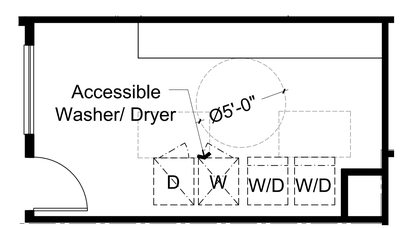
Lot 5 Laundry

*See Sheet A3.2 for Full Building Plan



Lot 6 Laundry

*See Sheet A1.0 for Location on Site



Lot 7 Laundry

*See Sheet 3.1 for Full Building Plan

Site Laundry Summary		
Site	W	D
Lot 5	4	4
Lot 6	4	4
Lot 7	3	3
Total	11	11

Key
W - Provided Washers
D - Provided Dryers

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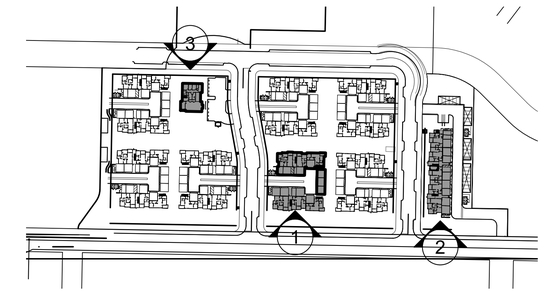
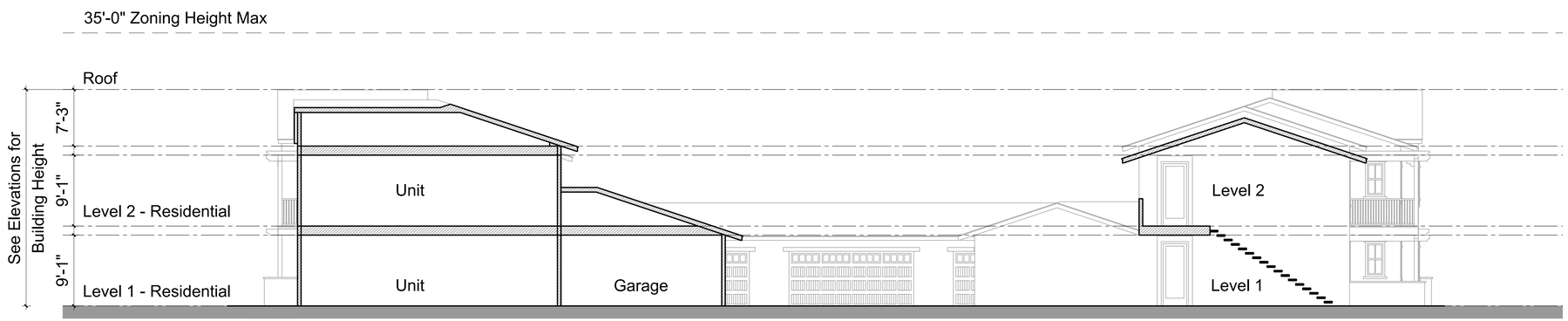
ENLARGED LAUNDRY ROOMS
BUILDING PLANS

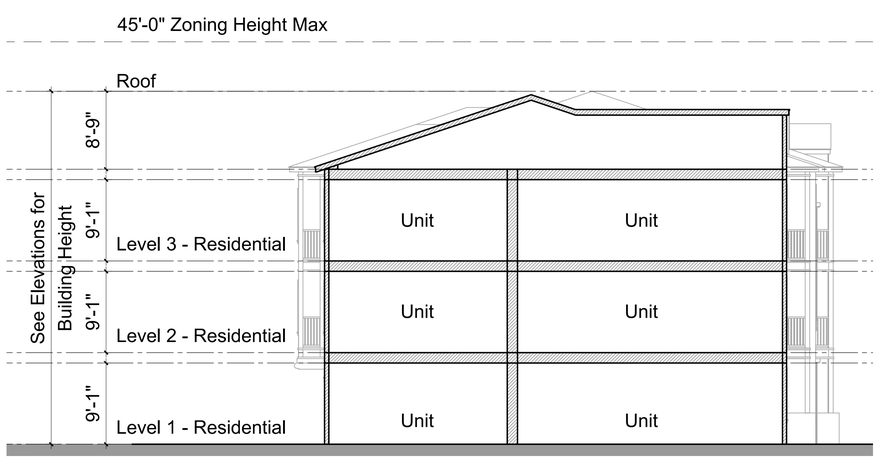
A3.3



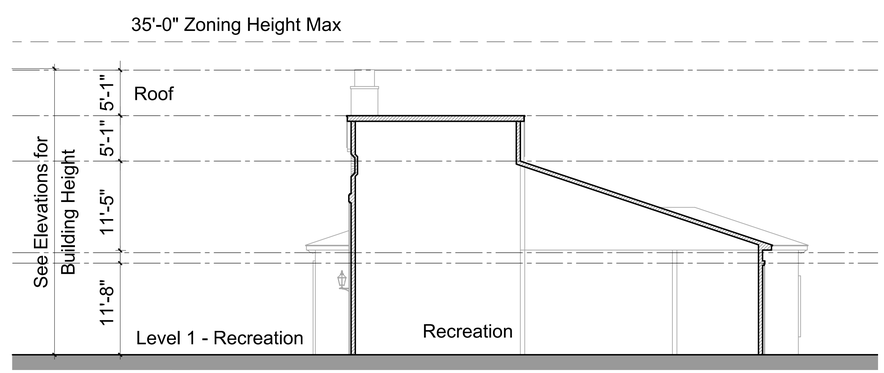
Key Plan
N.T.S.



Section 1 - Building 'A'



Section 2 - Building 'B'



Section 3 - Recreation

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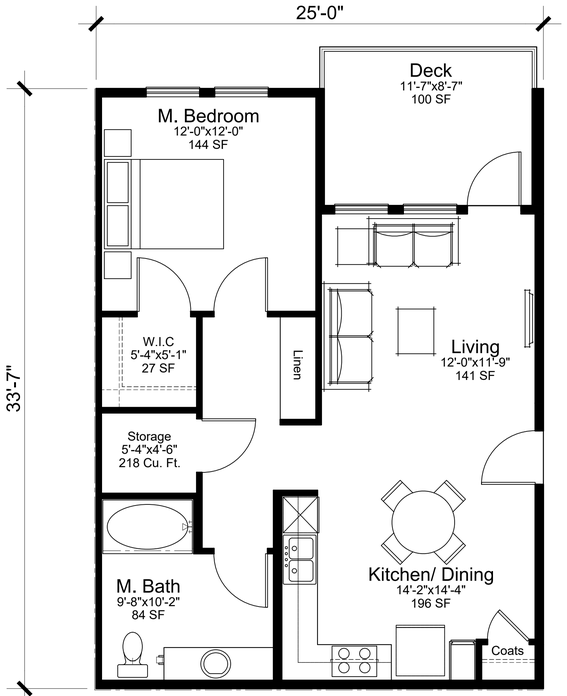
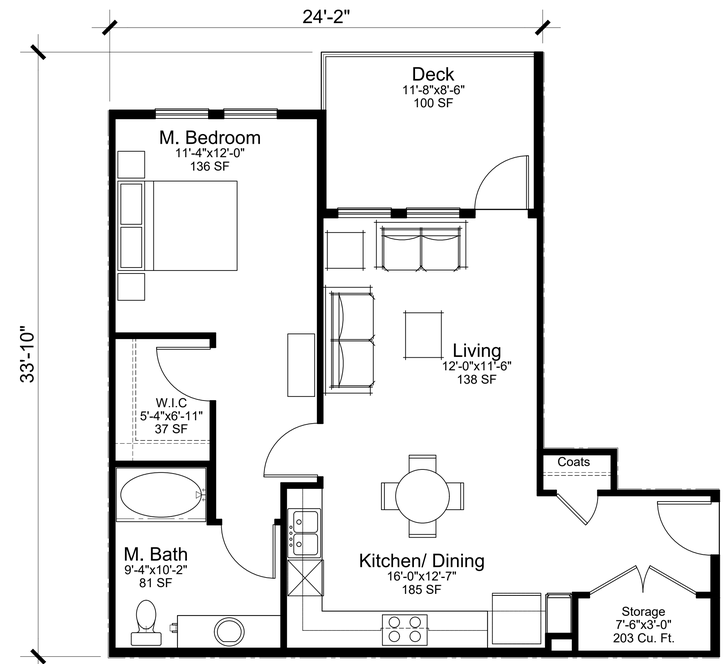
BUILDING SECTIONS
CROSS SECTIONS

A4.0



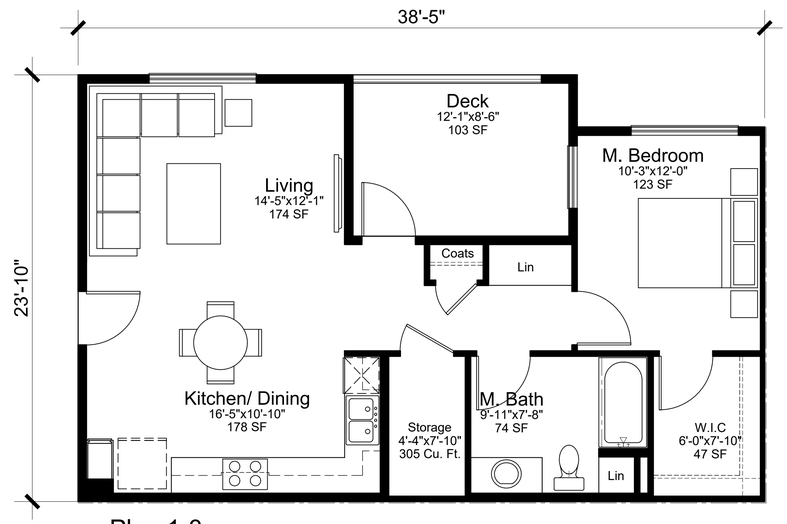
Plan 1-1

1 Bedroom / 1 Bathroom
711 NSF



Plan 1-2

1 Bedroom / 1 Bathroom
724 NSF



Plan 1-3

1 Bedroom / 1 Bathroom
718 NSF
* Occurs Only at Tuck-Under Building

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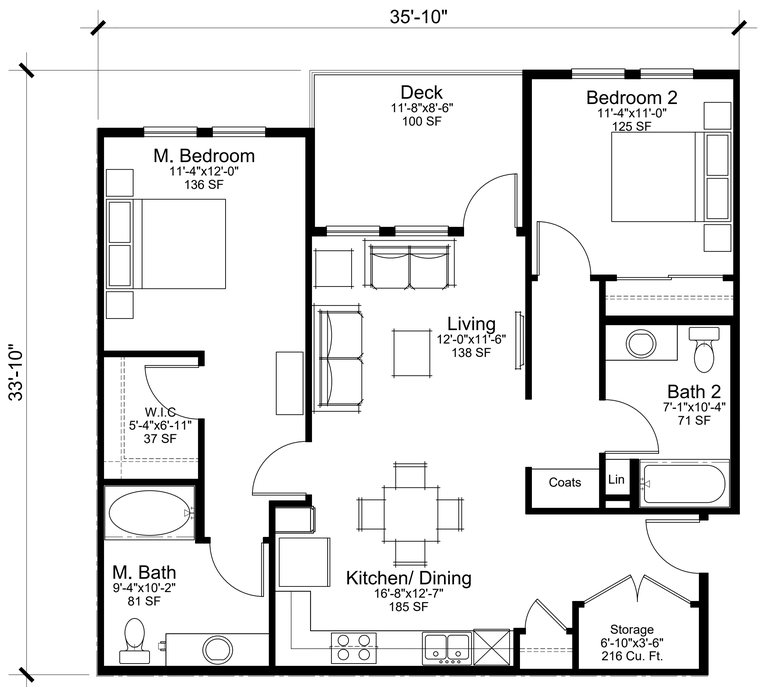
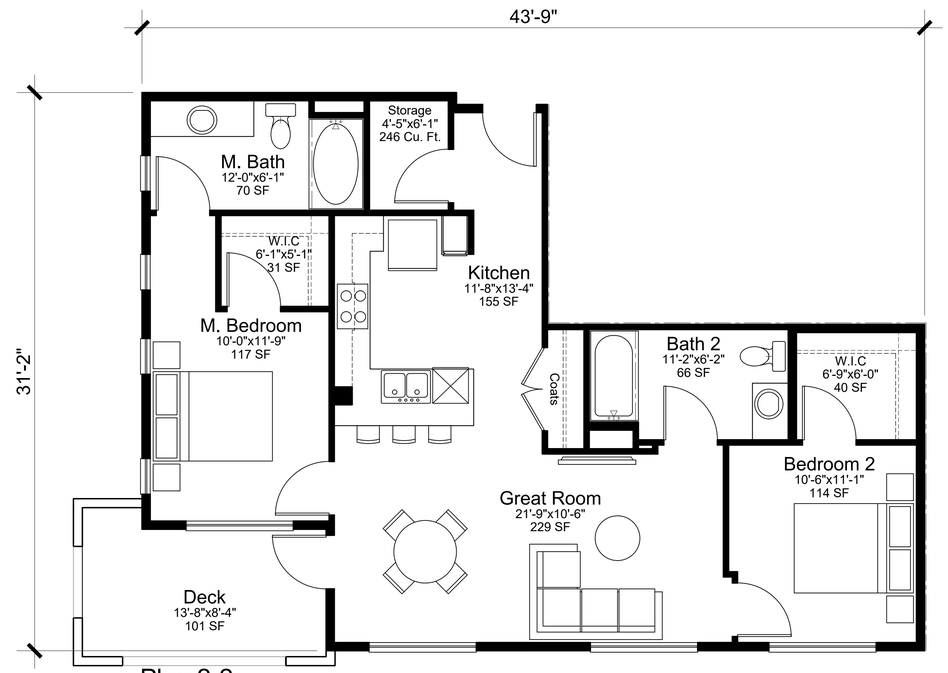
CONCEPTUAL UNIT PLANS

A5.0



Plan 2-1
2 Bedroom / 2 Bathroom
995 NSF



Plan 2-2
2 Bedroom / 2 Bathroom
952 NSF

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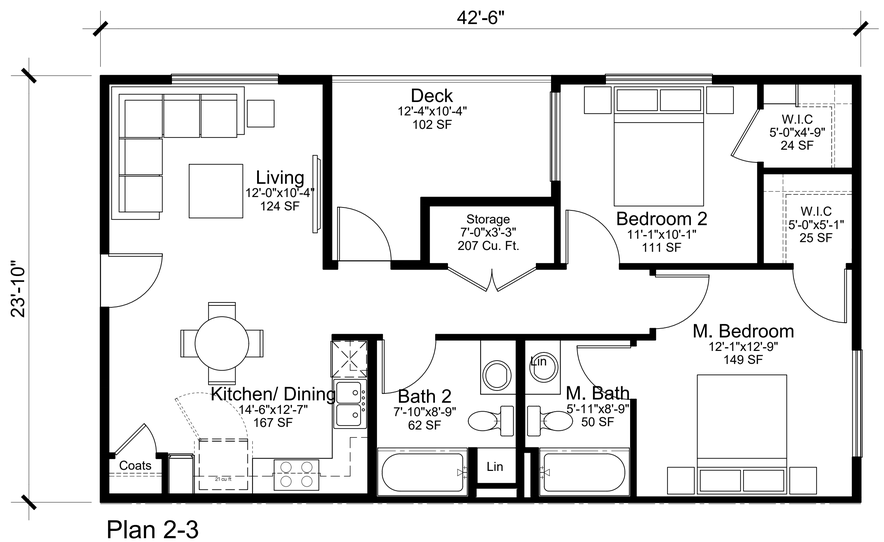
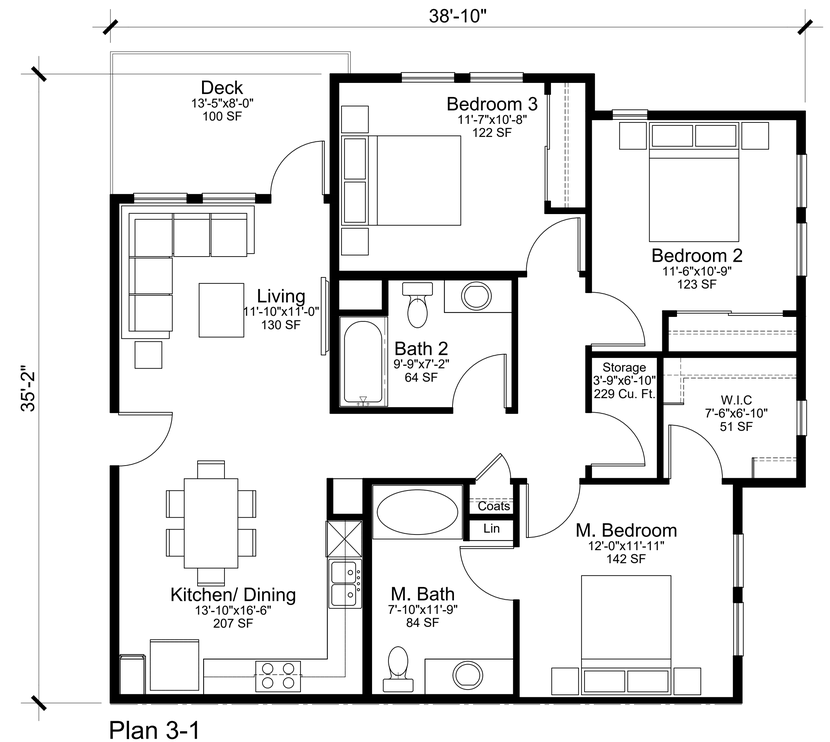
CONCEPTUAL UNIT PLANS

A5.1



Plan 2-3
2 Bedroom / 2 Bathroom
842 NSF
*Occurs Only at Tuck-Under Building



Plan 3-1
3 Bedroom / 2 Bathroom
1,150 NSF

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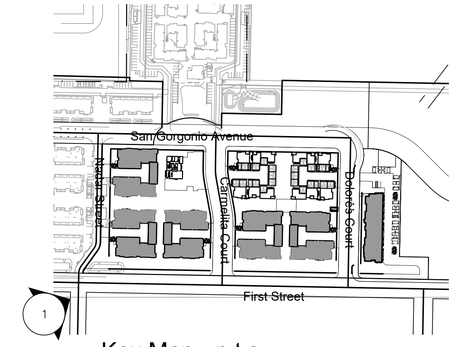
CONCEPTUAL UNIT PLANS

A5.2



Key Map - n.t.s.

View 1 - Corner Perspective Along First Street and Nadar Street

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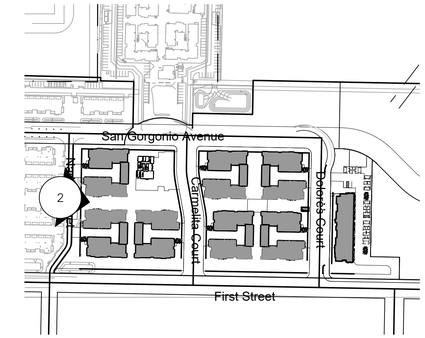
PERSPECTIVES

A6.0



Key Map - n.t.s.

View 2 - Perspective Along Interior Paseo

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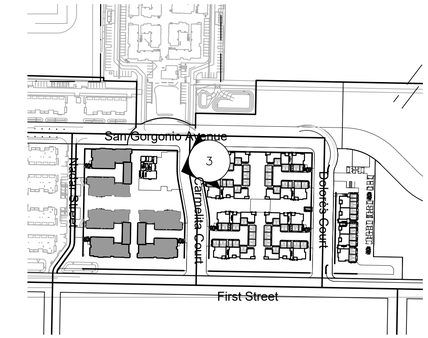
PERSPECTIVES

A6.1



Key Map - n.t.s.

View 3 - Perspective of Rec Building Along Carmelita Court

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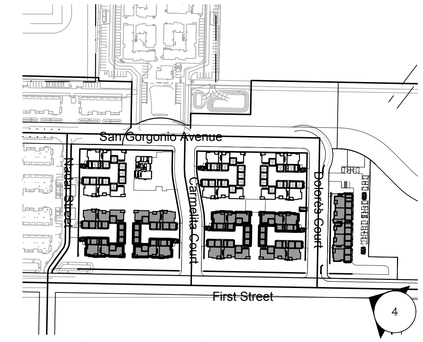
PERSPECTIVES

A6.2



Key Map - n.t.s.

View 4 - Eastern Perspective Along First Street

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Santa Ana, CA 92705

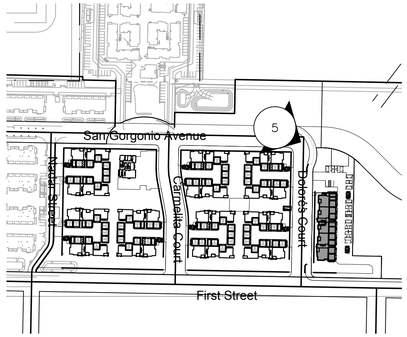
LAS CORTES II, PHASE 3
1500 -1700 SAN GORGONIO AVE. & FIRST ST.
OXNARD, CA # 2017-1200

SCHEMATIC DESIGN
JUNE 26, 2020

NTS

PERSPECTIVES

A6.3



Key Map - n.t.s.

View 5 - Northern Corner Perspective Along Dolores Court

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OXNARD, CA # 2017-1200

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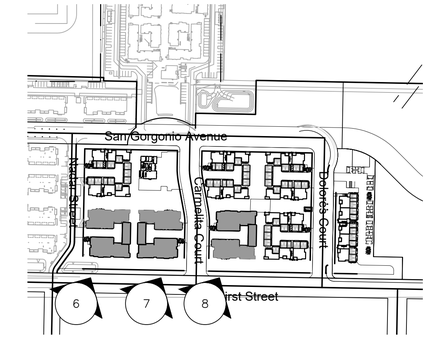
JUNE 26, 2020

NTS

PERSPECTIVES

A6.4

View 8 - Enlarged View of Building 'A' Along First Street



Key Map - n.t.s.

View 7 - Enlarged View of Building 'A' Along First Street

View 6 - Enlarged View of Building 'A' Along First Street

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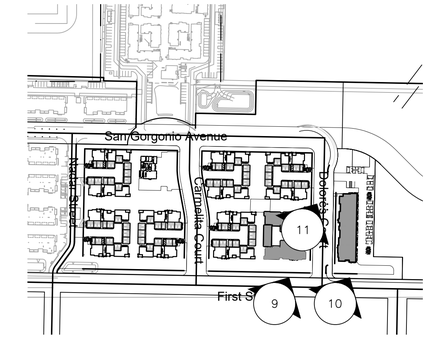
SCHEMATIC DESIGN
JUNE 26, 2020

NTS

PERSPECTIVES

A6.5

View 11 - Enlarged View of Building 'B' Along Dolores Court



Key Map - n.t.s.

View 10 - Enlarged View of Building 'B' Along First Street

View 9 - Enlarged View of Building 'A' Along First Street

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OXNARD, CA # 2017-1200

SCHEMATIC DESIGN
JUNE 26, 2020

NTS

PERSPECTIVES

A6.6

ENGINEERING SITE PLAN
LAS CORTES II - PHASE 3
OXNARD, CALIFORNIA

GENERAL NOTES

1. EXISTING LAND USE - ATTACHED RESIDENTIAL.
2. PROPOSED LAND USE - MULTI-FAMILY RESIDENTIAL.
3. EXISTING GENERAL PLAN LAND USE DESIGNATIONS - RESIDENTIAL MEDIUM AND PUBLIC/SEMI PUBLIC.
4. PROPOSED GENERAL PLAN LAND USE DESIGNATION - RESIDENTIAL MEDIUM AND PUBLIC/SEMI PUBLIC.
5. EXISTING ZONING - R3 GARDEN APARTMENT.
6. PROPOSED ZONING - R3 GARDEN APARTMENT.
7. UTILITY PROVIDERS:
   WATER - CITY OF OXNARD
   SEWER - CITY OF OXNARD
   TELEPHONE - FRONTIER
   CABLE TELEVISION - CHARTER
   GAS - SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC - SOUTHERN CALIFORNIA EDISON COMPANY
8. THE PROJECT SITE IS LOCATED WITHIN OXNARD SCHOOL DISTRICT (ELEMENTARY AND INTERMEDIATE) AND OXNARD UNION HIGH SCHOOL DISTRICT.
9. ALL PROPOSED GRADING, DRAINAGE AND INFRASTRUCTURE IMPROVEMENTS SHALL BE IMPLEMENTED PER THE CITY OF OXNARD MUNICIPAL CODE.
10. LINKAGE TO EXISTING NEIGHBORHOODS PROVIDED BY: EXISITNG FIRST STREET INCLUDING PROPOSED PRIVATE STREET CONNECTIONS TO NADAR STREET (PRIVATE) AND PROPOSED SAN GORGONIOAVENUE, CARMELITA COURT AND DOLORES COURT.
11. PEDESTRIAN ACCESS PROVIDED BY PROPOSED INTERIOR WALKWAYS CONNECTING TO SAN GORGONIO AVENUE, FIRST STREET, CARMELITA COURT, AND DOLORES COURT.
12. ADEQUATE SITE PARKING PROVIDED IN ACCORDANCE WITH CITY ORDINANCE FOR EXISTING/PROPOSED ZONING.
13. LAS CORTES COMMUNITY BUILDING DESIGN FEATURES PER SEPARATE ARCHITECTUAL DRAWINGS. FIRST STREET AND SAN GORGONIO AVENUE STREET PORTAL TREATMENTS, STREETSCAPES, PARKWAYS, EDGE TREATMENTS AND APPROPRIATE BUFFERING/SCREENING TREATMENTS PROVIDED BY CONCEPTUAL LANDSCAPE PLAN DESIGNS.
14. STORM DRAIN FACILITIES SHALL BE PUBLIC WITHIN STREETS OR EASEMENTS PER CITY OF OXNARD STANDARDS.
15. ALL STORM DRAIN FACILITIES SIZES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL HYDROLOGY AND ACCEPTANCE OF HYDRAULIC CALCULATIONS BY THE CITY OF OXNARD.
16. 100 YEAR FLOOD PROTECTION FOR PROJECT IS PROVIDED BY EXISITNG VENTURA COUNTY MASTER PLANNED FACILITIES, SITE MASS GRADING AND CONSTRUCTION OF IN TRACT STORM DRAIN FACILITIES. PROPOSED ON-SITE DETENTION BASINS WILL BE UTILIZED FOR POTENTIAL Q100 DETENTION PENDING FINAL SITE HYDROLOGY. PROPOSED Q100 STORM WATER RUNOFF WILL NOT EXCEED POTENTIAL EXISTING Q100 RUNOFF.
17. ACREAGE FOR PHASE 2 IS 16.34 AC GROSS, x AC NET

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 6 THROUGH 11, INCLUSIVE OF THE COLONIA VILLAGE TRACT, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

TOGETHER WITH THAT UNNAMED STRIP OF LAND LYING WITHIN COLONIA VILLAGE TRACT, IMMEDIATELY ADJACENT NORTHERLY TO LOTS 6 THROUGH 11 OF SAID TRACT, AS SHOWN BY MAP ON FILE IN BOOK 21, PAGES 49 AND 50 OF MAPS, RECORDS OF VENTURA COUNTY, CALIFORNIA.

ALSO EXCEPT THAT PORTION GRANTED TO THE CITY OF OXNARD IN DEED RECORDED SEPTEMBER 13, 1978, IN BOOK 5207, PAGE 242 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO TERRAZA DE LAS CORTES LP., A CALIFORNIA LIMITED LIABILITY PARTNERSHIP AS DESCRIBED IN A DEED RECORDED APRIL 30, 2014 AS INSTRUMENT NO. 20140430-00054369 OF OFFICIAL RECORDS.

APN: 201-0-100-040

PARCEL 2:

LOT 4 INCLUSIVE OF TRACT MAP 5952-1, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163, PAGES 86 THROUGH 91 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

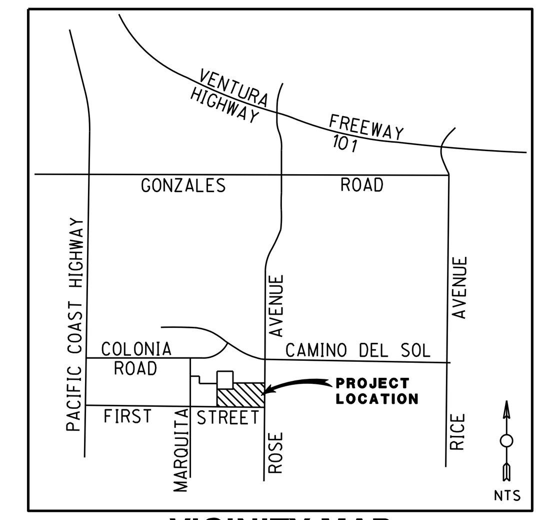
APN: 201-0-080-095

SOURCE OF TOPOGRAPHY

COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY BY RICK ENGINEERING COMPANY. DATE OF PHOTOGRAPHY MARCH 20, 2013.

ASSESSOR PARCEL NUMBERS

201-0-080-095 & 201-0-100-040



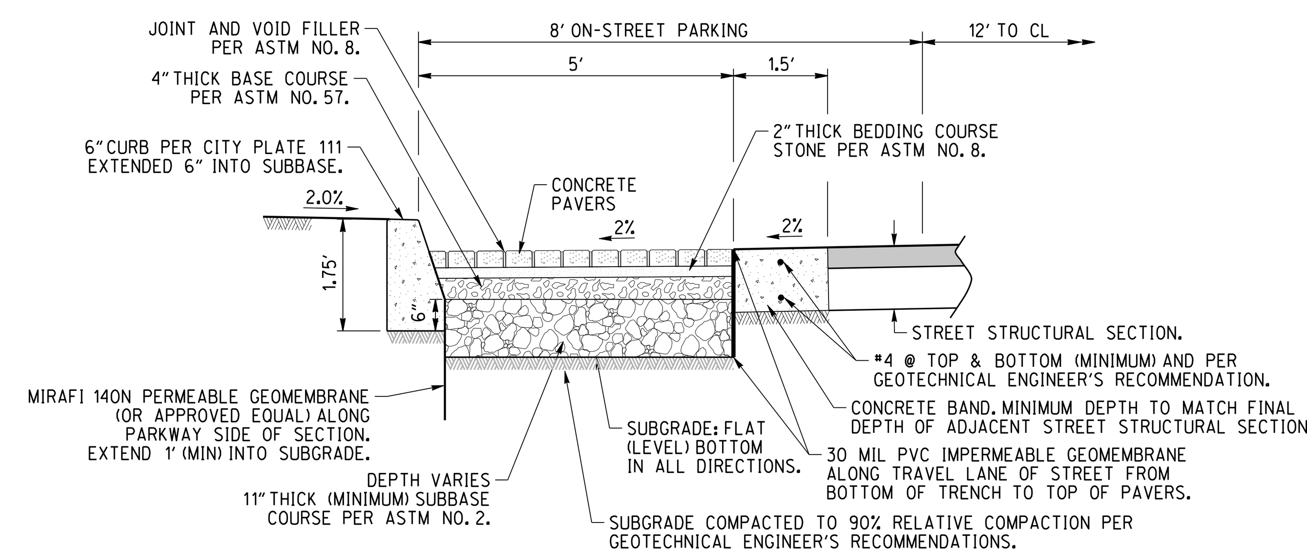
VICINITY MAP
NOT TO SCALE

DEVELOPER

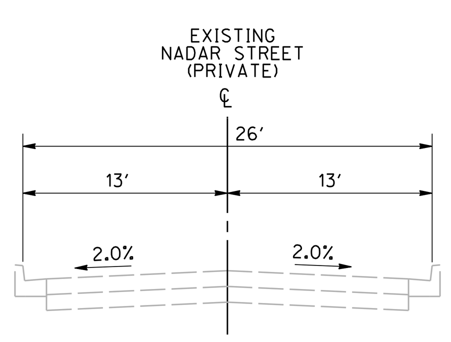
A0592 OXNARD, L.P.
2000 E. FOURTH STREET, SUITE 205
SANTA ANA, CA 92705
CONTACT: MARK IRVING
PH: (714) 835-3955

ENGINEER OF WORK

RICK ENGINEERING COMPANY
36 DISCOVERY SUITE 240
IRVINE, CA 92618
CONTACT: SCOTT PATTON
PH: (949) 588-0707



DETAIL: PERMEABLE INTERLOCKING CONCRETE PAVEMENT
NOT TO SCALE



TYPICAL SECTION: NADAR ST
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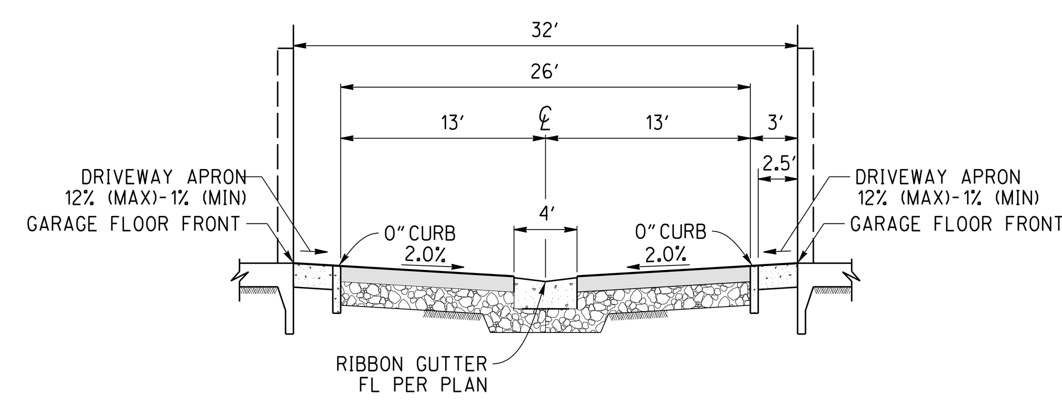

TYPICAL SECTION: PRIVATE ALLEY
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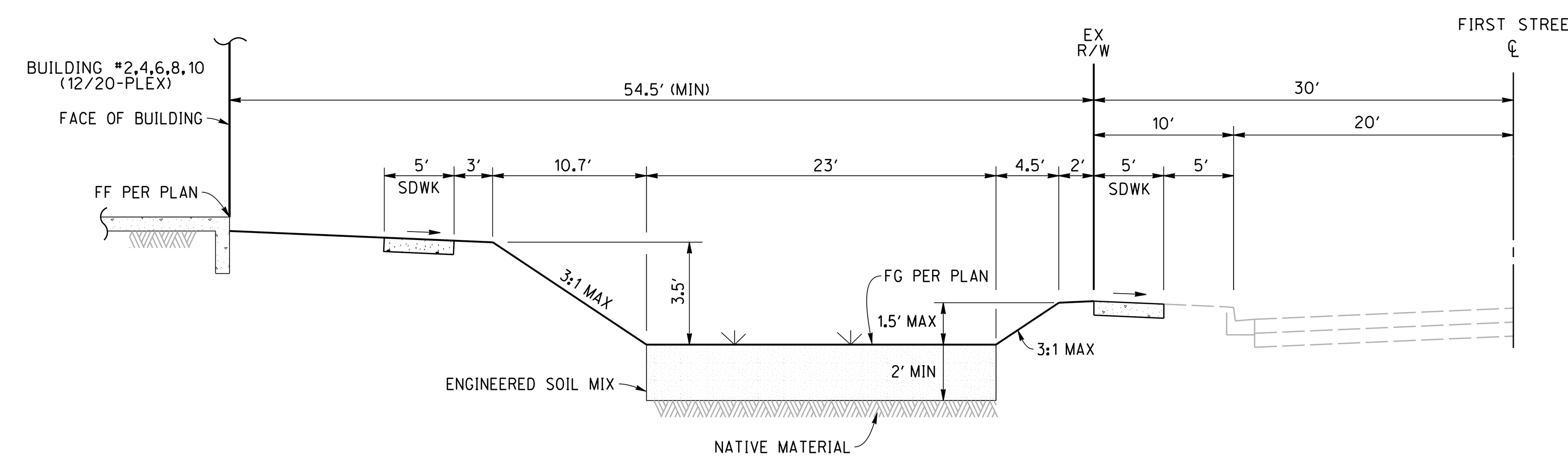

SECTION D-D
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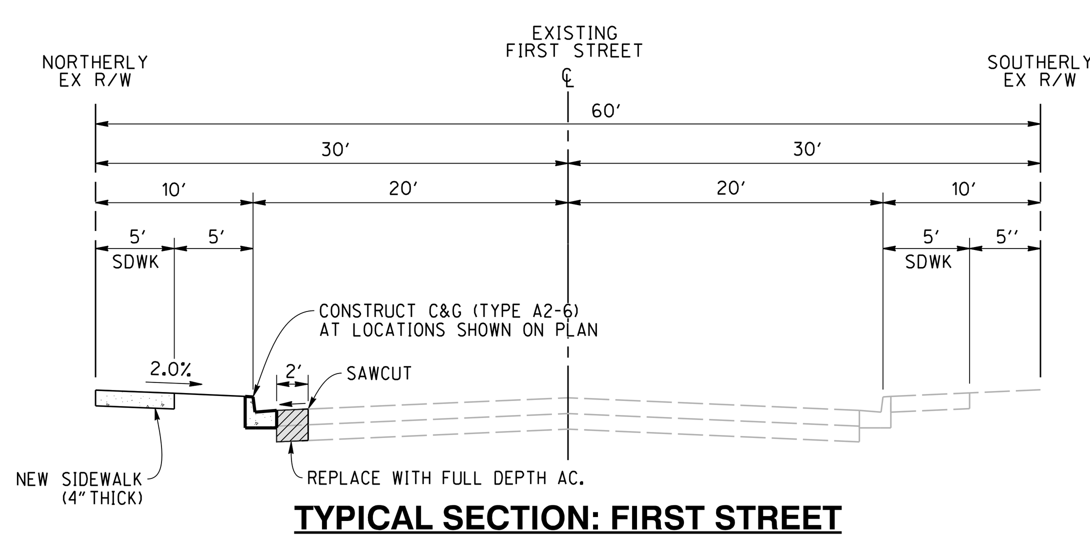

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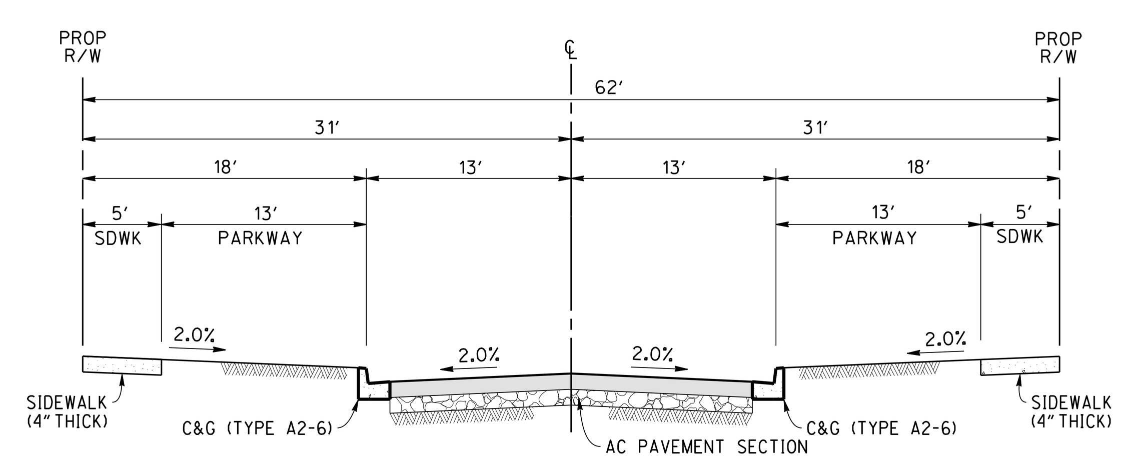

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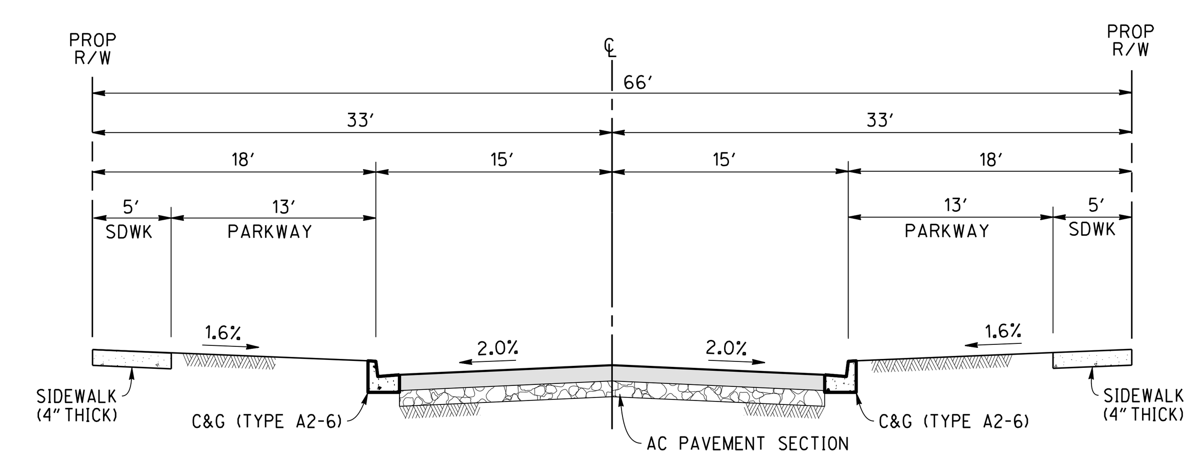
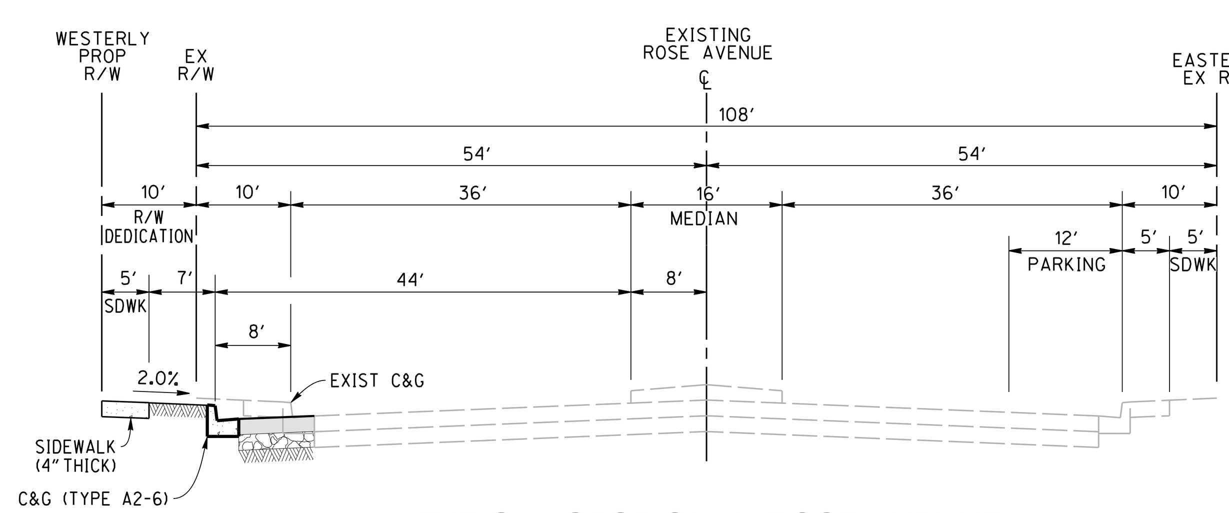
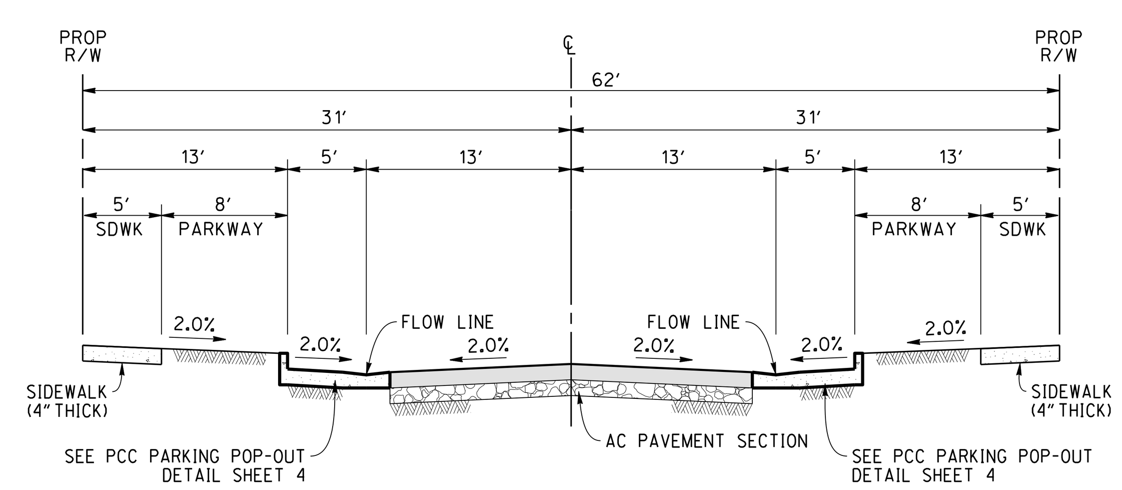


TYPICAL SECTION: SAN GORGONIO (W/O PARKING)
NOT TO SCALE



TYPICAL SECTION: N ROSE AVENUE
NOT TO SCALE



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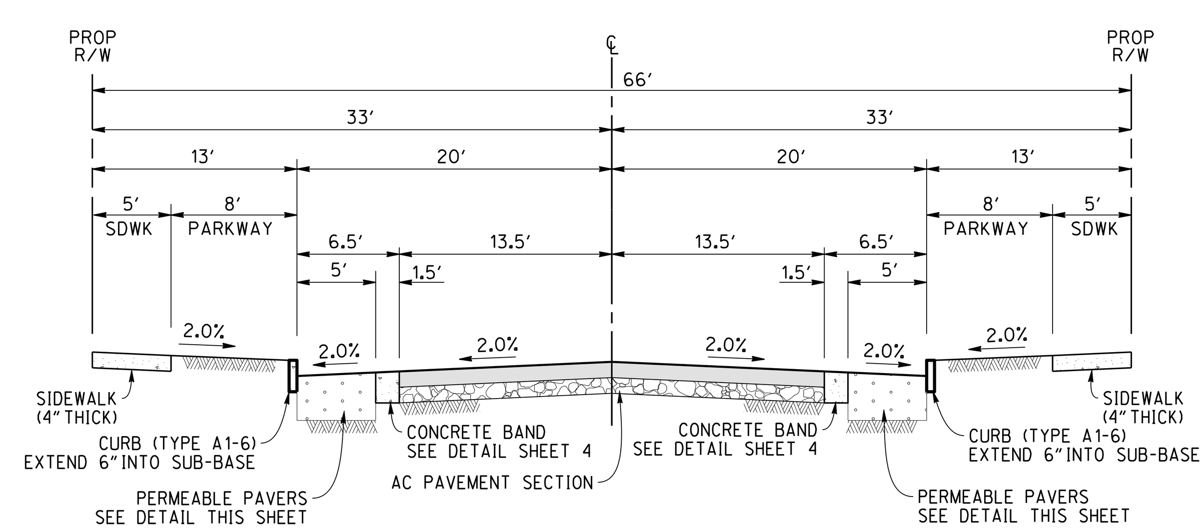
NOT TO SCALE



TYPICAL SECTION: SAN GORGONIO (W/ PARKING)
NOT TO SCALE

ABBREVIATIONS

GRADE BREAK	GB
FINISHED GRADE ELEVATION	FG
FIRE HYDRANT	FH
FLOW LINE ELEVATION	FL
FINISHED SURFACE ELEVATION	FS
INVERT ELEVATION	IE
NOT TO SCALE	NTS
PROPERTY LINE	PL
RIGHT OF WAY	RW
TOP OF CURB ELEVATION	TC
TOP OF GRATE ELEVATION	TG
TYPICAL	TYP
POWER POLE	PP
SIDEWALK	SDWK

SHEET INDEX

SHT NO	DESCRIPTION
ESP-1	TITLE SHEET
ESP-2 THRU 7	DEMOLITION PLAN
ESP-8	OVERALL SITE PLAN
ESP-9 THRU 11	SITE PLAN
PKG-1	PARKING PLAN

TENTATIVE TRACT MAP NO. 5952

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Suite 205
Santa Ana, CA 92705

ENGINEERING SITE PLAN
DDR SUBMITTAL

REV	DESCRIPTION	DATE
	1ST SUBMITTAL - DDR	12-16-2019
	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
TITLE SHEET

DATE:
6-24-2020

SCALE: AS NOTED
PROJECT NUMBER 16562-E

SHEET NUMBER
ESP - 1

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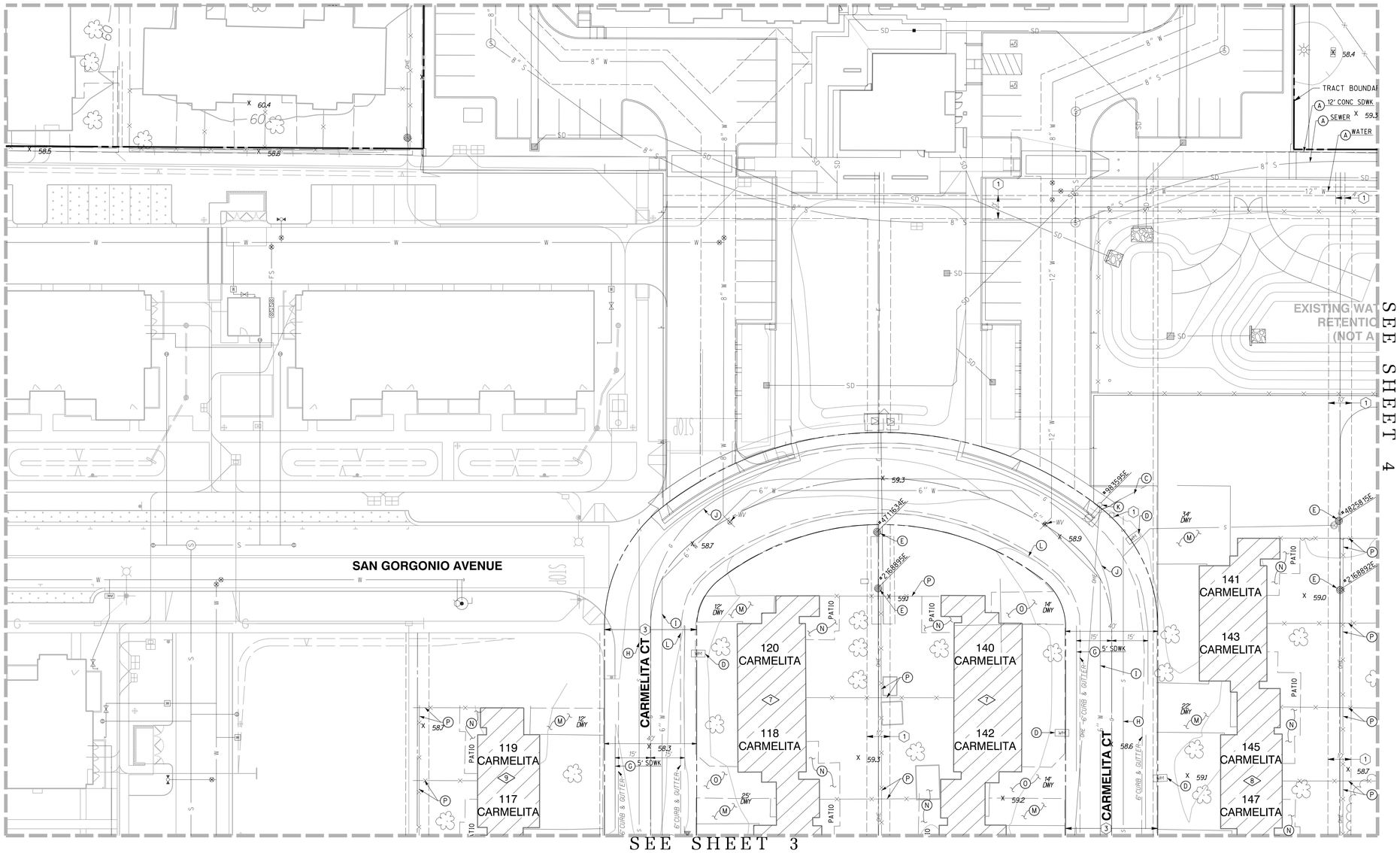


LEGEND

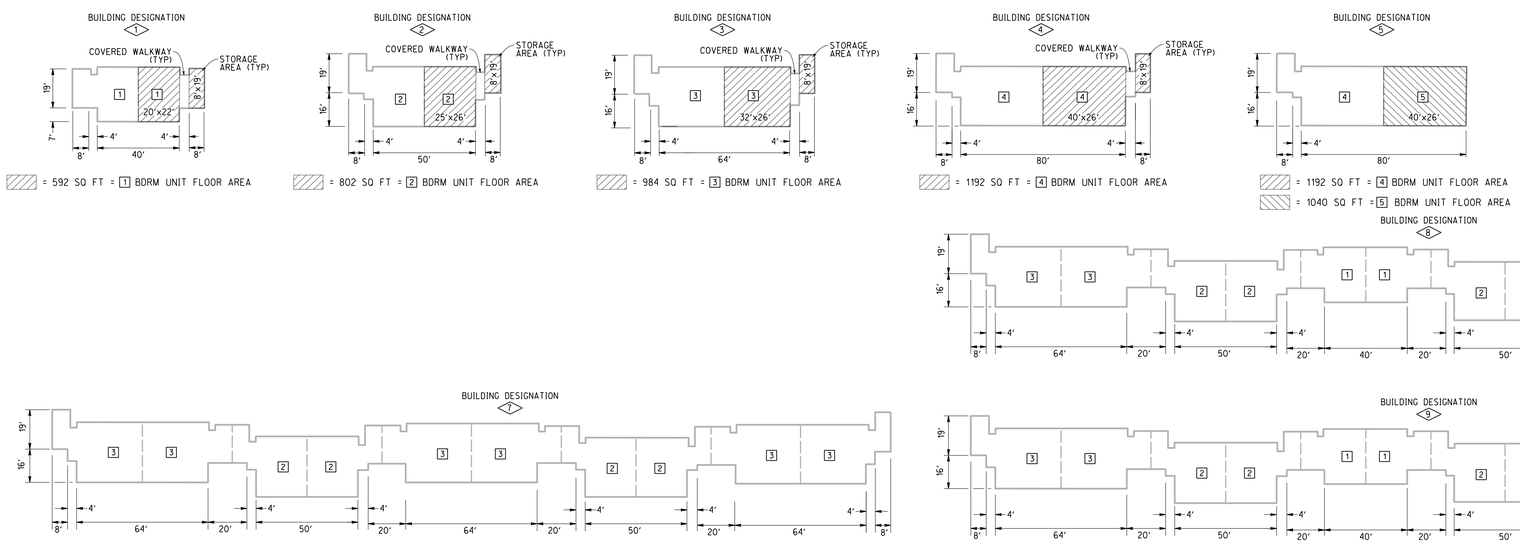
- TRACT BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- LIMIT OF WORK
- TREE
- EXISTING SEWER LINE
- EXISTING OVERHEAD LINE
- EXISTING 6" WATER
- EXISTING 8" WATER LINE
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING SEWER CLEANOUT
- STORM DRAIN MANHOLE
- EXISTING MANHOLE
- EXISTING STREET LIGHT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN LINE
- BUILDING TO BE DEMOLISHED (SEPARATE BUILDING & SAFETY PERMIT REQUIRED)

EASEMENT NOTES

1. EXISTING SOUTHERN CALIFORNIA EDISON (SCE) EASEMENT TO BE VACATED.
2. EXISTING GENERAL TELEPHONE EASEMENT TO BE VACATED.
3. EXISTING PUBLIC STREET RIGHT OF WAY TO BE VACATED.
4. EXISTING UTILITY EASEMENT.

DEMOLITION NOTES

- (A) PROTECT-IN-PLACE PER PLAN.
- (B) REMOVE EXISTING WALL.
- (C) REMOVE EXISTING RESIDENTIAL DRIVEWAY APPROACH.
- (D) SALVAGE WATER METER AND RETURN TO CITY OF OXNARD. WHERE MAIN IS TO REMAIN, DISCONNECT WATER SERVICE AT MAIN PER CITY REQUIREMENTS.
- (E) UTILITY POLE AND O/H LINE TO BE REMOVED PER SCE DESIGN.
- (F) REMOVE EXISTING TREE.
- (G) REMOVE EXISTING SIDEWALK.
- (H) REMOVE EXISTING SEWER.
- (I) REMOVE EXISTING WATER.
- (J) REMOVE EXISTING GAS.
- (K) REMOVE STREET LIGHT.
- (L) REMOVE CURB & GUTTER.
- (M) REMOVE ASPHALT CONCRETE PAVING.
- (N) REMOVE CONCRETE PATIO.
- (O) REMOVE CONCRETE DRIVEWAY.
- (P) REMOVE FENCE.
- (Q) REMOVE FIRE HYDRANT.
- (R) REMOVE SEWER MAHOLE.
- (S) REMOVE TELEPHONE VAULT.
- (T) REMOVE ELECTRICAL VAULT.
- (U) PLUG EXISTING SEWER MANHOLE.
- (V) REMOVE VALVE AND INSTALL BLIND FLANGE ON TEE.



UNIT SUMMARY		
UNIT ID	NO. OF BEDROOMS	FLOOR AREA (SQ FT)
1	1	592
2	2	802
3	3	984
4	4	1192
5	4	1040

NOTE: COVERED WALKWAY AREA BETWEEN UNIT AND STORAGE AREA EXCLUDED FROM FLOOR AREA NOTED ABOVE.

BUILDING SUMMARY								SITE SUMMARY	
BUILDING DESIGNATION (PER PLAN)	NO. OF UNITS (EACH) 1	2	3	4	5	TOTAL BUILDING FLOOR AREA (SQ FT)	BUILDING USE	TOTAL NO. OF BUILDINGS	TOTAL BUILDING FLOOR AREA (SQ FT)
3	-	-	2	-	-	1968	RESIDENTIAL	1	1968
4	-	-	-	2	-	2384	RESIDENTIAL	2	4768
5	-	-	-	1	1	2232	RESIDENTIAL	4	8928
7	-	4	6	-	-	9112	RESIDENTIAL	6	54672
8	4	6	2	-	-	9148	RESIDENTIAL	5	45740
9	4	4	2	-	-	7544	RESIDENTIAL	1	7544
TOTAL	24	58	50	8	4			TOTAL	123620

NOTE: 144 RESIDENTIAL UNITS TO BE DEMOLISHED.

GRAPHIC SCALE 1" = 20'

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ENGINEERING SITE PLAN
DDR SUBMITTAL

REV	DESCRIPTION	DATE
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	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
DEMOLITION PLAN

DATE: 6-24-2020
SCALE: AS NOTED
PROJECT NUMBER 16562-E
SHEET NUMBER
ESP - 2
SHEETS 2 OF 12

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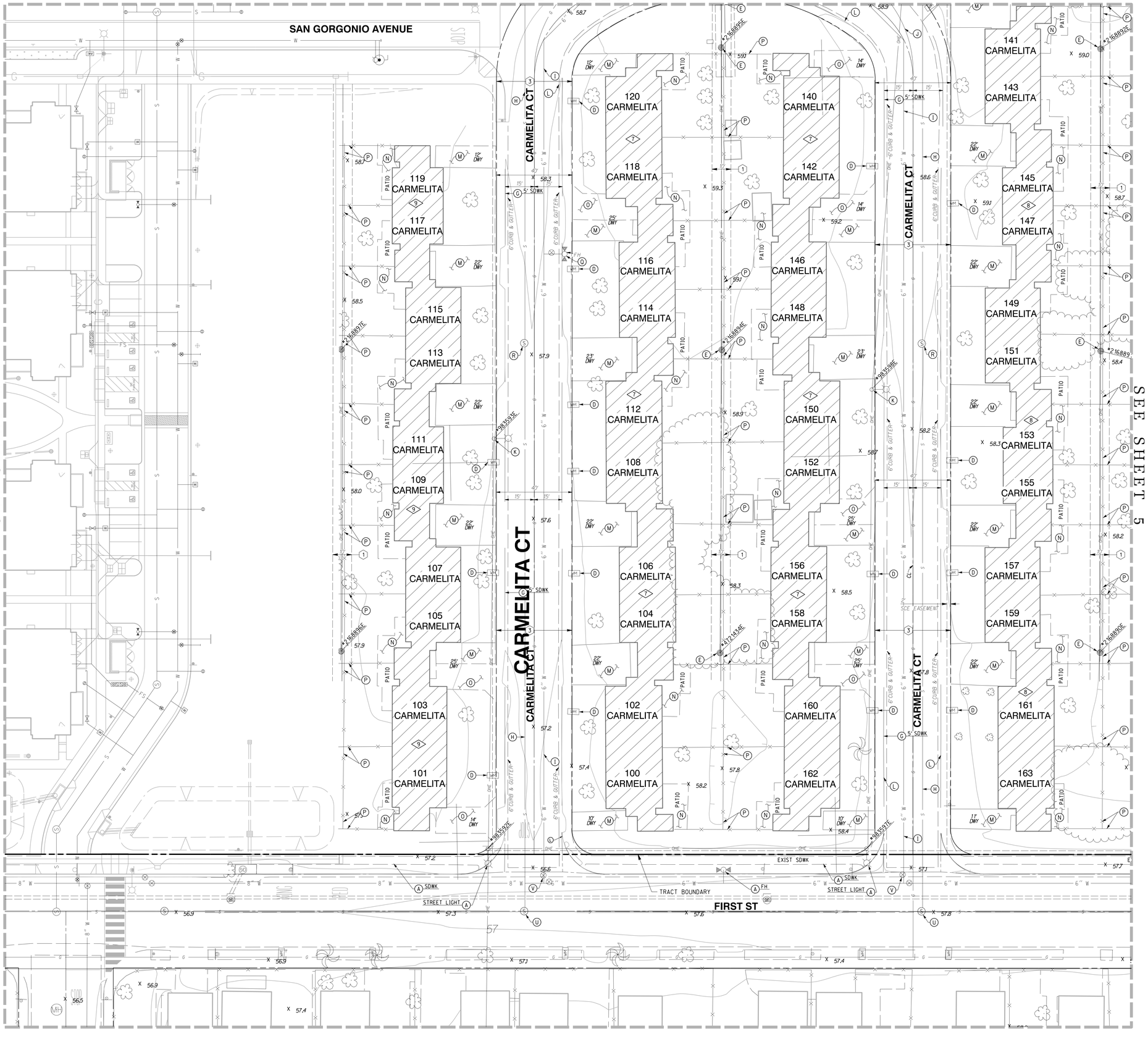

LEGEND

- TRACT BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- LIMIT OF WORK
- TREE
- EXISTING SEWER LINE
- EXISTING OVERHEAD LINE
- EXISTING 6" WATER
- EXISTING 8" WATER LINE
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING SEWER CLEANOUT
- STORM DRAIN MANHOLE
- EXISTING MANHOLE
- EXISTING STREET LIGHT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
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- EXISTING STORM DRAIN LINE
- BUILDING TO BE DEMOLISHED (SEPARATE BUILDING & SAFETY PERMIT REQUIRED)

EASEMENT NOTES

1. EXISTING SOUTHERN CALIFORNIA EDISON (SCE) EASEMENT TO BE VACATED.
2. EXISTING GENERAL TELEPHONE EASEMENT TO BE VACATED.
3. EXISTING PUBLIC STREET RIGHT OF WAY TO BE VACATED.

DEMOLITION NOTES

- (A) PROTECT-IN-PLACE PER PLAN.
- (B) REMOVE EXISTING WALL.
- (C) REMOVE EXISTING RESIDENTIAL DRIVEWAY APPROACH.
- (D) SALVAGE WATER METER AND RETURN TO CITY OF OXNARD. WHERE MAIN IS TO REMAIN, DISCONNECT WATER SERVICE AT MAIN PER CITY REQUIREMENTS.
- (E) UTILITY POLE AND O/H LINE TO BE REMOVED PER SCE DESIGN.
- (F) REMOVE EXISTING TREE.
- (G) REMOVE EXISTING SIDEWALK.
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- (M) REMOVE ASPHALT CONCRETE PAVING.
- (N) REMOVE CONCRETE PATIO.
- (O) REMOVE CONCRETE DRIVEWAY.
- (P) REMOVE FENCE.
- (Q) REMOVE FIRE HYDRANT.
- (R) REMOVE SEWER MAHOLE.
- (S) REMOVE TELEPHONE VAULT.
- (T) REMOVE ELECTRICAL VAULT.
- (U) PLUG EXISTING SEWER MANHOLE.
- (V) REMOVE VALVE AND INSTALL BLIND FLANGE ON TEE.

GRAPHIC SCALE 1" = 20'

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ENGINEERING SITE PLAN
DDR SUBMITTAL

REV	DESCRIPTION	DATE
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	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
DEMOLITION PLAN

DATE: 6-24-2020

SCALE: AS NOTED

PROJECT NUMBER: 16562-E

SHEET NUMBER
ESP - 3

SHEETS 3 OF 12

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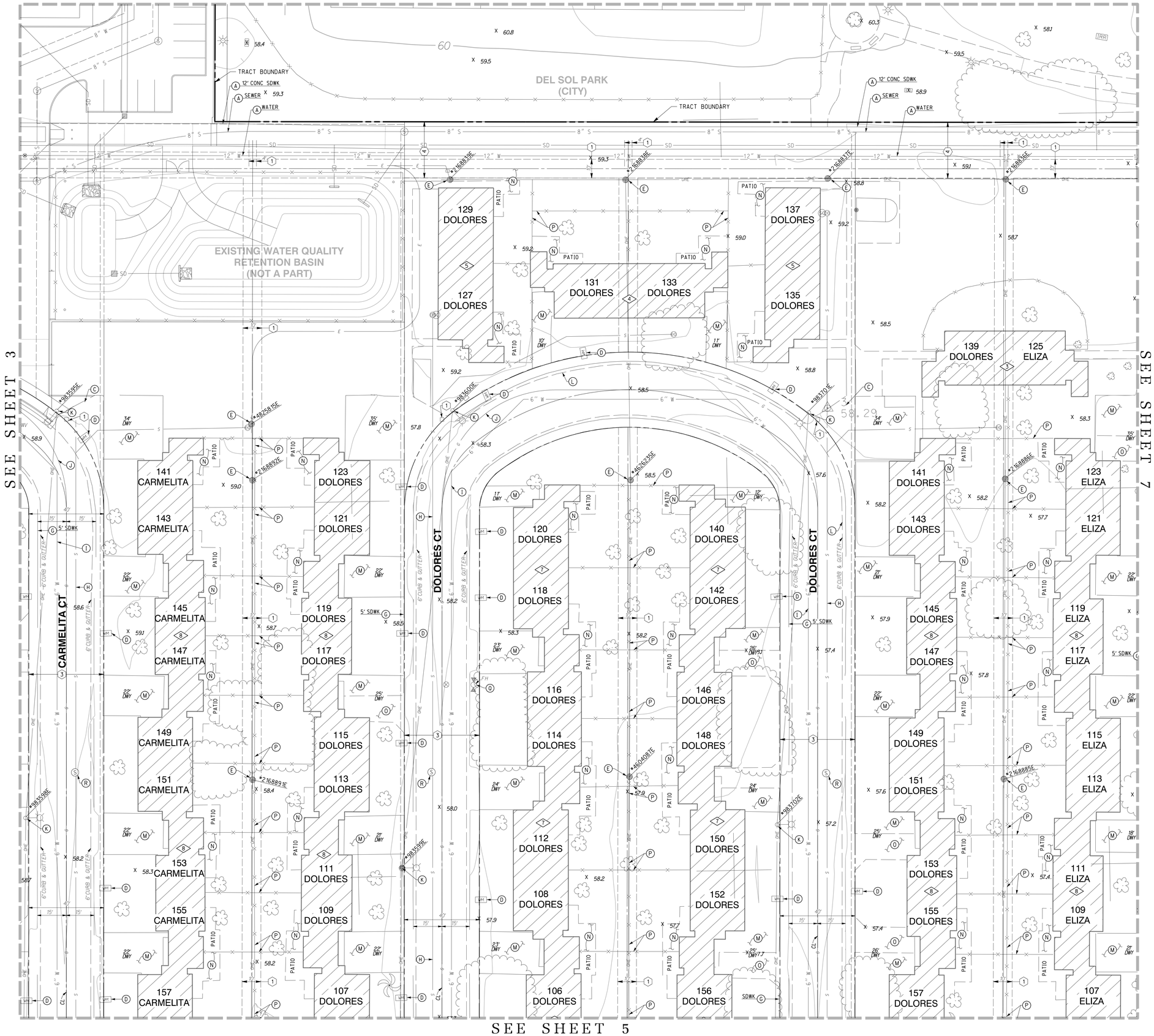

LEGEND

- TRACT BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- LIMIT OF WORK
- TREE
- EXISTING SEWER LINE
- EXISTING OVERHEAD LINE
- EXISTING 6" WATER
- EXISTING 8" WATER LINE
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING SEWER CLEANOUT
- STORM DRAIN MANHOLE
- EXISTING MANHOLE
- EXISTING STREET LIGHT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN LINE
- BUILDING TO BE DEMOLISHED (SEPARATE BUILDING & SAFETY PERMIT REQUIRED)

EASEMENT NOTES

1. EXISTING SOUTHERN CALIFORNIA EDISON (SCE) EASEMENT TO BE VACATED.
2. EXISTING GENERAL TELEPHONE EASEMENT TO BE VACATED.
3. EXISTING PUBLIC STREET RIGHT OF WAY TO BE VACATED.

DEMOLITION NOTES

- (A) PROTECT-IN-PLACE PER PLAN.
- (B) REMOVE EXISTING WALL.
- (C) REMOVE EXISTING RESIDENTIAL DRIVEWAY APPROACH.
- (D) SALVAGE WATER METER AND RETURN TO CITY OF OXNARD. WHERE MAIN IS TO REMAIN, DISCONNECT WATER SERVICE AT MAIN PER CITY REQUIREMENTS.
- (E) UTILITY POLE AND O/H LINE TO BE REMOVED PER SCE DESIGN.
- (F) REMOVE EXISTING TREE.
- (G) REMOVE EXISTING SIDEWALK.
- (H) REMOVE EXISTING SEWER.
- (I) REMOVE EXISTING WATER.
- (J) REMOVE EXISTING GAS.
- (K) REMOVE STREET LIGHT.
- (L) REMOVE CURB & GUTTER.
- (M) REMOVE ASPHALT CONCRETE PAVING.
- (N) REMOVE CONCRETE PATIO.
- (O) REMOVE CONCRETE DRIVEWAY.
- (P) REMOVE FENCE.
- (Q) REMOVE FIRE HYDRANT.
- (R) REMOVE SEWER MAHOLE.
- (S) REMOVE TELEPHONE VAULT.
- (T) REMOVE ELECTRICAL VAULT.
- (U) PLUG EXISTING SEWER MANHOLE.
- (V) REMOVE VALVE AND INSTALL BLIND FLANGE ON TEE.

GRAPHIC SCALE 1" = 20'

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ENGINEERING SITE PLAN
DDR SUBMITTAL

REV	DESCRIPTION	DATE
	1ST SUBMITTAL - DDR	12-16-2019
	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
DEMOLITION PLAN

DATE: 6-24-2020
SCALE: AS NOTED
PROJECT NUMBER: 16562-E
SHEET NUMBER
ESP - 4
SHEETS 4 OF 12

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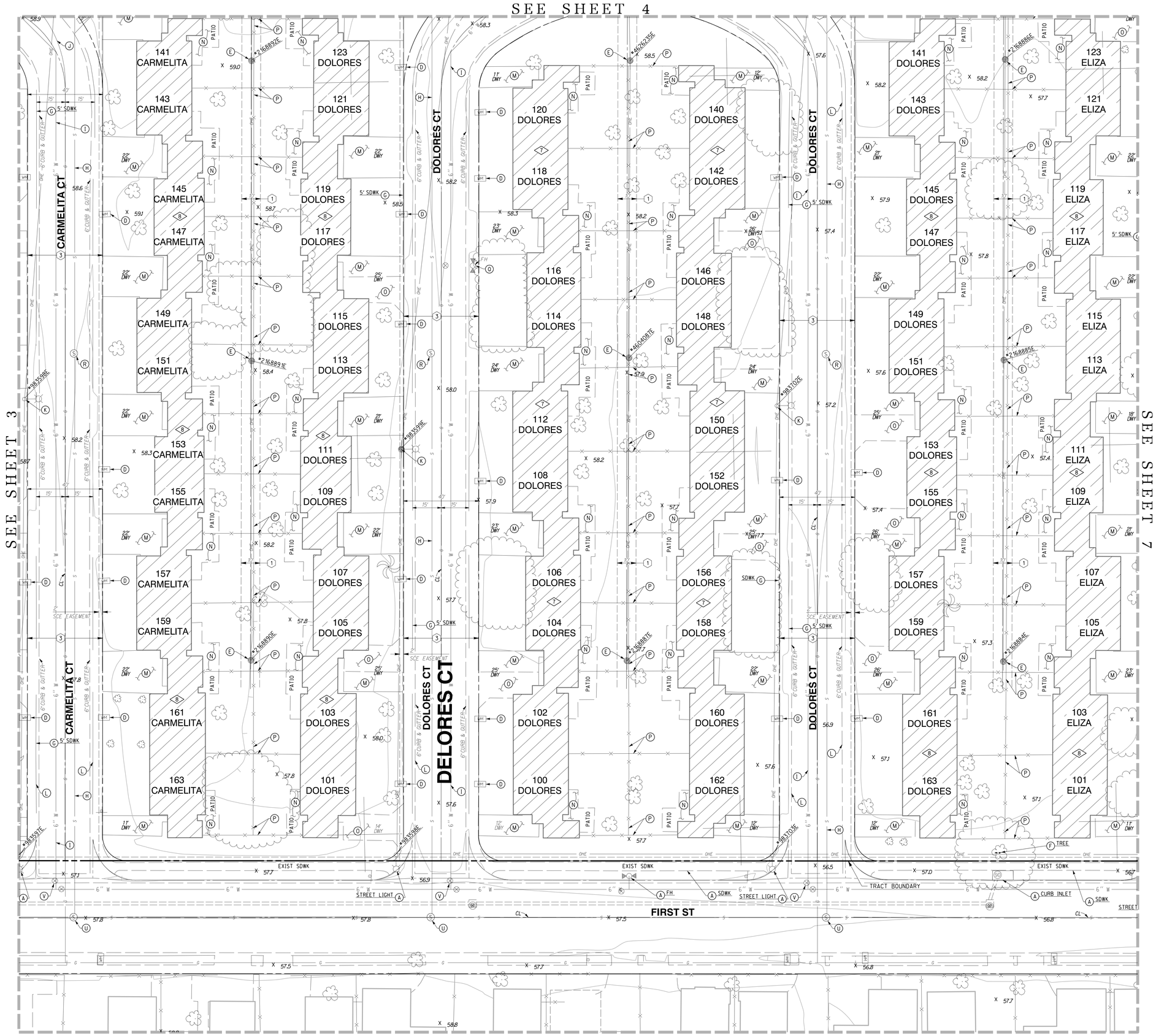

LEGEND

- TRACT BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- LIMIT OF WORK
- TREE
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- EXISTING OVERHEAD LINE
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- EXISTING MANHOLE
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20 10 0 20 40 60

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	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
DEMOLITION PLAN

DATE: 6-24-2020

SCALE: AS NOTED

PROJECT NUMBER 16562-E

SHEET NUMBER
ESP - 5

SHEETS 5 OF 12

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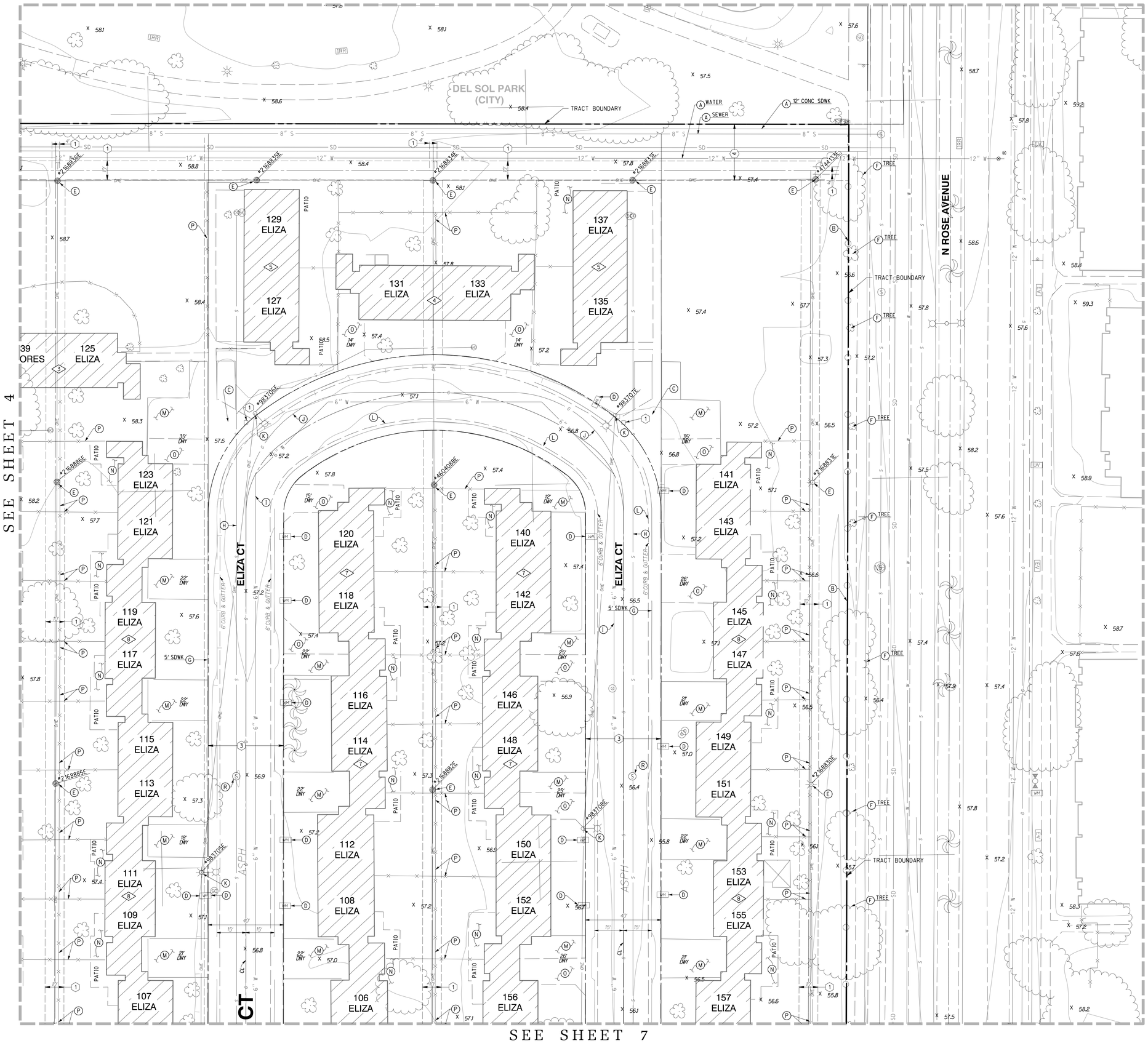

LEGEND

- TRACT BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- LIMIT OF WORK
- TREE
- EXISTING SEWER LINE
- EXISTING OVERHEAD LINE
- EXISTING 6" WATER
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20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

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DDR SUBMITTAL

REV	DESCRIPTION	DATE
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	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE

DEMOLITION PLAN

DATE: 6-24-2020

SCALE: AS NOTED

PROJECT NUMBER 16562-E

SHEET NUMBER

ESP - 6

SHEETS 6 OF 12

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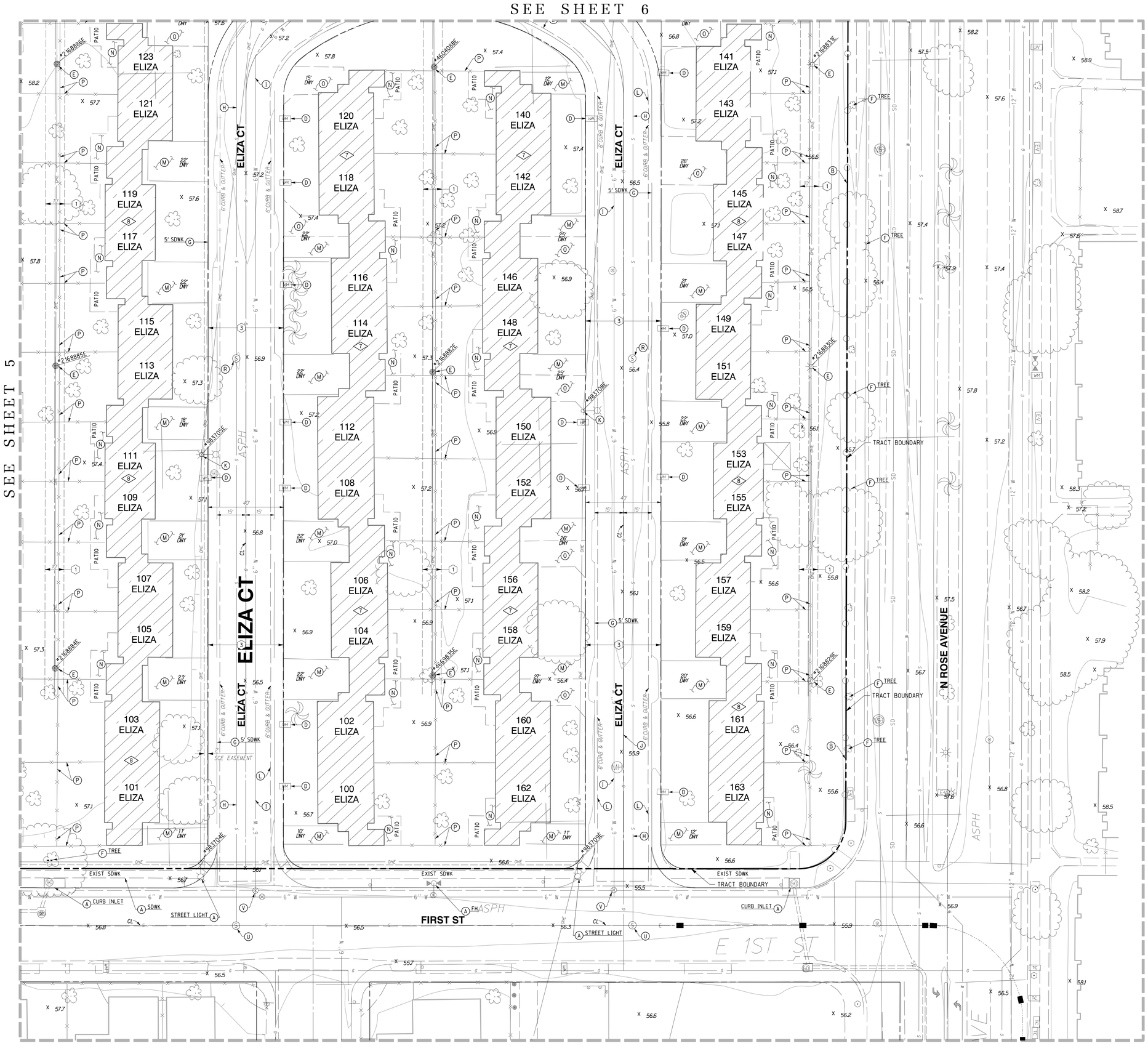

LEGEND

- TRACT BOUNDARY
- RIGHT-OF-WAY
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20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

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DDR SUBMITTAL

REV	DESCRIPTION	DATE
	1ST SUBMITTAL - DDR	12-16-2019
	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
DEMOLITION PLAN

DATE: 6-24-2020

SCALE: AS NOTED

PROJECT NUMBER: 16562-E

SHEET NUMBER
ESP - 7

SHEETS 7 OF 12

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LOTS	BUILDING COVERAGE			PAVED AREA			LANDSCAPED AREA			TOTAL LOT AREA	
	SF	ACRES	%	SF	ACRES	%	SF	ACRES	%	SF	ACRES
5	42,899	0.98	30%	39,906	0.92	28%	58,700	1.35	41%	141,505	3.25
6	52,845	1.21	38%	33,238	0.76	24%	53,500	1.23	38%	139,583	3.20
7	11,992	0.28	8%	21,645	0.50	15%	108,600	2.49	76%	142,237	3.27
8	0	0.00	0%	0	0.00	0%	147,206	3.38	100%	147,206	3.38
9	0	0.00	0%	0	0.00	0%	48,118	1.10	100%	48,118	1.10
PUBLIC R/W	0	0.00	0%	66,533	1.53	71%	26,700	0.61	29%	93,233	2.14
TOTALS	107,736	2.47	15%	161,322	3.70	23%	442,824	10.17	62%	711,882	16.34

N

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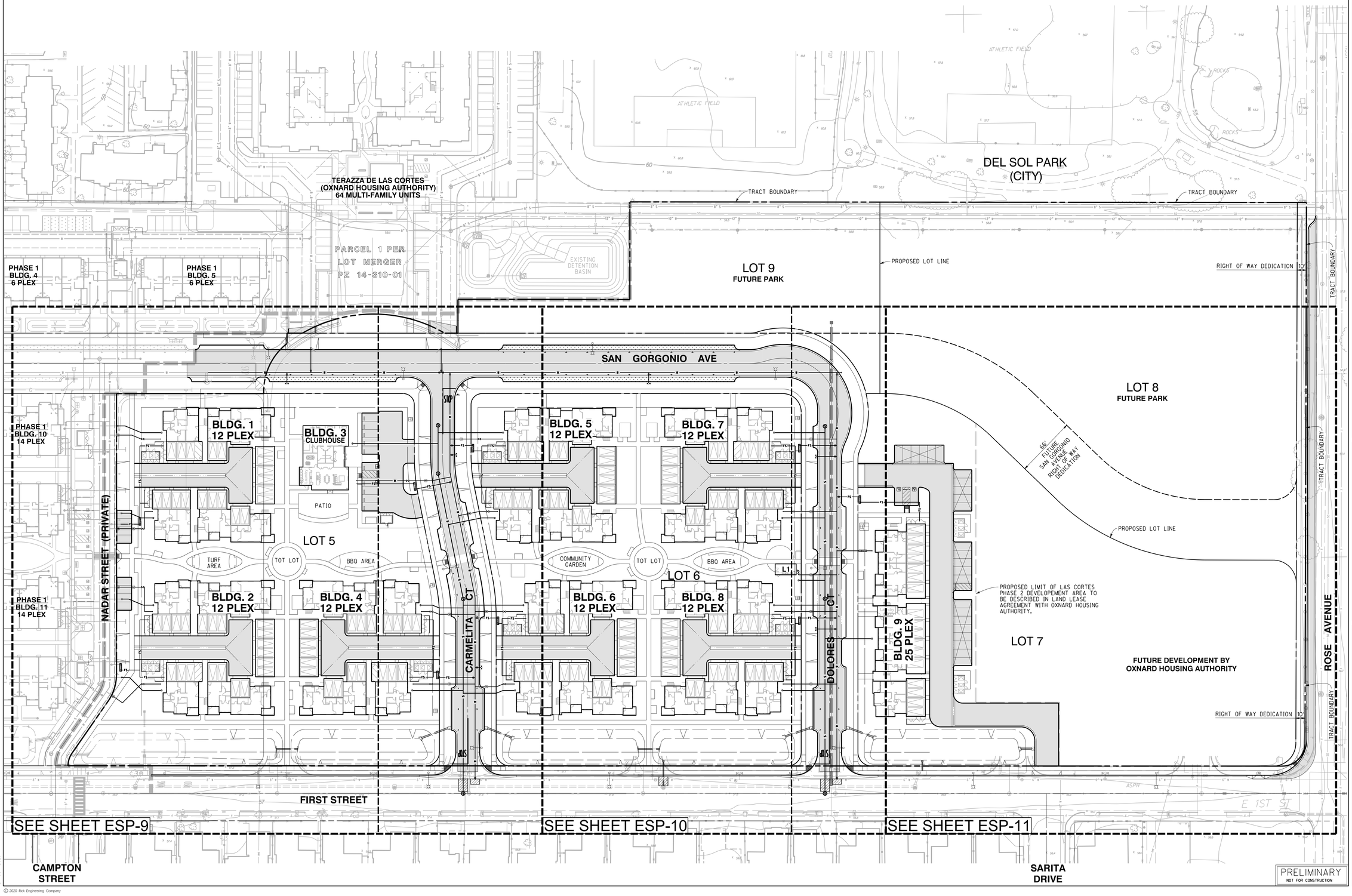
GRAPHIC SCALE 1" = 40'



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ENGINEERING SITE PLAN
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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
OVERALL
SITE PLAN

DATE:
6-24-2020

SCALE:
AS NOTED

PROJECT NUMBER
16562-E

SHEET NUMBER
ESP - 8

SHEETS 8 OF 12

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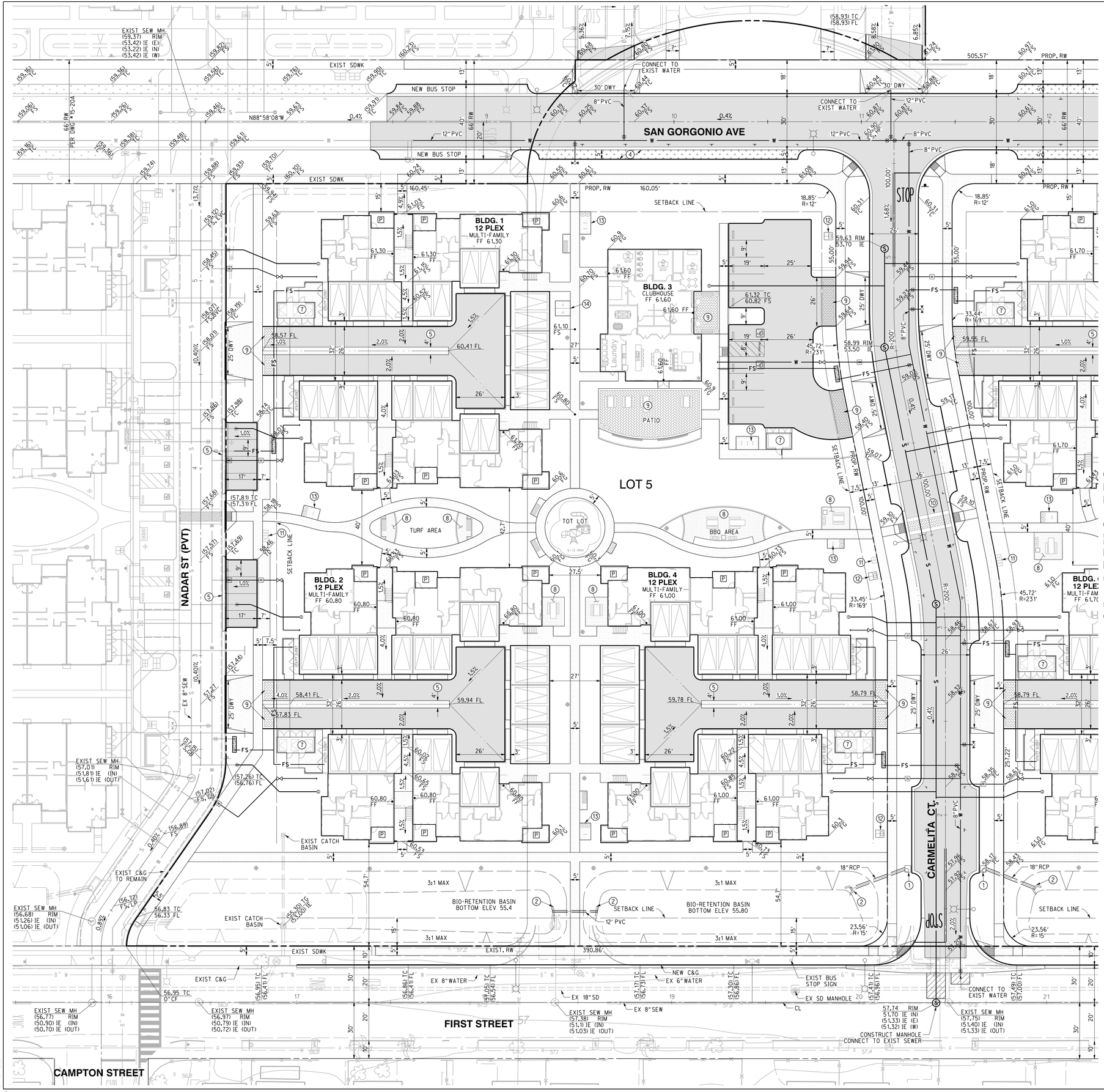

CONSTRUCTION NOTES:

1. PROPOSED CURB INLET
2. PROPOSED HEADWALL
3. PROPOSED CATCH BASIN
4. PROPOSED PERMEABLE PAVERS
5. RIBBON GUTTER PER CITY OF OXNARD PLATE 117.
6. NOT USED
7. PROPOSED TRASH ENCLOSURE PER CITY OF OXNARD PLATE 606 AND ARCHITECT'S PLAN.
8. PROPOSED DECOMPOSED GRANITE AREA. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
9. DECORATIVE PAVERS. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
10. DECORATIVE PAVER TYPE CROSS WALK. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
11. MAIL BOX CLUSTER LOCATION. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
12. ELECTRICAL TRANSFORMER (SCE)
13. BIKE RACK (SHORT TERM)
14. BIKE LOCKER (LONG TERM)

P PRIVATE PATIO (GROUND LEVEL) PER ARCHITECT'S PLAN.

NOTES:

1. BIO-RETENTION BASIN SIDE SLOPES TO BE GRADED 3:1 MAX.
2. BUILDING LIGHTING PER ARCHITECTURAL PLANS.
3. LANDSCAPE LIGHTING PER LANDSCAPE PLANS.
4. SEE SHEET 1 FOR CROSS SECTION DETAILS.

LEGEND

- TRACT SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- LIMIT OF WORK
- BUILDING SETBACK
- CURB AND GUTTER
- SIDEWALK
- CURB RAMP WITH TRUNCATED DOMES
- CROSS WALK PAVERS (PER LANDSCAPE PLANS)
- ASPHALT PAVEMENT
- PCC PAVEMENT
- PERMEABLE PAVERS
- UTILITY TRENCHING LIMITS (OFF-SITE)
- CARPORT PARKING
- TRANSFORMER (SCE)
- PROPOSED PVC WATER MAIN (8" OR 12" AS NOTED ON PLAN) — W
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED 2" WATER METER UNLESS SPECIFIED OTHERWISE
- PROPOSED 2" IRRIGATION METER — IRR
- PROPOSED 6" FIRE SERVICE LINE — FS
- PROPOSED 6" FIRE SERVICE BACKFLOW PREVENTER — DCDA
- PROPOSED 8" PVC SEWER MAIN — S
- PROPOSED SEWER MANHOLE — S
- PROPOSED 4"/6" SEWER LATERAL/CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED GRATE INLET
- PROPOSED STREET LIGHT
- PROPOSED LANDSCAPE LIGHT
- PROPOSED GRADE — 57.75
- EXISTING GRADE — (57.75)

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REV	DESCRIPTION	DATE
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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
SITE PLAN

DATE: 6-24-2020

SCALE: AS NOTED

PROJECT NUMBER 16562-E

SHEET NUMBER
ESP - 9

SHEETS 9 OF 12

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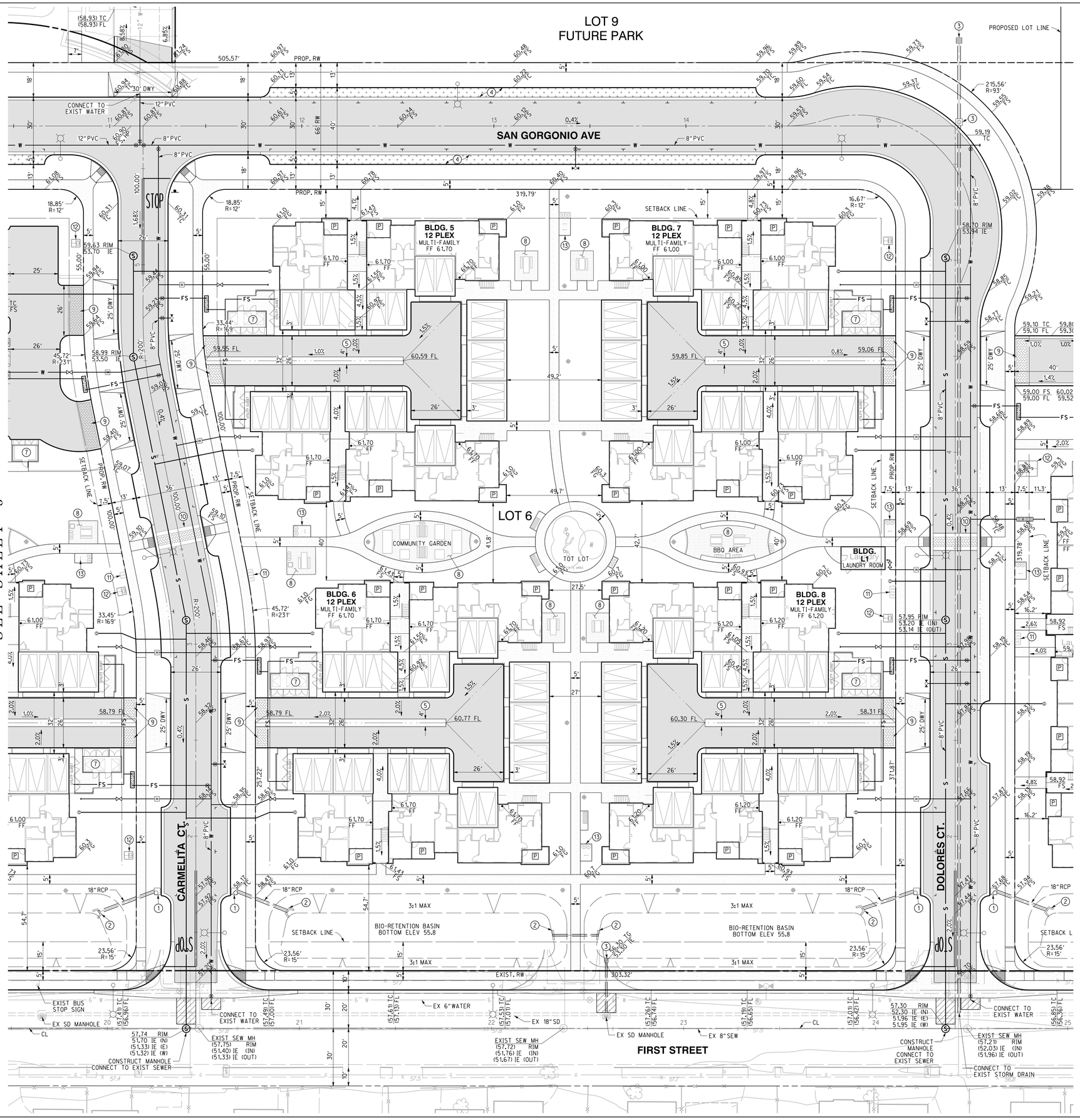

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LEGEND

TRACT SUBDIVISION BOUNDARY
RIGHT-OF-WAY
LOT LINE
LIMIT OF WORK
BUILDING SETBACK
CURB AND GUTTER
SIDEWALK
CURB RAMP WITH TRUNCATED DOMES
CROSS WALK PAVERS (PER LANDSCAPE PLANS)
ASPHALT PAVEMENT
PCC PAVEMENT
PERMEABLE PAVERS
UTILITY TRENCHING LIMITS (OFF-SITE)
CARPORT PARKING
TRANSFORMER (SCE)
PROPOSED PVC WATER MAIN (8" OR 12" AS NOTED ON PLAN) — W
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
PROPOSED 2" WATER METER UNLESS SPECIFIED OTHERWISE
PROPOSED 2" IRRIGATION METER
PROPOSED 6" FIRE SERVICE LINE — FS
PROPOSED 6" FIRE SERVICE BACKFLOW PREVENTER
PROPOSED 8" PVC SEWER MAIN — S
PROPOSED SEWER MANHOLE
PROPOSED 4"/6" SEWER LATERAL/CLEANOUT
PROPOSED STORM DRAIN
PROPOSED GRATE INLET
PROPOSED STREET LIGHT
PROPOSED LANDSCAPE LIGHT
PROPOSED GRADE — 57.75
EXISTING GRADE — (57.75)

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ENGINEERING SITE PLAN
DDR SUBMITTAL

REV	DESCRIPTION	DATE
	1ST SUBMITTAL - DDR	12-16-2019
	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
SITE PLAN

DATE: 6-24-2020
SCALE: AS NOTED
PROJECT NUMBER: 16562-E
SHEET NUMBER
ESP - 10
SHEETS 10 OF 12

PRELIMINARY
NOT FOR CONSTRUCTION

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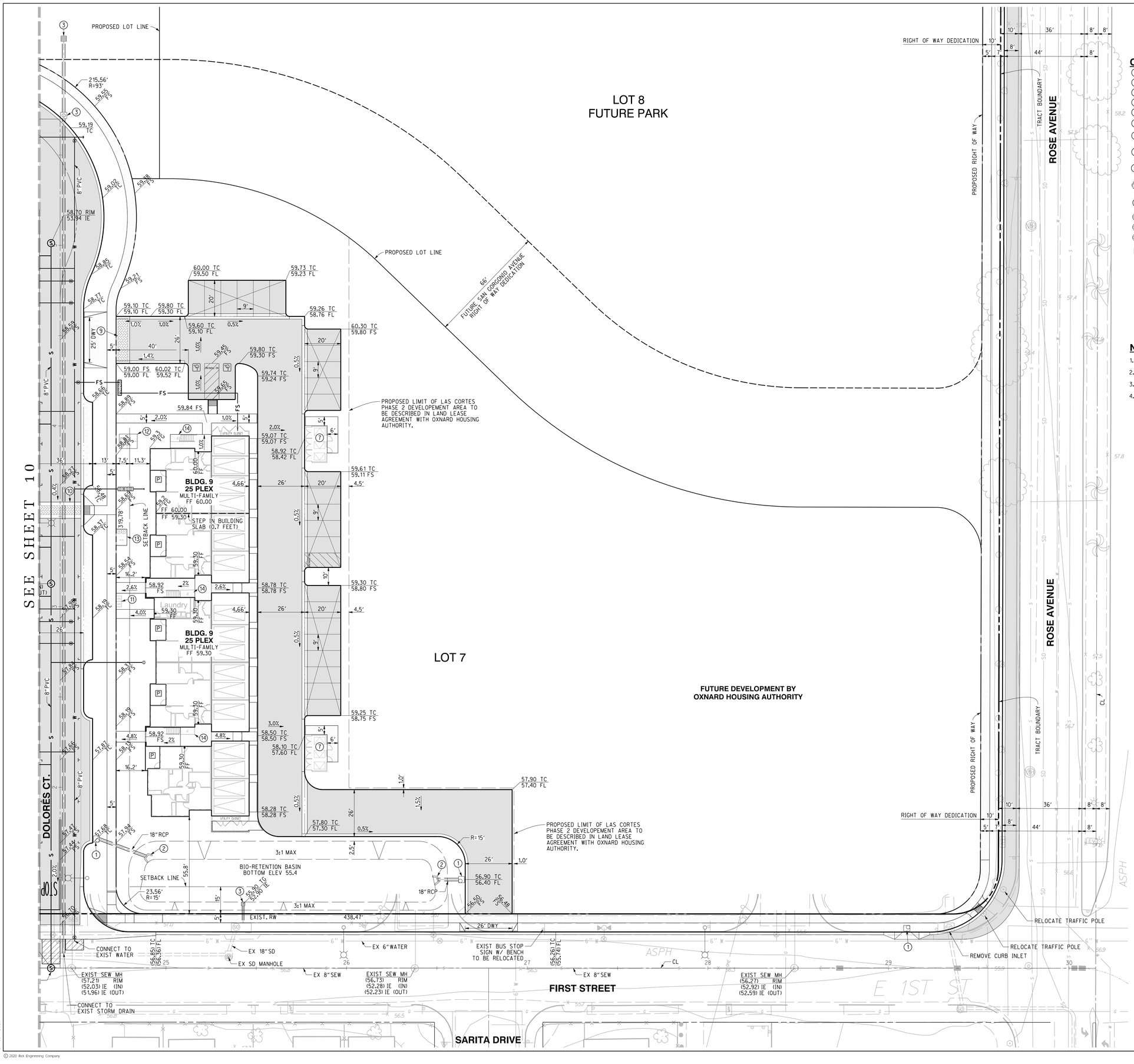

CONSTRUCTION NOTES:

1. PROPOSED CURB INLET
2. PROPOSED HEADWALL
3. PROPOSED CATCH BASIN
4. PROPOSED PERMEABLE PAVERS
5. RIBBON GUTTER PER CITY OF OXNARD PLATE 117.
6. NOT USED
7. PROPOSED TRASH ENCLOSURE PER CITY OF OXNARD PLATE 606 AND ARCHITECT'S PLAN.
8. PROPOSED DECOMPOSED GRANITE AREA. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
9. DECORATIVE PAVERS. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
10. DECORATIVE PAVER TYPE CROSS WALK. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
11. MAIL BOX CLUSTER LOCATION. SEE LANDSCAPE ARCHITECT'S PLAN FOR DETAILS.
12. ELECTRICAL TRANSFORMER (SCE)
13. BIKE RACK (SHORT TERM)
14. BIKE LOCKER (LONG TERM)

P PRIVATE PATIO (GROUND LEVEL) PER ARCHITECT'S PLAN.

NOTES:

1. BIO-RETENTION BASIN SIDE SLOPES TO BE GRADED 3:1 MAX.
2. BUILDING LIGHTING PER ARCHITECTURAL PLANS.
3. LANDSCAPE LIGHTING PER LANDSCAPE PLANS.
4. SEE SHEET 1 FOR CROSS SECTION DETAILS.

LEGEND

- TRACT SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- LIMIT OF WORK
- BUILDING SETBACK
- CURB AND GUTTER
- SIDEWALK
- CURB RAMP WITH TRUNCATED DOMES
- CROSS WALK PAVERS (PER LANDSCAPE PLANS)
- ASPHALT PAVEMENT
- PCC PAVEMENT
- PERMEABLE PAVERS
- UTILITY TRENCHING LIMITS (OFF-SITE)
- CARPORT PARKING
- TRANSFORMER (SCE)
- PROPOSED PVC WATER MAIN (8" OR 12" AS NOTED ON PLAN) — W
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED 2" WATER METER UNLESS SPECIFIED OTHERWISE
- PROPOSED 2" IRRIGATION METER — IRR
- PROPOSED 6" FIRE SERVICE LINE — FS
- PROPOSED 6" FIRE SERVICE BACKFLOW PREVENTER
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- PROPOSED 4"/6" SEWER LATERAL/CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED GRATE INLET
- PROPOSED STREET LIGHT
- PROPOSED LANDSCAPE LIGHT
- PROPOSED GRADE — 57.75
- EXISTING GRADE — (57.75)

20 10 0 20 40 60

GRAPHIC SCALE 1" = 20'

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REV	DESCRIPTION	DATE
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	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
SITE PLAN

DATE: 6-24-2020

SCALE: AS NOTED

PROJECT NUMBER 16562-E

SHEET NUMBER
ESP - 11

SHEETS 11 OF 12

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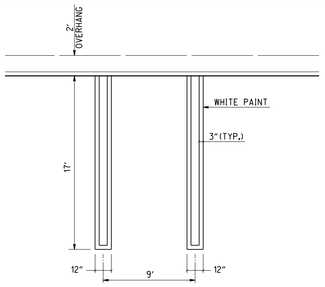


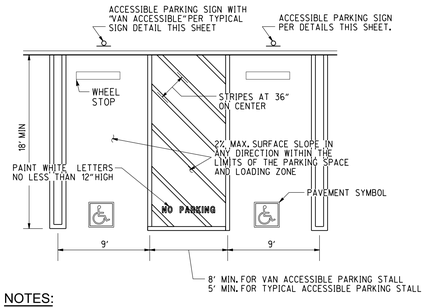
REGULAR "FULL SIZE" VEHICLE
PARKING LOT STRIPING AND SIGNING

NOTES:

1. REGULAR OR "FULL SIZE" PARKING STALLS SHALL BE STRIPED WITH WHITE PAINT.

PARKING STALL STRIPING DETAILS

NOT TO SCALE

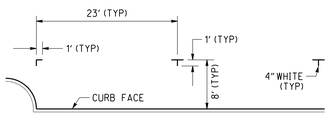


NOTES:

1. ALL STRIPIING SHALL BE BLUE COLOR NO. 15090 IN THE FEDERAL STANDARD 595a AS SPECIFIED IN SECTION 522(b)2 UNLESS OTHERWISE NOTED.
2. ACCESSIBLE PARKING SPACES SHALL HAVE 98" MINIMUM VERTICAL CLEARANCE.

ACCESSIBLE PARKING STALL DETAIL

NOT TO SCALE



ON-STREET PARKING DETAIL

NOT TO SCALE

PARKING REQUIREMENTS

(PER PRG No. 14-500-07)

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 BEDROOM UNITS;
CARPORTS MAY SATISFY REQUIRED GARAGE SPACES.

RESIDENT SURFACE PARKING REQUIREMENTS CAN BE SATISFIED WITH OFF-STREET PARKING PROVIDED THAT THE NUMBER OF SPACES ARE LOCATED WITHIN 250 FEET OF EACH USE.

VISITOR PARKING:
FOR THE FIRST 30 UNITS, 1 VISITOR SPACE FOR EACH UNIT, AND 0.5 VISITOR SPACES PER UNIT THEREAFTER.

VISITOR PARKING SPACES MAY BE PROVIDED ON AND OFF-STREET WITHIN 500 FEET OF THE UNIT THEY SERVE.

PARKING SUMMARY TABLE

	RESIDENT GARAGE SPACES	RESIDENT CARPORT SPACES	RESIDENT SURFACE SPACES	VISITOR SURFACE SPACES	TOTAL SPACES
REQUIRED SPACES	140		55	71	266
PROVIDED SPACES	171	24	0	74	269
MEETS REQUIREMENT	YES		YES (a)	YES	
MAX. DISTANCE TO UNIT SERVED	75'	250'	250'	500'	

NOTES:
(a) 47 GARAGE SPACES & 13 CARPORT SPACES TO BE USED TO SATISFY RESIDENT SURFACE SPACES.

BUILDING UNIT AND REQUIRED PARKING SUMMARY

		PER BUILDING							PER PHASE 2						
BLDG NO.	BLDG TYPE	1-BDRM	2-BDRM	3-BDRM	TOTAL UNITS	GARAGE SPACES REQ'D	RESIDENT SURFACE SPACES REQ'D	VISITOR SPACES REQ'D	1-BDRM	2-BDRM	3-BDRM	TOTAL UNITS	GARAGE SPACES REQ'D	RESIDENT SURFACE SPACES REQ'D	VISITOR SPACES REQ'D
3	CLUB HOUSE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1, 2, 4	12-PLEX	2	6	4	12	16	6	12 (c)	6	18	12	36	48	18	33 (c)
5, 6, 7, 8	12-PLEX	2	6	4	12	16	6	6 (b)	8	24	16	48	64	24	24
9	25-PLEX	9	13	3	25	28	13	14 (b)	9	13	3	25	28	13	14
							PHASE 2 TOTALS		23	55	31	109	140	55	71

NOTES:
(a) 1 VISITOR SPACE PER EACH UNIT.
(b) 0.5 VISITOR SPACE PER EACH UNIT.
(c) FIRST 30 UNITS ACCOUNTED FOR IN THE 12-PLEX (BLDG No. 1, 2, 4) CALCULATION @ 1 SPACE PER UNIT. REMAINING UNITS (6 TOTAL) CALCULATED @ 0.5 SPACES PER UNIT.

BICYCLE PARKING REQUIREMENTS

(PER CITY OF OXNARD BICYCLE MASTER PLAN, APPENDIX A, TABLE A-4)

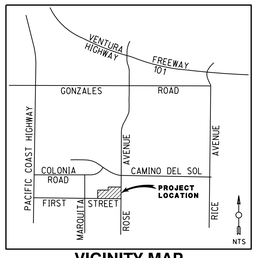
MULTI-FAMILY RESIDENTIAL (WITH PRIVATE GARAGE):
SHORT-TERM PARKING = 0.05 SPACES FOR EACH BEDROOM (2 SPACES MINIMUM)
LONG-TERM PARKING = 0 (NONE REQUIRED)

MULTI-FAMILY RESIDENTIAL (WITHOUT PRIVATE GARAGE):
SHORT-TERM PARKING = 0.05 SPACES FOR EACH BEDROOM (2 SPACES MINIMUM)
LONG-TERM PARKING = 0.15 SPACES FOR EACH BEDROOM (2 SPACES MINIMUM)

CLUB HOUSE:
SHORT-TERM PARKING = 8 SPACES
LONG-TERM PARKING = 0 (NONE REQUIRED)

REQUIRED BICYCLE PARKING SUMMARY

		PER BUILDING				PER PHASE 2					
BLDG NO.	BLDG TYPE	1-BDRM	2-BDRM	3-BDRM	TOTAL BDRM	NO. OF BLDGS	TOTAL BDRM	BICYCLE SPACES REQUIRED SHORT TERM	BICYCLE SPACES REQUIRED LONG TERM	BICYCLE SPACES PROVIDED SHORT TERM	BICYCLE SPACES PROVIDED LONG TERM
3	CLUB HOUSE	-	-	-	-	1	-	8	0		
1, 2, 4, 5, 6, 7	12-PLEX W/ GARAGE	2	12	12	26	7	182	10	0		
9	25-PLEX W/ GARAGE	3	8	9	20	1	20	1	0		
9	25-PLEX W/O GARAGE	6	18	-	24	1	24	2	4		
					PHASE 2 TOTALS		267	21	4	26	5



VICINITY MAP

NOT TO SCALE

OWNER/DEVELOPER

A0592 OXNARD, L.P.
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SANTA ANA, CA 92705
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CIVIL ENGINEER

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CONTACT: BARRY COWAN
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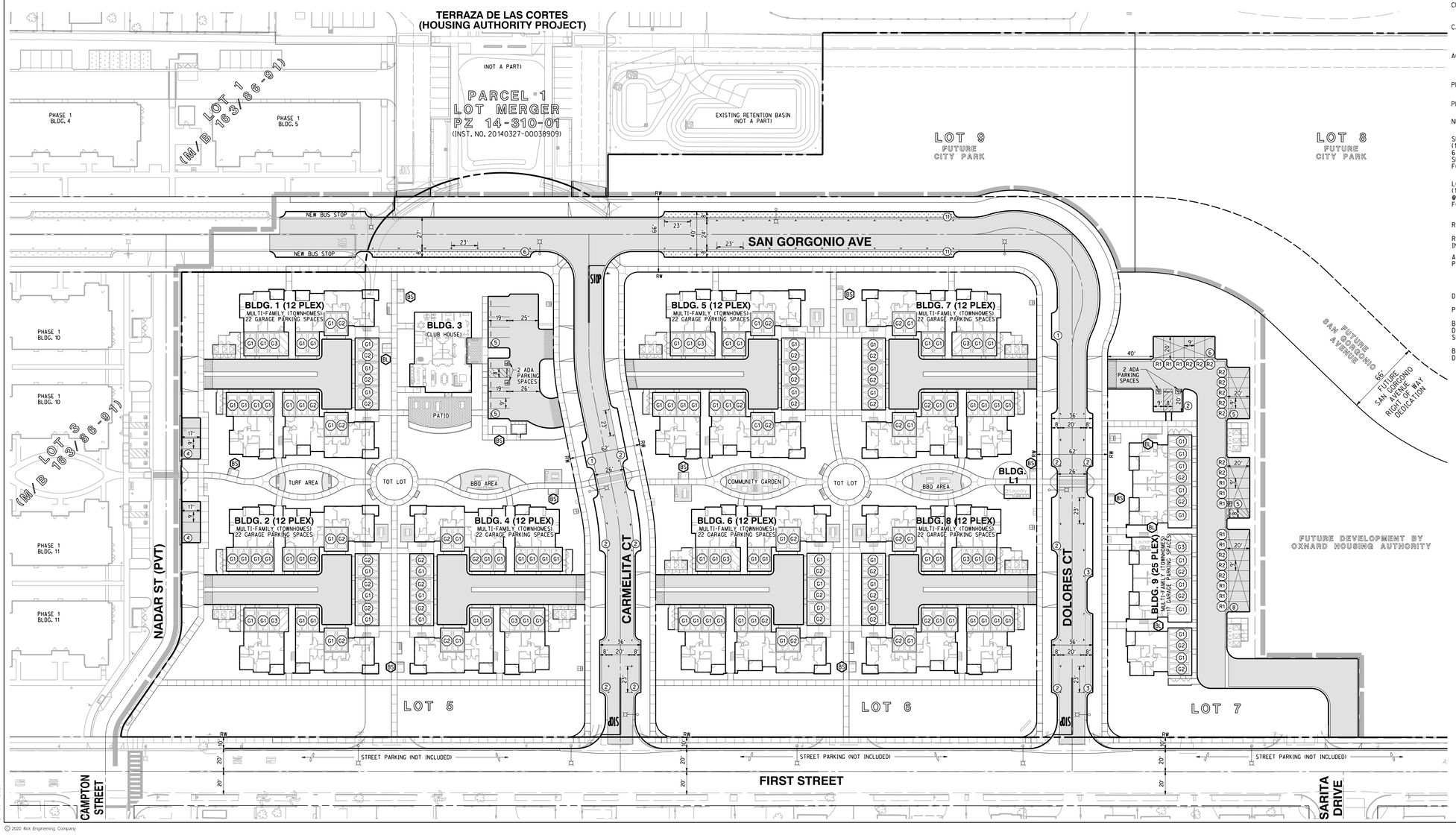
LEGEND

SUBDIVISION BOUNDARY
RIGHT-OF-WAY
CURB AND GUTTER
CARPORT PARKING
AC PAVING
PERMEABLE PAVERS
PHASE BOUNDARY
NUMBER OF PARKING STALLS — 3
SHORT-TERM BICYCLE SPACE LOCATION (10 LOCATIONS TOTAL WITH 2, 4, OR 6 RACKS EACH @ 2 BICYCLES PER RACK. SEE LANDSCAPE ARCHITECT PLANS FOR DESIGN DETAILS.) — BS (26 TOTAL)
LONG-TERM BICYCLE SPACE LOCATION (1 LOCATION @ 2 EACH AND 3 LOCATIONS @ 1 EACH. SEE LANDSCAPE ARCHITECT PLANS FOR DESIGN DETAILS - DEFERRED SUBMITTAL) — BL (5 TOTAL)
RESIDENT GARGAGE PARKING SPACE — G1 (117 TOTAL)
RESIDENT PARKING SPACE PROVIDED IN GARGAGE. — G2 (46 TOTAL)
ACCESSIBLE (ADA) RESIDENT GARAGE PARKING SPACE — G3 (8 TOTAL)
TOTAL GARAGE SPACES = 171 TOTAL
DISTANCE TO REQUIRED SURFACE SPACE — 250'
PATHWAY TO RESIDENT SURFACE PARKING
BUILDING NO. 9 : DESIGNATED RESIDENT CARPORT PARKING SPACE TO SATISFY GARAGE REQUIREMENT. — R1 (11 TOTAL)
BUILDING NO. 9 : DESIGNATED RESIDENT PARKING SPACE. — R2 (13 TOTAL)
TOTAL CARPORT SPACES = 24 TOTAL



GRAPHIC SCALE 1"= 40'

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ENGINEERING SITE PLAN
DDR SUBMITTAL

REV	DESCRIPTION	DATE
	1ST SUBMITTAL - DDR	12-16-2019
	2ND SUBMITTAL - DDR	06-24-2020

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LAS CORTES II
PHASE 3

OXNARD, CALIFORNIA

SHEET TITLE
PARKING PLAN

DATE: 6-24-2020
SCALE: AS NOTED
PROJECT NUMBER: 16562-E
SHEET NUMBER
PKG - 1
SHEETS 12 OF 12

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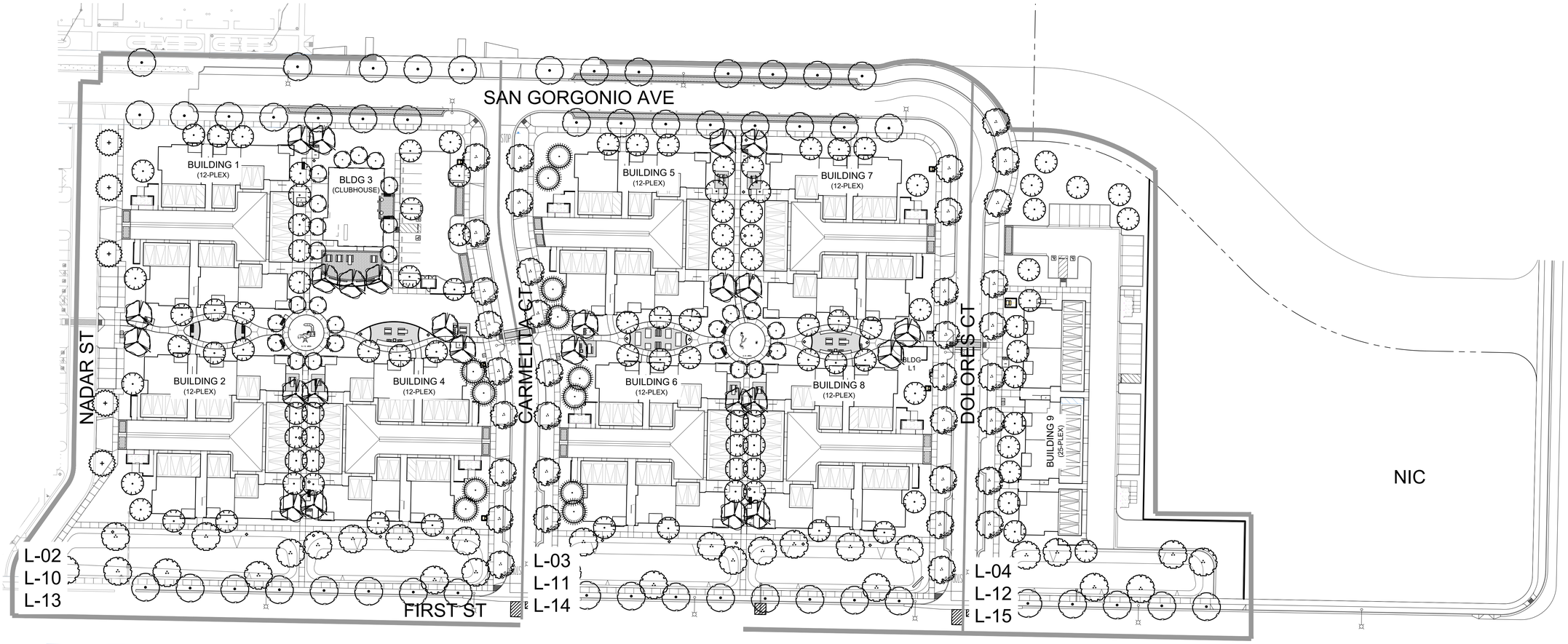
LAS CORTES II - PHASE 3

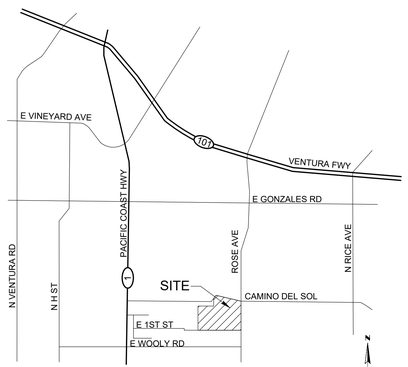
Oxnard, CA

Landscape Architectural Plans
DDR Submittal



KEY MAP

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

LANDSCAPE AREA

I OFFSITE	
A. LANDSCAPE	
1. PLANTER AREA (PA)	25,290 SF
II ONSITE	
A. LANDSCAPE	
1. PLANTER AREA (PA)	100,210 SF
2. TURF AREA (TA)	6,390 SF
3. VEGETABLE GARDEN	250 SF
4. BIOSWALE	32,009 SF
B. HARDSCAPE	
1. DECOMPOSITE GRANITE	3,999 SF
2. TOT LOT	1,608 SF
3. EXTERNAL PATIO	1,230 SF
TOTAL LANDSCAPE (IA+IIA):	164,149 SF
OVERALL COMMON SPACE* (IA+IIA+IIB):	170,986 SF

*Excludes walkways, driveways, and parking.

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DRAWING INDEX

SHEET #	SHEET	DESCRIPTION
1	L-01	TITLE SHEET
2	L-02	PRELIMINARY CONSTRUCTION PLAN
3	L-03	PRELIMINARY CONSTRUCTION PLAN
4	L-04	PRELIMINARY CONSTRUCTION PLAN
5	L-05	ENLARGEMENT PLAN
6	L-06	SITE FURNISHINGS
7	L-07	SITE FURNISHINGS
8	L-08	CONSTRUCTION DETAILS
9	L-09	PRELIMINARY IRRIGATION PLAN
10	L-10	PRELIMINARY TREE PLANTING PLAN
11	L-11	PRELIMINARY TREE PLANTING PLAN
12	L-12	PRELIMINARY TREE PLANTING PLAN
13	L-13	PRELIMINARY PLANTING PLAN
14	L-14	PRELIMINARY PLANTING PLAN
15	L-15	PRELIMINARY PLANTING PLAN
16	L-16	PLANTING DETAILS

40 20 0 40 80
GRAPHIC SCALE 1"= 40'

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LAS CORTES II - PHASE 3
CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

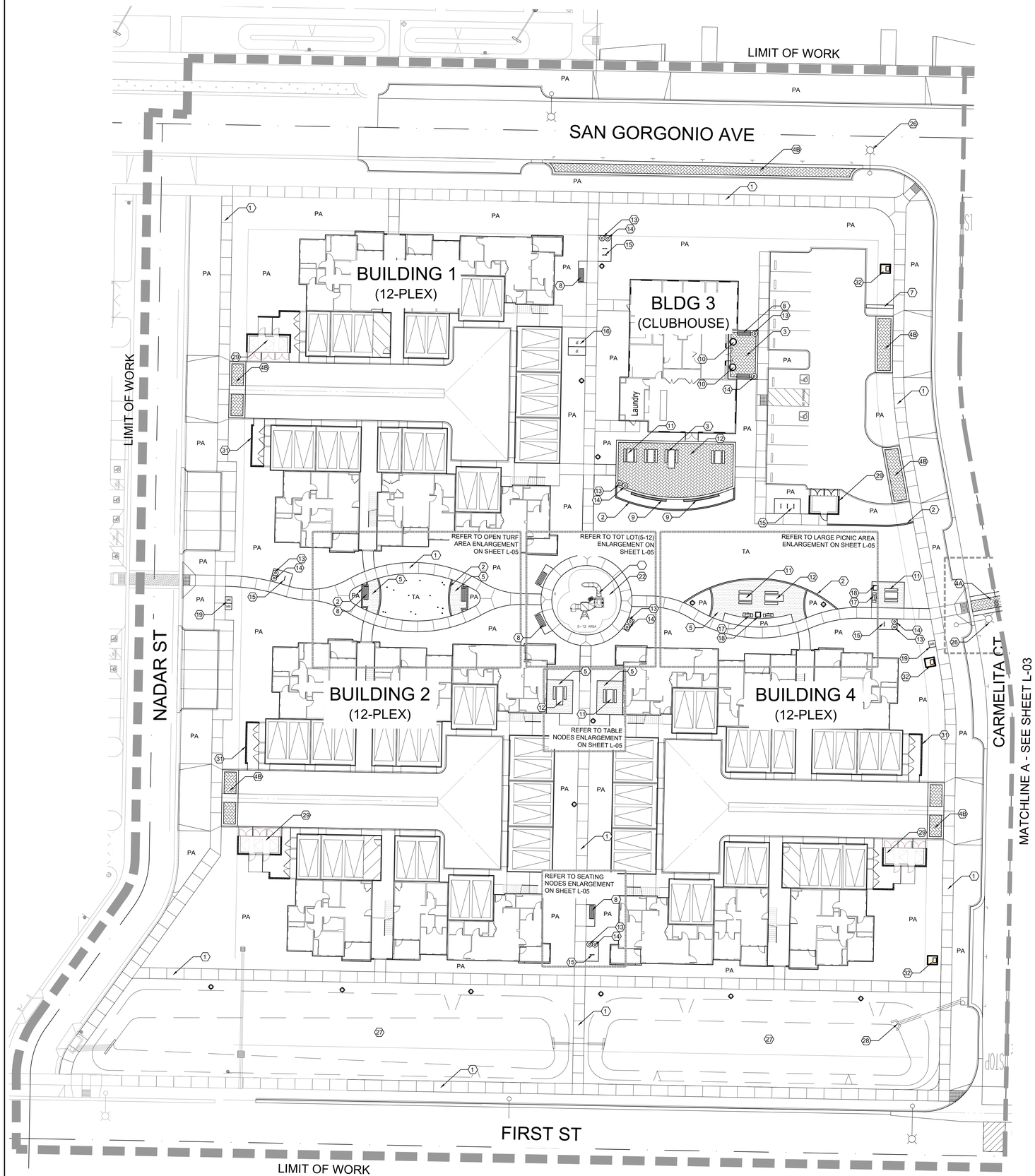
LICENSED LANDSCAPE ARCHITECT
Justin Travis Zeck
Signature
13-9521
Number Date
Date
STATE OF CALIFORNIA

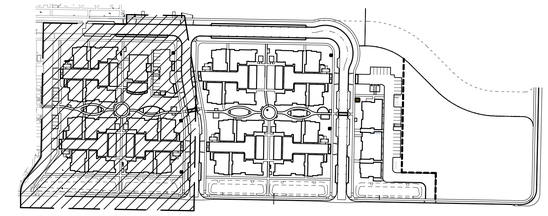
TITLE SHEET

REVISIONS	BY:
1	

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 01
SHEET 1 OF 16





KEY MAP

SCALE: N.T.S.

AMENITIES LEGEND

SYMBOL	DESCRIPTION
1	NATURAL GRAY CONCRETE PAVING WITH MEDIUM BROOM FINISH
2	6"x6" CONCRETE MOWCURB
3	INTERLOCKING PAVERS IN PEDESTRIAN AREAS. -FIELD SHALL BE ACKERSTONE, HOLLAND I, 60mm, HERRINGBONE. 100% RECTANGLES. COLOR: DESERT BLEND -BANDING SHALL BE STANDARD CONCRETE
4	INTERLOCKING PAVERS IN VEHICULAR AREAS. A CROSSWALK -FIELD SHALL BE ACKERSTONE, HOLLAND I, 80mm, HERRINGBONE. 100% RECTANGLES. COLOR: DESERT BLEND -BAND SHALL BE STANDARD CONCRETE B ON-STREET PARKING AND ENHANCED DRIVE ENTRANCES (PERMEABLE) - FIELD SHALL BE BELGARD, AQUA ROC 80mm, HERRINGBONE 90 DEG. COLOR: VICTORIAN - BAND SHALL BE STANDARD CONCRETE
5	STABILIZED DECOMPOSED GRANITE
6	MONUMENT WALL
7	DIRECTORY SIGN
8	BENCH
9	SEATWALL
10	PLANTER POT
11	PICNIC TABLE
12	PICNIC TABLE WITH ACCESSIBLE SEAT
13	RECYCLE RECEPTACLE
14	TRASH RECEPTACLE
15	BIKE RACK
16	BIKE LOCKER
17	CHARCOAL GRILL
18	HOT ASH RECEPTACLE
19	MAIL KIOSK
20	PLAY AREA (2-5 yo)
21	TOT LOT (5-12 yo)
22	TOT LOT SURFACING
23	COMMUNITY GARDEN PLOT
24	FARM TABLE
25	FARM TABLE WITH ACCESSIBLE SEAT
26	STREET LIGHT PER CIVIL ENGINEERS PLANS
27	BIO-RETENTION BASIN PER CIVIL ENGINEERS PLANS
28	CONCRETE HEADWALL PER CIVIL ENGINEERS PLANS
29	TRASH ENCLOSURE PER ARCHITECTS PLAN
30	CARPORT PER ARCHITECTS PLANS
31	UTILITY SCREEN WALL PER ARCHITECTS PLAN
32	TRANSFORMER PER CIVIL ENGINEERS PLANS
PA	PLANTER AREA
TA	TURF AREA

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◇	PEDESTRIAN POLE LIGHT BY BEACON LIGHTING. LIGHT FIXTURE TRA30 (LED). REFER TO ELECTRICAL SITE LIGHTING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

20 10 0 20 40
GRAPHIC SCALE 1"= 20'

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LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

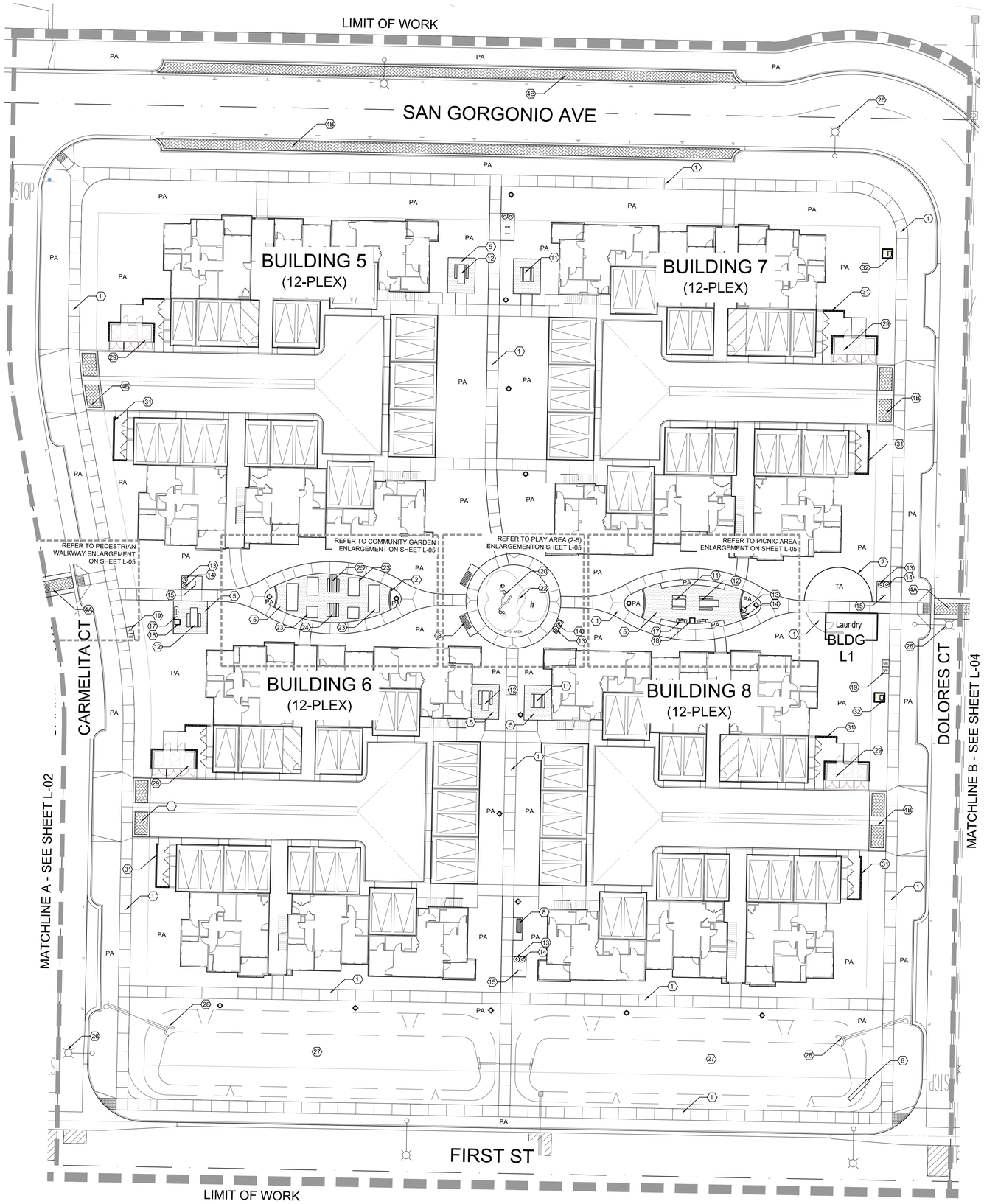
LICENSED LANDSCAPE ARCHITECT
Justin Travis Peck
Signature
13-9521
Renewal Date
06/30
STATE OF CALIFORNIA

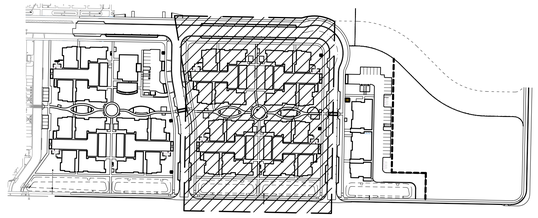
PRELIMINARY
CONSTRUCTION PLAN

REVISIONS	BY:
1	

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 02
SHEET 2 OF 16





KEY MAP

SCALE: N.T.S.

AMENITIES LEGEND

SYMBOL	DESCRIPTION
1	NATURAL GRAY CONCRETE PAVING WITH MEDIUM BROOM FINISH
2	6"x6" CONCRETE MOWCURB
3	INTERLOCKING PAVERS IN PEDESTRIAN AREAS. -FIELD SHALL BE ACKERSTONE, HOLLAND I, 60mm, HERRINGBONE. 100% RECTANGLES. COLOR: DESERT BLEND -BANDING SHALL BE STANDARD CONCRETE
4	INTERLOCKING PAVERS IN VEHICULAR AREAS. A CROSSWALK -FIELD SHALL BE ACKERSTONE, HOLLAND I, 80mm, HERRINGBONE. 100% RECTANGLES. COLOR: DESERT BLEND -BAND SHALL BE STANDARD CONCRETE B ON-STREET PARKING AND ENHANCED DRIVE ENTRANCES (PERMEABLE) - FIELD SHALL BE BELGARD, AQUA ROC 80mm, HERRINGBONE 90 DEG. COLOR: VICTORIAN - BAND SHALL BE STANDARD CONCRETE
5	STABILIZED DECOMPOSED GRANITE
6	MONUMENT WALL
7	DIRECTORY SIGN
8	BENCH
9	SEATWALL
10	PLANTER POT
11	PICNIC TABLE
12	PICNIC TABLE WITH ACCESSIBLE SEAT
13	RECYCLE RECEPTACLE
14	TRASH RECEPTACLE
15	BIKE RACK
16	BIKE LOCKER
17	CHARCOAL GRILL
18	HOT ASH RECEPTACLE
19	MAIL KIOSK
20	PLAY AREA (2-5 yo)
21	TOT LOT (5-12 yo)
22	TOT LOT SURFACING
23	COMMUNITY GARDEN PLOT
24	FARM TABLE
25	FARM TABLE WITH ACCESSIBLE SEAT
26	STREET LIGHT PER CIVIL ENGINEERS PLANS
27	BIO-RETENTION BASIN PER CIVIL ENGINEERS PLANS
28	CONCRETE HEADWALL PER CIVIL ENGINEERS PLANS
29	TRASH ENCLOSURE PER ARCHITECTS PLAN
30	CARPORT PER ARCHITECTS PLANS
31	UTILITY SCREEN WALL PER ARCHITECTS PLAN
32	TRANSFORMER PER CIVIL ENGINEERS PLANS
PA	PLANTER AREA
TA	TURF AREA

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◆	PEDESTRIAN POLE LIGHT BY BEACON LIGHTING. LIGHT FIXTURE TRA30 (LED). REFER TO ELECTRICAL SITE LIGHTING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

20 10 0 20 40
GRAPHIC SCALE 1"= 20'

RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
Riverside • Orange • Sacramento • San Luis Obispo • Phoenix • Tucson • Denver
rickengineering.com

OWNER:
AO592 Oxnard, L.P.
2000 E Fourth Street Suite 205
Santa Ana, CA 92705
714-835-3955

LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

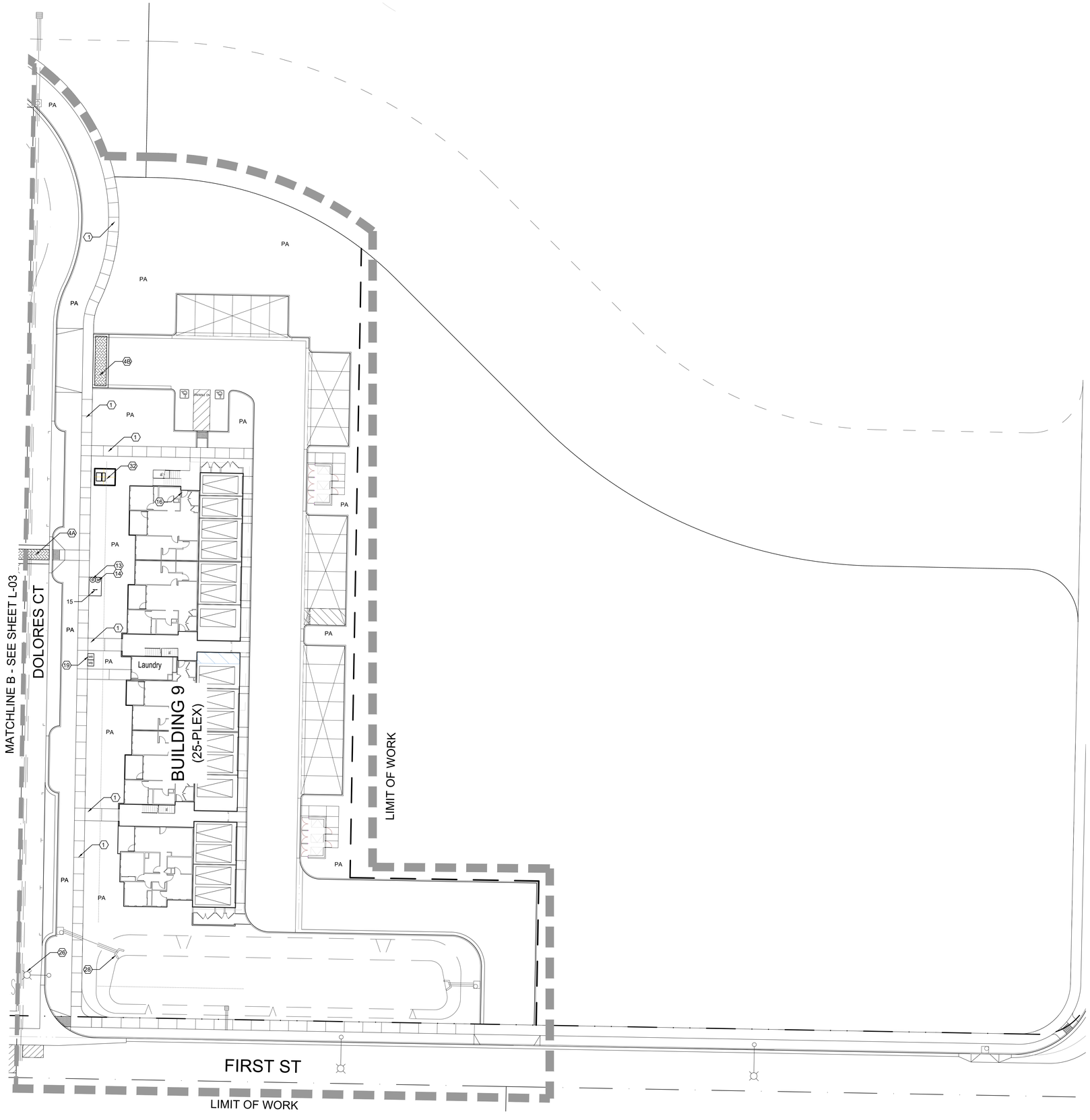
LICENSED LANDSCAPE ARCHITECT
Patricia Trevitt Rick
Signature
12-30-21
Renewal Date
Date
STATE OF CALIFORNIA

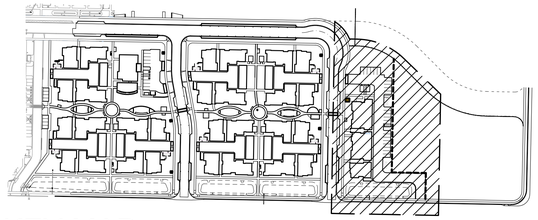
PRELIMINARY
CONSTRUCTION PLAN

REVISIONS	BY:
1	

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 03
SHEET 3 OF 16





KEY MAP

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SYMBOL	DESCRIPTION
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PRELIMINARY
NOT FOR CONSTRUCTION

20 10 0 20 40
GRAPHIC SCALE 1"= 20'

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Santa Ana, CA 92705
714-835-3955

LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

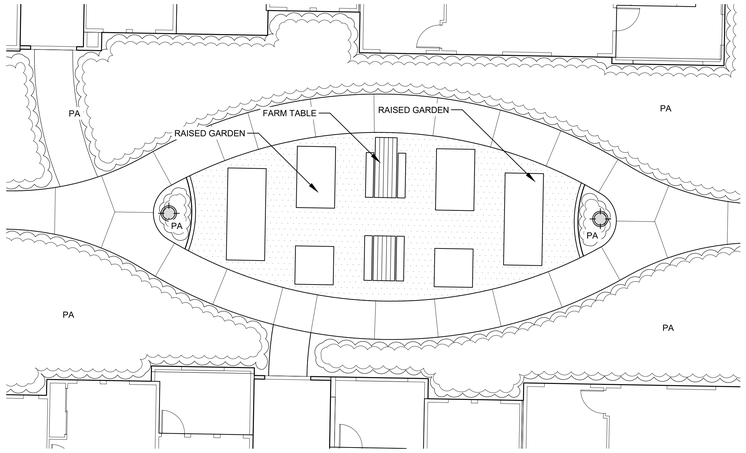
LICENSED LANDSCAPE ARCHITECT
PATRICK STARTS
SIGNATURE
PATRICK STARTS
No. 4
SCALE OF CALIFORNIA

PRELIMINARY
CONSTRUCTION PLAN

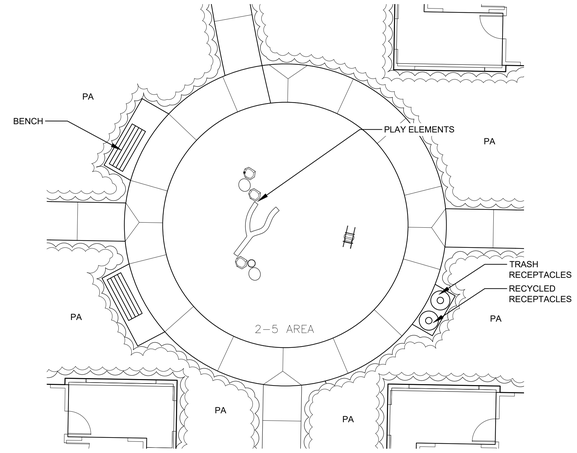
REVISIONS	BY:
1	

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

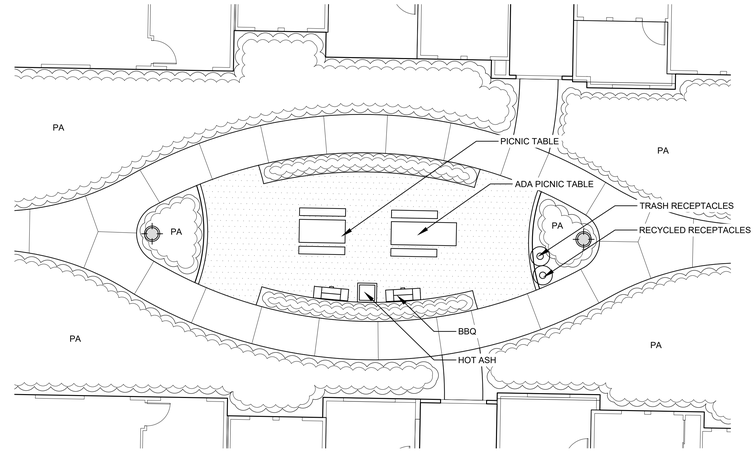
L - 04
SHEET 4 OF 16



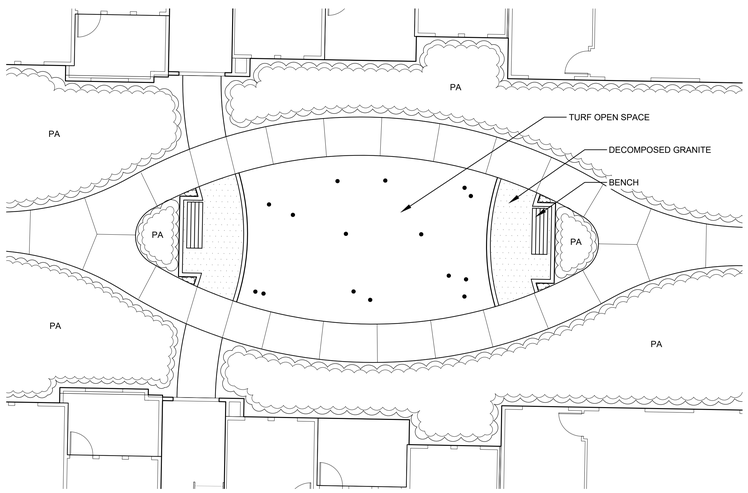
COMMUNITY GARDEN
SCALE: 1"=8'



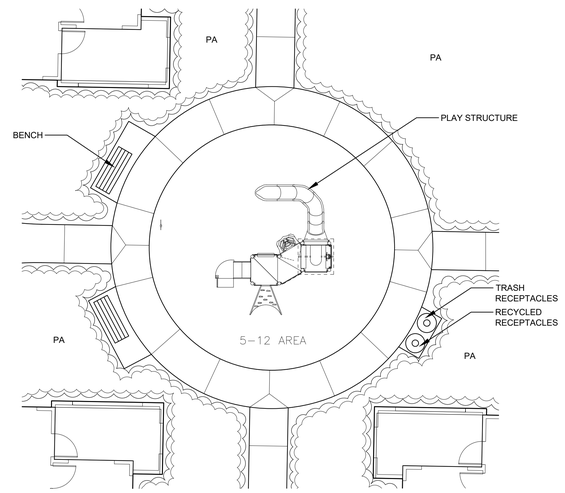
PLAY AREA (2-5)
SCALE: 1"=8'



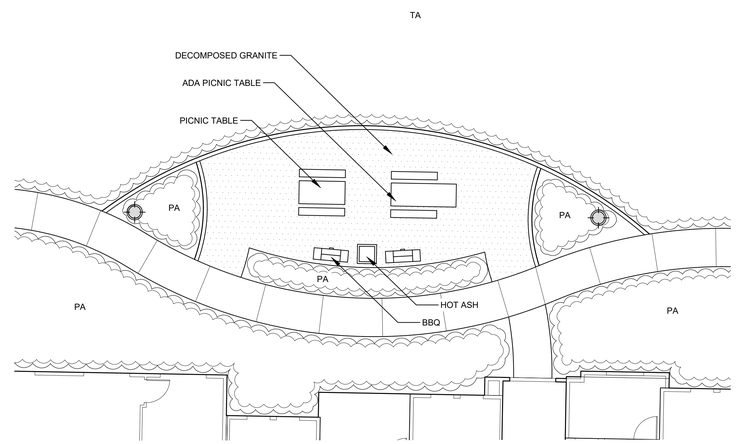
PICNIC AREA
SCALE: 1"=8'



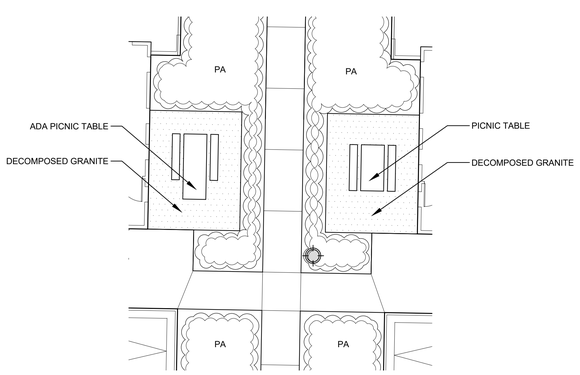
TURF AREA
SCALE: 1"=8'



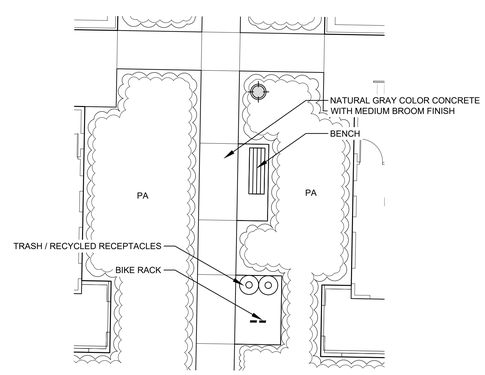
TOT LOT (5-12)
SCALE: 1"=8'



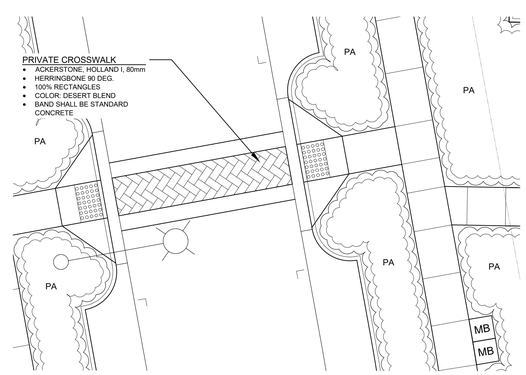
LARGE PICNIC AREA
SCALE: 1"=8'



SMALL PICNIC NODE
SCALE: 1"=8'



SEATING NODE
SCALE: 1"=8'



PEDESTRIAN CROSSWALK
SCALE: 1"=8'

8 4 0 8 16
GRAPHIC SCALE 1"= 8'

PRELIMINARY
NOT FOR CONSTRUCTION

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LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

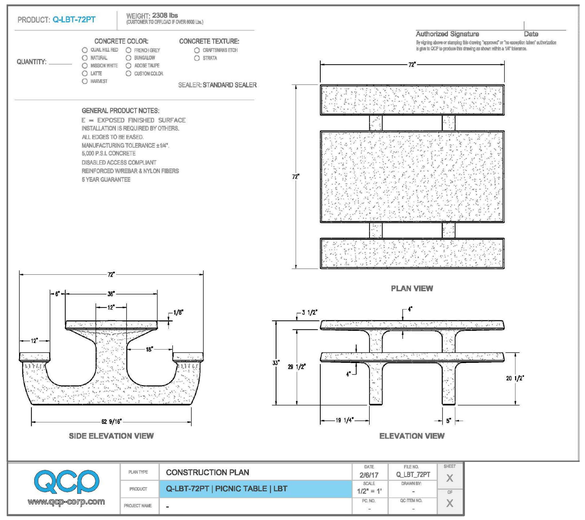
LICENSED LANDSCAPE ARCHITECT
Matthew Travis Reed
Signature
04-30-19
Renewal Date
STATE OF CALIFORNIA

ENLARGEMENT PLAN

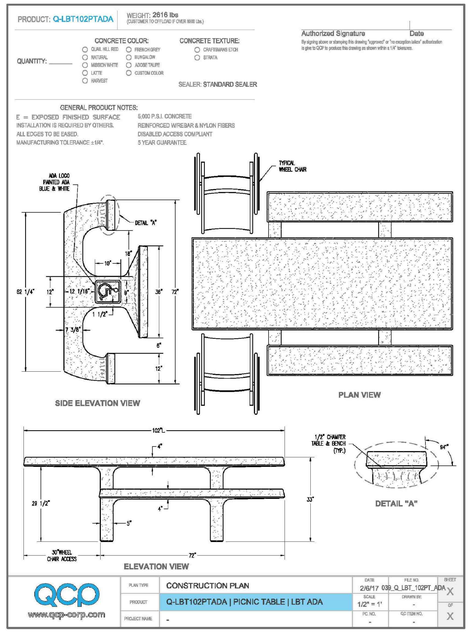
REVISIONS	BY:
1	

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 05
SHEET 5 OF 16

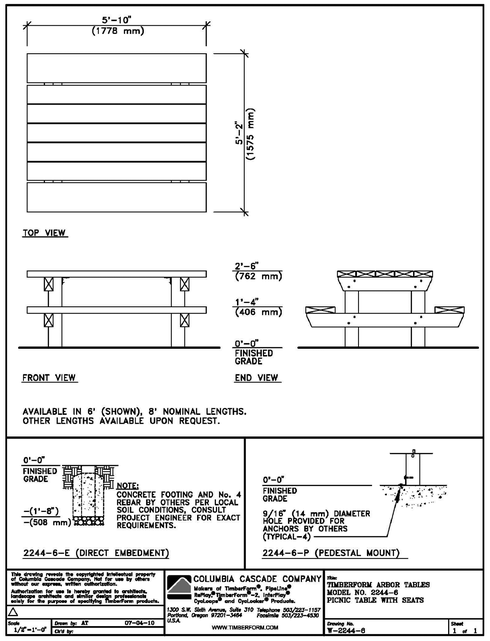


STANDARD PICNIC TABLE

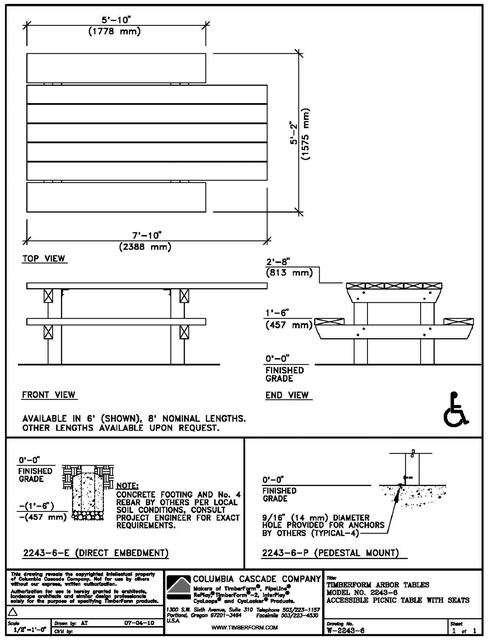


PICNIC TABLE WITH ACCESSIBLE SEATING

A PICNIC TABLE



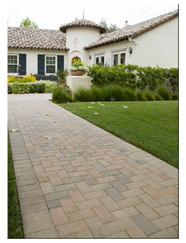
STANDARD FARM TABLE



FARM TABLE WITH ACCESSIBLE SEATING

C FARM TABLE

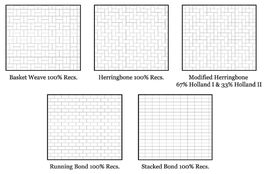
Holland I



Specs

Stone Size (Nominal)	3 7/8" X 7 7/8" 100 mm x 200 mm		
Thickness	4 cm*	6 cm	8 cm*
Stones Per Sq. Ft.	4.6	4.6	4.6
Stones Per Pallet	720	480	384
Sq. Ft. Per Pallet	156	104	83
Weight Per Piece	4.2	5.9	7.8
Weight Per Pallet	2843	2815	3012

Patterns



6 cm Standard Colors

8 cm Standard Colors

Acker-Stone Industries

California Facility
13296 Temescal Canyon Road
Corona, CA 92883

Arizona Facility
6700 W. Allison Road
Chandler, AZ 85226

800-258-2353 www.ackerstone.com

Installation specs, details and patterns (PDF, PAT & DWG), are available online at www.ackerstone.com
Our standard colors are routinely updated. Call or email us for the most up-to-date list.
* Special Order Product. Custom Colors and Finishes are also available upon request. Please call for details.

ACKER-STONE

Rev. 1-10-19

OPTION A

Features:

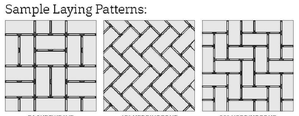
Belgard's Aqua Roc permeable pavement system can eliminate stormwater runoff and improve water quality.

- Smooth surface texture with a micro-chamfer to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-Compliant pavement
- Optimal joint openings for infiltration
- Meets the requirements of ASTM C936
- Can be mechanically or manually installed (contact your local Belgard® representative for details and mechanical availability.)

Benefits by the numbers:

- Chamfer width.....3mm
- Spacer bar width.....8mm
- Initial surface infiltration rate.....>500 in/hr (varies based on joint infill gradation)
- Surface open area.....9%

Sample Laying Patterns:

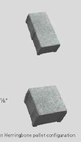


NOTE: Color offerings vary by region. Please contact your Belgard® representative to see what is available in your area.

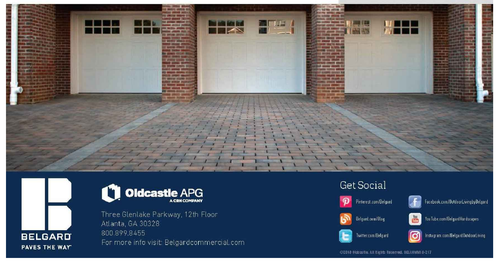
Aqua Roc™

Shapes & Sizes:

AQUA ROC



*When available in Herringbone pallet configuration.



OPTION B

B CONCRETE PAVERS

GameTime
A PLAYCORE Company

Deluxe Waist-Hi Grill

Enjoy a cookout in the park with the Deluxe Waist-Hi Stove. The self-contained cooking unit is mounted on a durable, steel post and pivots 360 degrees to provide proper draft at all times. The stove bottom, side and ash pan are made from rust-resistant 10-gauge steel, and the adjustable grate provides 270 square inches of cooking surface for loads of grilling fun. Grill...

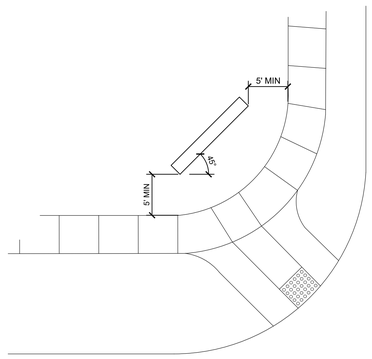
Features and Benefits:

- Self-contained, complete cooking unit
- Cooking unit mounted on steel post
- Cooking unit pivots 360 degrees to provide proper draft at all times
- Grate fabricated of 0.5" diameter rods welded to flat stock
- 270 square inches of cooking surface
- Three-position adjustable grate rivets to stove sides
- 10 gauge...

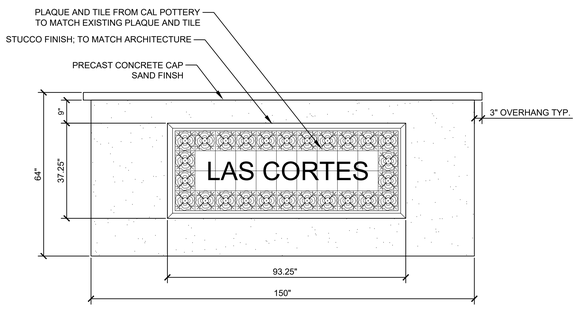
Model: 60

Limited Lifetime Warranty on uprights, hardware and connections. Visit **gametime.com/warranty** for full warranty information

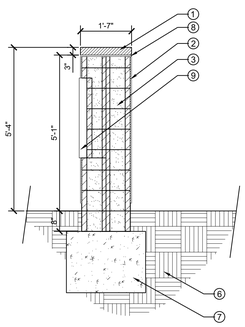
D CHARCOAL GRILL



PLAN



ELEVATION



LEGEND

1. PRECAST CONCRETE CAP
2. STUCCO FINISH; TO MATCH ARCHITECTURE, SEE ARCHITECTURE PLANS
3. 10x8x16 CMU PRECISION BLOCK GROUT SOLID, REINFORCEMENT PER STRUCTURAL ENGINEER'S DRAWINGS.
4. GALVANIZED WEEP SCREED
5. FINISH GRADE
6. COMPACTED SUBGRADE, REFER TO GEOTECHNICAL REPORT
7. CONCRETE FOOTING, REFER TO STRUCTURAL ENGINEER'S DRAWINGS
8. ¾" MORTAR BED
9. CONCRETE SIGN FACE WITH PIN-SET LETTERS PER SIGN CONSULTANT'S PACKAGE

NOTES

1. PROVIDE ALUMINUM OR APPROVED EQUAL CORNER BEAD AT ALL EXPOSED HORIZONTAL AND VERTICAL WALL EDGES, SUBMIT SAMPLE OF CORNER BEAD TO LANDSCAPE ARCHITECT FOR APPROVAL.
2. ALL STUCCO EDGES TO RECEIVE STRAIGHT 90 DEGREE ANGLE. - TYP. FOR ALL STUCCO WALLS.

E MONUMENT WALL SIGN

PRELIMINARY
NOT FOR CONSTRUCTION

RICK ENGINEERING COMPANY
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619.291.0707
Riverside · Orange · Sacramento · San Luis Obispo · Phoenix · Tucson · Denver
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OWNER:
AO592 Oxnard L.P.
2000 E Fourth Street Suite 205
Santa Ana, CA 92705
714-835-3955

LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

LICENSED LANDSCAPE ARCHITECT
Matthew Travis Reed
Signature
06-24-20
Expires: 12/31/20
Date
STATE OF CALIFORNIA

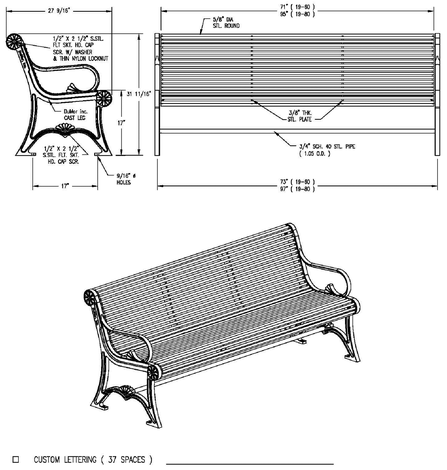
CONSTRUCTION DETAILS - SITE FURNISHINGS

REVISIONS	BY:

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 06

SHEET 6 OF 16



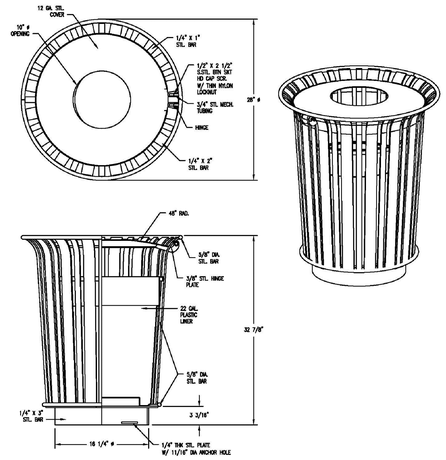
☐ CUSTOM LETTERING (37 SPACES) _____

NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANEL. (37 TOTAL SPACES)

LENGTH OPTIONS
☐ 6' BENCH
☐ 8' BENCH

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE	TITLE : BENCH	
	DATE DRAWN : 2/22/94		
	DRAWN BY : AH	REV. E	DRAWING NUMBER 19 SERIES
	DATE REV. : 3/11/05		SHEET 1 OF 2
	REV. BY : AWH		

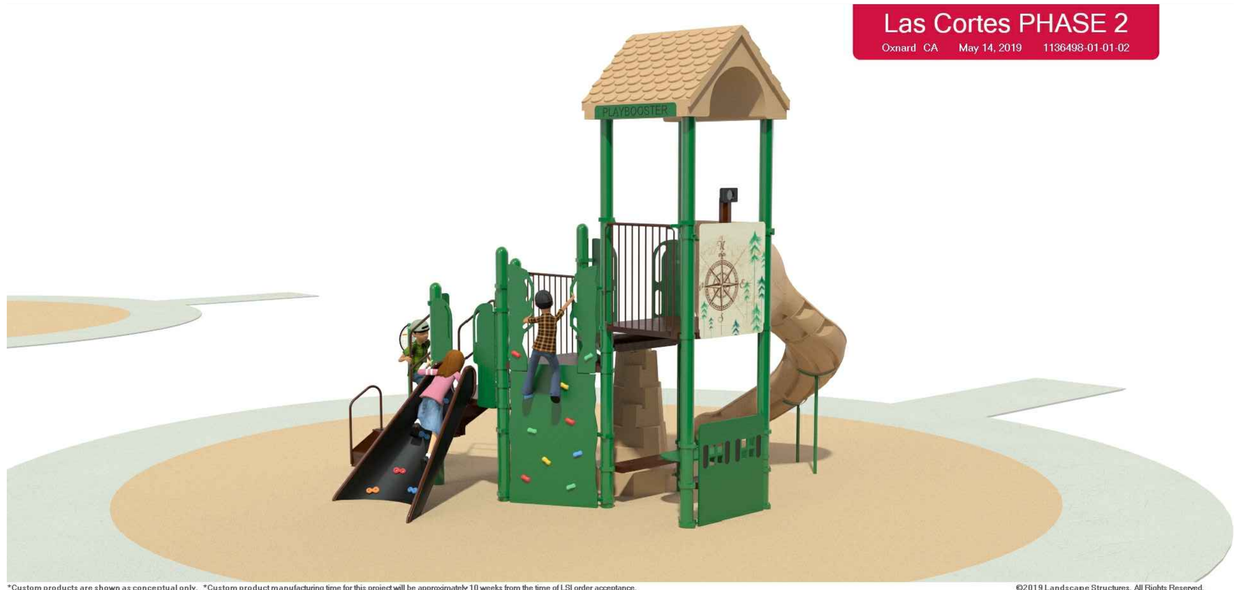
F BENCH



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) RECEPTACLE FULLY ASSEMBLED AT FACTORY.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE	TITLE : RECEPTACLE	
	DATE DRAWN : 3/22/94		
	DRAWN BY : AH	REV. H	DRAWING NUMBER 87-22-FTO
	DATE REV. : 12/3/12		SHEET 1 OF 2
	REV. BY : JSB		

G RECEPTACLE



*Custom products are shown as conceptual only. *Custom product manufacturing time for this project will be approximately 10 weeks from the time of LSI order acceptance.

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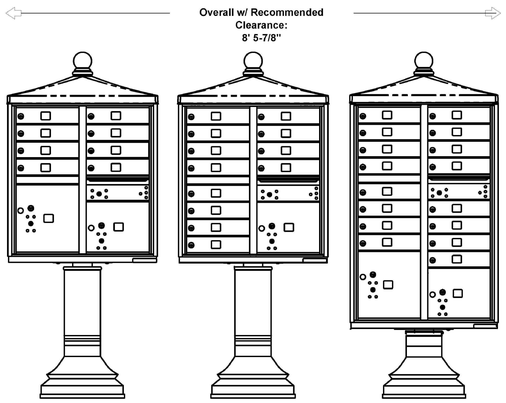
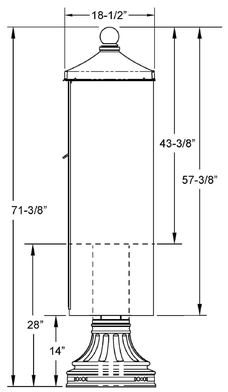
H TOT LOT (5-12 YO)





Configuration Details:

1. **Product Type:** Cluster Box Units
2. **Installation:** Mounted on a pedestal
3. **Finish:** ~~tbd~~ DARK BRONZE (Black 7C)
4. **Locks:** Standard Cam Lock, 3 keys
5. **Door Id:** Decals
6. **Master Door:** Prepared for USPS Master Lock
7. **Numbering Instructions:**

Models Used:

(1) 1570-8V2
(1) 1570-12V2
(1) 1570-16V2

Door Sizes Used:

(36) 3" H Tenant
(2) 13-3/8" H Parcel
(3) 9-7/8" H Parcel

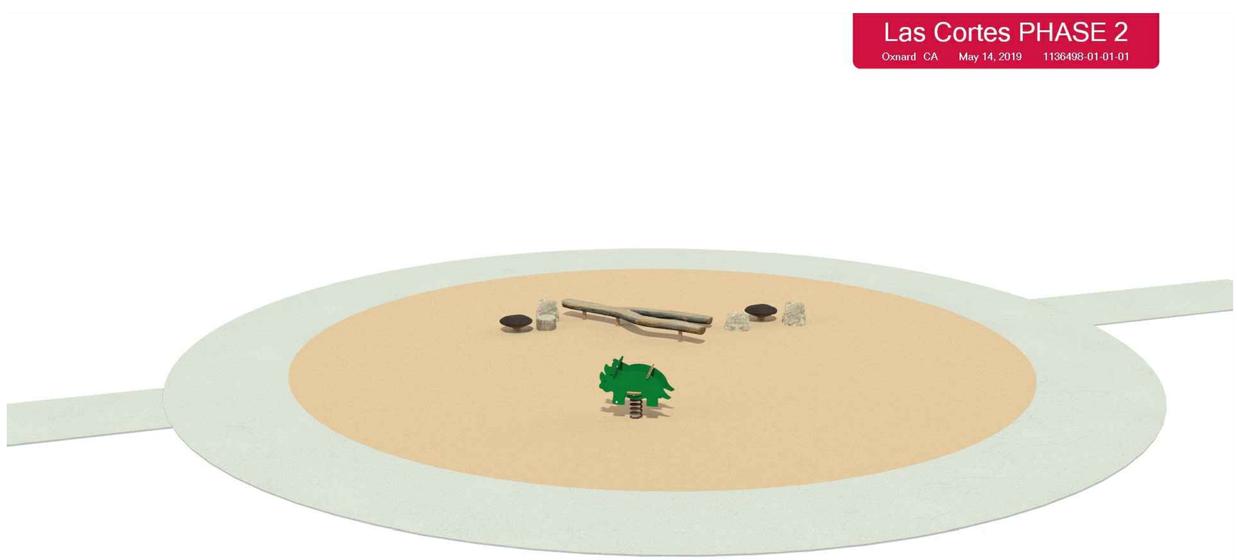
DO NOT SCALE OFF DRAWING

ELEVATION: wall 1 | **MAILBOXES:** 36 | **PARCELS:** 5
DEALER: DevelopersSpecialties.com
PROJECT NAME: Las Cortez | **DRAWN BY:** Randy Ressel

FLORENCE CORPORATION
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • 800.275.1747
A GIBRALTAR INDUSTRIES COMPANY

DATE: 03-23-2017	**P.O. NO:**
SCALE: NONE	**QUOTE NO:** 1297
DRAWING NO. WEB-51048	**SHEET** 1 OF 1

I MAIL KIOSK



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J PLAY AREA (2-5 YO)

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OWNER:
AO592 Oxnard L.P.
2000 E Fourth Street Suite 205
Santa Ana, CA 92705
714-835-3955

LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

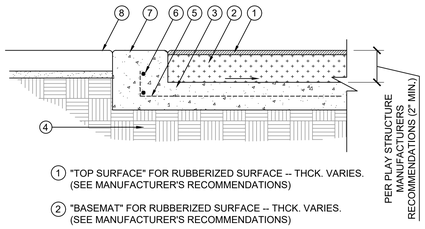
LICENSED LANDSCAPE ARCHITECT
Matthew Trantham
Signature
11-20-21
Renewal Date
Date
STATE OF CALIFORNIA

CONSTRUCTION DETAILS - SITE FURNISHINGS

REVISIONS	BY:
1	

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

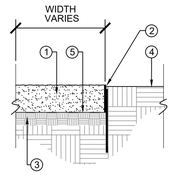
L - 07
SHEET 7 OF 16



1. "TOP SURFACE" FOR RUBBERIZED SURFACE -- THCK. VARIES. (SEE MANUFACTURER'S RECOMMENDATIONS)
2. "BASEMAT" FOR RUBBERIZED SURFACE -- THCK. VARIES. (SEE MANUFACTURER'S RECOMMENDATIONS)
3. 4" THICK CONCRETE BASE. REFER TO CIVIL PLANS FOR DRAINAGE.
4. COMPACT SUBGRADE @ 95%
5. #4 CONT. HORIZ. REBAR @ 36"O.C.
6. #4 CONT. HORIZ. REBAR LOOP AT TOP AND BOTTOM (3" CLEAR)
7. CONCRETE BAND/CURB. SEE PLAN.
8. ADJACENT PAVING. SEE PLAN.

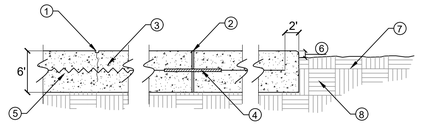
NOTE:
FINISH SAFETY SURFACE TO BE FLUSH WITH ADJACENT FINISH SURFACE.

K RUBBER SURFACE



1. GRAVEL OR DG PER PLAN. MIN. 4" THICKNESS OF D.G.
2. COMPOSITE HEADER, ATTACH TO STAKE W/ 2 S.S. SCREWS 2' O.C.
3. COMPACT SUBGRADE 90%.
4. ADJACENT FINISH GRADE (SEE PLANS)
5. LANDSCAPE FABRIC, CONTRACTOR TO APPLY PRE-EMERGENT TO COMPACTED SUB-GRADE BEFORE INSTALLING D.G. / GRAVEL

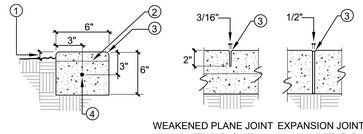
L DECOMPOSED GRANITE



1. 1/2" THK - 1/4" DEEP CONTROL JOINT -- SEE PLANS
2. 1/2" FELT MATERIAL EXP. JOINT PER PLAN
3. CONCRETE WALK, SEE FIN. SCHED. FOR COLOR AND FINISH
4. 3/8" DOWEL ROD TO EXTEND 4" IN BOTH DIRECTIONS
5. 6 X 6 X W2.9 X W2.9 MESH
6. FINISH GRADE: 1" @ LAWN AREAS, 2" @ SHRUB OR MULCH AREAS
7. SEE PLANS FOR ADJACENT MATERIAL AND APPLICABLE DETAILS.
8. COMPACT SOIL SUB-GRADE @ 95%

NOTES:
1. CONTRACTOR SHALL PROVIDE MINIMUM 2% SURFACE DRAINAGE ON ALL PAVED SURFACES, EXCEPT WHERE INDICATED ON CIVIL PLANS.
2. CROSS SLOPE WALKS AND PAVING 1% MIN. UNLESS NOTED OTHERWISE.

M CONCRETE PAVING



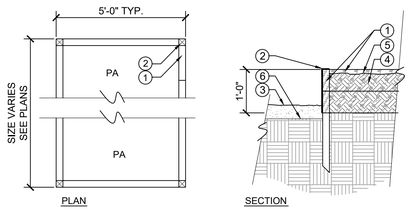
WEAKENED PLANE JOINT MAX. 20 FT. O.C. & AT FENCE POSTS.

EXPANSION JOINT MAX. 120 FT. O.C.

1. FINISH GRADE: 1" FOR LAWN AREAS 2" FOR SHRUB AREAS
2. WEAKENED PLANE JOINTS.
3. 1/2" RADIUS, TYPICAL.
4. # 5 REBAR, TYPICAL.

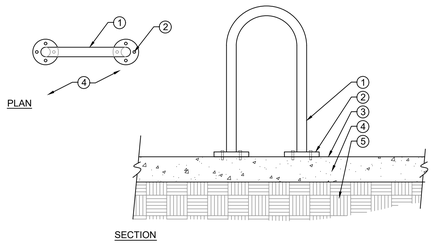
NOTES:
1. REBAR SHALL BE CONTINUOUS WITH 12" OVERLAP AT SPLICES.
2. CONCRETE SHALL BE 2000 PSI AND SAME COLOR AS ANY ADJACENT CONCRETE.
3. INSTALL EXPANSION JOINTS WHERE THE MOWING STRIP ABUTS ANY CONCRETE IMPROVEMENT.

N MOWCURB



LEGEND
1. 2x6 CEDAR BOARD. TWO BOARDS STACKED PER SIDE
2. 12" RAISED BED CORNER (ITEM #38-143) WITH RAISED BED STAKES AVAILABLE THROUGH GARDENER'S SUPPLY COMPANY INSTALL PER MANFACTURER'S INSTRUCTIONS. www.gardeners.com
3. ADJACENT DECOMPOSED GRANITE
4. KELLOGG ALL NATURAL GARDEN SOIL - ORGANIC
5. FINISH GRADE PLANTER MIX
6. FINISH GRADE PLANTER PATHWAY

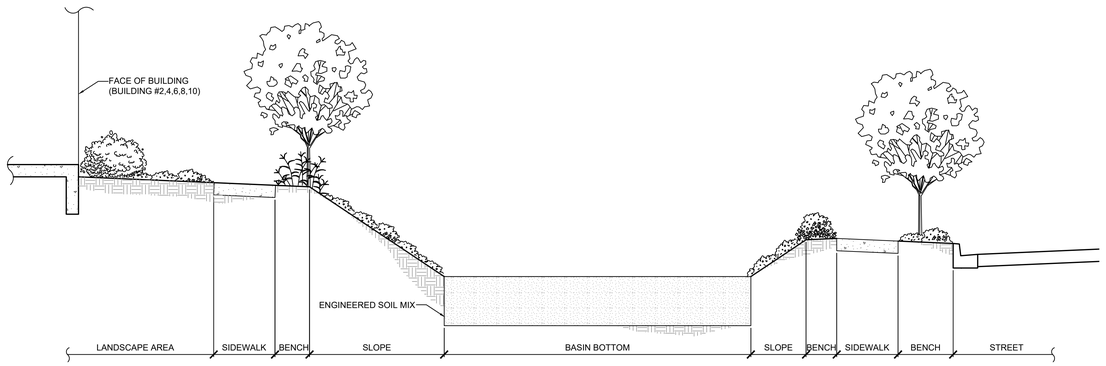
O RAISED BEDS



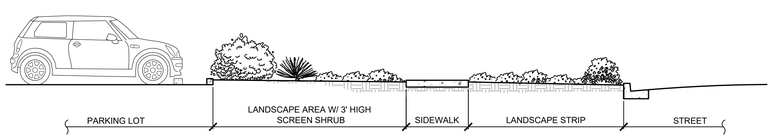
NOTES
1. CONTRACTOR TO VERIFY FINAL LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

LEGEND
1. BIKE RACK - DUMOR MODEL 83-20. COLOR TO BE STANDARD BLACK. FINISH TO BE POWDER COAT.
2. SURFACE MOUNT INSTALLATION, ANCHORED WITH ITT RAMSET/RED HEAD SRM 38 STAINLESS STEEL DROP-IN ANCHOR, $\frac{3}{8}$"x3" STAINLESS STEEL HEX BOLTS WITH $\frac{3}{8}$" STAINLESS STEEL FLAT WASHER AND LOCK WASHER
3. FINISH SURFACE
4. CONCRETE PAVING
5. COMPACTED SUBGRADE, PER GEOTECHNICAL REPORT

P BIKE RACK



Q BASIN SECTION



R PARKING LOT FRONTAGE

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2000 E Fourth Street Suite 205
Santa Ana, CA 92705
714-835-3955

LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

LICENSED LANDSCAPE ARCHITECT
RICHARD ERNEST CLARK
SIGNATURE
EXPIRES 12/31/21
STATE OF CALIFORNIA

CONSTRUCTION DETAILS

	REVISIONS	BY:
1		

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

PRELIMINARY
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L - 08
SHEET 8 OF 16

PHASE 2 - SYSTEM '2B' (ONSITE) -

LOCATION OF IRRIGATION CONTROLLER '2B' INSTALLED WITHIN METAL SECURITY ENCLOSURE. PROVIDE 120VAC ELECTRICAL POWER HERE.

PHASE 2 - SYSTEM '2B' (ONSITE) -
IRRIGATION POINT-OF-CONNECTION NOTE:

IRRIGATION POINT-OF-CONNECTION - CONNECT TO NEW 2-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER CITY OF OXNARD WATER DEPARTMENT. REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL WATER METER LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND:
SYSTEM DESIGN PRESSURE: 60 PSI
EXISTING WATER PRESSURE (STATIC): 60 PSI
WATER METER ELEVATION: 55'EL 62 PSI

IRRIGATED AREA OF COVERAGE:
SEE BELOW FOR PROJECT PHASE MAWA CALCULATIONS.

PHASE 2 - SYSTEM '2A' (OFFSITE) -
IRRIGATION POINT-OF-CONNECTION NOTE:

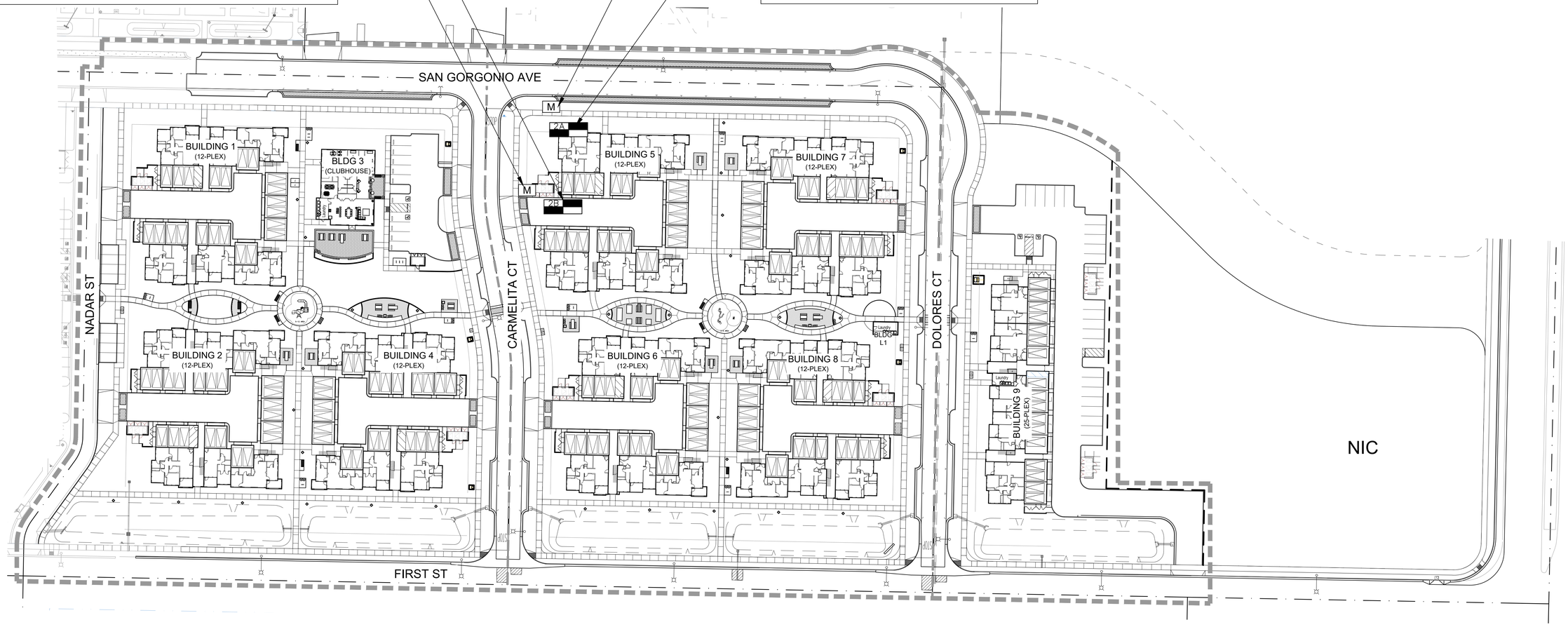
IRRIGATION POINT-OF-CONNECTION - CONNECT TO NEW 2-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER CITY OF OXNARD WATER DEPARTMENT. REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL WATER METER LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

PEAK IRRIGATION DEMAND:
SYSTEM DESIGN PRESSURE: 60 PSI
EXISTING WATER PRESSURE (STATIC): 60 PSI
WATER METER ELEVATION: 55'EL 62 PSI

IRRIGATED AREA OF COVERAGE:
SEE BELOW FOR PROJECT PHASE MAWA CALCULATIONS.

PHASE 2 - SYSTEM '2A' (OFFSITE) -

LOCATION OF IRRIGATION CONTROLLER '2A' INSTALLED WITHIN METAL SECURITY ENCLOSURE. PROVIDE 120VAC ELECTRICAL POWER HERE.



California Water Efficient Landscape Worksheet (ON-SITE)

Reference Evapotranspiration (ET_o)		42.3	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Trees	0.4	Drip	0.81	0.49	5404	2669	69988
Shrub	0.4	Drip	0.81	0.49	59574	29419	771549
Basins	0.4	Overhead	0.75	0.53	32009	17071	447716
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	96987	49159	1289254
Special Landscape Areas							
Active Play Area (Turf)			1		8646	8646	226750
			1			0	0
				Totals	8646	8646	226750
						ETWU Total	1516004
						Maximum Allowed Water Allowance (MAWA)[e]	1625720

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	49159
Total Area	96987
Average ETAF	0.51

All Landscape Areas

Total ETAF x Area	57805
Total Area	105633
Average ETAF	0.55

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet (OFF-SITE)

Reference Evapotranspiration (ET_o)		42.3	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Trees	0.4	Drip	0.81	0.49	1708	843	22120
Shrub	0.4	Drip	0.81	0.49	24406	12052	316085
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	26114	12896	338205
Special Landscape Areas							
Active Play Area (Turf)			1		8646	8646	226750
			1			0	0
				Totals	8646	8646	226750
						ETWU Total	564955
						Maximum Allowed Water Allowance (MAWA)[e]	603426

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	12896
Total Area	26114
Average ETAF	0.49

All Landscape Areas

Total ETAF x Area	21542
Total Area	34760
Average ETAF	0.62

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION SYSTEM DESCRIPTION:

1. LANDSCAPE PLANTING AREA CONSISTING OF SHRUBS AND GROUND COVERS SHALL BE IRRIGATED WITH LOW-FLOW BUBBLER SPRINKLERS AND DRIP IRRIGATION LINES TO PROVIDE OPTIMUM MOISTURE DISTRIBUTION FOR HEALTHY PLANT MATERIAL. TREES SHALL BE ASSIGNED WITH LOW FLOW BUBBLERS CONNECTED TO DEDICATED CONTROL VALVES TO PROVIDE DEEP WATERING ON A MONTHLY BASIS. NEW TURF AREAS ARE CONTIGUOUS AND SHALL QUALIFY AS SPECIAL LANDSCAPE AREAS AND SHALL BE IRRIGATED WITH HIGH-EFFICIENCY ROTARY NOZZLES ON CONVENTIONAL POP-UP SPRINKLER BODIES. TEMPORARY HYDROSEED AREAS SHALL RECEIVE AN ON-GRADE PIPE IRRIGATION SYSTEM WITH STATIONARY OVERHEAD ROTARY STREAM NOZZLES.
2. DOMESTIC WATER SUPPLIES THE IRRIGATION SYSTEM(S). PHASE 2 WILL REQUIRE 2 NEW WATER METERS: ONE FOR THE ONSITE AND ONE FOR THE OFFSITE LANDSCAPE AREAS. EACH WATER METER WILL HAVE ITS OWN DEDICATED REDUCED PRESSURE TYPE BACKFLOW PREVENTER ASSEMBLY.
3. QUICK COUPLER VALVES SHALL BE ESTABLISHED THROUGHOUT THE SITE FOR INCIDENTAL WATERING OF TREES.
4. A 'SMART' IRRIGATION CONTROLLER SHALL OPERATE THE CONTROL VALVES(S) WITH THE USE OF AN ON-SITE WEATHER SENSOR FOR AUTOMATIC DAILY SCHEDULING ADJUSTMENTS.
5. LANDSCAPE WATER USE SHALL COMPLY WITH THE CITY OF OXNARD'S WATER EFFICIENCY ORDINANCE (CITY COUNCIL ORDINANCE NO. 2882) AND LANDSCAPE WATER CONSERVATION STANDARDS. THIS PROJECT IS CURRENTLY ESTIMATED TO BE OPERATING AT 20% UNDER THE MAXIMUM ANNUAL WATER ALLOWANCE (MAWA), RESPECTIVELY.

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40 20 0 40 80
GRAPHIC SCALE 1"= 40'

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LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

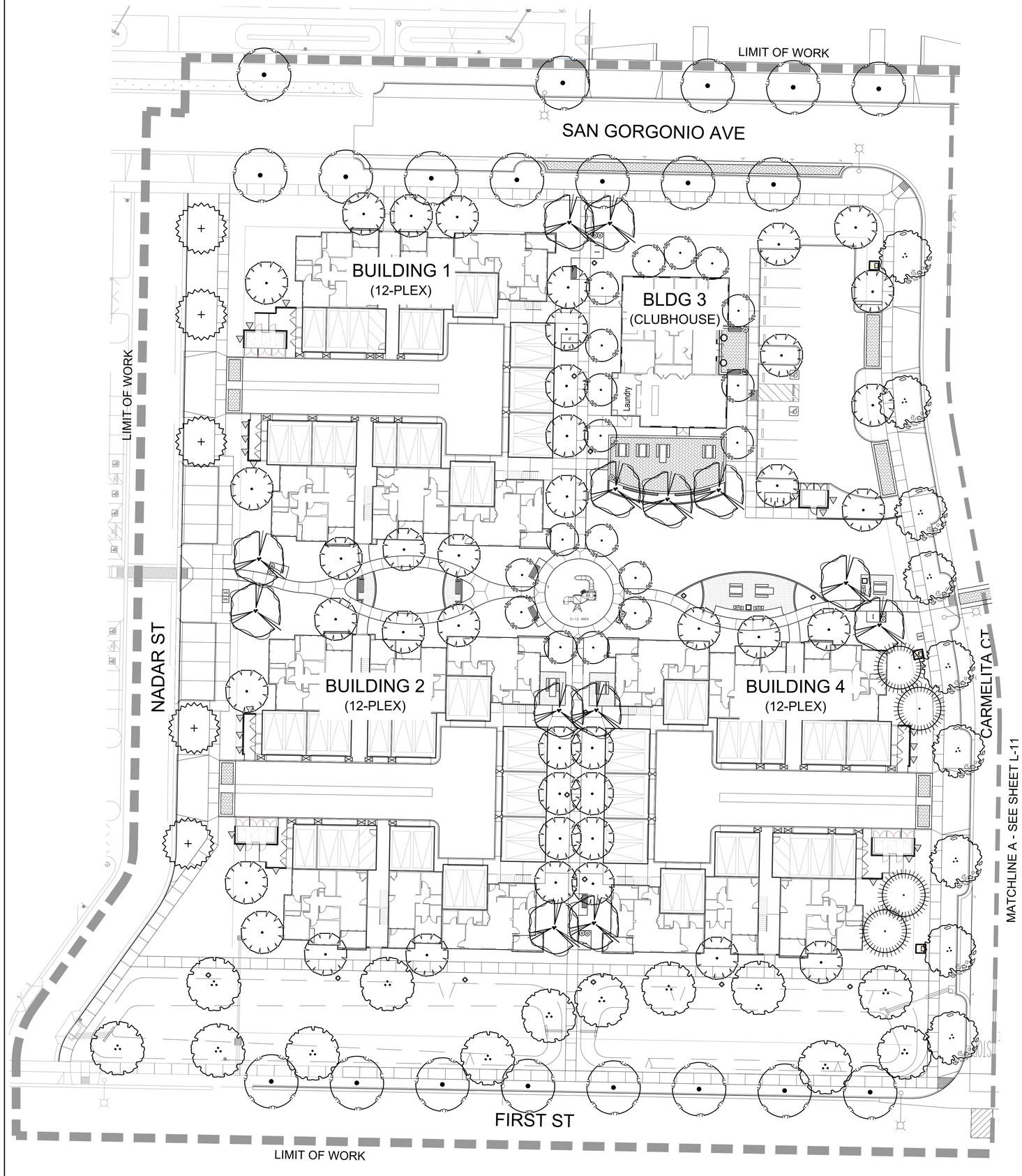
LICENSED LANDSCAPE ARCHITECT
Christina Travitz Hayes
Signature
11-30-21
Renewal Date
Date
STATE OF CALIFORNIA

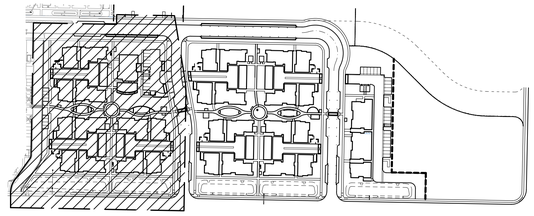
PRELIMINARY IRRIGATION PLAN

REVISIONS	BY:
1	

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 09
SHEET 9 OF 16





KEY MAP

SCALE: N.T.S.

CONCEPTUAL PLANT PALETTE (TREES)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	24" Box	Per plan	M
	Cinnamomum camphora	Camphor Tree	36" Box	Per plan	M
	Tristania conferta	Brisbane Box	24" Box	Per plan	M
	Magnolia grandiflora	Southern Magnolia	36" Box	Per plan	M
	Schinus molle	California Pepper	36" Box	Per plan	VL
	Quercus agrifolia	Coast Live Oak	36" Box	Per plan	VL
	Pinus Canariensis	Canary Island Pine	24" Box	Per plan	L
	Platanus racemosa	California Sycamore	36" Box	Per plan	M

CONCEPTUAL PLANT PALETTE (VINES)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
VINES					
	Bougainvillea 'Barbara Karst' (Red)	Barbara Karst Bougainvillea	5 Gal	Per Plan	L
	Parthenocissus tricuspidata	Boston Ivy	5 Gal	Per Plan	M

PLANTING NOTES:

1. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS NOTED OTHERWISE ON THE PLANTING PLAN
2. THE LANDSCAPING WILL COMPLY WITH THE CITY OF OXNARD WATER-EFFICIENT ORDINANCE (NO.2822) AND LANDSCAPE CONSERVATION STANDARDS.
3. ALL TREES WITHIN 5 FEET OF HARDSCAPE SHALL HAVE A ROOT BARRIER. REFER TO DETAIL B, SHEET L-16
4. 2 INCH LAYER OF 'FOREST FLOOR' MULCH FROM AGUINAGA IN ALL SHRUB AND GROUNDCOVER AREAS.
5. PROTECT ALL TREES DURING CONSTRUCTION. INSTALL 3 FOOT HIGH SNOW FENCE, 3X'S THE TREE TRUNK DIAMETER AT CHEST HEIGHT, AWAY FROM TRUNK, WATER TREES WEEKLY, ADD 6 INCH HIGH WATERING BASIN.

NOTE: THE LANDSCAPING WILL COMPLY WITH THE CITY OF OXNARD LANDSCAPE STANDARDS.

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20 10 0 20 40
GRAPHIC SCALE 1"= 20'

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LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

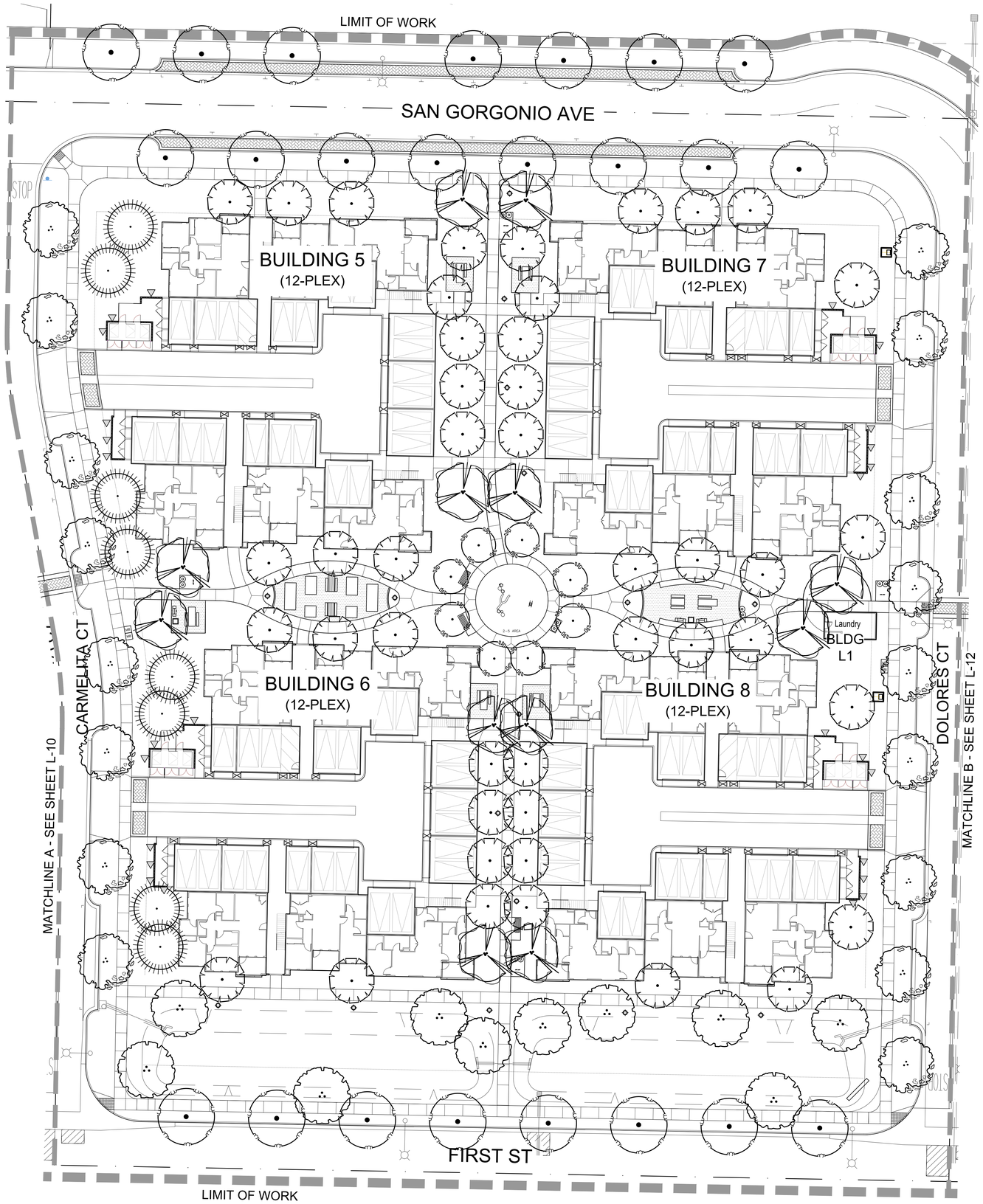
LICENSED LANDSCAPE ARCHITECT
PATRICK TRAUTT
Signature
12.20.21
Renewal Date
Date
STATE OF CALIFORNIA

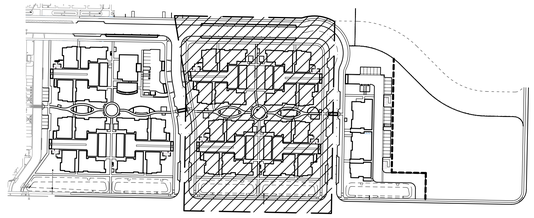
PRELIMINARY TREE PLANTING PLAN

	REVISIONS	BY:
1		

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 10
SHEET 10 OF 16





KEY MAP

SCALE: N.T.S.

CONCEPTUAL PLANT PALETTE (TREES)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	24" Box	Per plan	M
	Cinnamomum camphora	Camphor Tree	36" Box	Per plan	M
	Tristania conferta	Brisbane Box	24" Box	Per plan	M
	Magnolia grandiflora	Southern Magnolia	36" Box	Per plan	M
	Schinus molle	California Pepper	36" Box	Per plan	VL
	Quercus agrifolia	Coast Live Oak	36" Box	Per plan	VL
	Pinus Canariensis	Canary Island Pine	24" Box	Per plan	L
	Platanus racemosa	California Sycamore	36" Box	Per plan	M

CONCEPTUAL PLANT PALETTE (VINES)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
VINES					
	Bougainvillea 'Barbara Karst' (Red)	Barbara Karst Bougainvillea	5 Gal	Per Plan	L
	Parthenocissus tricuspidata	Boston Ivy	5 Gal	Per Plan	M

PLANTING NOTES:

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5. PROTECT ALL TREES DURING CONSTRUCTION. INSTALL 3 FOOT HIGH SNOW FENCE, 3X'S THE TREE TRUNK DIAMETER AT CHEST HEIGHT, AWAY FROM TRUNK, WATER TREES WEEKLY, ADD 6 INCH HIGH WATERING BASIN.

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PRELIMINARY
NOT FOR CONSTRUCTION

20 10 0 20 40
GRAPHIC SCALE 1"= 20'

RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver
rickengineering.com

OWNER:
AO592 Oxnard, L.P.
2000 E Fourth Street Suite 205
Santa Ana, CA 92705
714-835-3955

LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

LICENSED LANDSCAPE ARCHITECT
Patricia Trautner
Signature
11-30-21
Renewal Date
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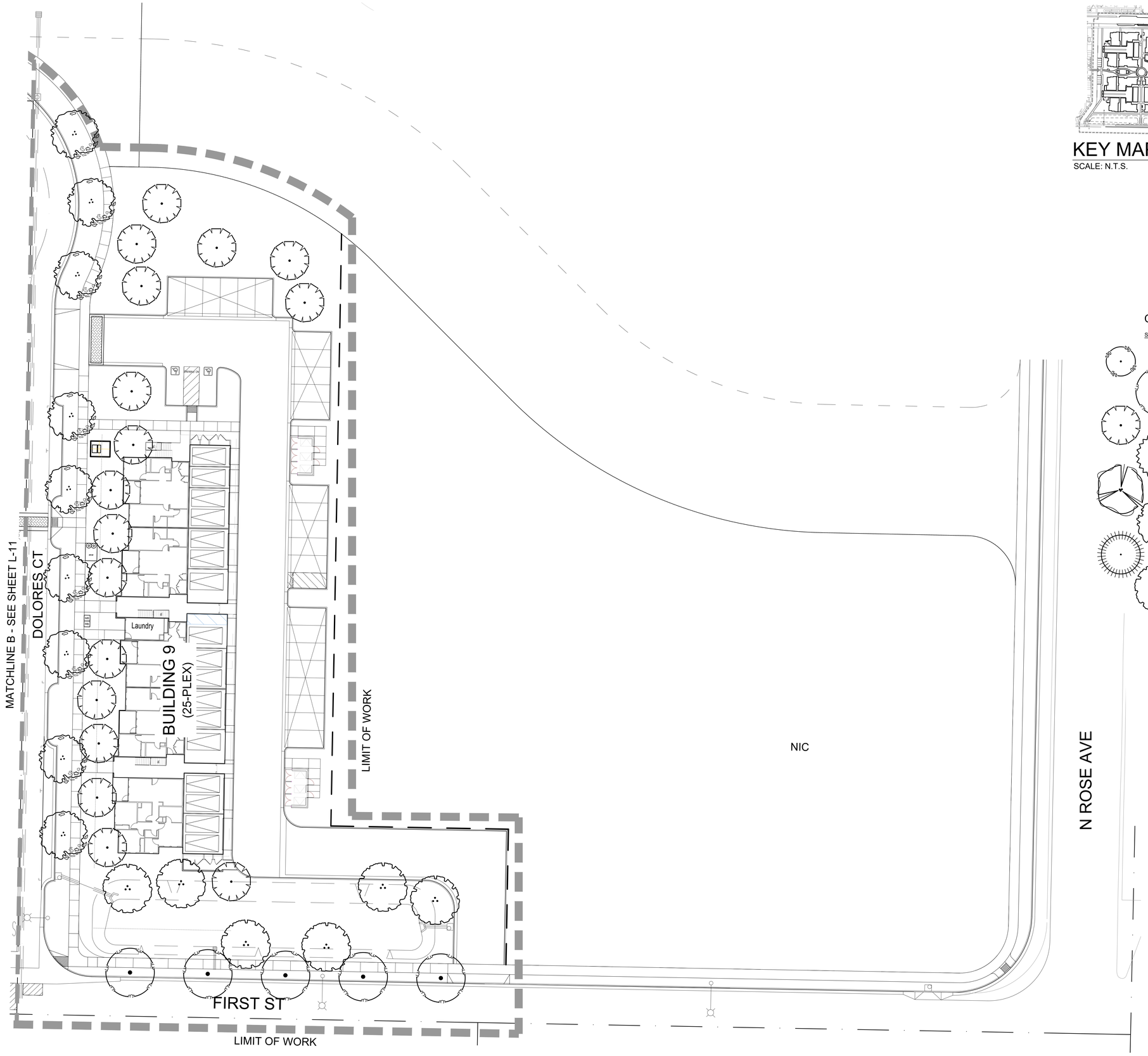
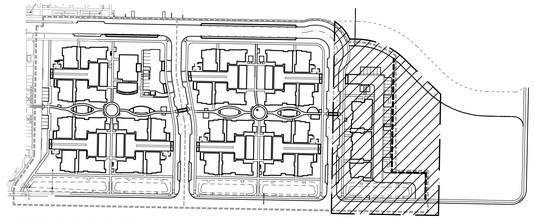
L - 11
SHEET 11 OF 16





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	Platanus racemosa	California Sycamore	36" Box	Per plan	M

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LICENSED LANDSCAPE ARCHITECT
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Renewal Date
Date
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1		

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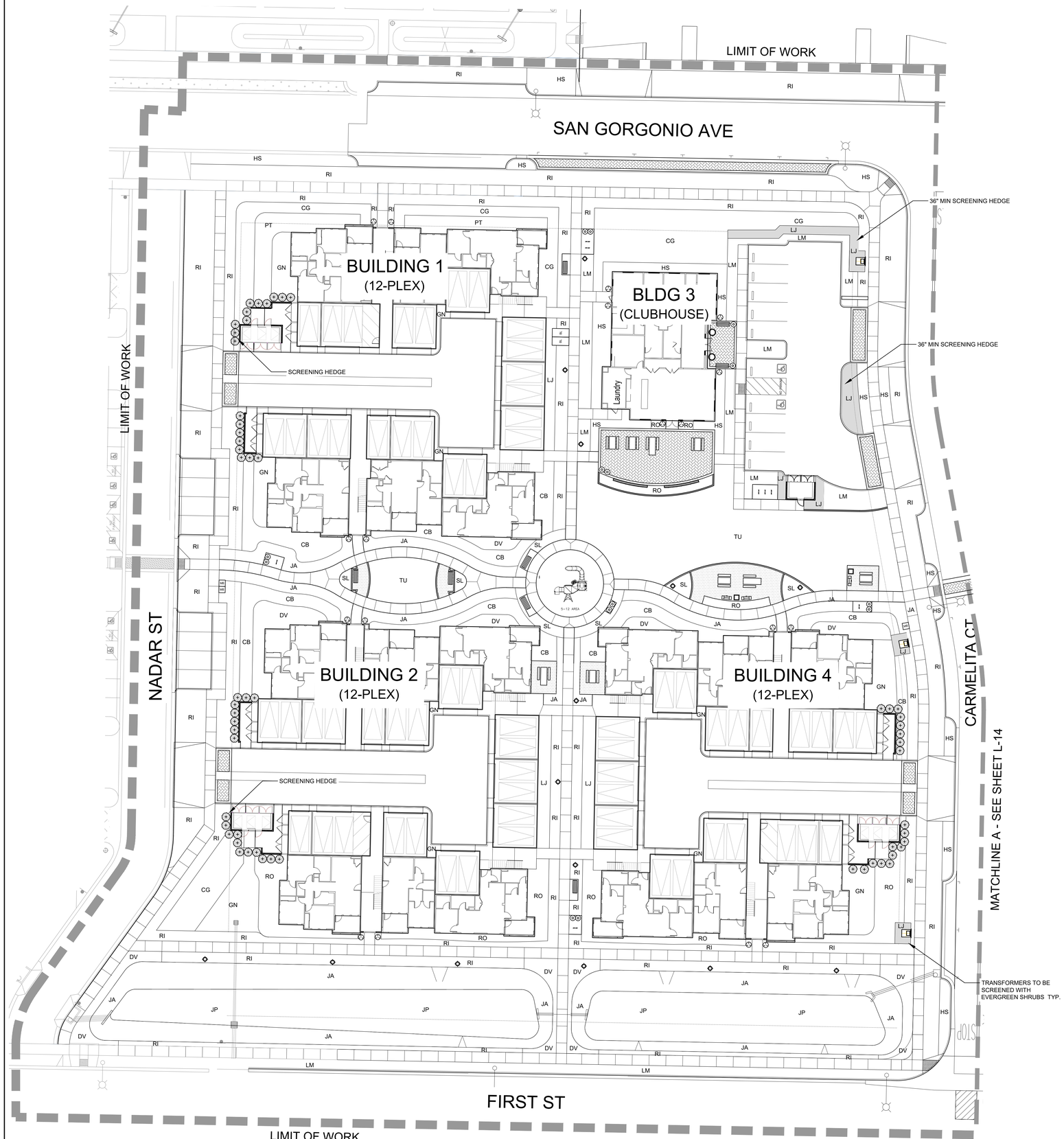
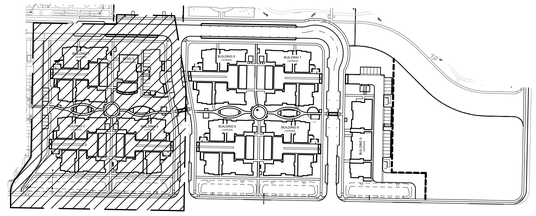
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 12
SHEET 12 OF 16





KEY MAP

SCALE: N.T.S.

CONCEPTUAL PLANT PALETTE (SHRUBS & GROUNDCOVER)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	SHRUB AND GROUNDCOVER (May contain the following plants)				
⊕	Arbutus unedo 'Compacta'	Dwarf Strawberry Bush	5 Gal	Per plan	L
CB	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	1 Gal	30" O.C.	L
CG	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 Gal	24" O.C.	L
⊙	Cupressus sempervirens 'Monshef'	Tiny Tower Italian Cypress	15 Gal	Per plan	L
DV	Dietes vegeta	Fortnight Lily	5 Gal	30" O.C.	L
GN	Grevillea 'Noellii'	Noellii Grevillea	5 Gal	24" O.C.	L
HS	Hemerocallis spp.	Daylily species	5 Gal	15" O.C.	M
JA	Jasminum asiaticum	Asian Star Jasmine	1 Gal	24" O.C.	M
LM	Lantana montevidensis 'Confetti'	Confetti Lantana	5 Gal	36" O.C.	L
LJ	Ligustrum japonicum 'Texanum	Japanese Privet	5 Gal	30" O.C.	M
PT	Pittosporum tobira 'Variegatum'	Variegated Mock Orange	5 Gal	30" O.C.	M
PC	Prunus caroliniana 'Bright 'N Tight'	Bright 'N Tight Carolina Laurel	15 Gal	36" O.C	M
RI	Rhaphiolepsis indica 'Clara'	Clara IndianHawthorn	5 Gal	30" O.C.	L
RO	Rosmarinus officianalis 'Blue Spires'	Blue Spires Rosemary	5 Gal	24" O.C.	VL
RA	Rumohra adiantiformis	Leatherleaf Fern	5 Gal	24" O.C.	M
SL	Salvia leucantha 'Santa Barbara'	Santa Barbara Mexican Sage	5 Gal	30" O.C.	L
VT	Viburnum tinus 'Spring Bouquet	Spring Bouquet Laurustinus	5 Gal	36" O.C.	M
TU	Turf (Drought Tolerant)	St. Augustine	Sod	-	H
	BIOSWALE				
JP	Juncus patens	California Gray Rush	5 Gal	24" O.C.	L

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LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

LICENSED LANDSCAPE ARCHITECT
KRISTIN STARTS - REP
Signature
11-30-20
Expiration Date
SEAL
STATE OF CALIFORNIA

PRELIMINARY TREE PLANTING PLAN

REVISIONS	BY:
1	

DRAWN BY: REC
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DATE: 06.24.2020
SCALE: SEE PLANS
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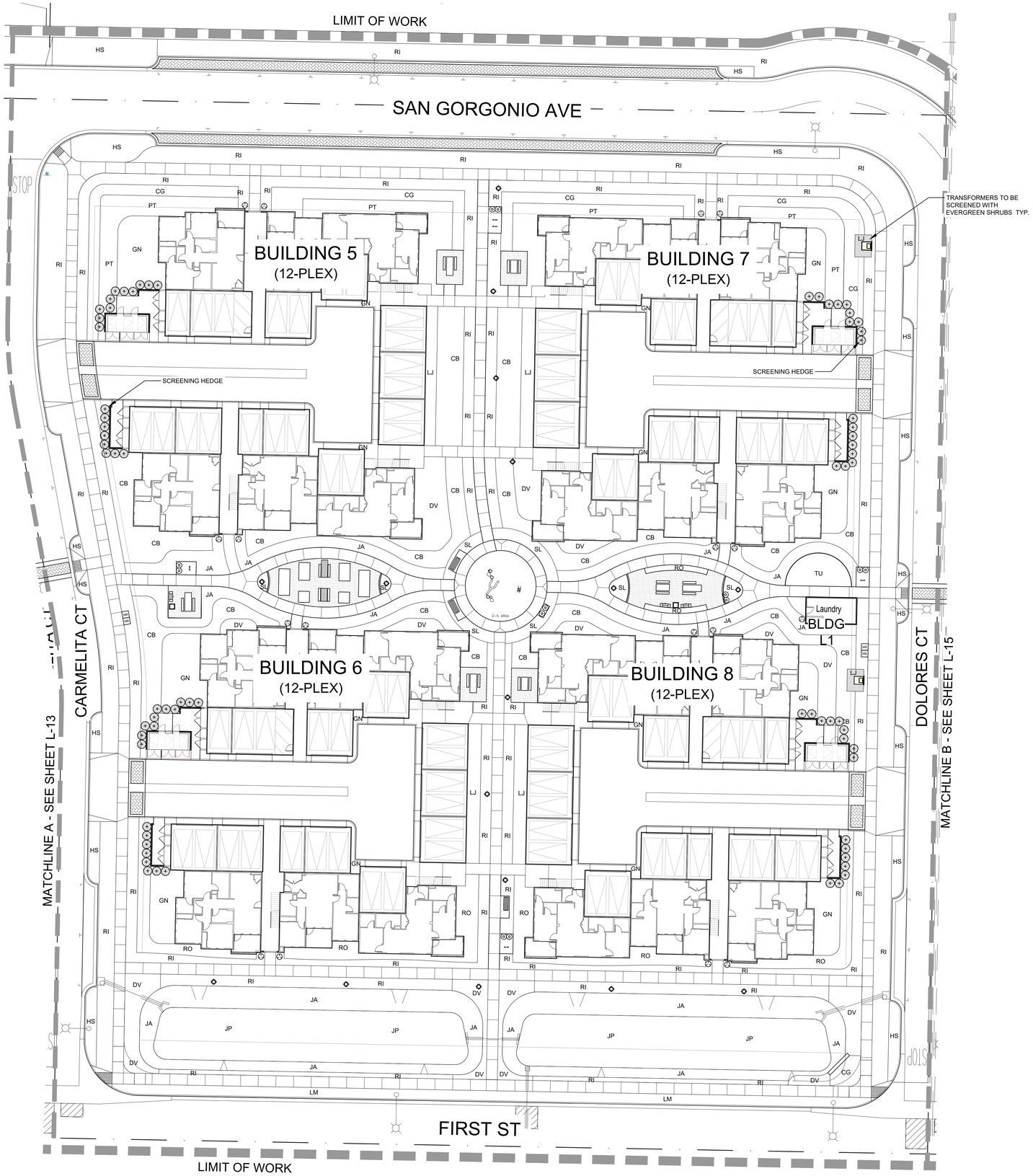
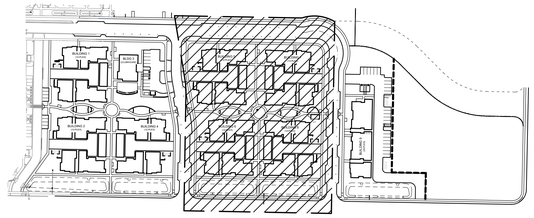
L - 13
SHEET 13 OF 16





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LICENSED LANDSCAPE ARCHITECT
Patricia Trautner
Signature
11-30-21
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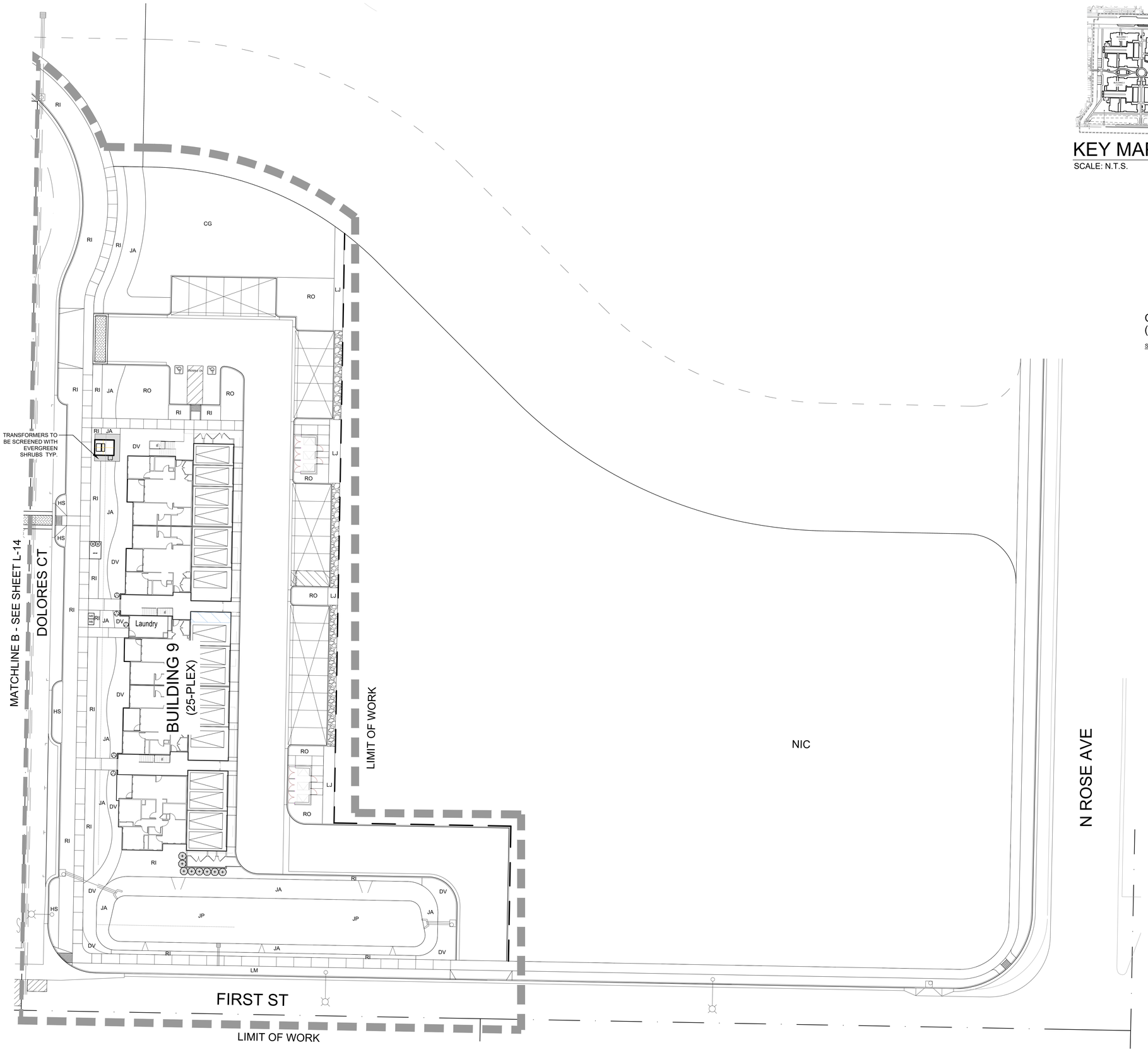
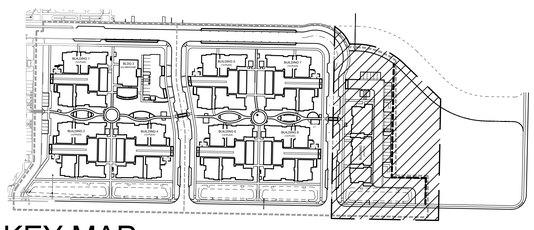
L - 14
SHEET 14 OF 16





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Victoria Trantis Tyler
Signature
13-5521
Renewal Date
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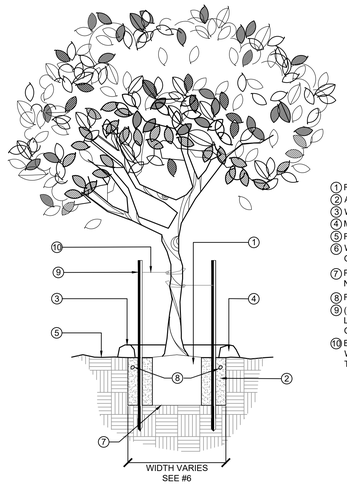
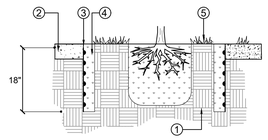


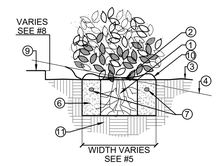
1. ROOTBALL
2. AMENDED BACKFILL MIX
3. WATER BASIN
4. MULCH
5. FINISH GRADE
6. WIDTH TWICE DIAMETER OF CONTAINER
7. PLACE ROOTBALL ON NATURAL GRADE
8. FERTILIZER TABLETS
9. (2) 2" DIA. X 10' LONG, LODGE POLES, PLACE OUTSIDE ROOTBALL
10. BLACK PLASTIC CINCH-TIE WITH ONE TWIST NAILED TO STAKES

A TREE PLANTING



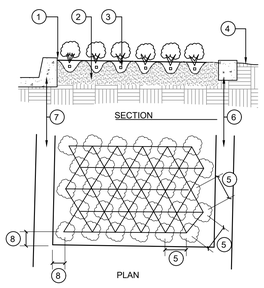
1. NATIVE SOIL
2. CONCRETE SIDEWALK
3. 18" BARRIER
4. NATIVE SOIL BACKFILL
5. GRADE

B ROOT BARRIER



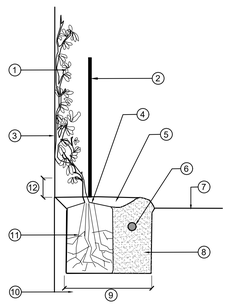
1. ROOTBALL
2. CROWN 1" ABOVE FINISH GRADE
3. FINISH GRADE
4. FINISH GRADE AT SLOPE
5. 2 X ROOTBALL DIAMETER
6. BACKFILL (SEE SPECS)
7. PLANT TABLETS (SEE SPECS)
8. SEE SPECIFICATIONS
9. TOP OF PAVING
10. 4" WATERING BASIN (IF REQ'D)
11. UNDISTURBED NATIVE SOIL

C SHRUB INSTALLATION



1. 2"
2. PREPARED SOIL
3. PLANT TABLET
4. FINISH GRADE
5. EQUAL (X) -- SEE PLANT SCHEDULE FOR O.C. SPACING
6. CONC. MOW STRIP OR LAWNEDGE / HEADER
7. CONC. CURB OR HARDSCAPE IMPROVEMENT
8. EQUAL 1/2(X)

E GROUNDCOVER



1. VINE ATTACHED TO SURFACE WITH APPROVED METHOD
2. NURSERY STAKE TO BE REMOVED AT END OF MAINT. PERIOD
3. WALL / FENCE / VERTICAL SURFACE
4. CROWN -- 1" ABOVE FINISH GRADE
5. 4" HIGH WATERING BASIN
6. PLANT TABLETS
7. FINISH GRADE
8. BACKFILL MIX, SEE SPECS.
9. 2x ROOTBALL DIA.
10. UNDISTURBED NATIVE SOIL
11. ROOTBALL
12. MIN. 6" BELOW FFE

F VINE PLANTING

TREE #	SPECIES	REMAIN / TRANSPLANTED / REMOVED	ECONOMIC APPRAISAL
76	Corymbia ficifolia	Removed	$0
77	Corymbia ficifolia	Removed	$14,095
78	Corymbia ficifolia	Removed	$13,013
79	Corymbia ficifolia	Removed	$39,917
80	Corymbia ficifolia	Removed	$0
81	Corymbia ficifolia	Removed	$28,403
82	Erythrina caffra	Removed	$15,925
83	Callistemon viminalis	Removed	$3,453
84	Schinus terebinthifolius	Removed	$5,887
85	Callistemon viminalis	Removed	$5,247
86	Callistemon viminalis	Removed	$12,304
87	Callistemon viminalis	Removed	$14,380
88	Callistemon viminalis	Removed	$8,545
89	Callistemon viminalis	Removed	$7,731
90	Callistemon viminalis	Removed	$3,232
91	Callistemon viminalis	Removed	$0
92	Callistemon viminalis	Removed	$11,698
93	Syagrus romanzoffianum	Removed	$2,228
94	Syagrus romanzoffianum	Removed	$2,376
95	Syagrus romanzoffianum	Removed	$1,733
96	Syagrus romanzoffianum	Removed	$924
97	Callistemon viminalis	Removed	$15,245
98	Callistemon viminalis	Removed	$16,209
99	Callistemon viminalis	Removed	$15,495
100	Callistemon viminalis	Removed	$18,151
102	Alnus cordata	Removed	$4,603
104	Ficus benjamina	Removed	$6,051
105	Ligustrum lucidum	Removed	$8,185
106	Ligustrum lucidum	Removed	$8,702
107	Ligustrum lucidum	Removed	$9,040
108	Ligustrum lucidum	Removed	$8,599
109	Schinus terebinthifolius	Removed	$5,513
110	Ligustrum lucidum	Removed	$7,835
111	Ligustrum lucidum	Removed	$7,787
116	Pittosporum undulatum	Removed	$4,480
117	Pittosporum undulatum	Removed	$3,919
118	Callistemon viminalis	Removed	$7,295
119	Callistemon viminalis	Removed	$12,206
120	Pittosporum undulatum	Removed	$542
121	Schinus terebinthifolius	Removed	$25,422
122	Jacaranda mimosifolia	Removed	$10,363
123	Archontophoenix cunninghamiana	Removed	$689
126	Callistemon viminalis	Removed	$34,721
127	Washingtonia robusta	Removed	$3,132
128	Callistemon viminalis	Removed	$5,026
129	Callistemon viminalis	Removed	$9,841
130	Callistemon viminalis	Removed	$4,858
131	Callistemon viminalis	Removed	$30,675
132	Ulmus parvifolia	Removed	$9,332
133	Ulmus parvifolia	Removed	$12,004
134	Callistemon viminalis	Removed	$17,949
135	Ulmus parvifolia	Removed	$12,104
136	Ulmus parvifolia	Removed	$11,445
137	Callistemon viminalis	Removed	$6,103
141	Metrosideros excelsus	Removed	$6,397
142	Pittosporum undulatum	Removed	$4,532
143	Callistemon viminalis	Removed	$40,900
144	Callistemon viminalis	Removed	$7,778
147	Callistemon viminalis	Removed	$24,528
148	Callistemon viminalis	Removed	$8,545
149	Callistemon viminalis	Removed	$11,254
150	Callistemon viminalis	Removed	$8,748
151	Callistemon viminalis	Removed	$10,151
153	Callistemon viminalis	Removed	$3,965
154	Callistemon viminalis	Removed	$10,433
155	Pittosporum undulatum	Removed	$4,735
156	Pittosporum undulatum	Removed	$5,287
157	Pinus radiata	Removed	$0
179	Fraxinus uhdei	Removed	$1,310
188	Harpephyllum caffrum	Removed	$10,091
287	Fraxinus uhdei	Removed	$859
292	Ficus microcarpa	Removed	$4,662
298	Persea americana	Removed	$5,317
301	Ligustrum lucidum	Removed	$4,411
302	Schinus terebinthifolius	Removed	$1,317
306	Washingtonia robusta	Removed	$312
307	Psidium guajava	Removed	$4,026
308	Prunus sp	Removed	$2,525
309	Washingtonia robusta	Removed	$1,342
310	Persea americana	Removed	$345
313	Schinus terebinthifolius	Removed	$2,230
314	Schinus terebinthifolius	Removed	$9,698
Total Removed Tree Value =			**$740,310**

TREE APPRAISAL

TREE SIZE	QUANTITY	VALUE (BEYOND 24" BOX TREES)	NEW INSTALL VALUE
24" Box	123		$0
36" Box	131	$350	$45,850
48" Box		$1,200	$0
60" Box		$1,900	$0
72" Box		$2,900	$0
		NEW TREE VALUE	$45,850

VALUE OF PROPOSED TREES

PLANTING NOTES:

1. SEE CIVIL ENGINEERING PLANS FOR ALL DRAINAGE REQUIREMENTS.
2. ALL PLANT MATERIAL TO BE SPOTTED IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ANY PLANTS BEING INSTALLED.
3. TREES TO BE SPOTTED ON-SITE AT THE SPECIFIC LOCATION BY THE LANDSCAPE CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING PITS.
4. "DEEP ROOT" ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURERS DETAILS AND SPECIFICATIONS FOR ALL TREES WITHIN 10 FEET OF ANY HARDSCAPE / PAVEMENT / CURBS. ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOT BALL. AVAILABLE FROM DEEP ROOT URBAN LANDSCAPE PRODUCTS, TEL: 800.458.7668.
5. INSTALL A 3" LAYER OF SHREDDED MULCH IN ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE.
6. ALL PLANTING PITS ARE TO BE FILLED WITH WATER AND ALLOWED TO DRAIN TO DETERMINE AREAS WITH POOR DRAINAGE. THIS SHOULD OCCUR BEFORE INSTALLING PLANT MATERIAL.
7. IRRIGATION SYSTEM TO BE FULLY OPERATIONAL PRIOR TO PLANTING.

PRELIMINARY
NOT FOR CONSTRUCTION

RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619.291.0707
Riverside • Orange • Sacramento • San Luis Obispo • Phoenix • Tucson • Denver
rickengineering.com

OWNER:
AO592 Oxnard L.P.
2000 E Fourth Street Suite 205
Santa Ana, CA 92705
714-835-3955

LAS CORTES II - PHASE 3

CORNER OF ROSE AVE AND FIRST ST - OXNARD, CA

LICENSED LANDSCAPE ARCHITECT
Patricia Travers
Signature
12-30-21
Renewal Date
Date
STATE OF CALIFORNIA

PLANTING DETAILS

	REVISIONS	BY:
1		

DRAWN BY: REC
CHECKED BY: REC
DATE: 06.24.2020
SCALE: SEE PLANS
JOB NO. 16562-EL

L - 16
SHEET 16 OF 16

ATTACHMENT
C

Time Extension Request for
Tentative Subdivision Map Tract No. 5952
Letter Dated November 22, 2021

Community Development Department
Planning Division
214 South C Street
Oxnard, California 93030
(805) 385-7858
Fax (805) 385-7417

CITY OF OXNARD CALIFORNIA

November 22, 2021

Elsa Brown
Affordable Housing Manager
Oxnard Housing Authority
435 South D Street
Oxnard, California 93030

Subject: Time Extension Request for Tentative Subdivision Map for Tract No 5952
Planning and Zoning Permit No. 14-300-06; Las Cortes Phase 2

Dear Ms. Brown:

In a prior letter from the Community Development Director to you dated January 2, 2020, the City of Oxnard clarified the expiration date of Tentative Subdivision Map for Tract No. 5952 (Planning and Zoning Permit No. 14-300-06) as December 9, 2020 (see attached letter).

Planning staff has conducted further research regarding the expiration of the tract map pursuant to City of Oxnard Director Order No. 20-08 and California Assembly Bill No. 1561. Based on that further research, the Tentative Subdivision Map for Tract No. 5952 will expire on June 9, 2023. This new expiration date is based on the following information:

On December 9, 2014, City Council approved Tentative Tract Map No. 5692 for 36 months, with an expiration date of December 9, 2017.

On April 26, 2016, Phase 1 of the Tentative Map was filed. Per the Map Act (Government Code Section 66452.6), the filing of Phase 1 extended the expiration date of the Tentative Map by 36 months from the original expiration date, with a new expiration date of December 9, 2020.

On April 14, 2020, the City of Oxnard City Manager, as the Director of Emergency Services, ordered (Director Order No. 20-08) that all Planning entitlement applications that are in review and approved by the City of Oxnard shall be extended for six-month period, with an additional six-month period if the local emergency was in effect three months from the date of the order. This resulted in a new expiration date for Tentative Tract Map No. 5692 of December 9, 2021.

On September 28, 2020, the Governor of California approved Assembly Bill No. 1561 ("AB 1561") to extend the expiration date of the housing entitlement by a period of 18 months. This 18-month extension is calculated from the existing

expiration date of the map as of the date AB 1561 was approved (i.e., December 9, 2021). With the 18-month extension, the new expiration date of Tentative Tract Map No. 5692 is June 9, 2023.

Any subsequent Time Extension requests shall be submitted to the Planning Division as a new Tentative Subdivision Map, along with the necessary fees, and considered by the Planning Commission (Oxnard City Code Section 15-46). For further information regarding Tentative Subdivision Map for Tract No. 5952, please contact Jay Dobrowalski, Senior Planner, at jay.dobrowalski@oxnard.org or (805) 385-3948.

Sincerely,

Vytautas "Vyto" Adomaitis
Community Development Director

Attachment: Letter from Jeffrey Lambert, AICP to Elsa Brown dated January 2, 2020

Community Development Department
Planning Division
214 South C Street
Oxnard, California 93030
(805) 385-7858
Fax (805) 385-7417

CITY OF OXNARD CALIFORNIA

January 2, 2020

Elsa Brown
Affordable Housing Manager
Oxnard Housing Authority
435 South D Street
Oxnard, California 93030

Subject: Time Extension Request for Tentative Subdivision Map for Tract No 5952
Planning and Zoning Permit No. 14-300-06; Las Cortes

Dear Mrs. Brown:

The City has previously granted a request for a one-year time extension and indicated that the Tentative Subdivision Map for Tract No. 5952 (Planning and Zoning Permit No. PZ 14-300-06) will expire on April 26, 2020 unless a subsequent phased final map is recorded.

Planning Staff has conducted further research regarding the California Subdivision Map Act (Map Act). Based on that further research, the Tentative Subdivision Map for Tract No. 5952 will expire on December 9, 2020. This new expiration date is based on the following information:

> On December 9, 2014, City Council approved Tentative Tract Map No. 5692 for 36 months, with an expiration date of December 9, 2017. On April 26, 2016, Phase 1 of the Tentative Map was filed. Per the Map Act (Government Code Section 66452.6), the filing of Phase 1 extended the expiration date of the Tentative Map by 36 months from the original expiration date, with a new expiration date of December 9, 2020.

Any subsequent Time Extension requests shall be submitted to the Planning Division as a new Tentative Subdivision Map, along with the necessary fees, and considered by the Planning Commission (Oxnard City Code Section 15-46). For further information regarding Tentative Subdivision Map for Tract No. 5952, please contact Jay Dobrowalski, Senior Planner, at jay.dobrowalski@oxnard.org or (805) 385-3948.

Sincerely,

Jeffrey Lambert, AICP
Community Development Director

ATTACHMENT
D

MITIGATED NEGATIVE DECLARATION NO. 06-04

PLANNING DIVISION
305 WEST THIRD STREET
OXNARD, CALIFORNIA 93030

NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
MND 06-04

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

> PZ 06-620-02 (General Plan Amendment), PZ 06-640-01 (Specific Plan Review), PZ 06-300-05 (Tentative Subdivision Map for Tract No. 5687), and PZ 06-570-04 (Zone Change) to redevelop an existing 28-acre residential site and 3.3. acres of park into a master planned community located on the north side of East First Street between South Rose Avenue & Marquita Street. The proposed community would consist of four neighborhoods with 241 new units (101 detached single family homes, 60 attached condominiums/townhouses, and 80 affordable apartments); replacement of the existing 260 public housing units with 260 Section 8 multi-family rental units; and provide two (2) separate public parks areas (1.9 gross acres total), a 21,000 square foot neighborhood center, a 2,500 square foot leasing center, and related street, park and landscaping improvements. Ten percent of the single-family homes and twenty percent of the attached condominiums will be designated affordable. The project is located on the north side of East First Street, between South Rose Avenue & Marquita Street. Filed by Steadfast Residential Development, LLC, 4343 Von Karman Ave, Suite 300, Newport Beach, CA 92660; the City of Oxnard Housing Authority, 435 South "D" St., Oxnard, CA, 93030 and the City of Oxnard, 300 West Third Street, Oxnard, CA 93030.

In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the City of Oxnard has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and that a mitigated negative declaration (MND) may be adopted.

The draft document may be reviewed online, from the City webpage at www.ci.oxnard.ca.us. Under "Government", select "City Departments" on the home page. Go to the "Planning Division" page, under the Development Services Department listing. Then choose "Environmental Documents" to select and view the draft document.

Alternatively, the draft document is available for review at the Oxnard Planning Division office, 305 W. Third Street (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 June 1, 2007 and ends on June 21, 2007. 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 Nicole Doner, Associate Planner, at (805) 385-8312 and written comments may be mailed or faxed (805/385-7417) to the City of Oxnard, Planning Division, 305 W. Third Street, Oxnard, CA 93030.

5/25/07
Date

Susan L. Martin, AICP
Planning Division Manager

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

PLANNING & ENVIRONMENTAL SERVICES
305 WEST THIRD STREET
OXNARD, CALIFORNIA 93030

MITIGATED NEGATIVE DECLARATION NO. 06-04

On the basis of an initial study, and in accordance with Section 15070 of the California Code of Regulations, the Planning and Environmental Services Division has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment:

> PZ 06-620-02 (General Plan Amendment), PZ 06-640-01 (Specific Plan Review), PZ 06-300-05 (Tentative Subdivision Map for Tract No. 5687), and PZ 06-570-04 (Zone Change) to redevelop an existing 28-acre residential site and 3.3. acres of park into a master planned community located on the north side of East First Street between South Rose Avenue & Marquita Street. The proposed community would consist of four neighborhoods with 241 new units (101 detached single family homes, 60 attached condominiums/townhouses, and 80 affordable apartments); replacement of the existing 260 public housing units with 260 Section 8 multi-family rental units; and provide two (2) separate public parks areas (1.9 gross acres total), a 21,000 square foot neighborhood center, a 2,500 square foot leasing center, and related street, park and landscaping improvements. Ten percent of the single-family homes and twenty percent of the attached condominiums will be designated affordable. The project is located on the north side of East First Street, between South Rose Avenue & Marquita Street. Filed by Steadfast Residential Development, LLC, 4343 Von Karman Ave, Suite 300, Newport Beach, CA 92660; the City of Oxnard Housing Authority, 435 South "D" St., Oxnard, CA, 93030 and the City of Oxnard, 300 West Third Street, Oxnard, CA 93030.

Attached is a copy of the initial study documenting the reasons to support the finding of no significant effect on the environment. Mitigation measures are included in the initial study to reduce the identified potential effects to a less than significant level:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Noise
- Public Services
- Population and Housing
- Recreation
- Transportation/Traffic
- Utilities

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
Air Quality (Short-term)	Temporary Minor Impact	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 During smog season (May through October), Developer shall lengthen the construction period so as to minimize the number of vehicles and equipment operating at the same time. C-3 At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. C-4 During construction, 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. C-5 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. • 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-6 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-7 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	Less Than Significant Impact	At plan check: Planning Division Onsite: Development Services

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
		excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. C-8 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.		
Air Quality (Long-term)	Potentially Significant	C-9 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.	Less Than Significant Impact	Planning Division and Development Services
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 Ventureno 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 and Environmental Services 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 monthly reports from the archaeological monitor to the Planning & Environmental Services 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.	Less Than Significant Impact	Prior to grading permit issuance: Planning Division. Onsite: Development Services

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
Geology and Soils	Potentially Significant	F-1 Prior to issuance of building permit, 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 Impact	Development Services
Noise	Potentially Significant	K-1 To mitigate the traffic noise impacts associated with project plus year 2020 General Plan build out traffic, the second floor deck of the single-family 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 height of the barrier. Sound rated windows may also be required to reduced 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 within the project relating to the soccer field noise and inhabitants 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. All future purchasers and renters of dwelling units shall be provided with a copy of the notice relating to the soccer field noise that affects the property.	Less Than Significant Impact	Planning Division & Housing
Population and Housing	Potentially Significant	L-1 Developer shall continue to actively pursue relocation of the families who have valid claims for relocation, in accordance with the plan submitted by the Developer. As directed by the Housing Director, Developer shall continue to schedule and conduct the community meetings until all such families have been successfully relocated.	Less Than Significant Impact	Planning Division & Housing
Public Services	Potentially Significant	M-1 Prior to issuance of building permit(s), Developer shall pay all required development impact fees.	Less Than Significant Impact	Planning Division
Recreation	Potentially Significant	N-1 Prior to issuance of building permit(s), Developer shall pay all required development impact fees.	Less Than Significant Impact	Planning Division

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
Transportation and Traffic	Potentially Significant	O-1 Prior to issuance of building permit(s), Developer shall pay all required traffic development impact fees. O-2 Prior to City Council approval of final eight-lot master subdivision map, all roadway design specifications shall be completed by a registered traffic engineer to the satisfaction of the City Traffic Engineer.	Less Than Significant Impact	Planning Division & City Traffic Engineer
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 (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 a building permit. P-5 Developer shall make provisions to divert at least 50% of the waste material generated during operation through source reduction, recycling, reuse, and/or green waste programs. Developer shall submit an Occupancy Recycling Plan to the Environmental Resources Division, which shall include the following information: estimated quantities and materials to be generated, management method to be used to reduce landfill disposal; quantity, 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	Less Than Significant Impact	Planning Division

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
		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 multi-story 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.		

Attachments:

A. Initial Study/MND 06-04
B. Vicinity Map
C. Reduced Project Plans
D. Aerial Map
E. Air Emission Modeling
F. Archaeological Survey
G. Noise Study
H. Project Housing Types
I. Traffic Study
J. Parking Analysis
K. Applicant's Agreement to Mitigation Measures

Planning & Environmental Services Division
305 West Third Street
Oxnard, CA 93030
805/385-7858
FAX 805/385-7417

INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

Steadfast Residential Development, LLC
4343 Von Karman Ave, Suite 300
Newport Beach, CA 92660
The City of Oxnard Housing Authority
435 South "D" St., Oxnard, CA, 93030
The City of Oxnard
300 West Third St., Oxnard, CA 93030.

PZ 06-620-02 General Plan Amendment
PZ 06-570-04 Zone Change
PZ 06-300-05 Tentative Subdivision Map
PZ 06-640-01 Specific Plan Review

Northside of East First Street, between South Rose Avenue & Marquita Street
May 21, 2007

Introduction

This *Initial Study* has been prepared in accordance with relevant provisions of the *California Environmental Quality Act (CEQA) of 1970*, as amended, and the CEQA *Guidelines* as revised. *Section 15063(c)* of the CEQA *Guidelines* indicates that the purposes of an Initial Study are to:

1. Provide the Lead Agency (i.e., the City of Oxnard) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration;
2. Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to quality for a Negative Declaration;
3. Assist the preparation of an EIR, if one is required, by:
   - Focusing the EIR on the effects determined to be significant;
   - Identifying the effects determined not to be significant;
   - Explaining the reasons why potentially significant effects would not be significant; and
   - Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs; and
7. Determine whether a previously prepared EIR could be used with the project.

The City of Oxnard *Threshold Guidelines - Initial Study Assessment* (February 1995) was used along with other pertinent information for preparing the *Initial Study* for this project.

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. Furthermore, the *Threshold Guidelines* provide instructions for completing the *Initial Study* and determining the type of environmental document required for individual projects.

Determining the significance of environmental impacts is a critical and often controversial aspect of the environmental review process. It is critical because a determination of significance may require that the project be substantially altered, or that mitigation measures be readily employed to avoid the impact or reduce it below the level of significance. If the impact cannot be reduced or avoided, an Environmental Impact Report (EIR) must be prepared. An EIR is a detailed statement that describes and analyzes the significant environmental impacts of a proposed project, discusses ways to reduce or avoid them, and suggests alternatives to the project, as proposed. The preparation of an EIR can be a costly and time-consuming process.

Determining the significance of impacts is often controversial because the decision requires staff to use their judgment regarding a subject that is not clearly defined by the law. The State CEQA *Guidelines* define the term "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 because the significance of an activity may vary according to location.

To help clarify and standardize decision-making in the environmental review process, Oxnard has developed thresholds of environmental significance. Thresholds are measures of environmental change that are quantitative for subjects like noise, air quality, and traffic; and qualitative for subjects like aesthetics, land use compatibility, and biology. These thresholds are used in the absence of other empirical data to define the significance of impacts. For some projects, however, special studies and/or the professional judgment of City staff may enter into the decision-making process. Therefore, Oxnard's thresholds are intended to serve as guidelines, and to augment existing CEQA provisions governing the definition of significance.

The City's environmental thresholds will be periodically updated as new information becomes available, or as standards regarding acceptable levels of environmental change are reevaluated. For example, the air quality thresholds adopted by Oxnard were established through State and Federal legislation. These standards, and the methodology used to compute them, may change over time. When this occurs, the City will evaluate the data and, if necessary, modify the thresholds to reflect improved awareness.

When other agencies have jurisdiction over a given site, the project proponent will have to meet the design, mitigation, and monitoring requirements imposed by those agencies, as well as any additional requirements established by the City of Oxnard.

CITY OF OXNARD
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project Title: The Courts Residential Project

2. Lead Agency Name and Address: City of Oxnard, Planning & Environmental Services Division, 305 West Third Street, Oxnard, CA 93030

3. Contact Person and Phone Number: Nicole Doner, Associate Planner, 805-385-8312

4. Project Location: North side of East First Street, between South Rose Avenue & Marquita Street

5. Project Applicants Name and Address: Steadfast Residential Development, LLC, 4343 Von Karman Ave, Suite 300, Newport Beach, CA 92660; City of Oxnard Housing Authority 435 South "D" St., Oxnard, CA, 93030; City of Oxnard, 300 West Third St., Oxnard, CA 93030.

6. General Plan Designation: Residential Low Medium (8-12 DU/ AC)/ Public/ Semi-Public

7. Zoning: Garden Apartment (R-3) / Multiple-Family Residential (R-2)

8. Description of Project: Redevelop an approximately 31.3-acre public housing site and park with a master planned community of four neighborhoods. The project will include: 1) 101 detached for sale single family homes; 2) 60 attached for sale condominiums/ townhouses: 3) 80 affordable rental apartments; 4) replacement of 260 public housing units with 260 Section 8, affordable, rental, multi-family units; 5) two separate public parks areas (1.90 gross acres total); 6) a 21,000 square foot neighborhood center; 7) a 2,500 square foot leasing center; and 8) related street and landscaping improvements. Ten percent of the single-family homes (#1) and twenty percent of the attached condominiums (#2) will be designated affordable.

   Entitlements being sought with this project are a General Plan Amendment changing the following: 3.3 acres of the site currently designated Public/ Semi-Public (PSP) to Residential Medium (RM), 26 acres currently designated Residential Low Medium (RLM) to Residential Medium (RM), and 1.90 acres currently designated Residential Low Medium (RLM) to Park (PK); a proposed Oxnard Courts Specific Plan identifying project-specific development standards for each neighborhood/ product type; a Zone Change to rezone approximately 29 acres to R-3/PD; and a Master Tentative Subdivision Map for eight (8) major project components.

   The project would be constructed in three phases and would not achieve full build-out until approximately Spring 2013.

The project will be subject to changes warranted by the following studies that mandate avoiding exceedance of applicable CEQA thresholds of significance: Revised Traffic and parking studies to include analysis of the neighborhood center, new traffic patterns and parking requirements; Revised Hydrology Analysis to include a final preliminary storm drain study and an NPDES study that clearly demonstrates all storm drain runoff from the site is treated in accordance with the technical manual; and Proposed Lighting and Photometric Plan for project areas and recreational facilities.

9. Surrounding Land Uses and Setting:
The project site itself is comprised of an existing public housing development consisting of 260 units and a 3.3-acre park space devoted to playing fields. The Courts at La Colonia Village were one of Oxnard's first public housing projects, made up of 130 single story duplexes totaling 260 units, and are now 54 years old. Due to the construction material (gunite) used on the original project that has become brittle with age, the homes are deteriorated and contain lead based paint and asbestos. The surrounding area is fully developed and land uses and zoning are listed in the table below.

Direction	GP/Zoning	Land Use
North	Residential Low Medium, Public/ Semi-Public, and Park/ R-3, R-2, and C-R	Multi-family residential Del Sol Park
South	Residential Low, Residential Medium, and Commercial General/ R-1, R-PD, and C-PD	E. First Street Single-family residential Neighborhood commercial
	R-2-PD	Multi-family residential
West	School, Park/ R-2	N. Marquita Street Chavez Elementary Colonia Park

10. Other agencies whose approval is required (e.g., permits, financing approval, or participating agreement): City of Oxnard Housing Authority.

11. Environmental Impact Report Determination: No EIR will be required as all impacts will be mitigated to a less than significant level with incorporation of all proposed mitigation measures.

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, 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 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 identity: 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.

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? (*2020 General Plan, VIII - Open Space/ Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☐	☐	☒
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (*2020 General Plan, VIII - Open Space/ Conservation Element; XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☐	☐	☒
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (*2020 General Plan, VIII - Open Space/Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☐	☐	☒
4. Create a source of substantial light or glare, which would adversely affect day or nighttime views in the area? (*2020 General Plan, VIII - Open Space/Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☐	☐	☒

Discussion:

1-3) The project site is located within a completely developed portion of the city. According to the 2020 General Plan, the aesthetic resources in this area are north-south streets that provide views of the mountains to the north and east-west streets that provide views eastward toward the Santa Monica Mountains. Rose Avenue, a designated scenic corridor which borders the project site to the east, provides such views which will be partially obstructed at low angles by the new three-story development. In addition, all aspects of the project are subject to review by the Development Advisory Committee (DAC), and the project will be required to meet the city's applicable landscape and zoning standards. Other natural scenic resources within the City include beaches, coastline, agricultural areas and parks. This project site is not within or adjacent to these scenic resources. **Therefore, no significant adverse impacts related to scenic resources and visual quality are expected to result from this project.**

4) The proposed residences and other uses related to the project are not anticipated to be associated with excessive nighttime lighting or glare; associated nighttime activity is expected to be minimal and lighting would be designed in accordance with standard City lighting specifications. Consistent with standard City park operation hours, the proposed passive park will be available for public use from dusk to dawn; lighting for evening/nighttime activity would, therefore, not be required.

It should be noted that as a part of this project, the soccer fields located north of the project will be improved with Astroturf and are currently being used for organized sporting and community events year round. The northwestern soccer field offers 2,000 bleacher seats and 30-foot cobra lighting for soccer games in the evening. Nighttime soccer events are held four evenings a month (Thursday and Friday evenings until 9pm) throughout the year, which will create light and glare to adjacent residences. However, as described in the Project Description, the Planning and Environmental Services Division will require review and approval of a photometric plan prepared by an electrical engineer certifying the exterior illumination intensities provided by the soccer field lighting, parking lot light standards and/or any other exterior lighting devices, such as wall mounted light fixtures meet the mandated light restrictions. By incorporating the design changes from the photometric plan, the impacts due to lighting are expected to be less than significant

Mitigation: Based on the discussion provided above, no significant impacts are expected to occur as a result of this project; therefore no mitigation measures are required or proposed.

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? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources*)	☐	☐	☐	☒
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources*)	☐	☐	☐	☒
3. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources*)	☐	☐	☐	☒

* *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:

1-3) The site is located in a fully urbanized area and is currently developed. This site is not included in a Williamson Act Contract. The nearest significant agricultural property is unincorporated farmland located to the northeast, approximately 1 mile away. Unincorporated areas that are located outside of the *City's Urban Restriction Boundary (CURB)* and agricultural farmland are subject to the provisions of the 1998 "Save Open Space and Agricultural Resources" (SOAR) initiative which was adopted by the voters in Ventura County in 1998. No significant impacts related to agriculture will exist as a result of this project. Development of the subject site is not expected to affect available use of existing agricultural land. **No impacts are expected due to these concerns.**

Mitigation: Based on the discussion provided above, no significant impacts are expected to occur as a result of this project; therefore no mitigation measures are required or proposed.

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; Urbemis 2002Computer Program)*	☐	☐	☒	☐
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? *(FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☒	☐	☐
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)? *(FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☒	☐	☐

4. Expose sensitive receptors to substantial pollutant concentrations? *(FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☒	☐	☐
5. Create objectionable odors affecting a substantial number of people? *(FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☐	☒	☐

* *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:

1-5) Consistency with the 1997 Air Quality Management Plan (AQMP): The Ventura County Air basin is currently a non-attainment area for both the Federal and State standards for ozone and the state standards for PM10. Exceedance of air quality standards is the result of past and ongoing urban and rural development that has caused emissions to exceed the air basin's capacity for dispersal and removal of air pollutants. It should be noted, however, that the goal of the Ventura County Air Quality Management Plan (AQMP), which was most recently revised in 1997, is to reduce pollutant concentrations below National Ambient Air Quality Standards (NAAQS) through the implementation of air pollutant emissions controls. The plan predicts attainment of the Federal ozone standards by the year 2005. To achieve full compliance, the Federal one-hour ozone standard cannot be exceeded more than one day in any year for three consecutive years. Although there were no exceedances of the Federal one-hour ozone standard throughout the South Central Coast Air Basin in 2004 and 2005, there were two exceedances in 2003. Attainment, therefore, has not yet been achieved.

According to the Ventura County Air Pollution Control District (APCD), any General Plan Amendment with a residential component that would result in a substantial population increase above that identified within the most recently adopted AQMP would be considered inconsistent with that plan and would be considered a cumulatively significant impact.

Approximately 28 acres of the 31.3-acre project site are designated Residential Low Medium within the Oxnard 2020 General Plan, which contemplated buildout of the project site at approximately 12 dwelling units/ acres. Thus, approximately 336 units were contemplated for the subject property. Approval, therefore, of the project would allow an additional 165 units more than was considered within the Oxnard 2020 General Plan. The associated increase in population would be approximately 660 persons based upon an estimate of approximately 4 persons per housing unit within the City of Oxnard[1], or approximately 0.3 % of the City's 2007 population estimate, a rate of increase not considered significant by the City. According to the build-out information provided by the applicant, the project will not be built out and fully occupied until 2013. The 2007 AQMP will reflect the City's current population (2005) of 193,000 and allow for future growth. Should further land use entitlements be required (beyond those which are the subject of this

[1] Sources: www.ci.oxnard.ca.us/demographics.html and AQMP.

analysis), the Ventura County APCD recommends that any future AQMP consistency analysis be conducted based on the population estimates contained within the forthcoming 2007 AQMP. Based on the above extrapolation, the addition of an estimated 660 persons associated with the project to the most current APCD population estimate of 170,277 persons would not come close to exceeding the estimated 2013 population forecast of 181,773 persons. The proposed project, therefore, would not be inconsistent with the AQMP. **Associated AQMP impacts would, therefore, be less than significant.**

Short-term Impacts: Air quality impacts from construction of the proposed project would occur from combustive emissions due to heavy equipment usage and particulate matters emissions in the form of fugitive dust associated with earthmoving activities. The project contemplates 10,000 cubic yards (cy) of cut and 115,000 cy of fill, along with typical over-excavation and compaction. Demolition, grading, and construction would be spread over a period of approximately six years. The percentage of pollutant emissions, however, related to short-term construction activities has historically represented an insignificant portion of total pollutant emissions. The proposed project could potentially expose construction workers as well as near-by sensitive receptors (children, elderly, and infirm within residential areas, schools, and parks) to pollutants and excessive amounts of airborne materials if appropriate safety precautions are not taken during construction. Standard APCD mitigations will be required in order to minimize construction emissions and maximize dust suppression onsite.

Construction projects sometimes require the demolition of existing buildings at the project site. Depending upon the types of building materials that were used and the year in which the building was constructed, many different areas and fixtures in a building may contain asbestos. Exposure to asbestos may cause serious health effects. For example, asbestos exposure can increase the risk of lung cancer by five times. Cancer of the stomach and internal organs such as the mouth, esophagus, larynx, kidneys, and colon can also be caused by asbestos exposure. Asbestos is likely to be found in buildings constructed before 1979 and almost certain to be present in those built before 1950.

Demolition or renovation activities involving asbestos materials also are subject to APCD Rule 62.7, Asbestos, Demolition and Renovation. The District's Compliance Division should be contacted at 805/645-1443 to determine any asbestos inspection and compliance requirements before commencing demolition or renovation of any building. Compliance with APCD Rule 62.7 is adequate to ensure that asbestos entrainment will not cause a significant adverse impact.

With inclusion of standard mitigation measures identified in the City's Threshold Guideline—Initial Study Assessment (February 1995) and compliance with APCD permitting requirements, short-term air quality impacts would be considered less than significant.

Long-term Impacts: Potential long-term air quality impacts associated with the proposed project can be contributed primarily to vehicular emissions. The City's adopted thresholds of significance for Reactive Organic Compounds (ROC) and Nitrogen Oxide (NOx) emissions is 25 pounds/ day. Project emissions were calculated utilizing URBEMIS 2002, version 8.7.0 air quality computer emissions modeling program, with the project's first operational year estimated to be 2008; the actual model runs are located within the back of this document as an Attachment . It is estimated that the proposed project would generate a net traffic increase of approximately 1,932 average daily trips (ADT), which coupled with area source emissions from the proposed residential/ park uses, would result in approximately 37.14 pounds/ day of ROC and 33.14 pounds per day of NOx., both of which would exceed the City's air quality thresholds. Emissions that exceed the threshold may be mitigated with the "buy-down" of emissions through a contribution to the City's Transportation Demand Management (TDM) Program. In this case, the resulting project exceeds the ROC thresholds by 12.14 pounds and NOx thresholds by 8.14 pounds. Should all building permits for the proposed project be issued in 2008, the fee for the proposed development would be calculated as follows:

Single Family Dwellings = 8.497 x $6.20 x 365 x 3 years = $57,686.13
Condominiums = 5.029 x $6.20 x 365 days x 3 years = $34,141.88
Apartments = 6.71 x $6.20 x 365 days x 3 years = $45,567.33
Total TDM fee = 20.28 pounds x $6.20/ pound x 365 days x 3 years = $137,395.40

In accordance with current APCD Guidelines, such fees shall be re-assessed at the time of building permit issuance to ensure the correct fees are used in the calculation, based on the number of units and Target Year; the fee listed above is an approximate figure and provided for informational purposes only. **As City and County CEQA Guidelines and adopted policies consider the buy-down TDM fee as full mitigation, associated cumulative long-term air quality impacts would be considered less than significant.**

CO Hot Spots and Sensitive Receptors: Projects involving traffic impacts may result in the formation of Carbon Monoxide (CO) hot spots. Although the Ventura County Air Basin is currently an attainment area for CO, exhaust emissions can potentially cause a direct, localized "hotspot" impact at or near the proposed development. CO is a product of incomplete combustion of fossil fuel; unlike ozone, CO is emitted directly out of a vehicle exhaust pipe and is heavier than air. The optimum conditions for a CO hotspot is cool and calm weather (a stable and reduced air mixing layer) at a congested major roadway intersection with sensitive receptors nearby, and where vehicles are either idling or moving at a stop-and-go pace. Sensitive receptors within the project vicinity include existing and proposed residential areas, Chavez Elementary School, as well as existing and proposed park space; these land uses would be likely to have sensitive receptors (i.e., young children, ill, elderly, etc.).

To verify that the project would not cause or contribute to a violation of the CO standard, a screening evaluation of the potential for CO hot spots was conducted. The project's Traffic Impact Study evaluated whether or not there would be a decrease in the level of service at the roadways and/or intersections affected by the project. The potential for CO hot spots was evaluated based on the results of the traffic study. The Caltrans ITS Transportation Project-Level Carbon Monoxide Protocol (Caltrans, 1997) was followed. In

The project Traffic Study (AllianceJB, 2006), which is summarized within the Traffic section, evaluated fifteen (15) intersections in the project vicinity to evaluate the near term (Existing + Pending) and community buildout (General Plan 2020) LOS. As indicated within the Traffic section and as summarized in **Table TT-1 of the Traffic and Transportation Section**, although traffic levels of services at five (5) area intersections would operate at LOS D through F under either the Existing + Pending and/ or General Plan Buildout scenarios, the proposed project itself would not significantly increase traffic volumes at any of these existing impacted intersections. In addition, because the site is already devoted/ planned for residential uses, the proposed replacement with a similar land use would not significantly increase cold start engine percentages, nor would any of the anticipated cold-starts fall with in the immediate vicinity of the impacted intersections. Finally, through the project's financial contribution to the construction of the identified planned improvements (see Traffic section), the project would improve traffic flows. **Based upon the above discussion, the generation of carbon monoxide (CO) associated with project-related traffic would not substantially contribute to a CO hotspot where sensitive receptors could be affected by prolonged exposure to high concentrations of CO. Related CO impacts, therefore, to the ambient air quality would be less than significant.**

Odors: Odors associated with the proposed project would be similar to those which currently exist in the surrounding area. The project site is currently surrounded by schools, residences, parks, and greenbelts. During the operational phase of the proposed project, anticipated odors would be generated from cooking facilities, and landscape/ building maintenance. In general, these odors are not considered to create a significant nuisance and it is not likely that these odors would cause a significant impact to surrounding receptors. There are no known planned uses in the surrounding area, which would result in objectionable odors. **Associated odor impacts would, therefore, be considered less than significant.**

Mitigation: The following mitigation measure shall apply to short- and long-term impacts:

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.

C-4 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.

- 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 and on Sundays or any day without 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.

Required Monitoring: Planning staff shall check all plans prior to permit issuance to ensure the above measures are incorporated into the project. The Building Official, or designee, shall monitor all applicable measures until construction is completed.

Result after Mitigation: Upon implementation of the above mitigation measures, the project will not result in any residual significant adverse effects on the environment related to cultural resources. **No further monitoring needed.**

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? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal 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? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal 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? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal 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? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan*)	☐	☐	☐	☒
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan*)	☐	☒	☐	☐

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? *(2020 General Plan, VIII - Open Space/ Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)*	☐	☐	☐	☒

Discussion:

1-6) The proposed project area has been previously developed/ disturbed and is surrounded by streets and urban development. No candidate, sensitive, or special status species are known to inhabit the subject property. No environmentally sensitive habitat, wetlands, riparian corridors, or migratory corridors exist on, or within the vicinity of, the proposed project site. No native plant communities or areas of unique or sensitive habitat identified in a local, regional or state habitat conservation plans are located within the vicinity of the proposed project site. The proposed development would require complete re-grading of the site, with the exception of the pedestrian walkways along Rose Avenue and First and Marquita Streets. An Arborist report was completed by Peter Bogue Designs on March 31, 2006 and identified the total number of trees, their health and economic appraisal value. The report determined that out of a total of 257 trees, 120 trees have the potential to be saved by either transplanting or using reasonable precautions. The Public Works, Parks & Maintenance Services Division will require final review and approval of the trees to be saved, transplanted, replaced, or removed. With the following mitigation, less than significant impacts are expected.

Mitigation:

D-1. Based on the final accepted arborist report, the Public Works, Parks & Maintenance Service Division shall determine and shall have the final approval of the following: a) trees to be saved and incorporated into 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.

Monitoring: Prior to the issuance of first building permit or unless otherwise directed by the Planning & Environmental Manager, the arborist report shall be reviewed by Public Works, Parks & Maintenance Services Division staff and the landscape plan shall reflect any required trees to be saved or required replacement trees. In addition, the landscape plans shall contain a Tree Evaluation Tabulation Chart that clearly indicates the appraisal value of each individual tree remove and the proposed new tree size (s) that equals the appraised value of the tree removed. Numbering of the trees in the Tabulation Chart shall be the same sequence as contained in the Arborist's Report.

Result After Mitigation: Less than significant.

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? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources*)	☐	☒	☐	☐
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources*)	☐	☒	☐	☐
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.12 - Aesthetic Resources*)	☐	☒	☐	☐
4. Disturb any human remains, including those interred outside of formal cemeteries? (*2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources*)	☐	☒	☐	☐

Discussion:
This section is based on an Archeological Resources Survey prepared for the project by Macfarlane Archeological Consultants (May 10, 2006); information contained there within is hereby incorporated by reference. This technical report is available for review in its entirety as an attachment to this study and at the City of Oxnard's Planning & Environmental Services Division located at 305 West Third Street, 2nd Floor, West Wing in Oxnard, California.

1-4) The Oxnard Plain, on which the City lies, has a history of human habitation for thousands of years. Portions of Ventura County were occupied by early Native American cultures from about 3,500 years ago to approximately the first century A.D. Chumash Indians settled in the area around 1500 A.D. Literature searches undertaken through the UCLA Institute of Archaeology, conducted between 1984 and 1986 identified seven archaeological sites in the County. Records checks conducted through the South Central Coastal Information Center (SCCIC) indicated that cultural resources have been found in various places throughout the City.

No previously documented prehistoric or historic archaeological sites or artifacts are located within the project parcel. The presence of existing pavement and structures precluded an accurate surface survey of the parcel. One archaeological site (56-000789) has been reported just east of Rose Avenue and three additional sites (56-000506, 56-000666, and 56-000918) are located nearby. No impacts are anticipated to occur to documented cultural resources as a result of the proposed project.

There is a known potential for as yet undocumented archaeological deposits to occur buried in alluvial soils in the Oxnard Plain area. Prior to the agricultural development, the Oxnard Plain was criss-crossed by numerous creeks, known locally as barrancas, extending from the Santa Clara River to the Ocean. After the advent of farming, the water table in the study area was significantly lowered. Many of these barrancas were channeled by farmers for irrigation purposes, others were filled in order to extend fields across a larger area. Rose Avenue was once called "Ditch Road" due to the location of one of these channeled barrancas. Two of the three sites located to the east of the project site are located near a relic barranca.

Based on the known alluvial conditions in the project area and historic agricultural practices, the project area is considered as sensitive for the occurrence of an as yet undocumented archaeological site or artifacts buried within alluvial or fill soil. The depth of disturbance of grading for the existing development is unknown. It may be assumed to have been at least 18 to 24-inches based on 1950s building practices. Despite this known disturbance, buried and as yet undocumented archaeological deposits may occur within the area of potential effect (A.P.E.).

No historic structures are detailed at this location in the 1901 (Printed 1904) U.S.G.S. Hueneme 15-Minute Series map. Impacts to significant prehistoric or historic archaeological resources, therefore, are not anticipated to occur as a result of the proposed project.

Although the site is substantially developed, due to the history of previously recorded and discovered archaeological and ethnographic resources within the general area of the proposed project site, the potential exists that previously unknown, subsurface resources might exist on site that could be disturbed by grading and other subsurface activities the proposed development. **This is considered to be a potentially significant impact.**

Mitigation:

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 Ventureno 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 and Environmental Services 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 monthly reports from the archaeological monitor to the Planning & Environmental Services 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.

Monitoring: Planning and Environmental Services staff will review the Archaeological / Native American monitoring contract(s) prior to issuance of any grading permits. Planning staff will ensure the monitoring reports are received by the Planning and Environmental Services Division. Development Services staff will monitor onsite construction activities, as necessary.

Result after Mitigation: Upon implementation of the above mitigation measures, the project will not result in any residual significant adverse effects on the environment related to cultural resources. **No further monitoring needed.**

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. (*2020 General Plan, IX-Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒
b. Strong seismic ground shaking? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☒	☐	☐
c. Seismic-related ground failure, including liquefaction? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☒	☐	☐
d. Landslides? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒
2. Result in substantial soil erosion, or the loss of topsoil? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒

F. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☒	☐	☐
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? (*2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☒	☐	☐

Discussion:

1-4) The City of Oxnard is located in an area that has a high potential for seismic ground shaking (City of Oxnard, *2020 General Plan* Figure IX-2). The *City of Oxnard 2020 General Plan* lists fault systems that are located within the vicinity of the City of Oxnard (City of Oxnard Table IX-1 and Figure IX-2). There are no known active faults within the City limits. However active and potentially active faults are present in the surrounding region and may extend into the subsurface beneath the City. In addition, the *City of Oxnard 2020 General Plan* identifies the proposed project site as being located in an area that is marked by moderate to low potential for liquefaction (City of Oxnard Figure IX-2). As these ground failure risks are considered to be potentially significant impacts, a geotechnical engineering evaluation of the proposed project site will be required as part of the construction plans in order to avoid creating any significant impacts to soils and geologic resources. **With the implementation of necessary mitigation measures to address construction concerns, impacts due to geology and soils would be reduced to less than significant levels.**

Mitigation: With the incorporation of the following mitigation measure, impacts to soils and geologic resources shall be reduced to less than significant:

F-1 Prior to issuance of building permit, 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.

Monitoring: The Building Official will review the soils investigation report and shall determine if any applicable recommendations are to be incorporated into the project.

Result After Mitigation: Upon implementation of the mitigation measure, the project will not result in any residual significant effects on soils and geologic resources. **No further monitoring is required.**

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? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒
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? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒
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? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒
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? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒
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? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒

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? (*2020 General Plan, IX - Safety Element; 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? (*2020 General Plan, IX - Safety Element*)	☐	☐	☐	☒

Discussion:

1-4) The project will not emit or contain any known hazardous materials during or after construction. It is anticipated that the storage of small quantities of oil, gasoline, and household chemicals would be associated with the project; the storage and use of such small quantities of these materials would not result in a significant health hazard. The project applicant was required to submit with their application verification that the project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Oxnard Fire Department responds to hazardous materials incidents within the City. To minimize hazards, as well as assist the business operators and the Fire Department in responding to emergencies involving hazardous materials, the City's Certified Unified Permitting Agency (CUPA) requires compliance with the City's hazardous materials regulations. **No impacts related to hazardous materials are anticipated to be associated with the proposed project.**

5-8) The proposed project site is not located within an airport approach or clear zone adjacent to the Oxnard Airport as depicted on Figure IX-4 of the 2020 General Plan, nor is it located near a private airstrip. Moreover, the proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan. Finally, the proposed project site is located within an urban area and consists of a developed lot. No wildlands exist within the vicinity of the proposed project site that could result in hazards related to wildland fires. **Therefore, no impacts are anticipated from hazards related to airports or wildland fires from the proposed project.**

Mitigation: No mitigation measures are required or proposed.

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? (*2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/ Conservation Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐
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)? (*2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/ Conservation Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐
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? (*2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐
4. 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? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐
5. Otherwise substantially degrade water quality? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☒	☐

H. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
6. 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? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒
7. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒
8. 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? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒
9. Inundation by seiche, tsunami, or mudflow? (*2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources*)	☐	☐	☐	☒

Discussion:

1,5) Water quality impacts associated with the proposed use would primarily be those associated with motor vehicles and landscape maintenance. The primary source of contaminants would be oil, grease, and particulates emitted by motor vehicles. There are no surface water bodies or wetlands within the vicinity of the proposed project, however existing absorption rates, drainage patterns, and runoff rates of the subject site and surrounding areas would be affected by a change in impervious surfaces on-site. In general, the amount of impervious surfaces would be similar or slightly greater than the amount of the existing development. The National Pollution Discharge Elimination System (NPDES) has been introduced since the time the existing residential structures were originally built, and the proposed project will be required to comply with the NPDES program, which will result in cleaner water introduced into the City's storm drain system than with the existing project. In order to comply with the NPDES requirements for a permit to discharge storm water and NPDES requirements for a construction permit, a development project that disturbs five acres or more must prepare a Storm Water Pollution Prevention Plan (SWPPP). A SWPPP outlines both a plan to control storm water pollution during construction and after construction is complete by the use of best management practices (BMPs) that are appropriate and applicable to the project. As the proposed project would result in the paving and other lot coverage, a SWPPP would be required and would be subject to the

review and approval of the City of Oxnard in order to verify compliance with NPDES requirements. **No significant impacts to water quality are anticipated as a result of this project**.

2) The project would be served by City municipal water; the City obtains most of its water from the Calleguas Water District, which in turn purchases most its water from the Metropolitan Water District of Southern California. Other sources of water include local well water from United Water Conservation District and City wells. In order to address water supply needs at a regional level, representatives of the City of Oxnard, the Port Hueneme Water Agency (PHWA), the United Water Conservation District (UWCD), and the Calleguas Municipal Water District (CMWD) meet regularly. A collective effort to ensure contented delivery of high quality water to the area has been initiated through the Groundwater Recovery Enhancement And Treatment (GREAT) Program, which will result locally in the construction of a new, regional groundwater desalination facility to serve Oxnard and Port Hueneme. The proposed Courts project would result in approximately 980 additional residents on-site than that which exists today. Based on an average per capita water demand rate of 155 gallons per day (gpd), increased water demand would be approximately 151,900 gpd or 170 acre-feet per year (AFY). According to the City's General Plan, water demand associated with buildout of Oxnard in 2020 is anticipated to result in an annual demand of 39,750 AFY. The proposed increase in water demand associated with the project represents less than 0.5% increase in future anticipated City-wide water demand. Implementation of the project, therefore, would not exacerbate existing groundwater supplies. **Associated impacts to groundwater resources would be less than significant.**

3-4) There are no surface water bodies or wetlands in the project vicinity which could be affected by the proposed development. However, development of the project site would result in additional impervious areas, which would place increased demands on the City's water resources. Although the project site is largely developed already, the existing absorption rates, drainage patterns, and runoff rates would slightly increase under the proposed project. The site drainage runoff is split in an east-west fashion by a ridgeline, which virtually bisects the property, running north-south through the project site. The drainage would be split between the Marquita drainage line and a line in Rose Avenue. The proposed project would remove existing loop streets and an interior public street would be constructed along with private streets and alleys—minor changes to on-site drainage flows would result. The applicant's engineer has prepared a Preliminary Hydrology Analysis for the project site consistent with Ventura County Flood Control requirements (Hunsaker & Associates; May 15, 2006); this report will be reviewed and revised with input from City staff in order to ensure the project will meet the NPDES requirements which are below the CEQA thresholds of significance (see project description – page 4 of this report). The length and size of pipes and number and locations of catch basins and inlets will ultimately be determined in the final design based upon final grading and street improvement plans. The proposed on-site storm drain system would be designed to connect to the existing 33-inch storm drain located at the intersection of First Street and Marquita Street and the 24 inch storm drain located at the intersection of First Street and Rose Avenue and would be designed to accommodate the 10-year storm event and designed to protect all structures from a 100 year storm. **Associated drainage impacts would be less than significant. (See project description – page 4)**

6-9) The proposed project site is located outside of the 100-year flood plain, within an area of minimal flooding (City General Plan, Figure IX-3). In addition, the proposed project is not located near the coastline, creeks, or drainage courses and, as such, is not located within an area that is prone to inundation by seiche, tsunami, or mudflow. **Therefore, no significant impacts are anticipated from these risks.**

Mitigation: No mitigation measures are required or proposed.

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? *(2020 General Plan, V - Land Use Element; FEIR 88-3, 4.1 - Land Use)*	☐	☐	☐	☒
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? *(2020 General Plan; City adopted Specific Plans; Local Coastal Program; and Zoning Ordinance; FEIR 88-3, 4.1 - Land Use)*	☐	☐	☐	☒
3. Conflict with any applicable habitat conservation plan or natural community conservation plan? *(2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.1 - Land Use)*	☐	☐	☐	☒

Discussion:

1-3) The proposed project involved multiple entitlements, which include a General Plan Amendment, Rezone, Specific Plan, Tentative Tract Map, and Development Design Review Permits. The site is currently developed with 260 residential housing units and 3.3 acres of parkland; the proposed project would result in the redevelopment of the site with an additional 241 units (501 units total), 1.90 acres of parks, a neighborhood center, and an on-site leasing facility. The proposed project would result in a greater amount of affordable units than that which exists currently on the project site. The redevelopment of the site would not physically divide an established community, nor would it conflict with any adopted habitat conservation or natural community conservation plan. Although the Oxnard 2020 General Plan and City Zoning would be amended to reflect the proposed land uses identified within the Proposed Oxnard Courts Specific Plan, the site's use has historically and would continue to be utilized for residential purposes. The proposed changes to plans, policies, or regulations would not result in conflicts with any plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. **The project would have no impact on the identified land use and planning issue areas.**

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? (*2020 General Plan, V - Land Use Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒
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? (*2020 General Plan, V - Land Use Element; FEIR 88-3, 4.8 - Earth Resources*)	☐	☐	☐	☒

Discussion:

1-2) The proposed project is anticipated to have a nominal increase in fuel consumption and other energy sources due to construction activities and future day-to-day business operations. According to the 2020 General Plan, Figure VIII-7, the project will not create a unique demand on available mineral resources in the City, since the project site is not located in an area of importance for mineral deposits. As shown in Figure VII-7 of the 2020 General Plan, the City of Oxnard has mineral/sand/gravel deposits primarily along the Santa Clara River Channel, along the 101 Freeway corridor and along the eastern edge of the City extending west of Oxnard Boulevard. The project does not fall within any of the areas listed as having significant mineral deposits. **Therefore, no significant adverse effects on natural and mineral resources are expected.**

Mitigation: Based on the discussion provided above, no mitigation measures are required or proposed.

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? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☒	☐	☐
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☒	☐	☐

K. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☒	☐
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☒	☐	☐
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? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☐	☒
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? (*2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15*)	☐	☐	☐	☒

Discussion:
This section is based on a Noise Study prepared for the project by Dudek (July 2006); information contained there within is hereby incorporated by reference. This technical report is available for review in its entirety as an Attachment to this study and at the City of Oxnard's Planning & Environmental Services Division located at 305 West Third Street, 2nd Floor, West Wing in Oxnard, California.

1-4) The project site would be primarily affected by traffic noise along arterial roadways (South Rose Avenue & East First Street) with additional contribution from traffic on South Marquita Street along the west side of the property. Noise from future traffic volumes along East First Street would require mitigation at the proposed second-floor deck elements of the single family homes proposed immediately adjacent to East First Street. Short-term construction noise impacts and off-site traffic noise associated with the project would result in a less than significant noise impact. The public park and soccer field improvement components of the proposal are also expected to have less than significant noise impacts, but a noise wall is recommended in order to minimize non-significant impacts from intensive soccer field activity upon adjacent homes.

NOISE CRITERIA

The City has established noise guidelines in the Noise Element of the City's General Plan. These guidelines identify compatible exterior noise levels for various land use types. The maximum allowable noise exposure varies depending on the land use. According to the City's Threshold Guidelines, noise levels exceeding 65 dB CNEL in outdoor living areas for residential land uses are usually considered significant (City of Oxnard 1995). Interior noise levels for residences should be 45 dB CNEL or less. The City also limits the allowable hours of construction activities to occur Monday through Saturday from 7:00 a.m. to 6:00 p.m. (City of Oxnard 2005).

CONSTRUCTION NOISE

Construction would involve several phases including clearing, grading, foundation construction and finish construction. The noise levels generated by construction equipment would vary greatly depending upon factors such as the type and specific model of the equipment, the operation being performed and the condition of the equipment. Based on typical construction operations it is anticipated that during clearing and grading activities the equipment would include scrapers, dozers, water truck, blades and loaders. When construction equipment is operating, existing residences immediately south and north of the project site could be disturbed by the activities. Because of the relatively short-term to moderate duration of construction activities, the City's existing restrictions on periods when construction can occur, and the common incorporation of routine construction noise controls, potential noise impacts upon adjacent existing residences are considered **adverse, but less than significant**

Townhomes/ Condominiums

Site plan, floor plans, and elevations for the townhome product of the project were furnished by Steadfast Residential Development LLC (Thomas Cook Architects, 5/24/06) and may be found in the attached noise report. Exterior living area for the townhomes is provided as a second-floor terrace that is recessed into the building face. Dudek evaluated the future exterior noise level for the one row of townhomes fronting on East First Street. As designed, the future noise level within the second-floor terrace area from traffic along East First Street is calculated to range up to 64 dB CNEL, which is within the City's adopted exterior noise criteria of 65 dB CNEL. **No mitigation would be required to address proposed exterior living spaces of the townhomes.**

Neighborhood Park Noise

A passive park would be located along approximately 80% of the project's South Rose Avenue frontage. The park would be located north of the easterly extension of the Affordable Apartments component (Lot 7 of the TTM), and east of Phase III of the detached single family homes component of the project (Lot 6 of the TTM). The neighborhood park component would be within the Phase I Non-Profit component (affordable residences, Lot 1 of the TTM), to the northwest, and across an internal street from, Phase 1 and 2 of the detached single-family homes. The proposed park complex would not be illuminated and would be utilized only during "dusk to dawn" hours, consistent with existing City park operations. Outdoor recreation activities can affect the surrounding land uses with respect to recreation-related noise generation. Because the neighborhood park is not intended or designed for any particular organized sporting events, it is assumed that informal sporting use, passive recreation and picnic style gatherings would occur in the neighborhood and passive parks.

The City may also permit outdoor events such as concerts and festivals at the existing public parks (soccer fields) located to the north and east, which generate live or amplified sound, periodically throughout the year. At any one location, the hourly average sound level associated with recreation activities is difficult to predict due to the many variables involved. These factors include the location and number of participants and spectators, as well as the amount and level of conversation and cheering. Such events will be reviewed on a case-by-case basis through the temporary use permit process for impacts to the surrounding residents and businesses.

The proposal includes improving two existing soccer fields with Astroturf located between South Rose Avenue and Lot 1of the TTM for The Courts (Section 8 Affordable Multi Apartments). Organized soccer events would have noise from players, as well as spectator noise associated with clapping and cheering. **Some people living closest to the soccer fields may experience temporary elevated noise levels during soccer events, and some residents may consider these noise events to be a nuisance.**

Therefore, all future purchasers and renters of dwelling units shall be provided with a disclosure statement prepared by the applicant in a form to be approved by the City Attorney relating to the soccer field noise that affects the property. Owners /renters shall sign the disclosure form. The Housing Authority will collect the signed disclosure forms from their tenants at the time of signing the lease. The Homeowners Association for the remaining units will include a requirement in their Covenants, Conditions, and Restrictions for the disclosure form to be signed by future purchasers prior to close of escrow.

With implementation of necessary mitigation measures to address exterior noise concerns, associated impacts would be reduced to less than significant levels.

OFF-SITE TRAFFIC NOISE IMPACTS ON PROJECT INTERIOR

The City requires that interior noise levels not exceed a CNEL of 45 dB. Typically, with the windows open, building shells provide approximately 15 dB of noise reduction. Therefore, rooms exposed to an exterior CNEL greater than 60 dB could result in an interior CNEL greater than 45 dB. The exterior noise level would exceed 60 dB CNEL for residences immediately adjacent to South Marquita Street, East First Street, South Rose Avenue, along the northern boundary of For Sale Phase II, and along the North and East boundary of For Sale Phase III. Thus, mitigation to address interior noise would be required for these lots.

With implementation of necessary mitigation measures to address interior noise concerns, associated impacts would be reduced to less than significant levels.

5-6) The project site is not located near the Oxnard Airport and is outside the noise contours as depicted on Figure X-2 in the 2020 General Plan. No private airstrips are in the vicinity of the project. **Therefore, no significant adverse effects related to noise from airports is anticipated from this project.**

Mitigation: With the incorporation of the following mitigation measure, impacts related to noise shall be reduced to less than significant:

K-1 To mitigate the traffic noise impacts associated with project plus year 2020 General Plan build out traffic, the second floor deck of the single-family 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 height of the barrier. Sound rated windows may also be required to reduced 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 within the project relating to the soccer field noise and inhabitants 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. All future purchasers and renters of dwelling units shall be provided with a copy of the notice relating to the soccer field noise that affects the property.

Monitoring: The Planning & Environmental Services Division and Development Service Division will review and approve the project plans and any required supplemental noise studies prior to issuance of grading permits for sound walls and prior to issuance of building permits for interior noise mitigations. The Building Official will confirm that all required noise mitigations are implemented in the field.

Additionally, the Housing Department shall provide a copy of the notice relating to the soccer field noise to their tenants at the time of lease signing. The Homeowners Association for the remaining units will include a requirement in their Covenants, Conditions, and Restrictions for a copy of the notice to be provided to future purchasers prior to close of escrow.

Result After Mitigation: Upon implementation of the mitigation measure, the project will not result in any residual significant effects related to noise. **No further monitoring is required.**

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)? *(2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts)*	☐	☐	☒	☐
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? *(2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts)*	☐	☐	☐	☒

L. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (*2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts*)	☐	☒	☐	☐

Discussion:

1) The proposed residential development (with a net 241 units and approximately 964 residents) is not anticipated to substantially affect the population of the City and it will not induce substantial growth to the area (refer to AQMP population discussion within the Air Quality analysis section for further information). **Therefore, no adverse impacts to population are anticipated.**

2) Prior to initiation of Phase 1 Demolition/ Construction, the proposed residential development would directly displace 46 affordable residential units (approximately 184 residents during construction of the first phase of the proposed project); all remaining units/ tenants would be moved into the newly constructed units prior to demolition of their existing units.

3) A Tenant Relocation Assistance Plan shall be required as mitigation in order to reduce this impact to a less than significant level. **With implementation of necessary mitigation measures to address this temporary displacement of population, associated impacts would be reduced to less than significant levels.**

Mitigation: With the incorporation of the following mitigation measure, impacts related to population and housing shall be reduced to less than significant:

L-1 Prior to City Council approval of the final eight-lot master subdivision map, the Developer shall prepare and 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.

Monitoring: The Planning & Environmental Services Division and Housing Department shall review and approve the Tenant Relocation Assistance Plan prepared by the applicant prior to approval of the final 8 lot master subdivision map and the Housing Department shall ensure its successful implementation throughout construction.

Result After Mitigation: Upon implementation of the mitigation measure, the project will not result in any residual significant effects related to population and housing. **No further monitoring is required.**

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
4. Parks? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services*)	☐	☒	☐	☐
5. Other public facilities? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services*)	☐	☒	☐	☐

* *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:

1) The Oxnard Fire Department provides fire protection to the City of Oxnard. Seven fire stations and a staff of more than 90 uniformed Fire Department personnel currently serve the City. Furthermore, the Fire Department can access additional manpower and equipment through an automatic aid agreement with Ventura County and a mutual aid agreement with the City of Ventura and Point Mugu Naval Air Station. The project will be conditioned to include adequate fire hydrants, access, signage, fire alarms, addressable smoke detectors, and will meet all requirements of the Uniform Fire Code to minimize any potential impacts on Fire services. **No mitigation is necessary or required.**

2) The Oxnard Police Department provides police protection in this area at a police protection ratio of 1.05 police officers for each 1,000 City residents (2020 General Plan, pg. VIII-14). The 2020 General Plan EIR (pgs. 4.13-16) indicates that the current staffing ratio of officers to population should be maintained to provide adequate police service as the City's population increases. The City will monitor the need for additional public facilities and/or personnel as part of the Five-Year Development Plan. Through this action, the City would ensure that police services are available to serve the proposed project and cumulative development. Therefore, the proposed project will not have a significant impact on police services. **No mitigation is necessary or required.**

3) The Oxnard School District (K-8) and the Oxnard Union High School District (9-12) serve the project and State law requires the payment of school fees to offset impacts to schools. The Oxnard School district completed a student generation study to measure the average number of students coming from new housing areas of single-family detached, single-family attached, and multi-family units. The student generation rate is expressed in the table below for the net gain in additional students generated from the 241 new units:

Project Student Generation for Net Additional Units

School District/Grade Level	Residential Unit No. and Type	Generation Factor (Students Unit)	Total Students
Oxnard Elementary			
K-6	101 Single Family Detached	.3	30.3
K-6	140 Multi-family Attached	.07	9.8
7-8	101 Single Family Detached	.087	8.8
7-8	140 Multi-family Attached	.030	4.2
Oxnard Union High School			
9-12	101 Single Family Detached	.1806	18.24
9-12	140 Multi-family Attached	.167	23.38
Total			95

2007 Oxnard School District and Oxnard Union High School District School Fees

The developer shall be required to apply with each appropriate school district to determine the amounts necessary to satisfy the required payment of school fees associated with the project. **With payment of the required fees, impacts to schools would be less than significant.**

4) The proposed project includes approximately 1.90 acres of improved public park space and a 3-story 21,000 square foot neighborhood use building. It is anticipated that future residents of this project will place additional demands on local and regional parks and recreational facilities, therefore, the developer shall be required to pay a Park Mitigation Impact Fee in order to mitigate the effects of those additional demands. **With payment of the required fees, impacts to parks would be considered less than significant.**

5) During the plan check and permitting process the Development Services Division will assess and determine the project impact fees that are required for this type of development. Development impact fees typically involve, but are not limited: Planned Traffic Circulation System Facilities Fees (Traffic Impact); Planned Water Facilities Fee; Planned Wastewater Facilities Fee; Planned Drainage Facilities Fee; and Growth Requirement Capital Fee. Water service to this area is currently provided by Calleguas Municipal Water District. Furthermore, the maintenance and development of the water facilities under the jurisdiction of the Calleguas Municipal Water District (CMWD) are provided for through a Capital Construction Charge. **With payment of the required fees, impacts to public facilities would be considered less than significant.**

Mitigation: With the incorporation of the following mitigation measure, impacts related to public services shall be reduced to less than significant:

M-1 Prior to issuance of building permit(s), Developer shall pay all required development impact fees.

Monitoring: The Planning & Environmental Services Division and Development Services Division shall collect and/ or verify that all project fees are paid in accordance with existing City, County, and/ or local School District regulations.

Result After Mitigation: Upon implementation of the mitigation measure, the project will not result in any residual significant effects related to public services. **No further monitoring is required.**

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? (*2020 General Plan, XIII - Parks and Recreation Element; FEIR 88-3, 4.12 - Aesthetic Resources, 4.13 - Parks and Recreation Services*)	☐	☒	☐	☐
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? (*2020 General Plan, XIII - Parks and Recreation Element; FEIR 88-3, 4.12 - Aesthetic Resources, 4.13 - Parks and Recreation Services*)	☐	☐	☐	☒

Discussion:

1-2) The proposed project would result in the replacement of the existing 260 public housing units with 260 Section 8 multi-family rental units and construction of 241 new units on the subject property. The City maintains a park standard of 3 acres per 1,000 residents. Based upon an estimate of four (4) persons per household for single-family dwellings; 2.85 persons per household for condominiums, and 2.0 persons per household for apartments, the proposed net increase of 241 households would result in an approximate population of 735 additional persons. Therefore, the development would create a demand of approximately 2.25 park acres for the additional residents. To address the increased park acreage demand, the developer shall be required to pay a Park Mitigation Impact (Quimby) Fee in order to mitigate the effects of those impacts.

The proposed project would also include the conversion of a portion of the project site (approximately 3.3 acres) that is City owned and currently used as a soccer field, to residential related uses (residences and street improvements). Although the project includes the development of 1.90 acres of park space (passive park and mini park) that will be deeded to the City, the project would result in the net loss of 1.40 acres of existing recreational areas. However, the functionality is essentially unchanged as the acreage is used more efficiently and has essentially the same or more park improvements and usability including turf improvements to two existing soccer fields, bathrooms, barbeque equipment, picnic tables and tot lot.

Mitigation: With the incorporation of the following mitigation measure, impacts related to recreation shall be reduced to less than significant:

N-1 Prior to issuance of building permit(s), Developer shall pay all required development impact fees.

Monitoring: The Planning & Environmental Services Division and Development Services Division shall collect and/ or verify that all project fees are paid in accordance with existing City, County, and/ or local School District regulations.

Result After Mitigation: Upon implementation of the mitigation measure, the project will not result in any residual significant effects related to recreation. **No further monitoring is required.**

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)? *(2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)*	☐	☒	☐	☐
2. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? *(2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)*	☐	☒	☐	☐

O. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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? (*2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 – Transportation/Circulation*)	☐	☐	☒	☐
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (*2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/ Circulation*)	☐	☐	☒	☐
5. Result in inadequate emergency access? (*2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation*)	☐	☐	☒	☐
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*)	☐	☐	☒	☐

Discussion:
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 & Environmental Services Division located at 305 West Third Street, 2nd Floor, West Wing in Oxnard, California; excerpts of the report are attached to this document.

Total net new trips generated for the proposed project site are estimated to be 153 in the morning peak hour and 203 in the afternoon peak hour. The net new daily trips generated for the proposed project site are estimated to be 2,018 trips per day. The Traffic Impact Study prepared for the project by Alliance JB analyzed the 241 net units (total 501 units minus the 260 existing units).

The list of study intersections was developed in coordination with City of Oxnard staff and in consideration of the City's intersection evaluation guidelines. Twelve existing intersections were selected for analysis. (and new traffic count data if needed):

- Colonia Road / Camino Del Sol (new count)
- Marquita Street / Colonia Road (new count)
- Marquita Street / First Street (new count)
- Rose Avenue / Auto Center Drive

- Rose Avenue / US 101 NB Ramps
- Rose Avenue / US 101 SB Ramps
- Rose Avenue / Lockwood Street
- Rose Avenue / Gonzales Road
- Rose Avenue / Camino Del Sol
- Rose Avenue / First Street (new count)
- Rose Avenue / Santa Lucia Street (new count)
- Rose Avenue / Third Street

The three proposed project access intersections were also analyzed.

TABLE TT-1
Intersection Level of Service Summary

The project would cause project-specific impacts (as identified by an LOS C, D, E or F change in the V/C ratio of 0.02 or more) at the Rose Avenue/Camino Del Sol intersection and the Rose Avenue/ First Street intersection under existing + approved/pending developments + project conditions, which can be mitigated by the following:

- Rose Avenue/Camino Del Sol Intersection – Modify the traffic signal and striping at Rose and Camino Del Sol to include installation of a westbound right turn overlap onto Camino Del Sol; re-striping the Camino Del Sol eastbound approach to provide one left lane, two through lanes, and one right lane; and install an eastbound right turn overlap on Camino Del Sol.
- Rose Avenue/ First Street Intersection – Modify the median extension to prohibit left turns at the intersection of First Street and Rose Avenue.

The project would cause similar significant project impacts under year 2020 + project conditions, and the above-described improvement measures (without the westbound right turn overlap on Camino Del Sol) would also mitigate the project's year 2020 impacts.

The project is not expected to significantly impact adjacent residential neighborhoods with additional parking and traffic. However, it cannot be determined if the project residents will have sufficient parking and attempt to park in adjacent neighborhoods. If that occurs, the permit-parking program is available to reduce any significant adverse impacts due to parking.

1-2) The City of Oxnard has identified *Level of Service* (LOS) C as the transportation planning goal which the city ultimately desires to achieve, where environmentally feasible. The City's criteria for evaluating project impacts at intersections is based upon the change in LOS attributable to the project. If an intersection operates in the LOS C, D, E or F ranges with the existing plus pending projects volumes and a change in the ICU (Intersection Capacity Utilization) of 0.02 or greater is attributable to the project, the impact is considered significant. The level of service must then be mitigated to the ICU level identified without the project traffic.

Per Section 7 of City Council Resolution No. 10,453, a proposed project must mitigate identified impacts to the City's circulation system by completing the master-planned transportation facilities within the project area. The project would contribute to construction of the identified planned improvements (identified above) through payment of the City of Oxnard Traffic Mitigation Fee and County traffic fees prior to issuance of a building permit for the project. **This is considered a significant impact, unless mitigated.**

3-5) The project curb cuts, driveways, interior circulation and site access will be required to be designed to meet City engineering standards as well as City Fire Department standards to ensure fire apparatus can reach all parts of the site, and no safety issues have been identified. **Therefore, no significant adverse impacts are anticipated.**

6) Based upon initial information provided by the applicant, the proposed project includes 671 residential garage parking spaces, 266 residential surface parking spaces, 326 residential guest parking spaces, 170 parallel parking spaces and 49 on-site parking spaces for community use, and 15 parking spaces for the community center—a total of 1,497 parking spaces. It should be noted that approximately 170 of the spaces identified above would be considered on-street parking. Based upon a parking analysis provided by the applicant, which would provide the basis for parking requirements for the proposed Specific Plan, the project meets the expected overall parking demand. As the project is further refined and as a condition of approval, the City will review all site plans as part of its development review to ensure project consistency with all applicable City parking regulations. **Therefore, no significant adverse impacts are anticipated.**

7) The proposed project will not conflict with any policies supporting alternative transportation, nor will the project create impacts to rail, waterborne or air traffic. The project will be required to provide bicycle racks in accordance with City Code requirements. The project may require some adjustments to existing bus routes and bus stops; however, these adjustments are not considered significant. **Therefore, no significant adverse impacts are anticipated.**

Mitigation: With the incorporation of the following mitigation measure, impacts related to traffic shall be reduced to less than significant:

O-1 Prior to issuance of building permit(s), Developer shall pay all required traffic development impact fees.

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

Monitoring: The Planning & Environmental Services Division and Development Services Division shall collect and/ or verify that all project fees are paid in accordance with existing City, County, and/ or local School District regulations.

Result After Mitigation: Upon implementation of the mitigation measure, the project will not result in any residual significant effects related to transportation/ circulation. **No further monitoring is required.**

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? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☒	☐

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☒	☐
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? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☒	☐
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☒	☐	☐
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? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☐	☒	☐
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☒	☐	☐
7. Comply with federal, state, and local statutes and regulations related to solid waste? (*2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources*)	☐	☒	☐	☐

Discussion:

1-3, 5) The project represents additional demand on master-planned utilities and service systems that have largely been anticipated in the General Plan build-out scenario for this area. 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. The proposed project will be required to comply with measures to treat stormwater runoff by implementing Best Management Practices (BMP's) in accordance with National Pollutant Discharge Elimination System (NPDES) requirements. Based on recent and similar projects, the City expects that this project can be served without significantly impacting existing services. During the plan check review process, the developer will be required to submit utility service plans which will include details, specifications, and reporting information demonstrating that the infrastructure utility and service systems will be designed to support the proposed development.

Standard City conditions require all projects to provide low-flow water fixtures and drought-tolerant landscaping to reduce the amount of water consumed by the project.

4) The City of Oxnard currently provides the existing project and will provide the new project with water that is supplied by Calleguas Municipal Water District (Calleguas). Calleguas purchases water from the Metropolitan Water District of Southern California (MWD). MWD supplies surplus water from the Colorado River and the State Water Project for municipal, industrial, and agricultural users within its service area. The applicant will be required to obtain a "will serve" letter from the City of Oxnard Water Division to ensure that the Water Division has adequate water to serve the development. Standard City conditions require all projects to provide drought-tolerant landscaping to reduce the amount of water consumed by the project. **Therefore, no significant impacts to water supplies and resources are anticipated.**

6-7) The City will provide refuse and recycling collection services to the project site. Implementation of appropriate source reduction and recycling mitigation measures, in conjunction with City of Oxnard programs, will mitigate the increased generation of waste from the development of the site. Specific mitigation measures listed below are included in the project to encourage and facilitate recycling by residents, and to ensure that as much as possible of the waste generated is recycled.

Mitigation: The following mitigation measures shall apply:

For water concerns...

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.

Monitoring: Planning staff shall ensure that the "will serve" letter is obtained prior to the issuance of any building permits.

For storm water concerns...

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.

Monitoring: Development Services Staff shall ensure that storm water runoff impacts are being mitigated prior to the issuance of any permits by checking plans, and inspecting the project's construction prior to occupancy.

For solid waste concerns...

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 (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 a building permit.

P-5 Developer shall make provisions to divert at least 50% of the waste material generated during operation through source reduction, recycling, reuse, and/or green waste programs. Developer shall submit an Occupancy Recycling Plan to the Environmental Resources Division, which shall include the following information: estimated quantities and materials to be generated, management method to be used to reduce landfill disposal; quantity, 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 multi-story 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.

Monitoring: Environmental Resources staff shall ensure that solid waste impacts are being mitigated prior to the issuance of any building permits, prior to occupancy and annually on the anniversary date of the certificate of occupancy. The operational mitigation measures shall be included in the solid waste plans and reports submitted to the City.

Result after Mitigation: Upon implementation of the above mitigation measure, there will be no residual significant adverse effects on utilities and service systems resulting from the project. **No further mitigation is necessary or required.**

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 *("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)*?	☐	☒	☐	☐
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

No new significant impacts are anticipated to be associated with the proposed project with implementation of the required mitigation measures (as summarized below).

SUMMARY OF MITIGATION MEASURES INCORPORATED INTO THE PROJECT

Air Quality

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, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

C-3 During construction, 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.

C-4 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.
- 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.

Biological Resources

D-1. Based on the final & accepted arborist report, the Public Works, Parks & Maintenance Services Division shall determine and shall have the final approval of the following: a) trees to be saved and incorporated into 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.

Cultural Resources

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 Ventureno 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 and Environmental Services 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.

Geology & Soils

F-1 Prior to issuance of building permit(s), the Developer 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.

Noise

K-1 To mitigate the traffic noise impacts associated with project plus year 2020 General Plan build out traffic, the second floor deck of the single-family 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 height of the barrier. Sound rated windows may also be required to reduced 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 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. All future purchasers and renters of dwelling units shall be provided with a copy of the notice relating to the soccer field noise that affects the property.

Population & Housing

L-1 Prior to City Council approval of the final eight-lot master subdivision map, the Developer shall prepare and 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.

Public Services

M-1 Prior to issuance of building permit(s), Developer shall pay all required development impact fees.

Recreation

N-1 Prior to issuance of building permit(s), Developer shall pay all required development impact fees.

Transportation/ Traffic

O-1 Prior to issuance of building permit(s), Developer shall pay all required traffic development impact fees.

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

Utilities and Services Systems

For water concerns...

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.

For storm water concerns...

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.

For solid waste concerns...

P-3 Developer shall submit recycling plans to the City to provide information on how waste generated during construction will 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 (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 a building permit.

P-5 Developer shall make provisions to divert at least 50% of the waste material generated during operation through source reduction, recycling, reuse, and/or green waste programs. Developer shall submit an Occupancy Recycling Plan to the Environmental Resources Division, which shall include the following information: estimated quantities and materials to be generated, management method to be used to reduce landfill disposal; quantity, size and location of recycling and trash bins, destination of material including the names of haulers and facility locations.

management method to be used to reduce landfill disposal; quantity, 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 multi-story 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.

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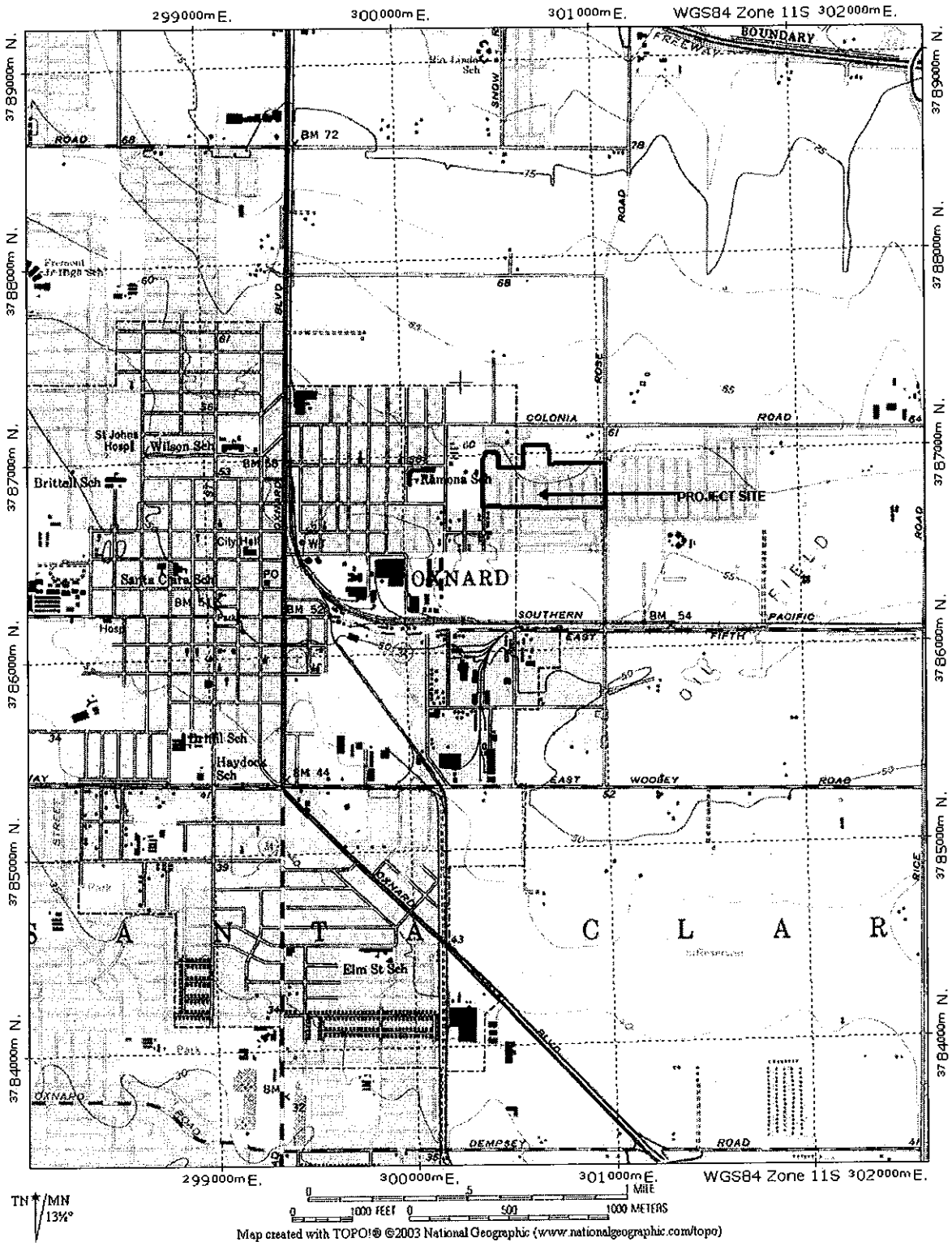
25. *Steadfast Homes, The Courts, Oxnard California—Parking Analysis*, April 17, 2006.

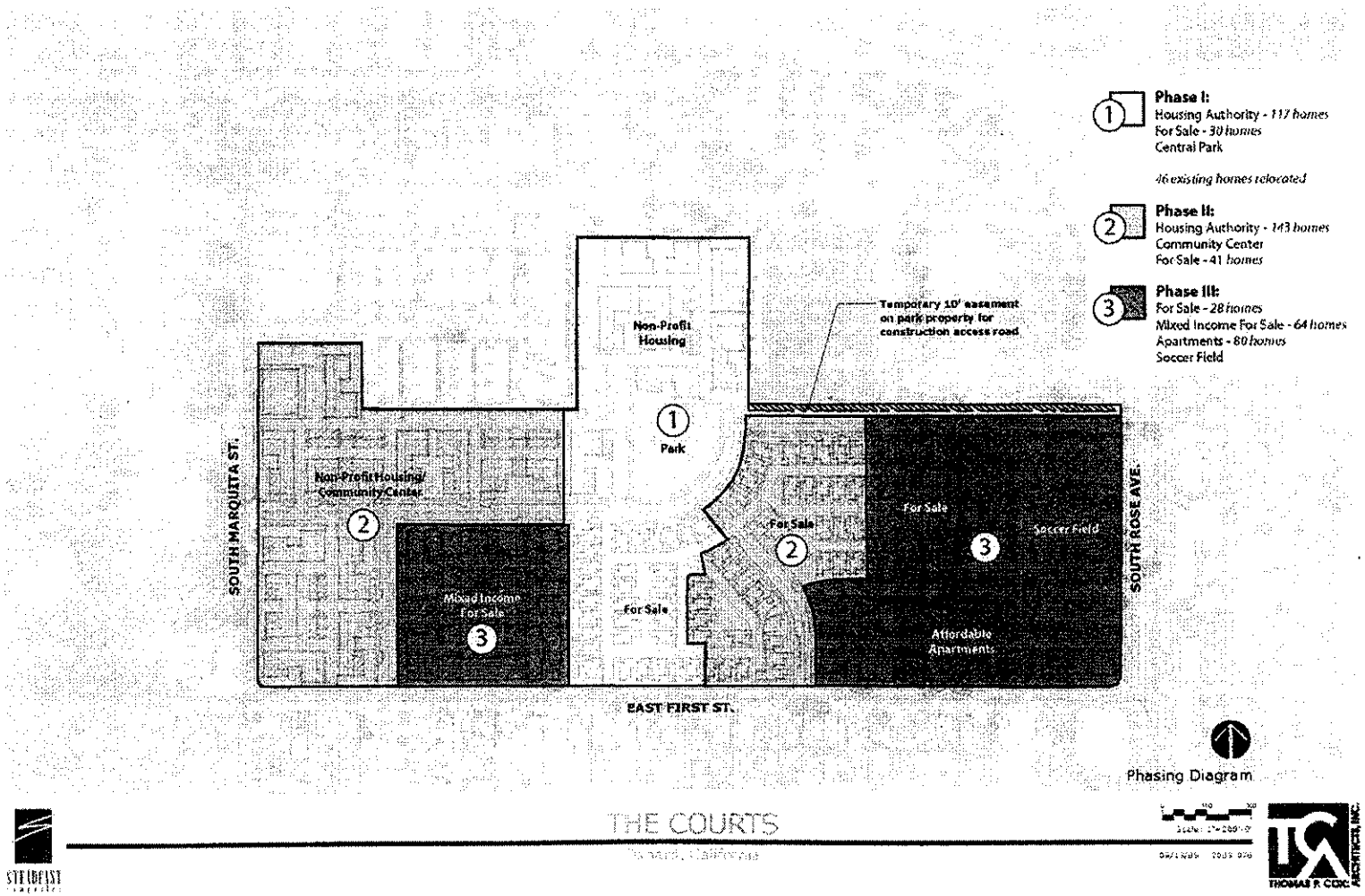
ATTACHMENTS



THE COURTS
FIGURE 1: VICINITY MAP

DUDEK

DRAFT: Preliminary diagram subject to modifications



THE COURTS

STEIDELEY

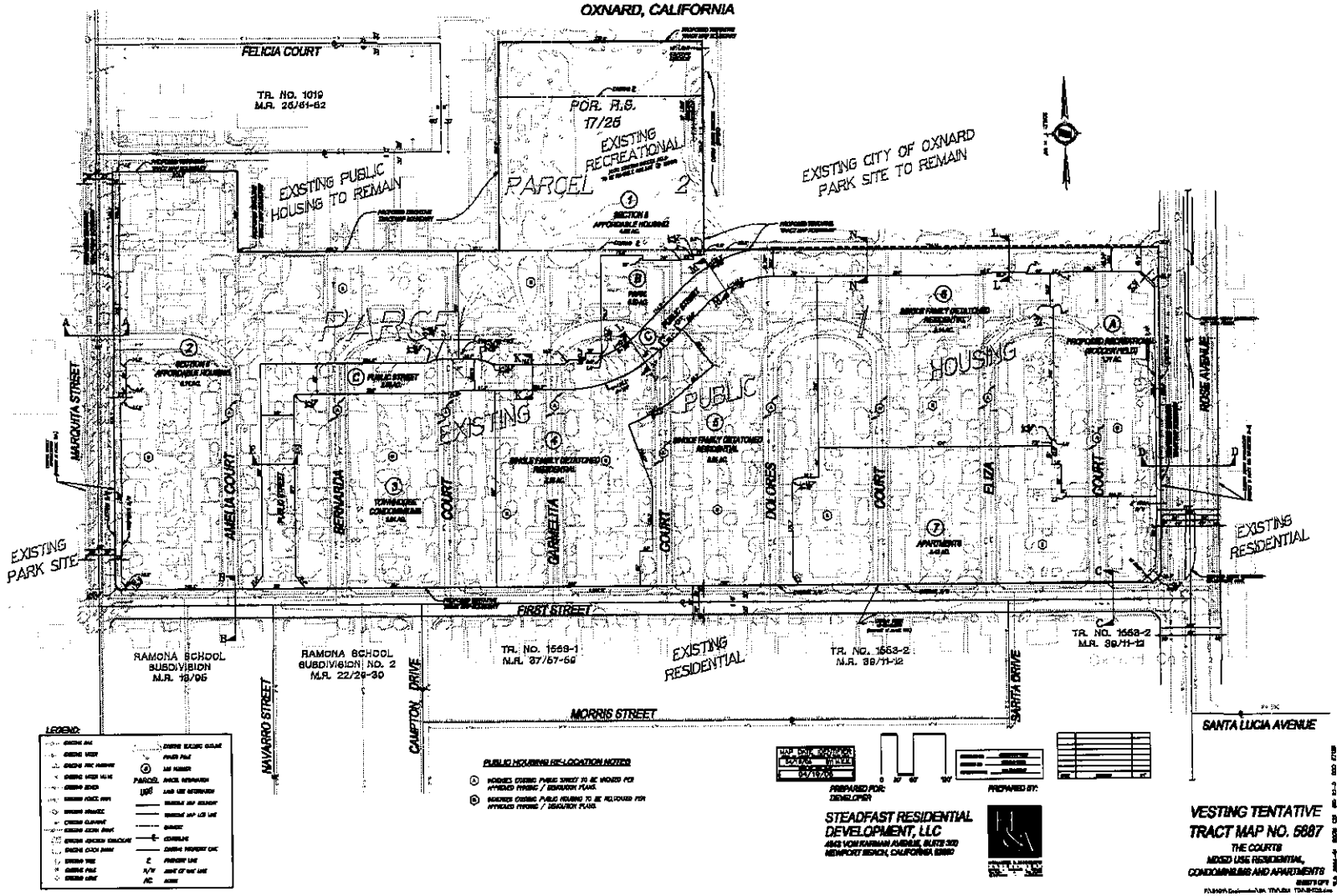
THOMAS R. COX ARCHITECTS, INC.

THE COURTS
FIGURE 2: SITE PLAN

DUDEK

VESTING TENTATIVE TRACT MAP NO. 5687

THE COURTS
OXNARD, CALIFORNIA



THE COURTS
FIGURE 3: TENTATIVE TRACT MAP

DUDEK

THE COURTS
FIGURE 4: AERIAL MAP

DUDEK

URBEMIS 2002 AIR QUALITY EMISSIONS RESULTS

DUDEK

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\The Courts - MND.urb
Project Name: The Courts2
Project Location: Ventura County
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	18.49	2.35	6.36	0.05	0.02

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	18.65	30.79	235.31	0.17	29.76

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	37.14	33.14	241.67	0.21	29.79

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\The Courts - MND.urb
Project Name: The Courts2
Project Location: Ventura County
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.18	2.32	0.99	0	0.00
Hearth - No summer emissions					
Landscaping	0.83	0.03	5.37	0.05	0.02
Consumer Prdcts	11.79	-	-	-	-
Architectural Coatings	5.69	-	-	-	-
TOTALS(lbs/day,unmitigated)	18.49	2.35	6.36	0.05	0.02

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Single family housing	9.18	15.40	117.69	0.08	14.89
Apartments low rise	5.41	8.80	67.21	0.05	8.50
Condo/townhouse general	4.06	6.60	50.41	0.04	6.38
TOTAL EMISSIONS (lbs/day)	18.65	30.79	235.31	0.17	29.76

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2008 Temperature (F): 75 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Single family housing	33.67	9.57 trips/dwelling unit	101.00	966.57
Apartments low rise	5.00	6.90 trips/dwelling unit	80.00	552.00
Condo/townhouse general	3.75	6.90 trips/dwelling unit	60.00	414.00
		Sum of Total Trips		1,932.57
		Total Vehicle Miles Traveled		19,632.21

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	55.00	1.60	98.00	0.40
Light Truck < 3,750 lbs	15.00	2.70	95.30	2.00
Light Truck 3,751- 5,750	16.20	1.20	97.50	1.30
Med Truck 5,751- 8,500	7.20	1.40	95.80	2.80
Lite-Heavy 8,501-10,000	1.10	0.00	81.80	18.20
Lite-Heavy 10,001-14,000	0.40	0.00	50.00	50.00
Med-Heavy 14,001-33,000	1.00	0.00	20.00	80.00
Heavy-Heavy 33,001-60,000	0.90	0.00	11.10	88.90
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.20	0.00	50.00	50.00
Motorcycle	1.70	76.50	23.50	0.00
School Bus	0.10	0.00	0.00	100.00
Motor Home	1.20	8.30	83.30	8.40

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12.0	7.8	10.0	10.0	4.7	4.7
Rural Trip Length (miles)	15.0	10.0	10.0	15.0	15.0	15.0
Trip Speeds (mph)	40.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	27.4	17.7	54.9			

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

Changes made to the default values for Operations

The operational emission year changed from 2005 to 2008.

ARCHAEOLOGICAL RESOURCES SURVEY

DUDEK

ARCHAEOLOGICAL RESOURCES SURVEY

The Courts
29.6-Acre Multi-Family Residential Property
Northwest Corner Rose Avenue and East First Street
Oxnard, California

Prepared for:

Steadfast Companies
Irvine, California

Prepared by:

Heather Macfarlane
Archaeologist

May 10, 2006

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INTRODUCTION

MACFARLANE ARCHAEOLOGICAL CONSULTANTS (MAC) conducted a Phase 1 Archaeological Survey of a 28.6-Acre Parcel located at the Northwest Corner of Rose Avenue and East First Street, Oxnard, California in support of Steadfast Companies proposed development (The Courts) to be constructed at that location. The project site is defined as the area located east of South Marquita Street, west of Rose Avenue, north of First Street. The project site is currently developed with 260 low-income residential units. Steadfast plans to work with the City of Oxnard in redeveloping the site with a total of 503 units, including 99 detached single-family homes, 64 attached townhomes, 260 affordable housing units, 80 affordable rental units, and a 1-acre soccer field/sports park.

It is our understanding that the project would be phased in order to minimize relocation impacts to existing residential occupants on site. The project is located within a redevelopment area of the City and requires a General Plan Amendment, Zone Change, Tentative Tract Map, and Development Permits.

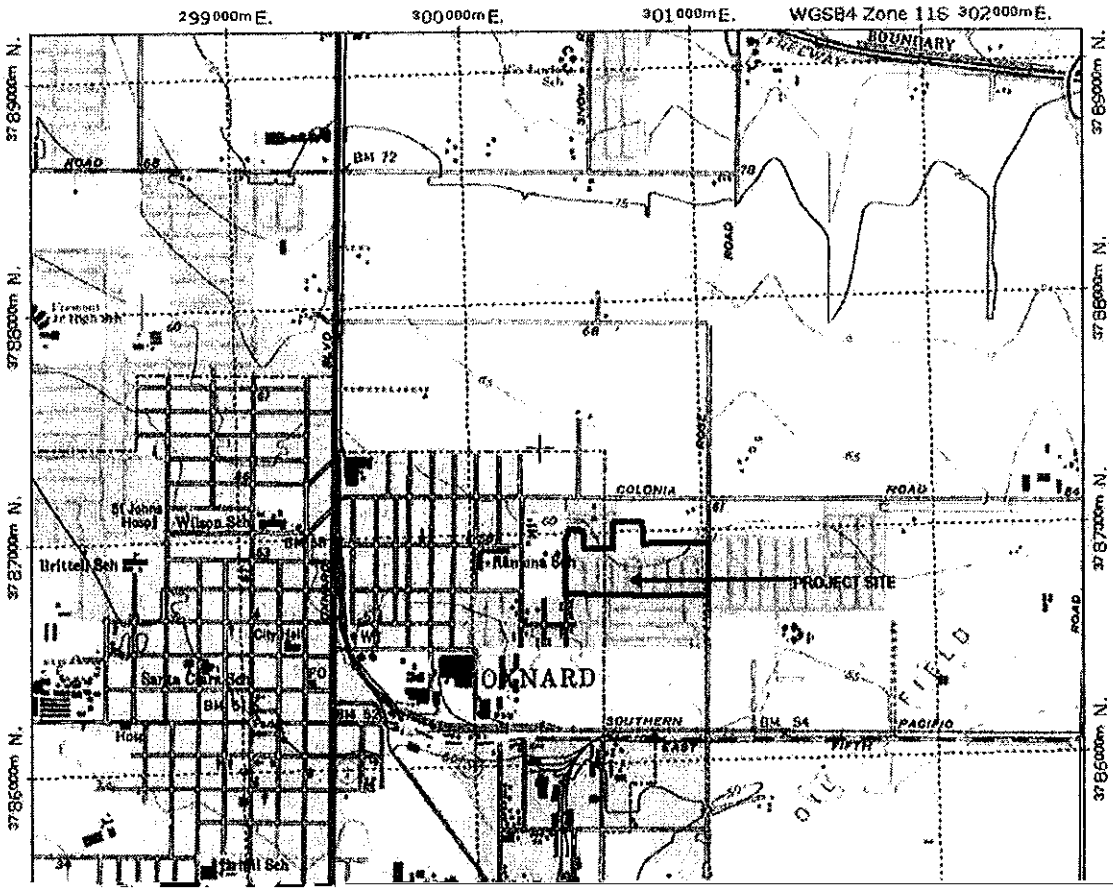
Archaeologists Heather Macfarlane and Robert Sheets were responsible for the archaeological survey and evaluation. Native American representative Beverly Salazar-Folkes (Ventureno Chumash) was contacted to review the project and archaeological survey.

The project area is defined as a ½-mile radius of the project site. Land use in the project area is residential. The project parcel is largely covered by cement and asphalt paving, landscaping, and existing structures (Figures 1 and 2). It is anticipated that subsurface disturbance to a depth of greater than 1-meter will occur as a result of construction activities such as demolition and removal of existing structures and pavements, grading (cut and fill), and trenching.

The objective of the Phase 1 Archaeological Survey investigation is to identify and inventory areas of possible cultural resources sensitivity within the project area. To achieve this objective the cultural resources scope of work included the following procedures:

- Comprehensive literature and records search of archaeological and historic documents pertaining to the project site in order to identify and inventory extant cultural resources and define areas potentially sensitive for the occurrence of as yet unidentified cultural resources;

- Systematic intensive walkover survey by a qualified archaeologist and Ventureno Chumash representative to identify and inventory as yet undocumented cultural resources;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WGS84 Zone 11S 302000mE.
3789000m N.
3788000m N.
3787000m N.
3786000m N.
BOUNDARY
ROAD
BM 72
COLONIA
ROAD
PROJECT SITE
OXNARD
SOUTHERN
PACIFIC
BM 54
Wilson Sch
Brittell Sch
Ramona Sch
Santa Clara Sch
City Hall
Harrell Sch

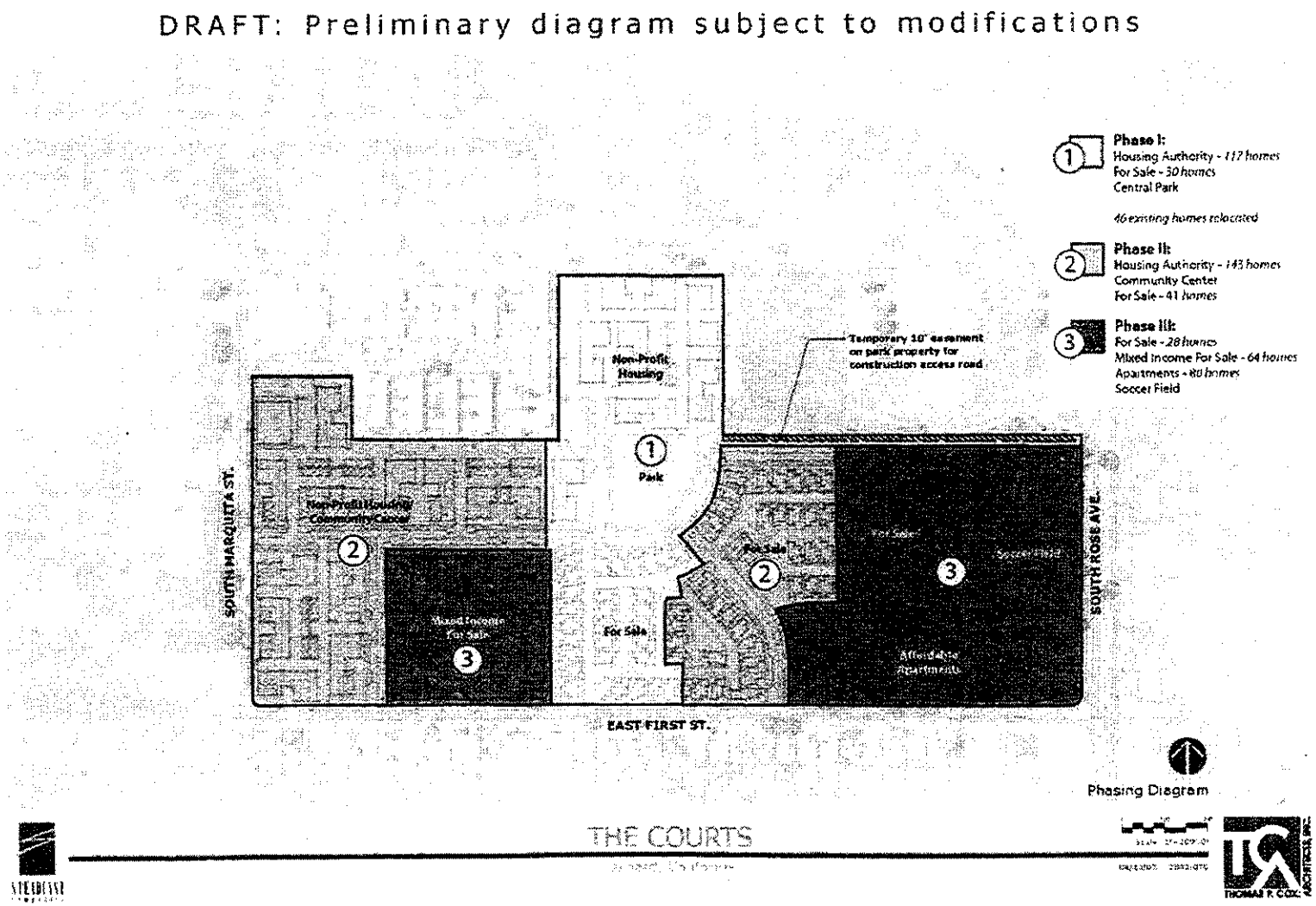
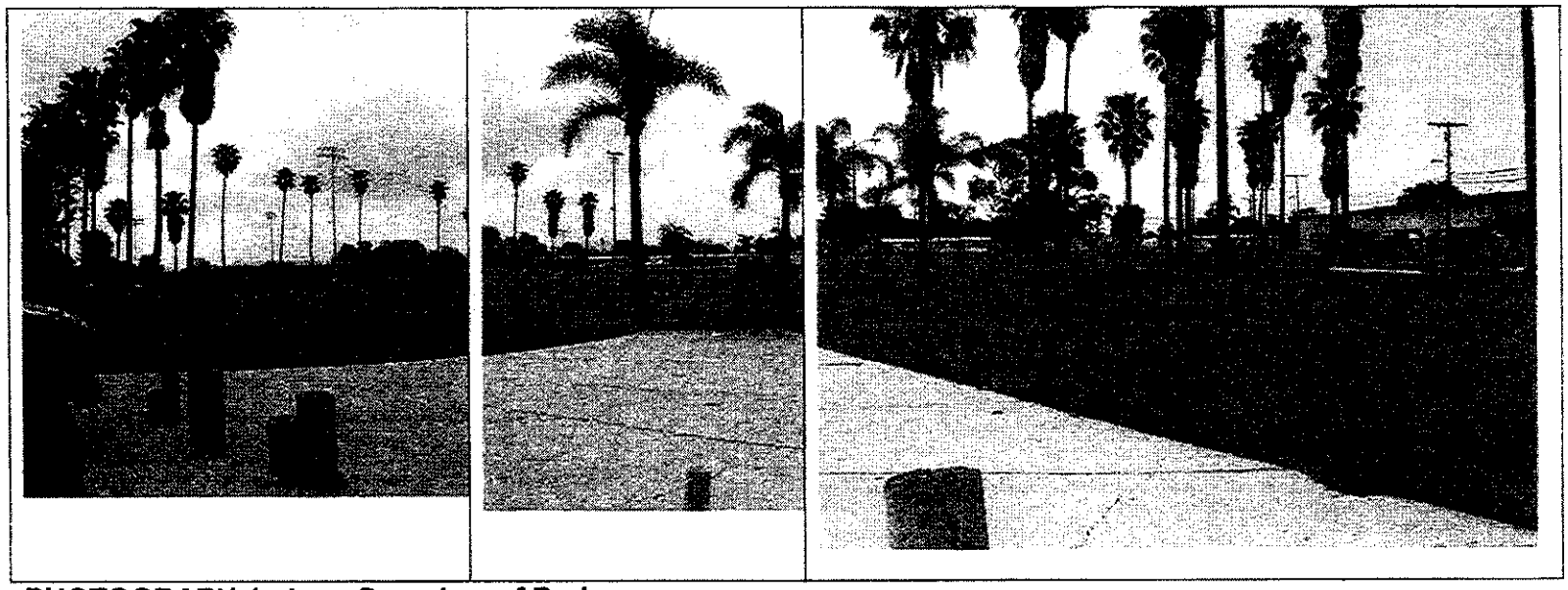


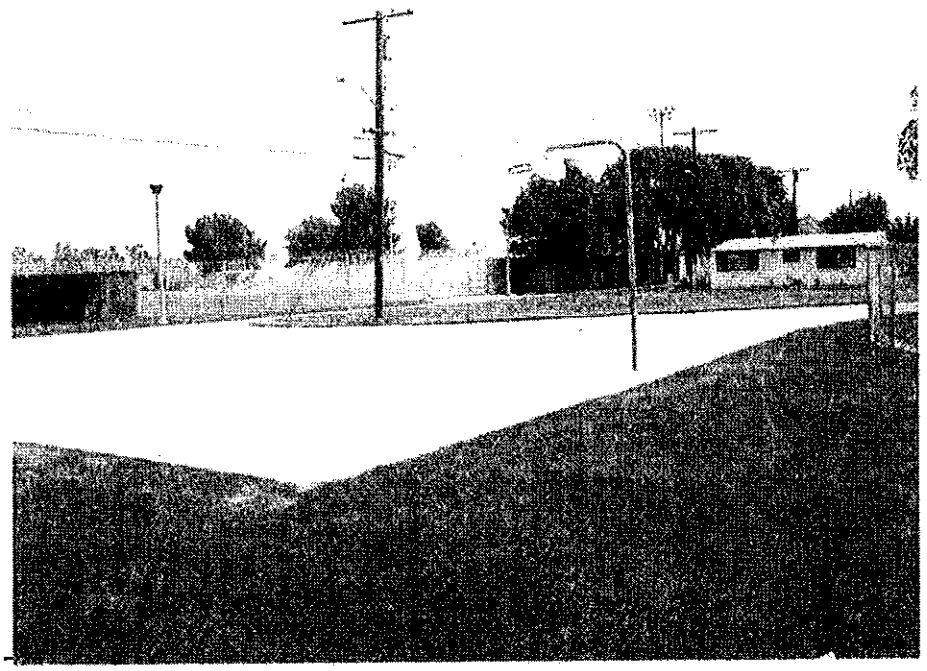
FIGURE 2. SITE PLAN

FIGURE 3. Aerial Photograph of Project Area



PHOTOGRAPH 1a,b,c. Overview of Park

PHOTOGRAPH 2. Overview of Soccer Field

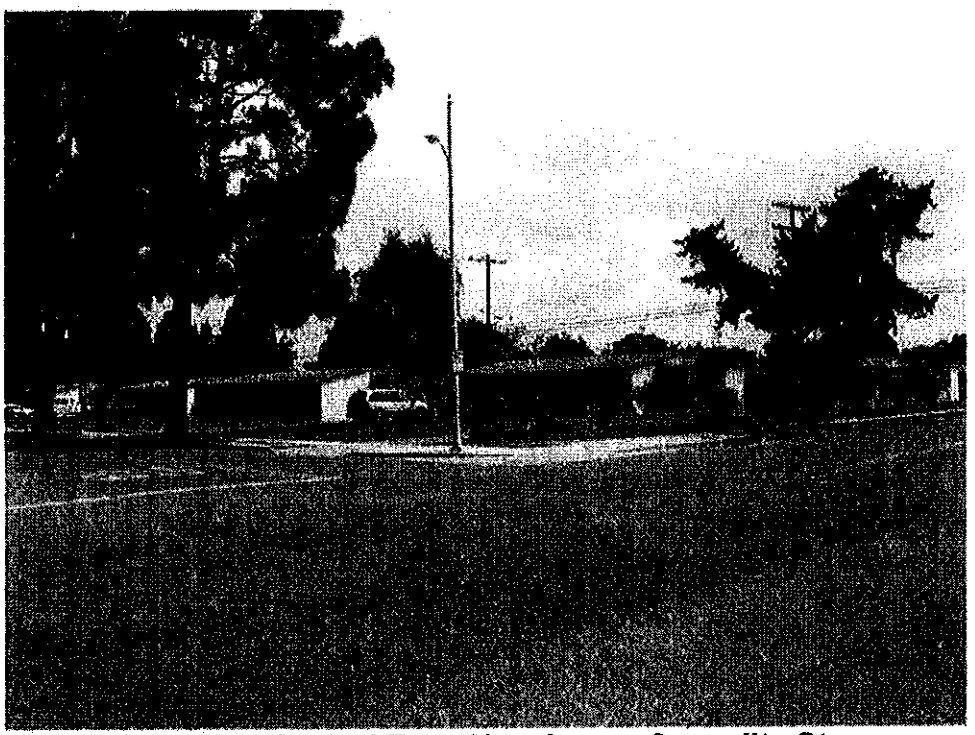


PHOTOGRAPH 3. Basketball Court

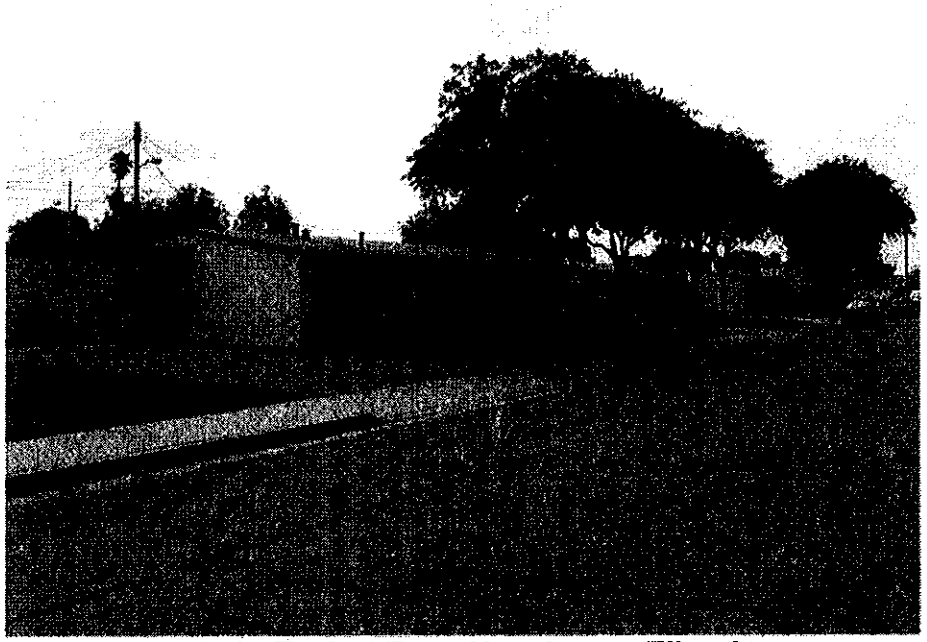
PHOTOGRAPH 4. Overview of Playground

PHOTOGRAPH 5. Typical Tract House at Marquita and 1st Street

PHOTOGRAPH 6. Typical Tract House on Bernarda Ct.



PHOTOGRAPH 7. Typical Tract Housing on Carmelita Ct.



PHOTOGRAPH 8. Typical Tract Housing on Eliza Ct.

- Assessment of impacts of the construction on any potentially significant cultural resources encountered; and,
- Formulation of appropriate management recommendations to mitigate adverse impacts to cultural resources.

This report has been prepared in accordance with City of Oxnard and County of Ventura, Cultural Resources Guidelines, and California Environmental Quality Act (CEQA) Guidelines, and current professional standards and procedures as outlined in the Airlie House Report (McGimsey and Davis, 1977) which are consistent with policies of the Society for California Archaeology (SCA), Society for American Archaeology (SAA), and Society for Historic Archaeology (SHA). Significance of cultural resources is evaluated according to CEQA guidelines.

EXISTING CONDITIONS

Environmental Setting

Southern Ventura County is part of the Transverse Range Geomorphic Province of California. Geologic structures trend generally east-west in contrast to the predominant northwest trend elsewhere in the State. The geology of southern Ventura County is dominated by the Ventura Basin, a sedimentary trough that extends westward into the Santa Barbara Channel. This basin has been down-warped during the past several tens of millions of years and has received a large amount of sedimentary deposits. These deposits

consist predominantly of water-bearing silts and sands that are poorly consolidated and several hundred feet in depth. The sea has retreated from the eastern portion of the Ventura Basin forming the Oxnard Plain.

The primary source of sediments that mantle the Oxnard Plain has been the Santa Clara River. The mouth of the river is located immediately south of the Ventura Harbor; however, in the recent geologic past, the river has probably changed positions across the plain frequently in response to sediment deposition within its channel and immediately offshore. The plain historically was crisscrossed with barrancas or creeks, which have been channeled in some cases and filled in others. Examination of historic maps indicates considerable modification from agricultural practices has all but obliterated most of these relic watercourses.

The Oxnard Plain is composed of geologically recent alluvium (Quaternary) underlain by unconsolidated floodplain deposits consisting of silts, sands and gravel (County of Ventura, 1975). This portion of the Ventura Basin has subsided in recent geological time and subsequently is blanketed with terrestrial alluvium that now extends below sea level. The depositional rate of the Santa Clara and Ventura Rivers and other streams (Calleguas and Conejo Creeks) has been greater than the down-warp rate as evidenced by the bulging shoreline between Point Magu and Ventura (Hawthorne, 1981). Historic records indicate repeated flooding has caused considerable active sedimentation and hydrographic changes (Sharp, 1978). Comparison of historic maps dating from 1855 and 1933 indicate that at one time beachlines advanced at a rate of up to seven feet per year. Damming of the Ventura River, Piru Creek, and Santa Clara River (San Gabriel River above confluence with Santa Clara in Santa Clarita) has reduced the rate of sand deposition and contributed to recent shoreline erosion. Modern water use patterns beginning in the early 19th century have served to further deplete ground waters and encourage seawater intrusion beneath the Oxnard Plain.

Agriculture in the Oxnard Plain is dominated by modern vegetable crops and other floral species introduced after European settlement. Non-agricultural plants typical of southern California coastal region include oaks, grasses, sages and in floodplain areas, a variety of riverine species. Small mammals (rabbits, squirrels, rats and mice) and opossums dominate the animal communities with carnivores represented by foxes, coyotes and raccoons.

Culture History

The project area lies in the southern portion of the territory attributed to the Ventureno Chumash, a Hokan-speaking group of hunters and gatherers whose ancestors settled in the area as early as 8000-9000 years ago and gradually evolved toward a degree of marine exploitation which may be unique in the Americas (Landberg, 1965; Grant, in Heizer, 1978; Wilcoxon and Brandoff, 1974; Greenwood, 1978).

The culture and ethnohistoric background of the Ventureno Chumash has been adequately described by Brown (1967), Kroeber (1925), Landberg (1965), Olson (1930), Orr (1952),

Rogers (1929) as well as in more recent cultural resource documents and thus will not be discussed herein, except as it pertains to extant archaeological sites.

Chumash territory was extensive ranging along the California coast from Malibu in Los Angeles County northward to include Tejon Pass and Castaic Lake and past the Cuyama River Valley (Kroeber, 1925) and westward to the coast range mountains and includes the Santa Barbara Channel Islands. Researchers who have focused on the development of a cultural historical sequence for the study area agree that there has been a development of technology and social organization from simple to complex. This sequence has been divided into three developmental periods termed Early, Middle, and Late Periods. The oldest sites in the area may date to as early as 8,000-9,000 B.P. [Before Present]) but the majority of sites are the remains of historically known Ventureno Chumash who occupied the region until the 19th Century. The Spanish Colonial Period (1769-1822) was followed by the Mexican Colonial Period (1822-1846) and Anglo-American conquest and statehood followed soon after.

Extensive prehistoric utilization of the area is supported by the large number of Chumash Placenames attributed to Ventura County by early ethnographers (Applegate, 1974, 1975) (Table 1). Applegate (1974, 1975) lists the following Placenames for the project area originally transcribed by John P. Harrington (1912-1922, 1935). Harrington's ethnographic sources included Henshaw's list of Indian villages referenced above as well as Chumash informants.

Table 1. Ethnohistoric Placenames

Placename	Translation	Location
kanaputegnon		Name of a major Rancheria thought to be in the general vicinity of El Rio northeast of Oxnard
kamaqakmu		Name for an as yet undiscovered location north of the present City of Oxnard
kasunalmu	'sending place'	Name of a village just west of the present City of Oxnard.
malhohshi		Name of an as yet unlocated place near the present City of Oxnard
Maliti		Name of an as yet unlocated place northeast of the present City of Oxnard.
Pomo		Name of place just north of Oxnard
Ponom		Name of an as yet unlocated place just north of the present City of Oxnard.
Swini		Name of an as yet unlocated place near the present City of Oxnard.

The ethnographic record on the Chumash remains incomplete, a fact that reflects their rapid acculturation/enculturation into the Spanish Mission system as well as the socio-religious baises of the missionaries who failed to recognize Chumash culture and cosmology as worthy of preservation. In addition, it has been documented that the Chumash population was rapidly decimated by European diseases for which they had no natural immunity. The subsequent secularization of the mission system in 1834 further reduced the population as a result of economic deprivation. Acculturation of the population through marriage was also a factor. By 1900 very few full-blooded Chumash remained. Although Grant (1978b:505 footnote) indicated that the last Chumash speaker died in 1965, a blessing ceremony by a Ventureno descendant of Valenzuela Candalaria, Vincent Tumamait, in the late 1990s confirmed the error of that statement to a large crowd of native and non-native observers.

European settlement in southern California initially focused on the establishment of missions, pueblos, and presidios in the period dating between 1769 (Portola Expedition) to 1821. Establishment of the Mission system, in particular the Mission of San Buenaventura, and enculturation of Native Americas into many aspects of European culture and religion and exposure to European diseases for which they had no natural immunity effectively decimated the Chumash population. As a result, by 1900 the aboriginal population was small and dispersed (SAIC, 1991:C.4-4).

During the following rancho period, which lasted from1822 to 1847, Mexico achieved its independence from Spain and thousands of Mexican immigrants entered southern California in order to take advantage of new land grants designed to settle and develop the area. This immigration continued throughout the 1820's. The Mission system was secularized in 1834 and former Mission lands were granted and/or sold to Mexican loyalists to some Anglos (Greenwood and Associates, 1989:2-15). Ranchos in the area of the Oxnard Plain included Guadalasca, Calleguas, Los Posas, Santa Clara del Norte, San Miguel, Santa Paula y Saticoy, and Rio de Santa Clara, also known as La Colonia. The project lies within the area that was formerly occupied by Rancho la Colonia. During this period the economic focus continued to be on extensive cattle ranching with some dry farming.

La Colonia, which consisted of 48,883 acres, was granted in 1837 "to eight old soldiers, by Governor Alvarado" (Storke, 1891:203). In 1857, the land was confirmed to Valentine Cota. During the 1860's many squatters settled here. The land was first cultivated in 1867 when Christian Borchard and his son settled on the Rancho and planted crops of wheat and barley. The Rancho was purchased from the Spanish owners by Tom Scott, a railroad tycoon, and in 1869 was sold by him to Thomas R. Bard (Storke, 1891).

Shipping by coastal ships was the primary method by which agricultural products and goods were shipped in and out of the Channel cities until the turn of the century. Due to the difficulties attendant in disembarking freight and passengers by means of lighters for transport to shore wharves were built at both Point Hueneme (1871) and Ventura (1872).

Hueneme was formerly an embarcadero serving Rancho El Rio de Santa Clara del Norte or La Colonia.

In 1871, the Santa Clara Irrigating Company was formed to bring water from the Santa Clara River to the Colonia Rancho. In 1864, Pennsylvania capitalist Thomas Scott acquired 32,100 acres of the Rancho. Thomas Bard, acting as his land agent and eventually acquiring portions of La Colonia for himself, sold large acreages in 1869 to farmers Jacob Gries, Peter Donlon, William I. Rice, and James Saviers. These farmers along with Christian and Johannes Borchard, Jacob and Gottfried Maulhardt, James Leonard, John G. Hill and Dominick McGrath, settled on Rancho la Colonia in the 1860's and 1870's. Prior to 1871, farmers practiced dry farming techniques and took their water from artesian wells.

Between 1869 and 1872 over 100 squatters settled an area of about 17,700 acres at the southwestern edge of Rancho la Colonia, claiming the land had been fraudulently surveyed and therefore public domain open for homesteading. The courts upheld their claim.

Ventura County was organized in 1872, with the City of San Buenaventura as the county seat. That same year the first gold was taken to Santa Barbara from the Sespe and the first public building was erected in Ventura County (Storke, 1891). At about the time the County was formed, canals were being built for irrigation and domestic purposes. From 1876 through 1912 there was increased Americanization, the result of increased trade between southern California and the rest of the United States due to the expanding railroad system. Subsequent drought conditions throughout Southern California were responsible for the death of cattle and resulting bankruptcies during which time many ranches were dissolved or underwent subdivision.

The Southern Pacific Railroad has had significant impacts on development wherever it was built. This is particularly true for Ventura County. A real estate boom followed on the heels of the railroad's new access to Ventura in 1887 (Dames & Moore, 1988:2-16). Montalvo, Somis, Simi, Moorpark. Oxnard, and Camarillo were all established between 1887 and 1900 (Robinson, 1956:21-23).

The City of Oxnard was founded in 1898. The City was named after Henry T. Oxnard, an officer of the American Beet Sugar Company, which built a large sugar factory there in 1897. During the period from 1913 to 1945 there was increased regional development, in part related to the effort to bring water to southern California from the Owens Valley in 1913. There was also an increased diversity in industries, particularly petroleum, entertainment, aircraft, automobile, and agriculture.

Extant Archaeological and Historical Sites

A cultural resources record search for the proposed project area was conducted at the South Central Coast Archaeological Information Center, Department of Anthropology, California State University, Fullerton April 27, 2006. This research included published

reports, books and journals pertinent to the prehistory, ethnohistory and history of the region. Historic maps, California Points of Historical Interest (PHI), California State Historical Landmarks (CHL)(1979); National Register of Historic Places (NR), California State Historic Resources Inventory (HRI), Archaeological Reports and Manuscripts on File at the South Central Coast Archaeological Information Center, Department of Anthropology, California State University, Fullerton, and the List of Archaeological Sites

accurate assessment of archaeological resources. The archaeological assessment of the project site, therefore, must be based on existing documentation.

Some soil was exposed in the area of the Park and in landscaped areas surrounding each residential unit. Soil in the parcel was consisted of the characteristic type for the Oxnard Plain, a medium brown silty sand. Imported sand was present in several areas. Slightly more clayey soil was also noted and may also indicate imported soil. The only lithic materials visible were small sandstone subangular cobbles and imported gravels.

No evidence of a prehistoric or historic archaeological site deposit was observed in the park, soccer field and landscaped areas where soil was visible.

CONCLUSIONS AND RECOMMENDATIONS

No previously documented prehistoric or historic archaeological sites or artifacts are located within the project parcel. The presence of existing pavement and structures precluded an accurate surface survey of the parcel. One archaeological site (56-000789) has been reported just east of Rose Avenue and three additional sites (56-000506, 56-000666, and 56-000918) are located nearby. No impacts are anticipated to occur to documented cultural resources as a result of the proposed project.

There is a known potential for as yet undocumented archaeological deposits to occur buried in alluvial soils in the Oxnard Plain area. Prior to the agricultural development, the Oxnard Plain was criss-crossed by numerous creeks, known locally as barrancas, extending from the Santa Clara River to the Ocean. After the advent of farming, the water table in the study area was significantly lowered. Many of these barrancas were channeled by farmers for irrigation purposes, others were filled in order to extend fields across a larger area. Rose Avenue was once called "Ditch Road" due to the location of one of these channeled barrancas. Two of the three sites located to the east of the project site are located near a relic barranca.

Based on the known alluvial conditions in the project area and historic agricultural practices, the project area is considered as sensitive for the occurrence of an as yet undocumented archaeological site or artifacts buried within alluvial or fill soil. The depth of disturbance of grading for the existing development is unknown. It may be assumed to have been at least 18 to 24-inches based on 1950s building practices. Despite this known disturbance, buried and as yet undocumented archaeological deposits may occur within the area of potential effect (A.P.E.).

No historic structures are detailed at this location in the 1901 (Printed 1904) U.S.G.S. Hueneme 15-Minute Series map. Impacts to significant prehistoric or historic archaeological resources, therefore, are not anticipated to occur as a result of the proposed project.

Based on these conclusions, the following management procedures are recommended:

- Due to the lack of surface visibility the parcel shall be resurveyed by a qualified archaeologist. Since there is a known disturbance from previous grading, monitoring during pavement and removal of structural footings is not required. Based on the recognized sensitivity for the occurrence of buried sites and artifacts and as mandated by the City of Oxnard archaeological guidelines, monitoring by a qualified archaeologist and Native American (specifically a qualified Ventureno Chumash descendant) 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 and Environmental Services 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.

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NOISE STUDY

DUDEK

ACOUSTICAL ASSESSMENT REPORT
for
THE COURTS RESIDENTIAL PROJECT
STEADFAST RESIDENTIAL DEVELOPMENT LLC
& OXNARD HOUSING AUTHORITY
(South Rose Ave & East First Street)

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SUMMARY

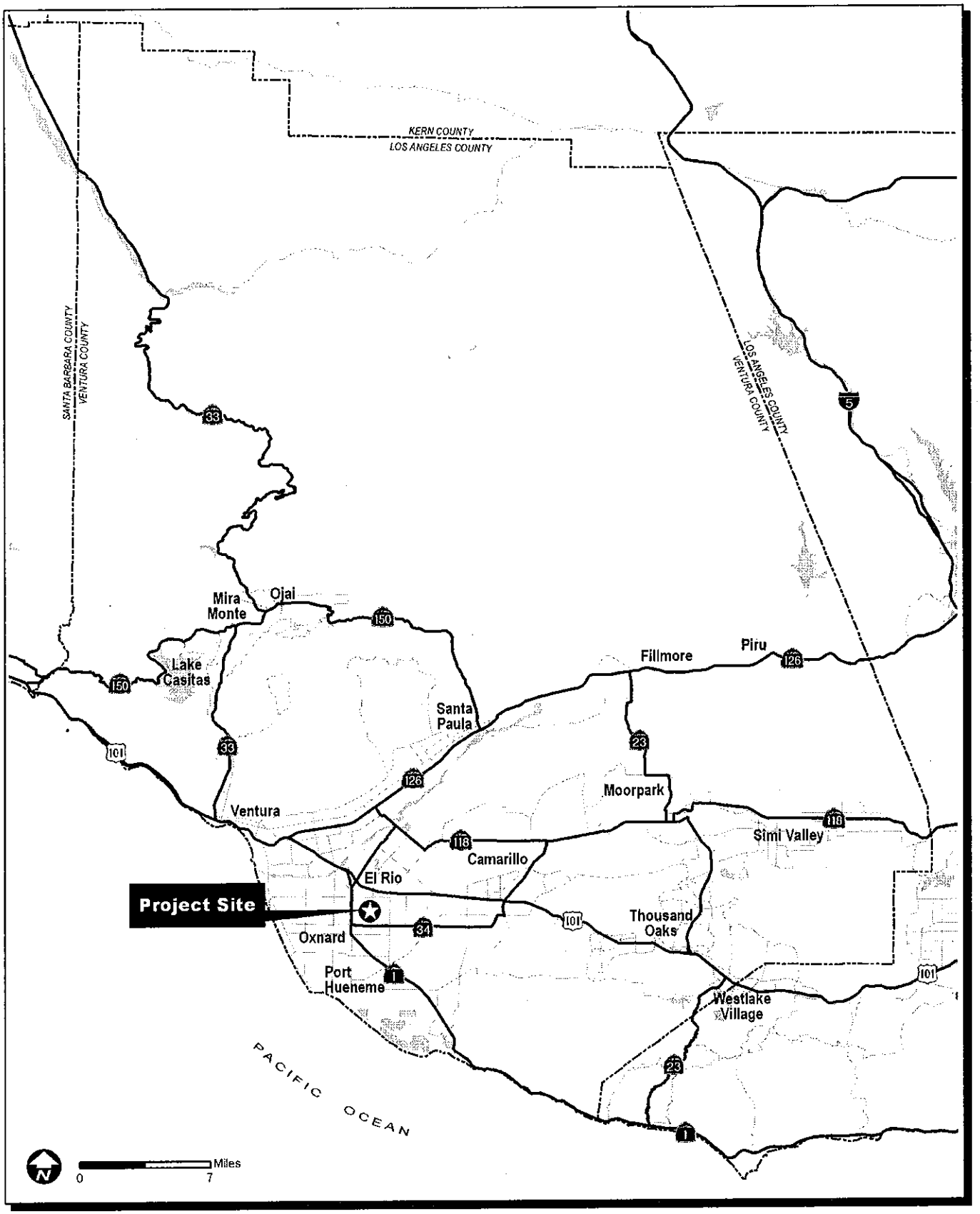
The project proposes to redevelop the subject property with 101 detached single-family residences, 64 attached multi-family town homes, 260 affordable multiple family residences (to replace the existing 260 public housing units), and 80 affordable apartments. The project also includes a public soccer field and separate neighborhood park component. The project site is located at the northwest corner of the intersection of South Rose Avenue & East First Street, and extends westward to South Marquita Street, in the City of Oxnard.

The project site would be primarily affected by traffic noise along arterial roadways including South Rose Avenue & East First Street, with additional contribution from traffic on South Marquita Avenue along the west side of the property. Noise from future traffic volumes along East First Street would require mitigation at the proposed second-floor deck elements of the single family homes proposed immediately adjacent to East First Street. Short-term construction noise impacts and off-site traffic noise associated with the project would result in a less than significant noise impact. The public park and soccer field components of the proposal are also expected to have less than significant noise impacts, but a noise wall is recommended in order to minimize non-significant impacts from intensive soccer field activity upon adjacent homes.

An interior noise study would be required prior to issuance of building permits for the residential structures immediately adjacent to South Rose Avenue, East First Street, South Marquita Street, and in the northern portions of the Phase II & III market-rate single family home component. These residences would require air-conditioning and/or mechanical ventilation systems and most likely sound-rated windows to meet the City's interior noise standard.

1.0 INTRODUCTION AND BACKGROUND

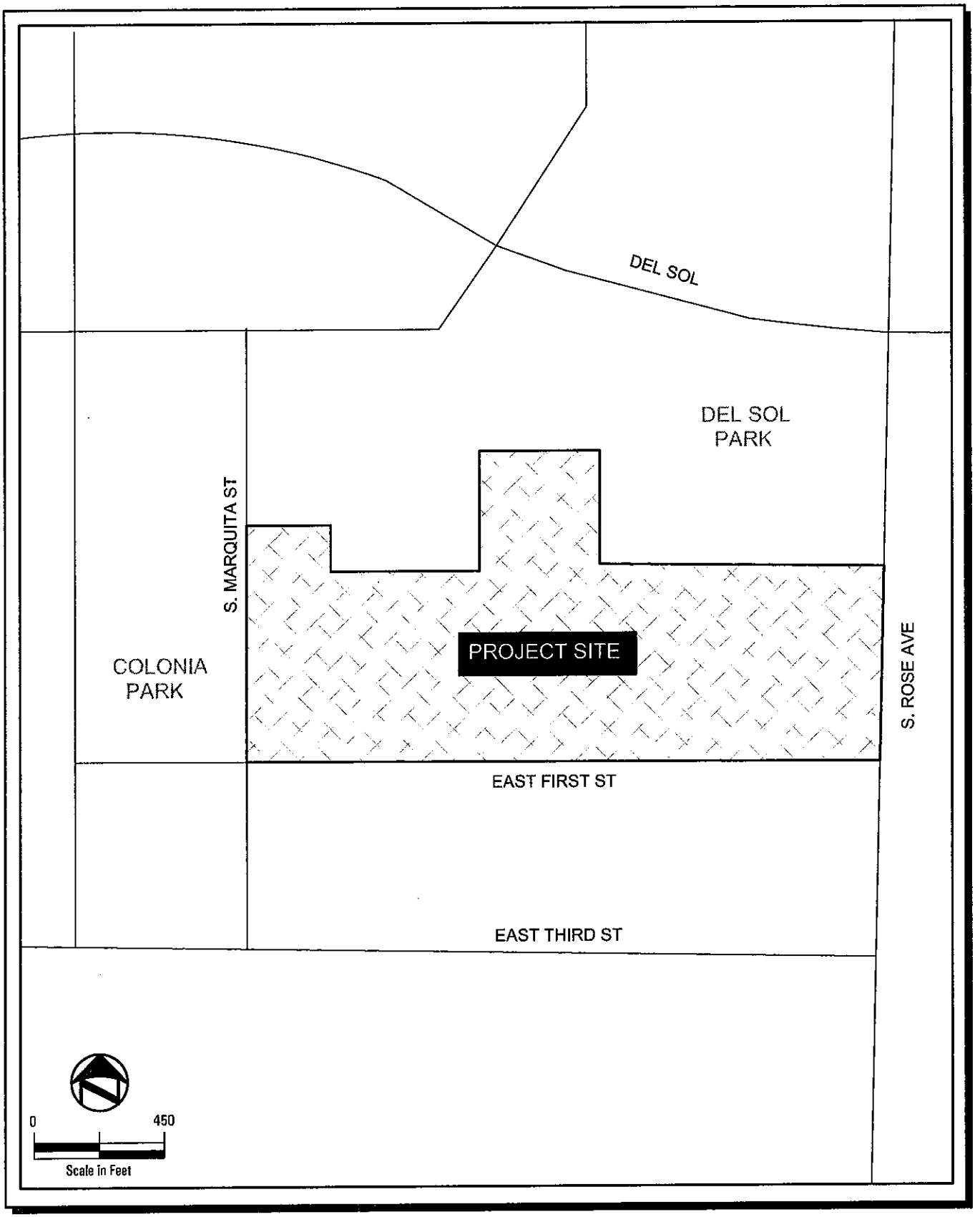
This report evaluates the noise impacts that would be associated with the proposed joint development project of Steadfast Residential Development, LLC and the Oxnard Housing Authority to be known as "The Courts". The project is located in the City of Oxnard (***Figures 1 and 2***). The site is currently developed with 260 residences operated by the Housing Authority as public housing. Existing land uses adjacent to the site include single family residences (south), multi-family housing (east and north), public park (west and north), and elementary school (northwest). The project would develop the site with a total of 260 replacement affordable multi-family units, 80 affordable apartments, 101 detached homes, and 64 attached townhomes; proposed development is depicted in ***Figure 3*** (Conceptual Site Plan /Preliminary Landscape Plan - Summers/Murphy& Partners, Inc, May 24, 2006).



The Courts Residential Project Acoustical Evaluation

Regional Location

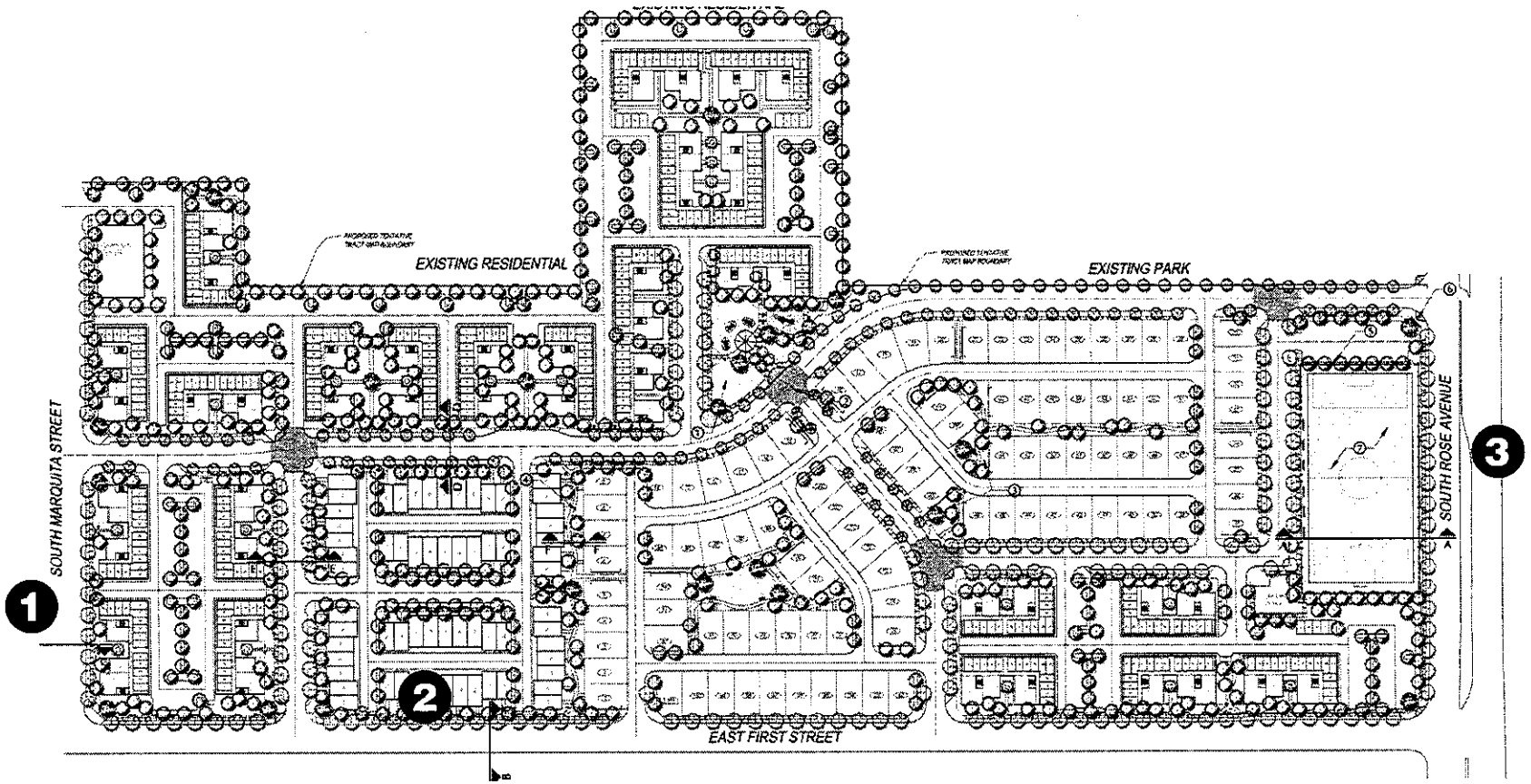
FIGURE 1



The Courts Residential Project Acoustical Evaluation

Project Vicinity

FIGURE 2



1" = 240'

SOURCE: Summers/Murphy & Partners, Inc., May 2006

The Courts Residential Project Acoustical Evaluation

Site Plan/Noise Measurement Locations

FIGURE 3

1.1 Noise Concepts

Community sound levels are measured in terms of the A-weighted sound level. The A-weighted scale measures sound levels corresponding to the human frequency response. All sound levels discussed in this report are A-weighted. Additional units of measure have also been developed to evaluate the long-term characteristics of sound. The time-average sound level (TAV) is a single-number representing the fluctuating sound level in decibels (dB) over a specified period of time. It is a sound energy average of the fluctuating level and is equal to a constant unchanging sound level of that dB level.

The City of Oxnard describes community noise levels in terms of the community noise equivalent level (CNEL). The CNEL is a 24-hour average A-weighted sound level with a five decibel (dB) "penalty" added to noise during the evening hours of 7:00 p.m. to 10:00 p.m., and a ten decibel penalty added to the nighttime hours from 10:00 p.m. to 7:00 a.m. The five and ten dB penalties are applied to account for increased noise sensitivity during the evening and nighttime hours. The A-weighted scale measures noise levels corresponding to the human hearing frequency response. All sound levels in this report are A-weighted. Definitions of acoustical terms used in this report are contained within *Attachment 1*. Typical sound levels generated by various activities are listed in *Table 1*.

TABLE 1
TYPICAL SOUND LEVELS MEASURED IN THE ENVIRONMENT AND INDUSTRY

Noise Source	A-Weighted Sound Level in Decibels	Noise Environment	Subjective Impression
Civil Defense Siren (100 ft.)	130		
	120		Threshold of pain
	110	Rock Music Concert	
Pile Driver (50 ft.)	100		Very loud
Power Lawn Mower (3 ft.)			
Motorcycle (25 ft.)	90	Boiler Room	
Diesel Truck (50 ft.)		Printing Press Plant	
Garbage Disposal (3 ft.)	80		
Vacuum Cleaner (3 ft.)	70		Moderately loud
Normal Conversation (3 ft.)			
	60		
		Department Store	
Light Traffic (100 ft.)	50	Private Business Office	
Bird Calls (distant)	40		Quiet
Soft Whisper	30	Quiet Bedroom	
	20	Recording Studio	
	10		Threshold of hearing

property boundary and adjacent to East First Street to determine the existing noise level associated with East First Street on the project site. A third noise measurement was conducted along the subject property boundary and adjacent to South Rose Avenue to determine the existing noise level associated with South Rose Avenue on the project site. The measurements were made using a calibrated Larson-Davis Laboratories Model 820 (S.N. 1534) integrating sound level meter equipped with a Type 2551 ½-inch pre-polarized condenser microphone with pre-amplifier. When equipped with this microphone, the sound level meter meets the current American National Standards Institute standard for a Type 1 precision sound level meter. The sound level meter was positioned at a height of approximately five feet above the ground.

The noise measurement locations are depicted as Site 1, Site 2, and Site 3 on ***Figure 3***. Site 1 is approximately 40 feet from the centerline of South Marquita Street, on the opposite side of the street from the project. The measured average noise level was 58 dB. *Table 1* shows the measured noise level and concurrent traffic volumes.

Site 2 is approximately 35 feet from the centerline of East First Street. Site 2 is approximately on the southern property boundary for the subject property. The measured average noise level at Site 2 was 63 dB. *Table 1* shows the measured noise level and concurrent traffic volumes.

Site 3 is approximately 50 feet from the centerline of South Rose Avenue, on the opposite side of the street from the project. The measured average noise level at Site 2 was 71 dB. ***Table 2*** shows the measured noise level and concurrent traffic volumes.

Table 2
Measured Average Sound Level

Site	Description	Date/Time	L_{eq}[1]	Cars	MT[2]	HT[3]
1	Approximately 40 feet to center line of South Marquita Street	5/04/06 10:40 to 11:10 a.m.	58 dB	57	0	0
2	Approximately 35 feet to center line of East First Street	5/04/06 11:15 to 11:45 a.m.	63 dB	119	5	0
3	Approximately 50 feet to center line of South Rose Avenue	5/04/06 12:00 to 12:20 p.m.	71 dB	730	29	46

Notes: [1] Equivalent Continuous Sound Level (Time-Average Sound Level)
[2] Medium Trucks
[3] Heavy Trucks

General Notes: Temperature 61 degrees, cloudy, 3 mph westerly wind.

The modeled L_{eq} values for Site 1, Site 2, and Site 3 are within two dB of the measured noise level. This result generally confirms the assumptions used in the noise model.

The modeled existing noise level is 63 dB CNEL at Site 1. The modeled existing noise level is 67 dB CNEL at Site 2. The modeled existing noise level is 74 dB CNEL at Site 3. It should be noted that these noise levels are in terms of the CNEL and not the L_{eq} as shown in ***Table 2***. It should also be noted these sites were selected to represent the noise exposure of an unshielded receiver; the receptor locations each have unobstructed exposure to the adjacent roadway.

3.0 IMPACT ANALYSIS

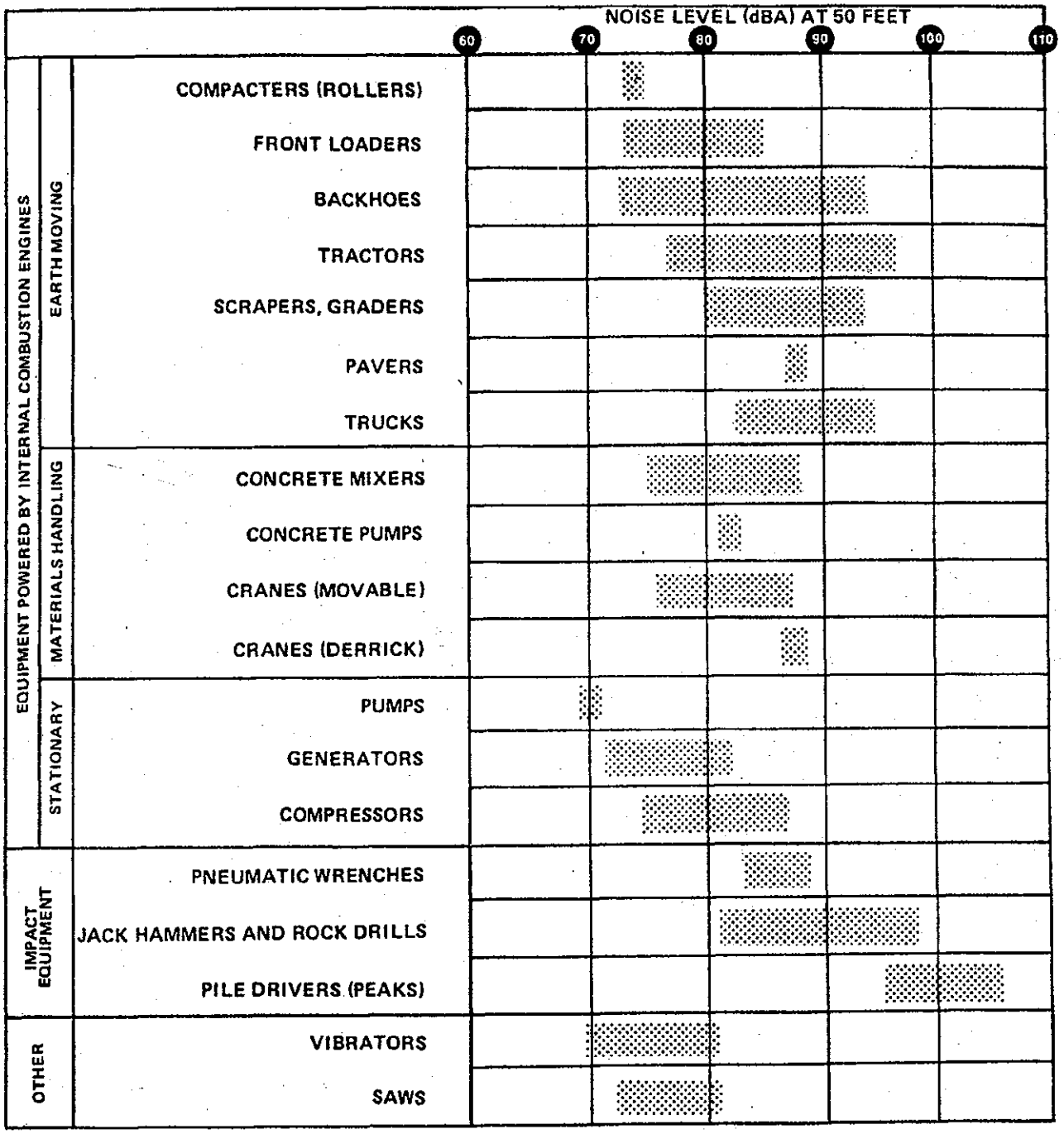
Short-term noise impacts associated with the project would result from temporary construction activities. Potential long-term noise impacts could result from project-related traffic on off-site roads. Also, residences would be exposed to traffic noise along adjacent roadways including South Rose Avenue, East First Street, and South Marquita Street. Lastly, residents may experience noise associated with the proposed public park/athletic field components of the project.

3.1 Construction Noise

Construction would involve several phases including clearing, grading, foundation construction and finish construction. The noise levels generated by construction equipment would vary greatly depending upon factors such as the type and specific model of the equipment, the operation being performed and the condition of the equipment. Based on typical construction operations it is anticipated that during clearing and grading activities the equipment would include scrapers, dozers, water truck, blades and loaders. The maximum noise level ranges for various pieces of construction equipment at a distance of 50 feet are depicted in ***Figure 4***.

Construction noise in a well defined area typically attenuates at approximately six dB per doubling of distance. Therefore, at a distance of 100 feet the maximum noise level would be approximately six dB less than indicated in ***Figure 4***. This assumes a direct line-of-sight from the receiver to the construction area. Intervening buildings would limit the noise level at some of the adjacent residences to less than its theoretical maximum.

When construction equipment is operating, existing residences immediately south and north of the project site could be disturbed by the activities. Because of the relatively short-term to moderate duration of construction activities, the City's existing restrictions on periods when construction can occur, and the common incorporation of routine construction noise controls, potential noise impacts upon adjacent existing residences are considered adverse, but not significant.



NOTE: Based on limited available data samples.

SOURCE: EPA PB 206717, Environmental Protection Agency, Dec. 31, 1971, "Noise from Construction Equipment & Operations"

The Courts Residential Project Acoustical Evaluation

Typical Construction Equipment Noise Generation Levels

FIGURE 4

In addition, construction activities would also generate short-term traffic as workers, equipment and materials are brought to the site. The daily transportation is expected to cause short-term traffic-related noise increases along the project roadways. However, this traffic would not be a significant percentage of the daily volumes in the area and would not increase the noise levels by more than three dB CNEL. Therefore, the construction-related traffic noise impacts are considered to be less than significant.

3.2 Project Related Traffic Noise (Offsite)

The project would increase the traffic volume on several roads including South Marquita Street, East First Street, and South Rose Avenue. The CNEL for the roads was determined based on the traffic volume information prepared for the project (AllianceJB 2006). As compared to the existing noise level, the existing plus project noise level would increase by less than one dB along these roads; the same holds true for the comparison of the future noise levels on these roadways comparing general plan buildout, with and without the project. A plus or minus one dB change is typically within the tolerance limit of traffic noise prediction models. In community noise assessments a one dB increase is not noticeable to the human ear. A noise level increase of up to three dB is generally not considered significant. Typically, a three dB change in community noise is considered a just-noticeable difference. The traffic-related noise level increase attributable to the project, shown in ***Table 3,*** is considered less than significant on a project-specific and cumulative basis.

TABLE 3
SUMMARY OF PROJECT RELATED OFF-SITE TRAFFIC NOISE IMPACTS

Location	Existing CNEL	Existing with Project CNEL	Project Contribution [1] (dB)	2020 GP Buildout No Project CNEL	2020 GP Buildout With Project CNEL	Project Contribution [2] (dB)
South Rose Ave., 50 Feet from CL	74.3	74.5	+0.2	75.4	75.5	+0.1
East First Street, 50 Feet from CL	65.0	65.6	+0.6	64.7	65.4	+0.7
South Marquita Dr., 50 Feet from CL	61.7	62.0	+0.3	62.6	62.9	+0.3

Notes: 1 Existing vs. Existing Plus Project
2 General Plan Buildout vs. General Plan Buildout with Project.

The noise levels in the table are rounded to the nearest one-tenth of a dB which is beyond the accuracy limits of traffic noise models. However, these values are shown for comparison purposes.

3.3 Traffic Noise from Adjacent Off-Site Roadways

Traffic Noise Modeling

The Caltrans' Sound 32 model was used to determine future traffic noise levels along South Marquita Street, East First Street, and South Rose Avenue. The modeled existing and future traffic speed was 30 mph along Marquita Street, 35 mph along East First Street, and 45 mph along South Rose Avenue; these are the posted speed limits for these facilities and they are constructed at full design standards. The percentage of total traffic volumes attributable to medium and heavy trucks was assigned individually per roadway, based upon input from the traffic engineer (Jim Biega, AllianceJB, 2006). For South Marquita Street, heavy trucks were modeled to account for one percent of the traffic volume, while medium trucks were modeled at two percent of the total vehicle composition. For East First Street, heavy trucks were modeled to account for two percent of the traffic volume, while medium trucks were modeled at four percent of the total vehicle composition. For South Rose Avenue, heavy trucks were modeled to account for five percent of the traffic volume, while medium trucks were modeled at three percent of the total vehicle composition.

South Rose Avenue is classified as a Secondary Arterial in the City's Circulation Element and will continue to be one of the primary noise sources at the project site in the future. In the year 2020 (at current General Plan build-out), South Rose Avenue north of East First Street will carry approximately 44,640 ADT (AllianceJB, 2006) including project traffic contribution.

East First Street is classified as a Local Arterial in the City's Circulation Element and will continue to be one of the primary noise sources at the project site in the future. In the year 2020, East First Street west of South Rose Avenue will carry approximately 5,900 ADT (AllianceJB, 2006) including project traffic contribution.

South Marquita Street is a residential collector road that will have a General Plan buildout (i.e., year 2020) traffic volume of approximately 2,720 (AllianceJB, 2006) including project traffic contribution.

Exterior Noise Impact

Steadfast Residential Development LLC, the project sponsor, provided Dudek with a Site Plan & Preliminary Landscape Plan from Summers/Murphy & Partners, Inc. (5/24/06) that illustrates the proposed site configuration and distribution of housing products. Steadfast Residential Development, LLC also provided more detailed design information for each of the housing types. The following discussion provides a description of the proposed exterior living areas by housing type, and the analysis of future predicted noise levels within the exterior living spaces.

Affordable Apartments

The report appendix contains the site plan, floor plan, and elevations for the two apartment building types (Affordable and Non Profit Apartments, Thomas Cook Architects, 5/24/06). The site plan for the apartment structures in each case includes a u-shaped building, with interior ground-level courtyard. The courtyard is intended to provide the primary exterior living space for the apartment structure, while selected units also have upper-level balcony elements situated in the courtyard. Dudek modeled the noise level within the courtyards for two representative apartment structures, from future traffic volumes along East First Street and South Rose Avenue.

For the proposed apartment structure at the corner of South Marquita Street and East First Street (which uses the floor plan of "Non Profit Apartment, Building Type 2"), the future sound levels from traffic noise were calculated to range up to 62 dB CNEL within the courtyard area. Because proposed balconies on upper floors would be situated within the courtyard area of the structure, future sound levels for the proposed balconies would also range up to a maximum of 62 dB CNEL. Thus, the exterior living area provided for the apartment structures of Building Type 2 (i.e., the ground-level courtyards and upper level balconies within the courtyard) would meet the exterior noise criterion of 65 dB CNEL without the need for project mitigation

For the proposed apartment structure at the corner of South Rose Avenue and East First Street (which uses the floor plan of "Affordable Apartment, Building Type 1"), the future sound levels from traffic noise were also calculated to range up to 62 dB CNEL within the courtyard area. Because proposed balconies on upper floors for this building type would also be situated within the courtyard area of the structure, future sound levels for the proposed balconies would range up to a maximum of 62 dB CNEL. Thus, the exterior living area provided for the apartment structures of Building Type 1 (i.e., the ground-level courtyards and upper level balconies in the courtyard) would meet the exterior noise criterion of 65 dB CNEL without the need for project mitigation.

Single Family (For Sale) Residences

Site plans, street sections, elevations, and floor plans provided by Steadfast Residential Development, LLC for the single family homes (Daniellian Associates, for Fieldstone, 4/12/06) can be found in the report appendix. The representative single family home product has vehicle access from a service alley, and the front pedestrian entrance oriented to a public street (such as East First Street). Exterior living areas include a ground-level yard running between adjacent residences, a second-floor deck facing the front of the house, and a second-floor deck facing the rear of the house (above the guest parking space carport). Please refer to the Daniellian Associates plans for these living spaces.

South Rose Avenue is a major contributor to the noise environment at the site. The closest single family homes within the project to South Rose Avenue would be a row of lots just opposite the proposed soccer field. Exterior noise levels along the northern and eastern boundary of this group of single family lots is calculated to range up to 64 dB CNEL, which is within the City's adopted exterior noise criteria of 65 dB CNEL. No mitigation would be required to address proposed exterior living spaces of the single family lots in this group.

Near the center of the East First Street frontage of the project, there is a proposed group of single family homes. Dudek evaluated the second floor deck facing East First Street and the side yard living area. The rear second floor deck is shielded by the building mass and is also a sufficient distance from East First Street to avoid elevated traffic noise. For the proposed side-yard area, the future sound levels from traffic noise were calculated to range up to 65 dB CNEL. For the second floor deck area facing East First Street, sound levels from traffic noise were calculated to range up to 68 dB CNEL. The second floor deck elements of the single family homes immediately adjacent to East First Street would, therefore, experience a significant noise impact unless mitigation measures are incorporated.

Steadfast Residential Development, LLC has indicated the floor plan / site layout for the single family residential product could be subject to revision or modification during finalization. For the single family lots immediately adjacent to East First Street, similar mitigation would be required if there is a second floor balcony or deck element directly facing East First Street, and with a similar setback distance as the representative site layout. Substantial changes to the site layout should be addressed with a site-specific noise evaluation during the building permit review phase for future development.

Townhomes

Site plan, floor plans, and elevations for the townhome product of the project were furnished by Steadfast Residential Development, LLC (Thomas Cook Architects, 5/24/06) and may be found in the report appendix. Exterior living area for the townhomes is provided as a second-floor terrace that is recessed into the building face. Dudek evaluated the future exterior noise level for the one row of town homes fronting on East First Street. As designed, the future noise level within the second-floor terrace area from traffic along East First Street is calculated to range up to 64 dB CNEL, which is within the City's adopted exterior noise criteria of 65 dB CNEL. No mitigation would be required to address proposed exterior living spaces of the townhomes.

3.4 Neighborhood Park / Soccer Field Noise

A public soccer field would be located along approximately 80% of the project's South Rose Avenue frontage. The soccer field would be located north of the easterly extension of the

Affordable Apartments component (Lot 7 of the TTM), and east of Phase III of the detached single family homes component of the project (Lot 6 of the TTM). The neighborhood park component would be within the Phase I Non-Profit component (affordable residences, Lot 1 of the TTM), to the northwest, and across an internal street from, Phase 1 and 2 of the detached single family homes (refer to ***Figure 3***). The proposed park/ soccer complex would not be illuminated and would be utilized only during "dusk to dawn" hours, consistent with existing City park operations. Outdoor recreation activities can affect the surrounding land uses with respect to recreation-related noise generation.

At any one location, the hourly average sound level associated with recreation activities is difficult to predict due to the many variables involved. These factors include the location and number of participants and spectators, as well as the amount and level of conversation and cheering.

Because the neighborhood park component is not intended or designed for any particular organized sporting events, it is assumed only informal sporting use, passive recreation, and picnic-style gatherings would occur in the park. Park facilities of this type generally do not produce substantial noise effects upon the surrounding neighborhood.

The proposal includes one soccer field to be located between South Rose Avenue and Lots 6 and 7 of the TTM for The Courts (For Sale Phase III and Affordable Apartments). Organized soccer events would have noise from players, as well as spectator noise associated with clapping and cheering. Some people living closest to the soccer fields may experience temporary elevated noise levels during soccer events, and some residents may consider these noise events to be a nuisance. Therefore, to minimize potential noise nuisance occurrences from soccer events, a sound wall has been recommended for the soccer field.

3.5 Interior Noise

The City requires that interior noise levels not exceed a CNEL of 45 dB. Typically, with the windows open, building shells provide approximately 15 dB of noise reduction. Therefore, rooms exposed to an exterior CNEL greater than 60 dB could result in an interior CNEL greater than 45 dB. The exterior noise level would exceed 60 dB CNEL for residences immediately adjacent to South Marquita Street, East First Street, South Rose Avenue, along the northern boundary of For Sale Phase II, and along the North and East boundary of For Sale Phase III (refer to *Figure 3*). Thus, mitigation to address interior noise would be required for these lots.

4.0 MITIGATION

4.1 Required Mitigation

The following mitigation measures are required to be incorporated, in order to reduce identified potentially significant noise impacts of the project.

Exterior Noise Mitigation

Traffic noise associated with project plus Year 2020 general plan build out traffic volumes along East First Street adjacent to the project site would result in exterior noise levels in excess of 65 dB CNEL within the second floor deck elements facing East First Street, for single family homes immediately adjacent to East First Street. The following mitigation would be required:

- The East First Street facing second floor deck of the single family residences immediately adjacent to East First Street shall include a perimeter soundwall of not less than 5 feet in height, measured from the floor elevation of the deck. This sound wall would achieve sound levels at or below the 65 dB CNEL criterion within the proposed deck area. The materials used in the construction of the sound wall are required to have a minimum surface density of 3.5 pounds per square foot. They may consist of masonry material, plexiglass, tempered glass, or a combination of these materials. The barriers must be designed so there are no openings or cracks.

Interior Noise

Exterior noise levels from future traffic volumes on adjacent roadways would exceed 60 dB CNEL within certain of the proposed residential lots, leading to a potential to exceed the established interior noise criterion within future homes on these lots. The following mitigation is required to address potentially significant interior noise impacts.

- An interior noise study would be required prior to issuance of building permits for residential structures on lots immediately adjacent to South Rose Avenue, East First Street, South Marquita Street, and along the eastern boundary of For Sale Phase III components (Lot 6 of the TTM) to ensure that the interior noise levels would not exceed a CNEL of 45 dB. The homes on these lots would most likely require air-conditioning or mechanical ventilation so that the windows could be closed at the occupant's discretion. Sound-rated windows may also be required.

4.2 Recommended Mitigation

The following mitigation measure is ***recommended*** only, in order to minimize already non-significant noise impacts of the project.

Exterior Noise – Soccer Field

Some residential portions of the project could experience nuisance noise at insignificant levels, while the adjacent soccer field is in use. The following mitigation measure is recommended to minimize impacts from soccer field activity noise.

- A minimum 5-foot high sound wall should be constructed along the western and southern boundary of the soccer field.

5.0 UNAVOIDABLE SIGNIFICANT NOISE IMPACTS

No unavoidable on-site or off-site noise impacts associated with the project are anticipated with the implementation of the required and recommended mitigation measures. Implementation of the proposed mitigation measures would reduce all identified noise impacts to a less than significant level.

6.0 REFERENCES

AllianceJB, March 31, 2006. *The Courts Site Specific Traffic Impact Study.*

California Department of Transportation (Caltrans), June 1983. *User's Instructions for SOUND32 (FHWA/CA-83/06).*

California Department of Transportation (Caltrans), 1987. *California Vehicle Noise Emission Levels, (FHWA/CA/TL-87/03).*

City of Oxnard, February 1995. *Threshold Guidelines Initial Study Assessment.*

City of Oxnard, September 27, 2005. *City of Oxnard Ordinance No. 2702, Section 19.60.*

Daniellian Associates, 4/12/06, *Single Family Home Layouts for The Courts*

Summers/Murphy & Partners, Inc. 5/24/06, *Site Plan & Preliminary Landscape Plan for The Courts*

Thomas Cook Architects, 5/24/06, *Site Plans, Floor Plans, and Elevations for The Courts*

ATTACHMENT 1

Definitions

ATTACHMENT 1
DEFINITIONS

Term	Definition
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Community Noise Equivalent Level, CNEL	CNEL is the average equivalent A-weighted sound level during a 24-hour day. CNEL accounts for the increased noise sensitivity during the nighttime (10 PM to 7AM) and evening (7 PM to 10 PM) by adding ten dB to the sound levels at night and five dB to the sound levels during the evening.
Decibel, dB	A unit for measuring sound pressure level and is equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure squared to a reference pressure, which is 20 micropascals.
Maximum A-weighted Sound Level, Lmax	The greatest sound level measured on a sound level meter during a designated time interval or event.
Time-Average Sound Level, TAV	The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. TAV is designed to average all of the loud and quiet sound levels occurring over a time period.

ATTACHMENT 2

Sound32 Modeling Results

the_courts_rev_exist_input
**** Sound 2000 (Caltrans Version of Stamina2/Optima) ****

INPUT DATA FILE : P:\300.Environmental\Noise Studies\Steadfast\5104_The_Courts.ext.s32
DATE : 6/23/2006

STEADFAST: THE COURTS, OXNARD - EXISTING

TRAFFIC DATA

LANE NO.	AUTO VPH	AUTO MPH	MEDIUM TRKS VPH	MEDIUM TRKS MPH	HEAVY TRKS VPH	HEAVY TRKS MPH	DESCRIPTION
1	100	30	2	30	1	30	SOUTHBOUND LANE
2	100	30	2	30	1	30	NORTHBOUND LANE
3	252	35	11	35	5	35	EASTBOUND LANE
4	252	35	11	35	5	35	WEST BOUND LANE
5	1553	45	51	45	84	45	SOUTHBOUND LANE GROUP
6	1553	45	51	45	84	45	NORTHBOUND LANES

LANE DATA

LANE NO.	SEG. NO.	GRADE COR.	X	Y	Z	SEGMENT DESCRIPTION	LANE DESCRIPTION
1	1	N	14.0	600.0	0.0		SOUTH MARQUITA SB
	2	N	14.0	300.0	0.0		
	3	N	14.0	0.0	0.0		
			14.0	-300.0	0.0		
2	1	N	26.0	600.0	0.0	NORTH END	SOUTH MARQUITA - NB
	2	N	26.0	300.0	0.0		
	3	N	26.0	0.0	0.0		
			26.0	-300.0	0.0		
3	1	N	-500.0	14.0	0.0	WEST END	EAST FIRST STREET EB
	2	N	-300.0	14.0	0.0		
	3	N	0.0	14.0	0.0		
	4	N	300.0	14.0	0.0		
	5	N	600.0	14.0	0.0		
	6	N	900.0	14.0	0.0		
	7	N	1200.0	14.0	0.0		
	8	N	1500.0	14.0	0.0		
			2000.0	14.0	0.0	East End	
4	1	N	-500.0	26.0	0.0	WEST END	EAST FIRST STREET WB
	2	N	-300.0	26.0	0.0		
	3	N	0.0	26.0	0.0		
	4	N	300.0	26.0	0.0		
	5	N	600.0	26.0	0.0		
	6	N	900.0	26.0	0.0		
	7	N	1200.0	26.0	0.0		
	8	N	1500.0	26.0	0.0		
			2000.0	26.0	0.0	East End	
5	1	N	1980.0	1200.0	0.0	NORTH END	SOUTH ROSE AVENUE SB
	2	N	1980.0	900.0	0.0		
	3	N	1980.0	600.0	0.0		
	4	N	1980.0	300.0	0.0		
	5	N	1980.0	0.0	0.0		
			1980.0	-300.0	0.0	South End	

6	1	N	2020.0	1200.0	0.0	NORTH END	SOUTH ROSE AVENUE NB
	2	N	2020.0	900.0	0.0		
	3	N	2020.0	600.0	0.0		
	4	N	2020.0	300.0	0.0		
	5	N	2020.0	0.0	0.0		
			2020.0	-300.0	0.0	South End	

RECEIVER DATA

REC NO.	X	Y	Z	ID
1	-6.0	280.0	5.0	M1
2	450.0	54.0	5.0	M2
3	2072.0	350.0	7.0	M3

DROP-OFF RATES

LANE No.	RECEIVER NO. 1	2	3
1	3.0	3.0	3.0
2	3.0	3.0	3.0
3	3.0	3.0	3.0
4	3.0	3.0	3.0
5	3.0	3.0	3.0
6	3.0	3.0	3.0

the_courts_rev_existing
SOUND32 - RELEASE 07/30/91, MODIFIED 04/22/00

TITLE:
STEADFAST: THE COURTS, OXNARD - EXISTING

BASED ON FHWA-RD-108 AND
CALIFORNIA REFERENCE ENERGY MEAN EMISSION LEVELS

RECEIVER	LEQ
M1	62.7
M2	66.6
M3	74.5

the_courts_rev_future_input
**** Sound 2000 (Caltrans Version of Stamina2/Optima) ****

INPUT DATA FILE : P:\300.Environmental\Noise Studies\Steadfast\5104_The_Courts_rev.fut.s32
DATE : 6/23/2006

STEADFAST: THE COURTS, OXNARD - FUTURE

TRAFFIC DATA

LANE NO.	AUTO VPH	AUTO MPH	MEDIUM TRKS VPH	MEDIUM TRKS MPH	HEAVY TRKS VPH	HEAVY TRKS MPH	DESCRIPTION
1	133	30	2	30	1	30	SOUTHBOUND LANE
2	133	30	2	30	1	30	NORTHBOUND LANE
3	277	35	12	35	6	35	EASTBOUND LANE
4	277	35	12	35	6	35	WEST BOUND LANE
5	2053	45	67	45	112	45	SOUTHBOUND LANE GROUP
6	2053	45	67	45	112	45	NORTHBOUND LANES

LANE DATA

LANE NO.	SEG. NO.	GRADE COR.	X	Y	Z	SEGMENT DESCRIPTION	LANE DESCRIPTION
1	1	N	14.0	600.0	0.0		SOUTH MARQUITA SB
	2	N	14.0	300.0	0.0		
	3	N	14.0	0.0	0.0		
			14.0	-300.0	0.0		
2	1	N	26.0	600.0	0.0	NORTH END	SOUTH MARQUITA - NB
	2	N	26.0	300.0	0.0		
	3	N	26.0	0.0	0.0		
			26.0	-300.0	0.0		
3	1	N	-500.0	14.0	0.0	WEST END	EAST FIRST STREET EB
	2	N	-300.0	14.0	0.0		
	3	N	0.0	14.0	0.0		
	4	N	300.0	14.0	0.0		
	5	N	600.0	14.0	0.0		
	6	N	900.0	14.0	0.0		
	7	N	1200.0	14.0	0.0		
	8	N	1500.0	14.0	0.0		
			2000.0	14.0	0.0	EAST END	
4	1	N	-500.0	26.0	0.0	WEST END	EAST FIRST STREET WB
	2	N	-300.0	26.0	0.0		
	3	N	0.0	26.0	0.0		
	4	N	300.0	26.0	0.0		
	5	N	600.0	26.0	0.0		
	6	N	900.0	26.0	0.0		
	7	N	1200.0	26.0	0.0		
	8	N	1500.0	26.0	0.0		
			2000.0	26.0	0.0	EAST END	
5	1	N	1980.0	1200.0	0.0	NORTH END	SOUTH ROSE AVENUE SB
	2	N	1980.0	900.0	0.0		
	3	N	1980.0	600.0	0.0		
	4	N	1980.0	300.0	0.0		
	5	N	1980.0	0.0	0.0		
			1980.0	-300.0	0.0	SOUTH END	

6	1	N	2020.0	1200.0	0.0	NORTH END	SOUTH ROSE AVENUE NB
	2	N	2020.0	900.0	0.0		
	3	N	2020.0	600.0	0.0		
	4	N	2020.0	300.0	0.0		
	5	N	2020.0	0.0	0.0		
			2020.0	-300.0	0.0	SOUTH END	

==========

BARRIER DATA

Barrier No. 1 Barrier Description: LEASING OFFICE - APARTMENTS
Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (ZO)	TOP (Z)		BARRIER HEIGHTS AT ENDS	
1	1765.0	195.0	0.0	15.0	B1 P1	*	15
2	1765.0	255.0	0.0	15.0	B1 P2	*	15
3	1735.0	255.0	0.0	15.0	B1 P3	*	15
4	1735.0	235.0	0.0	15.0	B1 P4	*	15
5	1715.0	235.0	0.0	15.0	B1 P5	*	15
6	1715.0	195.0	0.0	15.0	B1 P6	*	15
	1765.0	195.0	0.0	15.0	B1 P7	*	15

Barrier No. 2 Barrier Description: APARTMENT BUILDING ONE Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (ZO)	TOP (Z)		BARRIER HEIGHTS AT ENDS	
1	1835.0	65.0	0.0	30.0	B2 P1	*	30
2	1835.0	135.0	0.0	30.0	B2 P2	*	30
3	1705.0	135.0	0.0	30.0	B2 P3	*	30
4	1705.0	65.0	0.0	30.0	B2 P4	*	30
5	1735.0	65.0	0.0	30.0	B2 P5	*	30
6	1735.0	75.0	0.0	30.0	B2 P6	*	30
7	1760.0	75.0	0.0	30.0	B2 P7	*	30
8	1760.0	110.0	0.0	30.0	B2 P8	*	30
9	1780.0	110.0	0.0	30.0	B2 P9	*	30
10	1780.0	65.0	0.0	30.0	B2 P10	*	30
	1835.0	65.0	0.0	30.0	B2 P11	*	30

Barrier No. 3 Barrier Description: APARTMENT BUILDING 2 Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (ZO)	TOP (Z)		BARRIER HEIGHTS AT ENDS	
1	1435.0	65.0	0.0	30.0	B3 P1	*	30
2	1435.0	135.0	0.0	30.0	B3 P2	*	30
3	1305.0	135.0	0.0	30.0	B3 P3	*	30
4	1305.0	65.0	0.0	30.0	B3 P4	*	30
5	1335.0	65.0	0.0	30.0	B3 P5	*	30

6	1335.0	75.0	0.0	30.0	B3 P6	*	30
7	1360.0	75.0	0.0	30.0	B3 P7	*	30
8	1360.0	110.0	0.0	30.0	B3 P8	*	30
9	1380.0	110.0	0.0	30.0	B3 P9	*	30
10	1380.0	65.0	0.0	30.0	B3 P10	*	30
	1435.0	65.0	0.0	30.0	B3 P11	*	30

Barrier No. 4 Barrier Description: SINGLE FAMILY LOT Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (ZO)	TOP (Z)			BARRIER HEIGHTS AT ENDS
1	1013.0	50.0	0.0	20.0	B4 P1	*	20
2	1023.0	50.0	0.0	20.0	B4 P2	*	20
3	1023.0	52.0	0.0	20.0	B4 P3	*	20
4	1029.0	52.0	0.0	20.0	B4 P4	*	20
5	1029.0	70.0	0.0	20.0	B4 P5	*	20
6	1034.0	70.0	0.0	20.0	B4 P6	*	20
7	1034.0	100.0	0.0	20.0	B4 P7	*	20
8	1023.0	100.0	0.0	20.0	B4 P8	*	20
9	1023.0	94.0	0.0	20.0	B4 P9	*	20
10	1013.0	94.0	0.0	20.0	B4 P10	*	20
	1013.0	50.0	0.0	20.0	B4 P11	*	20

Barrier No. 5 Barrier Description: TOWNHOME Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P)= 0

SEG	X	Y	GROUND (ZO)	TOP (Z)			BARRIER HEIGHTS AT ENDS
1	650.0	75.0	0.0	13.0	B5 P1	*	13
2	610.0	75.0	0.0	13.0	B5 P2	*	13
3	610.0	65.0	0.0	13.0	B5 P3	*	13
4	505.0	65.0	0.0	13.0	B5 P4	*	13
5	505.0	75.0	0.0	13.0	B5 P5	*	13
6	465.0	75.0	0.0	13.0	B5 P6	*	13
7	465.0	115.0	0.0	13.0	B5 P7	*	13
8	650.0	115.0	0.0	13.0	B5 P8	*	13
	650.0	75.0	0.0	13.0	B5 P9	*	13

==========

RECEIVER DATA

REC NO.	X	Y	Z	ID
1	-6.0	280.0	5.0	M1
2	450.0	54.0	5.0	M2
3	2072.0	350.0	7.0	M3
4	1725.0	400.0	5.0	REC 4
5	1770.0	80.0	5.0	REC 5
6	1770.0	100.0	5.0	REC 6

7	1370.0	80.0	5.0	REC 7
8	1370.0	100.0	5.0	REC 8
9	1025.0	50.0	5.0	FIRST FLOOR PORCH
10	1035.0	65.0	5.0	SIDE YARD
11	647.0	78.0	15.0	TOWNHOME TERRACE
12	605.0	68.0	15.0	TWNHM TERR 2

DROP-OFF RATES

LANE No.	RECEIVER NO. 1	2	3	4	5	6	7	8	9	10	11	12
1	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
2	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
3	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
4	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
5	3.0	3.0	3.0	4.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
6	3.0	3.0	3.0	4.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

SOUND32 - RELEASE 07/30/91, MODIFIED 04/22/00

TITLE:
STEADFAST: THE COURTS, OXNARD - FUTURE

1

BARRIER DATA
****

BAR ELE	0	1	2	3	4	5	6	7	BAR ID	LENGTH	TYPE
		BARRIER HEIGHTS									
1	-	15.*							B1 P1	60.0	
2	-	15.*							B1 P2	30.0	
3	-	15.*							B1 P3	20.0	
4	-	15.*							B1 P4	20.0	
5	-	15.*							B1 P5	40.0	
6	-	15.*							B1 P6	50.0	
7	-	30.*							B2 P1	70.0	
8	-	30.*							B2 P2	130.0	
9	-	30.*							B2 P3	70.0	
10	-	30.*							B2 P4	30.0	
11	-	30.*							B2 P5	10.0	
12	-	30.*							B2 P6	25.0	
13	-	30.*							B2 P7	35.0	
14	-	30.*							B2 P8	20.0	
15	-	30.*							B2 P9	45.0	
16	-	30.*							B2 P10	55.0	
17	-	30.*							B3 P1	70.0	
18	-	30.*							B3 P2	130.0	
19	-	30.*							B3 P3	70.0	
20	-	30.*							B3 P4	30.0	
21	-	30.*							B3 P5	10.0	
22	-	30.*							B3 P6	25.0	
23	-	30.*							B3 P7	35.0	
24	-	30.*							B3 P8	20.0	
25	-	30.*							B3 P9	45.0	
26	-	30.*							B3 P10	55.0	
27	-	20.*							B4 P1	10.0	
28	-	20.*							B4 P2	2.0	
29	-	20.*							B4 P3	6.0	
30	-	20.*							B4 P4	18.0	
31	-	20.*							B4 P5	5.0	
32	-	20.*							B4 P6	30.0	
33	-	20.*							B4 P7	11.0	
34	-	20.*							B4 P8	6.0	
35	-	20.*							B4 P9	10.0	
36	-	20.*							B4 P10	44.0	
37	-	13.*							B5 P1	40.0	
38	-	13.*							B5 P2	10.0	
39	-	13.*							B5 P3	105.0	
40	-	13.*							B5 P4	10.0	
41	-	13.*							B5 P5	40.0	
42	-	13.*							B5 P6	40.0	
43	-	13.*							B5 P7	185.0	
44	-	13.*							B5 P8	40.0	
	0	1	2	3	4	5	6	7			

1

REC	REC ID	DNL	PEOPLE	LEQ(CAL)
1	M1	67.	500.	63.2
2	M2	67.	500.	66.9
3	M3	67.	500.	75.7
4	REC 4	67.	500.	64.5
5	REC 5	67.	500.	62.3
6	REC 6	67.	500.	57.1
7	REC 7	67.	500.	61.7
8	REC 8	67.	500.	56.5
9	FIRST FL	67.	500.	67.7
10	SIDE YAR	67.	500.	64.8
11	TOWNHOME	67.	500.	63.7
12	TWNHM TE	67.	500.	63.1

BARRIER HEIGHT INDEX FOR EACH BARRIER SECTION

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

CORRESPONDING BARRIER HEIGHTS FOR EACH SECTION

15.15.15.15.15.15.30.30.30.30.30.30.30.30.30.30.30.30.30.30.30.30.30.30.

30.20.20.20.20.20.20.20.20.20.20.13.13.13.13.13.13.13.13.

ATTACHMENT 3

Representative Design Information

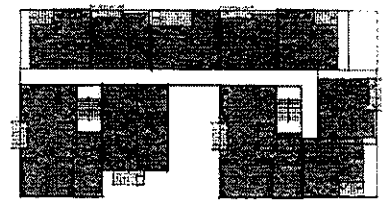
For Project Housing Types

Left Side Elevation (4)

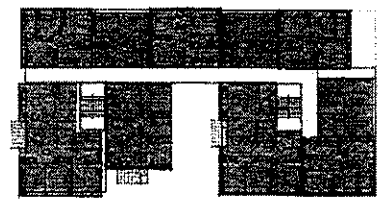
Rear Elevation (3)

Right Side Elevation (2)

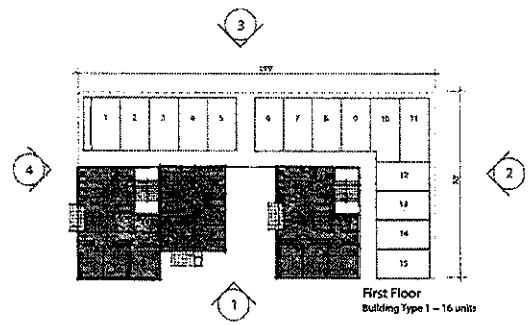
Front Elevation (1)



Third Floor



Second Floor



First Floor
Building Type 1 – 16 units

SEAWORTHY COMPANY

THE COURTS
Oxnard, California

Affordable Apartments Building Type 1

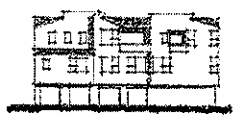
Scale: 1"=16'-0"

05/24/06 2003-076

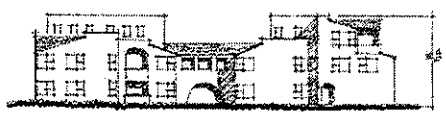
THOMAS P. COX ARCHITECTS, INC.

Left Side Elevation (4)

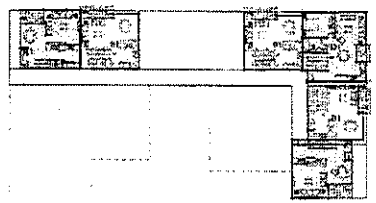
Rear Elevation (3)



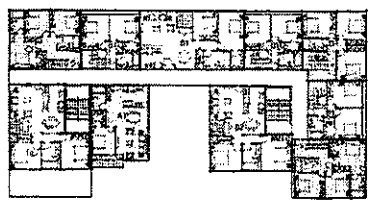
Right Side Elevation (2)



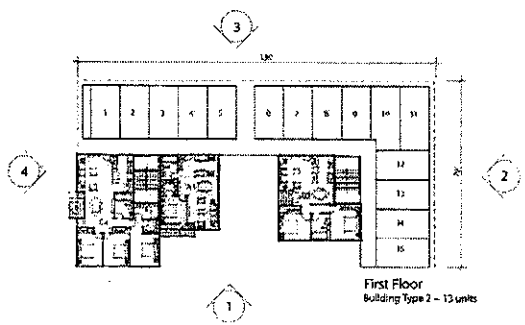
Front Elevation (1)



Third Floor



Second Floor



First Floor
Building Type 2 – 13 units

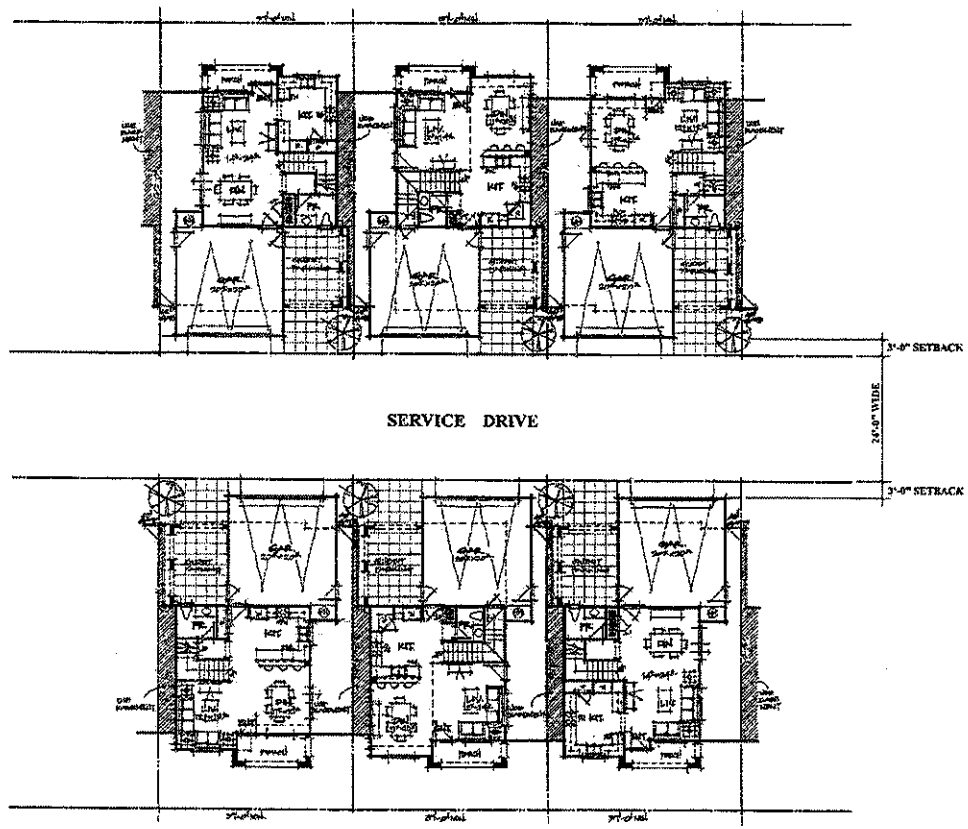
STEARNEST COMPANIES

THE COURTS
Oxnard, California

Non Profit Apartments Phase 2 Building Type 2

Scale: 1"=16'-0"
05/24/06 2003-076

THOMAS P. COX ARCHITECTS, INC.



TYPICAL ADJACENT LOT DIAGRAM

Fieldstone
A Tradition of Excellence

THE COURTS
Oxnard, California

4'-0" 8'-0" 16'-0"
SCALE: 1/8"=1'-0"

DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING
SIXTY CORPORATE PARK IRVINE CALIFORNIA 92606
(949) 474-0030 FAX: (949) 274-2430 www.danielian.com

Discouraged

Acceptable

Preferred

Preferred

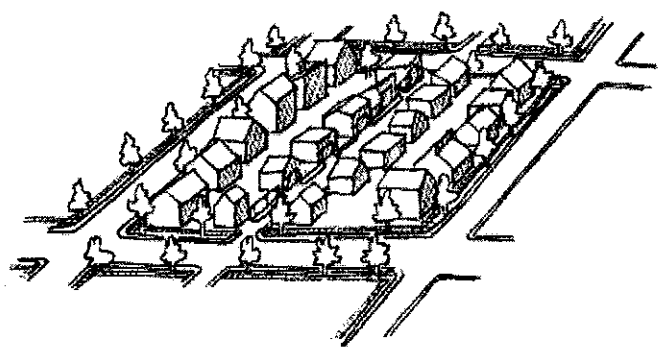
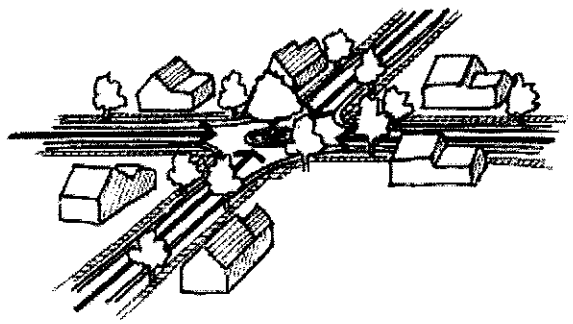
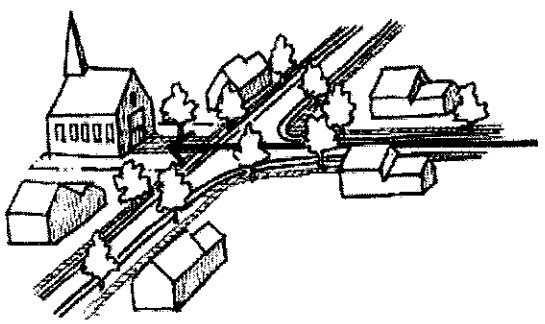


Figure 24: Garage Design Concepts

Focal Point



Visual Terminus



Window On A Park

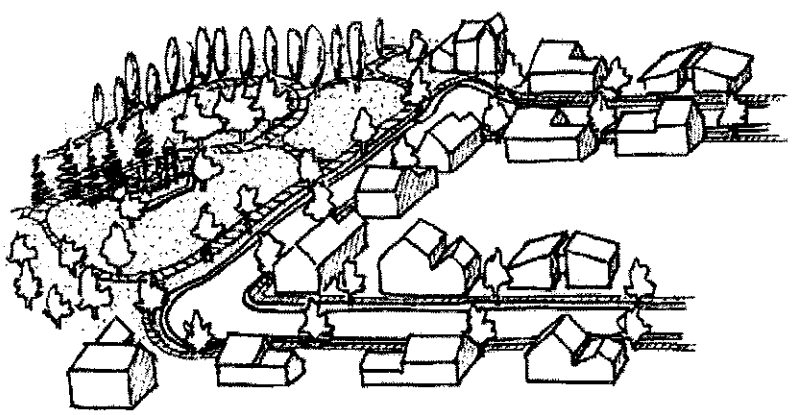
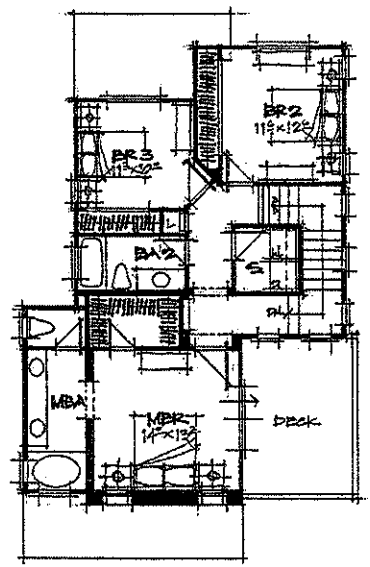
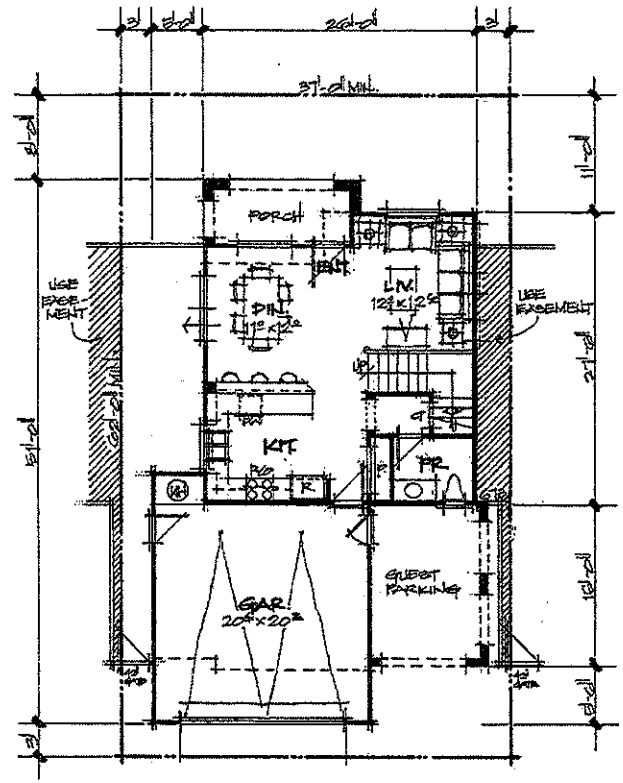


Figure 26: Creative Street Design Concepts



SECOND FLOOR



FIRST FLOOR

PLAN 1

1,585 S.F.

FieldStone

A Tradition of Excellence

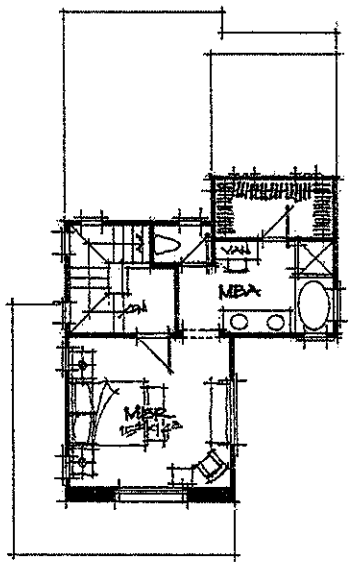
THE COURTS

Oxnard, California

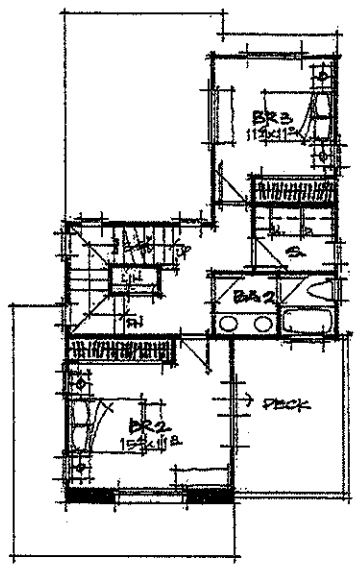
SCALE: 1/4"=1'-0"

04/12/06

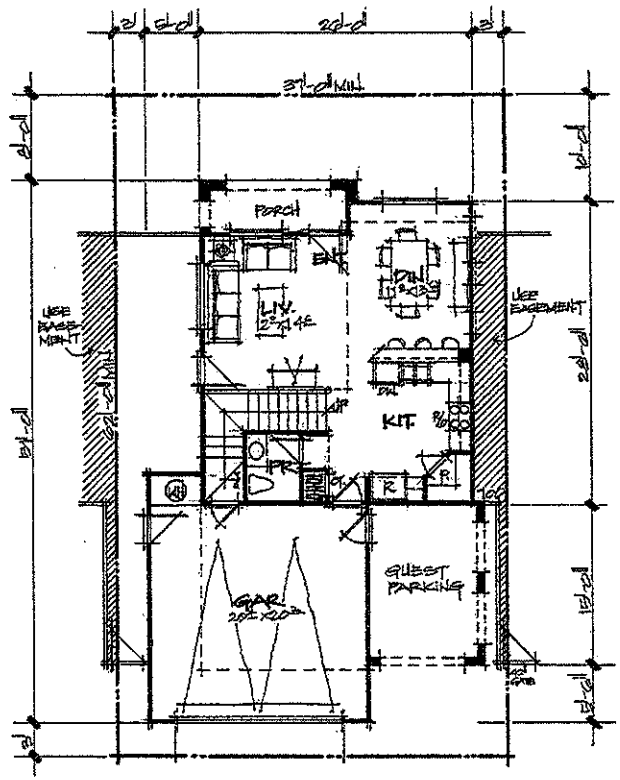
DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING
SKYTY CORPORATE PARK IRVINE, CALIFORNIA 92614
(949) 474-9220 FAX (949) 474-9430 www.danielian.com



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2

1,900 S.F.

FieldStone

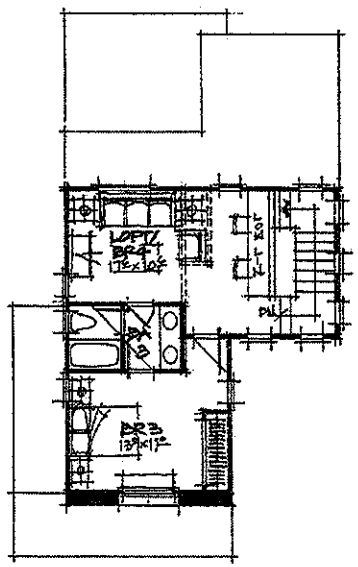
A Tradition of Excellence

THE COURTS

Oxnard, California

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

DANIELIAN ASSOCIATES ARCHITECTURE & PLANNING
CITY CORPORATE PARK IRVINE, CALIFORNIA 92606
(949) 474-6200 FAX: (949) 224-0420 www.danielian.com



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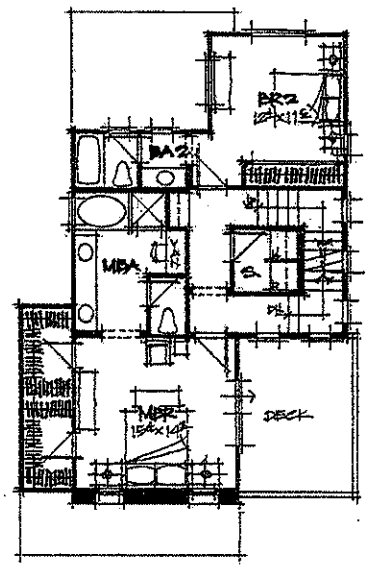

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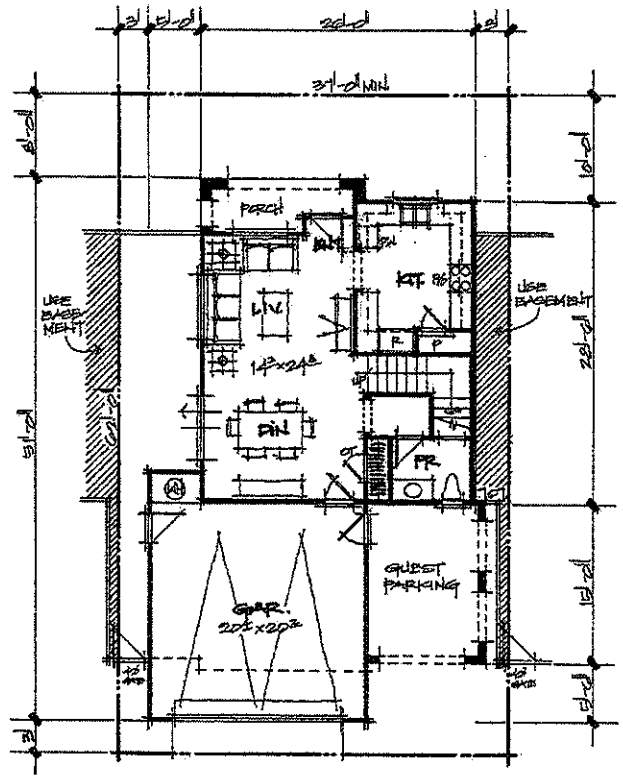


FIRST FLOOR

PLAN 3

2,170 S.F.

Fieldstone

A Tradition of Excellence

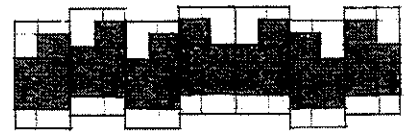
THE COURTS

Oxnard, California

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

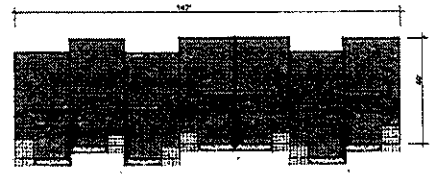
04/22/08

DAVIDIAN ASSOCIATES ARCHITECTURE & PLANNING
CITY CORPORATE PATH IRVINE CALIFORNIA 92606
(949) 474-6200 FAX (949) 504-0450 www.davidian.com



Third Floor

Second Floor



First Floor
Building Type I – 7 Units

STEADFAST companies

THE COURTS
Oxnard, California

Townhome Building Type 1

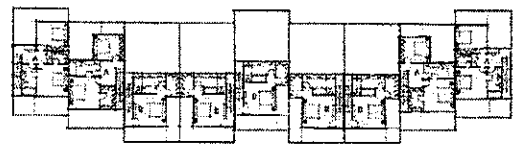
05/24/06 2003-076

THOMAS P. COX ARCHITECTS, INC.

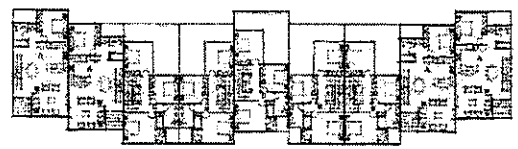
Rear Elevation (3)

Right Side Elevation (2)

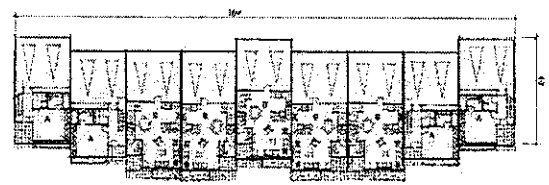
Front Elevation (1)



Third Floor



Second Floor



First Floor
Building Type 2 – 9 units

STEADFAST company

THE COURTS

Oxnard, California

Townhome Building Type 2

Scale: 1/8"=1'-0"

05/24/06 2003-076

THOMAS P. COX ARCHITECTS, INC.

TRAFFIC STUDY EXCERPTS

(ENTIRE REPORT AVAILABLE FOR REVIEW AT
CITY PLANNING & ENVIRONMENTAL SERVICES OFFICE)

DUDEK

Site Specific Traffic Impact Study

"The Courts"
Steadfast Residential Properties
City of Oxnard

March 31, 2006

Prepared by:

AllianceJB

Traffic and Transportation
Planning and Engineering

2566 Pierpont Blvd.
Ventura, CA 93001
www.AllianceJB.com

James A. Biega, P.E.
President, AllianceJB, Inc.

REGISTERED PROFESSIONAL ENGINEER
JAMES A. BIEGA
EXP. 9-30-06
NO. 1619
TRAFFIC
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JAMES A. BIEGA
No. 45505
Exp. 12-31-06
CIVIL
STATE OF CALIFORNIA

EXECUTIVE SUMMARY

This report presents the results of a Traffic Impact Analysis for the proposed "The Courts" Steadfast Residential Properties development in the City of Oxnard. The project site is bounded by Marquita Street to the west, First Street to the south, Rose Avenue to the east, and existing residential development and a park to the north, and the project proposes to use a phased approach to replace 260 on-site existing public housing units with 260 new public housing units, 99 for-sale homes, 80 apartments, 64 townhomes and a soccer field. This will result in a total of 505 ~~508~~ residential units on the site at completion, for a net increase of ~~243~~ 245 residential units. The total net new trips generated for the proposed project site are estimated to be 153 in the morning peak hour and 203 in the afternoon peak hour. The net new daily trips generated for the proposed project site are estimated to be 2,018 trips per day.

Three of the analyzed intersections currently operate at an unacceptable level of service (D-F) during either the AM or PM peak hours under existing conditions, and there will be five intersections that will operate at an unacceptable level of service (D-F) during either the AM or PM peak hours under existing + approved/pending development conditions.

The project will cause project-specific impacts (as identified by an LOS C, D, E or F change in the V/C ratio of 0.02 or more) at the Rose Avenue/Camino Del Sol intersection and the Rose Avenue/ First Street intersection under existing + approved/pending developments + project conditions, which can be mitigated by the following:

- Rose Avenue/Camino Del Sol Intersection - Install a westbound right turn overlap on Camino Del Sol; re-stripe the Camino Del Sol eastbound approach to provide one left lane, two through lanes, and one right lane; and install an eastbound right turn overlap on Camino Del Sol.

- Rose Avenue/ First Street Intersection - Widen the First Street eastbound approach to provide one left lane and one right lane (while ensuring that an appropriate width westbound departure lane is provided on First Street).

The project will cause similar significant project impacts under year 2020 + project conditions, and the above-described improvement measures (without the westbound right turn overlap on Camino Del Sol) will mitigate the project's year 2020 impacts.

The project will not significantly impact adjacent residential neighborhoods.

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INTRODUCTION

This report presents the methodology and findings of a Traffic Impact Analysis for the proposed "The Courts" Steadfast Residential Properties development in the City of Oxnard, California, and is in compliance with the California Environmental Quality Act and City of Oxnard Requirements.

Purpose and Scope

This analysis addresses project access and internal circulation, existing conditions, existing + approved/pending development conditions (pre-project conditions), and existing + approved/pending + project conditions (post-project conditions), as well as year 2020 conditions and year 2020 + project conditions. The potential effects of project traffic within the adjacent residential neighborhoods are also evaluated.

Intersections Considered in the Analysis

The list of study intersections was developed in coordination with City of Oxnard staff and in consideration of the City's intersection evaluation guidelines. Twelve existing intersections were selected for analysis (and new traffic count data if needed):

- Colonia Road / Camino Del Sol (new count)
- Marquita Street / Colonia Road (new count)
- Marquita Street / First Street (new count)
- Rose Avenue / Auto Center Drive
- Rose Avenue / US 101 NB Ramps
- Rose Avenue / US 101 SB Ramps
- Rose Avenue / Lockwood Street
- Rose Avenue / Gonzales Road
- Rose Avenue / Camino Del Sol
- Rose Avenue / First Street (new count)
- Rose Avenue / Santa Lucia Street (new count)
- Rose Avenue / Third Street

The three proposed project access intersections were also analyzed.

PROJECT DESCRIPTION

The project site, as shown in Exhibits 1 and 2, is bounded by Marquita Street to the west, First Street to the south, Rose Avenue to the east, and existing residential development and a park to the north. It is understood that the project proposes to use a phased approach to replace 260 on-site existing public housing units with 260 new public housing units, 99 for-sale homes, 80 apartments, 64 townhomes and a soccer field. This will result in a total of 503 residential units on the site at completion, for a net increase of 243 residential units.

The three proposed primary project access intersections will include a full-access intersection at Marquita Street, a full-access intersection at First Street, and a right-in, right-out, left-in access intersection at Rose Avenue.

Project Trip Generation

Project Trip Generation was estimated by reviewing various publications, including the Institute of Transportation Engineers (ITE) publication entitled Trip Generation (Seventh Edition). Trip generation estimates were made for project morning and evening inbound and outbound traffic. The estimated trip generation from the existing site was subtracted from that of the proposed project to estimate the incremental net increase in traffic from the project site. The results are

shown in Exhibit 3, which shows a net increase of 2,018 trips on a daily basis, a net increase of 153 trips occurring during the evening AM peak hour and a net increase of 203 trips occurring during the morning PM peak hour.

Project Trip Distribution and Assignment

Traffic distribution and assignment patterns for the net increase in traffic from the proposed project were developed based on a review of the area-wide traffic circulation system, existing traffic count information, aerial photographs, and the review of a select zone analysis from the City of Oxnard Traffic Model. The resulting AM and PM peak hour intersection turning movement volumes from the assignment of the net increase in project traffic to specific routes is shown in Exhibit 4.

PROJECT ACCESS AND INTERNAL CIRCULATION

The project's two primary full-access intersections at Marquita Street and First Street, in addition to the project's primary right-in, right-out, left-in access intersection at Rose Avenue, will adequately serve the project site. The proposed east-west and north-south roadways will provide good access to evenly disperse any localized concentrations of project traffic. Each of the project site access and internal intersections should be minor-street stop sign controlled.

PROJECT IMPACT DETERMINATIONS

Project impacts are determined by comparing pre-project and post-project traffic conditions for various scenarios. Since the traffic volumes on the City's streets system are focused at intersections, it is appropriate to analyze the effects of project traffic on intersection level of service.

Intersection LOS Methodology

The methodology used to analyze the operational efficiency of signalized intersections in this study was the Intersection Capacity Utilization (ICU) Methodology. The ICU methodology involves the calculation of a volume-to-capacity ratio which is related to a level of service (A to F). The ICU value that is calculated with this method represents the proportion of an hour required to accommodate traffic if all approaches operate at capacity. Although operation may be more congested during short periods within the peak hour, an ICU analysis of the entire peak hour is the generally accepted method a quantifying intersection operation. A description of operating conditions and the definition of the ICU range for each level of service is provided in the Appendix. The methodology used to analyze the operational efficiency of the stop sign controlled intersections in this study was the 2000 highways Capacity Manual (HCM) methodology.

Evaluation Scenarios

The scenarios evaluated in this study were developed in coordination with City of Oxnard staff and in consideration of the City's traffic study guidelines. Seven scenarios were selected for analysis:

a. Existing
b. Existing + Pending/Approved
c. Existing + Pending/Approved + Project
d. Existing + Pending/Approved + Project + Mitigation
e. Year 2020
f. Year 2020 + Project
g. Year 2020 + Project + Mitigation

The morning AM peak hour and evening PM peak hour were evacuated for each scenario.

Impact Significance Criteria

The City of Oxnard's criteria for evaluating project impacts at intersections is based on the change in ICU/LOS attributable to the project (per City Resolution No. 10,453). If an intersection operates in the LOS "C", "D", "E", or "F" ranges with existing-plus-pending developments traffic and a change in ICU of 0.02 or greater is generated by the project under study, the impact is considered significant. The level of service must then be mitigated to the ICU level identified without the project traffic.

EXISTING CONDITIONS

Field reviews were conducted to establish the existing transportation system conditions in the vicinity of the project site and within the study area. Major construction projects that could influence traffic patterns were also noted.

Existing Street Network

The primary north-south street providing access to the project would be Rose Avenue. The primary east-west streets providing access to the project would include Third Street, Camino Del Sol, and Colonia Road. The US 101 Freeway and Highway 1 would serve as the primary regional access facilities. It was noted that the Santa Clara River Bridge Reconstruction Project on US 101 had been underway for several years, and was causing long term ramp closures at the US 101 Freeway / Oxnard Boulevard interchange; thereby diverted additional traffic onto Vineyard Avenue and Rose Avenue.

Existing Volumes and Levels of Service

The available existing AM and PM peak hour count information was obtained from the City of Oxnard, and five new counts were conducted at the local intersections in the immediate vicinity of the project site. Traffic Count Data is provided in the Appendix. The existing AM and PM peak hour traffic volumes, lane configurations, signal phasing and LOS for each of the study intersections are presented in Exhibits 5 and 6. Detailed intersection LOS calculation sheets are provided in the Appendix. The existing AM and PM peak hour intersection LOS conditions are summarized in Exhibits 7 and 8.

The results indicate that each of the intersections studied operate at an acceptable level of service (A-C) during the AM peak hour for existing conditions. The majority of the study intersections also operate at an acceptable level of service (A-C) during the PM peak hour, with the exception of the Rose Avenue/ Gonzalez Road intersection (LOS E), Rose Avenue / Camino Del Sol intersection (LOS E), and Rose Avenue / First Street intersection (LOS D).

EXISTING + APPROVED/PENDING DEVELOPMENT CONDITIONS

The existing + approved/pending developments traffic volumes were obtained from the City of Oxnard traffic model, and from intersection specific traffic projections for the local intersections in the immediate vicinity of the project site, and are provided in the Appendix. The US 101 Freeway / Oxnard Boulevard interchange was assumed to be fully operational in this scenario; thereby reducing the traffic diversion onto Vineyard Avenue and Rose Avenue.

The lane configurations and the signal phasing at the study intersections under this scenario were assumed to be the same as those observed under existing conditions. The existing + approved/pending developments AM and PM peak hour traffic volumes, lane configurations, signal phasing and LOS for each of the study intersections are presented in Exhibits 5 and 6. Detailed intersection LOS calculation sheets are provided in the Appendix, and the resultant AM and PM peak hour intersection LOS conditions are summarized in Exhibits 7 and 8.

The results indicate that each of the intersections studied operate at an acceptable level of service (A-C) during the AM peak hour for existing + approved/pending development conditions. Approximately 50 percent of the existing study intersections will also operate at an acceptable level of service (A-C) during the PM peak hour. The five study intersections that are anticipated to operate at an unacceptable level of service for existing + approved/pending development conditions include Rose Avenue / Auto Center Drive (LOS D), Rose Avenue/ Gonzalez Road (LOS D), Rose Avenue / Camino Del Sol (LOS E), Rose Avenue / First Street (LOS D), and Rose Avenue/Third Street(LOS D). It is also observed that an improvement in the level of service at some intersections is anticipated under this scenario since the Oxnard Boulevard/US 101 Freeway interchange will be fully operational.

EXISTING + APPROVED/PENDING + PROJECT CONDITIONS

The existing + approved/pending + project traffic volumes were developed by adding the project traffic volumes from Exhibit 4 to the existing + approved/pending developments traffic volumes. The US 101 Freeway / Oxnard Boulevard interchange was again assumed to be fully operational.

The lane configurations and signal phasing at the study intersections under this scenario were assumed to be the same as those observed under existing conditions and the pre-project scenario. The existing + approved/pending + project AM and PM peak hour traffic volumes, lane configurations, signal phasing and LOS for each of the study intersections are presented in Exhibits 5 and 6. Detailed intersection LOS calculation sheets are provided in the Appendix, and the AM and PM peak hour intersection LOS conditions are summarized in Exhibits 7 and 8.

These results indicate that the project will cause a less than significant increase in the V/C ratio at most of the intersections studied, but will cause a significant increase in the V/C ratio at two of the intersections studied. The largest project-related increases in the V/C ratio will occur at the Rose Avenue / First Street intersection during the AM peak hour (V/C increase = 0.063) and during the PM peak hour (V/C increase = 0.051). The project will also cause an increase of 0.021 in the V/C ratio at the Rose Avenue / Camino Del Sol intersection during the AM peak hour.

PROJECT-SPECIFIC IMPACTS ANALYSIS AND MITIGATION

A review of Exhibits 7 and 8 identifies project-specific impacts (as identified by an LOS C, D, E or F change in the V/C ratio of 0.02 or more) at the Rose Avenue/Camino Del Sol intersection and the Rose Avenue/ First Street intersection. The significant project impacts will occur where the project is estimated to increase the V/C ratio at the Rose Avenue / Camino Del Sol intersection by 0.021 to LOS C 0.749 during the AM peak hour, and where the project is estimated to increase the V/C ratio at the Rose Avenue / First Street intersection by 0.051 to LOS D 0.879 during the PM peak hour. The improvement measures necessary to mitigate the project's impacts at these intersections would include the following:

Rose Avenue/Camino Del Sol Intersection - Install a westbound right turn overlap on Camino Del Sol; re-stripe the Camino Del Sol eastbound approach to provide one left lane, two through lanes, and one right lane; and install an eastbound right turn overlap on Camino Del Sol.

Rose Avenue/ First Street Intersection - Widen the First Street eastbound approach to provide one left lane and one right lane (while ensuring that an appropriate width westbound departure lane is provided on First Street).

The existing + approved/pending + project + mitigation AM and PM peak hour traffic volumes, lane configurations, signal phasing and LOS for these mitigated intersections are presented in

YEAR 2020 + PROJECT CONDITIONS

The year 2020 + project traffic volumes were developed by adding the project traffic volumes from Exhibit 4 to the year 2020 traffic volumes. The lane configurations and signal phasing at the study intersections under this scenario were assumed to be the same as those assumed under the year 2020 (without project) scenario.

The year 2020 + project AM and PM peak hour traffic volumes, lane configurations, signal phasing and LOS for each of the study intersections are presented in Exhibits 9 and 10. Detailed intersection LOS calculation sheets are provided in the Appendix, and the AM and PM peak hour intersection LOS conditions are summarized in Exhibits 11 and 12.

The results for the year 2020 + project conditions scenario are similar to the results for the existing + approved/pending developments + project conditions scenario. The year 2020 + project results indicate that the project will cause a less than significant increase in the V/C ratio at most of the intersections studied, but will cause a significant increase in the V/C ratio at two of the intersections studied. The largest project-related increases in the V/C ratio will occur at the Rose Avenue / First Street intersection during the AM peak hour (V/C increase = 0.060) and during the PM peak hour (V/C increase = 0.047). The project will also cause an increase of 0.020 in the V/C ratio at the Rose Avenue / Camino Del Sol intersection during the PM peak hour.

YEAR 2020 PROJECT IMPACTS ANALYSIS AND MITIGATION

A review of Exhibits 11 and 12 identifies project impacts (as identified by an LOS C, D, E or F change in the V/C ratio of 0.02 or more) at the Rose Avenue/Camino Del Sol intersection and the Rose Avenue/ First Street intersection. The significant project impacts will occur where the project is estimated to increase the V/C ratio at the Rose Avenue / Camino Del Sol intersection by 0.020 to LOS E 0.930 during the PM peak hour, and where the project is estimated to increase the V/C ratio at the Rose Avenue / First Street intersection by 0.047 to LOS C 0.771 during the PM peak hour. The improvement measures necessary to mitigate the project's impacts at these intersections would include the following:

<u>Rose Avenue/Camino Del Sol Intersection</u> - Re-stripe the Camino Del Sol eastbound approach to provide one left lane, two through lanes, and one right lane; and install an eastbound right turn overlap on Camino Del Sol.

<u>Rose Avenue/ First Street Intersection</u> - Widen the First Street eastbound approach to provide one left lane and one right lane (while ensuring that an appropriate width westbound departure lane is provided on First Street).

The existing + approved/pending + project + mitigation AM and PM peak hour traffic volumes, lane configurations, signal phasing and LOS for these mitigated intersections are presented in Exhibits 9 and 10. Detailed intersection LOS calculation sheets are provided in the Appendix, and the AM and PM peak hour intersection LOS conditions are summarized in Exhibits 11 and 12.

The above-described mitigation measures would improve the year 2020 LOS at the Rose Avenue/Camino Del Sol intersection and Rose Avenue/ First Street intersection by negating the significant increases in the V/C ratio that would be otherwise be caused by the project.

ADJACENT RESIDENTIAL NEIGHBORHOODS TRAFFIC EVALUATION

The proposed project will be constructed adjacent to two residential neighborhoods. There is an existing multi-family dwelling unit residential development to the north of the western portion of the project site, and there is an existing single family homes residential neighborhood bordering the entire southern portion of the project site.

The multi-family dwelling unit residential development to the north of the project site takes its access from Marquita Street, and will be relatively isolated from the effects of project traffic. There will be no reason for the project's traffic to utilize the street system within the multi-family dwelling unit residential development, except for a minimal amount of destination-specific trips into that development (possibly friends visiting friends, etc.).

The existing single family homes residential neighborhood to the south of the project site includes fronting residences on First Street, and fronting residences on several minor residential streets leading to Third Street. The project's primary full-access intersections at Marquita Street and First Street will be constructed at locations that will minimize the potential impacts to the neighborhood south of the project site. The project's primary Marquita Street intersection will be located toward the northern portion of the project site (away from the southern neighborhood), and the project's primary First Street intersection will intersect First Street toward Rose Avenue.

The proposed east-west and north-south roadways throughout the proposed project site will provide good access to evenly disperse any localized concentrations of project traffic. The estimated amount of project traffic using the three existing north-south residential neighborhood streets south of the project site to access Third Street is estimated to be approximately 10 to 30 vehicles per hour during the peak hours, or about 100 to 300 vehicles per day. It is estimated that Marquita Street would receive the bulk of this project traffic, and that the project's traffic will not significantly impact the traffic operational characteristics of these residential streets.

CONCLUSIONS

The total net new trips generated for the proposed project site are estimated to be 153 in the morning peak hour and 203 in the afternoon peak hour. The net new daily trips generated for the proposed project site are estimated to be 2,018 trips per day.

There are three of the analyzed intersections that currently operate at an unacceptable level of service (D-F) during either the AM or PM peak hours under existing conditions.

There will be five of the analyzed intersections that will operate at an unacceptable level of service (D-F) during either the AM or PM peak hours under existing + approved/pending development conditions.

The project will cause project-specific impacts (as identified by an LOS C, D, E or F change in the V/C ratio of 0.02 or more) at the Rose Avenue/Camino Del Sol intersection and the Rose Avenue/ First Street intersection under existing + approved/pending developments + project conditions, and the improvement measures necessary to mitigate the project's impacts at these intersections would include the following:

- Rose Avenue/Camino Del Sol Intersection - Install a westbound right turn overlap on Camino Del Sol; re-stripe the Camino Del Sol eastbound approach to provide one left lane, two through lanes, and one right lane; and install an eastbound right turn overlap on Camino Del Sol.

- Rose Avenue/ First Street Intersection - Widen the First Street eastbound approach to provide one left lane and one right lane (while ensuring that an appropriate width westbound departure lane is provided on First Street).

The project will cause similar significant project impacts under year 2020 + project conditions, and the above-described improvement measures (without the westbound right turn overlap on Camino Del Sol) will mitigate the project's year 2020 impacts.

The project will not significantly impact adjacent residential neighborhoods.

EXHIBIT 3 - Project Trip Generation Table

"The Courts" Steadfast Residential Properties Trip Generation

ITE 7th Edition Trip Generation Rates

Site Plan Land Use Descriptions	Land Use Category	Unit	AM Peak Hour Rate			PM Peak Hour Rate			ADT Rate
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Public Housing Units	Single-Family Detached	1 Dwelling Units	0.1875	0.5625	0.7500	0.6363	0.3737	1.0100	9.5700
For-Sale Homes	Single-Family Detached	1 Dwelling Units	0.1875	0.5625	0.7500	0.6363	0.3737	1.0100	9.5700
Townhomes	Condominium/Townhouse	1 Dwelling Units	0.0960	0.4686	0.5645	0.4365	0.2150	0.6514	6.8632
Apartments	Apartment	1 Dwelling Units	0.1073	0.4293	0.5366	0.5009	0.2697	0.7706	7.8894
Soccer Field	Soccer Complex	1 Soccer Field	0.7000	0.7000	1.4000	14.2623	6.4077	20.6700	71.3300

Existing Project Site Land Use Trip Generation

Existing Project Site Descriptions	Existing Project Site Land Uses	Amount	AM Peak Hour			PM Peak Hour			ADT
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Public Housing Units	Single-Family Detached	260 Dwelling Units	49	146	195	165	97	263	2,488
SUB-TOTAL (Esisting Project Site Land Use Trips)			49	146	195	165	97	263	2,488

Proposed Project Site Land Use Trip Generation

Proposed Project Site Descriptions	Proposed Project Site Land Uses	Amount	AM Peak Hour			PM Peak Hour			ADT
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Public Housing Units	Single-Family Detached	260 Dwelling Units	49	146	195	165	97	263	2,488
For-Sale Homes	Single-Family Detached	99 Dwelling Units	19	56	74	63	37	100	947
Townhomes	Condominium/Townhouse	64 Dwelling Units	6	30	36	28	14	42	439
Apartments	Apartment	80 Dwelling Units	9	34	43	40	22	62	631
Soccer Field	Soccer Complex	1 Soccer Field	1	1	1	14	6	21	71
SUB-TOTAL (Proposed Project Site Land Use Trips)			82	266	348	296	169	466	4,506

Net Project Site Land Use Trip Generation

Net Project Site Land Use Trip Generation	AM Peak Hour			PM Peak Hour			ADT
	Inbound	Outbound	Total	Inbound	Outbound	Total	
Net Project Site Land Use Trip Generation (SUB-TOTAL Proposed - SUB-TOTAL Existing)	33	120	153	131	72	203	2,018

STEADFAST PARKING ANALYSIS

DUDEK

The Courts

Oxnard, California

Parking Analysis

Phase	Number of Units				Total Units	Resident Parking Required (Garages)	Resident Parking Provided		Total Resident Provided	Guest Parking Required	Guest Parking Provided	
	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom			Garage	Surface				
I	25	48	34	17	124	223	124	104	228	77	80	
II	35	49	39	13	136	237	150	88	238	83	88	
Single Family					101	202	202		202	-	80	
Townhomes					64	128	128		128	-	46	
Affordable Apts.	-	35	45	-	80	160	80	80	160	55	60	
					505	950	684	272	956	215	354	Sub-Total

Total All Required Parking for dwellings	1165
Total All Provided Parking for dwellings	1310
Additional surface spaces provided (see note 1)	136
Total Additional Spaces Provided	281

Note:

1. In addition to the above 101 spaces are provided for community use and 35 spaces are provided at the community center

2. 79 parallel spaces are assumed along 1st and Marquita streets included in the above calculations which provide some of the guest parking for Phase II, the townhome, the affordable apartments and the community center

3. Phase I and Phase II requirements are based on the scenario that they are two separate projects and each must comply with the initial 30 guest spaces at 1 to 1 - see alternate scenario below

Scenario 2 - guest spaces are provided at a rate that combines Phase I and Phase II

Phase	Number of Units				Total Units	Resident Parking Required (Garages)	Resident Parking Provided		Total Resident Provided	Guest Parking Required	Guest Parking Provided	
	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom			Garage	Surface				
I	25	48	34	17	124	223	124	104	228	77	80	
II	35	49	39	13	136	237	150	88	238	68	88	
Single Family					101	202	202		202	-	80	
Townhomes					64	128	128		128	-	46	
Affordable Apts.	-	35	45	-	80	160	80	80	160	55	60	
					505	950	684	272	956	200	354	Sub-Total

Total All Required Parking for dwellings	1150
Total All Provided Parking for dwellings	1310
Additional surface spaces provided (see note 1)	136
Total Additional Spaces Provided	296

Steadfast Parking Analysis

4/17/2006

STEADFAST
companies

May 21, 2007

R. Kyle Winning, President
Steadfast Residential Development, LLC
4343 Von Karman Avenue, Ste 200
Newport Beach, CA 92660

RE: Initial Study and Mitigated Negative Declaration (MND #06-04)
Planning and Zoning Permit No. (PZ-06-640-01, 06-300-05, 06-620-02, 06-570-04)

To: Planning Division Manager

Pursuant to Section 15070 (Negative or Mitigated Negative Declaration Process) of the State Guidelines implementing the California Environmental Quality Act, I/we, acting as agents for the property owner/developer, hereby agree to all of the following:

1) The draft initial study identifies potentially significant effects from the project, but the study also identifies mitigation measures that would avoid or mitigate the effects to a level where clearly no significant effects would occur;
2) The mitigation measures are hereby incorporated into the project prior to releasing the draft initial study and mitigated negative declaration for public comment;
3) I/we agree to the mitigation measures as necessary to avoid or mitigate significant effects that would otherwise arise from the project. I/we accept the mitigation measures included in the draft initial study and have resolved al questions and concerns regarding the mitigation measures;
4) If during the public comment period and/or decision-making process, substitute or additional mitigation measures are proposed, the appropriate process must take place for determining whether or not to substitute or apply additional measures;
5) This agreement is binding upon the applicant for this project and any successors in interest or assignees.

This acknowledgment is binding upon the applicant and any successors in interest or assignees:

Signature	05.22.2007 Date
R KYLE WINNING Print Name	AUTHORIZED REPRESENTATIVE Title

This acknowledgment is to be attached to the draft initial study and mitigated negative declaration for the project and then released for the applicable public comment period.

ATTACHMENT
E

SUBSEQUENT MITIGATED NEGATIVE DECLARATION NO. 2014-04

PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

CITY OF OXNARD CALIFORNIA

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

City of Oxnard, Planning Division

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

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 Ventureno 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

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 approve 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. It 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
FAX (805) 385-7417

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

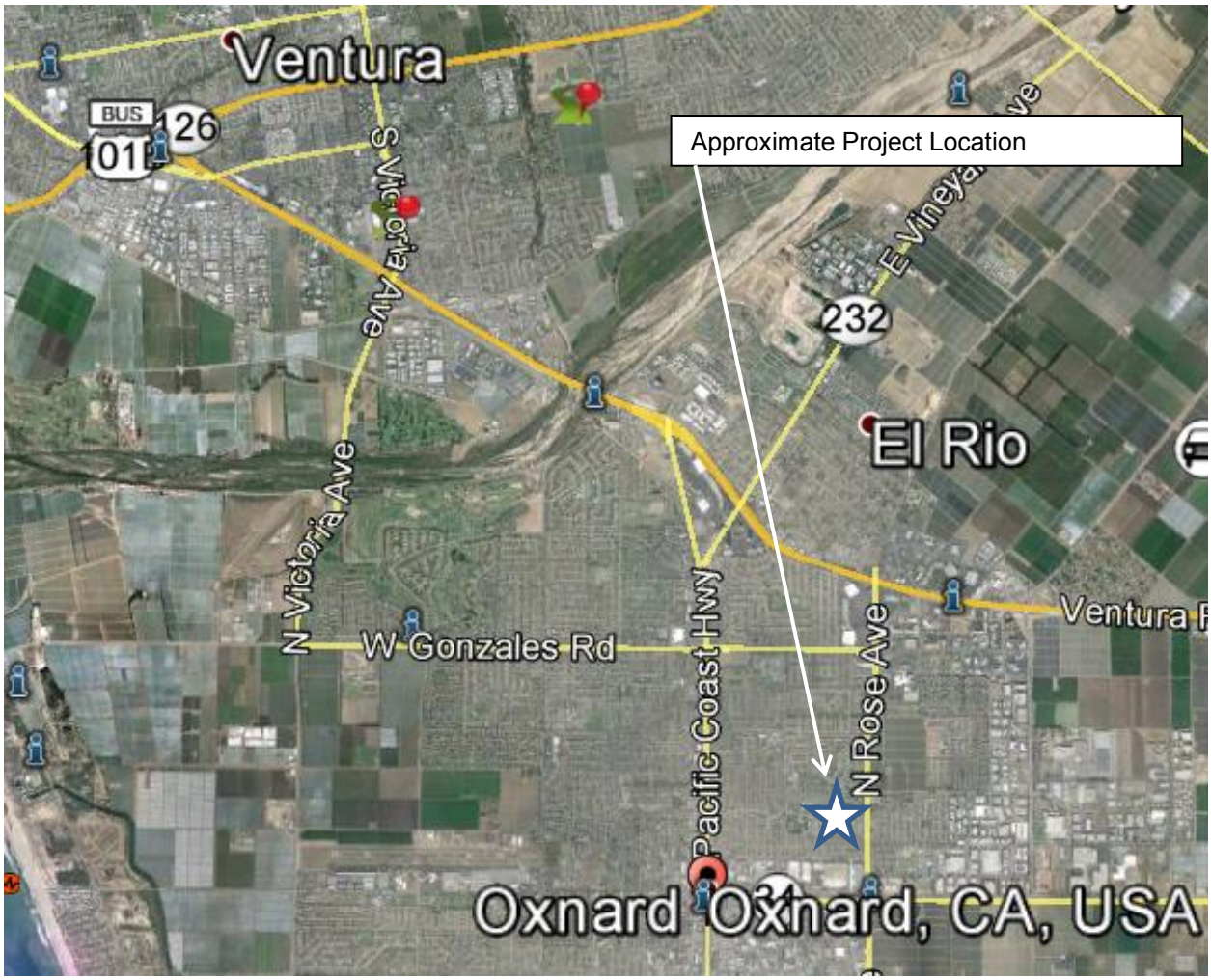
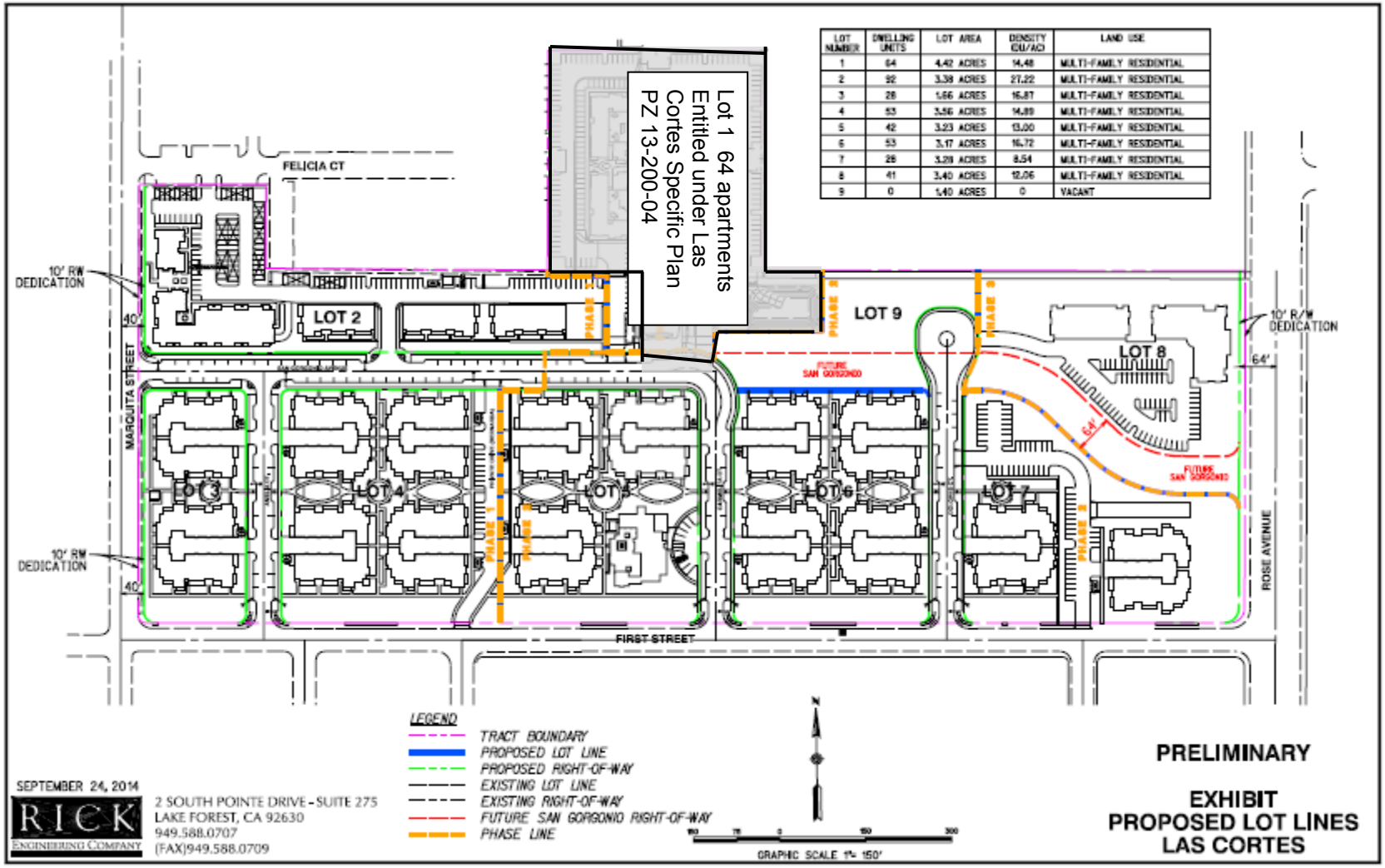


Figure 2: Existing (some demolition has occurred as of October, 2014) Development

Figure 3: Project Site Plan



LOT NUMBER	DWELLING UNITS	LOT AREA	DENSITY DU/AC	LAND USE
1	64	4.42 ACRES	14.48	MULTI-FAMILY RESIDENTIAL
2	92	3.38 ACRES	27.22	MULTI-FAMILY RESIDENTIAL
3	28	1.66 ACRES	16.87	MULTI-FAMILY RESIDENTIAL
4	53	3.56 ACRES	14.89	MULTI-FAMILY RESIDENTIAL
5	42	3.23 ACRES	13.00	MULTI-FAMILY RESIDENTIAL
6	53	3.17 ACRES	16.72	MULTI-FAMILY RESIDENTIAL
7	28	3.28 ACRES	8.54	MULTI-FAMILY RESIDENTIAL
8	41	3.40 ACRES	12.06	MULTI-FAMILY RESIDENTIAL
9	0	1.40 ACRES	0	VACANT

Figure 4 Conceptual 12-Plex First Floor Plan

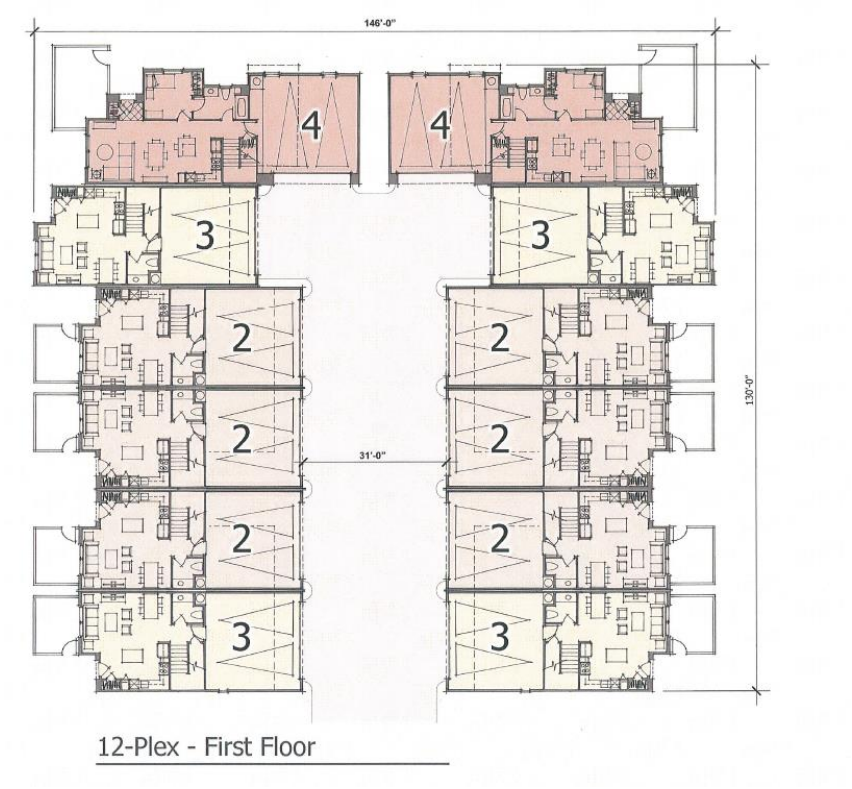


Figure 5 Conceptual 12-Plex Second Floor Plan

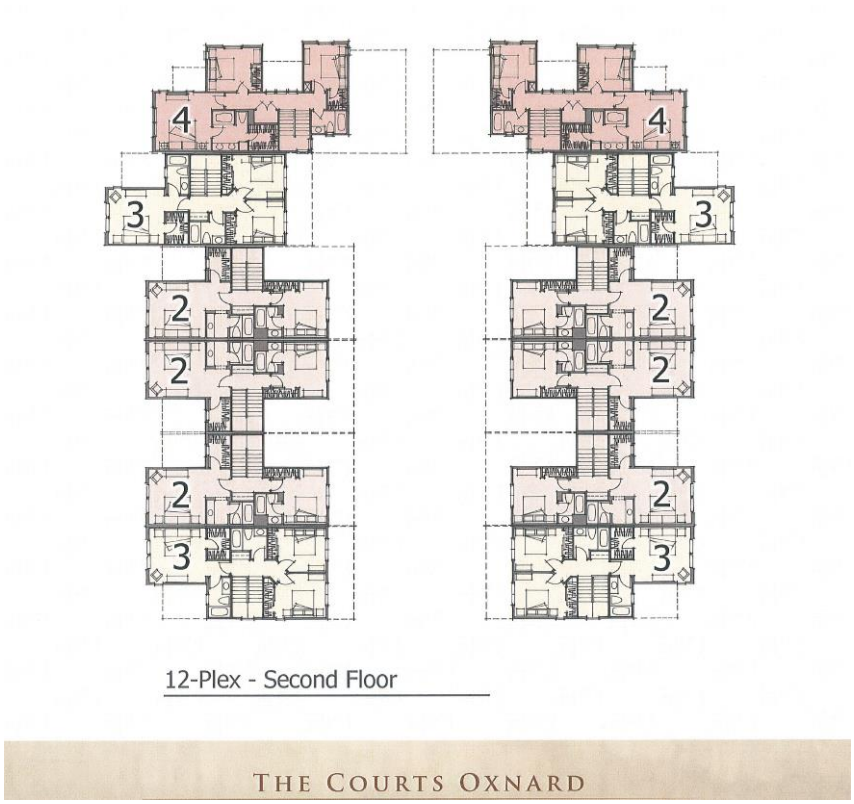
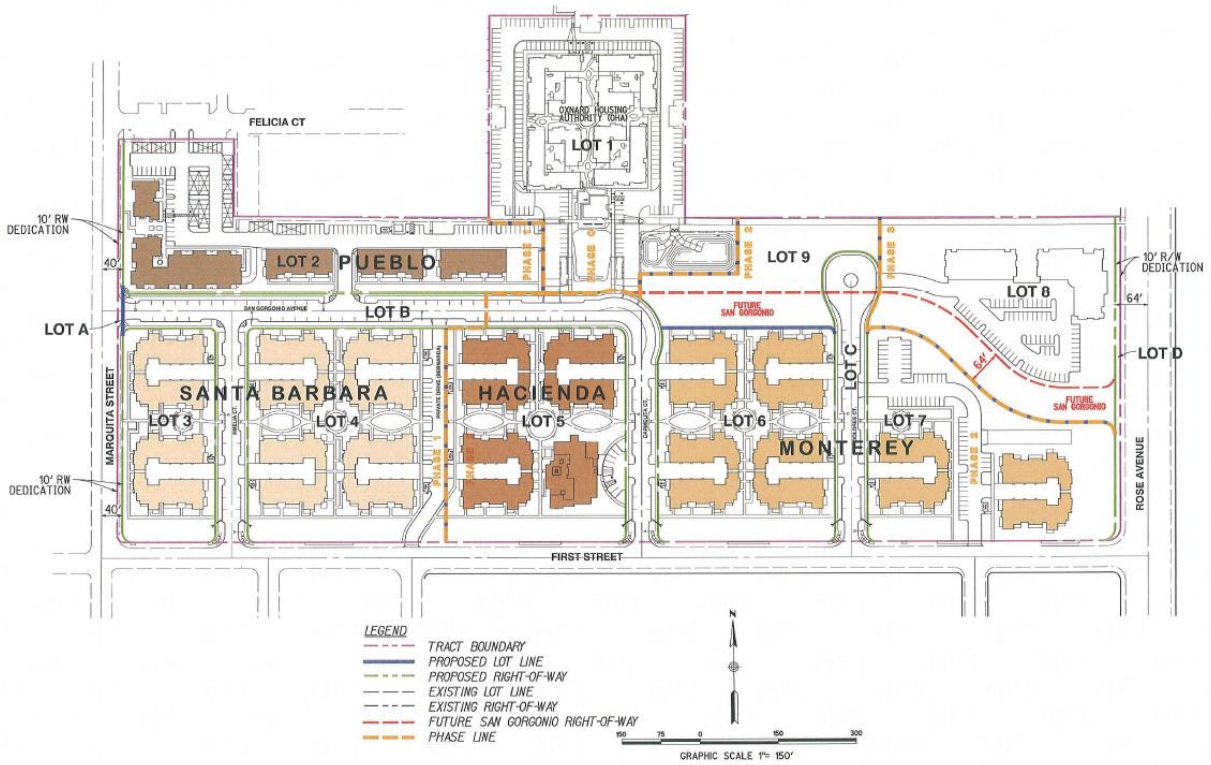


Figure 6 Conceptual Elevations

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

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 Ma 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:
    - Repeal of Las Cortes Specific Plan (PZ 14-630-02)
    - General Plan Amendment (PZ 14-62-02)
    - Special Use Permit for Planned Residential Group (PZ 14-500-07)
    - 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

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

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 identity: 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.

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.

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)*	☐	☐	☒	☐

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? (*FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; CalEEMod 2011 Computer Program)*	☐	☒	☐	☐
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)? (*FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; CalEEMod 2011 Computer Program)*	☐	☒	☐	☐
4. Expose sensitive receptors to substantial pollutant concentrations? (*FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; Urbemis 2002 Computer Program)*	☐	☒	☐	☐
5. Create objectionable odors affecting a substantial number of people? (*FEIR 88-3, 4.5 - Air Quality; Ventura County Air Quality Assessment Guidelines; CalEEMod 2011 Computer Program)*	☐	☐	☒	☐

* *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 that 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.

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*)	☐	☒	☐	☐

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*)	☐	☒	☐	☐

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*)	☐	☐	☐	☒

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 CO_2eq 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_2O	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.

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? (*2030 General Plan*)	☐	☐	☐	☒
2. Create a significant hazard to the public or the environment through reasonably foreseeable up-set and accident conditions involving the release of hazardous materials into the environment? (*2030 General Plan*)	☐	☐	☐	☒
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (*2030 General Plan*)	☐	☐	☐	☒
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? (*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 result in a safety hazard for people residing or working in the project area? (*2030 General Plan*)	☐	☐	☐	☒
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? (*2030 General Plan*)	☐	☐	☐	☒

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*)	☐	☐	☒	☐

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*)	☐	☐	☐	☒

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*)	☐	☐	☐	☒

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

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*)	☐	☐	☐	☒

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 deck***S*** of ~~the single family~~ ***ANY*** residence~~s~~ 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.

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.

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.

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.

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.

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*)	☐	☐	☒	☐

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

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 *("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)*?	☐	☒	☐	☐
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
F

ADDENDUM NO. 1 TO
SUBSEQUENT MITIGATED NEGATIVE DECLARATION NO. 2014-04

Addendum No. 1
Subsequent Mitigated Negative Declaration No. 2014-04
For the Conversion of Las Cortes Specific Plan to a Planned Residential Group Permit

Date: January 19, 2022

Prepared by the City of Oxnard
Planning Division
214 South C Street
Oxnard, California 93030

I. INTRODUCTION

This document is Addendum No. 1 to Subsequent Mitigated Negative Declaration (MND) for the conversion of the Las Cortes Specific Plan to a Planned Residential Group Permit.

This Addendum was prepared to summarize the physical development associated with the development of the Las Cortes Housing Project Phase 2 as proposed by the City of Oxnard Housing Authority and Urban Housing Communities, LLC. This MND Addendum No. 1 concludes that there is no substantial evidence that the Project would result in new or substantially more severe impacts than those previously identified in the MND. No additional mitigation measures are required.

The City of Oxnard is the "Lead Agency" for the underlying project which means it is "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment" (PRC §21067. LEAD AGENCY). The Lead Agencies are responsible for the enforcement of the mitigation measures associated with the environmental determination. Additionally, the City of Oxnard does not "re-open" the underlying MND as the statute of limitations to challenge the MND have lapsed. When an MND has been prepared for a project pursuant to this division, no subsequent or supplemental MND shall be required by the lead agency or by any responsible agency, as described in §15164 of the State California Environmental Quality Act (CEQA) Guidelines. Specifically, according to §15164 of the CEQA Guidelines, an Addendum to a previously adopted MND is the appropriate environmental document in instances when no conditions exist that would trigger a subsequent MND. There are three tests that determine if a subsequent MND is required (§15162(a)). They are:

1. Substantial changes to the project lead to a substantial increase in the severity of previously identified environmental effects;
2. Substantial changes have occurred with respect to the circumstances under which the project is undertaken;
3. New information of substantial importance that was not known or could not have been known at the time of the MND adoption shows any of the following:
    a. The project will have effects not previously discussed,

b. Significant effects previously examined will be substantially more severe than previously estimated,
c. Mitigation measures previously found infeasible would now be feasible and would substantially reduce effects of the project, and/or
d. Different mitigation measures from those included in the MND would substantially reduce effects.

The proposed project meets all of the three tests and therefore preparation of an Addendum is the appropriate environmental document. This Addendum does not require circulation but must be considered by the decision-maker along with the MND prior to making the decision regarding the proposed project.

II. PROJECT DESCRIPTION:

The proposed project represents Phase 2 of a three-phase redevelopment of the Las Cortes affordable housing community. Phase 2 encompasses approximately 8.2 acres of property and right of way and includes 109 residential apartments, 108 of which will be affordable (one apartment will not be affordable, as it will be for a manager), as well as associated community amenities, streets and site improvements. The apartments are 1, 2, and 3-bedroom units that range in size from 711 square feet to 1,150 square feet. The units will be connected by walkways that travel through a landscape of enhanced trees, tot lots, and open play areas.

The proposed Phase 2 project is located generally within the geographic center of the Las Cortes project area. The project is located on 8.2 acres that includes the middle one-third of the project area. The Phase 2 project will be developed on Lots 5, 6, and 7.

Lot 5 is approximately 3.25 acres in size and is located on the western side of the Phase 2 area. Lot 5 will be bordered by San Gorgonio Avenue on the north, Carmelita Court on the east, First Street on the south, and Nadar Street on the west. This lot includes three two-story 12-unit apartment buildings with garage parking (Buildings 1, 2, and 4), a community center building with a laundry facility (Building 3), trash enclosures, associated street improvements, street parking, landscaping, and common area. The community center will be located on the northeast corner of the lot for a central location within the entire Las Cortes housing development. The buildings are two-story U-shaped buildings that have frontages along front San Gorgonio Avenue and First Street and the interior open space areas, with parking and internal circulation via driveway access from Nadar Street and Carmelita Court.

Lot 6 is approximately 3.21 acres in size and is located in the middle of the Phase 2 area. Lot 6 will be bordered by San Gorgonio Avenue on the north, Dolores Court on the east, First Street on the south, and Carmelita Court on the west. This lot includes four two-story 12-unit apartment buildings with garage parking (Buildings 5, 6, 7, and 8), a laundry facility building, trash enclosures, associated street improvements, street parking, landscaping, and common area. The buildings are the same two story U-shaped buildings as Lot 5, and have frontages along San

Gorgonio Avenue and First Street and the interior open space areas, with parking and internal circulation via driveway access from Carmelita Court and Dolores Court.

Lot 7 is approximately 1.31 acres in size and is located on the eastern side of the Phase 2 area. Lot 7 will be bordered by Del Sol Park on the north, vacant land on the east, First Street on the south, and Dolores Court on the west. This lot includes one three-story 25-unit apartment building with garage parking and a laundry facility building (Building 9), trash enclosures, associated street improvements, street parking, landscaping, and common area. The building has a frontage along Dolores Court with parking and internal circulation via driveway access from Dolores Court. In addition to the single-car garage spaces, tenant parking will be located on a surface parking area behind the building in carport spaces.

No changes are proposed to the design of the Las Cortes affordable housing community. No physical changes that were not previously evaluated for impacts would occur to the environment. The proposed Phase 2 development is part of, and consistent with, the previously approved Las Cortes affordable housing community.

III. BACKGROUND:

On October 16, 2007, pursuant to the California Environmental Quality Act (CEQA), Section 15074, the City Council adopted Mitigated Negative Declaration (MND) No. 06-04 for the Las Cortes Specific Plan, which evaluated the environmental impacts of the development of 501 housing units. The MND concluded that the proposed project could result in potentially significant effects on the environment, and identified mitigation measures to decrease those impacts to a less than significant level. All of the mitigation measures identified in the MND were included in the Special Use Permit (Planning and Zoning Permit No. 14-500-07) that established the PRG as conditions of approval. Specifically, the findings of MND No. 06-04 included the following:

- No environmental impact areas of significant and unavoidable impacts (Class 1) were identified as a result of the proposed development
- 10 environmental impact areas of potentially significant impacts (Class 2) were identified as a result of the proposed development (Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems) for which mitigation measures were identified to reduce the impacts to a less than significant level.
- 6 environmental impact areas of less than significant impacts (Class 3) were identified as a result of the proposed development (Aesthetics, Agricultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use/Planning, Mineral Resources) for which no mitigation measures were necessary.

On December 9, 2014, the City Council adopted Subsequent Mitigated Negative Declaration No. 2014-04, which evaluated the environmental impacts of the changes in development from the repeal of the Las Cortes Specific Plan and the establishment of a Planned Residential Group

(PRG), which included the development of 305 housing units. The Subsequent MND concluded that the development of the smaller PRG project would result in less environmental impacts than the previously evaluated Las Cortes Specific Plan development, and included the previously identified mitigation measures to decrease the project impacts to a less than significant level. Specifically, the findings of Subsequent MND No. 2014-04 included the following:

- No environmental impact areas of significant and unavoidable impacts (Class 1) were identified as a result of the proposed development
- The same 10 environmental impact areas of potentially significant impacts (Class 2) were identified as a result of the proposed development (Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems) for which the same mitigation measures were required to reduce the impacts to a less than significant level.
- The same 6 environmental impact areas of less than significant impacts (Class 3) were identified as a result of the proposed development (Aesthetics, Agricultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use/Planning, Mineral Resources) for which no mitigation measures were necessary.

IV. ENVIRONMENTAL IMPACT ANALYSIS

This section compares the effects of the proposed Phase 2 development to those of the previously evaluated Las Cortes affordable housing community development that was evaluated in the previous Mitigated Negative Declaration and Subsequent Mitigated Negative Declaration prepared by the City of Oxnard. In accordance with §15131 of the State CEQA Guidelines, this analysis focuses on the specific physical environmental changes of the project.

The proposed development, known as Phase 2, is located on an 8.2-acre portion of the site that was originally proposed for development with the Las Cortes Specific Plan, and is now a part of the PRG. The Phase 2 project site is adjacent to the previously developed Phase 1, and is generally located in the geographic center of the PRG. The proposed Phase 2 development is consistent with the PRG project and was previously evaluated for potential environmental impacts in the MND and Subsequent MND.

The proposed Phase 2 project does not include any changes to the project that could lead to a substantial increase in the severity of previously identified environmental effects. To date, no substantial changes have occurred with respect to the circumstances under which the proposed Phase 2 project is undertaken. There is no new information of substantial importance that was not known or could not have been known at the time of the MND (2007) or Subsequent MND (2014) adoption to show that the project would have effects not previously discussed, the previously examined effects would be substantially more severe that previously estimated, that mitigation measures that were previously found infeasible would now be feasible and would substantially reduce effects of the project or different mitigation measures from those included in the MND and Subsequent MND would substantially reduce effects.

Consequently, the project would not alter the previous MND and Subsequent MND findings related to: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems.

Thus, no changes to the mitigation measures are required, the mitigation measures will continue to apply to the proposed Phase 2 development as conditions of approval, and no significant adverse effects are expected to result from the proposed development.

V. DETERMINATION

On the basis of the evaluation contained in this document, there are no substantial changes to the project, no substantial changes in the circumstances under which the project is being undertaken, and no new information of substantial importance that was not known to the Lead Agency at the time the Subsequent MND was adopted that trigger any of the conditions identified in Public Resources Code §21166 or State CEQA Guidelines §15162 which would require a subsequent or supplemental MND.

Addendum No. 1 is appropriate pursuant to CEQA Guidelines §15164 because no additional potentially significant impacts were identified for this Project, the original mitigation measures will remain applicable, and no circumstances exist that require the preparation of an additional CEQA document pursuant to CEQA Guidelines §15162 and §15163.

Therefore, there is no substantial evidence that the Project would result in new or substantially more severe impacts than those identified in the Subsequent MND. Accordingly, none of the conditions that trigger the need to prepare a subsequent Mitigated Negative Declaration pursuant to CEQA Guidelines §15162 or would occur.

Therefore, pursuant to §15162 and §15164 of the State CEQA Guidelines, this Addendum has been prepared to document the physical development associated with the adopted Subsequent MND for the project and to explain the Lead Agency's decision not to prepare a subsequent or supplemental MND. Pursuant to CEQA Guidelines §15164, the Community Development Director shall consider Addendum No. 1 prior to taking action on the Project.

Vyto Adomaitis Date
Community Development Director

ATTACHMENT
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PRG Development Standards Consistency Analysis

Las Cortes Phase 2
PRG Development Standards Consistency Analysis

Development Criteria Applied Throughout Phase 2

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
Visitor Parking	For the first 30 units: 1 visitor space is required for each unit; Thereafter, 0.5 visitor spaces per unit. Visitor parking spaces may be on or off-street, within 500 ft of the units they serve	109 units requires 70 spaces; 72 on and off-street spaces provided within 500 ft of units served	Yes
Maximum Density (per net acre)	Excluding public right-of-ways and Lot 1, the density is 14 dwelling units per acre	Excluding public right-of-ways and Lot 1, the density is 13.29 dwelling units per acre	Yes

Lot 5 (Buildings 1 - 4)

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
Maximum Building Height	35 feet for two-story buildings; 45 feet for three-story buildings	Building 1: two-story, 27 ft 6 in Building 2: two-story, 27 ft 6 in Building 3: single-story, 32 ft 6 in Building 4: two-story, 27 ft 6 in	Yes
Minimum Front-yard Setback	15 feet	Building 1: 15 ft Building 2: 205 ft Building 3: 27 ft Building 4: 205 ft	Yes
Minimum Side-yard Setback	5 feet for one and two-story buildings; 7.5 feet for 2.5+story buildings	Building 1:two-story, 50 ft Building 2: two-story, 50 ft Building 3: single-story, 70 ft Building 4: two-story, 20 ft	Yes
Minimum Rear-yard Setback	14 feet	Building 1: 242 ft Building 2: 54.7 ft Building 3: 302 ft Building 4: 54.7 ft	Yes
Minimum Dwelling Size (Net)	One-bedroom: 620 sf Two+ bedrooms: 800 sf	One-bedroom: 711 sf Two+ bedrooms: 842 sf	Yes
Minimum Building Separation	Building separation for residential to residential buildings must be equal to	Buildings 1 to 2: 40 ft Buildings 2 to 4: 27 ft	Yes, as

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
	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.	Buildings 1 to 3: 27 ft Buildings 4 to 3: 97 ft Trash enclosures are not accessory buildings. They may be 3 ft from residential buildings; however, they are still subject to Fire and Building Code requirements.	conditioned
Minimum Interior Yard Space (IYS)	30% of the lot area with minimum dimensions of 15 ft x 15 ft. May not include vehicle parking or circulation areas. 25% of the required IYS may be provided by deck space if a minimum of 10 ft x 10 ft. Area open from ground to sky (see 16-63 of City Code)	41% provided; 58,700 sf of lot area provided (42,451 sf required)	Yes
Minimum Common Open Space	One landscaped area of not less than 2,500 sf with a minimum dimension of not less than 35 ft.	2,500 sf landscaped area with minimum dimension of 35 feet provided adjacent to the Community Center	Yes
Accessory Buildings	Accessory buildings may be located in any rear or side yard setback provided it is within 20 feet from the nearest part of the main building if one-story in height, not to exceed 15 feet.	No accessory buildings proposed within setback areas	Yes
Refuse Enclosure/Accessory Structure Design	Shall reflect the major design elements or details of the residential units and provide pedestrian access.	Accessory structures incorporate the color and materials of adjacent buildings	Yes
Resident Parking	1 garage space per unit for studio and one-bedroom units; 1 garage space plus 1 surface space per unit for two-bedroom units; 2 garage spaces for three and four-bedroom units. Carports may count towards the required garage spaces.	Building 1: 2 one-bedroom, 6 two-bedroom, 4 three-bedroom requires 16 garage spaces and 6 surface spaces; 22 garage spaces provided Building 2: 2 one-bedroom, 6 two-bedroom, 4 three-bedroom requires 16 garage spaces and 6 surface spaces; 22 garage spaces provided Building 3: none required; 10 spaces provided Building 4: 2 one-bedroom, 6 two-bedroom, 4 three-bedroom requires 16 garage spaces and 6 surface spaces; 22 garage spaces provided	Yes
Visitor Parking			See Page 8
Location of Parking Spaces and Maximum Distance Between	Resident surface parking requirements can be satisfied with off-street parking	Building 1: Resident garage spaces underneath unit, within	Yes

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
Garages and Dwelling Units	provided that the number of spaces are located within 250 ft of each use; Maximum distance from unit to garage: 75 ft;	75 ft. Building 2: Resident garage spaces underneath unit, within 75 ft. Building 3: Resident parking not required Building 4: Resident garage spaces underneath unit, within 75 ft.	
Fences/Hedges within Front Yards	Must be at least 50% open and may not exceed 42 inches in height. Solid walls may not exceed 18 inches in height.	Front yards include shrubs and groundcover less than 42 inches in height	Yes
Fences/Hedges within Side and Rear Yards	Maximum 7 ft tall	Side and rear yards include shrubs and groundcover less than 7 ft tall	Yes
Parking Lot Landscaping	10-ft wide landscaped strip along any street or alley. 5% of the parking area is required to be landscaped A 9-foot wide finger planter with one tree is required between every 10 parking spaces.	Parking lot includes a 10-ft wide strip along Carmelita Ct +5% parking area includes landscaping Parking areas are less than 10 spaces	Yes
Recreation Facilities (12 units or more only)	Includes BBQ/picnic tables and benches, community recreation center, community clubhouse, pedestrian paths, gardens, etc.	Community Center, turf area, barbeque area, tables, pathways, tables and chairs are provided	Yes
Balconies and Patios	All dwelling units shall have at least one patio or balcony having a minimum dimension of 10 feet.	All units are served by a balcony or patio with a min dimension of 10 ft.	Yes
Balcony Enclosures	All balconies and patios shall have railings or walls which provide at least 50% enclosure.	All balconies and patios include a minimum 50% enclosure	Yes
Minimum Storage Areas	Each unit shall have a storage area of at least 200 cubic feet, which may not intrude into the minimum garage dimensions.	Building 1: minimum 200 cubic feet storage closet per unit Building 2: minimum 200 cubic feet storage closet per unit Building 3: no residential units Building 4: minimum 200 cubic feet storage closet per unit	Yes
Garages	Automatic garage door openers and architectural treatment or details.	Building 1:Automatic, sectional garage doors with painted finish. Building 2: Automatic, sectional garage doors with	Yes

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
		painted finish. Building 3: Garages not provided Building 4: Automatic, sectional garage doors with painted finish	
Utility Meters	Wall mounted meters shall be screened or integrated into the building design.	Condition varies	Yes, as conditioned
Design Standards for Vehicle Parking Areas	For parking lots with more than 40 stalls: Secondary access points required. A minimum Driveway throat of 25 ft shall be provided from the property line.	Lot 5 does not include parking lots with more than 40 stalls	Yes

Lot 6 (Buildings 5 - 8)

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
Maximum Building Height	35 feet for two-story buildings; 45 feet for three-story buildings	Building 5: two-story, 27 ft 6 in Building 6: two-story, 27 ft 6 in Building 7: two-story, 27 ft 6 in Building 8: two-story, 27 ft 6 in	Yes
Minimum Front-yard Setback	15 feet	Building 5: 15 ft Building 6: 205 ft Building 7: 15 ft Building 8: 205 ft	Yes
Minimum Side-yard Setback	5 feet for one and two-story buildings; 7.5 feet for 2.5+story buildings	Building 5:two-story, 12 ft Building 6: two-story, 15 ft Building 7: two-story, 15 ft Building 8: two-story, 15 ft	Yes
Minimum Rear-yard Setback	14 feet	Building 5: 242 ft Building 6: 54.7 ft Building 7: 242 ft Building 8: 54.7 ft	Yes
Minimum Dwelling Size (Net)	One-bedroom: 620 sf Two+ bedrooms: 800 sf	One-bedroom: 711 sf Two+ bedrooms: 842 sf	Yes
Minimum Building Separation	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.	Buildings 5 to 7: 49.2 ft Buildings 5 to 6: 40 ft Buildings 6 to 7: 27 ft Buildings 7 to 8: 40 ft Trash enclosures are not accessory buildings. They may be 3 ft from residential buildings; however, they are still subject to Fire and Building Code requirements.	Yes, as conditioned
Minimum Interior Yard Space (IYS)	30% of the lot area with minimum dimensions of 15 ft x 15 ft. May not include vehicle parking or circulation areas. 25% of the required IYS may be provided by deck space if a minimum of 10 ft x 10 ft. Area open from ground to sky (see 16-63 of City Code)	38% provided; 53,500 sf provided; (41,875 sf required)	Yes
Minimum Common Open Space	One landscaped area of not less than 2,500 sf with a minimum dimension of not less than 35 ft.	2,500 sf landscaped area with minimum dimension of 35 ft provided in middle of lot	Yes

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
Accessory Buildings	Accessory buildings may be located in any rear or side yard setback provided it is within 20 feet from the nearest part of the main building if one-story in height, not to exceed 15 feet.	No accessory buildings proposed within setback areas	Yes
Refuse Enclosure/Accessory Structure Design	Shall reflect the major design elements or details of the residential units and provide pedestrian access.	Accessory structures incorporate the color and materials of adjacent buildings	Yes
Resident Parking	1 garage space per unit for studio and one-bedroom units; 1 garage space plus 1 surface space per unit for two-bedroom units; 2 garage spaces for three and four-bedroom units. Carports may count towards the required garage spaces.	Building 5: 2 one-bedroom, 6 two-bedroom, 4 three-bedroom requires 16 garage spaces and 6 surface spaces; 22 garage spaces provided Building 6: 2 one-bedroom, 6 two-bedroom, 4 three-bedroom requires 16 garage spaces and 6 surface spaces; 22 garage spaces provided Building 7: 2 one-bedroom, 6 two-bedroom, 4 three-bedroom requires 16 garage spaces and 6 surface spaces; 22 garage spaces provided Building 8: 2 one-bedroom, 6 two-bedroom, 4 three-bedroom requires 16 garage spaces and 6 surface spaces; 22 garage spaces provided	Yes
Visitor Parking			See Page 8
Location of Parking Spaces and Maximum Distance Between Garages and Dwelling Units	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; Maximum distance from unit to garage: 75 ft.	Building 5: Resident garage spaces underneath unit, within 75 ft. Building 6: Resident garage spaces underneath unit, within 75 ft. Building 7: Resident garage spaces underneath unit, within 75 ft. Building 8: Resident garage spaces underneath unit, within 75 ft.	Yes
Fences/Hedges within Front Yards	Must be at least 50% open and may not exceed 42 inches in height. Solid walls may not exceed 18 inches in height.	Front yards include shrubs and groundcover less than 42 inches in height	Yes
Fences/Hedges within Side and Rear Yards	Maximum 7 ft tall	Side and rear yards include shrubs and groundcover less than 7 ft tall	N/A

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
Parking Lot Landscaping	10-ft wide landscaped strip along any street or alley. 5% of the parking area is required to be landscaped A 9-foot wide finger planter with one tree is required between every 10 parking spaces.	Parking lot not proposed	N/A
Recreation Facilities (12 units or more only)	Includes BBQ/picnic tables and benches, community recreation center, community clubhouse, pedestrian paths, gardens, etc.	Community garden, barbeque area, tables, pathways, tables and chairs are provided	Yes
Balconies and Patios	All dwelling units shall have at least one patio or balcony having a minimum dimension of 10 feet.	All units are served by a balcony or patio with a min dimension of 10 ft.	Yes
Balcony Enclosures	All balconies and patios shall have railings or walls which provide at least 50% enclosure.	All balconies and patios include a minimum 50% enclosure	Yes
Minimum Storage Areas	Each unit shall have a storage area of at least 200 cubic feet, which may not intrude into the minimum garage dimensions.	Building 5: minimum 200 cubic feet storage closet per unit Building 6: minimum 200 cubic feet storage closet per unit Building 7: minimum 200 cubic feet storage closet per unit Building 8: minimum 200 cubic feet storage closet per unit	Yes
Garages	Automatic garage door openers and architectural treatment or details.	Building 5:Automatic, sectional garage doors with painted finish Building 6:Automatic, sectional garage doors with painted finish Building 7:Automatic, sectional garage doors with painted finish Building 8:Automatic, sectional garage doors with painted finish	Yes
Utility Meters	Wall mounted meters shall be screened or integrated into the building design.	Condition varies	Yes, as conditioned
Design Standards for Vehicle Parking Areas	For parking lots with more than 40 stalls: Secondary access points required. A minimum Driveway throat of 25 ft shall be provided from the property line.	Lot 6 does not include parking lots with more than 40 stalls	Yes

Lot 7 (Building 9)

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
Maximum Building Height	35 feet for two-story buildings; 45 feet for three-story buildings	Building 9: three-story, 42 ft	Yes
Minimum Front-yard Setback	15 feet	Building 9: 16.2 ft	Yes
Minimum Side-yard Setback	5 feet for one and two-story buildings; 7.5 feet for 2.5+story buildings	Building 9: three-story, 50 ft	Yes
Minimum Rear-yard Setback	14 feet	Building 9: 175 ft	Yes
Minimum Dwelling Size (Net)	One-bedroom: 620 sf Two+ bedrooms: 800 sf	One-bedroom: 718 sf Two+ bedrooms: 995 sf	Yes
Minimum Building Separation	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.	Building 9 to trash enclosures: 26 ft	Yes
Minimum Interior Yard Space (IYS)	30% of the lot area with minimum dimensions of 15 ft x 15 ft. May not include vehicle parking or circulation areas. 25% of the required IYS may be provided by deck space if a minimum of 10 ft x 10 ft. Area open from ground to sky (see 16-63 of City Code)	76% provided; 108,600 sf provided (42,672 sf required)	Yes
Minimum Common Open Space	One landscaped area of not less than 2,500 sf with a minimum dimension of not less than 35 ft.	2,500 sf landscaped area with minimum dimension of 35 feet provided north of parking area	Yes
Accessory Buildings	Accessory buildings may be located in any rear or side yard setback provided it is within 20 feet from the nearest part of the main building if one-story in height, not to exceed 15 feet.	No accessory buildings proposed within setback areas.	Yes
Refuse Enclosure/Accessory Structure Design	Shall reflect the major design elements or details of the residential units and provide pedestrian access.	Refuse enclosures incorporate the color and materials of adjacent buildings	Yes
Resident Parking	1 garage space per unit for studio and one-bedroom units; 1 garage space plus 1 surface space per	Building 9: 9 one-bedroom, 13 two-bedroom, 3 three-bedroom requires 17 garage spaces and 24 surface spaces; 17 garage spaces	Yes

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
	unit for two-bedroom units; 2 garage spaces for three and four-bedroom units. Carports may count towards the required garage spaces.	and 24 carport spaces provided	
Visitor Parking			See Page 8
Location of Parking Spaces and Maximum Distance Between Garages and Dwelling Units	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; Maximum distance from unit to garage: 75 ft;	Building 9: Resident garage spaces underneath units and carport spaces within 75 ft	Yes
Fences/Hedges within Front Yards	Must be at least 50% open and may not exceed 42 inches in height. Solid walls may not exceed 18 inches in height.	Front yards include shrubs and groundcover less than 42 inches in height	Yes
Fences/Hedges within Side and Rear Yards	Maximum 7 ft tall	Side and rear yards include shrubs and groundcover less than 7 ft tall	Yes
Parking Lot Landscaping	10-ft wide landscaped strip along any street or alley. 5% of the parking area is required to be landscaped A 9-foot wide finger planter with one tree is required between every 10 parking spaces.	Parking lot includes a 10-ft wide strip along Dolores Ct +5% parking area includes landscaping one 9 ft wide finger planter is provided between carports	Yes
Recreation Facilities (12 units or more only)	Includes BBQ/picnic tables and benches, community recreation center, community clubhouse, pedestrian paths, gardens, etc.	Adjacent lots include community center, turf area, tot lot, barbeque area, community garden, and pathways with tables, chairs and associated amenities	Yes
Balconies and Patios	All dwelling units shall have at least one patio or balcony having a minimum dimension of 10 feet.	All units are served by a balcony or patio with a min dimension of 10 ft.	Yes
Balcony Enclosures	All balconies and patios shall have railings or walls which provide at least 50% enclosure.	All balconies and patios include a minimum 50% enclosure	Yes
Minimum Storage Areas	Each unit shall have a storage area of at least 200 cubic feet, which may not intrude into the minimum garage dimensions.	Building 9: minimum 200 cubic feet storage closet per unit	Yes
Garages	Automatic garage door openers and architectural treatment or details.	Building 9: Automatic, sectional garage doors with painted finish	Yes
Utility Meters	Wall mounted meters shall be screened	Condition varies	Yes, as conditioned

DEVELOPMENT STANDARD	PRG REQUIREMENT	PROPOSED PHASE 2	COMPLIES?
	or integrated into the building design.		
Design Standards for Vehicle Parking Areas	For parking lots with more than 40 stalls: Secondary access points required. A minimum Driveway throat of 25 ft shall be provided from the property line.	Parking lot has less than 40 stalls	N/A

(For minimum building separation requirement: building height is measured from finished floor to top of building)
(For maximum building height requirement: building height is measured from the lowest average curb face at property line to top of building)

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PRG Community Design Guidelines Consistency Analysis

Las Cortes Phase 2
Community Design Guidelines Consistency Analysis

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

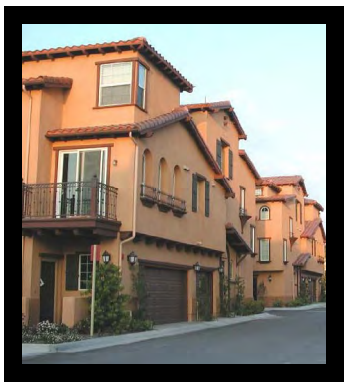
◊ Buildings shall be designed to define outdoor spaces, with floor plans that have a logical and functional relationship between indoor spaces and outdoor areas.
◊ Provide front porches where style appropriate and possible to accomplish stepped massing and transition to public spaces.
◊ Long building 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

Section I Discussion
The proposed Phase 2 development design includes the following elements: ● Building facades are articulated to avoid a "boxy" appearance ● The units are individually recognizable by the patio and balcony areas ● Buildings have varied roof forms ● Projections and recesses provided on the front facade of each structure ● Phase 2 includes two- and three-story forms ● Porches, doorways, and windows proportionate to overall massing ● Wall massing is broken-up with a break depth of a least 2 feet ● Emphasis on horizontal lines with rafter tails and fascia boards ● Tile accent around entryways and metal accents on facades ● Rain gutters painted to match the accent trim ● Garage doors complement colors used on front of buildings ● Garages placed in rear of structure ● Access to garages from driveways Thus, the proposed development is consistent with Section I of the Community Design Guidelines.

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 front yard 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.
◊ 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.

Section II Discussion
The proposed Phase 2 development design includes the following elements: ● Deep set openings to create strong shadows in patios and balconies ● Decorative trim around entryways ● Buildings have various window shutter treatments ● Window trim and sills for visual interest ● Neutral earth-tone roof colors ● Roof overhangs with non-repititous gable ends ● Covered patios and balconies for visual relief ● Buildings include four different color schemes ● Building frontages along arterial roadways ● Accessory structures designed to match residential buildings ● Accessory structures have same materials and colors of residential buildings Thus, the proposed development is consistent with Section II of the Community Design Guidelines.

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.

◊ 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

GROUNDCOVER:

(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	*CRAPE 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:

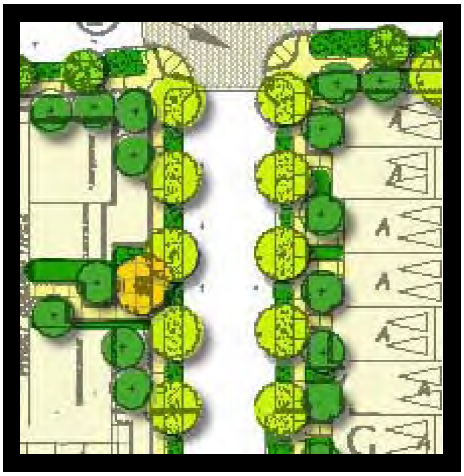
(5 GALLON MINIMUM)

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



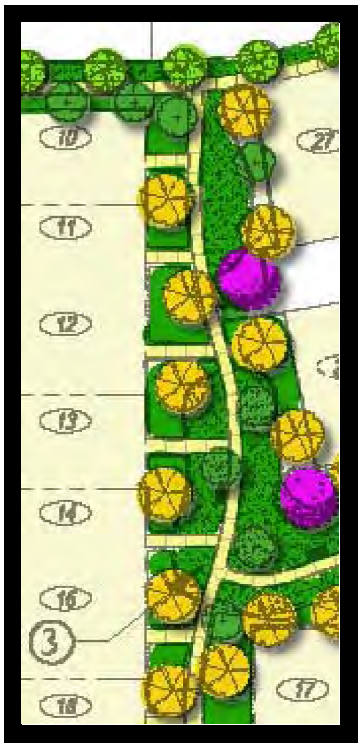
Typical Primary Access Streetscape Landscape Detail

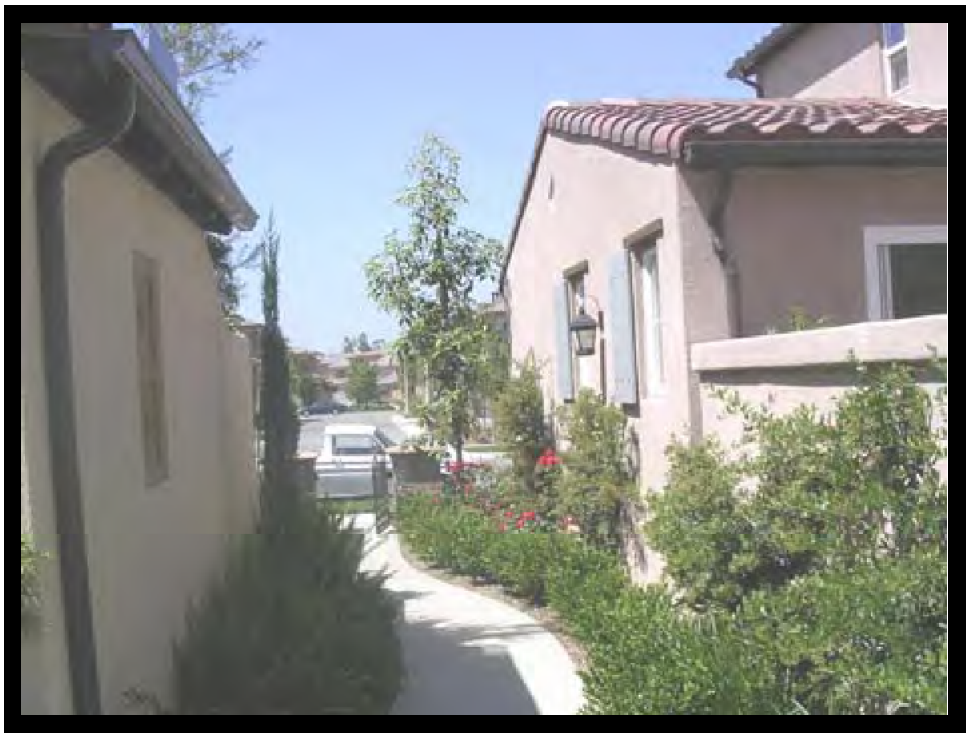
III-A Streetscape and Paseo Treatments

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.

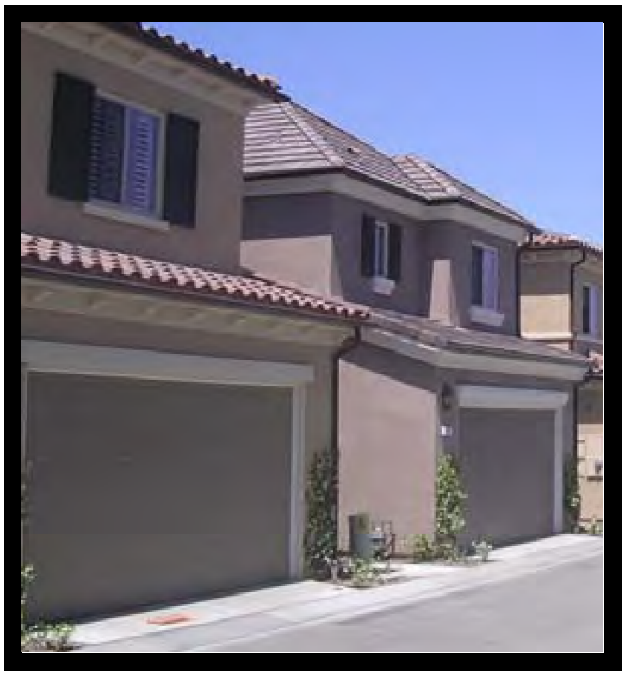
1. Paseos – The Las Cortes community will incorporate a series of paseos and walkways for residents and visitors to easily circulate throughout the site. Paseos will be a minimum of 11 feet wide with a five-foot concrete, porous pavement or other handicap accessible compliant permanent surface walkway. 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 wall mounted 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 street scenes.

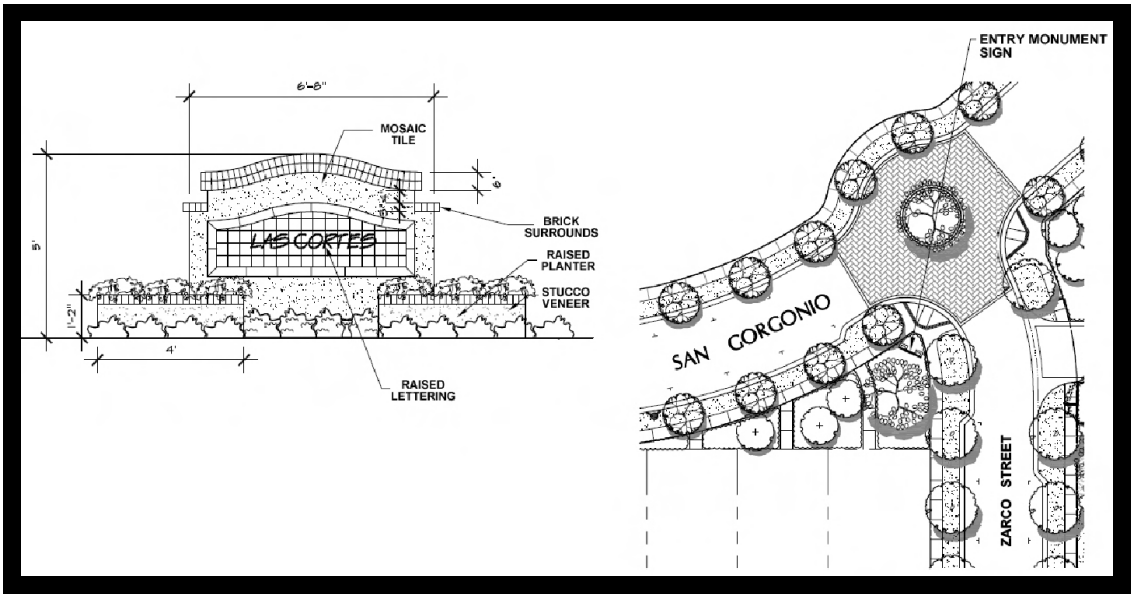
4. Parkway Tree Planting - All street trees shall be planted so as to maintain adequate sight distance and to avoid conflicts with utilities and driveways.

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.

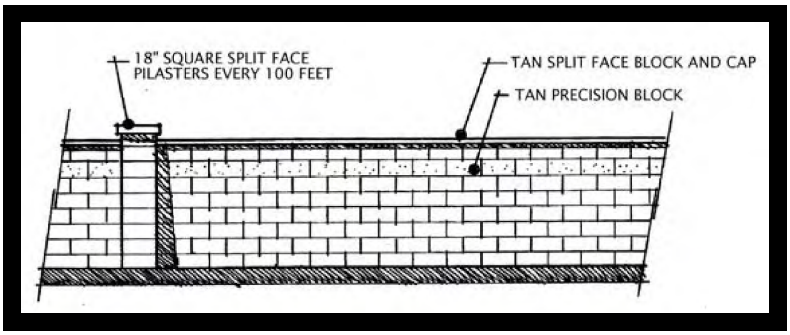
◊ 3-foot tall masonry walls, berms, landscaping, or combination of these, or similar visual barriers shall be used along parking lots that front Rose Avenue, First Street and Marquita Street to limit views into the parking lots.

◊ 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.

Section III Discussion
The proposed Phase 2 development design includes the following elements: ● Plantings to match Phase 1 for neighborhood cohesion ● Plan material selected known to be successful in climate ● Landscaping designed to enhance views along interior walkways ● Parkway of 7 feet along public streets ● Streetscapes include accent trees ● Paseos include concrete pavement, planters, and lighting ● Driveways to multiple garages reduce amount of paved areas ● Lighting on sides of garages for security ● Street trees are 24-inch and 36-inch box trees ● Buildings have frontages along San Gorgonio Aenue and First Street ● Entry monument sign located on corner of Dolores Court and First Street ● Walls match the building facade elements ● Clubhouse parking area screened with landscaping ● Landscape palette uses native species ● Walkways and entryways lighted for security

- Pedestrian paths have low level path lighting
- Decorative mailbox kiosks
- Directory sign located near community center
- Trash enclosures screened with vines
- Transformers screened with landscaping

Thus, the proposed development is consistent with Section III of the Community Design Guidelines.

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 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.
◊ 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.

Section IV Discussion
The proposed Phase 2 development design includes the following elements: ● Development meets standards for LEED certification ● Double pane windows ● Energy Star appliances ● Low water use features; tankless water heaters ● Energy saving light fixtures ● Zero VOC interior paint ● Solar PV for common use area ● Edible landscape Thus, the proposed development is consistent with Section IV of the Community Design Guidelines.

ATTACHMENT
I

General Plan Policy Consistency Analysis

City of Oxnard 2030 General Plan Goals and Policies

Applicable to Las Cortes 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 as may be subsequently amended, applies to all future development under Las Cortes 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.
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		Subsequent MND 14-04 identifies mitigations measures that are conditions of approval to 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***	X		The project is the redevelopment of an infill

	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.			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 be reviewed 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 requires the payment 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 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.		X	The project is largely replacement housing within an established neighborhood served by existing utilities with minimal impacts on City infrastructure.
Policy ICS-2.6	***Reduction of Construction Impacts*** 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	Subsequent MND 14-04 identifies mitigations measures that are conditions of approval to ensure impacts are below adopted thresholds.
Policy ICS-8.3	***Completing Bicycle and Sidewalk Network*** 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	***New Development Requires Bicycle Improvements*** 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	***Public Sidewalks and Pedestrian Orientation*** 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	***Americans with Disability Act (ADA) Handicap Requirements*** 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	***Connecting Facilities*** 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	***Development Has Adequate Parking*** 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 be reviewed through the DAC process.
Policy ICS-11.7	***Water Wise Landscapes*** 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	***Water Supply Finding for Smaller Projects*** 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	***Stormwater Detention Basins*** 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 be reviewed 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 ER-6.6	***New Development Private Open Space*** 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.	X		The project is subject to 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		Subsequent MND 14-04 identifies mitigations measures that are conditions of approval to 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		
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		The PRG permit and each subsequent permit will be reviewed through the DAC process.
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 potential liquefaction area.	X		
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 be reviewed 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		Subsequent MND 14-04 identifies mitigations measures that are conditions of approval to 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 be reviewed 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 be reviewed 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	X		Previous residents have preference for new units, and the City's Section 8

	utilizing Federal, State, or local funding. *[Source: Modified from the City of West Sacramento Housing Element, Policy HE-P-1.11, p.1-4]*			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 development financing.

ATTACHMENT
J

Estimated Development Impact Fees

Estimated Impact Fees Calculated and Charged by the City

Public Art Program	$54,744
Growth Requirement Capital Fee *	$354,904
Park and Recreation Fee	$384,879
Traffic Fees - Two Story Bldgs	$636,216
Traffic Fees - Three Story Bldgs	$140,750
Mobility Fee	$183,556
Waste Water Conveyance	$97,555
Waste Water Treatment	$255,019
Water Resource Development	$284,743
Water System Connection Fee	$34,800
General Plan Maintenance Fee	$58,813
Sum per building	**$2,485,979**

Parks Quimby Fee	$602,738	
Tree Impact Fee based on Values	$499,340	Lot 5 & 6 trees. Lot 7/8 trees to remain. Total valuation is $740,310
Other Fees		
Storm Drain Fees $25,587/gross acre		Redevelopment fee is zero due to pre development

Fees Calculated & Paid to Outside agen	**$3,588,057**	**Total City Impact Fee**
VC Traffic Fee**	$55,440.00	Ventura County
Calleguas Water District**	N/A	Water District
School fees for (2) Manager Units and C	$11,741.50	School District
School Districts Exempted Replacement Units		**Total Impact Fees**
** Outside agency fees not included in I	**$0.00**	**Total Impact Fees per Unit**
*** Total fee for this phase of the projec	$42,714.96	City Impact Fee Per Unit
	$3,502,626.94	82 units Deferred Amount

ATTACHMENT
K

RESOLUTION NO. 20-200-01

RESOLUTION NO. 20-200-01

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-01 (DEVELOPMENT DESIGN REVIEW PERMIT) FOR CONSTRUCTION OF 109 APARTMENTS (108 AFFORDABLE) WITHIN 8 BUILDINGS, A COMMUNITY CENTER, ASSOCIATED STREETS, SITE AND LANDSCAPING IMPROVEMENTS ON AN 8.2-ACRE PROJECT SITE LOCATED AT THE 1500-1700 BLOCKS OF SAN GORGONIO AVENUE AND FIRST STREET GENERALLY KNOWN AS THE NORTHEAST CORNER OF EAST FIRST STREET AND NORTH MARQUITA STREET (APNS: 200-0-100-040 AND 200-0-080-090), IN ACCORDANCE WITH SPECIAL USE PERMIT NO. 14-500-07 FOR A PLANNED RESIDENTIAL GROUP ("PRG") SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED JOINTLY BY THE OXNARD HOUSING AUTHORITY ("OHA"), 435 SOUTH D STREET, OXNARD, CALIFORNIA 93030 AND MARK IRVING, URBAN HOUSING COMMUNITIES (UHC), LLC, 2000 EAST FOURTH STREET, SUITE 205, SANTA ANA, CALIFORNIA 92705.

WHEREAS, on (January 30, 2020), Mark Iving, on behalf of UHC, LLC, and the OHA (the **"Applicant"** and/or **"Permittee"**), submitted a request to allow the construction of 109 apartments (108 affordable) within 8 buildings with garage and carport parking, a community center, laundry facilities, associates streets, site and landscaping improvements located at the 1500-1700 blocks of San Gorgonio Avenue and First Street generally known as the northeast corner of East First Street and North Marquita Street in the Garden Apartment Planned Development (R-3-PD) zone, subject to approval and conditions of the PRG; and

WHEREAS, on January 19, 2022, the Community Development Director of the City of Oxnard (**"Director"**) conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 20-200-01 (Development Design Review Permit) to authorize the construction of 109 apartments (108 affordable) within 8 buildings with garage and carport parking, a community center, laundry facilities, associates streets, site and landscaping improvements on an 8.2-acre project site, located at the 1500-1700 blocks of San Gorgonio Avenue and First Street generally known as the northeast corner of East First Street and North Marquita Street (APNs: 200-0-100-040 and 200-0-080-090) (the "Project") in accordance with City Council Resolution No. 14,709; and

WHEREAS, in accordance with a declaration of Trust with the Department of Housing and Urban Development (HUD), the property shall be operated as affordable housing in perpetuity; and

WHEREAS, Condition No. 24 of City Council Resolution No. 2014-22, which granted Special Use Permit No. 14-500-07, authorizes the Community Development Director to approve

an administrative Development Design Review Permit for the proposed Phase 2 development of the Las Cortes Housing Project; and

WHEREAS, the Planning and Environmental Services Division has prepared an Addendum to the previously adopted Mitigated Negative Declaration (MND No. 06-04 for the Las Cortes Specific Plan) and Subsequent Mitigated Negative Declaration (S-MND No. 2014-04 for the changes between the previously entitled Las Cortes Specific Plan and the Planned Residential Group). The proposed project does not include physical development that was not previously analyzed for environmental impacts, and no significant adverse effects are expected to result from the proposed development. Thus, staff recommends that the Director adopt the Addendum to the Subsequent Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Community Development Director Staff Report and all attachments thereto, the Community Development Director finds:

(1) The proposed development is designed in conformance with the Development Standards and Community Design Guidelines established by the City Council adopted Planned Residential Group.

As described in the staff report, the site plan and elevations submitted with the project conforms to the Development Standards and Community Design Guidelines for the Las Cortes development. As conditioned, and as described in the Staff Report and Attachments G and H thereto, the project conforms to all applicable provisions and design standards of the PRG and the Community Design Guidelines approved with the PRG.

SECTION 2. The Community Development Director finds and determines the project is in compliance with the California Environmental Quality Act because Addendum No. 1 was prepared for the MND No. 06-04 for the Las Cortes Specific Plan Project and Subsequent MND No. 2014-04, which evaluated the environmental impacts of the changes in development from the repeal of the Las Cortes Specific Plan and the establishment of the Planned Residential Group, was considered by the Community Development Director at the public hearing for the Las Cortes Phase 2 project. The Addendum to the 2007 and 2014 MNDs was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA, Public resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. The City of Oxnard is the Lead Agency. The Addendum is appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to the MND are necessary to address the Project changes and no circumstances exist calling for the preparation of a subsequent negative declaration pursuant to CEQA Guidelines § 15162 and 15163. With implementation of the MND

No. 06-04 & 2014-04 mitigation measures, there is no substantial evidence that the proposed project will have a significant effect upon the environment.

SECTION 3. Based on the findings set forth herein, the Community Development Director hereby approves Planning and Zoning Permit No. 20-200-01 (Development Design Review Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525 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. *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 is granted for the plans dated January 19, 2022, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. 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*)

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. (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. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

8. 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*)

9. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE CONDITIONS

10. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)

11. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

12. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

13. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and 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*)

14. Before the City accepts medians and parkways from Developer, 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*)

15. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Planning Division or designee with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, *PK-16*)

16. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

17. At time of submittal to the Building and Engineering Division for plan check, 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, PK-23)

18. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

19. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted.

The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

20. Consistent with the City Council Resolution 14,741 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the follow mandatory water conservation requirements for as long as City Council Resolution 14,741 is in effect:
    a. The use of potable water in a fountain or other decorative water feature is prohibited, except where the water is part of a recirculating system.
    b. 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 savings. Additionally, watering is limited to no more than twice a week and only on the designated days per odd and even addresses. Exceptions to allow for irrigation outside of the designated periods include (1) watering of newly installed, drought-tolerant landscapes for up to 1 year after planting, and (2) hand watering of potted plants or stressed vegetation with use of a container (e.g., bucket or watering can) or a hose fitted with a shut-off valve.
    c. Irrigation of newly constructed home and building exteriors with potable water is prohibited unless drip or microspray systems are used.
    d. Irrigation of ornamental turf on public medians with potable water is prohibited.
    e. Irrigation of park and school ground areas with potable water will only be permitted during the twice weekly designated irrigation periods noted above in this condition and only if necessary. Sport activity fields may irrigate more frequently, but only as necessary to maintain playing surface quality.
    f. Application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.

PLANNING DIVISION CONDITIONS

21. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

22. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

23. 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)

24. 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.

25. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)

26. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

27. Vertical Accessibility shall be provided as required by the California Building Standards Code, for the type of occupancy and funding requirements. If required for accessibility, elevators may be added to the building, provided that such modifications substantially conform to the building architecture, subject to the review of the Planning Division through the plan check process.

28. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. *(*PL*, PL-50)*

29. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

30. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

31. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)

32. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owner. (PL)

33. Developer shall construct each dwelling unit with separate gas and electrical systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)

34. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)

35. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)

36. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

37. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

38. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

39. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

40. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Division Manager. Such plan shall include such

elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)

41. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)

42. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL, C-7)

43. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 63.7). (PL, C-8)

44. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

45. To maintain consistency with the Las Cortes PRG Development Standards and Community Design Guidelines within City Council Resolution No. 14,709, the spacing between the following buildings shall be revised as follows prior to submitting construction plans to plan check review: Buildings 2 to 4 shall be 27 feet apart and Buildings 6 to 7 shall be 27 feet apart.

<u>Mitigation Measures from Mitigated Negative Declaration No. MND 06-04 as Amended by Subsequent Mitigated Negative Declaration No. 2014-04:</u>

Air Quality:

46. 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-1)

47. 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-2)

48. 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. (C-3)

49. 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 road.

    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. (C-4)

50. 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-5)

51. During periods of high winds (Le. 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-6)

52. 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-7)

53. 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-8)

54. 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. (C-9)

    Biological Resources:

55. 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, appraisal value of trees removed shall be put back into new trees and landscaping, or

c. mitigation fee to be paid for the appraisal value of the loss of the trees that are not saved or replaced. (D-1)

Cultural Resources:

56. 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 Ventureno 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. (E-1)

Geology and Soils:

57. 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-1)

58. All construction shall meet the minimum requirements of the Uniform Building Code for anticipated seismic activity within the region. (F-2)

Noise:

59. 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-1)

60. 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 theVentura 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. (K-2)

Population and Housing:

61. 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. (L-1)

Public Services:

62. Prior to issuance of building permit(s), Developer shall pay all required development impact fees. (M-1)

Recreation:

63. Prior to issuance of building permit(s), Developer shall pay all required development impact fees. (N-1)

Transportation/Traffic:

64. Prior to issuance of building permit(s), Developer shall pay all required traffic impact fees. (O-1)

65. 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. (O-2)

Utilities & Service Systems:

66. 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-1)

67. 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-2)

68. 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-3)

69. 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. (P-4)

70. 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 approve 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-5)

71. 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. It 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-6)

72. 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. (P-7)

<u>Conditions from Subdivision Map Entitlement Planning and Zoning Permit No. 14-300-06 (Tentative Subdivision Map for Tract 5952):</u>

73. Prior to the issuance of a Certificate of Occupancy the Applicant shall obtain approval by the Community Development Director (General Services Director) for 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 unless otherwise specified by the Community Development Director (General Services Director). (14-300-06, 92)

<u>Conditions from Land Use Entitlement Planning and Zoning Permit No. 14-500-07 (Special Use Permit - Planned Residential Group):</u>

74. Approval of the proposed Phase 2 project is subject to all applicable Planned Residential Group (Planning and Zoning Permit No. 14-500-07) Conditions of Approval as determined by the Community Development Director.

75. 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. (14-500-07, 3)

76. 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. (14-500-07, 7)

77. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (14-500-07, 8)

78. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (14-500-07, 9)

79. 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. (14-500-07, 10)

80. 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. (14-500-07, 12)

81. 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. (14-500-07, 13)

82. 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. (14-500-07, 14)

83. 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. (14-500-07, 15)

84. 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. (14-500-07, 16)

85. 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. (14-500-07, 17)

86. 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. (14-500-07, 18)

87. Developer shall provide for dust control at all times during project property preparation and construction activities. (14-500-07, 19)

88. Developer agrees to participate in a water conservation and/or drought restrictions that may include water conserving devices within residences. (14-500-07, 20)

89. 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. (14-500-07, 21)

90. Development shall 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. (14-500-07, 22)

91. Any modifications to the site shall require a finding by the Community Development Director that the Project conforms to the Planned Residential Permit and/or City Code, as applicable, and substantially conforms with the Community Design Guidelines established with the granting of the Special Use Permit for the Planning Residential Group, Resolution No. 2014 [PZ 14-500-07], Attachment A. (14-500-07, 24)

92. 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. (14-500-52)

93. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Community Development Director (General Services Director). (14-500-07, 53)

94. 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. (14-500-07, 54)

95. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Community Development Director (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. (14-500-07, 55)

96. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Community Development Director (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. (14-500-07, 56)

97. 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. (14-500-07, 57)

98. 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. (14-500-07, 58)

99. After Developer installs irrigation and landscape improvements on the project property, but before the City's final acceptance thereof, Developer shall provide the Community Development Director (General Services Director) with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (14-500-07, 59)

100. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (14-500-07, 60)

101. 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. (14-500-07, 61)

102. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (14-500-07, 62)

103. The selection for the street tree shall be approved by the Community Development Director (General Services Director). (14-500-07, 63)

104. 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. (14-500-07, 64)

105. Prior to the approval of the Phase II DDR permit, the Applicant shall submit for approval by the Community Development Director (previously 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. (14-500-07, 65)

106. 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. (14-500-07, 66)

107. Public Improvement Plans which document the width of San Gorgonio and associated street improvements shall be submitted as part of plan check. Improvements shall also include proposed landscaping consistent with Del Sol Park and include a note that landscaping may be removed and replaced with the San Gorgonio street improvements at City expense as directed by the Public Works Director. Street improvements for the extension of San Gorgonio shall be approved by the City Engineer prior to the issuance of a grading/site improvements permit for the proposed Las Cortes Phase 2 development. (14-500-07, 67)

108. 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. (14-500-07, 68)

109. 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. (14-500-07, 69)

110. All future structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (14-500-07, 70)

111. All future projects shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (14-500-07, 71)

112. 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. (14-500-07, 72)

113. Developer shall identify and provide all hydrants and fire protection equipment on the project property as required by the Fire Chief. (14-500-07, 73)

114. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (14-500-07, 74)

115. All signalized intersections shall be equipped with pre-emption equipment. (14-500-07, 75)

116. 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. (14-500-07, 76)

117. For this development phase, the Developer shall provide a Fire Master Plan to the Fire Department for review and approval. The Fire Master plan shall integrate with the other/ previously approved Fire Master Plan. (14-500-07, 77)

118. All vehicle control access gates shall be operable by City-approved radio equipment. (14-500-07, 78)

119. 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. (14-500-07, 79)

120. 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. (14-500-07, 80)

121. 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. (14-500-07, 81)

122. The project shall comply with the Outdoor Lighting Code & Guidelines. Security lighting should be on during hours of darkness.

    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. (14-500-07, 82)

123. 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. (14-500-07, 83)

HOUSING DEPARTMENT CONDITIONS

124. This property is subject to a declaration of Trust with the Department of Housing and Urban Development (HUD) that requires the property to be operated as affordable housing in perpetuity.

DEVELOPMENT SERVICES DIVISION CONDITIONS

125. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

126. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)

127. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)

128. 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)

129. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)

130. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)

131. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

132. Developer's site improvement plans shall include an onsite sewer plan. (DS-10)

133. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)

134. Developer shall install onsite and offsite electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

135. 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)

136. 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 parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

137. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) or USB portable drive 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 or USB portable drive containing all changes that occur during construction. (DS-16)

138. 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)

139. 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)

140. 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)

141. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)

142. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

143. 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)

144. "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)

145. 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 "asbuilt" plans after project completion. Developer's submittal of certified "asbuilt" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

146. 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)

147. 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)

148. 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)

149. 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)

150. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)

151. 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)

152. 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)

153. 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)

154. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

155. 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)

156. 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)

157. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

158. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and crossconnection control. (DS-59)

159. 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)

160. 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)

161. 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)

162. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

163. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

164. 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)

165. 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)

166. 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)

167. 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)

168. 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)

169. 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)

170. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

171. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

172. The Tract 5952-2 final map shall be processed for recordation concurrent with approval of the PZ 20-200-01 site improvement plans. (DS)

173. Developer shall construct proposed pedestrian paths that cross private vehicular drive aisles of colored enhanced concrete or pavers. The color shall contrast with the parking lot asphalt to clearly identify pedestrian areas. (DS)

174. Developer shall construct a concrete apron along the length of trash enclosure openings that extends a minimum of 15-feet from the face of the enclosure unless otherwise directed by the Community Development Director. (DS)

175. Developer shall construct residential serving trash enclosures sized to contain the number of refuse bins required by the Environmental Services Division. The enclosure shall be designed to prevent stormwater from entering the refuse bins and construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Building & Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure, subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS)

176. If the Developer is required to provide a grease interceptor for the kitchen within the Community Center, Developer shall provide a traffic-rated drainage inlet within the enclosure serving that building to catch all enclosure wash water. This drain shall connect to the sanitary sewer system via the grease interceptor. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Building & Engineering Division. Developer shall finish the trash enclosure

to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS)

177. Developer shall construct a raised concrete curb on the inside of the refuse/recycle room similar to the curb required inside a trash enclosure. (DS)

178. 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)

179. Developer shall include 2011 Technical Guidance Manual ("TGM") compliant pre-treatment for all infiltration-based stormwater quality devices. Pre-treatment devices must effectively reduce sediment load entering the infiltration device to minimize occlusion of underlying soils and reduce long-term maintenance requirements and thereby maintain the infiltration rate of the facility. Proprietary pre-treatment devices shall be designed to remove 80% of 50 micron particles and provide significant sediment storage. Typical catch basin insert devices do not provide the required sediment storage. Natural pre-treatment devices such as grass-filter swales must be designed in accordance with the 2011 TGM. (DS)

180. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration facilities immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation test, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer prior to submittal for the City engineer approval (DS).

181. Developer shall submit an updated hydrologic and hydraulic drainage report to reflect the proposed Phase 3 development. (DS)

182. The percolation tests for this project shall include implementation of the reduction factor specified in the "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the required safety factor. (DS)

183. Developer's Engineer shall provide the City with written confirmation that they have reviewed the landscape construction drawings within the National Pollutant Discharge Elimination System ("NPDES") infiltration areas and that the proposed landscaping conforms to TGM standards for such areas. (DS)

184. Developer shall provide proof of recordation of a document that holds all property owners subject to this permit equally responsible for implementation and perpetual maintenance of all proposed long-term, post-construction Best Management Practices ("BMP"s) for this project. (DS)

185. 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)

186. Developer shall substantially complete construction of public streets fronting along each building construction phase prior to obtaining a certificate of occupancy for that building phase. San Gorgonio Avenue shall be connected to Carmelita Court such that traffic has a complete loop prior to the first certificate of occupancy for buildings 1, 2, 3, or 4. A certificate of occupancy for buildings 5, 6, 7, 8, or 9 may be issued at the full completion of San Gorgonio Avenue and Dolores, unless Developer provides a means of turnaround (within public right-of-way or easement) for vehicles using San Gorgonio Avenue and Dolores that is acceptable to the Development Services Director and Fire Department. (DS)

187. Developer shall design and construct the proposed detention/infiltration basin with a maximum side slope of four (4) horizontal to one (1) vertical with the floor of the basin located a minimum of five (5)- feet above the water table. Walls and fences within the basin shall be set back a minimum of 2- feet from the top of basin slope. (DS)

188. 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, and lot numbers. The City will assign all addresses. The mylar shall be accompanied by a digital version in standard AutoCad format. (DS)

189. The sidewalk between building 5 and 6 shall be aligned with the midblock current Americans with Disabilities Act (ADA) standards curb ramp and pedestrian crossing of Carmelita Court. (DS)

190. Asphalt and pavement cut on newly paved roads (less than 10 years old) shall be done to the satisfaction of the City Engineer per Standard Plate 602 that may include full-width curb to curb grind and overlay (0.13-feet minimum thickness) with pavement reinforcement fabric over the trenches. (DS)

TRAFFIC DIVISION CONDITIONS

191. Developer shall paint curbs red at any location along the project entry drives where parking is not permitted. (TR)

192. Developer shall re-construct Rose Ave., between the northerly property line of Lot 4 and the northerly curb of First St., to accommodate 36-foot vehicular traveled lanes, 8-foot bike lane, 7-foot parkway and 5-foot sidewalk for the southbound direction. This condition is consistent with condition of approval No. 76 of the tentative subdivision map for Tract No. 5952. Some project costs may be eligible for master planned infrastructure reimbursement as per the Reimbursement Policy and Resolution 10,272.

193. Developer shall modify the existing traffic signal at the intersection of Rose Ave. and First St. to accommodate the widening of Rose Ave. Final design shall be approved by the City Traffic Engineer. (TR)

194. Developer shall install additional traffic loop detectors at the intersections of Rose Avenue & First Street and Rose Avenue & Santa Lucia for bicycle detection and adaptive signal control as approved by the City Traffic Engineer. (TR)

195. The Developer shall incorporate traffic calming features along First Street between Nadar/Compton and Rose Avenue to address speeding traffic along this section of the roadway conflicts. Potential improvements include striping for narrow lanes, increased speed limit signage and speed tables/cushions strategically located along the corridor. (TR)

196. Developer shall pull back the northerly median nose along Rose Ave at First St. to accommodate and comply with ADA pedestrian path of travel. (TR)

197. The developer shall install warning signs and advance pavement markings, pursuant to the State Manual on Uniform Traffic Control Devices (MUTCD) at all crosswalks along Dolores Court, Carmelita Court and any other crossing that is installed as part of the project subject to approval of the City Traffic Engineer. (TR)

198. The project will install at least one ADA accessible receiving ramp on the north side of San Gorgonio at Carmelita Court subject to approval by the City Engineer. (TR)

199. Developer shall re-stripe Rose Ave., between the northerly property line of Lot 4 and the northerly curb of First St., to accommodate the 8-foot bike lane. (TR)

200. Developer shall install LED street lighting along all public roadways within this project. Specifications and final location of the street lights shall be approved by the City Traffic Engineer. (TR)

201. Developer shall install bike racks close to the main entrance door of the proposed Building 3 (Clubhouse) along Carmelita Court. Final location of the bike racks shall be approved by the City Traffic Engineer. (TR)

202. Developer shall re-stripe the existing crosswalk along First Street at Nadar St/Campton St. The re-striping shall include, but not limited to, pavement markings and signage associated with the crosswalk. Final striping, markings and signing shall be approved by the City Traffic Engineer. (TR)

203. Developer shall install "No Parking" signs and paint curb with red at the proposed bus stops and the sections along San Gorgonio Ave. that are designated as no parking. Final location, signing and painting shall be approved by the City Traffic Engineer. (TR)

FIRE DEPARTMENT CONDITIONS

204. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)

205. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

206. 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*)

207. 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*)

208. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

209. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

210. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)

211. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

212. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)

213. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

214. 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)

215. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

216. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, *F-13*)

217. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F15)

218. 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 building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

219. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, F-17)

220. Areas designated by the Fire Marshal as Fire Lanes shall be identified and maintained by a red curb and signage per the California Department of Motor Vehicles.

221. Developer shall place existing overhead utility lines on and adjacent to the project underground to provide for Aerial Ladder Access.

222. Alley shall be maintained without obstructions and a minimum clear width of 20 feet.

223. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.

224. Class I standpipe is required in each stairwell. A combined sprinkler and standpipe system shall be required on the 3 story buildings.

225. Fire sprinkler coverage is required for:
    a. Patios, overhangs or any other projections that are 48" or more from the structure.
    b. All carports and trash enclosures.
    c. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    d. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

226. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

227. Before the city issues a certificate of occupancy, the developer shall install a Kox key vault at a location to be determined by the Fire Department.

228. Fire sprinklers will be required on all buildings including the clubhouse.

229. Community room shall be sprinklers under a separate permit submittal.

230. All new hydrants shall be 4"x4"x2 1/2" Jones J-4065.

POLICE DEPARTMENT CONDITIONS

231. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
    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 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 on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque 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 the 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.

232. Exterior lighting of the site including parking areas shall be between 1 and 7 footcandles.

233. All exterior lighting, including common areas and parking areas, shall:
    a. operate from dusk to dawn.
    b. be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
    c. be full cut-off instruments and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
    d. not be placed in close proximity to trees.

234. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.

235. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas including parking facilities. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above the walking/driving surface. This plan shall be submitted for review and approval by the Police Department prior to the issuance of building permits.

236. A security camera system shall be installed to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
    a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.

b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
c. Cameras shall have low light capability and be able to identify persons conducting transactions or entering the business.
d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
f. Recorded images shall bear a date and time stamp that cannot be altered.
g. All entry doorways to semi-public facilities (club house, laundry rooms, shared lobbies and entrances, assembly rooms, etc.) shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher than 7 feet above the floor/ground.
h. A minimum of one camera shall be placed in the below locations:
    a. Recreation Building - GAme Room, Computer Room, Lobby, Club Room
    b. Each Laundry Room
i. Cameras in domed casings are required as their area of focus is not easily determined by a casual observer.
j. Site management shall provide in a timely manner any digital records of security camera requested pursuant to a police investigation.

237. Prior to the issuance of Building Permits, a Security Site Plan shall be submitted to and approved by the Police Department. The Security Site Plan shall be submitted in a pdf format, unless otherwise specified, to the Police Department via electronic mail to the following address: specialprojects@oxnardpd.org. The Security Site Plan shall include the following:
    a. A floor/site plan shall include the location of each element of the camera and access systems.
    b. A chart shall list each security camera system element using alpha-numeric designations and include the following:
        i. Type of equipment (domed camera, monitor, recorder, etc.).
        ii. The room and/or building where each camera element is located.
        iii. Each camera installation and its location and height above the floor/ground.
        iv. Each camera's purpose (i.e., general view camera, doorway camera, etc.).

238. An access control system is required. A chart shall list each access control system element using alpha-numeric designations and include the following:
    a. The location of each access control element.
    b. Identification of each door that is controlled by the access control system with an alpha-numeric designation.
    c. Type of equipment (keypad, card reader, control hardware).

239. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access as appropriate to the individual user. The system shall have the capability to add or subtract an access instrument assigned to a particular residential unit in the event of adding or subtracting a user.

240. Each access control point shall be programmed to restrict access to specific authorized access control instruments.

241. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

242. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

<u>Alarms</u>

243. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code Sections 11-95 through 11-100.

<u>Landscape</u>

244. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.

245. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.

246. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

247. Block walls on the site, including trash enclosures, shall have landscape elements in place that dissuades the application of graffiti. Creeping fig or similar plantings are recommended.

248. Developer/owner/site manager shall enroll project in and comply with the Oxnard Police Department "Crime Free Multi-Housing Program" as applicable to this housing development. For enrollment information, contact the Prime Prevention Officer at (805) 385-8349.

249. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.

Signage

250. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). 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)

251. A sign shall be posted at each entrance to the site stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law and City Ordinance".

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 19th day of January, 2022.

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Vyto Adomaitis
Community Development Director