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July 16, 2007

TO: Planning Commission
LW
FROM: Linda Windsor, Associate Planner

SUBJECT: PZ Nos. 06-500-10, 07-510-1 (Special Use Permits), 06-300-6 (Tentative Parcel Map) (Homewood Suites Hotel, located at 1950 Solar Drive, filed by T.M. Mian & Associates, 1106 N. Highway 360, Suite 400, Grand Prairie, TX 75050.

Recommendation: That the Planning Commission adopt resolutions:

- a) Approving Planning and Zoning Permit No. 05-500-2, a special use permit for an extended stay hotel, subject to certain findings and conditions;
- b) Approving Planning and Zoning Permit No. 07-510-1, a special use permit for onsite sales of beer and wine, subject to certain findings and conditions; and
- c) Recommending approval of PZ No. 06-300-6 (Tentative Parcel Map), subdividing one lots into two lots, subject to certain findings and conditions

Discussion

On July 21, 2007, the Planning Commission reviewed a request to build a four-story hotel. The subject application includes a special use permit to allow construction of the hotel, a special use permit to allow on-site sales of beer and wine, and a tentative parcel map to subdivide this project site from the adjacent existing hotel.

Architecture: Several commissioners expressed concerns about the appearance of the hotel, especially as viewed from the freeway and the Rice Avenue off-ramp (the building's east elevation). The applicant has prepared enhanced elevations and a bird's eye view to show the building's architecture more clearly.

Parking: In addition, commissioners requested clarification of the parking requirements and the parking study prepared by the applicant. The applicant's traffic engineer will present more information related to the traffic study and will answer questions posed by the Commissioners.

The following information is provided to answer other questions from commissioners.

1. A parking count at 1 a.m. in the middle of the week accurately shows the maximum number of parking spaces used by travelers because this is when travelers are likely to be sleeping or getting ready for the next day.
2. Conversely, during Monday through Friday daytime hours, while the business travelers are away from the hotel (conducting business), the most employees are on site. The same is true for leisure travelers; most are off the property during the weekday daytime hours. The parking demand of 1.11 spaces per room includes parking for employees.

Attachments:

June 20 Memo to Planning Commission

Staff Report package from June 21, 2007 Planning Commission meeting



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June 20, 2007

TO: Planning Commission
FROM: Linda Windsor, Associate Planner
SUBJECT: PZ 06-500-10 (Homewood Suites Hotel)

This memo clarifies the number of parking spaces required for the Homewood Suites Hotel project.

The City Code requires 270 parking spaces for this project:

Use	Units in project	Requirement	# spaces required
Guest rooms	129	2 spaces/room	258
Meeting room	60 seats	1 space/5 seats	12
			270

The parking study prepared for this project (and approved by the City Traffic Engineer) demonstrates that 1.11 parking spaces per room would be required for the proposed hotel, for a total of 143 parking spaces. Since 181 parking spaces are provided on the proposed hotel site, the proposal exceeds the requirement identified in the parking study.

In addition, page 4 of the staff report shows the maximum building height at 58 feet. This is a typographical error; 59 feet is correct.

The following corrected figures (underlined>) have been inserted into your staff report and SUP resolution.

Staff report: Page 4
Resolution: Page 2



Planning Division

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Linda Windsor, Associate Planner

DATE: June 21, 2007

SUBJECT: Planning and Zoning Permit Nos. 06-500-10 and 07-510-1 (Special Use Permits) and 06-300-6 (Tentative Parcel Map), located on the east side of Solar Drive, north of East Gonzales Road, commonly known as 1950 Solar Drive.

1. **Recommendation:** That the Planning Commission adopt resolutions:
 - a) Approving Planning and Zoning Permit No. 05-500-2, a special use permit for an extended stay hotel, subject to certain findings and conditions;
 - b) Approving Planning and Zoning Permit No. 07-510-1, a special use permit for onsite sales of beer and wine, subject to certain findings and conditions; and
 - c) Recommending approval of PZ No. 06-300-6 (Tentative Parcel Map), subdividing one lots into two lots, subject to certain findings and conditions.

2. **Project Description and Applicant:** The applicant requests approval of a special use permit to develop a vacant 3.77-acre portion of a 6.47-acre lot with a 129-room, extended stay hotel. The proposed building is 98,798 square feet (gross floor area). An increase in allowed building height from 35 feet to 59 feet, and a decrease in one side yard setback (from 59 feet to 10 feet) are requested as part of a special use permit. The facility includes a meeting room; a lodge serving light evening meals and breakfast for guests, and outdoor recreation facilities. Beer and wine sales with the evening meals and in the hotel's on-site convenience store (ABC License Type 41) are proposed. The applicant also requests Administrative Relief to allow a decrease in the number of required parking spaces (from 270 to 143 spaces) in accordance with Section 16-651 (B) (4) of the Oxnard City Code,

The Tentative Parcel map would divide the 6.47-acre lot into two parcels, to allow the Hilton Garden Inn and proposed Homewood Suites Hotel to be on separate parcels.

The project is not within a redevelopment area, neighborhood or specific plan area.

The project applicant is T.M. Mian & Associates, 1106 N. Highway 360, Suite 400, Grand Prairie, TX 75050.

3. **Existing Land Use:** The portion of the site where the subject project is proposed is vacant. The remaining (north) part of the property is occupied by the existing Hilton Garden Inn and its associated parking, landscaping and recreation facilities.
4. **General Plan Policies and Land Use Designation Conformance:** The land use map of the General Plan designates the subject parcel for *Business & Research Park* development. According to the General Plan, Business & Research Park areas typically include fully conditioned buildings (that is, containing full interior improvements) devoted either exclusively or in part to office, and research and development uses. Retail and service facilities may also be established in freestanding buildings or as part of multi-use developments. Very high development standards (landscaping, architecture, etc.) apply to business and research park areas that are oriented towards major transportation features such as freeways and thoroughfares. All activity occurs within buildings. The underlying zoning designation is BRP (Business & Research Park), which is consistent with the *Business & Research Park* General Plan Land Use designation. Hotels are listed in the BRP zone district as conditionally permitted, subject to approval of a Special Use Permit. As proposed, the project conforms to both the General Plan and zoning for the property, subject to approval of the Special Use Permit.
5. **Environmental Determination:** The proposed development is subject to review in accordance with the California Environmental Quality Act (CEQA). An initial study was prepared to analyze potentially significant adverse environmental effects of the proposed project. Four areas of concern were identified as potentially being affected
 - Air Quality (short term related to construction activity)
 - Cultural Resources (related to possible Native American finds)
 - Noise (short-term related to construction activity)
 - Utilities/Service Systems (Water, Storm water, and Solid Waste/Recycling)

On April 30, 2007, the applicant agreed to mitigation measures recommended by staff to address the identified adverse effects. The initial study and mitigation measures (MND 07-01) were made available for public review and comment, from May 18, 2007 through June 6, 2007.

Comments were received on the draft environmental document and have been addressed as conditions of project approval. None of these comments require responses or changes to the MND, since the comments were restatements of the MNDs findings and mitigations, and referred to mitigation measures or conditions of approval.

Based on the environmental analysis, no significant adverse effects are expected to result from the proposed development. Therefore, staff recommends that Planning Commission adopt the Mitigated Negative Declaration (MND 07-01).

6. Surrounding Zoning and Land Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	BRP	BRP	Hotel (Hilton Garden Inn)
North	BRP	BRP	Beyond Rice Avenue: Agriculture (Sakioka Specific Plan area)
South	BRP	BRP	Two office buildings (under construction)
East	BRP	BRP	Existing office development
West	BRP	BRP	Hotel (Hilton Garden Inn)

7. Analysis:

- a) **General Discussion:** Homewood Suites Hotel is one of the brands owned by Hilton Hotels Corporation.¹ Homewood Suites targets the business or leisure traveler who desires to stay in an area for three days to three weeks, according to the company's corporate web site. All of the suites' have kitchens with a microwave, two-burner stove, sink, dishwasher and full-size refrigerator. Dishes, silverware and cooking utensils are also provided. Guests are served a light meal and beverages (including beer and wine) Monday through Thursday evenings, and breakfast every morning in the lodge, which serves as a eating and gathering place for hotel guests. Only guests of the hotel are permitted to dine in the lodge. A small store near the lobby area sells packaged food and other convenience items (including packaged beer and wine) for guests. The hotel also has a small meeting room, a business center, administrative offices, a small kitchen area, and the lobby on the first floor.

The hotel's 129 suites are divided into the following categories:

Name	Description	Number
King Suite	King-size bed in separate bedroom, sofa sleeper in living room	48
Studio Suite	Sofa sleeper in living room area, bed in sleeping area (not a separate bedroom)	62
Two Bedroom Suite	Two separate bedrooms (two queen beds and one king bed), sofa sleeper in living room	11
	Total	129

- b) **Relevant Project and Property History, Related Permits:** The proposed hotel is located on the southern part of a parcel currently shared with the Hilton Garden Inn. The Development Services Director approved Planning & Zoning Permit No. 02-500-15 (Development Design Review permit) in 2002 to allow construction of the Hilton Garden Inn, which opened in 2005. The subject site is the last vacant

¹ Other Hilton lodgings include Embassy Suites, Hilton Garden Inn (both in Oxnard), Hampton Hotels, Conrad, Doubletree, Hilton Grand Vacations Club, Hilton HHonors, Scandic, and The Waldorf-Astoria Collection.

lot in this block of Solar Drive, within the area approved and built as the Sammis Business Park and now called the Solar Drive Business Park. Sammis Company installed bermed landscaping and trees along the lot frontages as part of the initial development of the business park.

- c) **Zoning Compliance:** Applicable development standards of the BRP zone district have been compared with the proposed project, as follows:

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Min. lot area	20,000 square feet	164,216.9 sf; 3.77 acres	Yes
Min. lot width	100 feet (for interior lots)	~295 ft	Yes
Min. lot depth	150 feet	~500 ft	Yes
Max. building height	35 feet maximum (additional by SUP)	55 feet (4 story portion) + 59 ft @ roof cupolas	Yes, with SUP
Front yard setback	30 feet minimum	175 ft +	Yes
Side yard setback	Height of the building (59 feet)	South: 10 to 17 feet North: >100 ft	Yes, with SUP Yes
Rear yard setback	20 feet minimum	20 feet (to east property line)	Yes
Max. lot coverage	40% of total area	17.8%	Yes
Architectural Standards	1. No metal buildings	1. Not a metal building	Yes
	2. Minimum of 2 types of building texture or materials	2. Cement plaster, clay tile roof and canvas awnings	Yes
	3. Screen all roof structure and mechanical equipment from adjacent roadways	3. Sight line drawing shows roof equipment not visible from adjacent streets	Yes
Site landscaping	Entire front setback area to be landscaped, other than driveways and parking areas	Shown on plans	Yes
	15% min of lot area to be landscaped, excluding required parking lot landscaping	Landscape area is 31.5% of site. Parking area landscaping = 29%	Yes
	Screen parking areas with 36-inch tall landscaping or landscape/berm combination	Existing berm/landscaped area	Yes
Parking	272 spaces	<u>181</u>	Yes, with SUP
Loading areas	3	3	Yes
Utilities, transformers	Screened In accordance with City Code.	Transformer at southwest corner of building; condition for landscape screening	Yes, as conditioned
Parking lot landscaping	Finger planters required every 10 spaces.	Sufficient number and size	Yes
Trash enclosures	Screen from view; materials to match building	Enclosure at northeast corner of building, matches building	Yes
Lighting	Comply with City Code. 1 foot-candle minimum and 7 foot-candle maximum	Photometric plan provided	Yes

As shown in the table on the previous page, the project meets or exceeds the applicable City Code requirements for all applicable zoning standards except for building height, one side yard setback, and the number of parking spaces. As part of the special use permit, the Planning Commission may grant approval for the increase in height and reduced side setback, and approve an administrative relief to reduce the number of required parking spaces.

Building Height: The proposed building is four stories tall, with a maximum height of 58' 10" at the top of the highest roof elements. The lobby/lodge area and the pool house are one story elements. As noted above, the maximum height allowed in the BRP zone is 35 feet, and the Planning Commission may grant additional height with approval of a Special Use Permit. Planning staff recommends approval of the request for an additional 24 feet because the four story building is compatible with scale of development in the immediate vicinity. Specifically, the existing Hilton Garden Inn (to the north) is eight stories tall, the office buildings under construction (to the south) are two and three stories tall, and the existing office buildings on the west side of Solar Drive are two stories tall. This proposed four-story building becomes a transition structure between the eight-story building immediately north of this building and the buildings that are two and three stories to the south and on the west side of Solar Drive. In addition, the freeway overpass is elevated near this building, somewhat reducing its apparent height. The single story lobby area closest to the street serves as a transition element on the site, providing a pedestrian scale element for guests arriving at the hotel.

Side Yard Setback: The BRP zone requires a building setback from side property lines equal to the height of the building (approximately 59 feet). The distance to the north property line far exceeds the requirement by 45 feet, and from the building to the south property line the distance is less than the requirement (14 feet to 17 feet for most of the south side of the buildings, and 10 feet at the west end of the building). Staff recommends approval of this reduction in building setback for the south side because it would be compatible with surrounding development. Specifically, the office project south of the subject property (approved in 2005 and currently under construction) is 75 feet from the property line that is shared with the subject property. Adding the setback between the hotel and the south property line, the separation between these buildings is 85 to 92 feet.

Reduction in the Parking Requirement: See Circulation and Parking Analysis (next page).

- d) **Site Design Analysis:** The proposed hotel building is located in the southeast portion of the property, with the one-story portion of the building located on the west side of the building, closest to Solar Drive. The buildings form a U-shape, with the pool and spa, pool house, sport court, and barbeque area north of the building and surrounded by the building on three sides. The pool area is surrounded by a five-foot tall decorative metal fence, as required by the Building Code. Parking is located on the north and west sides of the building.
- e) **Circulation and Parking Analysis:** The primary means of vehicle access to the site is via a driveway along the Solar Drive frontage, immediately west of the hotel building. Secondary access is available via the two driveways on the adjacent Hilton Garden Inn property. A temporary registration parking area is provided adjacent to the lobby entrance, functioning as a guest loading area (equal in size to two loading areas). A loading area for providing food service deliveries to the kitchen is located north of the lodge building. The City Traffic Engineer has recommended approval of this configuration as meeting the intent of the City's loading area requirements.

The parking area for this proposal is seamlessly integrated with the parking area for the adjacent Hilton Garden Inn. The parking, parking access aisles, walkways, lighting and landscaping are all designed so that both parking hotels' parking areas and landscaping will match and function together.

Pedestrian connections from the subject project to the parking area, to the Hilton Garden Inn, and to the sidewalk along Solar Drive are shown on the plans. The walkways connecting this hotel to the Hilton Garden Inn lead link the two hotels on walkways through the landscape areas, creating a more pleasant walk than most walkways of this type. The project also provides a pedestrian walkway to the adjacent office building property (south). This walkway was a condition of approval for the office buildings and is included as a condition of approval for this project as well.

The applicant has requested a decrease in the number of required parking spaces (from 270 to 143 spaces) in accordance with Section 16-651 (B) (4) of the Oxnard City Code. The City Code requires two parking spaces per room for hotels with cooking facilities, plus parking for meeting rooms. The applicant has prepared a parking study (attached to the Initial Study for the MND 07-01, AttachmentC). The study reviewed parking demand data for a the recently-completed Grandstay Hotel (on Gonzales Road near Outlet Center Drive) and a Homewood Suites hotel in Saint Cloud, Minnesota to support the applicant's request. In addition, the applicant's traffic engineer conducted parking demand studies for two Marriott hotels with similar amenities (bedrooms, living areas and cooking facilities) as the subject project, and the adjacent Hilton Garden Inn to verify the parking demands.

The findings of the parking study show that the peak parking demand is 1.11 parking spaces per room for the extended stay facilities, and 0.83 parking spaces per room for the adjacent Hilton Garden Inn. The peak parking demand is therefore 138 spaces for the Hilton Garden Inn and 143 spaces for the Homewood Suites, for a total of 281 spaces on the 6.47-acre parcel. A total of 331 spaces are provided on the site, 150 for the Hilton Garden Inn and 181 for the Homewood Suites Hotel. (Note that the site plan erroneously shows 144 spaces are required; 143 is the correct number).

The City Traffic Engineer has reviewed the study and determined that the findings are accurate. Staff therefore recommends approval of the reduction in the number of required parking spaces from 270 to 143.

Since the decrease in the required parking is based upon the assumption that the units will not be used as permanent residences, a condition has been placed in the SUP prohibiting occupancy of the same unit by the same guest for more than 29 consecutive days.

- f) ***Building Design Analysis:*** The building is light tan and medium tan plaster, with off-white and white trim, burgundy (Black Cherry) canvas awnings, and Mission tile roofing. Various roof heights, vertical plane variations, faux balconies, and window trim add interest to the building elevations. These elements include the formal entry at the single-story lobby and lodge area, the towers on the west end of the building and the cupolas along the top of the ridge line (which also hide the roof-mounted mechanical vents).

As is common in hotels, an individual ventilation, air conditioning, and heating unit is provided for each room. The unit is inside the building, but the unit must vent to the outside of the building. To minimize the appearance of these louvered vents, they are painted to match the adjacent wall surface. Downspouts are also exposed, but located on inside building corners, round shaped and painted to match the adjacent building walls.

Staff recommends approval of the building design because it is compatible with the colors and styles of adjacent development.

- g) ***Signs:*** Staff has included a condition in the attached special use permit resolution requiring that the applicant develop a sign program for review and approval by the Planning and Environmental Services Manager prior to issuance of any building permits for this project. A monument sign is shown at the vehicle entrance to the site from Solar Drive and the design of this sign will be reviewed as part of the sign program.
- h) ***Tentative Parcel Map:*** The project is on the southern part of a 6.47-acre parcel, of which the northern 2.7 acres is occupied by the existing Hilton Garden Inn. As

part of this project, the applicant has submitted a tentative parcel map to divide the 6.47-acre parcel into two lots, with each of these two hotels on its own parcel, together with required parking, access and landscaping for each hotel. A condition that requires reciprocal maintenance, access and parking agreements is included in the special use permit resolution to allow the two properties to function with shared parking areas and access from Solar Drive.

- i) **Alcohol Sales:** The application includes a request to allow a Type 41 ABC license, which allows an eating place to sell beer and wine. As discussed above, the hotel serves a light meal in the evenings with beer and wine available for the hotel's guests only. In addition, the applicant has requested to sell packaged beer and wine in the hotel's guest shop. The applicant can request this use under a rarely used provision of the Type 41 license, which allows this type of license to be used for sales of beer and wine for off-site consumption. The Police Department has expressed concern that if this privilege is unrestricted, it could contribute to guests (and non-guests) consuming alcohol in the parking lot and other common areas. As a condition of this approval, the Police Department recommends restricting sales from the guest shop to guests only and allowing guests to consume alcohol only in the enclosed areas of the hotel that are intended for guests only. This restriction is included as a special condition of approval.

The Police Department has reviewed this request and has concluded that, with the application and enforcement of recommended standard and special conditions, the proposal would not "...significantly add to neighborhood and community problems, as long as the sale of alcohol was limited to guest of the hotel and that alcohol was not permitted to leave the grounds of the hotel or be taken into the parking lot." (See Attachment D: Police Report).

Standard and special conditions related to the alcohol sales aspect of this application are included in the resolution.

- j) **Landscaping Code Compliance:** As noted in the *Zoning Compliance* table, the proposed project meets or exceeds all applicable landscape requirements. The applicant will relocate two existing queen palms from the perimeter landscape area to accommodate the new driveway from Solar Drive. These palm trees will be planted immediately north and south of this driveway.

8. **Development Advisory Committee (DAC) Consideration:** The Development Advisory Committee reviewed this project on November 22, 2006 and February 28, 2007, providing substantial comments to the applicant, who has revised the plans to comply with these comments. During the time that this project was being reviewed by staff and DAC, the applicant has changed number of rooms from 117 to 129 and dropped a proposed event center, in order to comply with the City Code requirements and meet the parking demand for the project. DAC members have worked extensively with the applicant to improve this project, and the DAC members recommend approval of the

project, with the application of the standard and special conditions provided in the attached resolutions.

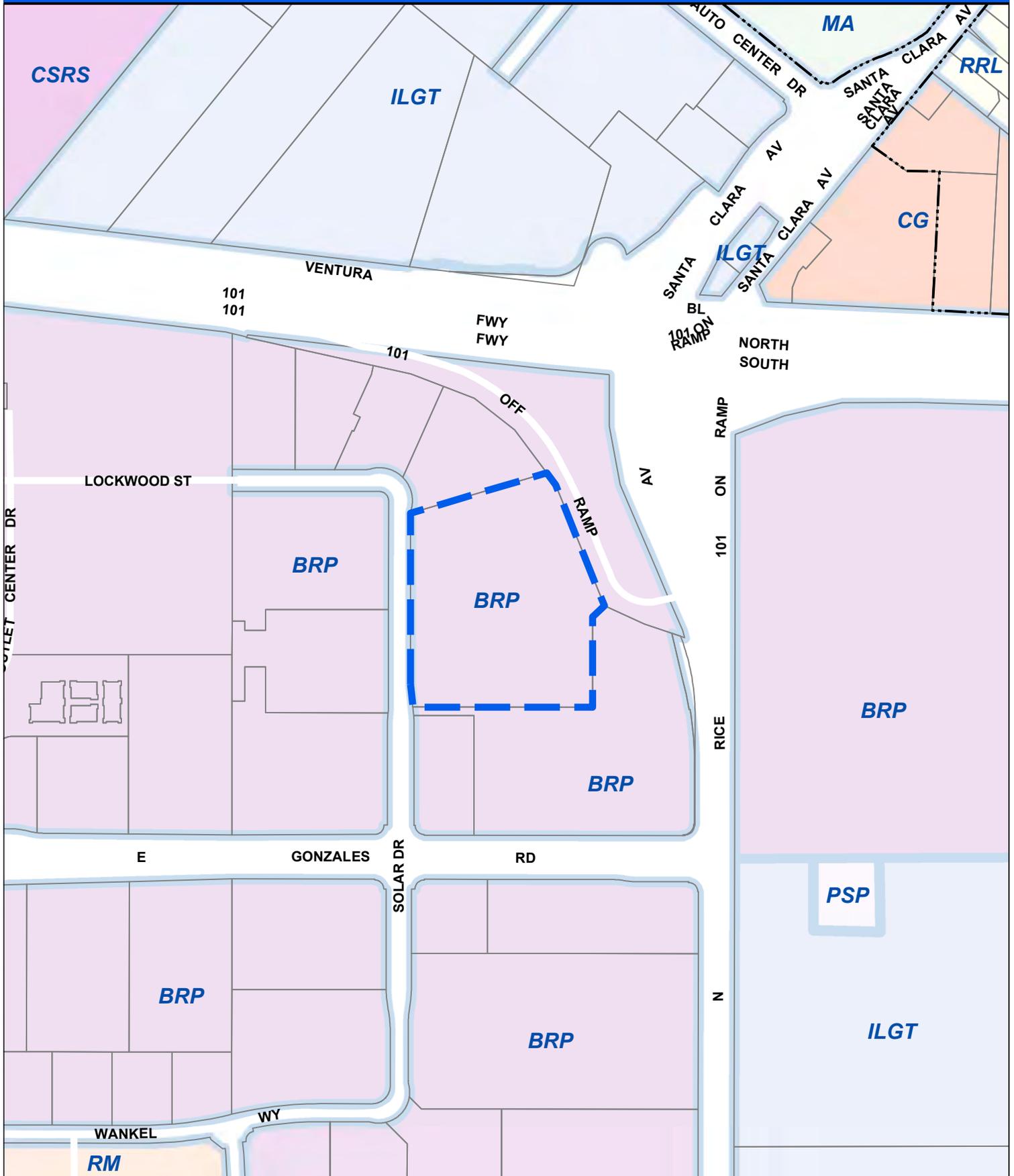
9. **Community Input:** This project is not within a neighborhood or adjacent to any neighborhoods, and therefore was not reviewed at a Community Workshop.

10. **Attachments:**

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Mitigated Negative Declaration No. 07-01
- D. Police Report for Alcohol Sales
- E. Resolutions

Prepared by: <u>LJW</u> LJW
Approved by: <u>SM</u> SM

General Plan Map



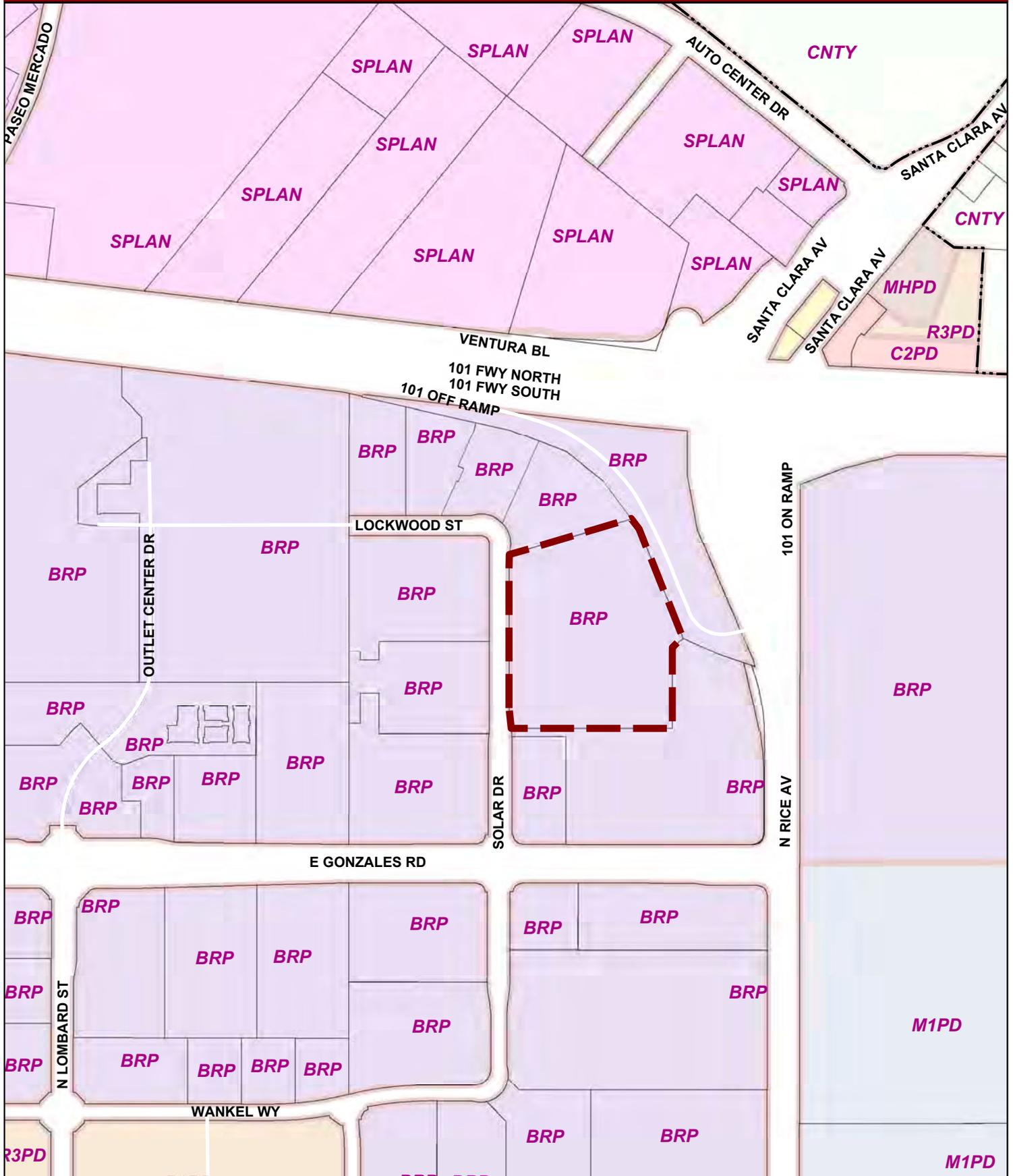
PZ 06-500-10, PZ 06-300-6
Location: 1950 Solar Dr.
APN: 213005203



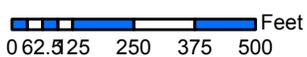
General Plan Map



Zone Map



PZ 06-500-10, PZ 06-300-6
Location: 2321 Sturgis Rd
APN: 213005203



Zone Map





Oxnard Planning
April 25, 2007

PZ 06-500-10, PZ 06-300-6

Location: 1950 Solar Dr.

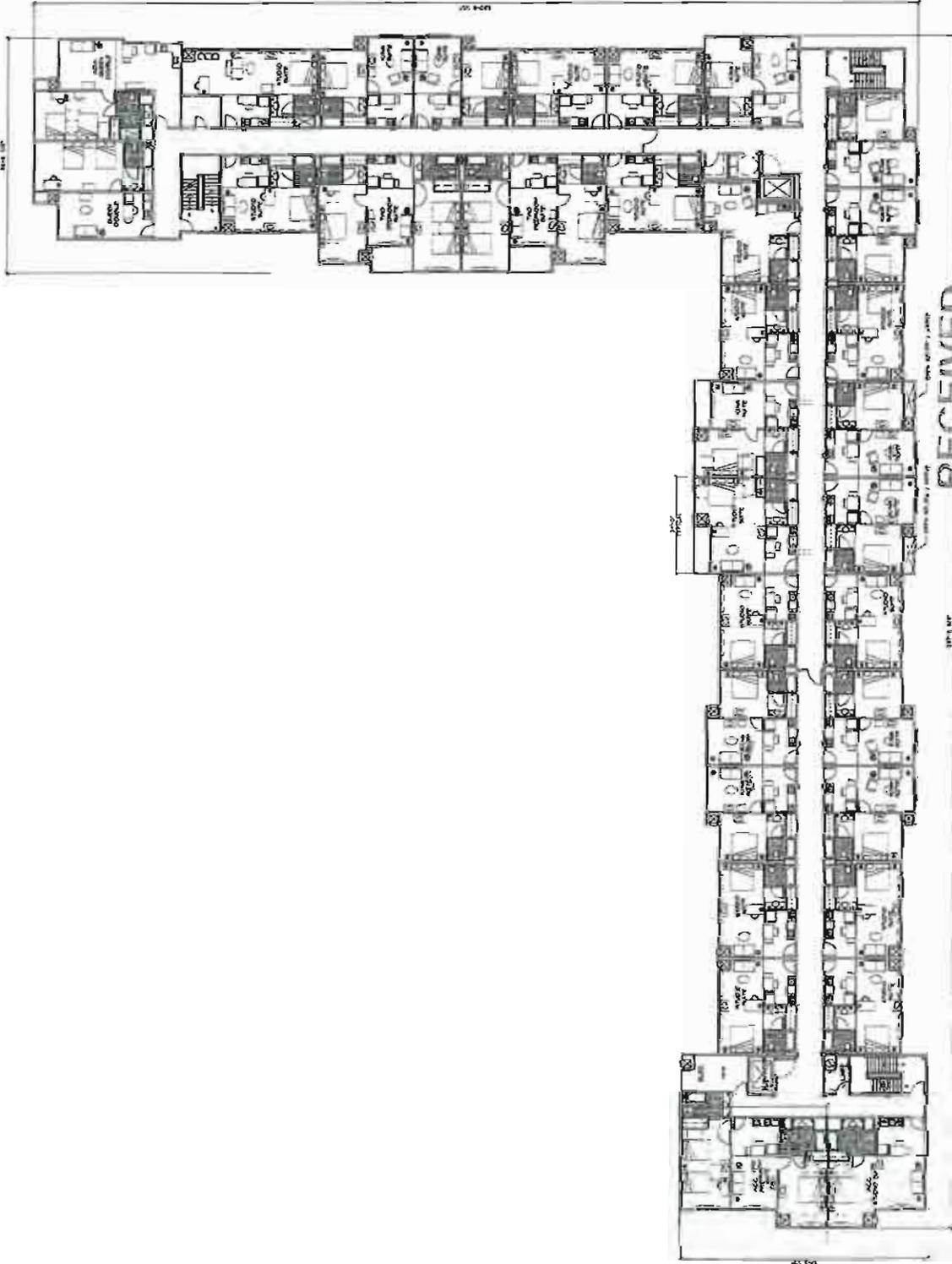
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Aerial Map



DATE	DESCRIPTION
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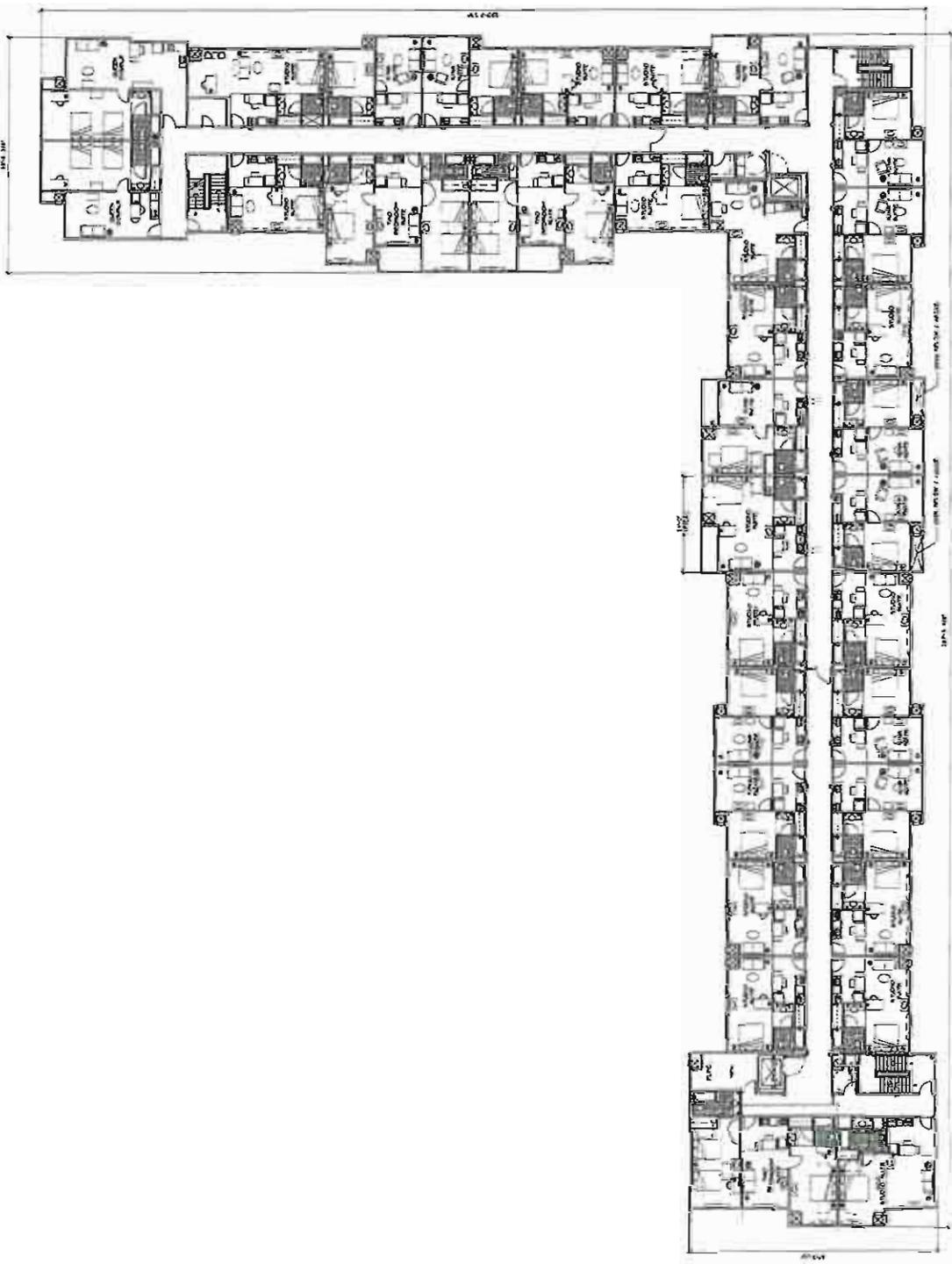
RECEIVED

APR 03 2007

PLANNING DIVISION
CITY OF OXNARD

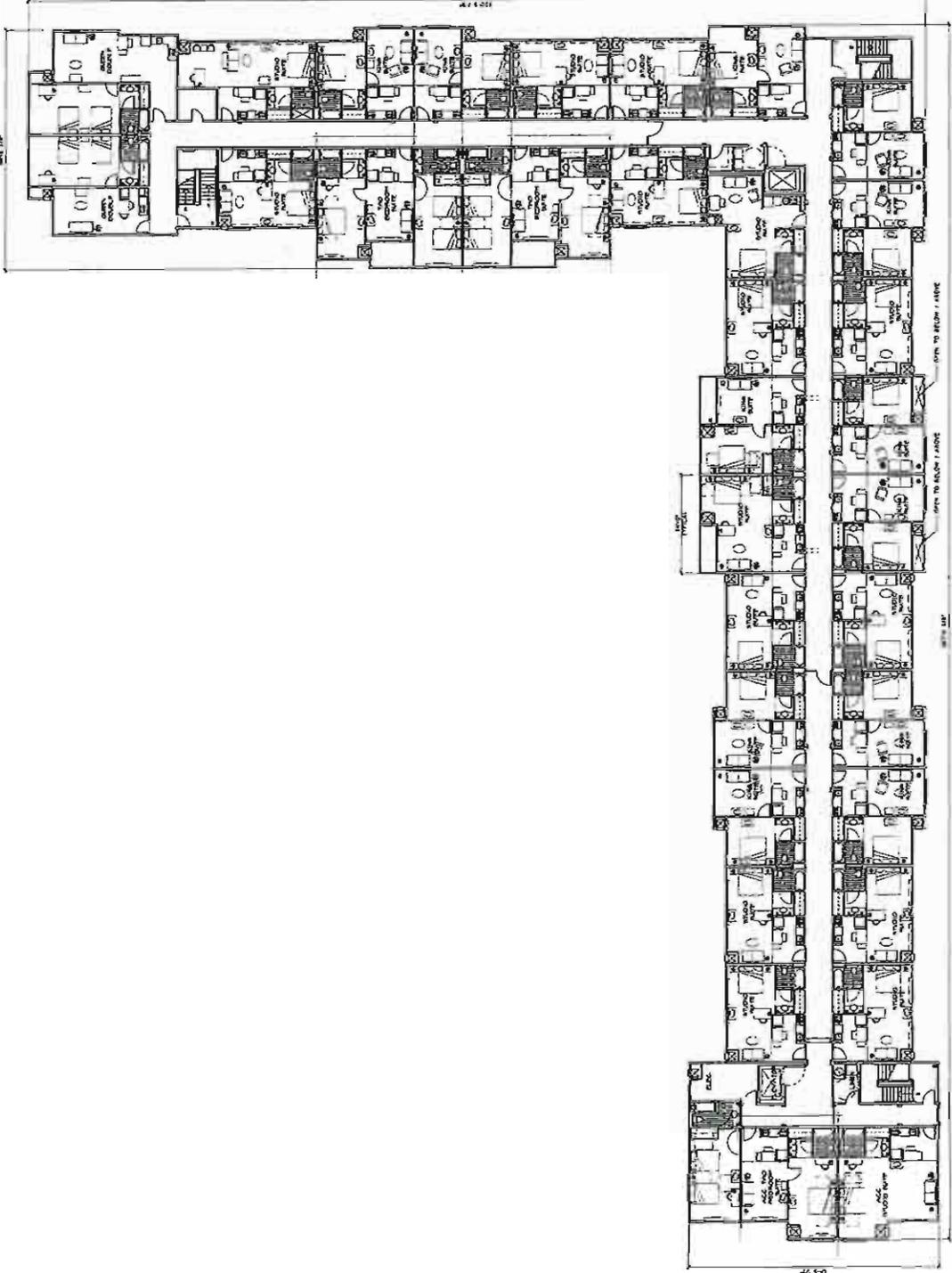
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGNED BY	T. M. ABAN
DATE	11/10/10
SCALE	AS SHOWN
PROJECT NO.	101010
CLIENT	HOMEWOOD SUITES
11.000	PLANNING / CONCEPT
11.010	ARCHITECTURAL PLAN
11.020	MECHANICAL PLAN
11.030	ELECTRICAL PLAN
11.040	PLUMBING PLAN

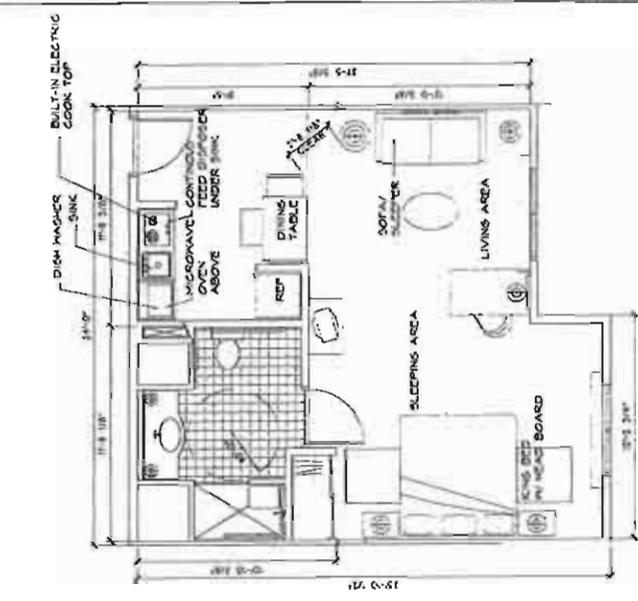
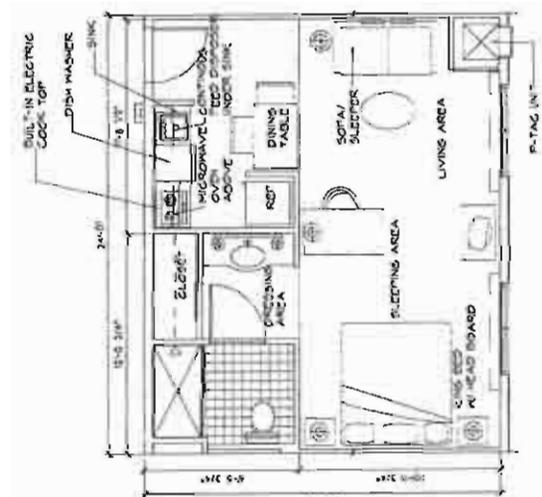
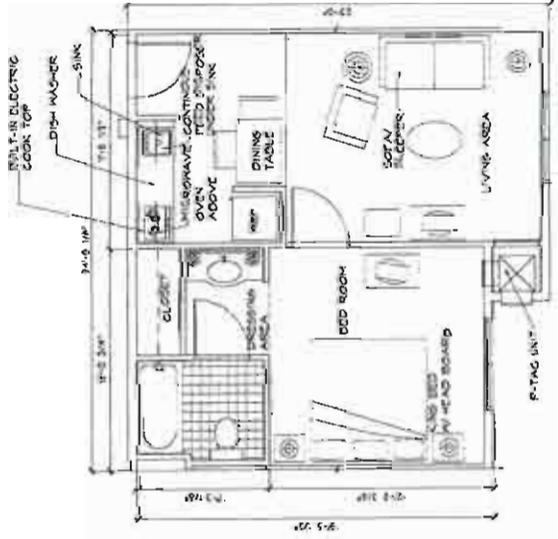


1 THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

DATE	NO.	BY	REVISION
01/15/10	1	TMM	ISSUED FOR PERMIT
01/15/10	2	TMM	REVISED PER PERMIT
01/15/10	3	TMM	REVISED PER PERMIT
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01/15/10	100	TMM	REVISED PER PERMIT



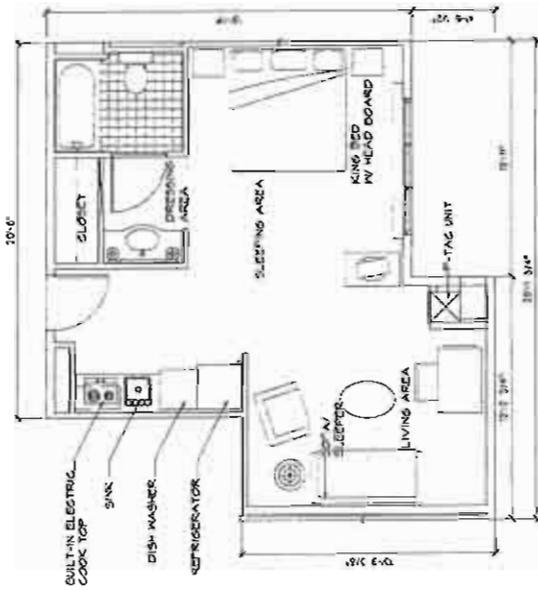
1 FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



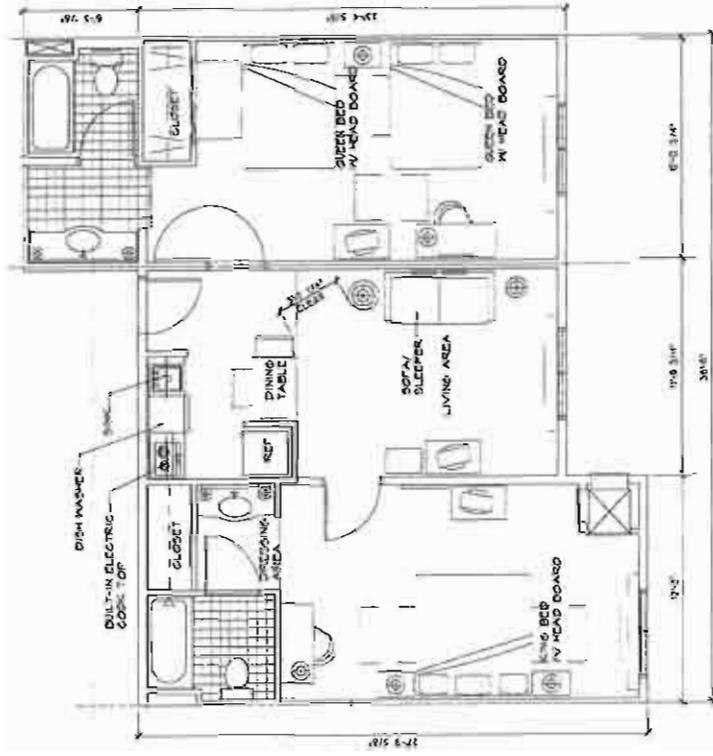
1 KING ROOM-UNIT PLAN
SCALE: 3/8" = 1'-0"

2 STUDIO-UNIT PLAN
SCALE: 3/8" = 1'-0"

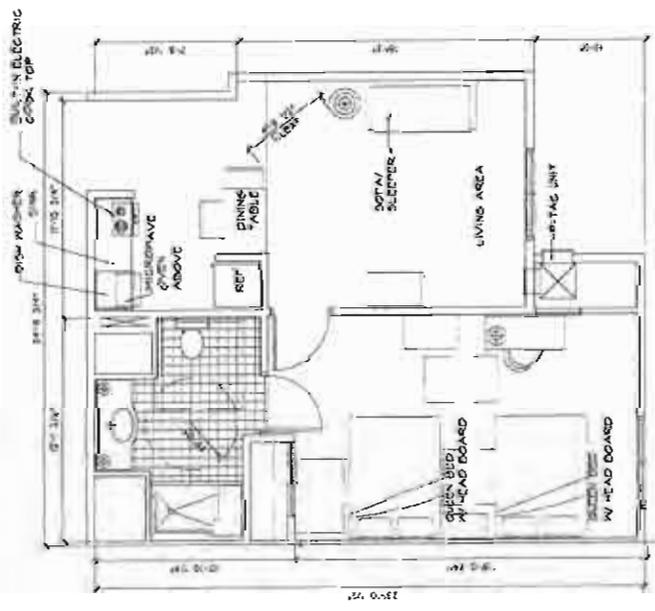
3 ACCESSIBLE KING SUITE-UNIT PLAN
SCALE: 3/8" = 1'-0"



2 CORNER STUDIO-UNIT PLAN
SCALE: 3/8" = 1'-0"

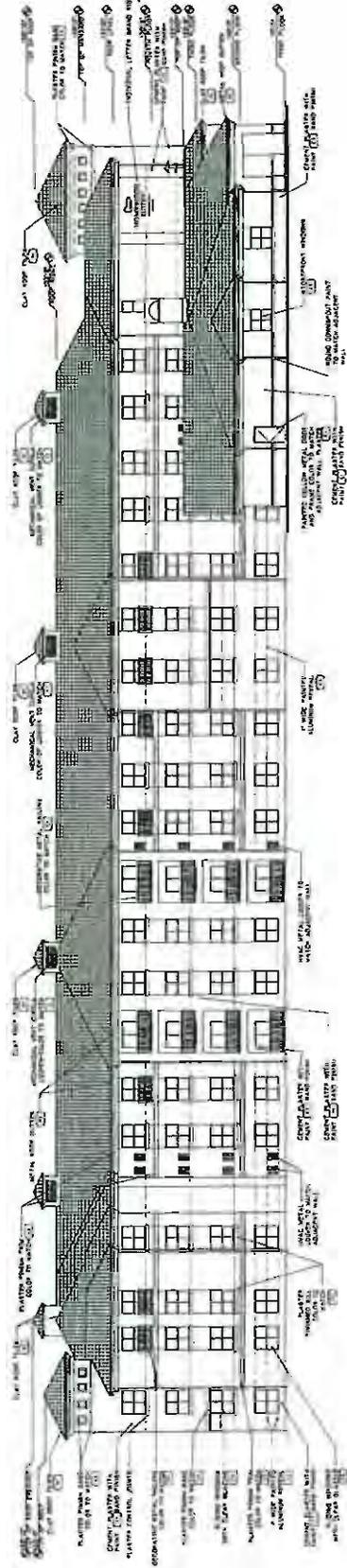


3 TYPICAL TWO BED ROOM-UNIT PLAN
SCALE: 3/8" = 1'-0"

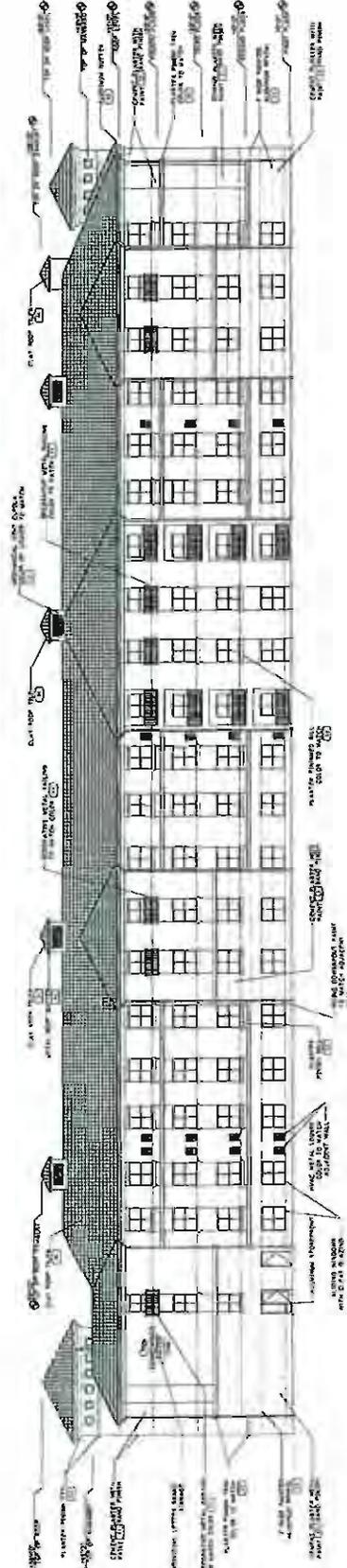


1 ACCESSIBLE DOUBLE QUEEN-UNIT PLAN
SCALE: 3/8" = 1'-0"

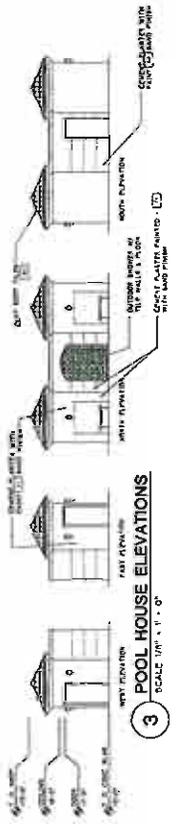
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50	REVISED PER COMMENTS



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

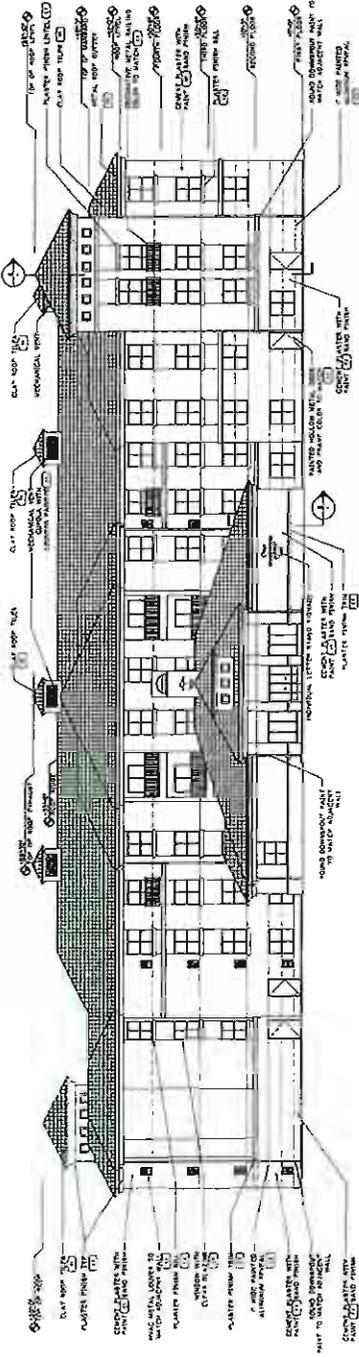


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

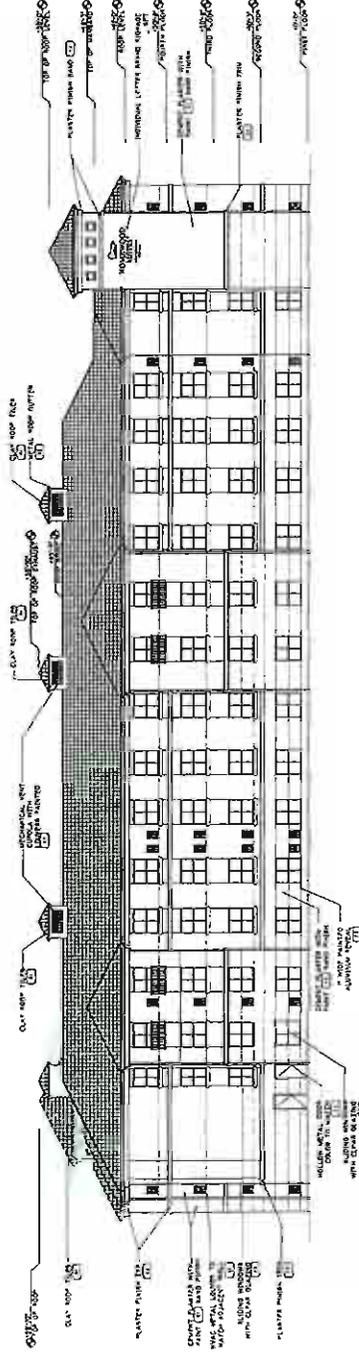


3 POOL HOUSE ELEVATIONS
SCALE: 1/8" = 1'-0"

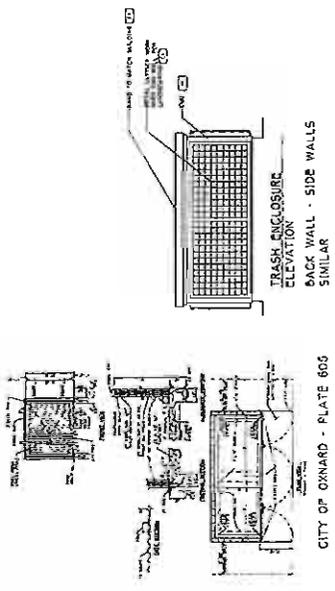
NO.	DESCRIPTION
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3	UPPER BAND PROFILE UNDER ROOF
4	UPPER BAND PROFILE AT TOWER
5	UPPER BAND PROFILE
6	UPPER BAND PROFILE UNDER ROOF
7	UPPER BAND PROFILE AT TOWER
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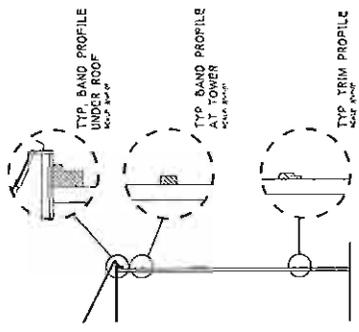
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



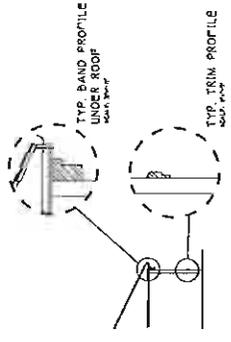
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 PARALLEL REFUSE CONTAINER ENCLOSURE
SCALE: 1/8" = 1'-0"



4 BANDING PROFILE
SCALE: AS NOTED



5 BANDING PROFILE
SCALE: AS NOTED

REVISIONS

NO.	DATE	DESCRIPTION
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2	11/15/11	ISSUED FOR PERMITS
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98	11/15/19	ISSUED FOR PERMITS
99	12/15/19	ISSUED FOR PERMITS
100	01/15/20	ISSUED FOR PERMITS



PROPOSED UTILITIES

1	EXISTING UNDERGROUND UTILITY LINE
2	EXISTING UNDERGROUND GAS LINE
3	EXISTING WATER LINE
4	EXISTING SEWER LINE
5	EXISTING FIBER OPTIC LINE
6	EXISTING TELEPHONE LINE
7	EXISTING POWER LINE
8	EXISTING CABLE TV LINE
9	EXISTING AIR CONDITIONING LINE
10	EXISTING RAINWATER LINE
11	EXISTING LANDSCAPE IRRIGATION LINE
12	EXISTING LANDSCAPE WATER LINE
13	EXISTING LANDSCAPE SEWER LINE
14	EXISTING LANDSCAPE GAS LINE
15	EXISTING LANDSCAPE FIBER OPTIC LINE
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NOTE SUMMARY

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CLIENT SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION.

4. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES.

5. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND STRUCTURES IN GOOD WORKING ORDER.

6. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

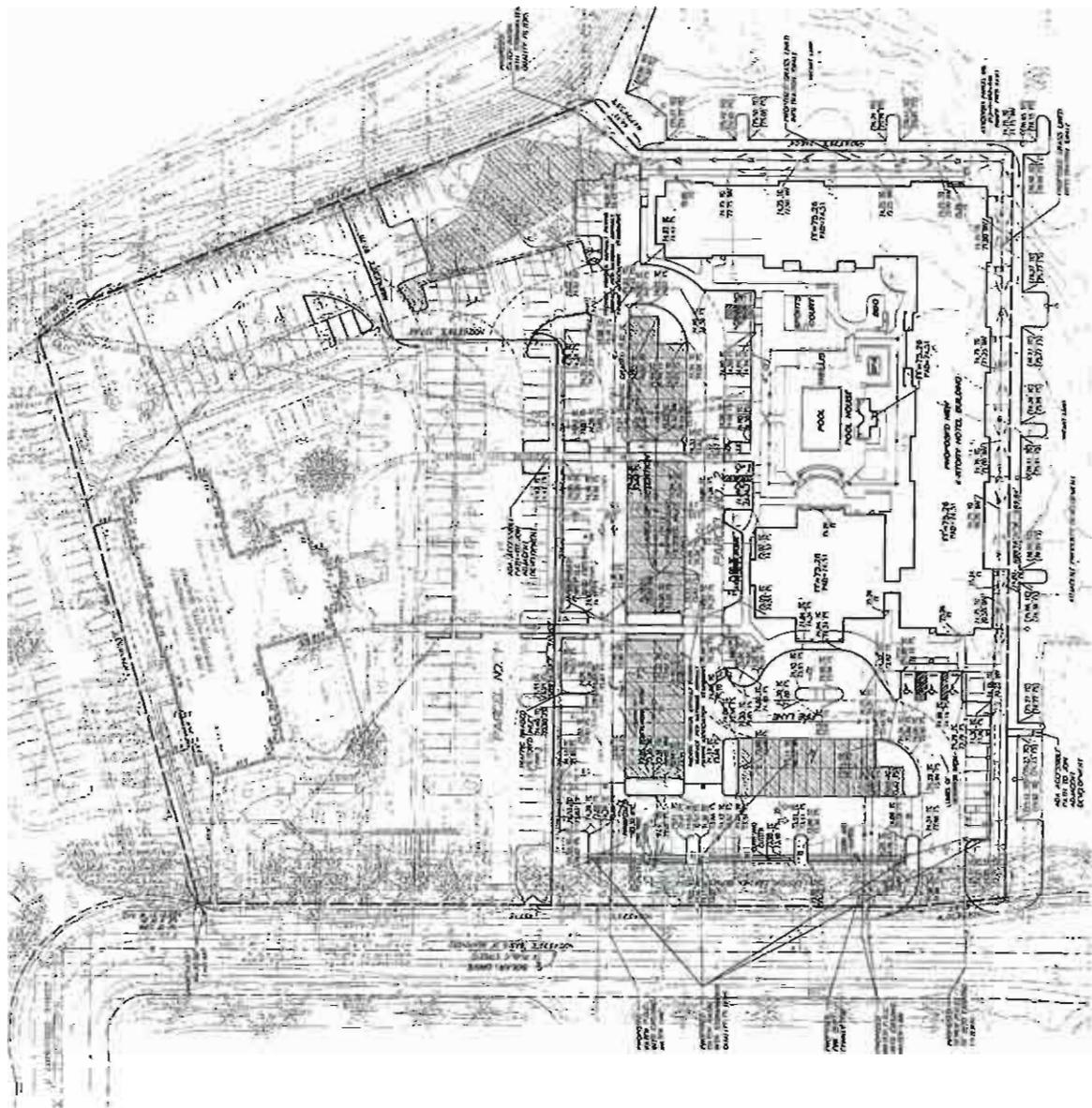
7. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE CONTRACT DOCUMENTS.

8. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE DESIGN CRITERIA.

9. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS.

10. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING UTILITIES AND STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE DESIGN PRACTICES.

- LEGEND**
- 1. EXISTING UNDERGROUND UTILITY LINE
 - 2. EXISTING UNDERGROUND GAS LINE
 - 3. EXISTING WATER LINE
 - 4. EXISTING SEWER LINE
 - 5. EXISTING FIBER OPTIC LINE
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMITTING
2	10/20/2024	REVISED PER PERMITTING COMMENTS
3	11/05/2024	REVISED PER PERMITTING COMMENTS
4	11/15/2024	REVISED PER PERMITTING COMMENTS
5	12/01/2024	REVISED PER PERMITTING COMMENTS
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100	11/15/2028	REVISED PER PERMITTING COMMENTS

PREPARED BY: HUNT-ZOLARS
DATE: 10/15/2024
PROJECT: [Project Name]
SCALE: 1/8" = 1'-0"

ARCHITECT: HUNT-ZOLARS
 12345 Main Street
 Suite 100
 Atlanta, GA 30303
 Phone: (404) 123-4567
 Fax: (404) 987-6543
 Email: info@hunt-zolars.com
 Website: www.hunt-zolars.com

ENGINEER: [Engineer Name]
 12345 Main Street
 Suite 100
 Atlanta, GA 30303
 Phone: (404) 123-4567
 Fax: (404) 987-6543
 Email: info@engineer.com
 Website: www.engineer.com

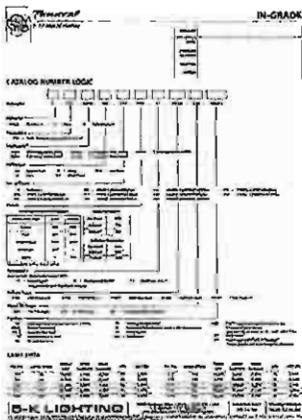
OWNER: [Owner Name]
 12345 Main Street
 Suite 100
 Atlanta, GA 30303
 Phone: (404) 123-4567
 Fax: (404) 987-6543
 Email: info@owner.com
 Website: www.owner.com

DATE: 10/15/2024
PROJECT: [Project Name]
SCALE: 1/8" = 1'-0"

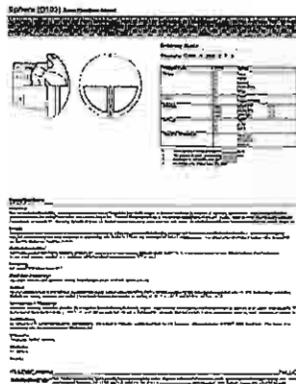
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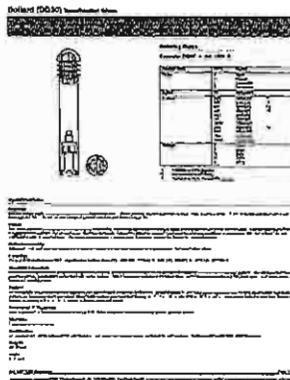
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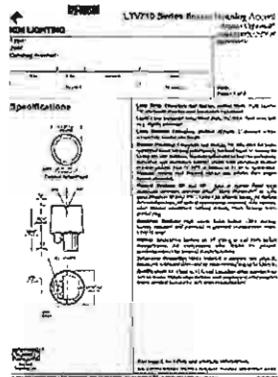
1
FIXTURE HGB
SPECIFICATION SHEETS



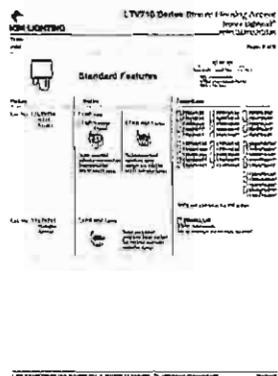
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FIXTURE HBA
SPECIFICATION SHEETS



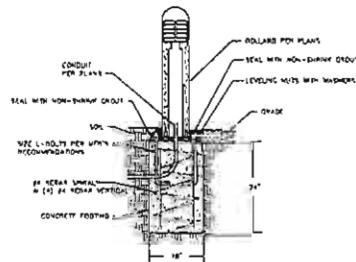
5
FIXTURE HBA
SPECIFICATION SHEETS



4
FIXTURE HBA
DETAIL



2
FIXTURE HGC
SPECIFICATION SHEETS



6
FIXTURE QSA
SPECIFICATION SHEETS



FOR REVIEW ONLY
NOT FOR CONSTRUCTION



SHEET
DETAILS

DESIGNED BY	DA
CHECKED BY	FR
DRAWN BY	DA
SCALE	N/A
SHEET NO.	08A3



PLANNING DIVISION
305 WEST THIRD STREET
OXNARD, CALIFORNIA 93030

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
MND No. 07-01**

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

PZ 06-500-10 (Special Use Permit) and PZ 06-300-6 (Tentative Parcel Map), a request to develop a vacant 3.77 acre site with a 129-room, extended stay hotel. The facility also includes required parking and landscaping, a meeting room, a "lodge" serving light evening meals with alcoholic beverages and breakfast for guests; an outdoor swimming pool; and an outdoor barbeque area. The project is located at 1950 Solar Drive, north of Gonzales Road, west of Rice Avenue (APN: 231-0-052-035), within the Business & Research Park (BRP) zone. The project site is on the vacant portion of a 6.47-acre parcel occupied by the existing Hilton Garden Inn. A tentative parcel map would divide the property into two separate lots that would be tied together by a reciprocal parking and access agreement. Filed by T.M. Mian & Associates, 1106 N. Highway 360, Suite 400, Grand Prairie, TX 75050

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 May 18, 2007 and ends on June 6, 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 Linda Windsor, Associate Planner, at (805) 385-7849, 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.

5/8/07
Date

Susan L. Martin
Susan L. Martin, AICP, Planning Division Manager

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



PLANNING DIVISION
305 WEST THIRD STREET
OXNARD, CALIFORNIA 93030

MITIGATED NEGATIVE DECLARATION NO. 07-01

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

PZ 06-500-10 (Special Use Permit) and PZ 06-300-6 (Tentative Parcel Map), a request to develop a vacant 3.77 acre site with a 129-room, extended stay hotel. The facility also includes required parking and landscaping, a meeting room, a “lodge” serving light evening meals with alcoholic beverages and breakfast for guests; an outdoor swimming pool; and an outdoor barbeque area. The project is located at 1950 Solar Drive, north of Gonzales Road, west of Rice Avenue (APN: 231-0-052-035), within the Business & Research Park (BRP) zone. The project site is on the vacant portion of a 6.47-acre parcel occupied by the existing Hilton Garden Inn. A tentative parcel map would divide the property into two separate lots that would be tied together by a reciprocal parking and access agreement. Filed by T.M. Mian & Associates, 1106 N. Highway 360, Suite 400, Grand Prairie, TX 75050

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 – Short-term Impacts
- Cultural Resources
- Geology & Soils
- Noise – Short-term Impacts
- Utilities and Service Systems

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
Air Quality (Short-term)	Temporary Minor Impact	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>C-5 During construction, Developer shall control dust by the following activities:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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 excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.</p> <p>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.</p> <p>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</p>	Less Than Significant Impact	<p>At plan check: Planning Division</p> <p>Onsite during construction: Development Services</p>

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
Cultural Resources	Potentially Significant	<p>E-1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include 1) an archaeological and historical records search through the California Historical Resources Information System at Cal State Fullerton; and 2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.</p> <p>The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.</p> <p>E-2 Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division 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 permits.</p>	Less Than Significant Impact	<p>Prior to grading permit issuance: Planning Division.</p> <p>Onsite: Development Services</p>
Geology and Soils	Potentially Significant	<p>F-1 Developer shall submit a site-specific soils investigation, which shall be prepared by a licensed geotechnical engineer. At a minimum, such study shall include liquefaction and compressible soil characteristics on the subject site, and shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of said report shall be incorporated into the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits.</p>	Less Than Significant Impact	Development Services
Noise – Short-term Impacts	Potentially Significant	<p>K-1 During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p> <p>K-2 The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</p> <p>K-3 The construction contractor shall locate equipment staging in areas that will create the</p>	Less Than Significant Impact	<p>During plan check: Planning Division; During construction: Development Services</p>

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
		<p>greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</p> <p>K-4 Construction times shall be limited to 7 a.m. to 7 p.m. daily or in accordance with City Ordinances restricting construction times at the time of construction, whichever is more restrictive.</p>		
Utilities and Service Systems	Potentially Significant	<p>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> <p>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> <p>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> <p>P-5 To ensure accurate and consistent monitoring of solid waste mitigation measures, Developer and hotel operator shall arrange with the City Environmental Resource (Solid Waste) Division for the collection and recycling of materials generated from the project's construction and occupancy. This shall be accomplished prior to issuance of a building permit.</p> <p>P-6 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 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. The Occupancy Plan form must be submitted and approved prior to issuance of a certificate of occupancy.</p> <p>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. Recycling and green waste shall be hauled to the City's Materials Recycling Facility. Documentation must be included such as weight tickets or receipts regarding the above.</p>	Less Than Significant Impact	<p>P-1, P-3, P-5, P-7, P-8: Prior to building permit: Planning Division checks plans, verifies documents.</p> <p>P-2: Prior to improvement plans, building permit: Development Services</p> <p>P-6, P-7, P-8, P-10, P-11: Prior to final building inspection: Planning.</p> <p>P-6, P-7, P-9, P-10, P-11, P-12: Ongoing (Public Works, Planning)</p>

Environmental Impact	Significance Before Mitigation	Recommended Mitigation Measure	Significance After Mitigation	Responsible Party
		<p>P-7 Developer shall install clearly labeled storage containers in the kitchen base cabinet within each guest room to facilitate separate disposal of recyclable and non-recyclable waste typically generated by guests. 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 hotel guests as disposing of trash.</p> <p>P-8 Hotel operator shall provide recycling containers near the point of use in common areas for guests to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers exclusively for recycling shall clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content</p> <p>P-9 Hotel operator shall provide literature in each guest room (including on the door of the 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. City contacts for waste reduction, water conservation, and energy savings shall be listed in the literature.</p> <p>P-10 Hotel operator shall provide training to the housekeeping staff (including visual aids for each housekeeping cart) for separating guest room refuse into recyclable and disposable trash.</p> <p>P-11 Hotel operator shall provide housekeeping carts which accommodate separated recyclable and non-recyclable trash. Visual aids for each housekeeping cart shall include a general list of mixed recyclables accepted and the standard 3-arrow recycling symbol on the collection container.</p>		

- Attachments:
- A. Initial Study/MND 07-01
 - B. Vicinity Map
 - C. Reduced Project Plans
 - D. Air Emission Modeling
 - E. Parking Study
 - F. Applicant's Agreement to Mitigation Measures



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

INITIAL STUDY NEGATIVE DECLARATION 07-01

Homewood Suites / TM Mian & Associates
PZ 06-500-10 (Special Use Permit)
PZ 06-300-6 (Tentative Parcel Map)

1950 Solar Drive
May 18, 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 qualify 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: Homewood Suites hotel
2. Lead Agency Name and Address: City of Oxnard, Planning Division, 305 West Third Street, Oxnard, CA 93030
3. Contact Person and Phone Number: Linda Windsor, 805-385-7849
4. Project Location: 1950 Solar Drive (north of Gonzales Road, west of Rice Avenue)
5. Project Applicant Name and Address: Alan Hurd (805-300-4873), local representative for T.M. Mian & Associates, 1106 N. Highway 360, Suite 400, Grand Prairie, TX 75050
6. General Plan & Zoning Designation:
The land use map of the General Plan designates the subject parcel for *Business & Research Park* development. According to the General Plan, Business & Research Park areas typically include fully conditioned buildings (that is, containing full interior improvements) devoted either exclusively or in part to office, and research and development uses. Retail and service facilities may also be established in freestanding buildings or as part of multi-use developments. Very high development standards (landscaping, architecture, etc.) apply to business and research park areas that are oriented towards major transportation features such as freeways and thoroughfares. All activity occurs within buildings. The underlying zoning designation is BRP (Business & Research Park), which is consistent with the *Business & Research Park* General Plan Land Use designation. Hotels are listed in the BRP zone district as conditionally permitted, subject to approval of a Special Use Permit. As proposed, the project conforms to both the General Plan and zoning for the property, subject to approval of the Special Use Permit.
7. Description of Project:
The applicant proposes to develop a vacant 3.77 acre site with a 129-room, extended stay hotel. The facility includes a meeting room; a "lodge" serving a light evening meal and breakfast for guests; an outdoor swimming pool; spa; a pool house (including restrooms and an outdoor shower); and outdoor barbeque area. All guest "suites" have kitchen facilities, and vary in size from studio to two bedrooms. Required parking, landscaping, and driveway access to Solar Drive, as well as vehicular and pedestrian access to the adjacent Hilton Garden Inn, are also part of the project. Alcoholic beverages will be provided as part of the evening meal service for guests.

Most of the building area is four stories tall, with a maximum height of 58' 10". The building also has one story portions for the lobby/lodge area and the pool house. The proposed building is 98,798 square feet (gross area).

Homewood Suites' target market is the business or leisure traveler who desires to stay in an area for three days to three weeks, according to the corporate web site. They serve their guests a "light meal" and beverages (including alcohol) Monday through Thursday evenings, and breakfast every morning in the "lodge."

The northern portion of the parent parcel is occupied by the existing adjacent Hilton Garden Inn. As part of this application, the applicant proposes to divide the 6.47-acre parcel into two lots, with each hotel on its own parcel, together with required parking and landscaping. Reciprocal access and parking agreements would be required as part of the project to allow the two properties to share parking and access to and from Solar Drive.

9. Surrounding Land Uses and Setting: The proposed project is located on an undeveloped portion of a 6.47-acre site, within a business park area that is almost fully developed. This project would be built on the last remaining vacant area on the either side of Solar Drive between Gonzales Road and the US 101 freeway.

SURROUNDING LAND USES		
DIRECTION	ZONING	LAND USE
North	BRP	Hotel (Hilton Garden Inn)
East	BRP	Beyond Rice Avenue: Agriculture (future Specific Plan area)
South	BRP	Two- and three-story office buildings (under construction)
West	BRP	Existing office development

The 101 Freeway also is located beyond the existing hotel and medical office building, north of the project site.

10. Other agencies whose approval is required (e.g., permits, financing approval, or participating agreement): None.

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.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> 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.

Linda Windsor
 Signature

5/14/07
 Date

Linda Windsor
 Print Name

Associate Planner
 Title

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 identify: a) The significance criteria or threshold, if any, used to evaluate each question; and b) The mitigation measure identified, if any, to reduce the impact to less than significance.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

1-3) The project site is a vacant lot with weeds and bare soil, except along the property frontage along Solar Drive, which was landscaped during the initial development of the business park area. Development of the existing site would improve the project site and the business park area. The proposed hotel building and site improvements have been reviewed for compliance with applicable development standards in accordance with the City Code.

4) Development of the presently vacant site will create new light and glare. However such impacts from future on-site lighting and other light sources generally anticipated for this type of development will be required to comply with the City's regulations. The City has adopted policies and standards to regulate the minimum and maximum illumination standards, as well as to reduce light spillover into adjacent properties and to avoid hazards for motorists. Additionally, as a standard condition of project approval, the Planning Division will require review and approval of a photometric plan prepared by an electrical engineer certifying the exterior illumination intensities provided by parking lot light standards and/or any other exterior lighting devices, such as wall mounted light fixtures, are designed to provide lighting within the property limits. 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* 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 project site is located in an urbanized area that is not zoned for agriculture and has not been farmed for approximately 10 years. The nearest significant agricultural property is unincorporated farmland located east of Rice Avenue. Unincorporated areas that are located outside of the City's Urban Restriction Boundary (CURB) and agricultural farmland is 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. Development of the subject site is not expected to affect available use of existing agricultural land.

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 2002 Computer Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: Urbemis 2002 Computer Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* 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:

1-3) The project proposes to construct a hotel and associated facilities totaling 98,798 square feet and the 2020 General Plan has anticipated development of the subject 3.77-acre site.

Short-term impacts: Development of the project could potentially create short-term impacts to air quality due to grading and other construction activities associated with the project, such as earth-moving and heavy equipment vehicle operations. Construction activities could expose construction workers to pollutants and excessive amounts of air-borne matter. Mitigation measures identified in the City's *Initial Study Assessment Threshold Guidelines* (February 1995) should be included as part of project approval. **With the inclusion of the mitigation measures, short-term air quality impacts would be reduced to less than significant.**

It is the applicant's responsibility to contact the Ventura County Air Pollution Control District (APCD) to verify compliance with any permitting needs of the APCD

Long-term impacts: The City's adopted threshold for Reactive Organic Compounds (ROC) and Nitrogen Oxide (NO_x) emissions is 25 pounds per day (ppd). Project-specific emissions have been calculated using the *URBEMIS 2002* computer modeling program for Target Year 2008. It is determined that the proposed

industrial development will generate 1054 average daily trips, 6.49 ppd ROC, and 8.86 ppd NOx. The pollutants amounts are less than the 25-ppd threshold limit. **No significant impacts are expected due to these concerns.**

- 4) There are not sensitive receptors in the vicinity of the project. **No significant impacts are expected due to these concerns.**
- 5) The proposed project is not considered to be in conflict with the Air Quality Management Plan. Nor is the project likely to create any objectionable odors. **No significant impacts are expected due to these concerns.**

Mitigation: The following mitigation measures shall apply for short-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 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:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
- 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 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.
- 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.

Monitoring: Planning staff will verify that all dust control measures (C-1 through C-10) are included on the grading plans. Development Services staff will provide on-site monitoring during grading activities.

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 air quality. **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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-6) The project site is vacant with weeds, bare soil and perimeter landscaping along Solar Drive. The hotel development is considered an in-fill development in an urbanized area that is surrounded by similar land uses and is not in or near an area identified as an area containing or having biological resources of significance (General Plan Figure VIII-1). Furthermore, the project site does not lie within an existing or proposed focused planning area and does not contribute to regional wildlife movement since it is surrounded by similar urbanized uses. **No significant adverse effects on biological resources are expected to result from the project.**

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.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

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.

Historically, the site has been previously graded for common farming practices. Although nearby development, including building construction and infrastructure improvements, has not revealed any cultural resources in the immediate vicinity, the nature of previously recorded and discovered archaeological and ethnographic resources in the close vicinity and the expressed concerns of the Native American community for the entire City, the following mitigation measures are proposed. **No significant adverse effects on cultural resources are expected to result from the project.**

Mitigation: The following mitigation measures shall apply:

E-1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include 1) an archaeological and historical records search through the California Historical Resources Information System at Cal State Fullerton; and 2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning and Environmental Services Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for

successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.

E-2 Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing their 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 permits.

Monitoring: Planning staff will review the Phase I report and the Native American monitoring contract prior to issuance of any building permits. Planning staff will ensure the monitoring reports are received prior to Planning Division inspection for final building permit sign-off. 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Strong seismic ground shaking? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Seismic-related ground failure, including liquefaction? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Landslides? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Result in substantial soil erosion, or the loss of topsoil? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

1-4) The City of Oxnard is located in an area with a high seismic ground shaking potential as identified in the City's General Plan. Table IX-1 of the 2020 General Plan lists fault systems that are pertinent to the City of Oxnard. There are no known active faults within the City limits, however active and/or potentially active faults are present in the surrounding region, and some of these may extend into the subsurface beneath the City. Through the plan check process, the City's Development Services Division requires the submittal and approval of a soil, geologic and structural evaluation report prepared by a registered soils engineer and/or structural engineer for all new development. Construction shall conform to the seismic requirements of the Uniform Building Code. Figure IX-2 of the General Plan identifies this area as a moderate to high potential for liquefaction. As the identified ground failure risks are considered to be potentially significant adverse impacts, a soil report prepared for the project site will have to be provided as part of the construction plans when the project plans are submitted to the building department for the plan check review process. The City standard construction/grading requirements and recommendations of the soils report, if any, shall be incorporated into the project. The recommendations of the soils report will be reviewed and approved by City Development Services Plan Check and Construction Staff and Planning Staff as plan check and construction items prior to issuance of a building permit. **With the inclusion of the mitigation measure, geology and soils impacts would be reduced to less than significant.**

Mitigation: The following mitigation measures shall apply:

F-1 A site-specific soils investigation that addresses, at a minimum, liquefaction and compressible soil characteristics on the site, shall be prepared by a licensed geo-technical engineer for review and comment by the City. The report shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of the report shall be incorporated into the project as conditions of approval. The report shall be submitted no later than at the time plans are submitted for review by the Building Official.

Monitoring: Development Services shall monitor this measure at the time of permit issuance. These mitigation measures shall be deemed to be satisfied when the Building Official is satisfied with the required soils report and when all applicable recommendations have been incorporated into the project.

Result after mitigation: Upon implementation of the above mitigation measure, the project will not result in any residual significant adverse effects on the environment related to geophysical issues.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (2020 General Plan, IX - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1-4, 7-8) The project proposes to improve and develop a vacant 3.77-acre site and construct a 129-room hotel and associated uses as described in the Project Description. The construction of the project will be required to meet City Code Standards, as well as the Uniform Building and Fire Codes. The building will provide visitor lodging services, as may be approved within the Business & Research Park (BRP) zone under a Special Use Permitted, in accordance with the City Code. The hotel must meet the performance standards set forth in the zoning ordinance and will be required to obtain a permit issued by the Certified Unified Program Agency (CUPA) if it handles materials deemed hazardous by the Fire Department. This division of the Fire Department is responsible for insuring the safe handling and disposal of hazardous materials. The CUPA Division will review the levels and extent of hazardous materials used by the hotel, and determine the need and the hazard range prior to issuing a CUPA permit.
- 5-6) The proposed project site is located outside of the Oxnard Airport Clear Zone as depicted on Figure VIII-4 of the 2020 General Plan.

No significant adverse impacts are expected for these risks.

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.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

H HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-6) There are no surface water bodies or wetlands in or near the vicinity of the project site that could be affected by the proposed development. The proposed project will alter the drainage pattern on the vacant site, since the project site is 100 percent pervious because of its current undeveloped status. The project design is subject to compliance with the National Pollution Discharge Elimination System ("NPDES") permit Best Management Practice requirements for discharge of surface runoff. Absorption rates, drainage patterns, and runoff rates of the site are expected to be altered by the proposed development; however the 2020 General Plan anticipated development of the subject site. **No significant adverse water run-off impacts are anticipated.**

The project will also result in the need for water service; however the General Plan has anticipated development of the subject site and the demand of water service for typical urban developments. **No significant adverse water quality impacts are anticipated.**

7-10) According to Figure IX-3 of the General Plan, the project site is not located within the 100-year flood plain. No other risks concerning seiche, tsunami, or mudflows have been identified for the proposed project. **No significant adverse impacts are expected for these risks.**

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.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-3) The proposed hotel development is located on property that is zoned BRP (Business and Research Park). The development has been reviewed and determined to be consistent with the permitted and conditionally permitted uses and the development standards of the BRP zone and other applicable standards of the Zoning Ordinance.

The table below describes the development standards identified in the Business & Research Park (BRP) zone and compares them with the proposed development. Most of the proposed zoning standards are met or exceeded by the proposal. However, with approval of a Special Use Permit, the development may vary from required zoning standards. In addition, the project applicant has prepared a parking study to demonstrate that the parking requirements are excessive (see Transportation and Circulation section).

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Min. lot area	20,000 square feet	164,216.9 sf; 3.77 acres	Yes
Min. lot width	100 feet (for interior lots)	~295 ft	Yes
Min. lot depth	150 feet	~500 ft	Yes
Max. building height	35 feet Maximum (additional by SUP)	55 feet (4 story portion) + 58 ft @ roof cupolas	Yes, with SUP
Front yard setback	30 feet minimum	175 ft +	Yes
Side yard setback	Height of the building (maximum) (55 feet minimum)	10 feet (to south property line) 104 ft + (to north property line)	Yes, with SUP Yes
Rear yard setback	20 feet minimum	20 feet (to east property line)	Yes
Max. lot coverage	40% of total area	17.8%	Yes
Architectural Standards	1. No metal buildings	1. Not a metal building	Yes
	2. Minimum of 2 types of building texture or materials	2. Cement plaster, clay tile roof and canvas awnings	Yes
	3. Screen all roof structure and	3. Sight line drawing provided	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
	mechanical equipment from adjacent roadways	to show roof equipment not visible from adjacent streets	
Site landscaping	Entire front setback area to be landscaped, other than driveways and parking areas	Shown on plans	Yes
	15% min of lot area to be landscaped, excluding required parking lot landscaping	Landscape area is 31.5% of site area. Parking area landscaping 29%	Yes
	Screen parking areas with 36-inch tall landscaping or landscape/berm combination	Existing berm/landscaped area	Yes
Parking	270 spaces	181. Per parking study	Yes, with SUP
Loading areas	3	3	YES
Utilities, transformers	In accordance with City Code. Need to be screened.	Transformer at southwest corner of building; condition for landscape screening	Condition
Parking lot landscaping	Finger planters required every 10 spaces.	Adequate number and size (one area has 12 spaces, other areas with 8, 7 and 6)	Yes
Trash enclosures	Screen from view; materials to match building	Enclosure at northeast corner of building, matches building	Yes
Lighting	Comply with City Code. 1 foot-candle minimum and 7 foot-candle maximum	Photometric plan provided	Yes

Based on the above, the project does not result in any potential for a significant adverse effect on the environment related to land use or planning.

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.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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. **Therefore, no significant adverse effects on natural and mineral resources are expected.**

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.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

K. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1-4) The project site is vacant and any new development will increase ambient noise levels on-site. According to Figure X-1 and X-5, of the Noise Element in the General Plan, the project site and the vicinity are located in an area designated within the 60 CNEL Noise Contour, both existing and in the year 2020. Long-term noise levels generated by the future occupancy of the hotel development are expected to be consistent to similar office and hotel developments located nearby. Noise levels are expected to be in conformance with the 2020 General Plan. Short-term noise impacts generated by construction activities are anticipated to occur, however short term noise will be reduced to less than significant with the application of mitigation measure.
- 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.

With implementation of the proposed mitigation measures, no significant adverse effects relating to noise are anticipated.

Mitigation: The following mitigation measures shall apply:

Short Term Impacts:

- K-1 During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- K-2 The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- K-3 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- K-4 Construction times shall be limited to 7 a.m. to 7 p.m. daily or in accordance with City Ordinances restricting construction times at the time of construction, whichever is more restrictive.

Monitoring: Development Services shall monitor these mitigation measures at the time of permit issuance and during construction.

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 noise.

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 infrastructure)? (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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

1-3) The proposed hotel development is consistent with the Business & Research Park land use designation of the 2020 General Plan. The site is vacant and the proposed development is not anticipated to substantially affect the population of the City or and will not displace housing or people. **Therefore, no adverse impacts to population and housing concerns are anticipated.**

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.

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? (2020 General Plan, VII - Public Facilities Element: FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection? (2020 General Plan, VII - Public Facilities Element: FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
3. Schools? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Parks? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other public facilities? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* 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 94 uniformed Fire Department personnel currently serve the City. Furthermore, the Fire Department can access additional manpower or equipment through an automatic agreement with Ventura County and a mutual aid agreement with the City of Ventura, Naval Base Ventura County (in Port Hueneme and at Point Mugu). The project includes adequate fire hydrants, access, signage, fire alarms, addressable smoke detectors and all requirements of the Uniform Fire Code in order 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 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. The increase in tax base generated by the project and cumulative projects would help fund the project's share of necessary police service expansion within the City. 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 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. **No mitigation is necessary or required.**
- 4) The proposed development is not anticipated to have an impact on existing parks in the City; however the developer shall be required to pay an in-lieu contribution fee in accordance with the standards and policies. **No mitigation is necessary or required.**
- 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 to: 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. 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. Water service to this area is (or is not) currently provided by Calleguas Municipal Water District. **No mitigation is necessary or required.**

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.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-2) The proposed project does not propose to add any residential units, which generally increase the use of existing parks. The project includes recreational opportunities for the hotel guests. Therefore hotel guests would have a minimal demand for public parks. **Therefore, no significant adverse effects on the environment related to recreation are expected to result from the project.**

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

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

O. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Result in inadequate emergency access? (2020 General Plan, VI - Circulation Element; FEIR 88-3. 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Result in inadequate parking capacity? (Zone Ordinance - Parking Regulations and Parking Lot Design Standards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Bicycle Facilities Master Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1-2) The trips per day of the proposed hotel development were evaluated in accordance with the Air Quality Assessment Guidelines, specifically the *URBEMIS 2002* computer modeling program. The proposed industrial project is anticipated to generate 1054 total trips per day. The project is adjacent to the Rice Avenue overpass and off-ramp from the freeway, and access to the site is provided from a primary arterial via a collector (Gonzales Road and Solar Drive, respectively), which are capable of handling the total trips generated by this project as anticipated by the 2020 General Plan. The number of trips per day is not significant compared with the amount of daily traffic in this area and the cumulative traffic impacts. To address potential cumulative traffic impacts, the City of Oxnard and the County of Ventura have an agreement pertaining to cumulative traffic fees in which applicants are required to pay applicable City and County traffic fees prior to the issuance of a permit. This is a standard condition of approval and would be included as part of the approval of this project. **No significant impacts to traffic levels are anticipated.**
- 3-5) The project driveways, curb cuts and parking lot aisles are designed to meet City engineering standards, and no safety issues have been identified. Vehicular entries into the project will occur from Solar Drive through a driveway approach that will not be gated. Additional access can be provided from the hotel property located immediately adjacent to this property (also accessed from Solar Drive). Emergency response and access will not be subject to any delays. **No adverse impacts to access or design are anticipated.**

- 6) The proposed project includes parking in accordance with a parking study prepared by the project applicant's traffic engineer. The project is intended to be for hotel use, for which the Oxnard Zoning Ordinance requires parking at a ratio of 2 spaces per hotel room with cooking facilities, plus additional parking for the meeting room. The 129-room hotel therefore requires 272 parking spaces. Based upon the parking study, the project requires parking at a ratio of 1.11 parking spaces per room, or 143 parking spaces. The applicant has proposed 181 parking spaces, which exceeds the peak demand. This parking study has been reviewed by the City Traffic Engineer and recommended for approval. The proposed development does not have any features that would create unusual demands for additional parking over that which is required by City Code. **Since parking provided is provided in accordance with projected peak demand, no adverse impacts due to parking 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. **Therefore, no significant adverse impacts are anticipated.**

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.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

P. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-7) The project represents additional demand on master-planned utilities and service systems that have been anticipated in the General Plan build-out scenario for this area. In reviewing this project based on recent and similar projects, the City expects that this project can be served without significantly impacting existing utility services with the exception of local wastewater facilities.

The City of Oxnard will provide the 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 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.

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.

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 and source reduction by the hotel builder, operator and hotel guests, and to ensure that as much as possible of the waste generated during hotel construction and operations 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-5 To ensure accurate and consistent monitoring of solid waste mitigation measures, Developer and hotel operator 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-6 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-7 Developer shall install clearly labeled storage containers in the kitchen base cabinet within each guest room to facilitate separate disposal of recyclable and non-recyclable waste typically generated by guests. 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 hotel guests as disposing of trash.

- P-8 Hotel operator shall provide recycling containers near the point of use in common areas for guests to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers exclusively for recycling shall clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.
- P-9 Hotel operator shall provide literature in each guest room (including on the door of the 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. City contacts for waste reduction, water conservation, and energy savings shall be listed in the literature.
- P-10 Hotel operator shall provide training to the housekeeping staff for separating guest room trash into recyclable and disposable trash.
- P-11 Hotel operator shall provide housekeeping carts which accommodate separated recyclable and non-recyclable trash. Visual aids for each housekeeping cart shall include a general list of mixed recyclables accepted and the standard 3-arrow recycling symbol on the collection container.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable (<i>"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects</i>)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No new significant adverse effects are expected to result from the proposed project. Mitigation measures are either incorporated into the project or made a part of the Mitigated Negative Declaration.

SUMMARY OF MITIGATION MEASURES INCORPORATED INTO THE PROJECT

Air Quality -- Short-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 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:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
- 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 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.
- 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.

Cultural Resources

- E-1 Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include 1) an archaeological and historical records search through the California Historical Resources Information System at Cal State Fullerton; and 2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning and Environmental Services Division for compliance verification. A copy of the

contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.

- E-2 Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing their 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 permits.

Geology & Soils:

- F-1 A site-specific soils investigation that addresses, at a minimum, liquefaction and compressible soil characteristics on the site, shall be prepared by a licensed geo-technical engineer for review and comment by the City. The report shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of the report shall be incorporated into the project as conditions of approval. The report shall be submitted no later than at the time plans are submitted for review by the Building Official.

Short Term Noise Impacts:

- K-1 During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- K-2 The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- K-3 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- K-4 Construction times shall be limited to 7 a.m. to 7 p.m. daily or in accordance with City Ordinances restricting construction times at the time of construction, whichever is more restrictive.

Utilities and Service Systems

- 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-5 To ensure accurate and consistent monitoring of solid waste mitigation measures, Developer and hotel operator shall arrange with the City Environmental Resource (Solid Waste) Division for the collection and recycling of materials generated from the project's construction and occupancy. This shall be accomplished prior to issuance of a building permit.
- P-6 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 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 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-7 Developer shall install clearly labeled storage containers in the kitchen base cabinet within each guest room to facilitate separate disposal of recyclable and non-recyclable waste typically generated by guests. 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 hotel guests as disposing of trash.
- P-8 Hotel operator shall provide recycling containers near the point of use in common areas for guests to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers exclusively for recycling shall clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.
- P-9 Hotel operator shall provide literature in each guest room (including on the door of the 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. City contacts for waste reduction, water conservation, and energy savings shall be listed in the literature.
- P-10 Hotel operator shall provide training to the housekeeping staff (including visual aids for each housekeeping cart) for separating guest room refuse into recyclable and disposable trash.
- P-11 Hotel operator shall provide housekeeping carts which accommodate separated recyclable and non-recyclable trash. Visual aids for each housekeeping cart shall include a general list of mixed recyclables accepted and the standard 3-arrow recycling symbol on the collection container.

ADDITIONAL REFERENCES

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2. California, State of, Air Resources Board, *URBEMIS 2002 Program*.
3. 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.
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7. City of Oxnard, *The Municipal Code of the City of Oxnard - Zoning Ordinance*, current edition.
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10. Ventura County Air Pollution Control District, *Air Quality Management Plan*, current edition.
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12. Institute of Transportation Engineers, *Trip Generation Manual*, Seventh Edition, Washington, DC, 2003.
13. United States Federal Emergency Management Agency, National Flood Insurance Program, *FIRM Flood Insurance Rate Maps for the City of Oxnard*, October 1985.
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15. City of Oxnard, Public Works Department, *Master Drainage Plan*, current edition.
16. City of Oxnard, Public Works Department, *Master Water Plan*, current edition.
17. California State University - Fullerton South Central Coastal Information Center, *California Historical Resources Information System*, Department of Anthropology, Fullerton, California.
18. Ventura County Airport Land Use Commission, *Oxnard Airport Master Land Use Plan*, 1990.
19. Ventura County Cultural Heritage Board, *Ventura County Historical Landmarks & Points of Interest—August 1991*, Ventura County Recreation Services.
20. Ventura County, Property Administration Agency, *Final Report: Cultural Heritage Survey, Phase I*, Oxnard and Santa Paula, 1981.

Environmental Impact Reports

21. City of Oxnard, *FEIR 95-2 for the Shopping Center at Lockwood and Rose Avenue*.
22. City of Oxnard, *FEIR 95-3 for the Redevelopment Project*.
23. City of Oxnard, *FEIR 96-1 for the North Shore Project at Harbor Boulevard and Fifth Street*.
24. City of Oxnard, *FEIR 96-2 for the Northwest Specific Plan*.
25. City of Oxnard, *FEIR 98-1 (Supplemental) for the Northeast Specific Plan*.
26. City of Oxnard, *FEIR 98-2 (Supplemental) for the Westport at Mandalay Bay Project (Tract 5196)*.

Specific Plans

27. City of Oxnard, *Northfield and Seagate Specific Plan*, July 3, 1984.
28. City of Oxnard, *Mandalay Bay Specific Plan*, January 9, 1985.
29. City of Oxnard, *Oxnard Town Center Specific Plan*, October 1, 1986.
30. City of Oxnard, *Rose-Santa Clara Corridor Specific Plan*, July 15, 1986.
31. City of Oxnard, *McInnes Ranch Business Park Specific Plan*, December 20, 1988.
32. City of Oxnard, *Northeast Community Specific Plan*, February 8, 1994.
33. City of Oxnard, *Northwest Community Specific Plan*, July 20, 1998.

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\HomewoodSuites.urb
Project Name: Homewood Suites
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)	1.13	1.66	2.08	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	6.49	8.86	67.33	0.05	7.94

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	7.61	10.51	69.41	0.05	7.94

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Program Files\URBEMIS 2002 Version 8.7\Projects2k2\HomewoodSuites.urb
Project Name: Homewood Suites
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	0.12	1.66	1.39	0	0.00
Hearth - No summer emissions					
Landscaping	0.10	0.00	0.69	0.00	0.00
Consumer Prdcts	0.00	-	-	-	-
Architectural Coatings	0.90	-	-	-	-
TOTALS(lbs/day,unmitigated)	1.13	1.66	2.08	0.00	0.00

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Hotel	6.49	8.86	67.33	0.05	7.94
TOTAL EMISSIONS (lbs/day)	6.49	8.86	67.33	0.05	7.94

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	Acreeage	Trip Rate	No. Units	Total Trips
Hotel		8.17 trips/rooms	129.00	1,053.93
		Sum of Total Trips		1,053.93
		Total Vehicle Miles Traveled		5,232.76

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			

% of Trips - Commercial (by land use)

Hotel	5.0	2.5	92.5
-------	-----	-----	------

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

The landscape year changed from 2005 to 2008.

Changes made to the default values for Operations

The operational emission year changed from 2005 to 2008.



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Richard L. Pool, P.E.
Scott A. Schell, AICP

February 2, 2007

06057L03.LTR

T.M. Mian
T.M. Mian & Associates
1105 N. Highway 360, Suite 400
Grand Prairie, TX 75050

PARKING STUDY FOR THE HILTON HOMEWOOD SUITES HOTEL PROJECT, CITY OF OXNARD

Associated Transportation Engineers (ATE) has prepared the following parking study for the Hilton Homewood Suites Hotel Project, proposed in the City of Oxnard. The project is a 129-room extended stay suites hotel located on Solar Drive adjacent to the existing 166-room Hilton Garden Inn. The Hilton Homewood Suites Hotel and Hilton Garden Inn will have a reciprocal parking and access agreement between the two properties. The existing 193 parking spaces provided for the Hilton Garden Inn will be reduced to 150 and 181 parking spaces are proposed for the Hilton Homewood Suites Hotel. The total on-site parking to be provided for the two uses is 331 parking spaces. The project site plan is illustrated on the attached Figure 1. The parking study was requested by the City due to concerns that the Zoning Ordinance parking requirement may not be satisfied since the proposed hotel includes suites with bedrooms, living areas, and cooking facilities to accommodate guests for extended stays. The parking study was completed according to the City's Parking Study Guidelines.

Parking Layout

Direct access to the Hilton Homewood Suites Hotel site is proposed via a driveway on Solar Drive and secondary access will be provided via an access connection to the existing Hilton Garden Inn property to the north. There are three parking fields on the proposed hotel site. Pedestrian connections from the northern parking field to the proposed hotel are provided.

Parking is intended for guests and employees free of charge. There would be sharing of the parking facilities with the adjacent hotel. The parking areas and access points would be low volume, low speed facilities and would accommodate the traffic flows generated by the project.

Zoning Ordinance Parking Requirement

The City's Zoning Ordinance parking requirement is 1 spaces per hotel room for rooms without cooking facilities. The City's Zoning Ordinance parking requirement is 2 spaces per hotel room for rooms that include cooking facilities. The total on-site parking requirements are shown un Table 1.

Table 1
City Zoning Ordinance Parking Requirements

Land Use	Size	Zoning Ordinance Requirement	Parking Requirement
Existing Hotel	166 rooms	1.0 space/occupied room	166 spaces
Proposed Hotel Meeting Rooms	129 rooms 60 seats	2.0 space/occupied room 1 space/5 seats	258 spaces 12 spaces
Total Site Parking Spaces Required:			436 spaces

The total Zoning Ordinance parking requirement for both hotels is 438 parking spaces, which includes 2 employee parking spaces, is 107 spaces more than the 331 proposed spaces. The following parking demand analysis was therefore completed to determine if the proposed parking supply would meet the project's peak parking demands.

Peak Parking Demands

Peak hotel parking demands were assessed using empirical data collected at similar facilities and application of parking factors published by the Urban Land Institute (ULI).¹ The Hilton Homewood Suites Hotel is a relatively new type of lodging facility that provides bedrooms, living areas, and cooking facilities to accommodate guests for extended stays. Since there are no independently published studies of parking demands for such hotels, ATE used parking demand data collected for a Grandstay Hotel in Oxnard (2211 East Gonzales) and one in Saint Cloud, Minnesota. These hotels include rooms with the same amenities (bedrooms, living areas and cooking facilities) as the proposed Hilton Homewood Suites Hotel in Oxnard.

¹

Shared Parking, Urban Land Institute, 1983.

The Oxnard Grandstay Hotel parking survey was taken on February 1, between 6:00 A.M. and 12:00 A.M.. The survey data, which is attached, shows that the hotel room occupancy was 45 percent on the survey day and that the peak parking demand was 1.08 vehicles per occupied room.

The Saint Cloud Grandstay Hotel parking surveys were taken between 10:00 P.M. and 11:00 P.M., which is the time period when parking demands for hotels are highest (the ULI report shows that parking demands at hotels peak between 10:00 P.M. and 6:00 A.M.). The surveys were taken for a period of 15 days, including weekdays and weekends. The survey data, which is attached, shows that the average hotel room occupancy was 81 percent for the 15-day period and that the average peak parking demand was 0.90 vehicles per occupied room. The hotel room occupancy ranged from a low of 66 percent to a high of 98 percent. The peak parking demands ranged from a low of 0.65 vehicles per occupied room to a high of 1.11 vehicles per occupied room.

Applying the developed parking demand rates of 0.65 to 1.11 vehicles per occupied room to the proposed 129-room hotel on the site results in peak parking demand forecasts that range from 84 to 143 parking spaces, with an average peak parking demand of 116 parking spaces. The proposed parking for the Hilton Homewood Suites Hotel would satisfy the average peak parking demand forecasted for the proposed hotel.

The parking demand rates from the Grandstay Hotels in Oxnard and Saint Cloud are consistent with the ULI rates. The ULI report recommends 1.0 parking spaces per occupied room. The ULI report shows that July and August are peak months for hotels. Thus, the rates developed from the data collected at the Grandstay Hotels in Saint Cloud represent the peak months and do not require seasonal adjustment.

The parking demand rates from the Grandstay Hotel in Oxnard and Saint Cloud are also consistent with rates developed from surveys of similar hotels in Southern California. ATE conducted parking demand surveys at the Marriott Town Place Suites Hotel located in Manhattan Beach and at the Marriott Courtyard Hotel located in Camarillo. These studies found a peak parking demand of 1.01 vehicles per occupied room at the Marriott Town Place Suites Hotel and a peak parking demand of 0.854 vehicles per occupied room at the Marriott Courtyard Hotel. Both of these hotels offer similar amenities (bedrooms, living areas and cooking facilities) to accommodate guests for extended stays as the proposed Hilton Homewood Suites Hotel in Oxnard.

ATE also conducted parking demand surveys at the Hilton Garden Inn located adjacent to the project in Oxnard. The parking surveys were taken on two days, June 6 between 7:00 A.M. and 11:00 P.M. then on June 13 between 1:00 A.M. and 2:00 A.M.. The survey data, which is attached, shows that the hotel room occupancy was 100 percent for both days. The peak parking demands ranged from 0.73 vehicles per occupied room to 0.83 vehicles per occupied room.

The weekday hourly parking demand estimates calculated for the project site were based on the peak rates derived from the referenced sources and presented in Table 2. The peak hour rates for the existing Hilton Garden Inn are based on data collected for the hotel by ATE. The peak hour rate for the proposed Hilton Homewood Suites are based on data collected at the two Grandstay Hotel sites.

Table 2
Weekday Peak Parking Demand Calculations

Land Use	Size	Peak Demand Rate	Peak Parking Demand	Parking Provided
Hilton Garden Inn	166 rooms	0.83	138	150
Hilton Homewood Suites	129 rooms	1.11	143	181
Total:			281	331

The data presented in Table 2 illustrates the peak parking demand for the two hotels is 281 spaces. The estimated peak parking demand for the project site can be accommodated by the proposed 331 on-site parking spaces.

This concludes our parking study for the Hilton Homewood Suites Hotel proposed in the City of Oxnard. Please call if you have questions of need additional information.

Associated Transportation Engineers



Scott A. Schell, AICP
Principal Transportation Planner

SAS/DFN

attachments: Figure 1 Project Site Plan
 Parking Data for Grandstay Hotel, Oxnard
 Parking Data for the Grandstay Hotel, Saint Cloud
 Parking Data for the Marriott Town Place Suites Hotel, Manhattan Beach
 Parking Data for the Marriott Courtyard Hotel, Camarillo.
 Parking Data for the Hilton Garden Inn, Oxnard

cc: Alan Hurd



T. M. DEAN
 ARCHITECT
 4200 LISA FRENCHWAY
 SUITE 100
 DUBLIN, CA 94568
 (925) 835-1234

HOMewood
 SUITES
 1800 BUCKLE DRIVE
 DUBLIN, CA

PROJECT DATA
 PROJECT: 14, HOME 1 SUITE 100
 ARCHITECT: T. M. DEAN ARCHITECT
 DATE: 07/14/03
 SCALE: AS SHOWN
 SHEET: A-1

SITE DATA
 EXISTING HOTEL BUILDING
 1. 11,000 SQ. FT. WITH 100 ROOMS
 2. 11,000 SQ. FT. WITH 100 ROOMS
 3. 11,000 SQ. FT. WITH 100 ROOMS
 4. 11,000 SQ. FT. WITH 100 ROOMS
 5. 11,000 SQ. FT. WITH 100 ROOMS
 6. 11,000 SQ. FT. WITH 100 ROOMS
 7. 11,000 SQ. FT. WITH 100 ROOMS
 8. 11,000 SQ. FT. WITH 100 ROOMS
 9. 11,000 SQ. FT. WITH 100 ROOMS
 10. 11,000 SQ. FT. WITH 100 ROOMS

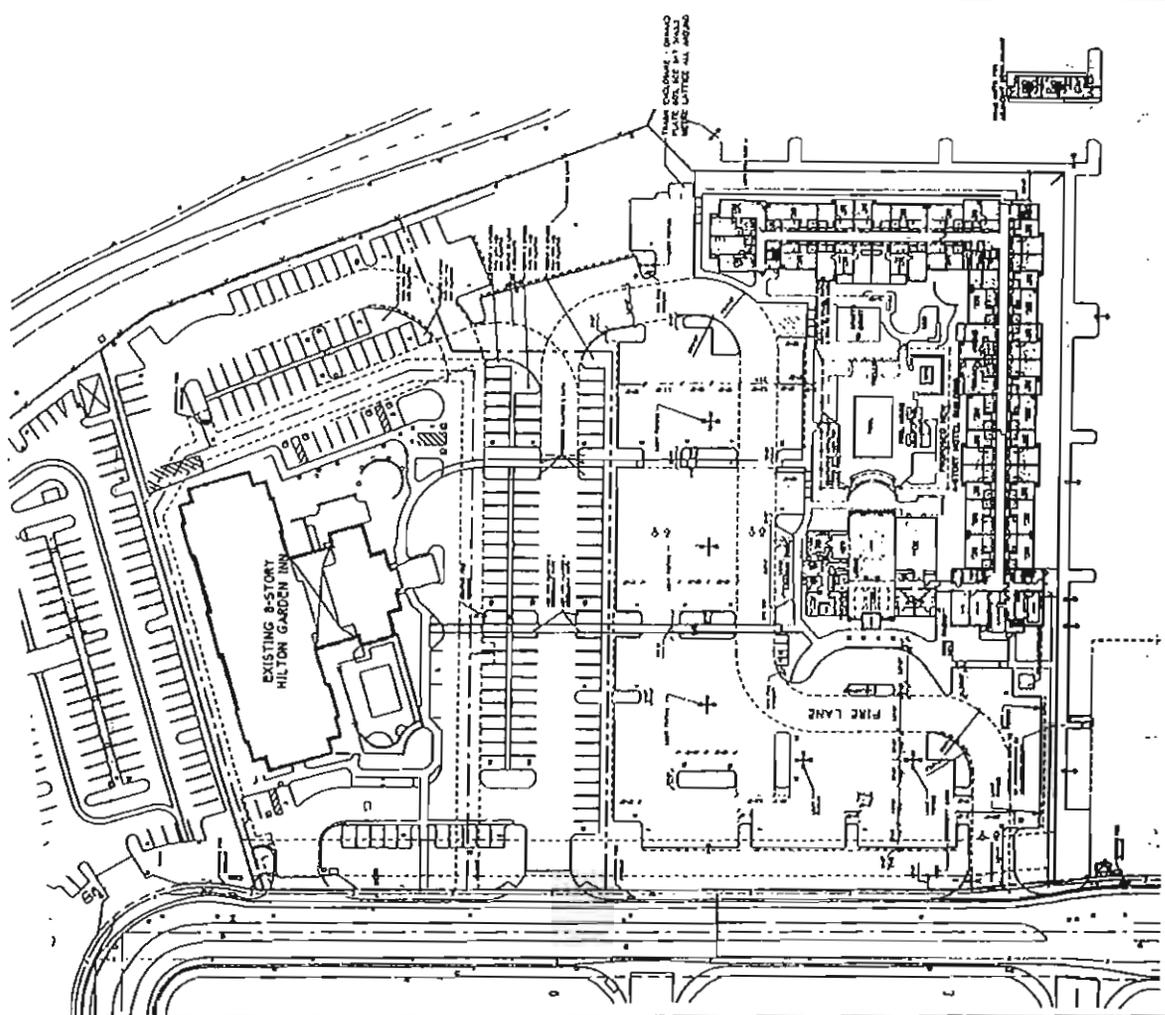
PARKING REQUIREMENTS
 THE ABOVE CALCULATIONS IS BASED ON 1.5 SPACES PER 100 SQ. FT. OF GROSS FLOOR AREA. THIS IS AN ASSUMED TRANSPORTATION DEMAND BASED ON THE ASSUMPTIONS LISTED BELOW.
 1. HOTEL ROOMS: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 2. HOTEL RESTAURANT: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 3. HOTEL CONFERENCE: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 4. HOTEL OFFICE: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 5. HOTEL GARAGE: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 6. HOTEL TOTAL: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES

PARKING PER PLANNING CODE
 OFFICE HOTEL: 100 SPACES
 1. 100 SPACES
 2. 100 SPACES
 3. 100 SPACES
 4. 100 SPACES
 5. 100 SPACES
 6. 100 SPACES
 7. 100 SPACES
 8. 100 SPACES
 9. 100 SPACES
 10. 100 SPACES

GUESTROOM COUNT AND MIX

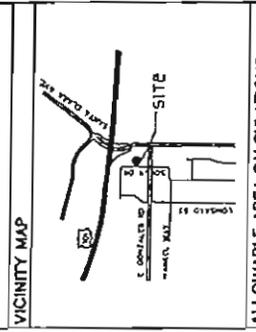
Room Type	Count
Single	100
Double	100
Triple	100
Quad	100
Other	100
Total	500

CONSTRUCTION NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.



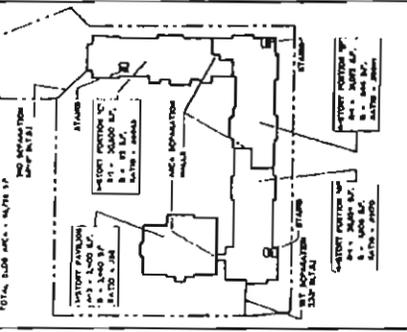
SHEET INDEX

Sheet No.	Description
A-1	Site Plan
A-2	Site Plan
A-3	Site Plan
A-4	Site Plan
A-5	Site Plan
A-6	Site Plan
A-7	Site Plan
A-8	Site Plan
A-9	Site Plan
A-10	Site Plan
A-11	Site Plan
A-12	Site Plan
A-13	Site Plan
A-14	Site Plan
A-15	Site Plan
A-16	Site Plan
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A-19	Site Plan
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A-46	Site Plan
A-47	Site Plan
A-48	Site Plan
A-49	Site Plan
A-50	Site Plan



ALLOWABLE AREA CALCULATIONS

CONSTRUCTION PERMITS: 1.5 SPACES PER 100 SQ. FT. OF GROSS FLOOR AREA.
 1. HOTEL ROOMS: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 2. HOTEL RESTAURANT: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 3. HOTEL CONFERENCE: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 4. HOTEL OFFICE: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 5. HOTEL GARAGE: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES
 6. HOTEL TOTAL: 100 ROOMS x 1.5 SPACES PER 100 SQ. FT. = 150 SPACES



CONSTRUCTION NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

HILTON HOMEWOOD HOTEL SUITES # 06057
 PROPOSED PROJECT - (129 ROOM HOTEL)
 EXISTING 166 ROOM HOTEL ON SITE

SHARED PEAK PARKING DEMAND WORKSHEET

HOURLY PARKING DEMAND CALCULATIONS BASED ON
 CITY OF OXNARD PARKING REQUIREMENTS WITH MULTI-PURPOSE AND SHARED PARKING ADJUSTMENTS

Peak Demand	Conference		Quality Restaurant		Sit Down Restaurant		Existing Hotel Guest Room		Proposed Hotel Guest Room		Total Weekday Accumulation	Total Saturday Accumulation	
	Satur	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday			Saturday
Hour of Day	0	0	0	0	0	0	0	138	0	143	0		
6:00 a.m.	0	0	0	0	0	0	0	138	0	143	0	281	0
7:00 a.m.	0	0	0	0	0	0	0	117	0	122	0	239	0
8:00 a.m.	0	0	0	0	0	0	0	90	0	93	0	183	0
9:00 a.m.	0	0	0	0	0	0	0	76	0	79	0	155	0
10:00 a.m.	0	0	0	0	0	0	0	62	0	64	0	126	0
11:00 a.m.	0	0	0	0	0	0	0	48	0	50	0	98	0
12:00 Noon	0	0	0	0	0	0	0	41	0	43	0	84	0
1:00 p.m.	0	0	0	0	0	0	0	41	0	43	0	84	0
2:00 p.m.	0	0	0	0	0	0	0	48	0	50	0	98	0
3:00 p.m.	0	0	0	0	0	0	0	48	0	50	0	98	0
4:00 p.m.	0	0	0	0	0	0	0	62	0	64	0	126	0
5:00 p.m.	0	0	0	0	0	0	0	83	0	86	0	169	0
6:00 p.m.	0	0	0	0	0	0	0	96	0	100	0	197	0
7:00 p.m.	0	0	0	0	0	0	0	103	0	107	0	211	0
8:00 p.m.	0	0	0	0	0	0	0	124	0	129	0	253	0
9:00 p.m.	0	0	0	0	0	0	0	131	0	136	0	267	0
10:00 p.m.	0	0	0	0	0	0	0	138	0	143	0	281	0
11:00 p.m.	0	0	0	0	0	0	0	138	0	143	0	281	0
12:00 a.m.	0	0	0	0	0	0	0	138	0	143	0	281	0

Table values taken from: SHARED PARKING, Urban Land Institute, 1983, page 47.

GRAND STAY HOTEL - OXNARD

February 1, 2007

Time	Vehicles	Capacity %
6:00 AM	22	30%
7:00 AM	20	27%
8:00 AM	17	23%
9:00 AM	14	19%
10:00 AM	12	16%
11:00 AM	10	14%
12:00 PM	11	15%
1:00 PM	10	14%
2:00 PM	7	9%
3:00 PM	8	11%
4:00 PM	9	12%
5:00 PM	7	9%
6:00 PM	11	15%
7:00 PM	12	16%
8:00 PM	26	35%
9:00 PM	25	34%
10:00 PM	26	35%
11:00 PM	28	38%
12:00 AM	28	38%

Total Capacity = 74 spaces



GRANDSTAY
Hospitality, LLC

24707 COUNTY ROAD 75 • SAINT AUGUSTA, MINNESOTA 55301-7705 • 320.202.7744 • FAX: 320.240.0549 • WWW.GRANDSTAY.NET

PARKING RATIO SUMMARY
15-Day Sample

Outline of Parking Ratio Summary:

- * Occupancy 82%
- * Rooms Sold 660
- * Car Count 578 (includes Employees) **
- * Ratio875 cars per occupied room, including employees

Date	Start Time 10:00 p.m.		Occupancy	Car Count	Guests
Thursday	7/31/2003	Candice	74%	39	39
Friday	8/1/2003	Candice	72%	39	38
Saturday	8/2/2003	Shandel	89%	51	52
Sunday	8/3/2003	Candice	75%	36	40
Monday	8/4/2003	Shandel	91%	45	44
Tuesday	8/5/2003	Shandel	91%	43	48
Wednesday	8/6/2003	Candice	91%	44	48
Thursday	8/7/2003	Shandel	72%	38	36
Friday	8/8/2003	Jessica	77%	26	37
Saturday	8/9/2003	Alicia	94%	36	50
Sunday	8/10/2003	Jessica	75%	30	42
Monday	8/11/2003	Erica	87%	35	43
Tuesday	8/12/2003	Jessica	91%	31	48
Wednesday	8/13/2003	Shandel	79%	46	45
Thursday	8/14/2003	Jessica	66%	39	35
TOTAL			82%	578	645

** Sample taken at optimum time of 10:00 p.m. - 11:00 p.m. During daytime hours, the lot is empty except for an average of 5 cars for hotel staff, which include:
1 General Manager, 1 Front Desk Employee and 3-4 Housekeeping Employees.

ST. CLOUD HAS 53 UNITS

I, Trent Herman, certify all of the above information is accurate and true to the best of my knowledge.

Trent Herman

8/18/03

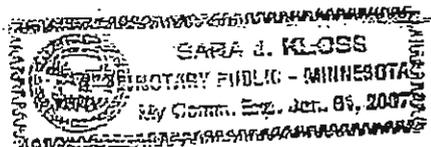
Trent Herman
St. Cloud GrandStay Residential Suites General Manager

Date

Subscribed and sworn to before me this 10th day of August 2003.

STATE of Minnesota

COUNTY of Stearns



Notary Public Sara J. Kloss
My Commission Expires on Jan. 31, 2007

GRANDSTAY HOTEL, SAINT CLOUD, MINNESOTA
 PARKING DEMAND RATES FROM AUGUST 2003 PARKING SURVEY DATA

DATE	DAY	VEHICLE COUNT	OCCUPIED GUEST ROOMS	PARKING DEMAND RATE
07/31/03	Thursday	39	39	1.00
08/01/03	Friday	39	38	1.03
08/02/03	Saturday	51	52	0.98
08/03/03	Sunday	36	40	0.90
08/04/03	Monday	45	44	1.02
08/05/03	Tuesday	43	48	0.90
08/06/03	Wednesday	44	48	0.92
08/07/03	Thursday	33	36	1.06
08/08/03	Friday	26	37	0.70
08/09/03	Saturday	36	50	0.72
08/10/03	Sunday	30	42	0.71
08/11/03	Monday	35	43	0.81
08/12/03	Tuesday	31	48	0.65
08/13/03	Wednesday	46	45	1.02
08/14/03	Thursday	39	35	1.11
AVERAGE		38.53	43	0.90

NEWBURY PARK CENTER

PARKING SURVEY

#03082

Surveyed Hotels

<u>Marriott Courtyard Camarillo</u>		<u>Marriott Manhattan Beach</u>	
Address: 4994 Verdugo Way Camarillo, Ventura County, CA 93010		Address: 14400 Aviation Boulevard Manhattan Beach, L.A. County, CA 90250	
Rooms:	130	Rooms:	144
Parking Spaces:	137	Parking Spaces:	144

Survey Results

Hotel	Date	Time	Occupied Spaces	Occupied Rooms	Parking Demand per Occupied Room
Marriott Courtyard Camarillo	7/22/03	2:20 A.M.	108	127	0.850
	7/23/03	4:00 A.M.	111	130	0.854
Marriott Manhattan Beach	7/17/03	4:00 A.M.	144	143	1.007
	7/25/03	4:30 A.M.	121	142	0.852

HILTON GARDEN INN - OXNARD

June 6, 2006

Time	Vehicles	Capacity %
7:00 AM	109	56%
8:00 AM	70	36%
9:00 AM	53	27%
10:00 AM	46	24%
11:00 AM	47	24%
12:00 PM	45	23%
1:00 PM	39	20%
2:00 PM	36	19%
3:00 PM	41	21%
4:00 PM	51	26%
5:00 PM	55	28%
6:00 PM	67	35%
7:00 PM	73	38%
8:00 PM	83	43%
9:00 PM	97	50%
10:00 PM	114	59%
11:00 PM	122	63%

Total Capacity = 193 spaces

2000 Solar Drive
Oxnard, CA 93036
Phone: (805) 983 8600
Dir. Line: (805) 351-8346
Fax: (805) 351-8351

T.M. Mian &
Associates

Fax

To: Jason Samonte

From: Alan Hurd

Fax: 805-385-7833

Pages: 12 pages following cover

Phone:

Date: 2/27/07

Re: Parking Study – Homewood CC: Linda Windsor
Suites in Oxnard

Urgent For Review Please Comment Please Reply Please Recycle



The Mian Companies

Commercial and Hospitality
Real Estate Investment • Management
Development

T. M. MIAN & ASSOCIATES, INC.

1106 N. Hwy. 360 - Suite 400 • Grand Prairie, TX 75050 • (972) 641-6641 • FAX (972) 602-0771

April 27, 2007

RE: Initial Study and Mitigated Negative Declaration (MND 07-01)
Planning and Zoning Permit No. 06-500-10 (Special Use Permit) and
Planning and Zoning Permit No. 06-300-6 (Tentative Parcel Map)

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 all 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:

X 	April 27, 2007
_____ Signature	_____ Date
T. M. Mian, CPM	President
_____ Print Name	_____ 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.



Police Department
John Crombach, Police Chief

Date: May 17, 2007
To: Linda Windsor, Associate Planner
From: Cliff Waer, Alcohol Compliance Officer
Subject: 1950 Solar Drive (Homewood Suites Hotel) PZ 07-510-01

Site Information:

The proposed site is located at 1950 Solar Drive on an undeveloped lot directly south of the Hilton Garden Inn and is near the Highway 101 and southbound Rice Road off-ramp. The site is generally bordered by Highway 101 on the north, Gonzales Road on the south, Solar Drive on the west and Rice Road on the east. The proposed use will be a four-story hotel with 125 guest suites and a reception hall that will serve modest meals along with beer and wine. The nearest residences are approximately 2000 feet south of the site and include the apartment complexes along Wankel Way. There are currently three similar alcohol outlets within 1000 feet of the site and one within 350 feet (Hilton Garden Inn). The applicant has requested to obtain an ABC License Type-41 which is an eating place that allows for the sale of beer and wine. The applicant has proposed to serve alcoholic beverages in the reception/restaurant area for on-site consumption and has also requested to sell beer and wine at their convenience shop for consumption in the guestrooms and elsewhere throughout the enclosed areas of the hotel.

Alcohol outlets located within 350' of the establishment include:

BUSINESS NAME	LOCATION	LICENSE TYPE	LICENSE TITLE	LICENSE DESC.	ALCOHOL ALLOWED
1. Hilton Garden Inn	2000 Solar Drive	Type 41	On-Sale Beer and Wine	Restaurant	Beer and Wine

Alcohol outlets located within 1000' of the establishment include:

BUSINESS NAME	LOCATION	LICENSE TYPE	LICENSE TITLE	LICENSE DESC.	ALCOHOL ALLOWED
1. Outback Steakhouse	2341 Lockwood Drive	Type 47	On-Sale Beer, Wine and Spirits	Restaurant	Beer, Wine and Spirits
2. Asian Fuzion	2100 Outlet Center Drive #310	Type 41	On-Sale Beer and Wine	Restaurant	Beer and Wine
3. La Rosa Market	2000 Outlet Center Drive #295	Type 20	Off-Sale Beer and Wine	Market	Beer and Wine

Crime Statistic Review:

For comparison purposes the Police Department calculates the average number of part I and II crimes that occur per reporting district (grid) during a selected 12-month period. The average city-wide, per grid base number of Part I and II crimes is currently 139.

The average number of Part I and II crimes in the *applicant's* reporting district and all other districts within 1000 feet of the applicant is 130 during the same 12-month time period. **This is 6% lower than the average crime rate citywide.**

For reference, the category of part I crimes include: murder, rape, robbery, theft, burglary, auto theft, assault, and arson. Part II crimes include: vandalism, weapons possession, other sex offenses, drug abuse violations, driving under the influence, liquor laws, drunkenness, and disorderly conduct.

Police Department Input:

Senior Officer Alex Rangel, the Beat Coordinator for the area surrounding the proposed site, had no significant concerns regarding the proposed use. He said the crime rate in the area is relatively low and the majority of reported incidents tend to be property crimes that are generally minor in nature.

Because the applicant has proposed to sell packaged alcoholic beverages in their gift shop, conditions should be included in the Resolution that limits the sale of such beverages to hotel guests. It is also recommended that consumption of alcoholic beverages be restricted to the enclosed areas of the hotel which are intended for the sole use of hotel guests and could include the hotel rooms, lobby, reception area and enclosed pool area.

Community Input:

The Responsible Alcohol Policy Action Coalition (RAPAC) has discussed this proposal at their monthly meetings and had no opposition to the proposed use. Members were somewhat cautious

and concerned that the surrounding area does not become oversaturated with alcohol outlets as the area near Rice Road and Highway 101 continues to develop. That being said, they did not believe this particular proposal would significantly add to neighborhood and community problems as long as the sale of alcohol was limited to guests of the hotel and that alcohol was not permitted to leave the grounds of the hotel or be taken into the parking lots.

The Alcohol Policy Working Group (APWG) reviewed the proposal and their comments reflected that of the Police and RAPAC.

Conclusion:

The statistical analysis shows the area to have a crime rate that is 6% lower than the city-wide average and that there are currently no other significant police problems in the area. Since there is one similar alcohol outlet within 350 feet of the proposed site (Hilton Garden Inn), there is an issue of an undue concentration. However, it has been the experience of the Police Department that similar uses present a relatively low risk of contributing to community problems, as long as the business operates responsibly and adheres to the recommended conditions.

The primary concern noted by both the Police Department and the Community is that the applicant intends to sell alcohol for both on and off-site consumption. While the ABC license type requested by the applicant (Type-41) is typically only used for on-site consumption, Licensees may invoke a rarely used privilege that also allows for off-site drinking (similar to a convenience or liquor store). This kind of use, if left unrestricted, could contribute to guests (and non-guests) consuming alcohol in the parking lots and other common areas. A standard condition from the Police Department has been to prohibit the dual use of such a license. In this case, however, such a use may be appropriate as long as there are some restrictions as to whom the packaged alcohol can be sold to and where it may be taken. This would include limiting the sale to guests only and restricting the consumption of alcohol to the enclosed areas of the hotel that are intended for guests only. These Special Conditions are included in the Planning Commission Resolution.

Police Standard Operating Conditions

- 1) Permittee and all sellers or servers of alcoholic beverages shall complete a course in Responsible Beverage Service (RBS) within sixty days of license granting and/or date of employment. Training can be arranged through the Oxnard Police Department. (PL/PD)
- 2) Permittee and all general managers, managers or policy makers shall complete a course in the Responsible Alcohol Policy Program (available through the Oxnard Police Department) within 12 months of license granting and/or date of employment. (PD)
- 3) Sales of alcoholic beverages shall be incidental to the sale of food. It shall not be considered a violation of this condition if customers are served alcoholic beverages in any lounge, bar or staging area and who are waiting to be seated for the service of food. Employees shall make a good faith effort to ensure that all customers being served alcoholic beverages are also on the premises for the purpose of consuming food items. (PD)
- 4) When security personnel are present or required, Permittee shall maintain accurate records of all security personnel on the premise at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations.
- 5) The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit if the Chief finds that there have been significant violations of the use permit conditions and/or ABC permit, or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operation of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing on the revocation of the permit by the Planning Commission to be held no more than 30 days after the suspension begins. (PD)
- 6) The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area.
- 7) The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. Permittee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the

licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)

- 8) Permittee shall comply with the provisions of Section 23038 of the Business and Professions Code and acknowledges that incidental, sporadic, or infrequent sales of meals or a mere offering of meals without actual sales shall not be deemed sufficient to consider the premises in compliance with the aforementioned section.(PL/PD)
- 9) The premises shall be equipped and maintained in good faith as a bonafide restaurant and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)
- 10) The premises shall possess the necessary utensils, table service, and the condiment dispensers with which to serve meals to the public.(PL/PD)
- 11) The use of any amplifying system or device shall not be audible outside the premise nor shall it be disruptive to neighboring businesses. (PD)
- 12) There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
- 13) The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
- ~~14) Alcoholic beverages shall be served only in mugs, glasses or clear plastic cups. The service of alcoholic beverages in bottles or cans is strictly prohibited. (PD)~~
- 15) Sales of alcohol shall not occur between the hours of 1:00 a.m. and 6:00 a.m. (PL/PD)
- 16) Alcoholic beverages shall not be offered at significantly reduced prices that are meant to encourage greater consumption of alcohol such as during "happy hour" type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. *Promoting a "happy hour" or other event that offers reduced prices on food or other non-alcoholic items shall not be considered a violation of this condition and are actually encouraged.* (PD)
- 17) Alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher, "bucket" or similar high capacity amounts.
- 18) In the areas surrounding the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverages is prohibited. This includes the parking lot and other adjacent areas under Permittee's reasonable control. (PD)

- 19) If alcoholic beverages are to be sold and consumed in any patio area, the patio must be properly licensed through the Department of Alcoholic Beverage Control and the entire patio shall be adequately enclosed to the satisfaction of the Police Chief. Low or excessively wide spaced fencing will not be considered sufficient. (PD)
- 20) Prominent signs shall be posted stating, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase alcoholic beverages". (PD)
- 21) Employees shall not be allowed to consume alcoholic beverages at any time during their shift or at any time within eight (8) hours prior to the beginning of their shift.
- 22) Permittee shall not create any bar, lounge or other area in which the exclusive use would be the service of alcoholic beverages. Food shall be made available in all areas where customers are seated. An area designated for customers who are waiting to be seated at a food service table shall not be considered a violation of this condition as long as the area is not used primarily for the service of alcohol. Condition number 3, above, shall be adhered to regardless of where customers are seated. (PD)
- 23) The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without review and approval by the Police Chief or his designee, Planning Commission or City Council.
- 24) Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, Police Department may initiate Planning Commission review the existing SUP and apply or remove conditions as appropriate to mitigate existing or potential problems.
- 25) Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within twenty-four (24) hours of being applied. (PL/PD)
- 26) Permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which Permittee has reasonable control. (PL/PD)
- 27) The area surrounding premises under the reasonable control of Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons in or about the area. (PL/PD)
- 28) No new pay phone on the exterior of the premises shall be allowed and any pay phones installed inside shall be blocked from incoming calls. (PL/PD)
- 29) Permittee shall regularly police the area under Permittee's control in an effort to prevent the loitering of persons about the premises. (PL/PD)

- 30) Permittee shall establish cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
- 31) Permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall, at a minimum, monitor the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. (PD)
- 32) Permittee shall install height gauges at all exit doors prior to final inspection. (PD)
- 33) Prior to issuance of Certificate of Occupancy, Permittee shall install an electronic intrusion detection system that detects portal openings, glass break, and interior motion. (PD)
- 34) Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601. (PD)
- 35) Permittee shall bolt down all cash registers to service counters in order to prevent the entire device from being stolen during a burglary or robbery. (PD)
- 36) Permittee shall have drop-safes installed to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically \$50). (PD)
- 37) Permittee shall install signage which indicates that employees do not possess keys to safes and that minimal levels of cash are available in register. (PD)
- 38) If the project property is already occupied or use has already been initiated, Permittee shall comply with all conditions of this permit within 30 days of approval thereof. (PL/B, PL-9)
- 39) A copy of these conditions must be maintained on the premises and made available upon the demand of any peace officer at all times. (PL/PD)

Police Special Conditions

- 1) The sale of alcoholic beverages shall be limited to guests of the hotel only.
- 2) Alcoholic beverages shall be sold and consumed only within the enclosed areas of the hotel that are intended solely for the use of guests. These areas may include the restaurant, lobby, reception area, guest rooms and the pool area (as long as the pool is adequately enclosed to the satisfaction of the Police Chief or designee). Alcohol shall not be permitted in the parking lot or other outdoor common areas.

RESOLUTION NO. 2007 – [PZ 06-500-10]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-500-10 (SPECIAL USE PERMIT), TO DEVELOP A VACANT 3.77-ACRE SITE WITH A 129-ROOM, 98,798 SQUARE FOOT, EXTENDED STAY HOTEL, INCLUDING A MEETING ROOM; A LODGE SERVING LIGHT EVENING MEALS AND BREAKFAST FOR GUESTS; AN OUTDOOR SWIMMING POOL; SPA; POOL HOUSE; OUTDOOR BARBEQUE AREA; PARKING; AND LANDSCAPING. THE PROJECT INCLUDES A DECREASE IN THE REQUIRED SIDEYARD SETBACK (ON THE SOUTH) TO A MINIMUM OF 10 FEET, AN INCREASE IN THE ALLOWED BUILDING HEIGHT TO 59 FEET FROM THE SITE GRADE, AND ADMINISTRATIVE RELIEF TO ALLOW A DECREASE IN THE REQUIRED NUMBER OF PARKING SPACES FROM 270 TO 143; LOCATED ON THE EAST SIDE OF SOLAR DRIVE, NORTH OF EAST GONZALES ROAD, COMMONLY KNOWN AS 1950 SOLAR DRIVE, (APN 231-0-052-035), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY T.M. MIAN & ASSOCIATES, 1106 N. HIGHWAY 360, SUITE 400, GRAND PRAIRIE, TX 75050.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 06-500-10 , filed by T.M. Mian & Associates, in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the Planning Commission considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, the Planning Commission finds, after due study, deliberation, and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.

2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

WHEREAS, in approving a reduction in the number of parking spaces from the required 270 spaces to 143 spaces, the Planning Commission finds that the number of spaces required is excessive and the Parking Study demonstrates that only 143 parking spaces are required, and the approval:

1. Preserves the intent of the Parking Ordinance.
2. Provides sufficient parking to serve the intended use; and
3. The modification will not be detrimental to the public health, safety or welfare, as conditioned.

WHEREAS, in allowing increased heights of certain architectural elements of the building to 59 feet, as depicted on the plans dated March 29, 2007, the Planning Commission finds that the appearance of the project is improved.

WHEREAS, in reducing the side yard setback on the south side of the building to a minimum of ten feet for a limited area and 14 feet for most of the building, as depicted on the plans dated March 29, 2007, the Planning Commission finds that setback is compatible with the adjacent land use.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *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	Public Works, 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 and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated March 29, 2007 (“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 24 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, or the beginning of the proposed use. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. 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)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall record with the Ventura County Recorder a "Notice of Land Use Restrictions and Conditions" in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division Manager. (PL, G-8)
9. Developer shall provide off-street parking for the project, including the number of spaces as approved by this permit, and the stall size, paving, striping, location, and access, as required by the City Code. Since the decrease in the required parking is based upon the assumption that the units will not be used as permanent residences, no unit may be occupied by the same guest for more than twenty-nine consecutive days. (PL/B, G-9)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. 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)

14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

15. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
16. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
17. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
18. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
19. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
20. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)

LANDSCAPE SPECIAL CONDITION

21. Developer shall provide a 36" high continuous visual screen at time of planting to screen parked cars from adjacent roadways

FIRE DEPARTMENT STANDARD CONDITIONS

22. Developer shall construct all vehicle access driveways on the project property to be at least 25 feet wide. 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)
23. 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)
24. 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

25. 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. A mechanical, civil, or fire protection engineer must certify the tests. 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)
26. 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)
27. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
28. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 46,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)
29. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
30. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
31. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, F-11)
32. 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)
33. Developer shall install in each structure in the project a detection/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 allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, F-13)

FIRE DEPARTMENT SPECIAL CONDITIONS

34. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

35. 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.
36. A Knox Box key vault shall be installed on the building at a location to be determined by the Fire Department.
37. Fencing between the hotel and the property to the south and east shall not be permitted so that emergency access to the hotel building will be maintained.
38. Fire hydrant system shall not be downstream of the Fire Department Connection for the fire sprinkler system.

PLANNING DIVISION STANDARD CONDITIONS

39. The final building plans submitted by Developer with the building permit application shall depict on the building elevation sheets all building materials and colors to be used in construction. (PL/B, *PL-1*)
40. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
41. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
42. 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*)
43. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
44. 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*)
45. 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 exterior light fixtures for design review and approval by the Planning Division Manager. (PL/B, *PL-8*)

46. 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*)
47. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
48. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
49. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
50. 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*)
51. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
52. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-50*)
53. 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*)

54. Developer shall install all roof and building drainpipes and downspouts on inside building corners and paint building downspouts to match adjacent building walls. These items shall not be visible on any street-facing exterior building elevations. (PL, *PL-42*)
55. 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*)
56. Developer shall install toilets that have automatic flush sensors in all public restrooms. Such toilets shall be included on the plans submitted for a building permit and shall be maintained and in working order at all times. (PL, *PL-44*)
57. Developer shall install individual mirrors above each sink in a public restroom to the satisfaction of the Planning Division Manager. The details of such mirrors shall be approved prior to issuance of a building permit. Developer shall remove graffiti from the mirrors or replace the mirrors within 24 hours of graffiti appearance. (PL, *PL-45*)
58. Before the City issues building permits, Developer shall submit and obtain approval from the Planning and Environmental Services Manager of a master sign program for the project, which shall indicate on the site plan the elevations, the size, illumination type, placement, materials, and color of all proposed free-standing and building signs. The square footage of all signs for the project shall not exceed 320 square feet, calculated in accordance with the City Code. (PL/ B, *PL-46*)
59. 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. Such signs shall comply with the approved sign program in the previous condition. (PL/B, *G-10*)

PLANNING DIVISION SPECIAL CONDITIONS

Mitigation Measures (MND 07-01)

Air Quality -- Short-Term Impacts:

60. 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)
61. 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-2)

62. 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)
63. 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)
64. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (C-5)
65. 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)
66. 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)
67. 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)
68. 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)

Cultural Resources

69. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include 1) an archaeological and historical records search through the California Historical Resources Information System at Cal State Fullerton; and 2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning and Environmental Services Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. (E-1)

70. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing their 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 permits. (E-2)

Geology & Soils

71. A site-specific soils investigation that addresses, at a minimum, liquefaction and compressible soil characteristics on the site, shall be prepared by a licensed geo-technical engineer for review and comment by the City. The report shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of the report shall be incorporated into the project as conditions of approval. The report shall be submitted no later than at the time plans are submitted for review by the Building Official. (F-1)

Short Term Noise Impacts

72. During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. (K-1)
73. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. (K-2)
74. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. (K-3)
75. Construction times shall be limited to 7 a.m. to 7 p.m. daily or in accordance with City Ordinances restricting construction times at the time of construction, whichever is more restrictive. (K-4)

Utilities and Service Systems

76. 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)

77. 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)
78. 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)
79. To ensure accurate and consistent monitoring of solid waste mitigation measures, Developer and hotel operator shall arrange with the City Environmental Resource (Solid Waste) Division for the collection and recycling of materials generated from the project's construction and occupancy. This shall be accomplished prior to issuance of a building permit. (P-5)
80. 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 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 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)

81. Developer shall install clearly labeled storage containers in the kitchen base cabinet within each guest room to facilitate separate disposal of recyclable and non-recyclable waste typically generated by guests. 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 hotel guests as disposing of trash. (P-7)
82. Hotel operator shall provide recycling containers near the point of use in common areas for guests to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers exclusively for recycling shall clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content. (P-8)

83. Hotel operator shall provide literature in each guest room (including on the door of the 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. City contacts for waste reduction, water conservation, and energy savings shall be listed in the literature. (P-9)
84. Hotel operator shall provide training to the housekeeping staff (including visual aids for each housekeeping cart) for separating guest room refuse into recyclable and disposable trash. (P-10)
85. Hotel operator shall provide housekeeping carts which accommodate separated recyclable and non-recyclable trash. Visual aids for each housekeeping cart shall include a general list of mixed recyclables accepted and the standard 3-arrow recycling symbol on the collection container. (P-11)

OTHER SPECIAL PLANNING CONDITIONS

86. 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)
87. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval 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)
88. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)
89. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)

POLICE DEPARTMENT CONDITIONS

90. 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 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.

91. Pole lighting shall use metal halide lamps.
92. Graffiti/etching-resistant film application reflecting surfaces in public restrooms.
93. If a video surveillance system is being installed at this property, please contact tomchronister@oxnardpd.org for a copy of the "Oxnard Police Department Proposed Standards, Guidelines & Recommendations Closed-Circuit Television (CCTV) Surveillance Systems."
94. Post all vehicle entrances 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.
95. Landscaping around pool area shall be maintained at a height of no more than 36 inches above the parking surface to provide clear views in and out of the pool area.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

96. 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 the time the City issues building permits. (DS-1)
97. 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 show the proposed structural section on the site improvement plans. (DS-2)

98. Developer shall have the site improvement plans prepared on standard Development Services Division mylars 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 the original ink-on-mylar plans filed with the Development Services Division. (DS-3)
99. Developer shall submit improvement plans and drainage calculations that demonstrate that storm drainage 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)
100. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
101. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
102. Before connecting the project to existing sewer and water service laterals, Developer shall arrange for City staff to inspect such facilities. Developer shall make such repairs to such facilities as City staff determines to be necessary. Developer shall bring all existing water services into compliance with City standards. (DS-7)
103. 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)
104. Where a separate loop or terminal line is required for water mains, fire hydrants or fire sprinkler systems, Developer's site improvement plans shall include an on-site water plan. (DS-11)
105. 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 and 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)
106. A civil engineer licensed in the State of California 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. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not accept an application for the final map or parcel map for the project or issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

107. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and 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)
108. 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)
109. 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)
110. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
111. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
112. 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)
113. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)
114. 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)
115. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)

116. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)
117. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
118. 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. Before performing the tests, Developer shall obtain permits from the City Engineer. 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)
119. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
120. 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)
121. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
122. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)
123. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)
124. In non-residential developments where fifty or more persons are employed, Developer shall include a transportation information center stocked with bus schedules, rideshare information, and related information on alternative methods of transportation. Developer or owner shall update such information at least once a month. (TR-77)

STORMWATER QUALITY CONDITIONS

125. Developer shall comply with all National Pollutant Discharge Elimination System (NPDES) permit Best Management Practice (BMP) requirements in effect at the time of grading or building permit issuance. Requirements shall include, but not be limited to, compliance with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). (DS-78)

126. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure. The finish and roof appearance shall be indicated on the building plans and are subject to approval by the Planning Division. The location and configuration of trash enclosures shall be reviewed and approved by the Solid Waste Collection Division. All refuse bins on the site shall be stored in an approved trash enclosure. No objects other than refuse bins may be stored in the trash enclosure without the written permission of the Solid Waste Collection Division. (DS-79)
127. Developer shall design parking lot and other drive areas to minimize degradation of stormwater quality. Using Best Management Practices (BMPs), such as oil and water separators, sand filters, landscaped areas for infiltration, basins or approved equals, Developer shall intercept and effectively prevent pollutants from discharging to the storm drain system. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of a site improvement permit. (DS-81)
128. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance program ("the Program") 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 Program and Developer provides an executed copy for recordation. (DS-82)
129. Developer shall 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. (DS-83)
130. Developer shall 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. (DS-84)
131. Prior to issuance of a certificate of occupancy, on-site storm drain inlets shall be labeled "Don't Dump - Drains to Ocean" in accordance with City standards. Before City issues a site improvement permit, the requirement to label storm drain inlets shall be shown on the civil engineering plans. (DS-85)

132. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall provide the City Engineer with a copy of a letter from the California State Water Resources Control Board, Storm Water Permit Unit assigning a permit identification number to the Notice of Intent (NOI) submitted by Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all additional requirements of the General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall identify potential pollutant sources that may affect the quality of discharges to stormwater and shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit pollutants from the construction site entering the storm drain system. Developer shall keep the SWPPP updated to reflect current site conditions at all times and shall keep a copy of the SWPPP and the NOI on the site and make them available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

133. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-101)
134. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal maintenance, access and parking agreement with the adjacent property owner. (PL, DS-102)
135. 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)
136. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot asphalt to clearly identify pedestrian areas. (DS)
137. Developer shall redesign the onsite fire hydrant line to connect with the existing waterline on proposed parcel 1 and eliminate the second connection in Solar Drive. Final design shall be as directed by the Development Services Manager. (DS)
138. Developer shall provide onsite 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 engineer's improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over the waterline using standard City format. (DS)
139. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS)

140. Storm water runoff from this site shall be limited and on-site detention shall be provided in conformance with the "Agreement for Storm Water Retention within Rice Road Drain Watershed" and the approved drainage report for this Tract. The detention basin(s) shall be designed in accordance with Public Works Standards and policies. The Developer shall provide a city standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to approval of the grading/site improvement plans. (DS)
141. Developer's engineer shall provide a drainage study which demonstrates that after construction is complete both lots (proposed parcels 1 and 2) comply with City detention and stormwater quality treatment requirements. The study shall be approved by the Development Services Manager prior to approval of the site improvement permit. (DS)
142. All detention basin sites shall be provided with a minimum of two (2) signs identifying the use of the lot as a detention basin. The signs shall have a minimum area of four (4) square feet and shall contain the following message: "WARNING This area has been designed as a storm water detention pond and is subject to periodic ponding to a depth of ___ inches." The material, design, size, and number of signs are subject to the review and approval of the City Engineer. Signs and posts shall be constructed of metal or other long lasting material. All information regarding required detention basin signage shall be included on the grading/site improvement plans. (DS)
143. Developer shall provide proof of recordation of a document that holds both property owners (proposed parcels 1 and 2 of PZ 06-300-06) subject to this permit equally responsible for implementation and perpetual maintenance of all proposed onsite detention basins unless detention is allocated on a pro-rata basis to each lot. (DS)
144. Developer shall design the grass swale filter in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
145. Developer shall design pervious pavement to provide significant infiltration. Design shall include percolation tests to assess infiltration rates and recommendations from the geotechnical engineer regarding appropriate compaction rates for the soils below the previous pavement. The Technical Guidance Manual shall be consulted for general pervious pavement requirements. (DS)
146. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings within the NPDES grass swale filter areas and that the proposed landscaping conforms to SQUIMP standards for grass swale filters. (DS)
147. Developer shall endeavor to use the existing sewer lateral provided to the site in-lieu or performing a new trench cut in Solar Drive. Final design to be approved by the Development Services Manager. (DS)

148. Developer shall increase the size of the proposed trash enclosure to hold a minimum of three 4-yard bins. Sizing shall be consistent with City standards. (DS)
149. Prior to issuance of a site improvement permit, Developer shall provide proof of recordation of a reciprocal drainage agreement between proposed parcels 1 and 2 of Parcel Map 06-300-06. (DS)
150. Developer shall construct onsite drainage and stormwater quality proposals in accordance with tentative map where there is a conflict between tentative map and engineering site plan. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st day of June, 2007, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Dr. Sonny Okada, Chairman

ATTEST: _____
Susan L. Martin, Secretary

RESOLUTION NO. 2007 – 07-510-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-510-1 (SPECIAL USE PERMIT), TO ALLOW ON-SITE SALE OF BEER AND WINE ASSOCIATED WITH THE DINING ROOM OF A NEW EXTENDED STAY HOTEL, LOCATED ON THE EAST SIDE OF SOLAR DRIVE, NORTH OF EAST GONZALES ROAD, COMMONLY KNOWN AS 1950 SOLAR DRIVE, (APN 231-0-052-035), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY T.M. MIAN & ASSOCIATES, 1106 N. HIGHWAY 360, SUITE 400, GRAND PRAIRIE, TX 75050.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-510-1, filed by T.M. Mian & Associates, in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the Planning Commission considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.

4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The proposed use is not likely to create or significantly aggravate police problems within 1,000 feet of the location for which the special use permit is applied.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves or denies this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *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	Public Works, 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 and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated March 29, 2007, (“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 be null and void 12 months from the date of issuance, unless Developer has received from the State Department of Alcoholic Beverage Control a license to sell alcoholic beverages on the project property. (PL)

SPECIAL POLICE DEPARTMENT CONDITIONS

4. Permittee and all sellers or servers of alcoholic beverages shall complete a course in Responsible Beverage Service (RBS) within sixty days of license granting and/or date of employment. Training can be arranged through the Oxnard Police Department. (PL/PD)
5. Permittee and all general managers, managers or policy makers shall complete a course in the Responsible Alcohol Policy Program (available through the Oxnard Police Department) within 12 months of license granting and/or date of employment. (PD)
6. Sales of alcoholic beverages shall be incidental to the sale of food. It shall not be considered a violation of this condition if customers are served alcoholic beverages in any lounge, bar or staging area and who are waiting to be seated for the service of food. Employees shall make a good faith effort to ensure that all customers being served alcoholic beverages are also on the premises for the purpose of consuming food items. (PD)
7. When security personnel are present or required, Permittee shall maintain accurate records of all security personnel on the premise at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations.
8. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit if the Chief finds that there have been significant violations of the use permit conditions and/or ABC permit, or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operation of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing on the revocation of the permit by the Planning Commission to be held no more than 30 days after the suspension begins. (PD)

9. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area.
10. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. Permittee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)
11. Permittee shall comply with the provisions of Section 23038 of the Business and Professions Code and acknowledges that incidental, sporadic, or infrequent sales of meals or a mere offering of meals without actual sales shall not be deemed sufficient to consider the premises in compliance with the aforementioned section.(PL/PD)
12. The premises shall be equipped and maintained in good faith as a bonafide restaurant and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)
13. The premises shall possess the necessary utensils, table service, and the condiment dispensers with which to serve meals to the public.(PL/PD)
14. The use of any amplifying system or device shall not be audible outside the premise nor shall it be disruptive to neighboring businesses. (PD)
15. There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
16. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
17. Alcoholic beverages shall be served only in mugs, glasses or clear plastic cups. The service of alcoholic beverages in bottles or cans is strictly prohibited. (PD)
18. Sales of alcohol shall not occur between the hours of 1:00 a.m. and 6:00 a.m. (PL/PD)
19. Alcoholic beverages shall not be offered at significantly reduced prices that are meant to encourage greater consumption of alcohol such as during “happy hour” type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a “happy hour” or other event that offers reduced prices on food or other non-alcoholic items shall not be considered a violation of this condition and are actually encouraged. (PD)

20. Alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher, "bucket" or similar high capacity amounts.
21. In the areas surrounding the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverages is prohibited. This includes the parking lot and other adjacent areas under Permittee's reasonable control. (PD)
22. If alcoholic beverages are to be sold and consumed in any patio area, the patio must be properly licensed through the Department of Alcoholic Beverage Control and the entire patio shall be adequately enclosed to the satisfaction of the Police Chief. Low or excessively wide spaced fencing will not be considered sufficient. (PD)
23. Prominent signs shall be posted stating, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase alcoholic beverages". (PD)
24. Employees shall not be allowed to consume alcoholic beverages at any time during their shift or at any time within eight (8) hours prior to the beginning of their shift.
25. Permittee shall not create any bar, lounge or other area in which the exclusive use would be the service of alcoholic beverages. Food shall be made available in all areas where customers are seated. An area designated for customers who are waiting to be seated at a food service table shall not be considered a violation of this condition as long as the area is not used primarily for the service of alcohol. Condition number 3, above, shall be adhered to regardless of where customers are seated. (PD)
26. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without review and approval by the Police Chief or his designee, Planning Commission or City Council.
27. Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, Police Department may initiate Planning Commission review the existing SUP and apply or remove conditions as appropriate to mitigate existing or potential problems.
28. Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within twenty-four (24) hours of being applied. (PL/PD)
29. Permittee shall be responsible for maintaining free of litter the area adjacent to the premises over which Permittee has reasonable control. (PL/PD)

30. The area surrounding premises under the reasonable control of Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons in or about the area. (PL/PD)
31. No new pay phone on the exterior of the premises shall be allowed and any pay phones installed inside shall be blocked from incoming calls. (PL/PD)
32. Permittee shall regularly police the area under Permittee's control in an effort to prevent the loitering of persons about the premises. (PL/PD)
33. Permittee shall establish cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
34. Permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall, at a minimum, monitor the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. (PD)
35. Permittee shall install height gauges at all exit doors prior to final inspection. (PD)
36. Prior to issuance of Certificate of Occupancy, Permittee shall install an electronic intrusion detection system that detects portal openings, glass break, and interior motion. (PD)
37. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601. (PD)
38. Permittee shall bolt down all cash registers to service counters in order to prevent the entire device from being stolen during a burglary or robbery. (PD)
39. Permittee shall have drop-safes installed to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically \$50). (PD)
40. Permittee shall install signage which indicates that employees do not possess keys to safes and that minimal levels of cash are available in register. (PD)
41. If the project property is already occupied or use has already been initiated, Permittee shall comply with all conditions of this permit within 30 days of approval thereof. (PL/B, PL-9)
42. A copy of these conditions must be maintained on the premises and made available upon the demand of any peace officer at all times. (PL/PD)

POLICE SPECIAL CONDITIONS

43. The sale of alcoholic beverages shall be limited to guests of the hotel only.

44. Alcoholic beverages shall be sold and consumed only within the enclosed areas of the hotel that are intended solely for the use of guests. These areas may include the restaurant, lobby, reception area, guest rooms and the pool area (as long as the pool is adequately enclosed to the satisfaction of the Police Chief or designee). Alcohol shall not be permitted in the parking lot or other outdoor common areas.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st of June, 2007, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Dr. Sonny Okada, Chairman

ATTEST: _____
Susan L. Martin, Secretary

RESOLUTION NO. 2007 – PZ 06-300-6

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF A TENTATIVE PARCEL MAP (PLANNING AND ZONING PERMIT NO. 06-300-6), DIVIDING ONE LOT INTO TWO PARCELS, FOR PROPERTY LOCATED ON THE EAST SIDE OF SOLAR DRIVE, NORTH OF EAST GONZALES ROAD, COMMONLY KNOWN AS 1950 SOLAR DRIVE (APN 231-052-035), SUBJECT TO CERTAIN CONDITIONS. FILED BY T.M. MIAN & ASSOCIATES, 1106 N. HIGHWAY 360, SUITE 400, GRAND PRAIRIE, TX 75050.

WHEREAS, the Planning Commission of the City of Oxnard has considered the tentative parcel map (Planning and Zoning Permit No. 06-300-6), filed by T.M. Mian & Associates, in accordance with Chapter 15 of the Oxnard City Code; and

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

WHEREAS, the Planning Commission finds the tentative map conforms to the City's General Plan and elements thereof; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the Planning Commission considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative parcel map, subject to the following conditions:

**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	Public Works, 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 and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, G-1).

PLANNING SPECIAL CONDITIONS

2. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

3. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk’s Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
4. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer’s expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which

City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

5. By title sheet dedication at the time of filing the subdivision map, Developer shall dedicate all water rights for the project property to City. (DS-39)
6. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

7. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-101)
8. Prior to recordation of the subdivision map, Developer shall cause the Assessment District Engineer to reapportion the existing assessments in accordance with the proposed resubdivision. (DS-109)
9. Developer shall process parcel map concurrent with improvement plans for PZ 06-500-10. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st. day of June, 2007, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Dr. Sonny Okada, Chairman

ATTEST: _____
Susan L. Martin, Secretary