

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142

RECORD PACKET COPY

**W-7 a.**

March 23, 2000

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Gary Timm, District Manager
James Johnson, Coastal Program AnalystRE: **CITY OF PORT HUENEME LOCAL COASTAL PROGRAM MAJOR AMENDMENT NO. 1-2000, Ventura West Redevelopment Project** Public Hearing and Action at the California Coastal Commission Hearing of April 12, 2000 at the Queen Mary in Long Beach.**AMENDMENT SYNOPSIS**

The City of Port Hueneme submitted Local Coastal Program (LCP) Amendment No. 1-2000 on February 17, 2000 proposing to amend the City's Local Coastal Program for one vacant parcel. The City proposes to revise the LCP Land Use Plan Designation and Land Use Plan Map from Public Facilities to High Density Residential for a parcel located at the intersection of Sea View Street and Third Street in the City of Port Hueneme. On March 3, 2000, the Executive Director determined that the City's Amendment was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510 (b).

STAFF NOTE

This Amendment includes a Land Use Plan Amendment only; no Zoning Ordinance Map Amendment is necessary. The City's Local Coastal Program was initially certified with the land use designation of Public Facilities and a Zoning Map classification of R-3 Multiple Family Residential, resulting in an internal LCP inconsistency. The City's LCP has contemplated this land use plan designation change since the LCP was initially certified in 1984 should the Southern California Edison substation, a public facility, be removed. According to the City this site was given, in effect, an overlaying land use designation reflecting the existing Edison facility as a non conforming use while it was still in service on the subject site. Now that the Edison substation has been removed in 1998 - 1999, the City is requesting to amend the Land Use Plan to provide for High Density Residential on this site to conform to the underlying R-3 Multiple Family Zone Classification. This LCP Amendment proposal has not been controversial during the City's public hearing process.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission, after a public hearing, approve the Amendment to the LCP Land Use Plan Designation and Land Use Plan Map, as submitted. The LCP Land Use Plan Amendment, as submitted, is consistent with the Coastal Act and the existing Zoning Ordinance Map is adequate to carry out the City's Land Use Plan as amended. **The recommended Motion and Resolution are provided on page three (3) of this report.**

ADDITIONAL INFORMATION

For further information about this report or the amendment process, contact James Johnson at the Coastal Commission, 89 South California Street, Second Floor, Ventura, CA 93001, or 805-641-0142.

EXHIBITS

1. Coastal Zone Location Map
2. Port Hueneme Street Map, Subject Site
3. Land Use Designation Map with Proposed High Density Residential Designation
4. Existing LCP Zoning Map, with R-3 Multiple Family Zone
5. City of Port Hueneme Resolution No. 3191

PROCEDURAL REQUIREMENTS

Pursuant to Section 13551 (b) of the California Code of Regulations, the City resolution for submittal must indicate whether the Local Coastal Program Amendment will require formal local government adoption after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. If the Commission approves this amendment proposal, as submitted, the LCP Amendment will take effect automatically upon Commission approval. As a result, if the Commission approves the LCP Amendment, as submitted, no further action on the LCP Amendment is required by either the Commission or the City.

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission certify Land Use Plan Amendment No. 1-2000 as submitted by the City of Port Hueneme.*

STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN AMENDMENT:

The Commission hereby certifies the Land Use Plan Amendment No. 1-2000 as submitted by the City of Port Hueneme and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan Amendment complies with the California Environmental Quality Act because either: 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

II. RECOMMENDED FINDINGS

The following findings support the Commission's approval of this Local Coastal Program Amendment as submitted.

A. LAND USE PLAN AMENDMENT

1. STANDARD OF REVIEW AND PUBLIC PARTICIPATION

The standard of review for the proposed amendment to the certified Land Use Plan (LUP), pursuant to Section 30512 and 30514 of the Coastal Act, is whether the proposed amendment conforms with the requirements of Chapter 3 of the Coastal Act.

Coastal Act Section 30503 requires public input in preparing, approving, certifying and amending any Local Coastal Program. The City Council of Port Hueneme conducted a public hearing on February 16, 2000 acting to approve this LCP Amendment. This public hearing was noticed ten days in advance. In addition, a Notice of Public Hearing

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was published in the Ventura County Star. There were no public comments presented at the City Council meeting on the proposed LCP Amendment. In addition, the City mailed notices of availability of review draft documents on August 18, 1999, consistent with Sections 13551 and 13552 of the California Code of Regulations. Notice of the subject amendment has been distributed to all known interested parties by the City.

The City adopted this Amendment to the City's certified LCP and forwarded it to the Commission for certification on February 17, 2000. Staff determined in a letter dated March 3, 2000, that the Amendment was complete and filed. Therefore, public participation and agency coordination through the notice of LCP Amendment No. 1-2000 was duly given consistent with Section 13515 of the Commission's Regulations. Notice of the subject amendment has been distributed to all known interested parties.

2. AMENDMENT DESCRIPTION AND BACKGROUND

The City of Port Hueneme ("City") is located at the southwest portion of Ventura County between the Pacific Ocean and the Oxnard Plain. The City is surrounded by the City of Oxnard and the US Naval Construction Battalion Center. (Exhibits 1 and 2)

The City proposes to amend the Local Coastal Land Use Plan Designation and Land Use Plan Map from "Public Facilities" to "High Density Residential" for a 0.55 acre parcel located at the intersection of Sea View Street and Third Street in the City of Port Hueneme (Exhibits 3 and 5). The subject site is located within the City's Coastal Zone Sub-Area known as Surfside. The parcel is located inland of the coastal about 1,200 feet and inland of the first public road paralleling the coast which is Surfside Drive. Relative to the Hueneme Beach Park, the parcel is located about 1,000 feet inland from this Park.

The purpose of the proposed LCP Amendment is to change the land use designation and land use map from Public Facilities to High Density Residential on this parcel to allow the future construction of a City Redevelopment project in conjunction with adjoining parcels. Once the land use designation on this half acre parcel is amended to High Density Residential, the City proposes to add this parcel to adjoining parcels totaling 2.34 acres to allow for the construction of a 30-unit single family residential development on land generally bounded by East Hueneme Road to the north, Sea View Street to the south, and Third Street to the east. All of the associated parcels are vacant including the parcel that is the subject of this LCP Amendment.

It is important to note that in order for the City to approve a Coastal Development Permit for future residential development on the subject parcel, this LCP Amendment is necessary as the existing land use designation does not allow a residential land use. The Commission certified the LCP on July 24, 1984 with a Land Use designation for Public Facilities on the site that was inconsistent with the Zoning Ordinance classification for R-3 Multiple Family Zone. It appears that the reason for the inconsistency was that the site included an existing Southern California Edison

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Company substation. According to the City, the Public Facilities Designation is essentially an overlay designation reflecting the existing facility at that time. LCP Amendment No. 1-98, an update of the entire certified LCP approved by the Commission in October 1998, revised the Zoning Ordinance to partially address this inconsistency. LCP Amendment No. 1-98 added an additional provision to the R-3 Multiple Family Zone to allow, with a conditional use permit, "public utility facilities". In most cases where there is an inconsistency between the Land Use Plan Designation and the Zoning Classification, there are two options to resolve the inconsistency. First, the Land Use Plan Designation could be amended to conform to the Zoning Classification; in this instance, the Public Facilities Designation could be changed to High Density Residential. Second, the Zoning Classification could be amended to conform to the Land Use Designation; in this instance, the R-3, Multiple Family Zone Classification could be changed to a Zone Classification that carries out the Public Facilities Land Use Designation. However, the City's LCP does not include a Zoning Ordinance Classification that carried out the Public Facilities Land Use Designation. As an temporary alternative to these two options, the Zoning Classification could be amended to allow for public utility facilities as an ancillary use in a residential zone, as is allowed in the City's R-3 Multiple Family Zone for uses such as public parks, community care facilities, hospitals, medical offices, schools and churches. In this instance, the R-3, Multiple Family Zone could be changed to add public utility facilities as either a permitted or conditionally permitted use. In LCP Amendment No. 1-98, the City chose the temporary alternative to allow public utility facilities in the R-3 Multiple Family Zone as a conditional use, while retaining the Public Facilities Land Use Designation and in effect retaining the inconsistency between the Land Use Plan and Zoning Classification. This option is not the usual way such an inconsistency is addressed as the Zoning Classification is intended to carry out the Land Use Plan. The City's approach to have the Zoning Classification in effect carry out the Land Use Plan Designation makes the LCP work in reverse order. This subject Amendment No. 1-2000 corrects this inconsistency.

The substation was removed in 1998 and 1999 by Edison, and relocated to a site outside the coastal zone near Bard Road in the City of Port Hueneme. The subject site has been vacant since 1999.

In addition, the LCP as certified in 1984 described the Surfside Sub-Area as a redevelopment area known as Surfside Village. The majority of this area was approved by the South Central Regional Coastal Commission for new residential, recreational, and commercial land uses through Coastal Permit No. 137-02 (Ventura Flood Control District for Hueneme Drain project which became part of the Bubbling Springs Park approved in 1977) and Coastal Permit No. 179-33 (Port Hueneme Redevelopment Agency and Howard Lane Company for the Surfside Redevelopment Project approved in 1978).

The proposed development that may result after the Commission's action on this subject LCP Amendment is proposed by the City's Redevelopment Agency and a

private development company. The development project is not part of this LCP Amendment and may proceed if authorized by a Coastal Development Permit approved by the City. The subject site is located outside the Commission's coastal appeal jurisdiction.

3. CONSISTENCY WITH THE COASTAL ACT

The proposed amendment to the certified City of Port Hueneme Land Use Plan raises two coastal issues regarding the conversion of the Public Facilities land use to a High Density Residential land use, coastal land use and public services.

A. Coastal Land Use and Public Services

Coastal Act Section 30222 provides that:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Coastal Act Section 30250(a) provides (in part) that:

New residential, ... development, ... shall be located within, ... existing developed areas able to accommodate it ... and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Coastal Act Sections 30222 and 30250 requires that specific categories of development in the Coastal Zone receive priority over other development, particularly if public services are limited. The higher priority land use developments are agricultural, coastal dependent development, facilities serving commercial fishing and recreational boating, visitor serving commercial recreational facilities, and lower cost visitor and recreational facilities. The lower priority land uses are private residential, general industrial, or general commercial development. The Coastal Act also requires that new development may only be allowed if adequate services such as roads, water and wastewater treatment facilities are available to serve the development and that it will not have any significant adverse effects on coastal resources.

The City's Land Use Plan Amendment proposes to change the land use designation from Public Facilities, which is not listed as a priority land use in Section 30222, to High Density Residential which is not a priority land use designation (Exhibit 3). The Coastal Act is silent on the priority ranking for locating Public Facilities within the Coastal Zone. The existing land use is designated Public Facilities in the certified LCP, however, the LCP does not include a definition for this land use. In addition, the certified LCP zoning ordinance does not include a zone classification specifically describing the types of permitted and conditionally allowed land uses related to public facilities and their

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development standards (Exhibit 4). However, as a result of LCP Amendment No. 1-98, the Public Facility land use designation is less inconsistent with the underlying zoning on this site. LCP Amendment No. 1-98, as certified, added a provision to the R-3 Multiple Family Zone classification to allow public utility facilities through a conditional use permit. This provision was added to reflect the existing land use on this site and temporarily address the inconsistency between the Land Use and Zoning in the certified LCP.

Without a definition of the Public Facility land use designation in the certified City LCP, it is reasonable to assume that Public Facilities would include public or quasi-public buildings in addition to public utility facilities. Public and quasi-public buildings and public utility facilities are not an identified priority land use pursuant to Section 30222 of the Coastal Act.

A review of public facilities on the City's Land Use Map (Exhibit 3) within the entire City identifies a few of these sites scattered throughout the City's approximate four and one half square mile size. These include the Dorrill Wright Community Center, a city maintenance yard, four public schools, a new relocated Edison substation, and the City Civic Center. Three of these schools and the new Edison substation are located outside the coastal zone. These public buildings and facilities provide public services to City residents and visitors. The City does not contemplate the need for more public facilities in this location, as a result, a continued land use for public facilities is not necessary at this site nor is it considered necessary under the Coastal Act. _

This Sub-Area of the City, Surfside, is a beachfront residential area. Most of the existing residential development in this area consists of recently built high and medium density condominiums (approximately 12 – 25 dwelling units per acres) and a City owned 90 unit below market rent garden apartment complex. The majority of commercial development in this area is located along Hueneme Road to the north of the subject site. This commercial development consists primarily of neighborhood shopping areas and a hotel. Additional land uses in this area include Moranda Park, a community recreational facility, Bubbling Springs Linear Park, and the local Veterans of Foreign Wars Chapter building.

Further, the City's certified LCP includes a discussion indicating that this site will be developed for high density residential use in the future. The LCP states:

Key development site number 12 is located in the Surfside Area. Site 12 is planned for High Density Residential use, accommodating an estimated 38 dwelling units. Currently, this site is vacant.

The City's LCP Land Use Plan Amendment proposes a land use designation of High Density Residential for this site. The City's LCP Zoning Ordinance includes a classification regulating a zone for the High Density Residential Land Use. Section 10440, R-3, Multiple Family Zone, provides for permitted uses and conditional uses in

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High Density Residential Land Use Designations. The permitted uses include one, two, and multiple family dwellings, greenhouses, public parks, gardens, and community care facilities. Conditional permitted uses include community care facilities, schools, churches, public utility facilities and other uses. Although not a part of this proposed LCP Amendment, the City's redevelopment project for this half-acre site proposes eight dwelling units, resulting in a density of about 15 dwelling units per acre. Therefore, the City's certified LCP envisioned the future use of this site for high density land use. As a result, the City's proposal to change the LCP Land Use Designation to High Density Residential is consistent with the intent of the certified LCP and consistent with the certified LCP Zoning Ordinance that provides for High Density Residential through the R-3, Multiple Family Zone.

The Coastal Act requires that new residential development be located within developed areas able to accommodate it and where it will not have significant adverse effects on coastal resources. The site is located in a developed area served by public services. The site, previously developed with an electrical substation, is vacant and includes no native vegetation. The site is served by two public roads, Sea View Street and Third Street. The Port Hueneme Water Agency (PHWA) provides domestic water to the City and the Oxnard Wastewater Treatment Facility (OWTF) provides wastewater treatment. The Commission reviewed these two public service issues in the City's LCP Amendment No. 1-98 certifying the City's update to the LCP that confirmed the City's intent to develop this site for High Density Residential development. The Commission's findings for this Amendment conclude that there are adequate water resources and wastewater treatment capacity to serve all of the projected development allowed by the LCP update. Given that the increase in projected growth allowed in LCP Amendment No. 1-98 can be accommodated with adequate water resources and wastewater treatment capacity, potential conflicts or adverse effects on priority land uses, such as visitor serving development are not expected. Therefore, the proposed High Density Residential land use designation allowing future new residential development is located in an existing developed area with adequate public services and will not have significant adverse effects on coastal resources.

Thus, the Commission finds that the proposed Land Use Plan Amendment, as submitted, is consistent with Coastal Act Sections 30222 and 30250.

B. Local Coastal Program/California Environmental Quality Act

The proposed amendment is to the City of Port Hueneme's certified Local Coastal Program Land Use Plan and Implementation Plan. The Commission originally certified the City's Local Program Land Use Plan and Implementation Program in 1982 and 1984, respectively. The City of Port Hueneme prepared a Mitigated Negative Declaration under Sections 15091 and 15381 of CEQA; the City Council adopted it on February 16, 2000.

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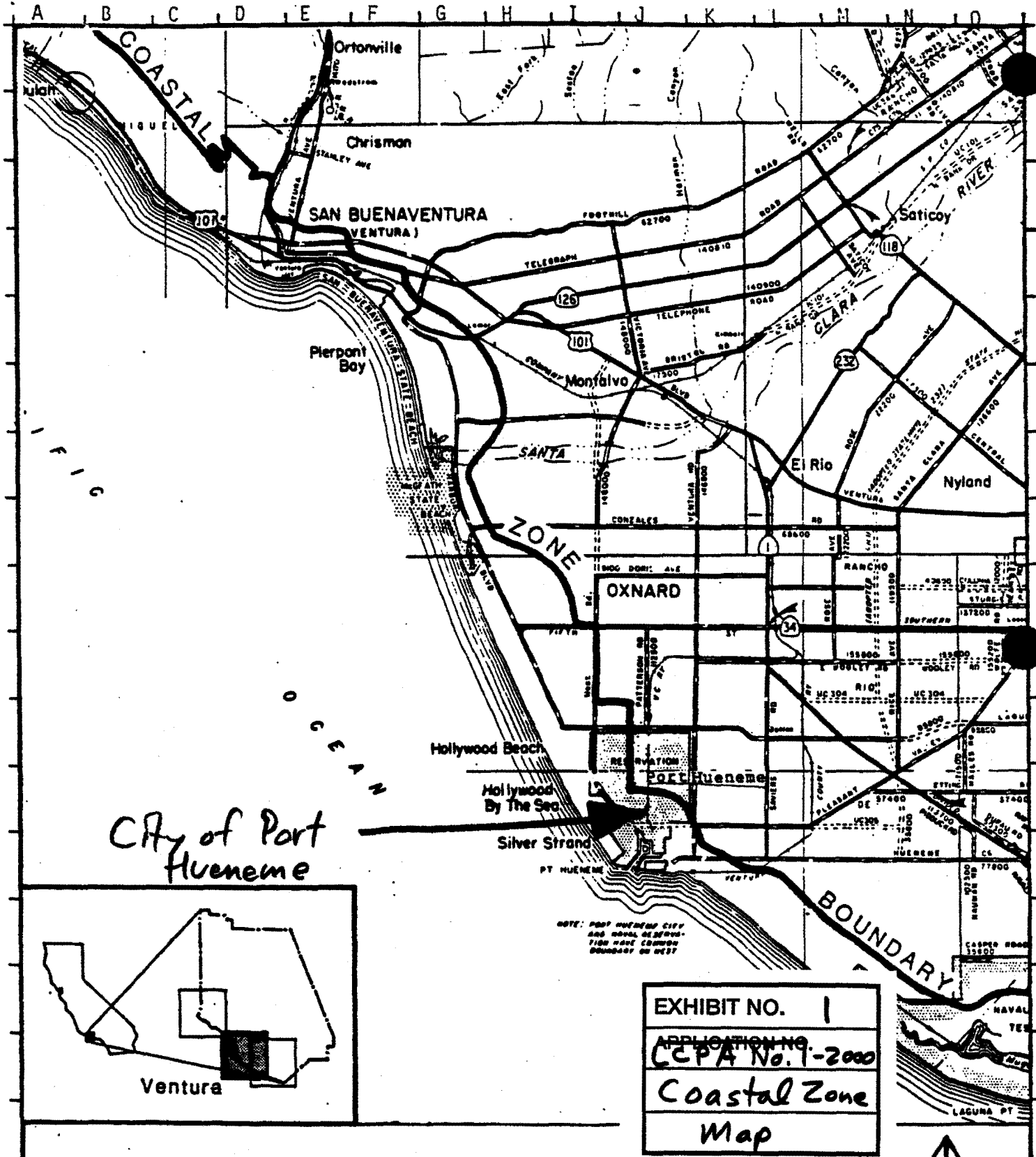
The Secretary of Resources Agency has determined that the Coastal Commission's program of reviewing and certifying Local Coastal Programs has been designated as the functional equivalent of CEQA. CEQA requires the consideration of less environmentally damaging alternatives and the consideration of mitigation measures to lessen significant environmental effects to a level of insignificance. Section 21080.5(d)(2)(A) of CEQA and Section 13540(f) of the Coastal Commission's Administrative Regulations require that the Commission cannot approve or adopt a Local Coastal Program amendment "if there are feasible alternatives or feasible mitigation measures available" which would substantially lessen any significant adverse effects which the activity may have on the environment.

As discussed in the findings above, the proposed amendment as submitted would have no significant adverse environmental effects, and thus, is consistent with the California Environmental Quality Act. Therefore, the amendment, as submitted, is consistent with the provisions of the California Environmental Quality Act and the California Coastal Act.

SUBSTANTIVE FILE DOCUMENTS

City of Port Hueneme Local Coastal Program, certified 1984, and as amended by the Commission; Coastal Permit No. 137-02, Ventura County Flood Control; Coastal Permit No. 179-33, Howard Lane Company and Port Hueneme Redevelopment Agency.

phlcpa1-00report



City of Port Hueneeme

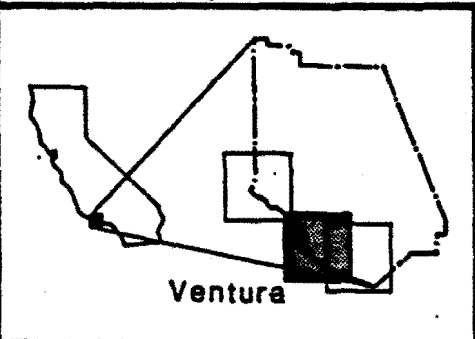


EXHIBIT NO. 1
 APPLICATION NO. CCPA No. 1-2000
 Coastal Zone
 Map



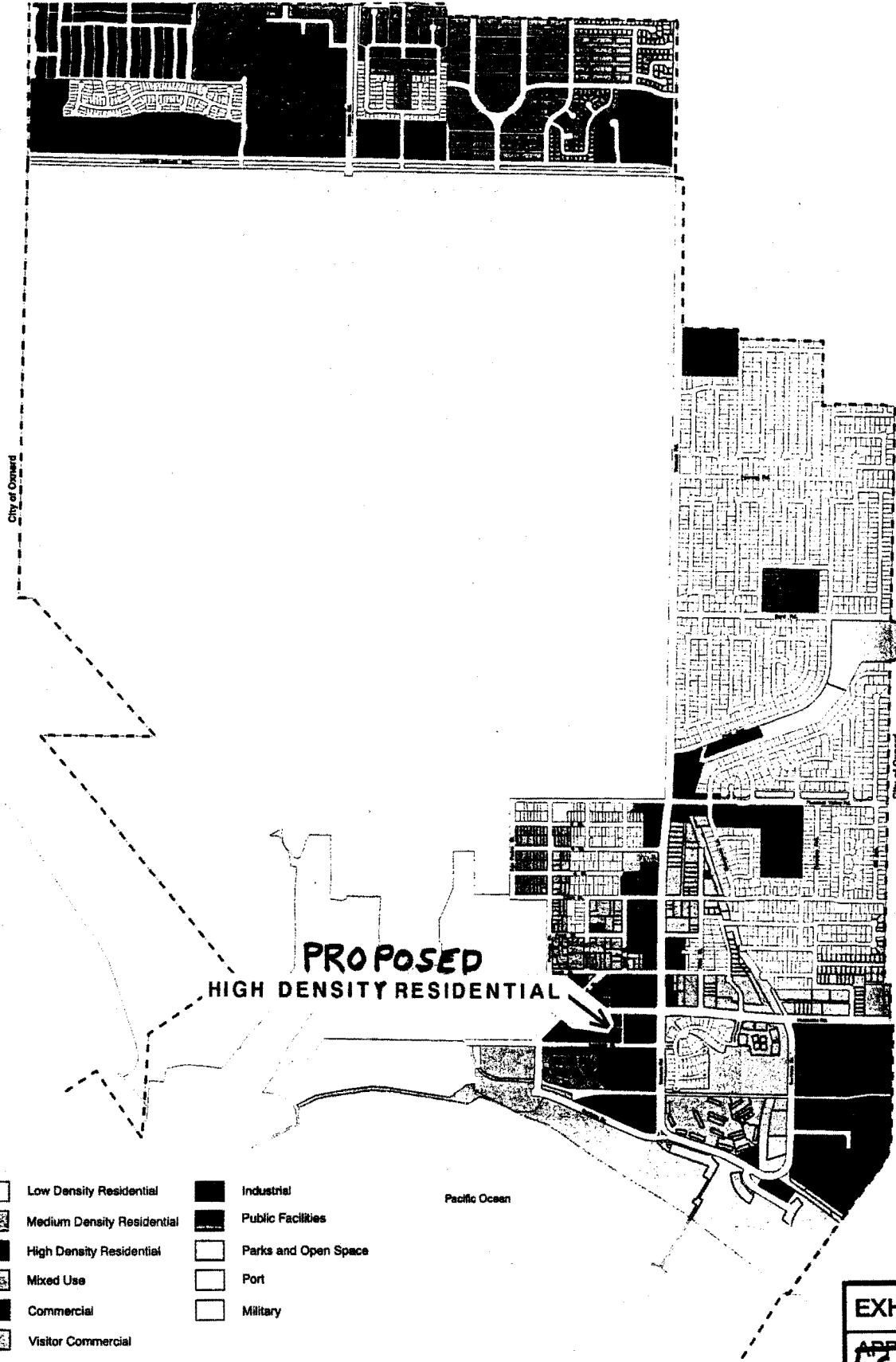
LOCATION MAP
















EXHIBIT NO. 2
 APPROPRIATION NO. 2000
 LCPA No. 12-2000
 Subject Site

Subject Site



- | | | | | |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|----------------------|---------------|
|  | Low Density Residential |  | Industrial | |
|  | Medium Density Residential |  | Public Facilities | Pacific Ocean |
|  | High Density Residential |  | Parks and Open Space | |
|  | Mixed Use |  | Port | |
|  | Commercial |  | Military | |
|  | Visitor Commercial | | | |

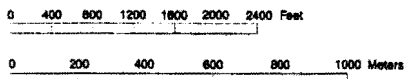
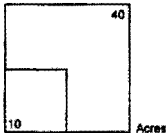
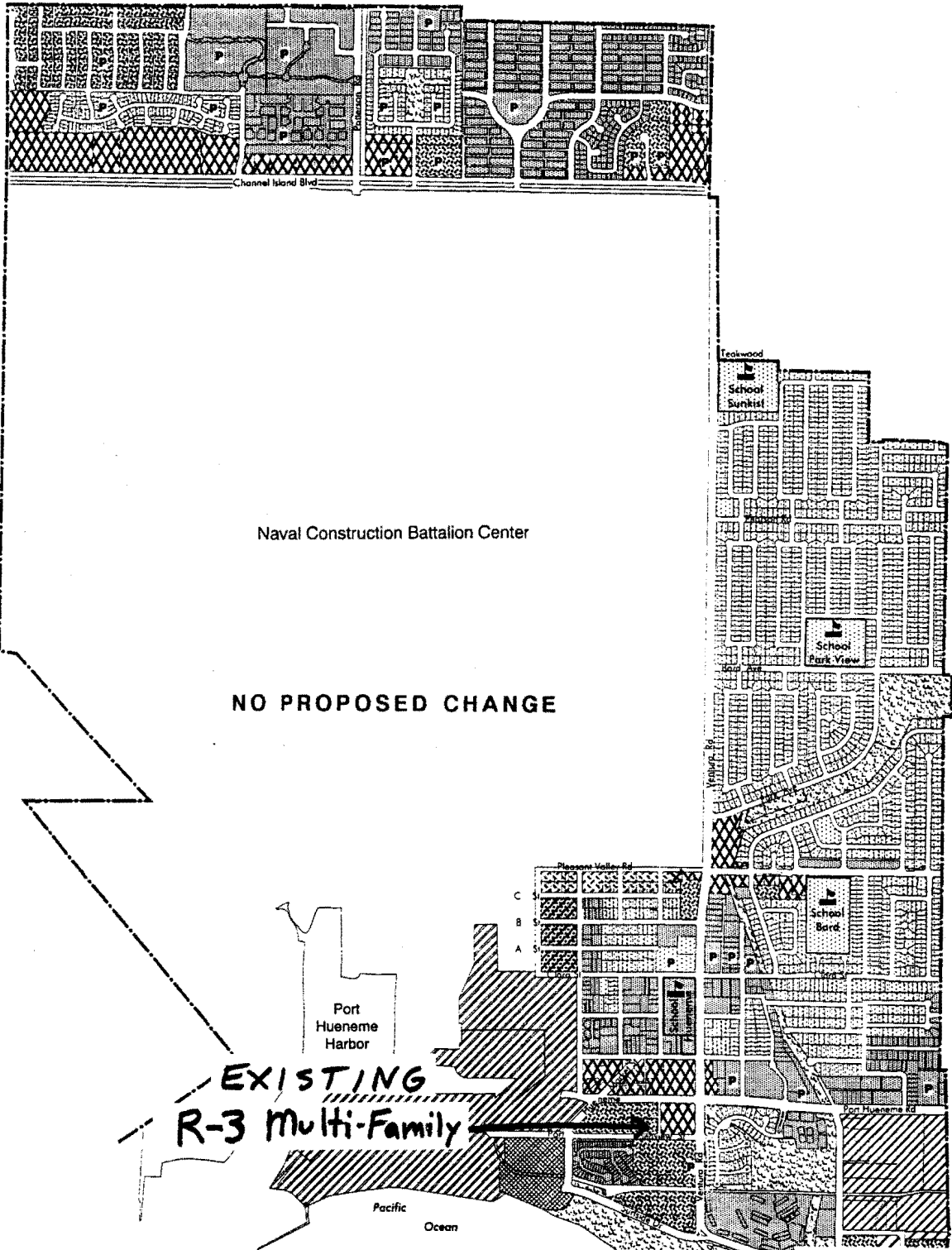


EXHIBIT NO. 3
 APPLICATION NO.
LCPA No. 1-2000
Proposed High Density Residential

CBA COTTON/BELAND/ASSOCIATES
 Urban and Environmental Planning
 Rev. January 15, 1999

**Figure LU-4
 Land Use Policy Map**



Naval Construction Battalion Center

NO PROPOSED CHANGE

EXISTING R-3 Multi-Family

Zoning Classification

	R-1 Single-Family		M-1 Light Industrial
	R-2 Limited Multi-Family		M-PR Port Related Uses
	R-3 Multi-Family		P-R Park Reserve
	R-4 Mixed Use		P Planned Development Overlay
	R-5 Transitional Residential/Coastal-related Industry		
	C-1 Commercial		
	C-S Special Commercial		

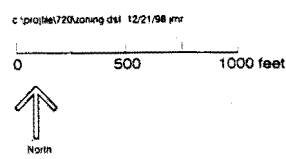


EXHIBIT NO. 4

APPLICATION NO. LCPA No. 1-2000

Multi-Family Zone

COTTON/BELAND/ASSOCIATES
URBAN AND ENVIRONMENTAL PLANNING



CITY OF PORT HUENEME

Zoning Map

EXHIBIT NO. 5
APPLICATION NO. LCPA No. 7-2000
CITY P.H
Resolution No 3191

RESOLUTION NO. 3191

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT HUENEME ADOPTING A FINAL MITIGATED NEGATIVE DECLARATION, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING A BOUNDARY AMENDMENT TO THE LAND USE MAP, GRANTING CONDITIONAL APPROVAL OF TENTATIVE TRACT MAP APPLICATION NO. PH-760 AND DEVELOPMENT PERMIT APPLICATION NO. PHPD-759 AND BOUNDARY CHANGE APPLICATION NO. PHBC-758 AUTHORIZING TRANSMITTAL OF SAME TO THE COASTAL COMMISSION OF THE STATE OF CALIFORNIA AMENDING THE LOCAL COASTAL PROGRAM THEREFORE
(Hueneme/Third)

ARTICLE I -- RECITALS

Recitals

A. WHEREAS, a public hearing has been held as required by law to consider applications filed with the City of Port Hueneme ("City"), by the "Olson-Port Hueneme Limited Liability Corporation", (referred to as "Developer" and/or "Permittee") for a land use map Boundary Change, Tentative Tract Map, and Development Permit allowing construction of a 30-unit single-family home development encompassing approximately 2.34 acres of land generally bounded by East Hueneme Road to the north, Seaview Street to the south, and Third Street to the east, Port Hueneme, California, further identified as Ventura County Assessor's Parcel Nos. 206-098-125, -130, -140, and -155 (referred to as "Project"); and

B. WHEREAS, the proposed Project represents a discretionary action subject to the environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code Section 21000 et. seq.), and by operation of Section 15381 of the California Administrative Code, the City of Port Hueneme is deemed "Lead Agency" for the purposes of CEQA; and

C. WHEREAS, the Redevelopment Agency of City of Port Hueneme ("Agency") through its consultant, Rincon Consultants, Inc., has caused to be prepared an Initial Study which analyzes the potential significant environmental effects of the Project in its current

setting resulting in a Mitigated Negative Declaration determination that there is no substantial evidence that the proposed Project may have a significant effect on the environment and has also prepared a Mitigation Monitoring and Reporting Program as required by CEQA to insure implementation of identified mitigation measures, which documents are on file with the Department of Community Development of the City of Port Hueneme; and

D. WHEREAS, the City Council has considered the Final Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and all comments received during the public review period prior to taking any action related to the proposed Project; and

E. WHEREAS, the City Council considered the effects of this project on the regional need for public services, and available fiscal and environmental resources before deciding on this matter; and

F. WHEREAS, a public hearing was held by the City Council as required by law to consider the Project and public testimony was solicited and considered by the City Council prior to their action on this matter; and

G. WHEREAS, the proposed Project involves property situated within a non-appealable development area of the Coastal Zone of the State of California; and

H. WHEREAS, as prescribed in Article II and Article III, of this Resolution, the proposed Project is deemed consistent with and furthers the objectives and policies of the City's General Plan, Zoning Ordinance, and Local Coastal Program; and

I. WHEREAS, on November 3, 1999, the Agency and Developer entered into agreement on matters concerning the Disposition and Development of the Project; and

J. WHEREAS, pursuant to Section 308(b)(2) of the Disposition and Development Agreement ("DDA") between the Developer and Port Hueneme Redevelopment Agency dated November 3, 1999, the Agency seeks City approval to prohibit truck parking on Hueneme Road between Ventura Road and Ponomo Street; and

K. WHEREAS, pursuant to said DDA, not less than twenty-five percent (25%) of all dwellings developed under the Project shall be sold by the Developer for a price greater than the maximum sum affordable to a moderate income household of a size appropriate to a unit based upon the criteria set forth in California Health and Safety Code Section 50052.5 so as to fulfill affordable housing requirements set forth in California Government Code Section 65590(d); and

L. WHEREAS, City staff recommended conditional approval of Boundary Change Application No. PHBC-758, Tentative Tract Map Application No. PH-760 and Development Permit Application No. PHPD-758.

ARTICLE II -- DECLARATIONS

Record

A. NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Port Hueneme does hereby make the following findings of fact:

1. Prior to rendering a decision on any aspect of the Project, the City Council duly considered the following:

(a) All public testimony, written and oral, received in conjunction with that certain public hearing conducted on February 16, 2000.

(b) All written and oral comments received as a result of the distribution of public review draft documents for the Project and received in conjunction with that certain hearing to consider the Project.

(c) All oral, written, and visual materials presented by City staff and Rincon Consultants, Inc., in conjunction with said public hearing.

(c) The following informational documents which, by this reference, are incorporated herein:

(i) That certain written report on the proposed Project submitted by the Department of Community Development of the City of Port Hueneme dated February 16, 2000, incorporated by reference herein (hereinafter referred to as "Staff Report").

(ii) The proposed Project's Final Initial Study, Mitigated Negative Declaration, and written comments received thereon, dated October 1999, prepared by Rincon Consultants, Inc. accompanying the Staff Report.

(iii) The proposed Project's Mitigation Monitoring and Reporting Program prepared by Rincon Consultants, Inc., attached hereto as Exhibit "A".

(iv) The proposed Project application and supporting Preliminary Development Plans encompassing the Project's site summaries including, but not limited to, preliminary building elevations, floor plans, landscape plans, site plan, and phasing plan all accompanying the Staff Report.

(v) The proposed Project's Tentative Tract Map No.5223 prepared by DTR Engineering, Inc., dated January 2000, accompanying the Staff Report.

(vi) Sample material and color board on file with the Director of Community Development.

(vii) Disposition and Development Agreement ("DDA") regarding the Project dated November 3, 1999, between the City of Port Hueneme Redevelopment Agency and the Permittee.

Public Review

B. BE IT FURTHER RESOLVED that:

1. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in Title 7, Division 1, of the Government Code of the State of California, Article X, Section 10352 of the City's Municipal Code, and Division 13 of the California Public Resources Code commencing with Section 21050, and Title 14 of the California Administrative Regulations commencing with Section 15000, as such procedures and requirements pertain to this Project, and the California Environmental quality Act (CEQA), have been lawfully satisfied:

(a) Written notice of the availability of public review draft documents pertaining to the proposed Project together with public hearing date before the City Council was mailed to all government agencies and persons known to be interested in Local Coastal program matters. In addition, copies of the review draft documents were made available for public perusal at the Port Hueneme Civic Center, Ray D. Prueter Library, and South Central Coast Area Office of the Coastal Commission. Both the notice and documents were distributed a minimum of six (6) weeks prior to the City Council's final action on the proposed Project.

(b) Written notice of public hearing before the City Council on the Project applications was mailed to all governmental agencies and persons who were known to be interested in the Project and all persons owning property within 300 feet of the boundaries of the Project site and all tenants residing within 100 feet of said boundaries, which notice was mailed not later than ten (10) calendar days prior to the date of said hearing.

(c) Written notice of public hearing before the City Council on the Project applications was published in a legal section of a newspaper of general circulation a minimum of ten days prior to said public hearing.

(d) Written notice of the availability of the Initial Study and Draft Mitigated Negative Declaration for the proposed Project was disseminated to interested persons and agencies and was published in a legal section of a newspaper of general circulation on August 12, 1999, a minimum of thirty (30) days prior to the City Council's final action on the proposed Project. Copies of the review draft documents were also made available for copying and public perusal at the Port Hueneme Civic Center, Ray D. Prueter Library, and South Central Coast Area Office of the Coastal Commission a minimum of thirty (30) days prior to the City Council's final action on the proposed Project.

Environmental Findings

C. BE IT FURTHER RESOLVED, it is the City Council's independent judgment, as Lead Agency, that the proposed Project's Initial Study and Final Mitigated Negative Declaration meets the requirements of CEQA.

D. BE IT FURTHER RESOLVED that on the basis of evidence presented in the proposed Project's Initial Study and Final Mitigated Negative Declaration containing comments received during the public review process, and with the incorporation of all mitigation prescribed in Exhibit "A" of this Resolution, changes or alterations will be

required in, or incorporated into, the proposed Project which mitigate or avoid the significant environmental effects thereof as identified in the Initial Study so that the proposed Project will not have a significant effect on the environment.

E. BE IT FURTHER RESOLVED that considering the record as a whole, the proposed Project involves no potential for adverse effect, either individually or cumulatively, on wildlife.

F. BE IT FURTHER RESOLVED that the City Council of the City of Port Hueneme has reviewed and considered the content of the Final Mitigated Negative Declaration and related Reporting and Monitoring Program for the proposed Project and hereby certifies and adopts the Final Mitigated Negative Declaration and related Reporting and Monitoring Program for the proposed Project and declares that approval granted herein is subject to and contingent upon: (i) implementation of all conditions prescribed in the Project Approval set forth in Article III, Paragraphs A and B of this Resolution; and (ii) implementation of the Mitigation Monitoring and Reporting Program as set forth in Exhibit "A", attached hereto.

Mitigation Fee Findings

G. BE IT FURTHER RESOLVED that as a condition of Project approval, certain dedications and fees listed in Article III hereunder, are required to help avoid or substantially mitigate potentially injurious or detrimental effects to the public health, safety or welfare.

H. BE IT FURTHER RESOLVED that the purpose and nexus for traffic fees identified in Williams-Kuebelbeck & Associates *Nexus Analysis Calculations for Citywide Traffic Impact Fee* dated April 14, 1997, are hereby adopted for this Project pursuant to

Goal 4 of the City of Port Hueneme 1997 General Plan Land Use Element calling for the "Fair Share" payment for use of City services and facilities.

I. BE IT FURTHER RESOLVED that considering the local climate, predominant wind direction and strength, proximity to existing residential development, configuration of the Project site, and design objectives of the City, future passive and natural heating or cooling opportunities are provided, to the extent feasible, without reducing Project density.

Coastal Act Findings

J. BE IT FURTHER RESOLVED that the California Coastal Act is intended to protect natural and scenic resources; promote the public safety, health, and welfare; and protect public and private property, wildlife, marine fisheries, other ocean resources, and the natural environment for which the California Coastal Commission has established Regulations and standards by which proposed land developments or other activities are evaluated to ensure consistency with the Act for which the following Project evaluations are provided with respect to relevant policies of Chapter 3 of the Coastal Act and based upon the evidence presented below, the proposed Project is deemed fully consistent with and furthers the objectives of the California Coastal Act of 1976:

1. Shoreline Access

a.1. Statement of Fact: The public's right of access to the ocean has been acquired through use and by legislative authorization. This right is to be protected under the California Coastal Act. The California Public Resources Code provides that development of coastal resources or activities affecting them are not to interfere with the public's right of access (Section 30211), and that lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible provided (Section 30213).

b.1. Consistency Statement: The proposed land use map change from "Public Facilities" to "High Density Residential" is located over 1,000 feet from the nearest public roadway to the shoreline and is not expected to have any significant adverse impact on existing public access to the shoreline. The proposed land use change will result in beneficial support of coastal access by providing a public pedestrian link between Hueneme Road and Seaview Street through the proposed 30-unit Project.

2. Recreation

a.1. Statement of Fact: Recreational use of coastal resources is to be protected. The California Public Resources Code provides that coastal areas suited for water-oriented recreational activities are to be protected for such uses (Section 30220). These activities may include boating, surfing and swimming. In addition, oceanfront land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquacultural facilities located on those sites shall be given priority, except over other coastal dependent development or uses (Section 30222.5).

b.1. Consistency Statement: The proposed land use map change is not comprised of oceanfront land and is not expected to have any significant adverse impact on existing water-oriented recreational activities.

3. Marine Environment

a.1. Statement of Fact: Marine resources are to be maintained, enhanced, and where feasible, restored. The Coastal Commission Regulations provide that the biological productivity of coastal waters must be protected to ensure that healthy populations of all species of marine organisms are maintained for long-term commercial, recreational, scientific, and educational purposes (Sections 30230 & 30231).

b.1. Consistency Statement: The proposed land use map change does not include marine environment property and is not expected to have any significant impacts on the biological resources or coastal waters. (The related redevelopment Project is subject to compliance with state and federal regulations implementing the Clean Water Act, including National Pollutant Discharge Elimination System permit requirements administered by the Regional Water Quality Control Board).

4. Land Resources

a.1. Statement of Fact: Environmentally sensitive habitat areas must be protected. The regulations provide that development in areas adjacent to sensitive habitat areas and parks and recreation areas shall be protected against any significant disruption and that uses of adjacent areas be limited to prevent degradation of sensitive habitat (Section 30240).

b.1. Consistency Statement: The proposed land use map change site is not known to contain any environmentally sensitive habitat nor is it located adjacent to sensitive habitat areas listed by the U.S. Fish and Wildlife Service, California Department of Fish and Game, or those that are of local concern.

5. Development

a.1. Statement of Fact: The location and amount of new development should maintain and enhance public access to the coast (Section 30252) and coastal-dependent developments shall have priority over other developments on or near the shoreline (Section 30255).

b.1. Consistency Statement: As noted herein, the proposed land use map change serves to implement a 30-unit single-family subdivision which will enhance the right of public access by providing a landscaped pedestrian link between Hueneme Road and Seaview Street separated from vehicle traffic.

6. Industrial Development

a.1. Statement of Fact: The Coastal Commission Regulations provide that coastal-dependent industrial facilities are to be encouraged to locate or expand within existing sites (Section 30260).

b.1. Consistency Statement: The proposed Project may help support coastal-dependent and coastal-related industry by expanding the number of affordable dwelling units available to tenants, contractors, and employees of the nearby deepwater Port of Hueneme and U.S. Navy base. The Southern California Edison Hueneme Substation formerly occupied the site of the proposed land use map change. Relocation of the substation facility outside the Coastal Zone and demolition/clearance of the site occurred in 1998-99.

7. Coastal Resources Summary:

a.1. Statement of Fact: It is City staff's opinion that the proposed Project will not adversely affect coastal zone resources.

Amendment Findings

8. The proposed Project's relationship to and effect on other sections of the previously certified LCP are as follows:

a. The proposed 30-unit redevelopment Project is located in the Surfside geographic subarea of the City's Coastal Zone. The proposed Project proposes a boundary change to vacant property (former electrical substation) that would reclassify its land use from "Public Facilities" to "High Density Residential". This land use change will match

abutting residential land use and implement Key Development Site No. 12 allowing up to 38 dwelling units. The proposed land use map revision, together with the proposed redevelopment project will help to further this adopted development policy.

ARTICLE III -- PROJECT APPROVAL

LCP Amendment & Boundary Change

A. BE IT FURTHER RESOLVED that the City Council of the City of Port Hueneme does hereby approve Boundary Change Application No. PHBC-758 encompassing revision of the General Plan Land Use Map as illustrated in Exhibit "B" attached hereto; and further approves and recommends Coastal Commission approval of said Boundary Change as a Local Coastal Program Amendment to the Local Coastal Land Use Plan.

Tentative Tract Map

B. BE IT FURTHER RESOLVED that the City Council of the City of Port Hueneme hereby grants and approves Tentative Tract Map Application No. PH-760 ("Map") subject to the following conditions:

1. That the Map is granted to the Permittee for the area, size, location, and configuration of the Project as described in the application and attachments thereto, and as shown in the Map accompanying the Staff Report and, by this reference, incorporated herein, except or unless indicated otherwise herein. The terms and conditions of this Map shall be perpetual and all future owners and predecessors in interest to fee title of the subject property shall be bound hereunder.
2. That the land to which this Map pertains shall be developed in accordance with and pursuant to Development Permit No. PHPD-759, approved concurrent herewith, and the Project DDA.
3. That prior to recordation, the Map shall be reviewed and approved by the City's Director of Public Works and Director of Community Development, each of whom shall have the authority to make minor corrections and amendments as deemed necessary and appropriate. Thereafter, a Final Tract Map ("Final Map"), prepared in accordance with

the Subdivision Map Act, as amended, shall be submitted to the City Council for ratification. Said Final Map shall provide for development of this subdivision in the phasing plan outlined in the Staff Report, and include a name for the private street.

4. That concurrent with preparation and submittal of the Final Map for the Project, the Permittee shall prepare and submit to the City's Director of Community Development for approval and prior to recordation, the Subdivision Public Report; Articles of Incorporation; Bylaws; and Covenants, Conditions, and Restrictions ("CC&R's") to establish a common-interest development and Homeowners Association delineating architectural controls and responsibilities for maintenance of all exterior landscaping, site improvements, and all other common areas of the Project. Said CC&R's shall be recorded prior to sale or occupancy of any dwelling within the Project and shall incorporate the occupancy standards prescribed in Section 408 of the DDA. In addition, as part of the CC&R's, the City shall be named as Third Party beneficiary with powers of enforcement in the event of either the Permittee or Homeowners Association's failure to abide by the terms and provisions thereof. The CC&R's shall disclose that this Project is subject to all of the terms and conditions prescribed in Development Permit set forth in Paragraph B, below, and that the streets within the Project are substandard in size with respect to those standards which apply to public rights-of-way and, as such, the streets will not be accepted for dedication to the City. With respect to said common areas, the Homeowners Association shall have the exclusive right, responsibility, and obligation to maintain at its expense in a continuous state of good repair and condition, all private streets, exterior site lighting, all landscaping and irrigation as depicted on the preliminary landscape plan, decorative screen walls/fencing, stamped concrete, project signs, easement areas, and all driving surfaces within the project site, and all other common area improvements including off-site improvements, if any, keeping these areas free of all weeds, trash, rubbish, graffiti and debris. Furthermore, any and all modifications proposed to the exterior of any Project dwelling, lot, or common area shall be subject to the Homeowners Association's prior written approval. Following Homeowners Association approval and prior to issuance of Building or other Permits for any such modification, application shall first be submitted to and approved by the City pursuant to the provisions of Section 10352(H) of the City's Municipal Code. Pursuant to standards prescribed in Section 726 of the DDA, the CC&R's shall disclose that Hueneme Road is a truck route and that each dwelling on the Project site has been equipped with various sound attenuation measures so as to comply with State standards.

5. That all Project dwellings shall be constructed in conformity with the State of California Noise Insulation Standards as specified in Title 25, Chapter 1, Subchapter 1, Article 4, Section 1092 of the California Code of regulations.

6. That this Map is subject to the granting and recordation of easements as are deemed necessary by the City's Public Works Director to implement that which is depicted on the Map and/or the conditions prescribed in Article III, Paragraphs A and B of this Resolution or conditions of the DDA. In this regard, the Permittee, shall grant the City and other public utilities non-exclusive easements for access and maintenance of public

infrastructure and utilities which exist or are planned to traverse the Project site. The Permittee shall also provide the necessary easements for adjoining neighbor yard use and owner building maintenance for a zero lot line concept as designed in the building floor plans and elevations accompanying the Staff Report. The Permittee shall also depict/provide for the proposed reciprocal access easement across the shared driveway entry with the adjacent apartment project and reconfigure the 10 foot wide property line easement with the adjacent apartment project to match the preliminary landscape at the corner situation. The Permittee shall also provide the City non-exclusive easement for pedestrian access through the Project site as shown in the preliminary landscape plans.

7. That prior to recordation of the Final Map, the Permittee shall pay all fees in the amount then prescribed by ordinance, resolution, statute or other such instrument of law which apply to this Project, except and unless otherwise waived or modified by the City.

8. That the structural sections and cross-sections of all driveways and streets of the Project shall meet the requirements of the City's Director of Public Works. All drainage within, entering, or across this Project shall be conveyed to acceptable points of discharge to the satisfaction of the City's Public Works Director. Drainage easements shall be recorded as necessary to accomplish the foregoing.

9. That arrangements by made with the Permittee for abandonment of any existing easements and/or rights-of-way no longer required as well as arrangements for the dedication of the new easements and/or rights-of-way required as conditions of approval of the Map herein and the Development Permit prescribed in Paragraph B, below. Said arrangements shall include the Permittee's submittal of legal descriptions, documents, and exhibits deemed necessary be the City's Director of Public Works.

10. That a complete set of civil improvements plans for this Project shall be submitted to the City's Director of Public Works for review and approval at the time the Final Map is filed for plan check pursuant to Condition No. 3, above. Prior to recordation of said Final Map, a performance bond and agreement for all proposed public improvements shall be filed with and approved by the City's Director of Public Works.

11. That at the time of making survey for the Final Map associated with the Project, the Permittee, through his/her engineer or surveyor, shall set sufficient durable monuments to conform with the standards prescribed in section 8771 of the California Business and professions Code. At least one exterior boundary line for the Project site shall be so marked before the Final Map is recorded.

12. That prior to the filing of the Final Map with the City, the Permittee shall file with the Clerk of the County of Ventura, a certificate from the Ventura County Assessor's Office showing that there are no liens against any part of the Project site for any unpaid state, County, Municipal, or local taxes or special assessments collected as taxes, except taxes of special assessments not yet payable.

13. That the conditions of approval prescribed in this Paragraph supersede all conflicting notations, specifications, dimensions, or typical sections which may be shown on the Map.

14. That approval of this Map shall expire in twenty-four (24) months from the date of adoption of this resolution. An extension of time may be granted prior to the end of said 24-months by the Director of Community Development for a period not to exceed thirty-six (36) months from the date of adoption of this Resolution.

Development Permit

C. BE IT FURTHER RESOLVED that the City Council of the City of Port Hueneme hereby grants and approves Development Permit No. PHPD-759 ("Permit") subject to the following conditions:

1. That the Permit is granted to the Permittee for the area and use as described in the application and attachments thereto, and as shown in the Preliminary Development Plans accompanying the Staff Report and, by this reference, incorporated herein. The terms and conditions of this Permit shall be perpetual and all future owners and predecessors in interest to fee title of the subject property shall be bound hereunder.

2. That the location and development of all structures, driveways, parking areas, landscaping, lighting, utilities and other such facilities and features shall be substantially as shown in all the Preliminary Development plans accompanying the Staff Report, except or unless indicated otherwise herein. The architecture color, texture and physical composition of all exterior building surfaces shall substantially conform to the elevations depicted in the Staff Report, or as amended herein. Any mechanical and/or electrical equipment, including solar collector panels, satellite dish antennas, receiving and/or transmitting antennas on the roof of any structure or "pad" mounted on the site shall be appropriately screened from public view in a manner acceptable to the Director of Community Development or as otherwise governed by the provisions of Section 10203(H) of the Port Hueneme Municipal Code.

3. That conditional approval of this Permit shall expire in twenty-four (24) months from the date of adoption of this City Council Resolution unless substantial use is inaugurated or substantial construction commenced at each phase within said time frame. In this regard, the term substantial shall mean over forty percent (40%) of the proposed minimum square footage of each respective Phase. A twelve (12) month extension of time may be granted by the Director of Community Development for a total development period not exceeding thirty-six (36) months.

4. That the Project shall be developed in accordance with the Phasing Schedule represented in the Staff Report materials or as modified pursuant to Municipal Code Section 10352(H), together with the following stipulations:

(a) That the entire scope of on and off-site improvements deemed necessary by the Director of Community Development to appropriately serve each dwelling shall be completed by the Permittee requisite to release of occupancy of each residential unit unless otherwise approved by the City as a modification to the this Permit pursuant to Municipal Code Section 10352(H). Until such time that each phase is developed, the property comprising each such phase or portion of each phase shall be maintained in a continuous state of good repair and condition, free of rubbish, trash, debris and weeds. No stockpiling of fill or material of any kind shall be allowed on any undeveloped portion of the site unless prior written approval is granted by the Director of Public Works. In addition, the Permittee shall be responsible for maintaining a six-foot high chain link fence in a continuous state of good repair and condition along undeveloped portions of the property to prevent pedestrian traffic from trespassing and cutting across the vacant lot(s).

(b) Should economic conditions dictate that Project phasing be further divided into additional subphases, the Permittee, prior to issuance of building permits for the affected phase, shall obtain City modification approval pursuant to Municipal Code Section 10352(H) and deliver to the City a surety performance bond in an amount equal to the estimated cost of providing the private street, storm drains, and landscaping treatments depicted in the Staff Report materials, which bond, shall guarantee that in the event that subsequent Project Phase(s) are not commenced prior to expiration of the development permit approved herein, that private street, storm drains, and landscaping treatments shall be installed.

(c) That prior to issuance of building permits for each corresponding phase of development, the Permittee shall pay the fees listed or described in Exhibit "C" attached hereto and, by this reference, incorporated herein, which fees correspond to the scope and cost of improvements required to mitigate identified environmental effects, apportioned according to the level of impact attributable to the Project as prescribed by the Final Mitigated Negative Declaration or by ordinance, resolution or statute.

5. That the following improvements shall be completed concurrent with issuance of the first building permit for construction:

(a) Improvement of the perimeter curb, gutter and sidewalk, electroleirs, and private alley for each phase of the Project as depicted on the site plans accompanying the Staff Report subject to specification and approval by the Director of Public Works.

(b) Installation of all perimeter (front yard, end yard, and private street) landscape planters, irrigation, and plant materials for each phase of the Project as depicted in the conceptual landscape plans accompanying the Staff Report.

6. N/A.

7. That the following modifications to the Preliminary Development Plans accompanying the Staff Report shall be subject to further review and approval by the Director of Community Development and resolved in conjunction with the Permittee's preparation of detailed grading, construction, landscape, and irrigation plans and specifications as required herein:

(a) Type, sizing and density of all plant materials including the following changes:

- (i.) Change "White" Indian Hawthorn to "Pink".
- (ii.) Provide Gazania 'Mitswa Yellow' for ground cover vs. Indian Mock Strawberry along street front.
- (iii.) Vehicle stamped concrete shall be cobblestone pattern colored 'cordovan brown' to match City street scene.
- (iv.) Provide rock salt finish to walkways and stamped concrete for driveway aprons.
- (v.) Provide street tree wells for trees in sidewalk to match City's stamped concrete design. Indicate "Bloodgood" variety for all Plantus Acerifolia street trees.
- (vi.) Replace Nandina compacta with Gazania or Hans ivy.
- (vii.) Eliminate walkway at back of City sidewalk along Seaview Street.
- (viii.) For units fronting County Inn property, eliminate south walkway segment between Seaview Street and alley. Connect north walkway to Coral tree common area.
- (ix.) Provide curvilinear vs rectilinear concrete mow strip separating turf areas from shrub areas along both streets.
- (x.) Per DDA, incorporate existing Fan Palm trees into landscape plan or provide cost estimate to relocate existing Fan Palms to appropriate off-site locations specified by Agency.
- (xi.) Per DDA, Recommend landscape renovation of open space at Seaview Apartments for off-site areas beyond pedestrian easement and provide cost estimate therefore.
- (xii.) Add Eucalyptus Maculata as background for street trees and as additional interior trees.
- (xiii.) Provide vines for walls/fences.

(b) Provision of a minimum of three (3) different end cuts for exposed rafter tails, alternating for each roof.

(c) Building elevation distribution between unit types 1A, 1A-1, 1B, 1B-1, 2A, 2B & 2C to be approved by the Director of Community Development. Corner Plan-1 units fronting "Open Space" area, project vehicle entry, and Seaview street, should be provided with family room addition on side elevation to step-up building height.

(d) Add small roof dormer for Plan 1B similar to Plan 1A-1.

Should an impasse be reached as to resolution of any or all of the matters listed herein, such matter or matters shall be submitted to the City Council for its deliberation as a Major Modification pursuant to the provisions of Section 10352(H) of the Municipal Code of the City of Port Hueneme.

8. That for each phase of development and as part of the construction plans submitted herein, detailed landscaping and irrigation plans prepared by a State licensed landscape architect shall be submitted to and approved by the Director of Community Development prior to the issuance of building permits. Said plans shall specify all planting materials and include a horticultural soils report and laboratory recommendations for all soil preparation and maintenance fertilization for all landscaped areas. Prior to issuance of a "Certificate of Occupancy" for any dwelling depicted, all common area landscaping, irrigation, and thematic improvements for each corresponding phase or subphase of development shall be completed and fully installed; provided, however, that all such landscaping and/or improvements need not be fully installed if the Permittee obtains and delivers to the City a surety performance bond in an amount equal to the actual cost of completing said landscaping, which bond shall make guarantee as to completion of all landscaping within sixty (60) days of the date said bond is delivered to the City. All landscaping which is installed pursuant to this condition shall be continuously maintained thereafter for a period of not less than three (3) months or until such time that all plant material and ground cover has been completely established. The Director of Community Development shall inspect or cause to be inspected all landscaped areas for final clearance after such plant material and ground cover has been fully established pursuant to the foregoing. A formal written request for such inspection shall be accompanied by a certification from the project landscape architect as to the project's conformity with approved plans and specifications together with twelve (12) month warranty on all landscaping materials.

9. That during construction, the Permittee shall adhere to all requirements as are necessary to mitigation noise impacts.

10. The Permittee shall install street signs mounted on timber poles to complement the City's established street scene subject to the approval of the Director of Community Development and Public Works.

11. That exterior lighting shall be provided for all access driveways, parking areas and pedestrian walkways so as to facilitate protection of private property and the safe pedestrian movement throughout the project site. Such lighting shall be accomplished in such a manner as to not illuminate adjacent properties or streets, which might be considered objectionable by adjacent property owners or hazardous to passing motorists. Detailed architectural plans depicting the location and type of all on-site lighting features shall be submitted to and approved by the Director of Community Development as part of the construction plans submitted herein.

12. N/A

13. That prior to construction, grading and site utility plans shall be submitted to the Director of Public Works for approval as to grading and the location, type and adequacy of water and sewer lines. Prior to obtaining building permits, the Permittee shall obtain a Ventura County Fire Department Form #126 "Requirements for Construction" for approval as to the size, location and water flow of hydrants, which plans shall also denote the location of existing hydrants within 300 feet of the project site. All required fire hydrants shall be installed and made serviceable prior to any combustible construction and shall conform to the minimum standards of the Water Works Manual of the City of Port Hueneme, which standards include, but are not limited to, the following:

(a) Each hydrant shall be a six-inch wet barrel design and shall have two (2) four-inch and one (1) 2-1/2-inch outlet(s):

(b) The required fire flow shall be achieved at no less than 20 psi residual pressure;

(c) Fire hydrants shall be spaced 300 feet on-center, and so located that no structure shall be farther than 150 feet from any one hydrant; and

(d) Fire hydrants shall be recessed in from the curb face, 24 inches on-center.

The minimum fire flow for such hydrants shall be determined by the type of building construction, proximity to other structures, fire walls, and fire protection devices provided, as specified by the I.S.O. Guide for Determining Required Fire Flow. Given the present plans and information, the required fire flow is approximately 2,500 gallons per minute. Each individual hydrant shall have a minimum flow of 1,250 gallons per minute. The Permittee shall verify that the water purveyor can provide the required quantity at the Project site. Dwelling address numbers, at a minimum of six inches in height, shall be installed on the front of the dwellings and at the rear garages prior to building occupancy, shall be of contrasting color to the dwellings background, and shall be readily visible at night, plans for which shall be submitted to and approved by the Ventura County Bureau of Fire Prevention.

14. That the Permittee shall provide a storm water drainage plan and a storm water pollution prevention plan that incorporates the mitigation measures prescribed in the Final Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the entire Project, all phases inclusive to the Director of Public Works for review and approval prior to issuance of initial building permits for any portion of the Project to comply with the NPDES Permit No. CASO63339. Should it be determined by the Director of Public Works to be necessary to relocate any existing on-site utilities, it shall be done at Permittee's expense. All underground irrigation, water, and other pipes and/or openings, which may be encountered during construction, shall be removed or sealed in a manner satisfactory to the Public Works Director. All new utility facilities serving this Project shall be installed underground in easements as required by the utility companies, and approved by the Director of Public Works. All utility lines and subconnections to this Project shall be installed before any paving is placed and all utility boxes shall be placed underground or in inconspicuous locations, screened from public view, so as not to impair the architectural quality of the Project.

15. That all parking and driveway areas designated on the site plans accompanying the Staff Report shall be surfaced with asphalt concrete or concrete, which improvements shall be subject to specification and approval by the Director of Public Works Detailed engineering plans for all street and public improvements shall be submitted to and approved by the Director of Public Works prior to issuance of building permits for corresponding phases of development.

16. That to the extent practicable, all construction and demolition debris from the Project shall be recycled. This should include, but is not limited to, asphalt, concrete, metal, brick, vegetation/brush, wood, dirt/earth, and rocks. Separate container(s) should be provided for similar materials so they can be taken to the appropriate recycling facility.

17. That all building construction shall comply with applicable City Building Code requirements and the Permittee shall adhere to all governmental laws, ordinances and regulations governing the site's use and development. Prior to the issuance of building permits for corresponding phases of the Project, detailed construction plans and energy calculations shall be submitted to and approved by the City Building Official and Ventura County Bureau of Fire Prevention. In addition to other construction techniques and information, which may be required, the Permittee shall follow the manufactures "Hardboard Siding" specifications, incorporated by reference herein. Compliance with said "Hardboard Siding" specifications includes, without limitation, the requirement to use Masonite Corporation or Weyerhaeuser manufactured products or such other manufacturers with similar guarantees; that all end joints be concealed by corner moldings; that no staggered joints be allowed; and that all hardboard siding products shall be protected from excessive moisture.

The Permittee, as deemed necessary by the City Building Official, shall employ a Deputy Inspector or a qualified Laboratory Technician for continuous inspection of said

hardboard siding during installation. The Permittee shall make provision, where appropriate and feasible, for cost-effective energy and water conservation features. At the time of completion of each dwelling, the Permittee shall make formal written request for final City inspection, which request shall be accompanied by certification from the Project architect as to the Project's conformity with approved plans and specifications, including indication as to any deviation therefrom; provided, further, that the Permittee shall provide the Department of Community Development with "as-built" plans on reproducible Mylar or transparencies prior to the last "Certificate of Occupancy" being issued for the Project.

18. That the hours of construction of this project shall be limited to weekdays from 7:00 a.m. to 5:00 p.m., and from 9:00 a.m. to 5:00 p.m. on Saturdays, unless specifically authorized in writing by the City's Chief Building Official. A temporary chainlink fence, six (6) feet in height, shall be installed around the perimeter of each area under construction during the period of construction and shall be removed upon completion of all site and building improvements. The Permittee shall be responsible for actions of his/her contractors and subcontractors until such time as all public improvements have been accepted by the City. The Permittee shall designate in writing before starting work as to an authorized representative who will have complete authority to represent and to act on behalf of the Permittee. Said authorized representative or his/her designee shall be present at the work site at all times while work is actually in progress on the Project and shall make arrangements acceptable to the Chief Building Official or Director of Public Works for emergency work which may be required at such time as the Permittee's representative is not actually on the project site. Whenever the Permittee or his/her representative is not present on any particular part of the work where it may be desired to give directions, orders may be given by the Chief Building Official or Public Works Director. These orders shall be received and obeyed by the superintendent or foreman who may have charge of the particular work in reference to which the orders are given. Should the Permittee's representative or workman not be available, the City may do or have work done by others at the Permittee's expense, if, in the opinion of the Chief Building Official or Public Works Director, the work is required for the protection, health or safety of the general public.

19. That prior to issuance of Building Permits and within thirty (30) days of the date of approval of this Resolution, the Permittee shall file with the Director of Community Development written acceptance of the conditions stated herein. Compliance with and execution of all conditions, procedures and requirements listed herein shall be necessary prior to obtaining final building inspection clearance. Deviation from any condition, procedure or requirement listed herein shall only be allowed by written approval of the Director of Community Development or as otherwise governed by the modification provisions of Section 10203(H) of the Municipal Code of the City of Port Hueneme.

20. That prior to issuance of building permits to any individual property owner for subsequent construction not built as part of the original Project construction, Plans shall be submitted for review and approval by the Director of Community

Development, the design of which shall conform with the original Project construction and architecture treatment employed for the primary dwelling.

21. That no "Certificate of Occupancy" shall be issued for any dwelling constructed on the site until such time that all landscaping, parking, on-site lighting and related improvements corresponding to each phase or subphase of development has been fully installed and completed to the City's satisfaction.

22. That all mitigation measures contained in the Mitigation Monitoring and Reporting Program as set forth in Exhibit "A", attached hereto shall be accomplished in the manner and time frame identified.

23. That all improvements constructed on the site and adjoining public rights-of-way including, without limitation, all parking areas, landscaping, irrigation, monument and building signs, lighting and exterior building surfaces, shall be maintained by the Permittee, at the Permittee's expense, in a continuous state of good condition and repair, clean and free of rubbish, to the satisfaction of the City.

24. That the Permittee shall take all actions necessary to control dust and dirt throughout the duration of construction including, without limitation, excavation, grading and material transport operations. Prior to commencement of grading and/or construction on any portion of the site, the Permittee shall develop a dust control program and submit it for review and approval by the Director of Public Works. Said program shall and shall include provision for removal of all construction debris from public streets and gutter flow lines on a regular basis. Said program shall also make provision for dust and dirt control on all portions of the project site, all phases inclusive, prior to their actual physical development.

25. That the Permittee shall be responsible for all traffic control during construction and shall review all traffic control measures with the Director of Public Works for his approval prior to commencement of construction. All street closures, detours, and barricades shall be in strict conformance with the "Manual of Traffic Controls for Construction and Maintenance Work Zones", most current edition, issued by the State of California Business and Transportation Agency, Department of Transportation. The Permittee shall also be responsible for replacement with like kind and quality of any existing features, fixtures or facilities (roads, pavement, curbing, utility, etc.) damaged by the Permittee during construction to the satisfaction of the City.

26. That the Permittee and all subsequent occupants of the site shall comply with all applicable requirements of the State of California, County of Ventura, City of Port Hueneme and all other governmental agencies having jurisdiction over the project and/or property on which it is to be developed.

27. That violation of any or all of the conditions of this Development Permit shall be considered a violation of the Zoning Ordinance of the City of Port Hueneme and shall constitute grounds for revocation of said Permit.

Effective

C. BE IT FURTHER RESOLVED, that as prescribed in Article II and Article III, of this Resolution, the proposed Project is hereby deemed consistent with and furthers the objectives and policies of the City's General Plan, Zoning Ordinance, and Local Coastal Program and provides for the orderly growth, development, and use of properties and activities in the City of Port Hueneme.

D. BE IT FURTHER RESOLVED that pursuant to Municipal Code Section 3244(f), the City Council of the City of Port Hueneme hereby declares Hueneme Road between Market Street and Ventura Road for no truck stopping, parking, or standing and directs the Traffic Engineer to maintain appropriate signs and paint upon the curb and road division for the street segment described hereinabove wherein the word "truck" is designated as any vehicle exceeding a maximum gross weight limit of three tons.

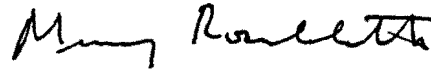
E. BE IT FURTHER RESOLVED that pursuant to Public Resources Code Section 30510, the City Council of the City of Port Hueneme hereby reiterates its intent to implement the Local Coastal Program and amendments thereto in a manner fully consistent with the California Coastal Act.

F. BE IT FURTHER RESOLVED that approval of the Development Permit, Subdivisions Map and Boundary Change Amendment herein shall not become effective until said Boundary Change has also been certified by the California Coastal Commission and until conveyance of fee title and delivery of possession of the Project land is obtained by the Developer pursuant to the terms contained in the DDA.

G. BE IT FURTHER RESOLVED that the 90-day appeal period in which the Permittee may protest relative to the imposition of fees, dedications, reservations, or other exactions for public facilities required by the City attached to this Resolution as Exhibit "C" as prescribed in California Government Code Section 66020(d)(1) has begun on the adoption date of this Resolution.

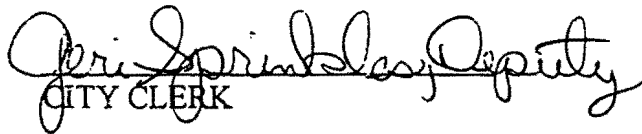
H. BE IT FINALLY RESOLVED that the Director of Community Development of the City of Port Hueneme is hereby authorized to file said Boundary Change Amendment with the Coastal Commission of the State of California and to provide such additional documents and information with appropriate governmental agencies as may be required to implement the Boundary Change, Map, and Permit granted herein and that the Local Coastal Program amendment shall take effect automatically upon Coastal Commission certification pursuant to Public Resources Code Sections 30512 and 30519.

PASSED and ADOPTED this 16th day of February, 2000.



MAYOR

ATTEST:



CITY CLERK

Mitigation Monitoring and Reporting Program

for

Hueneme Third Redevelopment Housing Project

Prepared for:

City of Port Hueneme Redevelopment Agency
250 North Ventura Road
Port Hueneme, CA 93041

Prepared by:

Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

October 1999

Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Hueneme Third Redevelopment Housing Project. Public Resources Code Section 21081.6(a) requires that a Lead Agency adopt an MMRP prior to approving a project in order to mitigate or avoid significant impacts that have been identified in a mitigated negative declaration. The purpose of the MMRP is to ensure that required mitigation measures, identified in the mitigated negative declaration are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during the project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the Mitigated Negative Declaration for the Hueneme Third Redevelopment Housing Project. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns would be filled out by the monitoring agency or party and would document monitoring compliance.

The numbering format for the table follows that used for the Initial Study and Mitigated Negative Declaration. Where an impact was identified to be less than significant, no mitigation measures were required. Thus, the numbering sequence in the table is not continuous since there are no measures required for less than significant impacts.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
I. AESTHETICS							
A-1 Lighting Plan. The applicant shall design a Lighting Plan such that all lights are shielded and downward pointing. High pressure sodium lights or other metal halide lights should be utilized for nighttime and security illumination. Halogens should be avoided near the residences due to their extremely high luminosity.	Implementation of specified lighting mitigation.	Prior to construction of new lighting facilities.	Once for each lighting feature.	CITY			
III. AIR QUALITY							
22 AQ-1 Nuisance Dust Control Measures. During grading, clearing, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering, paving construction roads, or other dust preventive measures using the following procedures: <ul style="list-style-type: none"> All material excavated or graded should be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities should cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) so as to prevent excessive amounts of dust. Face masks should be used by all employees involved in grading or excavation operations during dry periods to reduce inhalation of dust, which may contain the fungus which causes San Joaquin Valley Fever. All material transported off-site should 	Dust control measures shall be implemented.	Dust mitigation measures shall be identified prior to initiation of construction. Construction monitoring to occur during construction.	Once prior to the implementation of project and periodically during the construction to ensure compliance.	CITY			

Key: CITY - City of Port Hueneme

Hueneme/Third Redevelopment Housing Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>AQ-2 Ozone Precursors. At all times ozone precursor emissions shall be controlled using the following procedures:</p> <ul style="list-style-type: none"> • <i>Equipment engines shall be maintained in good condition and in proper tune as per manufacturer's specifications.</i> • <i>During the smog season (May through October), the construction period should be lengthened so as to minimize the number of vehicles and equipment operating at the same time.</i> • <i>Construction activities should utilize new technologies to control ozone precursor emissions, as they become available and feasible.</i> 	Ozone precursor measures shall be implemented.	Ozone precursor measures shall be identified prior to initiation of construction. Construction monitoring to occur during construction.	Once prior to the implementation of project and periodically during the construction to ensure compliance.	CITY			
V. CULTURAL RESOURCES							
<p>CR-1 Cultural Resources Preservation Procedure. If any cultural resources are encountered during construction, then procedures established by the Advisory Council on Historic Preservation concerning the protection and preservation of historic and cultural properties shall be followed. In this event, a qualified archeologist with local expertise shall be consulted immediately in order to assess the nature, extent, and possible significance of any cultural remains encountered.</p> <p>If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and</p>	Ceasing of construction activities if remains are unearthed and implementation of appropriate cultural resources management program, as necessary.	During construction activities.	Periodically during construction to ensure compliance.	CITY			

Key: CITY – City of Port Hueneme

Hueneme/Third Redevelopment Housing Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
VIII. HYDROLOGY AND WATER QUALITY							
WQ-1 Grading Restrictions. Grading should not be performed during the rainy period (October 1 to April 15) unless the grading plans include provisions to mitigate erosion, flooding, and the deposition of sediment or debris. The applicant should develop a Storm Water Pollution Prevention Plan (SWPPP) and have it available onsite. The grading plans should direct surface runoff to an appropriate stormwater pollution runoff containment and treatment device, prior to discharge into the stormwater system.	Project shall be reviewed to ensure that it includes measures to minimize water quality impacts.	Prior to issuance of building permit and during construction.	Once prior to issuance of building permit and periodically during construction.	CITY			
WQ-2 Drainage Plan. The applicant shall prepare and submit a Drainage Plan to the City of Port Hueneme Public Works Department to determine whether existing stormwater infrastructure has the capacity to accommodate increased rate and volume of stormwater. The applicant shall be required to comply with any recommendations or modifications required by the City. This drainage plan shall include provisions to retain as much water on-site as feasible. All runoff from improved surfaces shall first pass through a stormwater quality control device prior to being conveyed to the drainage system. All stormwater control systems shall be in accordance with all applicable standards and policies.	Department review, evaluation, approval of site and infrastructure design.	Prior to issuance of building permit and during construction.	Once prior to issuance of building permit, Department modifications may require periodic monitoring during construction.	CITY			
WQ-3 Stormwater Quality Devices. A Best Management Practice (BMP) device shall be installed to intercept water flowing off of the parking and roadway surfaces within the site.	Project shall be reviewed to ensure that it includes measures to minimize water quality impacts.	Prior to issuance of building permit and during	Once prior to issuance of building permit and periodically	CITY			

Key: CITY – City of Port Hueneme

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Hueneme/Third Redevelopment Housing Project
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
with factory-recommended mufflers.	plan.	activity.	construction.				
N-3 Whenever feasible, electrical power should be used to run air compressors and similar power tools.	Design and implement construction noise reduction plan.	During construction activity.	Periodically during construction.	CITY			
N-4 Air compressors and generators used for construction shall surrounded by temporary acoustical shelters if within 300 feet of a sensitive receptor.	Design and implement construction noise reduction plan.	During construction activity.	Periodically during construction.	CITY			
XIII. PUBLIC SERVICES							
PS-1 Project plans shall be submitted to the City of Port Hueneme Police Department for review and comment. All recommendations made by the Department, including, but not limited to, those pertaining to site access, site security, lighting, and landscaping, shall be incorporated into the design of the project.	The City shall keep on file verification that the City Police Department reviewed the project plans and verify that recommended measures are incorporated into final project design.	Prior to final plan approval.	Once	CITY			
PS-2 The applicant shall pay all appropriate school fees as required by the provisions of SB 50.	Determination and payment of fees to the Districts.	Prior to issuance of building permit.	Once	CITY			
PS-3 The applicant shall notify the Oxnard and Hueneme Elementary School Districts and the Oxnard Union High School District of the expected buildout date of the project as soon as possible to allow the Districts to plan in advance for new students.	Notification of Districts.	As soon as possible; before issuance of building permit.	Once	CITY			
XV. TRANSPORTATION/TRAFFIC							
T-1 The proposed project shall contribute a fair share portion to the implementation of the required traffic mitigation measures contained in the 1997 EIR for the 2015 General Plan. The amount of the fee shall be determined by the City.	Determination of fee amount and payment to the City.	Prior to issuance of building permit.	Once	CITY			

Key: CITY - City of Port Hueneme

LAND USE MAP AMENDMENT

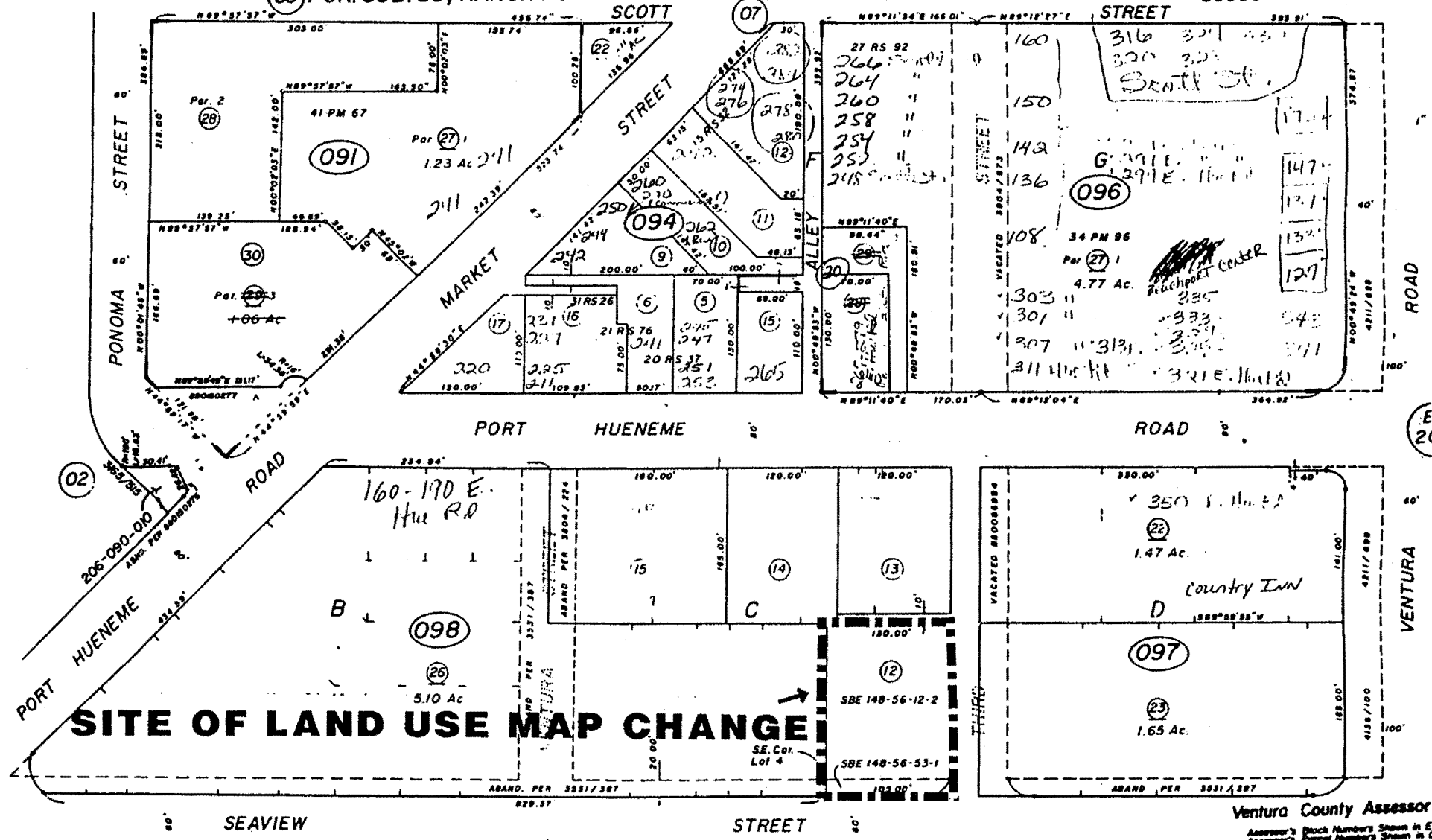
NOTE: The language below describes the proposed change to the City's General Plan Land Use Map. Except as shown herein, the current adopted and certified Land Use and Zoning Maps of the City of Port Hueneme will remain in full force and effect.

LAND USE MAP: As depicted on the attached Ventura County Assessor's Map, outlined parcel No. 206-098-12 is proposed for a new land use designation of "*High Density Residential*" from its existing "*Public Facilities*" designation.

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(33) POR. SUB. 85, RANCHO EL RIO DE SANTA CLARA O'LA COLONIA

Tax Rate Area 06000 06006 206-0



SITE OF LAND USE MAP CHANGE

Parcel Map, P.M. Bk. 41, Pg. 67
Parcel Map, P.M. Bk. 34, Pg. 96
Port Hueneme, City of, M.R. Bk 1, Pg. 179

Bk. 208

CITY OF PORT HUENEME

Ventura County Assessor's

Assessor's Book Numbers Shown in Ex
Assessor's Parcel Numbers Shown in G
Assessor's Aerial Numbers Shown in 2

DRAWN	CHECKED
REDRAWN S L	DATE 5-18-
PAKED S L	EFFECTIVE 11
PREVIOUS BK	
Compiled By Ventura County Assessor	

NOTE: ASSessor PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY

STATEMENT OF THE AMOUNT OR DESCRIPTION OF THE IMPOSITION OF
FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS FOR PUBLIC
FACILITIES FOR DEVELOPMENT PERMIT NO. PHPD-759
(Hueneme/Third)

Government Code Section 66020(d)(1) requires local agencies to provide a project applicant written notice at the time of approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the local agency's fees or a description of the local agency's dedications, reservations, or other exactions, for public facilities and notification that the 90-day approval period in which the applicant may protest has begun.

Following is the written notice of the City of Port Hueneme's fees, dedications, reservations, or other exactions for the purpose of defraying all or a portion of the cost of public facilities related to the subject Development Permit:

1. Improvement of the Project's public right-of-way on East Hueneme Road and Seaview Street and adjacent apartment perimeter with necessary curb, gutter, sidewalk, and lighting as required in the DDA subject to specification and approval by the Director of Public Works.
2. Payment of DDA fee estimates attached hereto.
3. Installation of street identification signs mounted on a timber pole to match City's street scene as deemed necessary by the Director of Community Development and Public Works.

The above fees shall be valid for a period of twenty-four (24) months from the date of adoption of the City Council Resolution approving the Project unless substantial use is inaugurated or substantial construction commenced at each phase within said time frame. On or after 24 months from said date; the City reserves the right to modify the amount of fees.

HUENEME/THIRD REDEVELOPMENT

FEES		TOTAL
Planned Development Permit	\$1,000 + \$5/DU	\$ 1,150
Tentative Tract Map	\$1,000 + \$5/DU	\$ 1,150
Initial Study/ND	\$ 575 + Consultant (Allow\$8,000)	\$ 8,575
California Fish & Game Fee	\$1,275	\$ 1,275
Landscape Review	\$ 425 + Consultant (Allow \$1,425)	\$ 1,425
Development Tax	\$ 450/DU	\$13,500
CC&R Review	\$ 250	\$ 250
Final Map	\$ 225	\$ 225
Coastal Non-Appeal Project	\$ 100	\$ 100
Traffic Fee	\$ 556/DU	\$16,680
Public Works Plan Check/Permits	\$5% of Cost of Public Imprvmnts	\$10,000 Allow
School Fees*	\$1.93/SqFt Res (\$0.31/SqFt Comm)	\$84,534
Estimated Building Fees*	\$1,500/DU	\$45,000
Country Flood Control*	\$ 584.50/DU	\$17,535
Sewer Hook-up*	\$3,000/DU	\$90,000
Calleguas Construction Charge*	\$1,001/DU small lot	\$30,030
Coastal In-Lieu Fee	\$3,000/DU (Avg)	\$90,000
 SUB TOTAL		 \$411,429
 LESS ESTIMATED CREDITS		 \$141,426
 TOTAL		 \$270,003 (Olson Allow \$10,000/DU)

*ASSUMPTIONS

Project based upon 30, two-story, small lot single-family, dwelling units, total 43,800 SqFt (15 units = 1,370 SqFt and 15 units = 1,550 SqFt in size built on new subdivision):

- \$23,135 credit for Sewer 7 previous connections (7 Res. & 0.61 Ac. Comm.)
- \$ 5,674 estimated credit for Flood Control (7 residential & 0.61 Ac. Comm.)
- \$12,910 estimated credit for Calleguas (7 Multi-Family & 0.61 Ac. Comm.)
- \$90,000 credit for \$3,000/DU Coastal In-Lieu Fee (Affordable -120% area median)
- \$ 9,707 estimated Credit for School Fees

PREEXISTING USES:

Mabe Lot:

230 E Hueneme Rd - Industrial Laundry 2,800 SqFt & 1- Apt Unit 400 SqFt
240 E. Hueneme Rd - 6 Apartment units 3,200 SFFt

Mansir Lot:

248 E. Hueneme Rd. Portside Gallery 900 SqFt
252 E. Hueneme Rd - Dog Grooming 2,000 SqFt
260 E. Hueneme Rd Westwinds Tavern 2,000 SqFt
262 E. Hueneme Rd. Jimi's Tattoo Parlor 1,200 SqFt

7 Apartment, and 5 commercial Buildings.
7 residential @ 3,600 Sq.Ft. and 5 commercial Bldgs. @ 8,900 Sq.Ft. - 0.61 Acres

NOTE: SqFt taken from City's 1-7-77 aerial photographs **Bold = Demo Permits**
3,600 SqFt Res & 8,900 SqFt Comm For Sch Fee Credit

Building Permit Fee Estimates:

1460 SqFt S/F 2-story @\$63.50 SqFt =	\$92,710
Bldg fee	\$695
Plan Check	\$451.75
Energy	\$243.25
Presite	\$39
Electrical	\$40
Plumbing	\$40
Mechanical	\$65
Permit Fee	\$15
TOTAL	\$1,589

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS:
CITY OF PORT HUENEME)

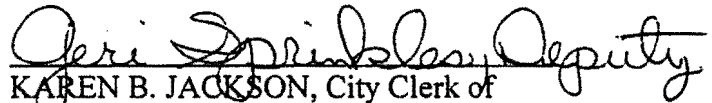
I, KAREN B. JACKSON, duly appointed and qualified City Clerk of the City of Port Hueneme, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. 3191 passed and adopted by the City Council of the City of Port Hueneme at the Adjourned Regular Meeting of the City Council of the City of Port Hueneme on the 16th day of February, 2000, by the following vote:

AYES: Councilmembers Turner, Volante, Young,
Mayor Rosenbluth

NOES: None

ABSTAINING: None

ABSENT: Councilmember Sharkey


KAREN B. JACKSON, City Clerk of
Port Hueneme and ex-officio Clerk of
the Council

DATED: February 16, 2000