Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Etting-Road-Apartments

HEROS Number: 900000010124578

Responsible Entity (RE): OXNARD, 300 W 3rd St Oxnard CA, 93030

RE Preparer: Denise Ledesma

State / Local Identifier:

Certifying Officer: Scott Kolwitz

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 2161 Etting Rd, Oxnard, CA 93033

Additional Location Information:
The 1.97-acre project site includes one trapezoidal parcel (APN: 225-0-014-020) located at 2161 East Etting Road in the City of Oxnard, California. The project site is currently vacant and undeveloped. The project site is bordered by East Pleasant Valley Road to the north, cemetery uses to the east and west, and East Etting Road to the
south. California State Route (SR) 1 is located approximately 2,000 feet to the east/northeast of the project site. The surrounding area is primarily developed with a combination of residential and institutional uses.

Direct Comments to: 435 S. D Street, Oxnard, CA 93030

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The project would include grading of the site and construction of a 42-unit multi-family housing development with a community room, community gardens, common courtyards, and private outdoor patios and balconies. The residential units would be arranged in four buildings (two two-story and two three-story) and the unit mix would consist of two (2) one-bedrooms, 22 two-bedrooms, and 18 three-bedroom units. Parking for the site would be provided by 82 at-grade surface parking spaces located in two lots at the eastern and western sides of the site. The project would include installation of new fire water, wastewater, and stormwater lines, as well as stormwater catch basins and new curb, gutter and sidewalks.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
This Project will include grading of the site and construction of a 42-unit multi-family housing development with a community room, community gardens, common courtyards, and private outdoor patios and balconies.

Existing Conditions and Trends [24 CFR 58.40(a)]:
The 1.97-acre project site includes one trapezoidal parcel (APN: 225-0-014-020) located at 2161 East Etting Road in the City of Oxnard, California. The project site is currently vacant and undeveloped. The project site is bordered by East Pleasant Valley Road to the north, cemetery uses to the east and west, and East Etting Road to the south. California State Route (SR) 1 is located approximately 2,000 feet to the east/northeast of the project site. The surrounding area is primarily developed with a combination of residential and institutional uses.

Maps, photographs, and other documentation of project location and description:

Determination:

| Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment |
| Finding of Significant Impact |

Approval Documents:
ERR_Signature Page_Etting Road_4920.pdf

7015.15 certified by Certifying Officer on:

04/13/2020 17:21
Funding Information

<table>
<thead>
<tr>
<th>Grant / Project Identification Number</th>
<th>HUD Program</th>
<th>Program Name</th>
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<tr>
<td>295</td>
<td>Community Planning and Development (CPD)</td>
<td>HOME Program</td>
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**Estimated Total HUD Funded, Assisted or Insured Amount:**

$1,000,000.00

This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:**

$26,805,734.00

**Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities**

<table>
<thead>
<tr>
<th>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6</th>
<th>Are formal compliance steps or mitigation required?</th>
<th>Compliance determination (See Appendix A for source determinations)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D</td>
<td>☐ Yes ☑ No</td>
<td>The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airpot Hazards requirements.</td>
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<tr>
<td>Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</td>
<td>☐ Yes ☑ No</td>
<td>This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.</td>
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</table>
### Flood Insurance

- □ Yes  ✔ No
- The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

### STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5

<table>
<thead>
<tr>
<th><strong>Air Quality</strong></th>
<th>☐ Yes  ✔ No</th>
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<tr>
<td>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</td>
<td>The project's county or air quality management district is in non-attainment status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.</td>
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<tr>
<th><strong>Coastal Zone Management Act</strong></th>
<th>☐ Yes  ✔ No</th>
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<tbody>
<tr>
<td>Coastal Zone Management Act, sections 307(c) &amp; (d)</td>
<td>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</td>
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<tr>
<th><strong>Contamination and Toxic Substances</strong></th>
<th>☐ Yes  ✔ No</th>
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<tr>
<td>24 CFR 50.3(i) &amp; 58.5(i)(2)</td>
<td>Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</td>
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<tr>
<th><strong>Endangered Species Act</strong></th>
<th>☐ Yes  ✔ No</th>
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<tbody>
<tr>
<td>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</td>
<td>This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.</td>
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<tr>
<th><strong>Explosive and Flammable Hazards</strong></th>
<th>☐ Yes  ✔ No</th>
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<tr>
<td>Above-Ground Tanks[24 CFR Part 51 Subpart C]</td>
<td>There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site.</td>
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<td>Farmlands Protection</td>
<td>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</td>
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<td>Floodplain Management</td>
<td>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</td>
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<tr>
<td>Historic Preservation</td>
<td>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</td>
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<tr>
<td>Noise Abatement and Control</td>
<td>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</td>
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<td>Sole Source Aquifers</td>
<td>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</td>
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<tr>
<td>Wetlands Protection</td>
<td>Executive Order 11990, particularly sections 2 and 5</td>
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<tr>
<td>Wild and Scenic Rivers Act</td>
<td>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</td>
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**HUD HOUSING ENVIRONMENTAL STANDARDS**

**ENVIRONMENTAL JUSTICE**

| Environmental Justice | Executive Order 12898 | ☐ Yes ☑ No | No adverse environmental impacts were identified in the project’s total environmental review. The project is in compliance with Executive Order 12898. |

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes**: An impact code from the following list has been used to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated  
(3) Minor Adverse Impact – May require mitigation  
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

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<td>LAND DEVELOPMENT</td>
<td>1</td>
<td>The project site has a General Plan designation of Residential Low-Medium and is zoned Community Reserve - Affordable Housing (CRAH) + All-Affordable Housing Opportunity Program (AAHOP) (Oxnard 2011; 2014; 2019). The all-affordable housing opportunity program (AAHOP) and its main implementation tool, the affordable housing (-AH) additive zone designation, is a city-initiated program to provide realistic and more-certain opportunities for developers and the non-profit sector to develop all-affordable residential developments to help reach the city’s regional housing needs allocation (RHNA). AAHOP projects may apply for and obtain a density bonus and concession(s). AAHOP projects are intended to create a quality of life and appear substantially similar to market rate developments of a similar size and architectural style. The project would provide affordable housing in the land use and densities allowed by applicable zoning and is therefore consistent with the AAHOP and AH zoning designation. The project would be consistent with Goal 1 and Policy 1-2 of the City Land Use Element, which states that the City should encourage balanced development consisting of residential uses and promote the efficient use of large vacant parcels that can be used for infill development. The project is consistent with surrounding areas, which contain residential neighborhoods to the north, east, and south. The project’s land use,</td>
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<td>LAND DEVELOPMENT</td>
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<td>design, and scale would be consistent with surrounding residential development.</td>
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<td>Soil Suitability / Slope / Erosion / Drainage and Storm Water Runoff</td>
<td>1</td>
<td>According to the Ventura County General Plan Hazards Appendix, the project site is not located in an area with identified earthquake fault hazard zones; however, it is located in an area subject to liquefaction and moderate severity groundshaking hazards (Ventura County 2013). Geolabs-Westlake Village (Geolabs) prepared a Geotechnical Investigation for the site in August 2019. Based on the analyses contained in the Geotechnical Investigation, the near surface soils do not have a potential for lateral spreading or surface manifestations of liquefaction (Geolabs 2019). In addition, the proposed buildings would be built to current seismic safety standards, as specified in the 2016 California Building Code (CBC), which would ensure that effects related to soil suitability would not be adverse. The project site is relatively flat and not adjacent to hillsides. As shown in Figure 2.72, Potential Earthquake Induced Landslide Areas Map, of the Ventura County General Plan Hazards Appendix, the project site is not located in area subject to landslide hazards. The project would not result in adverse effects related to slope instability. Site preparation and grading would expose soils and present potential for erosion; however, the generally level conditions of the project site would limit the potential for substantial soil erosion. Ground-disturbing activities during project construction would include site-specific grading for foundations, access driveways and parking, and utility trenches. Although temporary erosion could occur,</td>
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<td>LAND DEVELOPMENT</td>
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<td>the project proponent would be required to comply with construction Best Management Practices (BMPs) described in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, which includes measures for erosion control. Additionally, the project would be required to adhere to the Oxnard Municipal Code, Chapter 22, Article XII - Stormwater Quality Management, as well as the 2016 California Building Code, both of which include stormwater quality management and best management practices, which would seek to control erosion, reduce impacts to water quality, and reduce runoff from the site. Implementation of required erosion control measures, such as site-specific BMPs, and compliance with the Municipal Code and CBC would ensure that effects related to erosion, drainage, and storm water runoff during project construction is not adverse. The project site is primarily undeveloped; therefore, the project would increase the amount of impervious surfaces on the project site. The project includes the addition of 38,206 square feet of landscaping, pervious pavement, and on-site Stormcapture underground infiltration vaults which would help retain stormwater run-off and aid groundwater recharge. In addition, the project would be subject to the requirements of a Ventura County Municipal Separate Storm Sewer Systems (MS4) permit. Site-specific BMPs would be designed by the contractor in compliance with applicable regulations and conditions of the MS4 permit. The MS4 permit establishes limits for the concentration of contaminants entering the storm drain system and</td>
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<td>LAND DEVELOPMENT</td>
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<td>requires BMPs. Adherence to the County's Technical Guidance Manual for Stormwater Quality Control Measures would ensure effects related to erosion, drainage, and storm water runoff during project operation are not adverse.</td>
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<td>Hazards and Nuisances</td>
<td>1</td>
<td>As discussed in Contamination and Toxic Substances, the Phase II ESA prepared for the project by Rincon in January 2020 determined that there are no significant environmental concerns requiring remediation on-site (Phase II included as Attachment 8). In addition, there are no known oil wells located on the site or within one-quarter mile of the site. The project site is located in Zone X, an Area of Minimal Flood Hazard, as classified by the Federal Emergency Management Agency's Flood Zone Panel #06111C0920E, effective 01/20/2010 (FEMA 2010). Because the project is not located in Special Flood Hazard Area, future residents at the project site would not be exposed to flood related hazards. Additionally, the project would not increase flood hazards on neighboring properties or otherwise adversely affect floodplain management because grading for the project would not substantially alter the existing site topography. As discussed in Noise Abatement and Control, exterior and interior noise levels at the project site would be below HUD's acceptable noise standards of 65 DNL and 45 DNL, respectively.</td>
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<tr>
<td>Energy Consumption/Energy</td>
<td>2</td>
<td>The project would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and the California Green Building Standards Code (Title 24, Part 11)</td>
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<td>Efficiency</td>
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<td>of the California Code of Regulations). The California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. The Code applies to the building envelope, space-conditioning systems, and water-heating and lighting systems of buildings and appliances. In addition, the California Green Building Standards Code sets targets for: energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from landfills; and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. The project would be required to incorporate energy conservation measures in compliance with Title 24 and the 2016 California Green Building Standards Code, which would ensure that the project would not adversely affect energy consumption or supplies.</td>
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<td><strong>SOCIOECONOMIC</strong></td>
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<tr>
<td>Employment and Income Patterns</td>
<td>2</td>
<td>The proposed project would involve construction activities that would generate employment opportunities during construction. Construction jobs would be temporary and would not substantially alter long-term employment or income patterns. Further, operation of the project would not generate employment opportunities as the project is residential and does not include commercial/industrial development. Development of the proposed project would not adversely alter or affect new employment or income patterns.</td>
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<td>Demographic Character Changes / Displacement</td>
<td>1</td>
<td>The current population of the City of Oxnard is 209,879 persons (Department of Finance 2019). The Southern California Association of Governments (SCAG) Regional Growth Forecast 2016-2040 presents forecasts of population, households, and employment between 2016 and 2040 for the City of Oxnard. The Regional Growth Forecast estimates that the population of the City of Oxnard will grow to 237,200 by 2040 (SCAG 2015). The project would involve the construction of 42 new residential units. Based on the air quality modeling included as part of Air Quality (see Attachment 1), the project would add approximately 129 new residents to the City of Oxnard for a total population of up to 210,008. Therefore, the addition of 129 new residents to the City would equate to 4.3 percent of the total projected cumulative development of the population growth through 2040. The level of population growth associated with the project is anticipated in the City's long-term population forecasts and would not result in an exceedance of regional population projections. The project site is currently vacant and undeveloped; therefore the project would not displace residences. The project would increase the overall housing inventory in the city.</td>
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**COMMUNITY FACILITIES AND SERVICES**

<p>| Educational and Cultural Facilities (Access and Capacity) | 2           | The project site is served by the Oxnard School District and the Oxnard Union High School District and is located in a residential area of Oxnard. The schools nearest to the site include Ocean View Junior High School located 200 feet to the southeast, Oxnard Community College 500 feet to the west, Mar Vista Elementary school located 1000 feet to |            |</p>
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<td>the east, Fred L. Williams Elementary School 0.6 miles to the west, and Channel Islands High School approximately one mile to the northwest. With construction of up to 42 new residential units, the number of new students added to grades K-8 and grades 9-12 would be nominal. Policies included in the City of Oxnard General Plan address the need for additional school services. The project would adhere to Policy ICS-21.2 &quot;Development Fees&quot; which requires that the City continue collecting school impact development fees from new development. Through payment of development fees which would mitigate the projects impact of increasing demand for school services. The project would not result in adverse effects to educational facilities and adequate educational facilities would be able to service the project. The Mullin Automotive Museum is located at 1421 Emerson Avenue, approximately 1.5 miles to the northwest. The Auto Museum provides exhibits from a vintage vehicle collection. The Port Hueneme Historical Museum is located at 220 N Market Street in Port Hueneme, approximately three miles southwest of the project site. The Museum is listed as Ventura County Landmark No. 32 and houses historical artifacts, photographs and information on the history of the Port Hueneme area. The U.S. Seabee Museum is located at 3201 North Ventura Road, approximately 2.5 miles west of the project site. The museum is dedicated to selecting, collecting, preserving, and displaying historic material related to the history of the Naval Construction Force. The project would not adversely affect the museums</td>
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<td>Commercial Facilities (Access and Proximity)</td>
<td>2</td>
<td>The site is located under two miles from commercial amenities (Channel Islands Boulevard and Saviers Road). Commercial facilities include a shopping centers, gas stations, grocery stores, retail stores and restaurants. Local facilities provide an affordable and adequate range of services to meet residents' needs.</td>
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<tr>
<td>Health Care / Social Services (Access and Capacity)</td>
<td>2</td>
<td>A number of health care services are located in the general area. St. John's Regional Medical Center is a medical hospital located at 1600 N Rose Avenue, approximately four miles north of the site. The hospital provides general medical facilities, as well as an emergency room, heart attack center, and primary stroke center. The MJV Health Care Corp's office is located at 981 Gill Avenue, approximately two miles west of the site. Existing health care services would be available to future residents and would not be adversely affected by the project. The City of Oxnard and the City of Port Hueneme have existing social and human services to support future residents. Human/social services organizations in the area of the project site include Vocational Skills, which is an organization that operates day programs for adults with developmental disabilities throughout the Ventura County area. Vocational Skills is located approximately 1.5 miles west of the site. Family Resources Center, a social services organization, is located at 405 East Dollie Street, approximately 1.5 miles west of the site. Additionally, the Ventura County Human Services Agency has a location at 1400 Vanguard Drive which is located 1.75 miles north of the site. The Ventura</td>
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<td>County Human Services Agency provides employment assistance, financial assistance, food assistance, homeless/housing assistance, protection for adults and children, tax assistance, veteran services, and medical assistance. The population increase associated with the project would not adversely affect health or social services and the future residents would have access to existing health care and social services.</td>
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<td>Solid Waste Disposal and Recycling (Feasibility and Capacity)</td>
<td>1</td>
<td>The City's Environmental Resources Division collects solid waste while promoting waste diversion and supporting economic development through recycling efforts. The Del Norte Regional Recycling and Transfer Station includes waste transfer, which is responsible for accepting, transferring and disposing of approximately 200,000 solid waste tons each year from the City, permitted haulers and self-haulers throughout the region, and materials recovery, which is responsible for diverting material from the waste stream to prevent marketable material from entering the landfill. Recycled material is sold on a global market providing revenue to support the operation and stabilize customer utility rates. Green waste is recycled to provide compost soil amendments and other beneficial environmental products. Del Norte also includes the buyback center, responsible for accepting and dispensing payments to customers that redeem California Redemption Value material such as aluminum cans, plastic beverage containers and glass, and the Recyclable Household Hazardous Waste Center, which is responsible for accepting and recycling material from Oxnard residents that drop-off antifreeze, batteries, used</td>
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<td>motor oil, water-based paint and electronic devices. From the transfer station, and once diverted, solid waste would be disposed of at the Toland Road Landfill, a public Class II landfill near Santa Paula with a maximum permitted capacity of 1,500 tons per day. The Toland Road Landfill is permitted to accept mixed municipal, construction/demolition, agricultural, industrial, and sludge waste types (CalRecycle 2016). Based on the results of the CalEEMod analysis (see Attachment 1), the project would generate approximately 19 tons of solid waste per year, or approximately 0.05 tons per day. The project would not result in an exceedance of the permitted daily capacity of the Toland Road Landfill (1,500 tons per day). In addition, the project would be required to comply with federal, state, and local statutes and regulations related to solid waste, such as Assembly Bill (AB) 939, AB 341, the County Integrated Waste Management Summary Plan, and the City's recycling program. Since there is adequate landfill capacity in the region to accommodate project-generated waste, and the project would comply with all applicable requirements pertaining to solid waste disposal, the project would not adversely affect solid waste or recycling programs.</td>
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<td>Waste Water and Sanitary Sewers (Feasibility and Capacity)</td>
<td>1</td>
<td>Wastewater collection in the City is provided by the Public Works Wastewater Division. Wastewater generated at the project site would be transported to the Oxnard Wastewater Treatment Plant (OWTP), which is owned and operated by the City of Oxnard. The OWTP has a current capacity of 31.7 million gallons per day (mgd) with average daily flows of approximately 20</td>
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<td>mgd. Therefore, the OWTP has a remaining average daily capacity of 11.7 mgd. The City of Oxnard anticipates expansion of the OWTP daily capacity to 39.7 mgd by 2020 (City of Oxnard 2017). Assuming that wastewater generation is 80 percent of water demand (see Water Supply discussion below), wastewater generation would be 3.57 million gallons of wastewater per year or less than 0.01 mgd. The WWTP has additional future capacity of at least 8 mgd (the difference between existing and future capacity); therefore, the City has sufficient wastewater treatment capacity and facilities available to serve the project.</td>
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<td>Water Supply (Feasibility and Capacity)</td>
<td>1</td>
<td>Based on the results of the CalEEMod analysis (Attachment 1), the project would demand 4.46 million gallons of water per year, or 13.7 AFY. Oxnard's water supply consists of three sources: imported surface water from Calleguas Municipal Water District (CMWD), local groundwater from United Water Conservation District (UWCD), and local groundwater from Oxnard's wells. Oxnard blends water from these three sources to achieve an appropriate balance between water quality, quantity, reliability, and cost. Water sources converge at six Blending Stations (BS) and blended water is then distributed to customers. Additionally, Oxnard produces recycled water at its Advanced Water Purification Facility (AWPF) and delivers recycled water via its Recycled Water Backbone System. The City's 2015 Urban Water Management Plan (UWMP) assesses historical and projected water supplies and demands. Between 2020 and 2040, the City projects water supplies to exceed demand by 677 AFY in 2020 and 2,116 AFY in 2040 during normal water years.</td>
<td></td>
</tr>
<tr>
<td>Environmental Assessment Factor</td>
<td>Impact Code</td>
<td>Impact Evaluation</td>
<td>Mitigation</td>
</tr>
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<td>---------------------------------</td>
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</tr>
<tr>
<td>LAND DEVELOPMENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>During single and multiple dry years, however, it is projected that demand may exceed supplies. As discussed in the UWMP, these projections are conservative, as they do not reflect reductions due to drought Demand Management Measures or conservative public use. The City does not anticipate any considerable water supply impacts in the future as the current water sources are considered to be reliable (City of Oxnard 2018). Therefore, the projected future water supply would meet the demands of the project.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Safety - Police, Fire and Emergency Medical</td>
<td>1</td>
<td>The Oxnard Police Department provides police protection for the area. The Oxnard Police Department Station, approximately 3.2 miles northwest of the project site is located at 251 South C Street and provides police protection/services for the project site. The project site is within the existing service area of the police station and development of the project would not result in adverse effects to public safety. The Oxnard Fire Department (VCFD) provides the City of Oxnard with fire protection and paramedic services. The closest station to the project site is Station 8, located approximately one mile northwest of the project site at 3000 South Rose Ave. The project would be required to comply with applicable provisions of the City of Oxnard's Building Code and Fire Code, which would minimize fire hazards on-site. Given required compliance with the Building Code and the Fire Code, the proposed project would not present any unique concerns to the Oxnard Fire Department and would not result in the direct need to increase staffing required. The project site is within the fire department's</td>
<td></td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Environmental Assessment Factor</th>
<th>Impact Code</th>
<th>Impact Evaluation</th>
<th>Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND DEVELOPMENT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>existing service area and would not result in adverse effects to public safety.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks, Open Space and Recreation (Access and Capacity)</td>
<td>2</td>
<td>The City of Oxnard Parks Division maintains Oxnard's 370 acres of City parks, 81 miles of medians and 129 acres of open space. Nearby recreational facilities include the adjacent schools which provide recreational facilities for residents after school hours, as well as numerous parks. Nearby parks maintained by the City of Oxnard and Port Hueneme include Rudolph Beck Memorial Park, Bolker Park, Plaza Park, Oxnard Community Park West, Eastwood Memorial Park, East Village Park, and Cabrillo Park. The City's estimated current population is 209,879 residents and there are approximately 370 acres of designated parkland in the City. Therefore, the ratio of public parks to residents in the City is approximately 1.79 acres of parkland for every 1,000 residents. The 42 residential units proposed by the project would not substantially increase demand or adversely affect local parks, open space or recreation areas.</td>
<td></td>
</tr>
<tr>
<td>Transportation and Accessibility (Access and Capacity)</td>
<td>2</td>
<td>Associated Transportation Engineers (ATE) performed a Trip Generation Analysis for the project in 2013. As discussed in the Analysis, the project is expected to generate approximately 264 average daily trips, including 18 AM peak hour trips and 23 PM peak hour trips (see Attachment 5). As discussed in the Analysis, the addition of trips to the adjacent street system would not result in any significant decreases in levels or service or congestion. Although this study is based on a buildout of 40 units compared to the 42 units currently proposed, the daily trips from two additional units would result in a nominal</td>
<td></td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Environmental Assessment Factor</th>
<th>Impact Code</th>
<th>Impact Evaluation</th>
<th>Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND DEVELOPMENT</td>
<td></td>
<td>Increase. The project would not adversely affect the transportation and circulation system. Gold Coast Transit provides the public bus transit service in the City of Oxnard. The nearest curbside bus stop/station (service by Line 7) is located within 1,000 feet of the site, at the corner of East Bard Road and East Pleasant Valley Road. This transit stop is within walking distance of the site and the project would not adversely affect public transit options in the area.</td>
<td></td>
</tr>
<tr>
<td>NATURAL FEATURES</td>
<td></td>
<td>No unique natural features, such as caves, cliffs, vistas/view sheds, canyons, or waterfalls are present on or adjacent to the project site. As discussed in Farmland Protection, no farmland is present on the project site. Additionally, as discussed in Sole Source Aquifers, Wetland Protection, and Wild and Scenic Rivers, the project site is not adjacent to wetlands, wild and scenic rivers, or sole source aquifers water resources. Therefore, the project would not adversely affect any natural features or water resources.</td>
<td></td>
</tr>
<tr>
<td>Unique Natural Features /Water Resources</td>
<td>2</td>
<td>No unique natural features, such as caves, cliffs, vistas/view sheds, canyons, or waterfalls are present on or adjacent to the project site. As discussed in Farmland Protection, no farmland is present on the project site. Additionally, as discussed in Sole Source Aquifers, Wetland Protection, and Wild and Scenic Rivers, the project site is not adjacent to wetlands, wild and scenic rivers, or sole source aquifers water resources. Therefore, the project would not adversely affect any natural features or water resources.</td>
<td></td>
</tr>
<tr>
<td>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</td>
<td>2</td>
<td>As detailed in the Partner Worksheet 6, Endangered Species Act, the project would not adversely affect federally regulated plant or wildlife species. In addition, no jurisdictional waters or wetlands are located on the project site.</td>
<td></td>
</tr>
<tr>
<td>Other Factors</td>
<td>2</td>
<td>No other factors are pertinent to the project.</td>
<td></td>
</tr>
</tbody>
</table>

Supporting documentation
EA Factor Analysis_Etting Road.pdf

Additional Studies Performed:
Phase II Environmental Site Assessment for 2161 East Etting Road, Oxnard, California
Preliminary Geotechnical Investigation Report conducted by Geo-Labs Westlake Village dated Aug. 16, 2019

Soils Report 081619.pdf
Phase II ESA - Etting Road(1).pdf
Phase I Environmental Site Assesment_Etting Road(2).pdf

Field Inspection [Optional]: Date and completed by:
Nik Kilpelainen 12/17/2019 12:00:00 AM

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

List of Permits Obtained:
Approval of this Environmental Assessment is required.

Public Outreach [24 CFR 58.43]:

Cumulative Impact Analysis [24 CFR 58.32]:
Cumulative impacts may occur as a result of other planned and pending development in the site vicinity. However, the proposed 42-unit affordable residential project involves infill development that would not incrementally contribute to any cumulative environmental changes. As discussed in the Clean Air and Transportation and Accessibility sections, the projects air pollutant emissions would not cause an exceedance of threshold levels and project-generated vehicle trips and would not reduce established levels of service on local roadways or intersections. The project would not contribute to cumulative impacts related to other issues (e.g., soil suitability, hazards). Therefore, the projects contribution to cumulative impacts would not be considerable.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]
Offsite Alternative: Consideration of an offsite alternative is not warranted because no adverse effects that cannot be mitigated have been identified. Reduced Project: Reducing the number of affordable housing units may incrementally reduce effects in a range of issue areas, such as public services, air quality, utilities, and transportation. However, as discussed in this Environmental Assessment, the proposed projects effects would not be significant in these areas.

No Action Alternative [24 CFR 58.40(e)]
If the proposed project were not implemented, the project site would remain in existing conditions as an undeveloped and underutilized site.

**Summary of Findings and Conclusions:**
No recognizable environmental concerns were notable joining subject site based on the observations of the site reconnaissance.

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**
Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<table>
<thead>
<tr>
<th>Law, Authority, or Factor</th>
<th>Mitigation Measure or Condition</th>
<th>Comments on Completed Measures</th>
<th>Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits, reviews and approvals</td>
<td>Approval of this Environmental Assessment is required.</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Mitigation Plan**
No mitigation plan required.

**Supporting documentation on completed measures**
APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

<table>
<thead>
<tr>
<th>General policy</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is HUD’s policy to apply standards to prevent incompatible development around civil airports and military airfields.</td>
<td></td>
<td>24 CFR Part 51 Subpart D</td>
</tr>
</tbody>
</table>

1. To ensure compatible land use development, you must determine your site’s proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

 ✓ No

Based on the response, the review is in compliance with this section. 
Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination
The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

MAP- Etting Road.pdf

Are formal compliance steps or mitigation required?

 ✓ Yes

 ✓ No
Coastal Barrier Resources

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.</td>
<td>Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)</td>
<td></td>
</tr>
</tbody>
</table>

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination
This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation
Coastal Barrier - Etting Road.pdf

Are formal compliance steps or mitigation required?
Yes

✓ No
Flood Insurance

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.</td>
<td>Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)</td>
<td>24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).</td>
</tr>
</tbody>
</table>

1. **Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

   No. This project does not require flood insurance or is excepted from flood insurance.

   ✓ Yes

2. **Upload a FEMA/FIRM map showing the site here:**

   [Flood Insurance_FEMA_Etting Road.pdf]

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](https://www.fema.gov/mapping) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary**

**Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD
recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

- Yes
- No

✓ No
Air Quality

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.</td>
<td>Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))</td>
<td>40 CFR Parts 6, 51 and 93</td>
</tr>
</tbody>
</table>

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

- Yes
- No

Air Quality Attainment Status of Project’s County or Air Quality Management District

2. Is your project’s air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

- No, project’s county or air quality management district is in attainment status for all criteria pollutants.
- Yes, project’s management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):
  - Carbon Monoxide
  - Lead
  - Nitrogen dioxide
  - Sulfur dioxide
3. What are the de minimis emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above?

Ozone 0.50 ppb (parts per million)

Provide your source used to determine levels here:
ROG: 0.5; NOx: 1.4
Source: CalEEMod 2016 Versions 2016.3.2, Annual Emissions, Table 2.1

4. Determine the estimated emissions levels of your project. Will your project exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

✓ No, the project will not exceed de minimis or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Ozone ppb (parts per million)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds de minimis emissions levels or screening levels.

Screen Summary
Compliance Determination
The project's county or air quality management district is in non-attainment status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.

Supporting documentation
Are formal compliance steps or mitigation required?

Yes

☑️ No
Coastal Zone Management Act

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.</td>
<td>Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))</td>
<td>15 CFR Part 930</td>
</tr>
</tbody>
</table>

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

   Yes
   ✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination
This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

Coastal Zone_Etting Road.pdf

Are formal compliance steps or mitigation required?

   Yes
   ✓ No
Contamination and Toxic Substances

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.</td>
<td></td>
<td>24 CFR 58.5(i)(2) 24 CFR 50.3(i)</td>
</tr>
</tbody>
</table>

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
  - Remediation or clean-up plan
  - ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- No

Explain:

Rincon Consultants prepared a Phase I Environmental Site Assessment (Phase I ESA) for the project site in December 2020 and performed a reconnaissance of the site on December 10, 2019 (see Attachment). The use, storage, or disposal of hazardous materials on the project site was not observed during the site reconnaissance. As part of the Phase I ESA, a regulatory database search was conducted by Environmental Data Resources (EDR) for sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The search was conducted for the project site and included data from surrounding sites generally within a mile of the project site. Different radii distances were searched depending on the database (i.e. 0.125 miles, 0.25 miles, 0.5 miles etc.). The project site and adjacent properties were not listed in any of the databases searched by EDR. Historical sources reviewed as part of the Phase I ESA included aerial...
photographs and topographic maps. The photos and maps reviewed indicate the following: AcentsA?Acents 1904 to 1943: Vacant, undeveloped land AcentsA?Acents 1947 to 1994: Barn or shed structures AcentsA?Acents 1959 to 1994: Barn or shed structures and an orchard AcentsA?Acents 2005 to present day: Vacant, undeveloped land The Phase I ESA identified the following potential RECs in connection with the project site: AcentsA?Acents Former agricultural use of the project site AcentsA?Acents Former onsite structures from at least 1947 to 1994 Rincon completed a Phase II ESA for the project site in January 2020, which included collecting shallow soil samples and analyzing the samples for pesticides and arsenic, as well as collecting surficial soil samples from the vicinity of the former structures and analyzing the soil samples for lead and asbestos (see Attachment 16). The soil analytical results were compared to the San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs) for residential soil (see Attachment 16). In addition, concentrations of arsenic and lead were also compared to the typical background concentration ranges in California soil established by the Kearney Foundation (1996). Based on soil analytical results, the Phase II ESA concluded that all concentrations of constituents (organochlorine pesticides [OCPs], arsenic, lead, asbestos) were either not detected, or detected either below their residential ESLs and/or within their typical background concentration range for metals. No additional assessment was recommended (see Attachment 16). As such, no toxic, hazardous, or radioactive substances were found that could affect the health and safety of project occupants or conflict with the intended use of the property.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary
Compliance Determination
Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Phase II ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.
Supporting documentation

Phase II ESA - Etting Road.pdf
Phase I Environmental Site Assessment_Etting Road.pdf

Are formal compliance steps or mitigation required?
   Yes
   ✓ No
Endangered Species

<table>
<thead>
<tr>
<th>General requirements</th>
<th>ESA Legislation</th>
<th>Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).</td>
<td>The Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.); particularly section 7 (16 USC 1536).</td>
<td>50 CFR Part 402</td>
</tr>
</tbody>
</table>

1. **Does the project involve any activities that have the potential to affect species or habitats?**

   No, the project will have No Effect due to the nature of the activities involved in the project.

   No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

   ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. **Are federally listed species or designated critical habitats present in the action area?**

   ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

   Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

   Yes, there are federally listed species or designated critical habitats present in the action area.

04/13/2020 17:21
**Screen Summary**

**Compliance Determination**
This project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

**Supporting documentation**

*Endangered Species_Etting Road.pdf*

**Are formal compliance steps or mitigation required?**
- Yes
- No

 ✓ No
Explosive and Flammable Hazards

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.</td>
<td>N/A</td>
<td>24 CFR Part 51 Subpart C</td>
</tr>
</tbody>
</table>

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

  ✓ No
  
  Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

  No

  ✓ Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:
   - Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
   - Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

   If all containers within the search area fit the above criteria, answer “No.” For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer “Yes.”

  No

  ✓ Yes
4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?

✓ Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary
Compliance Determination
There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Phase I Environmental Site Assessment_Etting Road(1).pdf
Explosive Flammable Hazards_Etting Road.pdf

Are formal compliance steps or mitigation required?

✓ No
Farmlands Protection

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
</table>

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

   Yes
   ✓ No

   If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

   The project site is classified as Urban and Built Up Land, according the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (see Attachment). Because the project does not involve activity that would convert agricultural land to a non-agricultural use, the project would not conflict with provisions for farmland protection.

   Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Farmland_Etting Road.pdf

Are formal compliance steps or mitigation required?

   Yes
   ✓ No
Floodplain Management

<table>
<thead>
<tr>
<th>General Requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.</td>
<td>Executive Order 11988</td>
<td>24 CFR 55</td>
</tr>
</tbody>
</table>

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)

✓ None of the above

2. Upload a FEMA/FIRM map showing the site here:

[Flood Insurance_FEMA_Etting Road.pdf]

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

✓ No

Based on the response, the review is in compliance with this section.

Yes
Screen Summary
Compliance Determination
This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Flood Management_Etting Road.pdf

Are formal compliance steps or mitigation required?
  Yes
  ✓ No
Historic Preservation

| Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects | Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) | 36 CFR 800 “Protection of Historic Properties” http://www.access.gpo.gov/nara/cfr/waisdx_10/36cfr800_10.html |

**Threshold**

**Is Section 106 review required for your project?**

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
- Yes, because the project includes activities with potential to cause effects (direct or indirect).

**Threshold (b). Document and upload the memo or explanation/justification of the other determination below:**

Rincon Consultants prepared a cultural resources study in July 2018 in compliance with Section 106 of the NHPA in addition to the requirements of the California Environmental Quality Act (CEQA) and applicable local regulations. It included the delineation of the Area of Potential Effects (APE), a cultural resources records search, consultation with Native American groups and local historical societies, an intensive pedestrian survey of the APE, and preparation of the report. See Attachment.

Based on the response, the review is in compliance with this section.

**Screen Summary**

**Compliance Determination**

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.
Supporting documentation

Cultural Resources Assessment Report_Etting Road.pdf

Are formal compliance steps or mitigation required?
  Yes
  ✅ No
Noise Abatement and Control

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD’s noise regulations protect residential properties from excessive noise exposure.</td>
<td>Noise Control Act of 1972</td>
<td>Title 24 CFR 51 Subpart B</td>
</tr>
<tr>
<td>HUD encourages mitigation as appropriate.</td>
<td>General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”</td>
<td></td>
</tr>
</tbody>
</table>

1. What activities does your project involve? Check all that apply:

- [x] New construction for residential use
  
  NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

- Rehabilitation of an existing residential property

- A research demonstration project which does not result in new construction or reconstruction

- An interstate land sales registration

- Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

  None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.
Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- **Acceptable:** (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

  Indicate noise level here: 63

  Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

- **Normally Unacceptable:** (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- **Unacceptable:** (Above 75 decibels)

  HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

  Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

  Indicate noise level here: 63

  Document and upload noise analysis, including noise level and data used to complete the analysis below.

**Screen Summary**

**Compliance Determination**

A Noise Assessment was conducted. The noise level was acceptable: 63.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Noise Abatement_Etting Road.pdf](Noise%20Abatement_Etting%20Road.pdf)
Are formal compliance steps or mitigation required?

Yes

✓ No
Sole Source Aquifers

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</td>
<td>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</td>
<td>40 CFR Part 149</td>
</tr>
</tbody>
</table>

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?
   - Yes
   - ✓ No

2. Is the project located on a sole source aquifer (SSA)?
   A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.
   - ✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

   Yes

Screen Summary

Compliance Determination
The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation
Are formal compliance steps or mitigation required?

- Yes
- No
Wetlands Protection

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.</td>
<td>Executive Order 11990</td>
<td>24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.</td>
</tr>
</tbody>
</table>

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

   - No
   - Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

   - No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

   - Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

   - Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

Screen Summary
Compliance Determination
The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

Wetlands_Etting Road.pdf

Are formal compliance steps or mitigation required?

- [x] Yes
- [ ] No
**Wild and Scenic Rivers Act**

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.</td>
<td>The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))</td>
<td>36 CFR Part 297</td>
</tr>
</tbody>
</table>

1. **Is your project within proximity of a NWSRS river?**

   ✓ No

   Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.
   Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

**Screen Summary**

**Compliance Determination**
This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

**Supporting documentation**

*Wild Scenic_Etting Road.pdf*

**Are formal compliance steps or mitigation required?**

   ✓ No
Environmental Justice

<table>
<thead>
<tr>
<th>General requirements</th>
<th>Legislation</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.</td>
<td>Executive Order 12898</td>
<td></td>
</tr>
</tbody>
</table>

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?

   Yes

   ✓ No

   Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project’s total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

[Environmental Justice_Etting Road.pdf](Environmental Justice_Etting Road.pdf)

Are formal compliance steps or mitigation required?

   Yes

   ✓ No
Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Etting-Road-Apartments
HEROS Number: 900000010124578

Project Location: 2161 Etting Rd, Oxnard, CA 93033

Additional Location Information:
The 1.97-acre project site includes one trapezoidal parcel (APN: 225-0-014-020) located at 2161 East Etting Road in the City of Oxnard, California. The project site is currently vacant and undeveloped. The project site is bordered by East Pleasant Valley Road to the north, cemetery uses to the east and west, and East Etting Road to the south. California State Route (SR) 1 is located approximately 2,000 feet to the east/northeast of the project site. The surrounding area is primarily developed with a combination of residential and institutional uses.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
The project would include grading of the site and construction of a 42-unit multi-family housing development with a community room, community gardens, common courtyards, and private outdoor patios and balconies. The residential units would be arranged in four buildings (two two-story and two three-story) and the unit mix would consist of two (2) one-bedrooms, 22 two-bedrooms, and 18 three-bedroom units. Parking for the site would be provided by 82 at-grade surface parking spaces located in two lots at the eastern and western sides of the site. The project would include installation of new fire water, wastewater, and stormwater lines, as well as stormwater catch basins and new curb, gutter and sidewalks.

Funding Information

<table>
<thead>
<tr>
<th>Grant Number</th>
<th>HUD Program</th>
<th>Program Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>295</td>
<td>Community Planning and Development (CPD)</td>
<td>HOME Program</td>
</tr>
</tbody>
</table>

Estimated Total HUD Funded Amount: $1,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: $26,805,734.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:
Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<table>
<thead>
<tr>
<th>Law, Authority, or Factor</th>
<th>Mitigation Measure or Condition</th>
</tr>
</thead>
</table>

Mitigation Plan
No mitigation plan required.

Determination:

☑ Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment

☐ Finding of Significant Impact

Preparer Signature: [Signature]
Date: 4/9/20

Name / Title / Organization: Denise Ledesma / Oxnard

Certifying Officer Signature: [Signature]
Date: 4/9/20

Name / Title: Scott Jermey Kehler, Planning / Environmental Services Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).