



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

**INITIAL STUDY  
MITIGATED NEGATIVE DECLARATION 04-11**

Dunkirk Drive by Fifth Street Land, LLC  
Special Use Permit for a Planned Residential Group (04-500-1)  
Tentative Subdivision Map for Tract No. 5640 (PZ 04-300-1)  
Zone Change (PZ 04-570-1)  
General Plan Amendment (PZ 04-620-2)

APN#'s 183-0-150-485, 183-0-150-495, 183-0-150-505,  
183-0-150-515, 183-0-150-525, 183-0-150-535  
August 11, 2004

**Introduction**

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

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

Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;

Eliminate unnecessary EIRs; and

Determine whether a previously prepared EIR could be used with the project.

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

The purpose of the *Threshold Guidelines* is to inform the public, project applicants, consultants and City staff of the threshold criteria and standard methodology used in determining whether or not a project (individually or cumulatively) could have a significant effect on the environment. Furthermore, the *Threshold Guidelines* provide instructions for completing the *Initial Study* and determining the type of environmental document required for individual projects.

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

Determining the significance of impacts is often controversial because the decision requires staff to use their judgment regarding a subject that is not clearly defined by the law. The State CEQA *Guidelines* define the term "significant impact on the environment" as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. However, there is no iron-clad definition of what constitutes a substantial change because the significance of an activity may vary according to location.

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

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

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

**CITY OF OXNARD**

**INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

1. Project Title: Dunkirk Drive, Tract Number 5640
2. Lead Agency Name and Address: City of Oxnard, Planning & Environmental Services Division, 305 West Third Street, Oxnard, CA 93030
3. Contact Person and Phone Number: Ashley Jackson, Associate Planner, 805.385.7882
4. Project Location: The 17 acre parcel is located east of Victoria Avenue, west of Patterson Road, north of Monte Carlo, and south of West Fifth Street. The property is within the City of Oxnard's Planning Area and is also located within the City's Urban Restriction Boundary (CURB).
5. Project Applicant Name and Address: 5<sup>th</sup> Street Land, LLC, 2800 28<sup>th</sup> Street, Suite 206, Santa Monica, California 90405.
6. General Plan Designation: The project site is currently designated as Business Research Park (BRP)
7. Zoning: The project site is zoned Business Research Park (BRP)
8. Description of Project: A proposal to subdivide a 17-acre site into 41 single-family residential lots and two commercial lots for future development. The land plan places the two commercial lots along W. Fifth Street, which provides an approximately 400 foot wide buffer separating proposed residential uses from vehicle traffic along W. Fifth Street and the activity of the Oxnard airport further to the north beyond the roadway. The site plan places homes adjacent to existing and planned residential uses located to the south, east, and west.

Direct access to the site is proposed via a new collector road from W. Fifth Street. An extension of Dunkirk Drive is proposed into the site that will provide for east-west access to the proposed homes. Future development to the west will be encouraged to extend Dunkirk Drive to the west.

Infrastructure improvements will include street and sidewalk development, power lines, sewer lines and other utilities. All improvements will be designed and constructed to the specifications and codes of the City.

A number of discretionary actions are needed to develop the property as proposed, including:

- General Plan Amendment (GPA),
- Zone Change (ZC),
- Tentative Tract Map,
- Planned Residential Group/ Special Use Permit to allow the lot configurations,

9. Surrounding Land Uses and Setting: The project site itself is presently vacant. Maintenance facilities and aircraft hangers associates with the Oxnard Airport are located north of the site across W. Fifth Street, while miscellaneous light industrial uses front along the roadway. To the south and east are single-family residential uses. Land to the west is zoned commercial and is currently vacant, although the City is reviewing a proposed residential project.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

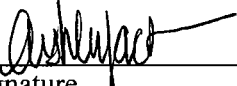
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as indicated by the checklist on the following pages.

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

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

  
Signature

8/23/04  
Date

Ashley JACKSON  
Print Name

ASSOCIATE PLANNER  
Title

## EVALUATION OF ENVIRONMENTAL IMPACTS

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

**A. AESTHETICS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (2020 General Plan, VIII - Open Space/ Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (2020 General Plan, VIII - Open Space/ Conservation Element; XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (2020 General Plan, VIII - Open Space/Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Create a source of substantial light or glare, which would adversely affect day or nighttime views in the area? (2020 General Plan, VIII - Open Space/Conservation Element, XII - Community Design Element; FEIR 88-3, 4.12 - Aesthetic Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- 1-3. The project site is flat and surrounded by urbanized uses. The City of Oxnard 2020 General Plan does not designate the project site or surroundings as a scenic resource. Roadways, including Fifth Street, Patterson Road and Victoria Road are designated as scenic highways as documented in the City's General Plan. Although development of the site would be noticeable along these roadways, all aspects of the project design are subject to review by the Development Advisory Committee (DAC). This committee has been established by the City of Oxnard to review proposed development with the City to ensure compliance with applicable City development standards, code, and regulations. As the site vicinity is developed, introduction of the proposed project would be visually consistent with the surrounding urban uses and would not have a significant effect on any scenic vista or resources. **Therefore, no adverse visual impacts are expected to result from the proposed development.**
4. The proposed project would convert vacant land to urbanized use. It should be noted that the site is surrounded by similarly developed uses. Additionally, as mentioned above, all project design plans would be subject to review by the City's DAC. Consequently, development of the project would not introduce a substantial new source of light or glare that would be greater than light and glare sources that presently exists. **Therefore, with the inclusion of standard conditions of approval, the impacts to aesthetics are expected to be less than significant.**

Mitigation: No mitigation measures are required or proposed

**B. AGRICULTURAL RESOURCES\***

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.7 - Agricultural Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

1-3. According to the California Soil Conservation Divisions of Farmland & Open Space Resources (1970), soil on the project site is considered prime. No portion of the site is subject to a Williamson Act Contract. Although the site will convert vacant land regarded as prime agricultural soils, the City's 2020 General Plan designates the subject site for urban use, and the property is within the City's Urban Restriction Boundary, so converse of the property to developed uses would not result in development pressure on other agricultural land located within the City's planning sphere. **Therefore, no impacts to agricultural resources are anticipated.**

Mitigation: No mitigation measures are required or proposed

**C. AIR QUALITY\***

Would the project:

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

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

Discussion:

1-4. The subject site is not considered to be in conflict with the Air Quality Management Plan. Nor is the project likely to create any objectionable odors.



*Short-term impacts:* Short-term impacts to air quality will likely result from grading and other construction activities associated with the project, such as earth-moving and heavy equipment vehicle operations. According to the Ventura County Air Pollution Control District (APCD), any combustion equipment onsite, which is rated at 50 horsepower or greater, must have either an APCD Permit to Operate (PTO), or be registered with the California Air Resources Board's (CARB) Portable Equipment Registration Program (PERP). Examples of such equipment include portable electrical generators and portable air compressors. The applicant is responsible for contacting APCD to verify compliance with any APCD permitting needs. The proposed project could potentially expose construction workers to pollutants and excessive amounts of airborne matter. Standard conditions of project approval, as recommended by the PACD, will be included to minimize such emissions and maximize dust suppression onsite. **With the inclusion of mitigation measures, impacts to short-term air quality would be reduced to less than significant.**

*Long-term impacts:* Anticipated long-term impacts of the proposed project will be attributed by the increase traffic associated with 41 new single-family dwelling-units in this area. The City's adopted threshold for Reactive Organic Compound (ROC) and Nitroen Oxide (NOX) emissions is 25 pounds per day (ppd). Project-specific emissions have been calculated using the URBEMIS 2002 computer modeling program it is determined that the proposed residential project does not exceed the significance threshold of 25 ppd. No "buy-down" of emissions is required for this project. **Therefore, no adverse impacts associated with long-term effects on air quality are anticipated as a result of this project.**

5. The project proposes residential uses rather than industrial or manufacturing where objectionable odors are likely to occur. Typical odors generated by the project would be those associated with cooking activities. **Therefore, No adverse impacts associated with objectionable odors are expected.**

Mitigation: The following mitigation measures shall apply:

- C-1 Developer shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such times as new emission control devices or operational modifications are found to be effective, Developer shall immediately implement such devices or operational modifications on all construction equipment.
- C-2 During smog season (may through October), developer shall lengthen the construction period so as to minimize the number of vehicles and equipment operating at the same time.
- C-3 At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
- C-4 During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities.
- C-5 During construction, Developer shall control dust by the following activities:
- All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code 23114, with special attention to Sections 23114 (b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

- All graded and excavated material, exposed soils area, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

C-6 During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

C-7 During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.

C-8 Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways.

Monitoring: Planning staff will verify that all dust control measures (C1 through C-8) are included on the grading plans. The Building Official, or designee, will monitor all applicable measures in the field until construction is completed.

Result After Mitigation: Upon implementation of the above mitigation measures, the project will not result in any residual significant adverse effects on the environment related to air quality issues.

**D. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**D. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (2020 General Plan, VIII - Open Space/ Conservation Element; FEIR 88-3, 4.10 - Biological Resources; and Local Coastal Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-6 The City of Oxnard’s 2020 General Plan and 2020 General Plan EIR do not identify any species of plants or animals which are considered to be endangered, threatened, or sensitive on or adjacent to the subject property. Additionally, no wildlife corridors have been identified in the area. With regards to vegetation communities, the City of Oxnard’s General Plan identifies three types of habitat that are considered significant and include: Riparian, Dunes Habitat, and Wetlands. These habitats exist on or near the Pacific Ocean or the Santa Clara River, and are not present on or in the vicinity of the subject property. **Therefore, no adverse impacts to biological resources are expected.**

Mitigation: No mitigation measures are required or proposed

**E. CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.12 - Aesthetic Resources)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Disturb any human remains, including those interred outside of formal cemeteries? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.11 - Cultural Resources)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

1-4 The property is disturbed from previously agricultural activity. Neither the City of Oxnard 2020 General Plan nor the 2020 General Plan FEIR identify any cultural or historic resources on the subject property; however, the City lies entirely on the Oxnard Plain and is part of the California cultural area. Although recent nearby development has not revealed any cultural resources in the immediate vicinity, the nature of previously recorded and discovered archaeological and ethnographic resources in the area and the expressed concerns of the Native American community for the entire City warrant onsite monitoring during grading activities in the event an unexpected find occurs. Should cultural resources be unearthed during construction activities, they would be subject to proper procedures that will minimize the risk of destruction, as well as protect and preserve the cultural integrity of the resource. **With the inclusion of the mitigation measures, potential impacts to cultural resources will be less than significant.**

Mitigation: The following mitigation measures shall apply:

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

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

E-2 Developer shall contract with a Native American monitor to be present during any subsurface grading, trenching or other construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing their activities and findings. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permits.

Monitoring: Planning Staff will review the Native American monitoring contract prior to issuance of any building permits. Planning staff will ensure the monitoring reports are received prior to Planning Division inspection for final building permit sign-off. Development Services staff will monitor onsite construction activities, as necessary. .

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

**F. GEOLOGY AND SOILS**

Would the project:

1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? Refer to Division of Mines and Geology Special Pub. 42. (2020 General Plan, IX-Safety Element; FEIR 88-3, 4.8 - Earth Resources)
  - b. Strong seismic ground shaking? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)
  - c. Seismic-related ground failure, including liquefaction? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)
  - d. Landslides? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)

Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**F. GEOLOGY AND SOILS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Result in substantial soil erosion, or the loss of topsoil? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (2020 General Plan, IX - Safety Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

1-4 The City, as with other jurisdictions in California, lies in a seismically active region. There are two seismic faults north and east of the site. Given the proximity of the site to these faults the site is susceptible to several types of earthquake-related risks. Through the implementation of standard construction techniques, adherence to the Uniform Building Code (UBC) potential impacts associated with seismically induced activities would be considered less than significant. The City's Development Services Division plan check process requires the submittal and approval of a soils, geologic and structural evaluation report prepared by a registered soils engineer and/or structural engineer for all new development.

According to the 2020 General Plan, the City of Oxnard is located in an area with high seismic ground shaking potential. The subject site is located in an area that has been identified as having a moderate to low potential for liquefaction (Figure IX-2). **With the inclusion of the mitigation measure, impacts to geology would be reduced to less than significant.**

Mitigation:

F-1 Developer shall submit a site-specific soils investigation, which shall be prepared by a licensed geotechnical engineer. At a minimum, such study shall include liquefaction and compressible soil characteristics on the subject site, and shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of said report shall be incorporated in the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits.

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

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

**G. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? (2020 General Plan, IX - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Create a significant hazard to the public or the environment through reasonably foreseeable up-set and accident conditions involving the release of hazardous materials into the environment? (2020 General Plan, IX - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (2020 General Plan, IX - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (2020 General Plan, IX - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (2020 General Plan, IX - Safety Element)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (2020 General Plan, IX - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (2020 General Plan, IX - Safety Element; City of Oxnard Emergency Preparedness Plan and Response Manual)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (2020 General Plan, IX - Safety Element)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1-4 The proposed project will create residential uses that do not transport or emit toxic chemicals or vapors. **Therefore, the risk associated with emissions or handling of hazardous materials is considered to be less than significant.**
- 5-6. The project site is located within the Oxnard Airport Sphere of Interest as determined by the General Plan. Since over 90% of all aircraft approaches to the Oxnard Airport are in an east to west direction over the City of Oxnard the project site is not located within most landing patterns. However, Section 36-5.4.0 of the City Code requires the preparation of an airport hazard risk assessment for new development proposed within the airport's sphere of influence. The Airport Land Use Commission and Oxnard Airport Authority reviewed the project and found it to be consistent with the airport land use plan, provisions of Federal Aviation Administration (FAA) Federal Aviation Regulations (FAR) Part 77 (obstruction clearance), provisions of FAR Part 150 (land use compatibility), the airport comprehensive land use plan (CLUP) and the airport master plan. The project is technically and legally compliant with the minimum standards relation to development in the vicinity of an airport. **Therefore, with the inclusion of the mitigation measures the impact would be reduced to less than significant.**
7. According the General Plan, W. Fifth Street is considered an evacuation route. The project is providing an access point off of W Fifth Street which will allow for ease of access for residents to evacuation routes as well as continuing Dunkirk Drive from the east to the west which will allow residents to access Patterson Road which leads south to Channel Islands, an additional evacuation route. In addition, the project applicant will make improvements including the introduction of additional traffic lands along this roadway to ensure smooth traffic flow. **Therefore, no significant impact is anticipated.**
8. Development of the property would not result in an increased wildfire risk. Site development would convert vacant land to an urban use. The site itself is located adjacent to a existing development and is not located in an area containing flammable brush, grass, or trees. **Therefore, no significant impact is anticipated.**

Mitigation:

- G-1 Developer shall submit plans the Development Services Division the clearly indicated that home constructed along the northern residential boundary shall be no closer than 400 feet from the centerline of proposed widened W. Fifth Street.
- G-2 Prior to issuance of building permits the developer shall file a form 7460, "Notice of Proposed Construction: with the Federal Aviation Administration (FAA), a provide a copy to the Planning Division, that enables the FAA to review the development for any hazards to airport /aviation operations.

Monitoring: Planning staff will verify the plans submitted clearly show a 400' buffer from the centerline of W. Fifth Street. Planning staff shall review form 7460 prior to issuance of building permits.

Result After Mitigation: Upon implementation of the above mitigation measures, the project will not result in any residual significant adverse effects on the environment related to hazards and hazardous material issues.



**H. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements? (2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/Conservation Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/Conservation Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? (2020 General Plan, VIB - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in substantial erosion or siltation on- or off-site? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**H. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
6. Otherwise substantially degrade water quality? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Inundation by seiche, tsunami, or mudflow? (2020 General Plan, VII - Public Facilities Element, VIII - Open Space/Conservation Element, IX - Safety Element; FEIR 88-3, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-3,5,6. The project will replace vacant land with residential units creating less impervious surfaces. There are no surface water bodies or wetlands in the project vicinity which could be affected by the propose development. However, existing absorption rates, drainage patters, and runoff rates of the subject site are surrounding areas will be affected by the proposed project. In addition, development of the subject site with 41 residential units will place an increased demand on the City’s water resources.

The project does not utilize or store hazardous materials as part of operational activity, so water quality impacts associated with project operation would be limited to those associated with motor vehicles and landscape maintenance. The primary source of contaminants would be oil, grease and particulates emitted by motor vehicles.

The project is subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) permit during both construction and operation. The applicant is required to comply with the permit requirements through incorporation of design features and use of best management practices (BMPs) appropriate and applicable to the project. The City of Oxnard will review all proposed project plans for compliance with NPDES requirements as part of the project review and approval process. The developer, as part of the development to the east, installed a stormdrain for this project. Based on the above, no impacts are anticipated with regard to water quality. **Therefore, no adverse impacts are expected of these risks.**

- 4. The project site is flat and surrounded by urban uses. No river or stream occurs in the project vicinity, so site development would not alter the course of such a waterway. **Therefore, no adverse impacts are expected of this risk.**
- 7-10. According to the 2020 General Plan, the project is not located in the 100-year flood zone or areas subject to tsunami or seiche areas. **Therefore, no adverse impacts are expected of these risks.**

Mitigation: No mitigation measures required or proposed.

**I. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Physically divide an established community? (2020 General Plan, V - Land Use Element; FEIR 88-3, 4.1 - Land Use)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (2020 General Plan; City adopted Specific Plans; Local Coastal Program; and Zoning Ordinance; FEIR 88-3, 4.1 - Land Use)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Conflict with any applicable habitat conservation plan or natural community conservation plan? (2020 General Plan, VIII - Open Space/Conservation Element; FEIR 88-3, 4.1 - Land Use)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1.3. The project site is located adjacent to existing residential uses and is not the subject of a habitat conservation plan or program. The project itself represents residential development that would round out the boundary of the established residential community of Sea View Estates. **Therefore, the project would not physically divide an established community nor effect any habitat conservation planning and no significant impact is anticipated.**

2. California State Law (Government Code Section 65300) requires that each city prepare and adopt a comprehensive, long-term general plan for its future development. The general plan must contain seven elements, including land use, circulation, housing, conservation, open space, noise, and safety. In addition to these, state law permits cities to include optional elements in their general plans, thereby providing local governments with the flexibility to address the specific needs and unique character of their jurisdictions. The role of the general plan is to act as a “constitution” for development, the foundation upon which all land use decisions are based. It expresses community development goals and embodies public policies for the community.

As proposed, the project requires a General Plan Amendment to change the existing designations from Business Research Park (BRP) to Low Density Residential and General Commercial. The applicant is also requesting a zone change from Business Research Park to Single Family Residential, Planned Development/Planned Residential Group (R-1-PD) on a portion of the site. The northern +/- 7 acres will be zoned general commercial planned development (C2-PD).

The City of Oxnard has reviewed the proposed tract map against City Development and design guidelines which regulated permitted uses, development density, building heights, site and building design, transportation demand and neighborhood protections. The requested zone change and general plan amendment would allow for more compatible land uses with the existing and proposed residential to the east, south, and west of the project site. In addition the developer is relocating an easement from the southern boundary of the project site to the northern boundary of the proposed residential to create a buffer between the proposed residential and commercial. **Therefore, impacts to land use and planning do not require mitigation.**

Mitigation: No mitigation measures are required or proposed.

**J. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (2020 General Plan, V - Land Use Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (2020 General Plan, V - Land Use Element; FEIR 88-3, 4.8 - Earth Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1,2. Aggregate (sand, gravel, and crushed rock) resources are located in several geographic within Ventura County. In the western Ventura County area, aggregate resources are almost exclusively located adjacent to, and in the Santa Clara River. In addition, there are aggregate resources present in the hills northwest of Moorpark and in the hills to the north and south of Simi Valley. The project site is located south of these mineral deposits on soil designated MRZ-1 or MRZ-4. Neither of these zones are identified as containing prime aggregate resources and as a result of development, the proposed project would not impact potential or active mineral resources.<sup>1</sup> According to the Resources Appendix of the Ventura County General Plan, theoretically, there are adequate supplies of aggregate in the areas presently being mined, to meet the total projected demand of that mineral in the entire county through the year 2030.<sup>2</sup>

Development of the subject site would increase the rate of consumption of fuel and other energy sources. During construction, energy resources would be necessary for onsite building activities, equipment operations, and transport vehicles bringing supplies to the site and hauling waste and debris offsite. After construction, necessary energy resources might include gasoline for project vehicle trips, natural gas for heating and cooling, and electrical services for lighting. The proposal does not create any unique demand on the resources described above. **Therefore, no impacts on natural and mineral resources are expected**

Mitigation: No mitigation measures are required or proposed

**K. NOISE**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1 Final Environmental Impact Report, City of Oxnard 2020 General Plan, Figure 4.8-5 June 1990.  
 2 Ventura County General Plan, Resources Appendix, page 37, May 1988.

**K. NOISE**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? (2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (2020 General Plan, X - Noise Element; FEIR 88-3, 4.4 - Noise; Oxnard Sound Regulations - Sections 19-60.1 through 19-60.15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1-4, 6. The existing noise environment is characterized by urban noise sources, such as commuter traffic, domestic noises and office and light industrial operations. Development of 41 single-family residences onsite will increase the existing ambient noise levels. Although short-term noise generated by construction activities will occur, these levels are anticipated to be adverse but not significant. The City Ordinance limits construction activities to between the 7:00 am and 7:00 pm. **Therefore, significant impacts relating to these risks are not anticipated.**
5. The project site is just south of the Oxnard Airport. With respect to airport compatibility the project site is located outside of the 65 dB9A) CNEL aircraft noise contour. Thus the proposed residential development would not expose future occupants to significant noise levels associated with airport operations. In addition the project site is within the helicopter over flight area which would generate an instantaneous sound level that could represent a temporary annoyance to future occupants. However, the number of fly-over events is too infrequent to influence the 24-hour time weighted CNEL contours for airport operations, so the project is considered compatible with State and City General Plan noise criteria. **Therefore, with the inclusion of the following mitigation, impact associated with airport noise would be reduced to less than significant.**

**Mitigation:**

K-1 The applicant shall provide such notice to potential homebuyers disclosing the presence of the Oxnard Airport and a helicopter flight path along W. Fifth Street. The applicant shall provide such notice to each homebuyer and obtain signatures acknowledging the presence of the Oxnard Airport and a helicopter flight path along W. Fifth Street.

**Monitoring:** Planning staff shall have on file a copy of the disclosure prior to issuance of a Temporary Use Permit application.

**Result After Mitigation:** Upon implementation of the above mitigation measure, the project will not result in any residual significant adverse effects related to the noise levels at the project site.

**L. POPULATION AND HOUSING**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through an extension of roads or other infrastructure)? (2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (2020 General Plan, IV - Growth Management Element, V - Land Use Element, Revised 2000-2005 Housing Element, FEIR 88-3, 4.2 - Population, Housing and Employment, 5.0 - Growth-Inducing Impacts)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-3. The project site is currently vacant, consequently development of the project site would not remove existing homes, nor displace people. The proposed project would, however, result in the development of 41 additional single-family homes and two commercial lots totaling +/- 7 acres. Based on a person per household figure of 3.9 (pursuant the 2002 Department of Finance) the proposed project could result in a potential population growth of approximately 160 people. The new housing units are expected to add to the City's housing stock and shall be in accordance with the City's affordable housing requirements. The anticipated population growth has been analyzed as part of the EIR for the 2020 General Plan and is considered to be consistent with the City's General Plan. **Therefore, impacts to population growth and housing displacement are considered to be less than significant.**

Mitigation: No mitigation measures are required or proposed.

**M. PUBLIC SERVICES\***

Would the project result in substantial adverse physical impacts to the following:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Fire protection? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Schools? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Parks? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.13 - Public Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Discussion:

1 The project will include adequate fire hydrants, vehicular and pedestrian access, signage, addressable smoke detectors and all requirements of the Uniform Fire Code in order to minimize any potential impacts on Fire services. In addition, standard Fire Department conditions will be incorporated into the proposed project. **With the inclusion of standard Fire Department conditions, impact on fire services is considered to be less than significant.**



- 2 According to the 2020 General Plan, the current staffing ration of officers to population should be maintained to provided adequate police services as the City's population increases. The Cit will monitor the need for additional public facilities and/or personnel as part of the Five-Year Development Plan. Through this action, the City would ensure that police services are available to serve the proposed project and cumulative development. The increase in tax base generated by the project and cumulative projects would help fund the project's share of necessary police service expansion within the City. In addition the project must incorporate any Police Department design requirements (such as those pertaining to site access, site security, lighting, etc.) which will reduce demands for police protections service to the site and which will help ensure adequate public safety. **Therefore, impact on police services is considered to be less than significant.**
  
- 3 According to the 2020 General Plan, the proposed residential development will adversely impact existing schools. The Oxnard Elementary School District and the Oxnard Union High School District provide public education in the vicinity of the project. Occupancy of the 41 homes would generate additional students that would ultimately attend school in the two school districts. There is a proposal for the development of a new elementary school just northeast of the project site, which could help alleviate the impact on existing schools, however the proposed school is not yet approved. Prior to issuance of a building permit, the applicant will be required to pay the required school impact fee per unit in order to mitigate this impact. **With the inclusion of the required fees, impacts to schools are considered to be less than significant.**
  
- 4 There are no parks sites proposed in this development, however a park site is being development to the northeast at part of the build out of the 200 single family homes to the east of this project. Prior to issuance of building permits, the applicant will be required to pay the required Quimby fee per unit in order to mitigate this impact. **With the inclusion of the required fees, impacts to parks are considered to be less tan significant.**
  
- 5 The proposed project is part of the Calleguas Municipal Water District. The proposed project would contribute to the general wear and tear of various public facilities, including roadways, storm drainage system, and water and wastewater infrastructure. In order to address the project's share of wear and tear caused by the proposed project, the City requires developers of new projects to pay the following development fees: Planned Traffic Circulation System Facilities Fees (Traffic Impact); Planned water Facilities Fee; Planned Wastewater Facilities Fee; Planned Drainage Facilities Fee; and Growth Requirement Capital Fee. The existing Central Library and community center facilities will be sufficient to meet the future needs of the City as identified in the 2020 General Plan. **Therefore, impacts to other public facilities are considered to be less than significant.**

Mitigation: No mitigation measures are required or proposed.

**N. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (2020 General Plan, XIII - Parks and Recreation Element; FEIR 88-3, 4.12 - Aesthetic Resources, 4.13 - Parks and Recreation Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (2020 General Plan, XIII - Parks and Recreation Element; FEIR 88-3, 4.12 - Aesthetic Resources, 4.13 - Parks and Recreation Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

1-2. The project site is currently vacant, therefore development of the project site would increase the resident population of the City and the associated demand for recreational opportunities. The developer is required to pay a Quimby fee to reduce the impacts associated with the proposed development prior to issuance of building permits. **Therefore, no adverse impacts to recreation facilities are expected.**

Mitigation: No mitigation measures are required or proposed.

**O. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? (2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**O. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
3. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 – Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Result in inadequate emergency access? (2020 General Plan, VI - Circulation Element; FEIR 88-3, 4.3 - Transportation/Circulation)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Result in inadequate parking capacity? (Zone Ordinance - Parking Regulations and Parking Lot Design Standards)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Bicycle Facilities Master Plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- 1-3. The residential project is anticipated to generate 456 total trips per day. Although the 2020 General Plan designated this site for Business and Research Park use, the proposed use, residential, generates a lower trip per day average than Business and Research or Commercial uses, therefore the 456 trips are considered to be insignificant compared with the amount of daily traffic already in this area or that which would be generated with Business and Research Park use. To address potential cumulative traffic impacts, the City of Oxnard and the County of Ventura have an agreement pertaining to cumulative traffic fees in which applicants are required to pay applicable City and County traffic fees at time of permit issuance. This is a standard condition of approval and will be included as part of the approval of this project. **Therefore, impacts to traffic levels are anticipated to be less than significant.**
- 4-5. The Development Advisory Committee (DAC), which contains representatives from a variety of City Departments including Public Works, Planning, Police, Fire, Traffic, and Parks reviewed this project for consistency with City codes and development standards. As part of the DAC review potential inadequate emergency access issues were resolved. The project includes a special condition from the Fire Department not allowing further development to the north of the proposed cul-d-sacs is access to be provided off the proposed cul-d-sacs. **Therefore, impacts to emergency access will be reduced to less than significant.**

6. The proposed project includes parking that meets the requirements by City Code. For each dwelling unit, a two-car garage (minimum interior clear dimensions 20' X 20') is required. Additional parking, such as for visitors, should be available on each individual driveway. As proposed, the development complies with the City's requirements for on-site parking. **Therefore, no impacts related to inadequate parking are anticipated.**
  
7. The project site is served by the South Coast Area Transit (SCAT) along W. Fifth. As part of this proposal the developer will provide pedestrian connection to access the existing transit stops. In addition the developer is dedicating land to the city for the widening and subsequent improvements along W. Fifth Street which will create bike lanes and sidewalks. The proposed project will not conflict with any policies supporting alternative transportation. Nor will the project create impacts to rail, waterborne or air traffic. **Therefore, no impacts to alternative transportation are anticipated.**

Mitigation: No mitigation measures are required or proposed.

**P. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**P. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
5. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Comply with federal, state, and local statutes and regulations related to solid waste? (2020 General Plan, VII - Public Facilities Element; FEIR 88-3, 4.6 - Public Utilities, 4.9 - Water Resources)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- 1-5 The project will create additional demand on existing utilities and service systems. As stated previously, in Section H, the developer, as part of the development to the east, installed a stormdrain for this project. Water service to this area is currently provided by Calleguas Municipal Water District (CMWD). **Therefore, no adverse impacts to water service are expected.**
- 6-7. Standard conditions of approval will involve compliance with the City's recycling requirements, which will address the landfill and solid waste concerns. **Therefore, impacts to utilities and public services are expected to be less than significant.**

Mitigation: No mitigation measures are required or proposed.

**Q. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
2. Does the project have impacts that are individually limited, but cumulatively considerable ( <i>"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects</i> )?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

**SUMMARY OF MITIGATION MEASURES  
 INCORPORATED INTO THE PROJECT**

Air Quality

- C-1 Developer shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, Developer shall immediately implement such devices or operational modifications on all construction equipment.
- C-2 During smog season (May through October), Developer shall lengthen the construction period so as to minimize the number of vehicles and equipment operating at the same time.
- C-3 At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
- C-4 During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities.
- C-5 During construction, Developer shall control dust by the following activities:
  - All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

- All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
- C-6 During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
- C-7 During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
- C-8 Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways.

Cultural Resources

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

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

- E-2 Developer shall contract with a Native American monitor to be present during any subsurface grading, trenching or other construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing their activities and findings. A copy of the contract for these services shall be submitted to the Planning and Environmental Services Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permits.

Geology and Soils

- F-1 Developer shall submit a site-specific soils investigation, which shall be prepared by a licensed geotechnical engineer. At a minimum, such study shall include liquefaction and compressible soil characteristics on the subject site, and shall identify any necessary construction techniques or other mitigation measures to prevent significant liquefaction/compressible soils impacts upon the proposed project. All recommendations of said report shall be incorporated in the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits.

Noise

K-1 The applicant shall provide such notice to potential homebuyers disclosing the presence of the Oxnard Airport and a helicopter flight path along W. Fifth Street. The applicant shall provide such notice to each homebuyer and obtain signatures acknowledging the presence of the Oxnard Airport and a helicopter flight path along W. Fifth Street.

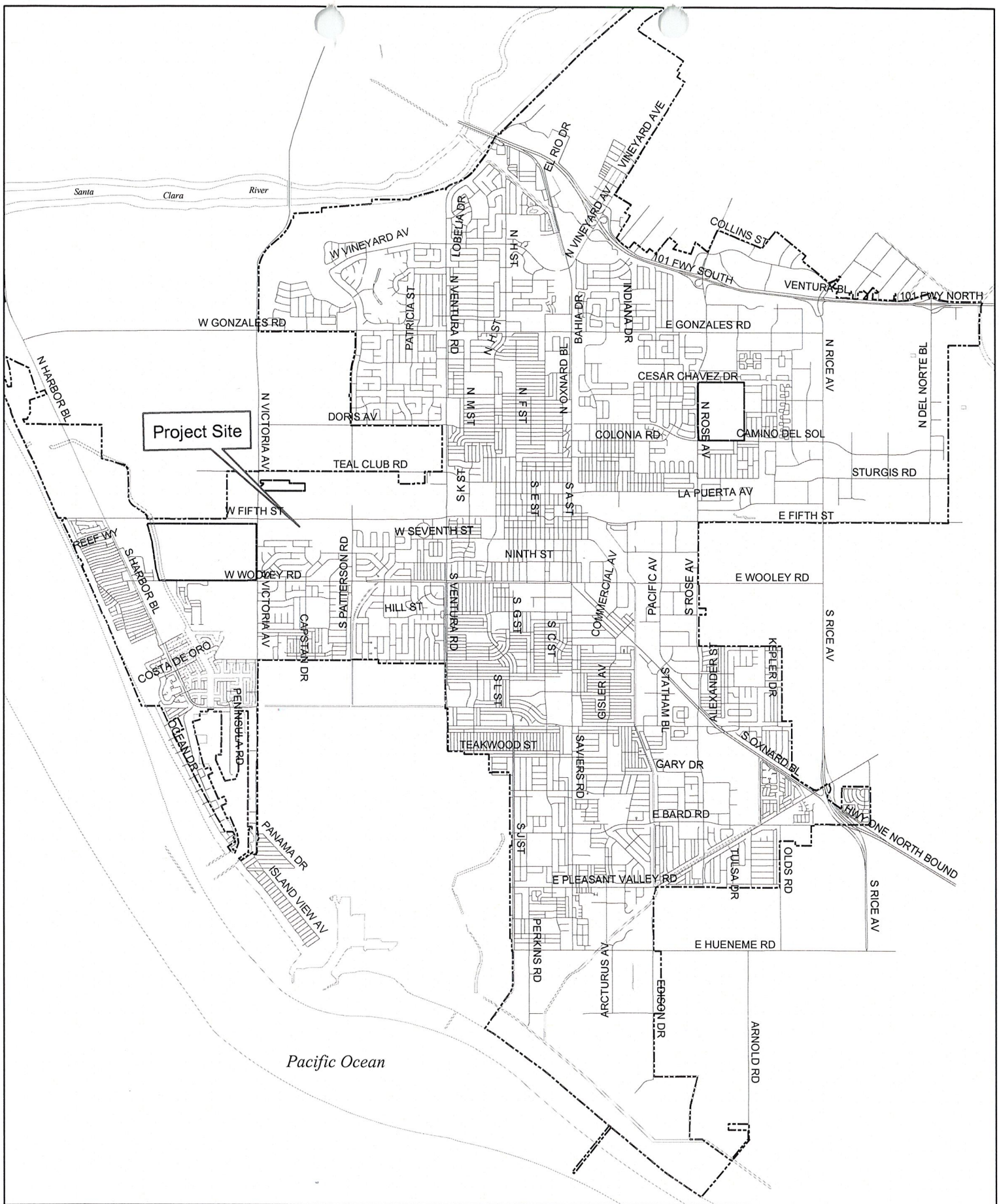
**ADDITIONAL REFERENCES**

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2. California, State of, Governor's Office, Office of Planning and Research, Office of Permit Assistance, *Hazardous Waste and Substances Sites - List Pursuant to AB 3750*, current edition.
3. California, State of, Office of Planning and Research, *California Environmental Quality Act Statutes*, Sacramento, California: January 1, 2002.
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7. City of Oxnard, Development Services Department, Planning Division, *and Zone & Land Use Maps*, current editions.
8. City of Oxnard, Fire Department, *Fire Protection Planning Guide*, January 1990.
9. Ventura County Air Pollution Control District, *Air Quality Management Plan*, current edition.
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15. City of Oxnard, Public Works Department, *Master Water Plan*, current edition.
16. California State University - Fullerton South Central Coastal Information Center, *California Historical Resources Information System*, Department of Anthropology, Fullerton, California.
17. Ventura County Airport Land Use Commission, *Oxnard Airport Master Land Use Plan*, 1990.
18. Ventura County Cultural Heritage Board, *Ventura County Historical Landmarks & Points of Interest - August 1991*, Ventura County Recreation Services.
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**Environmental Impact Reports**

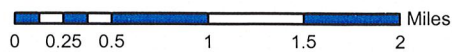
1. City of Oxnard, *FEIR for the Fifth and Patterson project (Tract 5340)*.





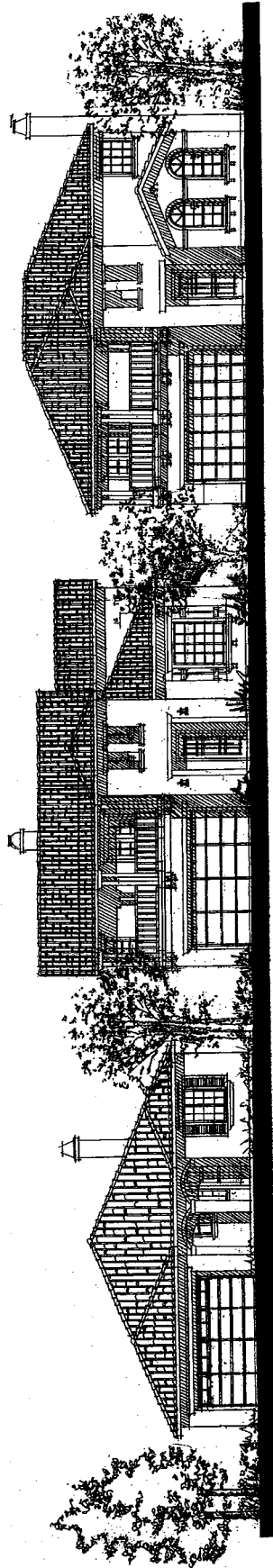
Vicinity Map

PZ 04-500-1, 04-300-1, 04-570-1, 04-620-2









PLAN 1

PLAN 2

PLAN 3

SHEET INDEX

- SHEET 1 - PLAN 1 - FLOOR PLANS
- SHEET 2 - PLAN 1 - FRONT ELEVATIONS
- SHEET 3 - PLAN 1 - SIDE & REAR ELEVATIONS
- SHEET 4 - PLAN 2 - FLOOR PLANS
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- SHEET 6 - PLAN 2 - SIDE & REAR ELEVATIONS
- SHEET 7 - PLAN 3 - FLOOR PLANS
- SHEET 8 - PLAN 3 - FRONT ELEVATIONS
- SHEET 9 - PLAN 3 - SIDE & REAR ELEVATIONS



COMMUNITY DYNAMICS

**BROOKFIELD  
HOMES**

12/29/2003

ATTACHMENT  5

PAGE 67 OF 125



**KTGY GROUP**  
ARCHITECTURAL  
DRAWING  
FLOOR PLAN  
ELEVATION  
SECTION  
PAINT SCHEDULE  
AND MORE

KTGY NO. 2003634

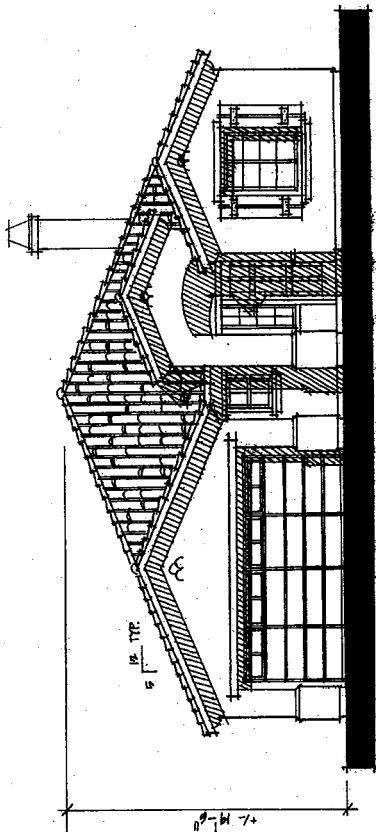
# DUNKIRK STREET

Oxnard, California

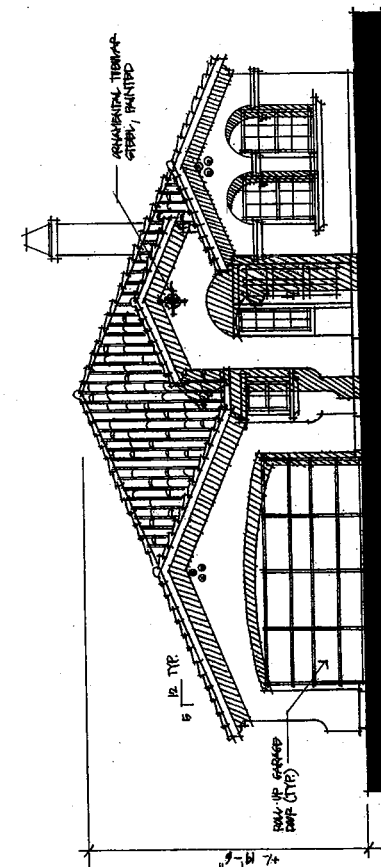


**ELEVATION LEGEND**

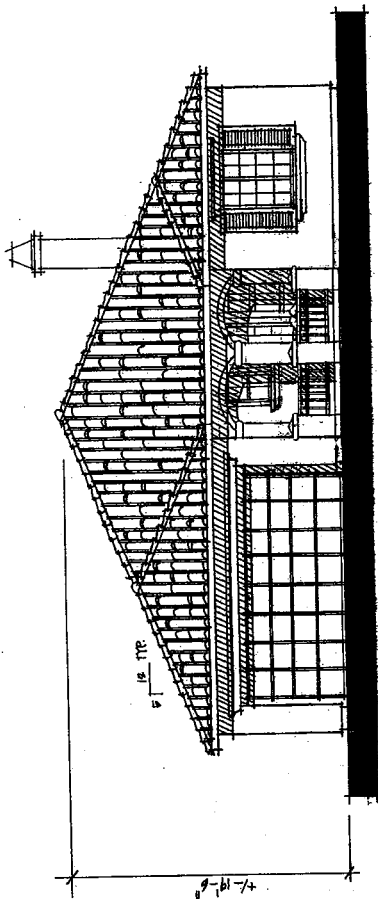
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- Wood Fascia
- Shucco Exterior
- Shucco Over Trim at Doors & Windows
- Built up Shucco Walnut Base
- Nesso Shutters
- Shucco Recess
- Roll Up Garage Doors
- Wood Posts and Wood Rail
- Painted Tubular Steel Rail
- Nesso Corbels
- Nesso Decorative Cable End Vents



ELEVATION A



ELEVATION B



ELEVATION C

PLAN ONE  
**DUNKIRK STREET**  
 Oxnard, California



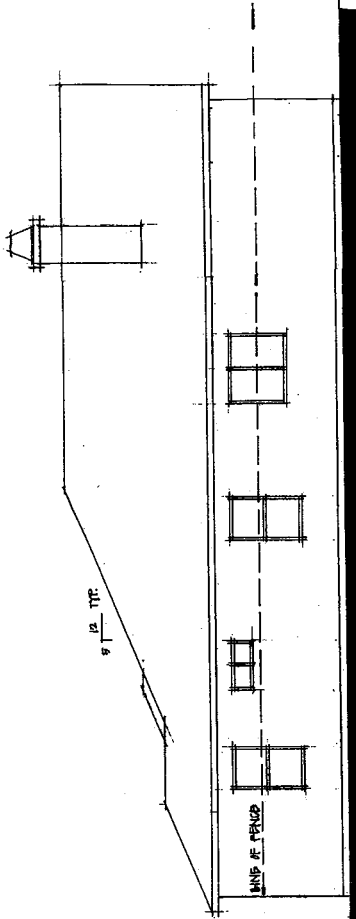
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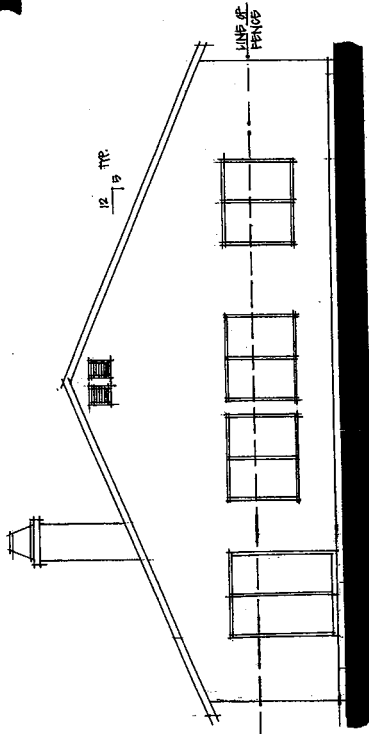
**KTGY GROUP, INC.**  
 ARCHITECTURE PLANNING  
 INTERIORS  
 1477 W. CALIFORNIA AVENUE  
 SUITE 200  
 OXNARD, CALIFORNIA 93030  
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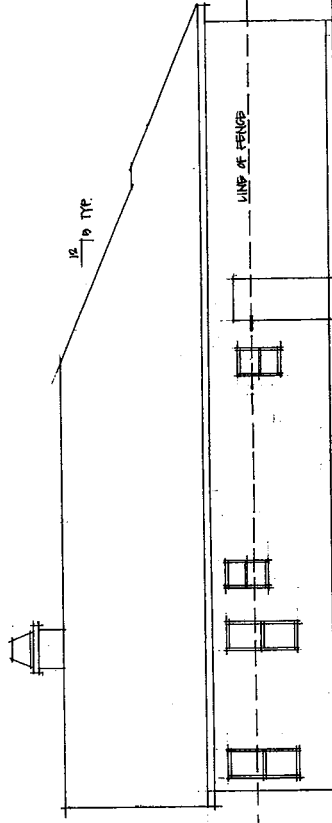
SHEET 2



RIGHT SIDE ELEVATION A



REAR ELEVATION A

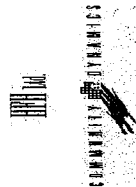


LEFT SIDE ELEVATION A

PLAN ONE

DUNKIRK STREET

Oxnard, California



12/29/2003

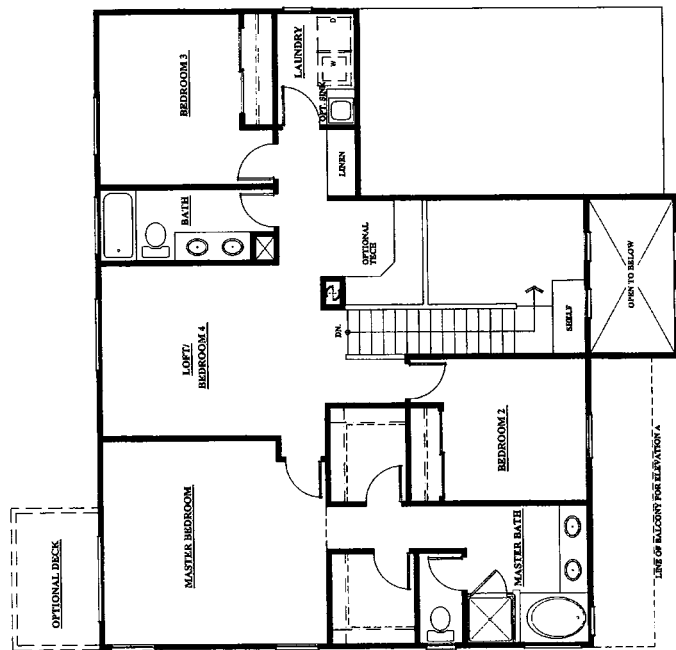


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DENVER, COLORADO 80202  
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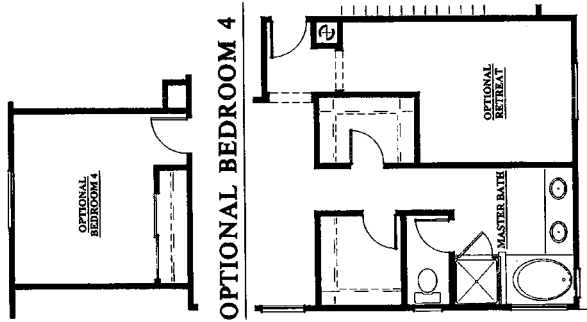
KTGY NO. 2003634

SHEET 3

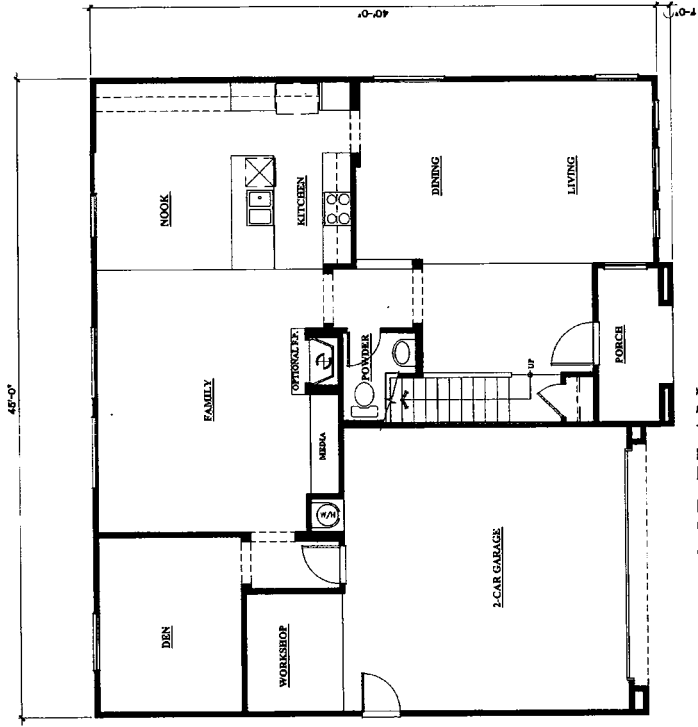




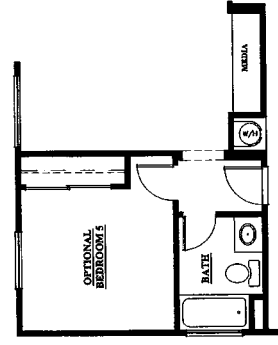
SECOND FLOOR PLAN 1198 SQ.FT.



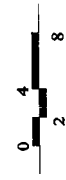
OPTIONAL RETREAT



FIRST FLOOR PLAN 1236 SQ.FT. 475 SQ.FT. GARAGE



OPT. BEDROOM 5 60 SQ.FT.



PLAN TWO 2434 SQ.FT.

DUNKIRK STREET

Oxnard, California



COMMUNITY DYNAMICS



BROOKFIELD HOMES

12/29/2003



KTGY GROUP, INC.  
ARCHITECTURE PLANNING  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
17774 CALIFORNIA AVENUE  
CHULA VISTA, CA 92015  
(619) 591-1188 FAX (619) 591-1189

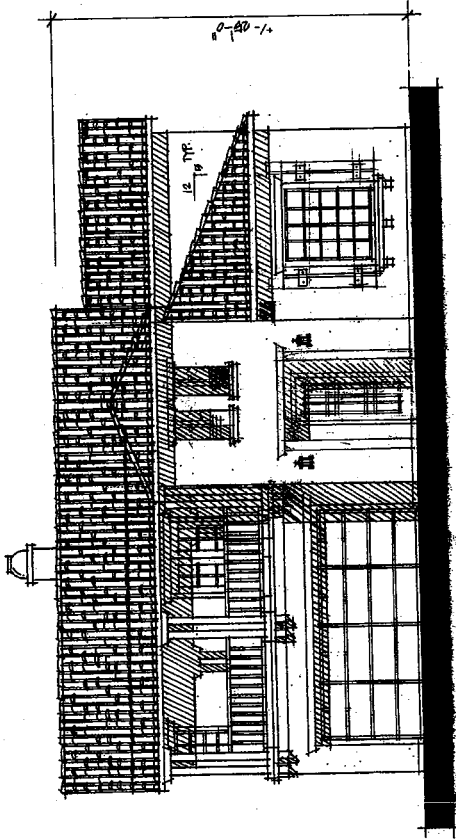
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SHEET 4

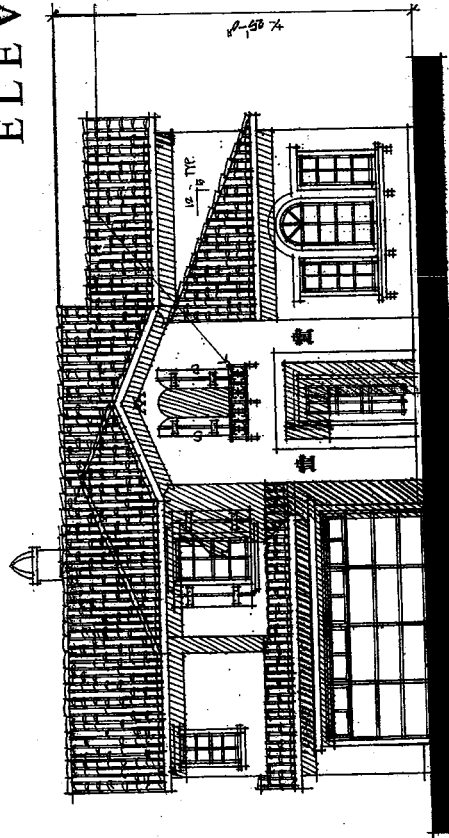


**ELEVATION LEGEND**

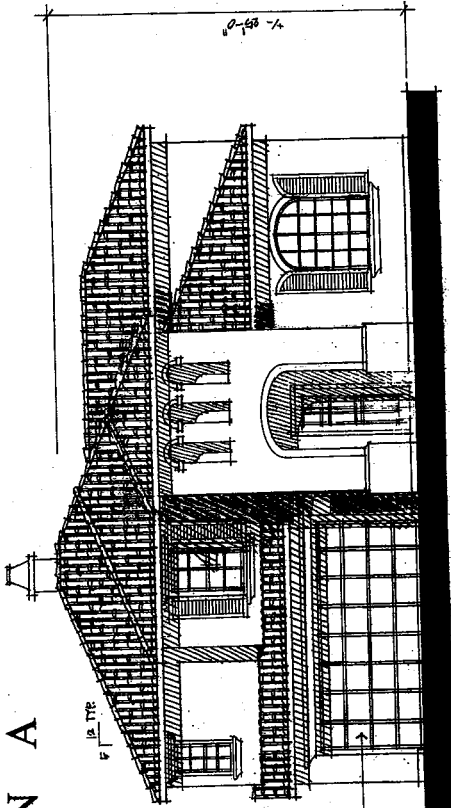
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- Wood Bead
- Shinto Bead
- Shinto Trim at Doors & Windows
- Shinto Shinto Wainscot Base
- Niseco Bead
- Niseco Bead
- Roll Up Garage Doors
- Wood Posts and Wood Rail
- Painted Tubular Steel Rail
- Niseco Corbels
- Niseco Decorative Cable End Vents



**ELEVATION A**



**ELEVATION B**



**ELEVATION C**

PLAN TWO

**DUNKIRK STREET**

Oxnard, California



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KITGY NO. 2003634

SHEET 5



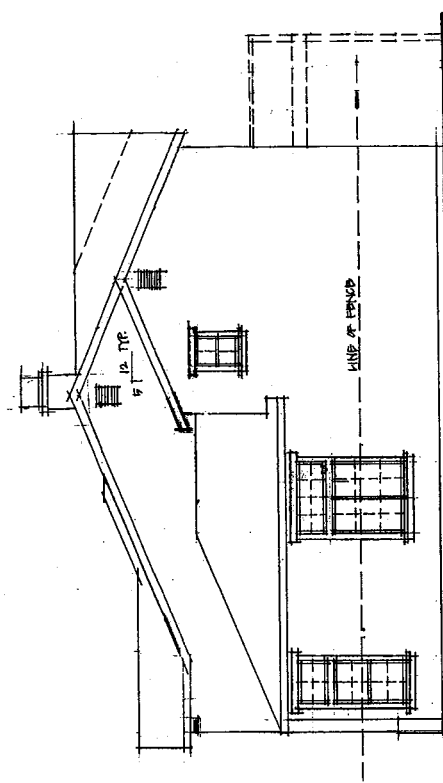
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ATTACHMENT 5

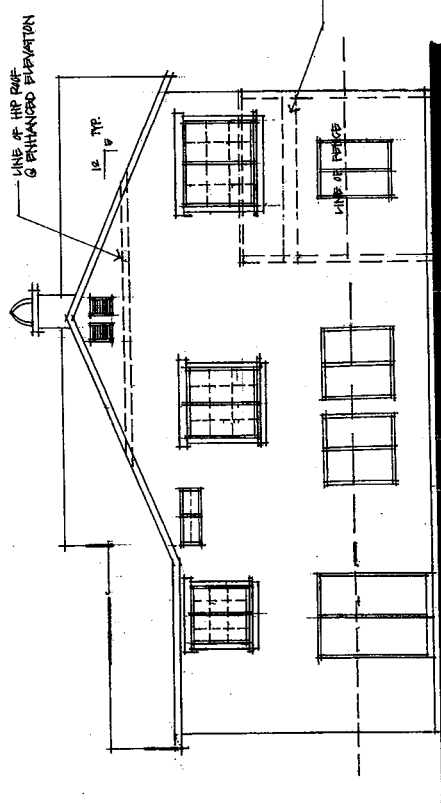
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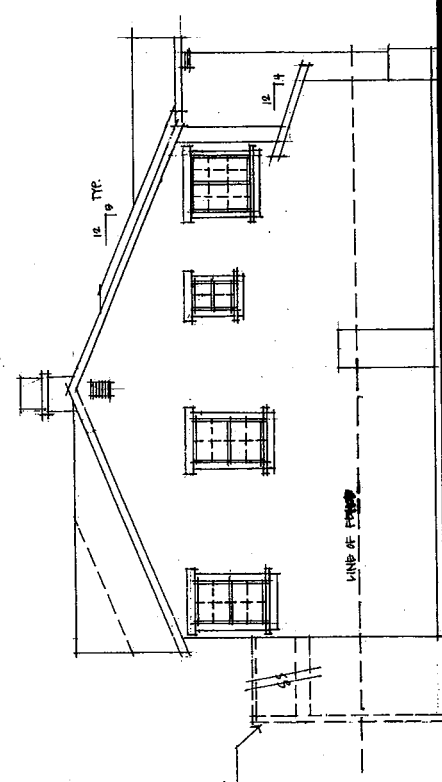
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RIGHT SIDE ELEVATION B



REAR ELEVATION B



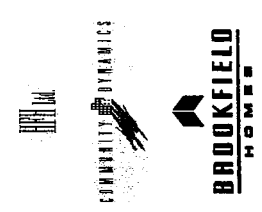
LEFT SIDE ELEVATION B

PLAN TWO

# DUNKIRK STREET

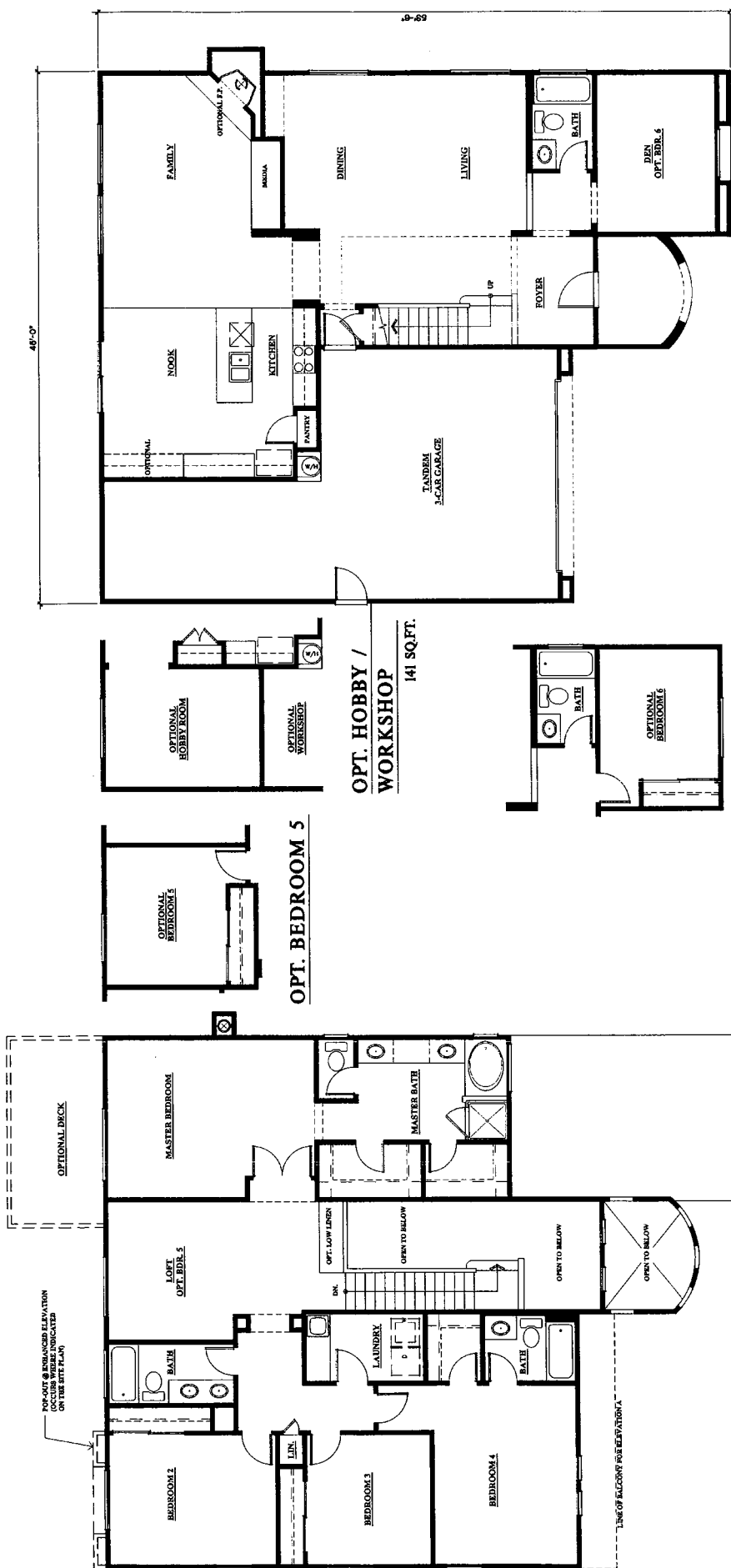
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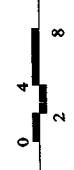
SHEET 6 □



**FIRST FLOOR PLAN**  
1339 SQ.FT.  
GARAGE 635 SQ.FT.

**OPT. HOBBY / WORKSHOP**  
141 SQ.FT.

**SECOND FLOOR PLAN**  
1532 SQ.FT.

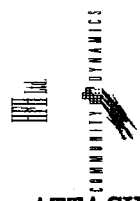


**PLAN THREE**  
2871 SQ. FT.  
**DUNKIRK STREET**  
Oxnard, California



KTGY NO. 2003634

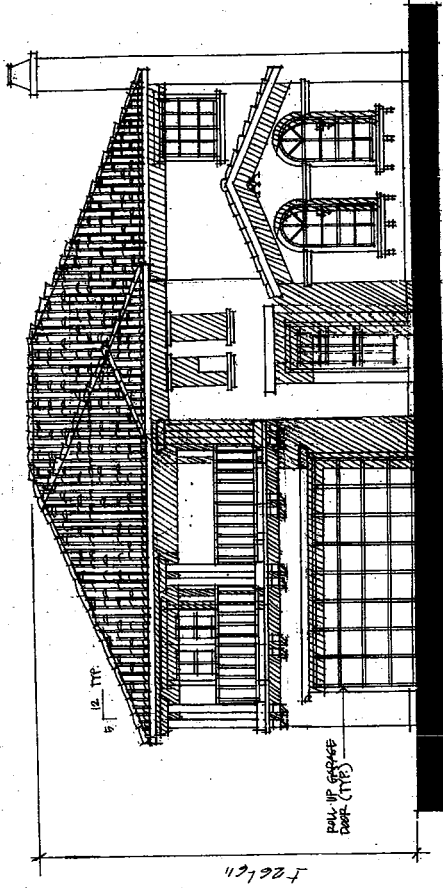
SHEET 7



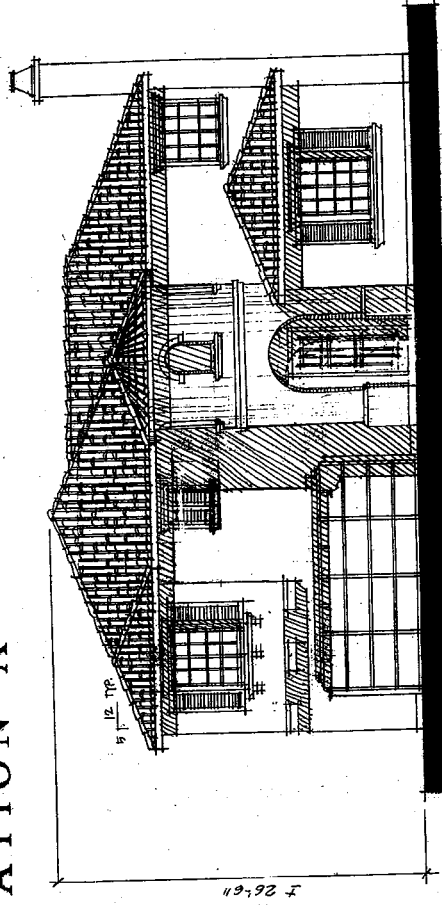
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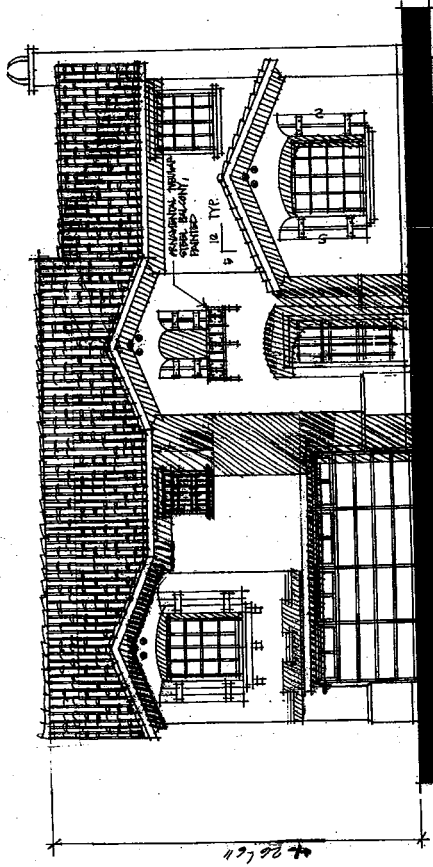
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- Wood Fascia
- Stucco Exterior
- Shuco Over Trim at Doors & Windows
- Built up Stucco W/insult Base
- Nesco Shutters
- Ball Up Garage Doors
- Ball Up Garage Doors
- Wood Posts and Wood Rail
- Painted Tubular Steel Rail
- Nesco Cornels
- Nesco Decorative Cable End Vents



**ELEVATION A**



**ELEVATION C**



**ELEVATION B**

PLAN THREE  
**DUNKIRK STREET**  
 Oxnard, California

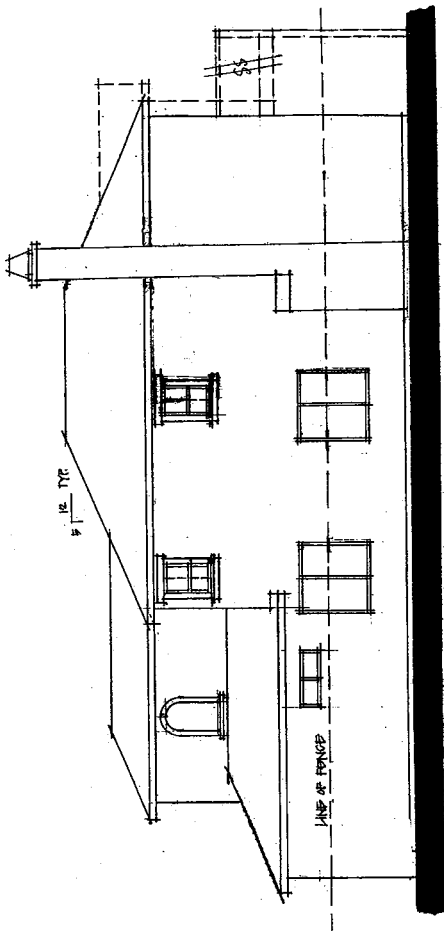


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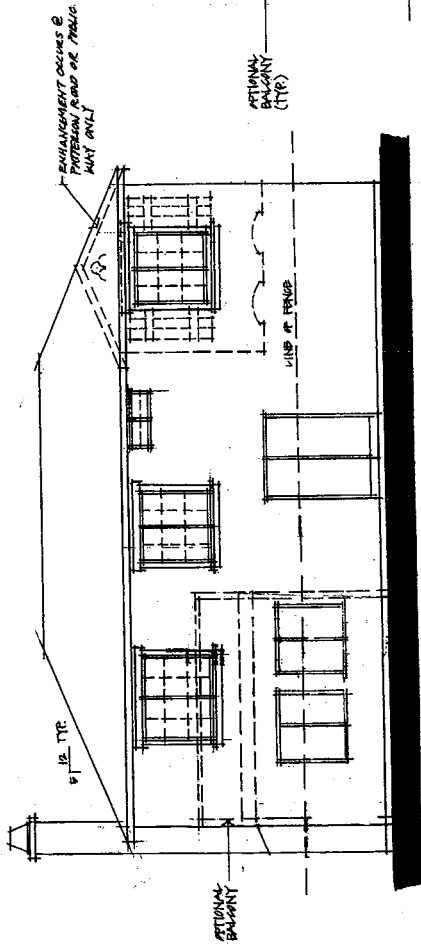
SHEET 8



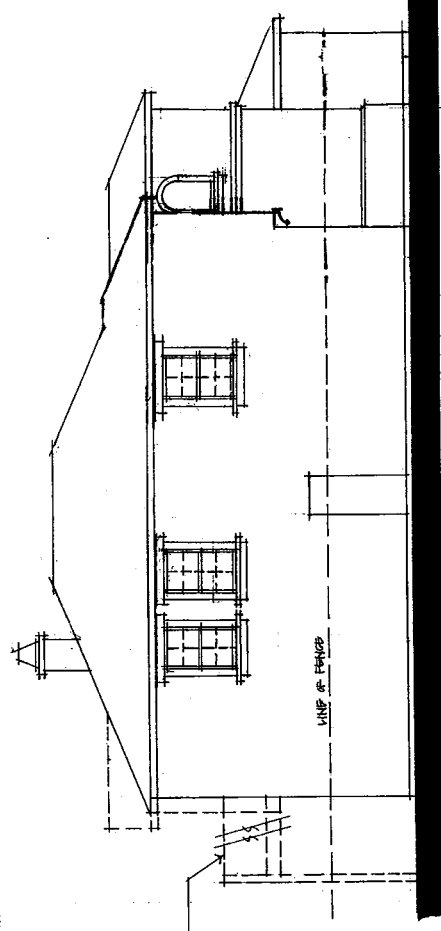
12/29/2003



RIGHT SIDE ELEVATION C



REAR ELEVATION C



LEFT SIDE ELEVATION C

PLAN THREE

DUNKIRK STREET

Oxnard, California



**KTCY GROUP, INC.**  
 ARCHITECTURE PLANNING  
 12711 S. GULFPORT AVE. SUITE 100  
 OXNARD, CALIFORNIA 93035  
 TEL: (805) 325-1111 FAX: (805) 325-1111

KTCY NO. 2003634

SHEET 9



COMMUNITY DEVELOPMENTS

**BROOKFIELD HOMES**

12/29/2003

URBEMIS 2002 For Windows 7.4.2

File Name: <Not Saved>  
Project Name: dunkirk  
Project Location: Ventura County  
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT  
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	2.10	0.52	0.72	0.02	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	5.94	9.73	77.09	0.07	7.03

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	8.04	10.25	77.81	0.09	7.03

URBEMIS 2002 For Windows 7.4.2

File Name: <Not Saved>  
Project Name: dunkirk  
Project Location: Ventura County  
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT  
(Pounds/Day - Winter)

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	2.05	0.51	0.22	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	6.98	12.60	88.19	0.07	7.03

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	9.03	13.12	88.41	0.07	7.03

## URBEMIS 2002 For Windows 7.4.2

File Name: <Not Saved>  
Project Name: dunkirk  
Project Location: Ventura County  
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT  
(Pounds/Day - Summer)

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)					
Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.04	0.51	0.22	-	0.00
Wood Stoves - No summer emissions					
Fireplaces - No summer emissions					
Landscaping	0.06	0.01	0.50	0.02	0.00
Consumer Prdcts	2.01	-	-	-	-
TOTALS (lbs/day, unmitigated)	2.10	0.52	0.72	0.02	0.00



UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Single family housing	5.94	9.73	77.09	0.07	7.03
TOTAL EMISSIONS (lbs/day)	5.94	9.73	77.09	0.07	7.03

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

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2004 Temperature (F): 75 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Total Trips
Single family housing	11.13 trips / dwelling units	41.00	456.33

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	56.10	2.70	96.80	0.50
Light Truck < 3,750 lbs	15.10	4.60	92.70	2.70
Light Truck 3,751- 5,750	15.60	2.60	96.20	1.20
Med Truck 5,751- 8,500	6.90	2.90	94.20	2.90
Lite-Heavy 8,501-10,000	1.00	0.00	80.00	20.00
Lite-Heavy 10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy 14,001-33,000	1.00	10.00	20.00	70.00
Heavy-Heavy 33,001-60,000	0.80	0.00	12.50	87.50
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.60	87.50	12.50	0.00
School Bus	0.20	0.00	0.00	100.00
Motor Home	1.30	15.40	76.90	7.70

Travel Conditions

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

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Area

Changes made to the default values for Operations



August 23, 2004

From: Loren Bloch  
Fifth Street Land, LLC  
2800 28<sup>th</sup> Street, Suite 206  
Santa Monica, Ca 90405

To: Marilyn Miller, Planning & Environmental Services Manager  
City of Oxnard  
305 W. Third Street  
Oxnard, Ca 90405

RE: Initial Study and Mitigated Negative Declaration #04-11  
Planning and Zoning Permit Nos. PZ 04-500-1 (SUP), 04-300-1  
(TSM), 04-620-2 (GPA), 04-570-1 (ZC)

2800 TWENTY-EIGHTH STREET  
SUITE 206  
SANTA MONICA  
CALIFORNIA 90405

310/399-9555 Office  
310/399-9777 Fax

[www.com-dyn.com](http://www.com-dyn.com)

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

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

- 5) This agreement is binding upon the applicant for this project and any successors in interest or assignees.

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

<u>Loren Block</u> Signature	<u>8.23.04</u> Date
<u>Loren Block</u> Print Name	<u>Manager</u> Title



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

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
MND 04-11**

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

PLANNING & ZONING PERMIT NOS. 04-500-1 (Special Use Permit), 04-300-1(Tentative Map for Tract No. 5640), 04-570-1 (Zone Change), and 04-620-2(General Plan Amendment) are the necessary entitlements for development of 41 single family homes (8.36 acres) with the creation of two undeveloped commercial parcels (totaling 7.61 acres) within the Sea View Estates Neighborhood on the south side of W. Fifth Street (east of Victoria Avenue and west of Patterson Road).

The applicant also requests a zone change (PZ 04-570-1) on the subject properties, from Business and Research Park to General Commercial and Single Family Residential. An amendment to the City's General Plan (PZ 04-620-2) is included to bring the land use designations into conformance with the requested zone change. Filed by Fifth Street Land, LLC 2800 28<sup>th</sup> Street, Suite 206, Santa Monica, California, 90405.

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

The proposed initial study identified as **Mitigated Negative Declaration No. 04-11**, is available for public inspection at the City of Oxnard, Planning and Environmental Services Division, 305 West Third Street, Oxnard, California, from 8:00 a.m. to 6:00 p.m., Monday through Thursday, and 8:00 a.m. to 5 p.m. every other Friday. The document may also be viewed online, from the City webpage. Please visit us at [www.ci.oxnard.ca.us](http://www.ci.oxnard.ca.us). Under "Government", select "City Departments" on the home page. Then select "Planning & Environmental Services" under the Development Services Department listing. Documents for public review are found under "Environmental Documents".

**The public review period begins on Friday, August 27, 2004 and ends on Wednesday, September 15, 2004.** The Planning Commission will consider this document at a later date, at a properly noticed public hearing. Any person wishing to comment on the intent of the Planning Commission of the City of Oxnard to adopt a mitigated negative declaration for the proposed project described above may file a written comment with the City of Oxnard Planning and Environmental Services program prior to 5:00 p.m. on the last day of the public review period. Persons aggrieved by the decision to adopt a mitigated negative declaration may appeal this decision to the City Council in accordance with the City Council resolution establishing environmental review procedures.

August 20, 2004  
Date

Marilyn Miller  
Marilyn Miller, AICP  
Planning & Environmental Services Manager

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

**POSTED**  
**AUG 30 2004 - OCT 1 2004**  
PHILIP J. SCHMIT, County Clerk  
By Carla Mendez, Deputy

**FILED**  
**DATE: AUG 30 2004**  
PHILIP J. SCHMIT, County Clerk  
By Carla Mendez, Deputy