CITY OF OXNARD
MITIGATION MONITORING PROGRAM

PROJECT NAME: RiverPark Specific Plan SCH No.: 2000051046 APPROVAL DATE: _____

The Mitigation Monitoring Program (MMP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act. It is the intent of this program to (1) verify satisfaction of the required mitigation measures; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

The following environmental mitigation measures were incorporated into the approval for this project in order to mitigate potentially significant environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City of Oxnard's monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-1 During the initial stage of the mitigation of unstable soil units during site preparation, organic material and vegetation, hazardous materials, old foundations from demolished structures, underground utilities, debris, unsuitable fill materials, and/or deleterious materials shall be stripped, removed, and wasted from construction areas by the contractor. Abandoned below-grade or underground structures, such as wells, cesspools, pipelines, mining equipment, old foundations, etc., that are not relocated prior to grading shall be removed or treated in a manner prescribed by the controlling governmental agencies.	Field Inspection	City of Oxnard Development Services Department	Initial Stages of Grading			

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Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-2 Grading shall be performed by the contractor in accordance with the City of Oxnard grading ordinance and Chapter 33 of the Uniform Building Code (1997).	Field Inspection	City of Oxnard Development Services Department	During Grading			
Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-3 Artificial fill materials shall be removed down to competent native earth materials. The excavation bottom shall be observed by the Geotechnical Engineer or Geologist prior to processing the excavation bottom and placing backfill. Once the bottom has been accepted by the Geotechnical Engineer, the exposed surface shall be scarified by the contractor to a depth of 8 inches, aerated or moistened as required to bring the soil to within 2 percent of optimum moisture content, and compacted to a minimum of 93 percent relative compaction, according to ASTM D1557. If the excavation bottom requires stabilization or if scarification is likely to induce pumping conditions, scarification of the excavation bottoms near the groundwater level may be waived by the Geotechnical Engineer.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-4 To reduce the potential for unstable subgrade conditions in excavations near the groundwater level during grading, the contractor shall use equipment that imparts light loads to the subgrade in order to help avert "pumping" subgrade conditions. Should groundwater be encountered during excavation, the dewatering contractor shall be responsible for the design of the dewatering system. The design shall prevent piping and soil migration, or erosion, and shall draw down the water level a minimum of 5 feet below any point along the excavation bottom. The Geotechnical Engineer shall provide on-site inspection to ensure that this measure is implemented.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-5 To mitigate unstable subgrade which may develop during grading, special stabilization measures shall be implemented by the contractor and as specified by the Geotechnical Engineer. If soft or pumping subgrade is encountered during grading (e.g., excavation bottom near groundwater level), one of the following measures shall be employed to provide a firm and unyielding subgrade surface: • Use of a geosynthetic fabric, such as Mirafi 600X, or equivalent, placed beneath a minimum one foot lift of gravel or rock fill, • Working of rock fill into clayey subgrade soils, or • Working cement into sandy subgrade or lime into clayey subgrade. Any special subgrade stabilization measures shall be approved and observed by the Geotechnical Engineer.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-6 During the mitigation of unstable soil units during site preparation at the Specific Plan Area on-site materials used as backfill shall be free of organic material, hazardous material, debris, or any other deleterious materials. Backfill in deep removal areas (i.e., exceeding 25 feet in depth) shall consist of granular materials in the lower 50 feet. Clay (i.e., potentially expansive materials) shall not be placed by the contractor in the upper 5 feet (with respect to proposed grade) of backfill.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-7 During the backfilling of excavations resulting from artificial fill removal or placement of fill in slope areas, rock or gravel less than 4 inches in maximum dimension may be utilized by the contractor in the fill, provided those materials are not placed in concentrated pockets and provided they have sufficient sand-sized material surrounding the individual rock fragments. Fill material shall not contain more than 20 percent by weight of particle sizes larger than 2 inches.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-8 During the backfilling of excavations resulting from artificial fill removal or placement of fill in slope areas, imported fill that may be used on the site by the contractor shall be equal to or better than on-site materials in gradation, strength, and expansive characteristics. Imported fill material shall be evaluated by the Geotechnical Engineer to verify suitability for its intended use.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Earth Resources	General Site Preparation: Unstable soil conditions	DEIR	4.3-9 During the backfilling of excavations resulting from artificial fill removal or placement of fill in slope areas, fill materials shall be placed by the contractor in layers that do not exceed 8 inches in loose thickness. Each layer shall be spread evenly, moisture-conditioned to within 2 percent above or below optimum moisture content, and processed and compacted to obtain a uniformly dense layer. The fill shall be placed and compacted on near-horizontal planes to a minimum of 93 percent (relative compaction) of the maximum dry density as determined from ASTM D1557.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Construction: Unstable Slopes	DEIR	4.3-10 To mitigate potential unstable slope conditions during grading, temporary excavation slopes shall be continuously monitored by the contractor and loose or unstable soil masses shall be removed immediately. The contractor shall ensure that temporary slopes and excavations shall conform to federal Occupational Safety and Health (OSHA) regulations and California Division of Occupational Safety and Health (DOSH) regulations, and other applicable local ordinances and building codes, as required. The contractor is responsible for the design and construction of shoring systems such that the construction will not result in settlement or instability of nearby structures. Stockpiled materials or equipment shall not be placed within a distance from the slope crest on RiverPark Area 'B' equal to the height of the slope.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Construction: Unstable Slopes	DEIR	4.3-11 To mitigate potential unstable slope conditions during grading, the contractor shall ensure that runoff is directed away from temporary slopes and shall not be allowed to flow across slope faces and excavations. Provisions shall be made by the contractor for collecting and pumping seepage or water out of excavations.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Earth Resources	Construction: Unstable Slopes	DEIR	4.3-12 To mitigate potential unstable slope conditions during grading, impacts from rapid recharge during dewatering operations shall be reduced by the contractor by discharging pumped water to more distant basins, such as the Large Woolsey pit, or the UWCD El Rio Spreading Grounds.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Earth Resources	Construction: Unstable Slopes	DEIR	4.3-13 To mitigate the potential for surface erosion during grading, sandbags, desilting basins, and other temporary surface drainage devices shall be used by the contractor to control water runoff. Wind erosion shall be controlled with the use of water trucks and silt fences, as necessary.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Seismic Hazards	DEIR	4.3-14 Prior to final design, a site-specific study for the different development types (i.e., residential, commercial, and educational) and with a specificity commensurate with individual structure use, size, and footprint, shall be completed to estimate the potential for liquefaction-induced differential settlement in submerged native earth materials. Although a significant impact from liquefaction is not anticipated in native materials on the RiverPark Specific Plan Area, site-specific evaluations of that potential shall be performed within footprint areas of future commercial and educational facilities to verify that there is no significant impact within specific building areas. Measures to reduce the liquefaction hazard, if any, to less than significant, shall be included in the study. These studies shall require review and approval by the City of Oxnard. [No future mitigation]	Review of site specific studies	City of Oxnard Development Services Department	Prior to issuance of building permits			

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Earth Resources	Seismic Hazards	DEIR	4.3-15 To mitigate the potential for liquefaction–induced settlement in existing artificial fills those materials shall be removed and replaced by the contractor as compacted fill placed in accordance with the "General Site Preparation Measures," presented previously.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Earth Resources	Seismic Hazards	DEIR	4.3-16 To mitigate the potential for lateral spreading in existing artificial fill materials, one of the following two methods shall be implemented: 1) removal and compaction of the fill materials in accordance with the "General Site Preparation Measures," presented previously, or 2) ground-improvement (such as deep dynamic compaction or vibroflotation) in granular fill materials. Site-specific studies shall be conducted by the Geotechnical Engineer to further evaluate the potential for lateral movements in native alluvial materials at the site and to select the appropriate treatment (i.e., ground improvement) method and develop specifications for that treatment, where necessary.	Review of site specific studies	City of Oxnard Development Services Department	Prior to issuance of building permits			

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Earth Resources	Seismic Hazards	DEIR	4.3-17 To mitigate the potential for seismically induced settlement in the loose artificial fill materials on the site, the contractor shall remove existing artificial fill materials down to competent native materials and replace those materials as a controlled, compacted fill, in accordance with the "General Site Preparation Measures," presented previously. The slight potential for seismically induced settlement in the native sand and sandy silt materials either shall be mitigated through foundation design of the proposed structures or shall be (at least) partially mitigated with the overexcavation and recompaction of surficial soils in building areas, so that the resulting potential can be tolerated in the structure design.	Field Inspection Review of site specific studies	City of Oxnard Development Services Department	Prior to issuance of building permits			
Earth Resources	Soil Instability: Hydro-consolidation	DEIR	4.3-18 To mitigate potentially significant impacts associated with hydroconsolidation, artificial fill materials shall be removed and replaced by the contractor as a controlled, compacted fill in accordance with the "General Site Preparation Measures," presented previously, or as specified by the Geotechnical Engineer.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Soil Instability: Consolidation	DEIR	4.3-19 To mitigate potentially significant impacts associated with consolidation and compressibility, existing artificial fill materials shall be removed and replaced by the contractor as a controlled, compacted fill in accordance with the "General Site Preparation Measures," presented previously.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Earth Resources	Soil Instability: Artificial Fill	DEIR	4.3-20 To mitigate potentially significant impacts associated with the variability of existing artificial fill materials, artificial fill materials on the Specific Plan Area shall be removed and replaced as controlled, compacted fill in accordance with the "General Site Preparation Measures," presented previously.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Soil Instability: Artificial Fill	DEIR	4.3-21 During the mitigation of existing artificial fill in the stockpile area, removals are anticipated to extend below the current groundwater level and may require dewatering by the contractor. Removal bottoms shall be observed by the Geotechnical Engineer or Geologist. If fill remains in the excavation bottom, the excavation shall be deepened by the contractor until the fill is completely removed. The bottom shall be firm or dense and unyielding. If unstable conditions are encountered, the excavation bottom shall be stabilized. Fills in these areas shall be placed by the contractor in accordance with the "General Site Preparation Measures," presented previously.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Soil Instability: Artificial Fill	DEIR	4.3-22 To mitigate potentially significant impacts associated with artificial fill in the plant area on RiverPark Area 'B', the entire plant area shall be overexcavated by the contractor to a minimum depth of 20 feet below existing grade, or 5 feet below proposed grade, whichever is deeper. The bottom of excavation shall be observed by the Geotechnical Engineer or Geologist prior to processing. Areas where artificial fill is exposed in the bottom will require deeper removals, so that the existing artificial fill is completely removed. The depth of removal and fills in those areas shall be determined by the Geotechnical Engineer or Geologist.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Soil Instability: Artificial Fill	DEIR	4.3-23 To mitigate potentially significant impacts associated with artificial fill and to reduce differential settlements in the fill, areas adjacent to deepened removals shall be excavated by the contractor to a depth such that the variation in fill thickness does not exceed 20 percent. Alternatively, areas where the fill thickness variation exceeds 20 percent shall be designated by the Geotechnical Engineer for nonstructural uses. Additionally, deep removals (e.g., in stockpile area) shall overlap a sufficient distance into the adjacent constructed fill to ensure that existing artificial fill is removed and the compactness of the fill being placed is consistent throughout.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Expansive Soils	DEIR	4.3-24 To mitigate potentially significant impacts associated with expansive soils, foundations bearing on soils with a low to moderate shall be designed with deeper perimeter footing embedment to act as a barrier for moisture migration under interior floor slabs; low to moderately expansive foundation subgrade shall be pre-moistened to reduce the potential and the effects of shrink/swell cycles beneath the slabs; and slabs shall be thickened and contain additional reinforcement, as specified by the Geotechnical Engineer.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability Generally	DEIR	4.3-24 (continued) The existing pit slopes will be mitigated to effect the minimum factor of safety requirements being used by the City of Oxnard for gross stability (these measures are described below). Additionally, reducing lateral movements of occupied structures near pit slope crests is feasible by establishing structure setback criteria and, where setbacks currently are not sufficient, reducing lateral movements by providing lateral reinforcement to the upper portion of the pit slopes. Laying back existing slopes to 2- to 2-1/2h:1v increases the factor of safety under static and pseudostatic conditions to exceed 1.5 and 1.1, respectively, and reduces the potential for relict unstable fills in the slopes. However, there are some areas where laying back the entire slope to effect a more stable configuration is not viable because of the proximity of the slope crest to either the proposed development or adjacent private or public properties. For those areas, reinforcing the upper half of the slope by providing additional lateral resistance from, for example, drilled piers, tiebacks, or minipiles will decrease the lateral movements behind the slope crest. Additionally, artificial fills should be removed and replaced with compacted fills that are keyed and benched into native, undisturbed slope materials. On the basis of the slope evaluations and the objectives of the Slope Reclamation Plan, potential slope envelopes have been developed for the pit slope areas to improve slope stability and to reduce lateral movements to suggested	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-24 (continued) The following recommended mitigation measures for stabilizing the existing pit slopes as shown on the proposed Slope Reclamation Plan are based on the following assumptions: • The water level in the pits will recede to below 45 feet above msl to allow conventional (dry) grading methods. • The exposed benches at about that elevation (i.e., 45 feet above msl) comprise native, undisturbed materials. • Native materials adjacent to all slope areas consist of granular soils. • Artificial fills will be removed in the course of implementing the Slope Reclamation Plan.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Earth Resources	Slope Instability	DEIR	4.3-25 Prior to grading on RiverPark Area 'B', Mitigation Measures 26 through 38 shall include a performance standard specified by the Geotechnical Engineer, as well as an alternative measure in the event unanticipated slope conditions prevail (see Table 1 in the July 2001 Fugro West, Inc. report in Appendix 4.3 of the Draft EIR).	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-26 To mitigate potentially significant impacts associated with instability of the **Brigham Pit - Southwestern Slope:** The extensive artificial fills along the northwestern two-thirds of the southwestern slope of the Brigham pit shall be removed by the contractor down to a native bench that appears between elevations of about 40 and 50 feet above msl on the 1977, 1988, 1989, and 1992 topographic maps. Placement of fill above the exposed native bench shall be in accordance with conventional grading methods, including the keying and benching of fill materials into dense, undisturbed native materials. Undisturbed native slopes below that bench that are found to be steeper than a 2- to 2-1/2h:1v gradient shall be laid back to inclinations of 2- to 2-1/2h:1v. (The top of the reconstructed fill slope is approximately shown as the brown envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-27 To mitigate potentially significant impacts associated with instability of **the Brigham Pit - Western Corner:** The deep fill at the southeastern quarter of the stockpile area will require removals by the contractor to below El. 10 feet, thereby necessitating local dewatering. The fill removal on the Brigham pit side of that deep removal shall extend down to native materials, which, according to the 1977, 1988, 1989, and 1992 topographic maps, are likely between elevations of about 40 and 50 feet above msl. The fill on the native bench shall be placed according to conventional grading methods, including keying and benching of the fill into dense undisturbed native materials. (The toe of the pitward fill slope is approximately shown as the green envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-28 To mitigate potentially significant impacts associated with instability of the **Brigham Pit - Southeastern Slope and Southern Corner:** The southeastern slope of the Brigham pit should be laid back by the contractor at about 2- to 2-1/2h:1v, as shown by the blue envelope on Figure 4.3-2, Slope Reclamation Plan, of the Draft EIR. The proposed East Detention Basin will be set back a horizontal distance of about 40 feet from the top of the southeastern slope of the Brigham pit. To accommodate that setback, the existing basin (i.e., El Rio Drainage Basin No. 1) slope shall be shifted to the southeast by constructing a fill over the existing basin slope face. The southern corner (i.e., the southeastern end of the southwestern slope) also shall be laid back to inclinations of 2- to 2-1/2h:1v and existing artificial fill in the upper portion of the slope shall be removed and replaced with compacted fill. (The top of the combination slope is shown as the brown/blue envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-29 To mitigate potentially significant impacts associated with instability of the **Brigham Pit - Northwestern End:** The slope along the northwestern end of the Brigham pit shall be reconstructed pitward by the contractor by placing fill over a native bench suggested in the 1977, 1988, 1989, and 1992 topographic maps, at an elevation of about 40 to 50 feet above msl. Placement of fill above the native bench shall be in accordance with conventional grading methods, including the keying and benching of fill materials into dense, undisturbed native materials. Undisturbed native slopes below the conventionally-constructed fill slope that are found to be steeper than a 2- to 2-1/2h:1v gradient shall be laid back to inclinations of 2- to 2-1/2h:1v. (The toe of the pitward fill is approximately shown as the green envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-30 To mitigate potentially significant impacts associated with instability of the **Vickers Pit - Northwestern End:** The existing fill peninsula in the Vickers pit will be largely removed to generate fill materials for the overall project. For pitward slope construction, existing fill materials at the northwestern end of the Vickers pit shall be removed by the contractor down to a native bench suggested by the 1977, 1988, 1989, and 1992 topographic maps at about El. 45 to 50 feet within a distance of roughly 100 feet from the current slope crest in the plant area. The steep slope below the native bench shall be laid back to about 2-1/2h:1v. To extend the development area further pitward (i.e., greater than about 100 feet beyond the current slope crest), the removals shall extend down to about El. 40 to 50 feet, and 10 feet above the groundwater level. That area shall be densified by the contractor using DDC to a horizontal distance pitward of about 2 to 3 times the thickness of the fill being densified, followed by laying back the pitward edge of the improved zone at about 2- to 2-1/2h:1v. The fill placed above the densified layer shall be constructed at 2- to 2-1/2h:1v with conventional grading methods. (The toe of the pitward fill slope is approximately shown as the	Field Inspection	City of Oxnard Development Services Department	During Grading			

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			4.3-30 (continued) The fill placed above the densified layer of hydraulically placed fill along the northern third of the existing fill peninsula (i.e., the north end of northwestern slope of the Vickers pit) shall be mechanically reinforced with geogrid, metal strips, or cement to limit the pitward extension of the overall slope toe (comprising DDC-densified materials), because beyond the slope envelope shown on the Slope Reclamation Plan, the submerged fill thickness likely exceeds the "reach" of the DDC treatment. (This slope area is approximated by the lavender envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-31 To mitigate potentially significant impacts associated with instability of the **Vickers Pit - Southeastern Slope:** The southeastern slope of the Vickers pit shall be laid back to 2- to 2-1/2h:1v. (The resulting slope crest area is approximated by the blue envelope on the Figure 4.3-2, Slope Reclamation Plan.) The proposed East Detention Basin will be set back a horizontal distance of about 40 feet from the top of the southeastern slope of the Vickers pit. To accommodate that setback, the existing basin (i.e., El Rio Drainage Basin No. 1) slope shall be shifted to the southeast by constructing a fill over the existing basin slope face.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-32 To mitigate potentially significant impacts associated with instability of the **Small Woolsey Pit - Northern End:** The northern end of the Small Woolsey pit shall be laid back at about 2- to 2-1/2h:1v by the contractor. Artificial fill materials above an elevation of about 50 feet above msl, where according to the 1977, 1988, 1989, and 1992 topographic maps, native materials are likely to be encountered, shall be removed and replaced as a compacted fill. This removal shall continue northwestward and northward so that existing artificial fill is removed in the proposed detention basin area and along the northern end of the RiverPark development. (The slope crest area is approximated by the blue/brown envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-33 To mitigate potentially significant impacts associated with instability of the **Small Woolsey Pit - Northwestern Corner:** The pitward extension of the development at the northwestern corner of the Small Woolsey pit consists of the underwater construction of a rock dike up to an elevation of a few feet above the groundwater level (El. 45 feet), followed by the placement of hydraulic (granular) fill against the rock dike. The submerged hydraulically placed fill shall then be densified by the contractor using vibroflotation, followed by the construction of a mechanically reinforced fill (e.g., with geogrid, metal strips, or cement) above the densified surface, using conventional grading methods. If the groundwater recedes below an elevation of about 45 feet, DDC shall be used as an alternative method to densify the hydraulically placed fill. (This slope area is the dark blue envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-34 To mitigate potentially significant impacts associated with instability of the **Small Woolsey Pit - Southeastern Slope:** Portions of the southeastern slope of the Small Woolsey pit are steeper than 2h:1v. For example, the lower 30 feet of the slope below the currently exposed bench at about El. 45 feet at the northwestern end of the pit (formerly an access road to the pit bottom), appears to be about 1/2h:1v according to the 1992 topographic map. Alternatives for increasing the stability and increasing the distance between the slope crest and the property line (and to reduce lateral movements at the property line) along the southeastern slope of the Small Woolsey Pit consist of the following: • Laying the steep slope areas back to 2- to 2-1/2h:1v, and/or • Reinforcing the upper portion of the slope with drilled piers to reduce lateral movements at the property line or adjacent occupied structures to less than 2 inches. The artificial fills placed during the slope repair at the eastern corner (i.e., the southern end of the southeastern slope) of the Small Woolsey pit shall be removed down to native materials. That slope area shall be reconstructed at a gradient of 2- to 2-1/2h:1v using conventional grading methods.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Slope Instability	DEIR	4.3-34 (continued) Reinforcing the upper portion of the reconstructed slope using, for example, drilled piers shall be made where necessary to reduce lateral movements at the property line or adjacent occupied structures to less than 2 inches.	Field Inspection	City of Oxnard Development Services Department	During Grading			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Earth Resources	Slope Instability	DEIR	4.3-35 To mitigate potentially significant impacts associated with instability of the **Large Woolsey Pit - Northern Detention Basin Over Southwestern End:** Artificial fill at the southwestern end of the Large Woolsey pit shall be removed down to about El. 40 by the contractor, where according to the 1977, 1988, 1989, and 1992 topographic maps, native materials are likely to be exposed. The pit fill slope shall be constructed at about 2-1/2h:1v. For granular soil conditions, the proposed detention basin shall be set back at least 20 feet from the top of the northwestern slope of the Small Woolsey pit and the top of the proposed southwestern fill slope of the Large Woolsey pit. Fill materials shall comprise on-site sand and gravelly sand so that seepage forces are not introduced near the pit slopes in the event of a leak in the basin liner. (The slope crest area is approximated by the brown envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Earth Resources	Slope Instability	DEIR	4.3-36 To mitigate potentially significant impacts associated with instability of the **Large Woolsey Pit - Southeastern Slope:** The northeastern half of the southeastern slope of the Large Woolsey pit (i.e., where the toe extends to about El. 10 feet) shall be laid back by the contractor at about 2- to 2-1/2h:1v to expose undisturbed native materials. Additionally, the artificial fill placed during the slope repair at the northeastern end of the southeastern slope shall be removed down to native, undisturbed slope materials. Some areas may require lateral reinforcement of the upper portion of the slope to keep lateral movements below significant threshold levels for adjacent occupied structures. To increase the setback behind the slope crest to the property line (thereby decreasing lateral movements at the property line), the southwestern half of the southeastern slope (i.e., where the pit bottom is between about El. 35 and 40 feet), shall be reconstructed about 20 to 30 feet pitward on the broad native bench exposed at about El. 45 feet. The slope shall be constructed using conventional grading methods at a gradient of about 2- to 2-1/2h:1v. (The approximate slope crest envelope to effect the increased setback along the southwestern portion of the southeastern slope is shown in brown on	Field Inspection	City of Oxnard Development Services Department	During Grading			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Earth Resources	Slope Instability	DEIR	4.3-37 To mitigate potentially significant impacts associated with instability of the **Large Woolsey Pit - Northeastern Slope:** The northeastern slope shall be laid back by the contractor at 2- to 2-1/2h:1v. (The slope crest area for the 2- to 2-1/2h:1v configuration is approximated by the blue envelope on Figure 4.3-2, Slope Reclamation Plan.) In some areas of the northeastern slope, the 2- to 2-1/2h:1v inclination may encroach the County of Ventura drainage easement. If that encroachment is not acceptable, the upper portion of the slope shall be reinforced with drilled piers to increase the factor of safety of a 2h:1v gradient to an acceptable level.	Field Inspection	City of Oxnard Development Services Department	During Grading			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Earth Resources	Slope Instability	DEIR	4.3-38 To mitigate potentially significant impacts associated with instability of the **Large Woolsey Pit - Northwestern Slope:** The northwestern pit slope that parallels the Santa Clara River levee shall be laid back at 2- to 2-1/2h:1v by the contractor. The southwestern third of thee slope shall be trimmed back by lowering the existing gradient so that native materials are exposed and the resulting gradient is 2- 2-1/2h:1v or flatter. (The slope crest area is approximated by the blue envelope on Figure 4.3-2, Slope Reclamation Plan of the Draft EIR.)	Field Inspection	City of Oxnard Development Services Department	During Grading			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Earth Resources	Slope Instability	DEIR	4.3-39 To mitigate potentially significant impacts associated with unstable slopes, prior to preparation of site grading plans for the slope areas, site-specific geotechnical studies shall be performed by the Geotechnical Engineer. Those studies shall evaluate the uniformity of slope materials and verify that benches (where keyways are planned for reconstructed slopes) consist of native, undisturbed materials. Areas between proposed dry swales and the slope faces shall be explored to verify the absence of continuous clay layers. These studies shall require review and approval by the City of Oxnard.	Field Inspection	City of Oxnard Development Services Department	During Grading			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Earth Resources	Slope Instability	DEIR	4.3-40 To mitigate potentially significant impacts associated with unstable slopes, the following elements shall be included in the design-level study of the pit slopes by the Geotechnical Engineer: • An evaluation of the composition and strength of slope materials, consisting of incremental penetration resistance tests, the continuous characterization of overall slope materials, and laboratory tests appropriate for the material composition, grain-size, and sample quality. Continuous characterization of slope materials shall be achieved by excavating a trench above the full, unsubmerged upper portion of the pit slope face. • The extent of artificial fills shall be explored further by reconnaissance mapping and trenching. These studies shall require review and approval by the City of Oxnard. Once additional field data and material samples are collected and evaluated, higher strengths for slope materials may be identified. If higher strength values result, reevaluation of slope stability and lateral movements should reduce the lateral movements estimated herein and increase the factors of safety for gross stability under static and pseudostatic conditions.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Earth Resources	Lateral Movement	DEIR	4.3-41 Seismically induced lateral movements should decrease with increasing distance from the top of the slope. Occupied structures shall be located on the final site map at least 80 feet beyond the top of unreinforced slopes to limit seismically induced lateral movements to less than 2 inches (as recommended by the SCEC [2000]). Setback distances from slope crests to occupied structures (or property lines, where applicable) shall be reduced to about 30 feet in areas where the upper slope is laterally reinforced with drilled piers or other means such as tiebacks or minipiles. The Geotechnical Engineer shall confirm setback distances prior to final map approval.	Confirm Setback Distances	City of Oxnard Development Services Department	Prior to approval of final subdivision map			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Earth Resources	Lateral Movement	DEIR	4.3-42 Dry swales, detention basins, greenbelt areas, and streets may be located on the final site map within 80 feet of the slope crest provided those improvements accommodate several inches of seismically induced lateral movement. Alternatively, damage to dry swales and streets from seismically induced lateral movements shall be subsequently repaired. The Geotechnical Engineer shall confirm final locations of these facilities prior to final map approval.	Confirm Final Location of Facilities	City of Oxnard Development Services Department	Prior to approval of final subdivision map			
Earth Resources	Lateral Movement	DEIR	4.3-43 To mitigate potentially significant impacts associated with lateral movement, utility lines shall be placed by the contractor on opposite side (from slope crest) of streets planned within 50 to 100 feet of the pit slope crests to maximize the setback and shall have flexible connections able to withstand movements of at least 2 inches.	Review Improvement Plans & Field Inspection	City of Oxnard Development Services Department	Prior to approval of improvement plans During Construction			

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Earth Resources	Lateral Movement	DEIR	4.3-44 To mitigate potentially significant impacts associated with lateral movement, private properties located adjacent to slope crests shall be inventoried by the Geotechnical Engineer for occupied structures, so that setback criteria can be satisfied and/or owners apprised of the risk of earthquake-induced lateral movements to their structures and improvements (whether occupied or not). The Geotechnical Engineer shall provide documentation of this inventory to the City of Oxnard. Any notifications to adjacent owners of the risk of earthquake-induced lateral movements shall be as specified by the City Attorney.	Review inventory prepared by Project Geotechncial Engineer	City of Oxnard Development Services Department	Prior to issuance of occupancy permits for any affected structures			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Biological Resources	Common and Special-Status Bird Nests	DEIR	4.4-1 Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities or project-related activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.	Field Surveys	City of Oxnard Planning & Environmental Services	Prior to Issuance of Grading Permit			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Biological Resources	Light and Glare	DEIR	4.4-2 All lighting adjacent to the Santa Clara River and berm, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare (greater than one-half foot candle illumination at ground level) into the remaining natural and open space areas. Final lighting orientation and design shall be approved by the City of Oxnard Community Development Department.	Review of Improvement Plans and Individual Development Project Plans	City of Oxnard Planning & Environmental Services	Prior to Approval of Improvement Plans and Individual Development Project Plans			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Biological Resources	Non-Native Plant Species	DEIR	4.4-3 Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect native plant communities established within the Specific Plan Area and located in the adjacent Santa Clara River Corridor, the plants listed in Table 4.4-4, Ornamentals to be Prohibited from the Project Site, on page 4.4-30 of the Draft EIR shall not be planted within the common landscaped areas of the proposed site plan. This list shall also be distributed to new homeowners and included within the CC&Rs. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining natural areas. These provisions includes the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist.	Review of Improvement Plans and Individual Development Project Plans	City of Oxnard Planning & Environmental Services Division & Parks Division	Prior to Approval of Improvement Plans and Individual Development Project Plans			

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Water Resources	Groundwater Quantity and Quality	DEIR	4.5-1 Groundwater extracted as a result of dewatering during construction shall be discharged to the UWCD El Rio Spreading Ground recharge basins, if feasible, to mitigate potential impacts on groundwater quantity and quality.	Review of Construction Dewatering Plan	City of Oxnard Development Services Department	Prior to Issuance of Grading Permit			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Transportation & Circulation	Traffic: City of Oxnard and County of Ventura Facilities	DEIR	4.7-1 <u>City/County Transportation Fees</u> – All applicable City of Oxnard and County of Ventura traffic impacts fees shall be paid prior to the issuance of building permits for individual building projects within the Specific Plan Area. These fees will be used, in part, to fund the construction of the specific improvements identified in measures 4.7-2 to 4.7-12 by the City of Oxnard and County of Ventura when warranted by traffic conditions. Any of the improvements in measures 4.7-2 to 4.7-12 implemented by the project will be subject to reimbursement/credit as applicable. Based on the estimate of the number of trips that will be generated by the project the estimated total amount of fees to be paid is: <u>City of Oxnard</u> Daily Trip Ends: 94,174 Percent Using Jurisdiction Roads: 100% Fee/Trip: $173.90 Total Fee: $16,376,858 <u>County of Ventura</u> Daily Trip Ends: 94,174 Percent Using Jurisdiction Roads: 10% Fee/Trip: $139.00 Total Fee: $16,376,858	Verify Payment of Applicable Fees on Individual Development Projects	City of Oxnard Development Services Department	Prior to Issuance of Building Permits for Individual Development Projects			

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Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	The following roadway improvements shall be constructed by the City of Oxnard or the County of Ventura when warranted by traffic conditions: 4.7-2 Oxnard Boulevard and Town Center Drive – Construct this intersection to provide the following: dual left-turn lanes and one through/right shared lane in the westbound direction; dual left-turn lanes, one through lane, and two right-turn lanes in the eastbound direction; dual left-turn lanes, two through lanes, and one right-turn lane in the northbound direction; and one left-turn lane, one through lane, and one through/right shared lane in the southbound direction. In addition, provide a green phase for the eastbound right-turn movement concurrent with the northbound left-turn phase.	Monitoring by City of Oxnard & County of Ventura	City of Oxnard Development Services Department & County of Ventura	Prior to Full Build-out of Specific Plan Area			
Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	4.7-3 Oxnard Boulevard and US 101 Northbound Ramps – Improve this intersection to provide the following: one left-turn lane and one 'free' right-turn lane in the westbound direction, dual left-turn lanes and two through lanes in the northbound direction, and four through lanes and one right-turn lane in the eastbound direction.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			

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Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	4.7-4 Ventura Freeway SB On/Off-ramps and Oxnard Boulevard – When sufficient redevelopment occurs to the Wagon Wheel Road area, a "hook" ramp along Wagon Wheel Road will be constructed. This ramp will provide direct access from Wagon Wheel Road to the southbound Ventura Freeway. The construction of this ramp will alleviate traffic that crosses to the east of the Ventura Freeway to access the southbound on-ramp from Oxnard Boulevard. In addition, a connection between southbound Oxnard Boulevard and this hook-ramp will be provided. Upon completion of the hook-ramp and connector, left-turns from southbound Oxnard Boulevard to the southbound Ventura Freeway diamond on-ramp will be prohibited. This connector will also allow access from Wagon Wheel Road to northbound Oxnard Boulevard. As part of the immediate roadway improvement project, the Oxnard Boulevard overcrossing will be constructed with sufficient length to accommodate the later installation of the hook ramp.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			

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Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	4.7-5 Wagon Wheel Road and US 101 Southbound On-Ramp – Restripe Wagon Wheel Road to provide one through/right shared lane and one right-turn lane in the northbound direction.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			
Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	4.7-6 Oxnard Boulevard and Esplanade Drive – Improve this intersection to provide dual left-turn lanes in the westbound and eastbound directions, and one left-turn lane, two through lanes, one through/right lane, and one right-turn lane in the southbound direction.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	4.7-7 Vineyard Avenue and Esplanade Drive – Reconstruct the west and east legs of the Vineyard Avenue and Esplanade Drive intersection to provide two left-turn lanes, one left-through shared lane, and one right-turn only lane in the eastbound direction and one left-turn lane, one left-through shared lane, one right-though shared lane, and one right-turn only lane in the westbound direction. Widen Vineyard Avenue along the west and east curb and relocate the median island to provide dual left-turn lanes four through lanes and one right-turn-only in the southbound direction and duel left-turn lanes, three through lanes, and one right-through shared lane in the northbound direction. This will require additional right-of-way to be obtained from the Esplanade Plaza.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			

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Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	4.7-8 Vineyard Avenue and Ventura Road – Restripe Ventura Road to provide one left-turn lane, three through lanes, and one right-turn lane in the northbound direction and one left-turn lane, two through lanes, and one through/right turn lane in the southbound direction. In addition, modify signal phasing to provide a green phase for the northbound right-turn movement during the westbound left-turn phase	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			
Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	4.7-9 Vineyard Avenue and Oxnard Boulevard – Modify the median islands and restripe Oxnard Boulevard to provide dual left-turn lanes, three through lanes, and two right-turn lanes in the northbound direction and two left-turn lanes, four through lanes, and one right-turn lane in the southbound direction. In addition, flare and modify the median islands and restripe Vineyard Avenue to provide three left-turn lanes, three through lanes, and one right-turn lane in the westbound direction and restripe the eastbound approach to provide one left-turn lane, three through lanes, and one right-turn lane.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			

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Transportation & Circulation	Traffic: City of Oxnard Improvements	DEIR	4.7-10 Gonzales Road and Ventura Road – Restripe and widen this intersection to provide the following: dual left turn lanes, three through lanes, and one right-turn-only lane in the eastbound direction; dual left-turn lanes, three through lanes, one through/right shared lane, and one right-turn-only lane in the northbound direction; and dual left-turn lanes, four through lanes and one right-turn-only lane in the westbound and southbound directions.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			

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Transportation & Circulation	Traffic	DEIR	4.7-11 <u>Gonzales Road and Oxnard Boulevard</u> – The City of Oxnard General Plan calls for this intersection to either be grade separated with an urban interchange or to have other specialized treatment. The other treatments could be to require left-turn movements to be accommodated as U-turns beyond the intersection and "free right-turns" upon returning to the intersection. Other methods of removing left-turns from the critical movements at the intersection are also being considered. With this project, this intersection will continue to need one of those options to be implemented. For analysis purposes, it has been assumed that an urban interchange, including a grade separated crossing of Gonzales Road and the railroad tracks paralleling Oxnard Boulevard, would be constructed. However, other alternative improvements may be constructed which will still allow the City to achieve the General Plan performance standards.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			

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Transportation & Circulation	Traffic: County of Ventura Improvements	DEIR	4.7-12 Los Angeles Avenue and Vineyard Avenue – Widen and restripe Los Angeles Avenue to provide one left-turn lane, two through lanes, and one through/right shared lane in the westbound direction and one left-turn lane, two through lanes, one through/right shared lane and one right-turn lane in the eastbound direction.	Monitoring by County of Ventura	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			
Transportation & Circulation	Traffic: City of Ventura Facilities	DEIR	The project applicant shall implement the following measure to mitigate traffic impacts in the City of Ventura: 4.7-13 Johnson Drive and North Bank Drive – Flare and restripe Johnson Drive to provide one left-turn lane, two through lanes and one through/right shared lane in the southbound direction.	Monitoring by City of Oxnard	City of Oxnard Development Services	Prior to Full Build-out of Specific Plan Area			
Transportation & Circulation	Transit Improvements	DEIR	4.7-14 Oxnard Boulevard shall have concrete bus pads and sheltered stops along the curbs, immediately beyond (north of) the Town Center Drive intersection.	Review of Improvement Plans	City of Oxnard Development Services Department	Prior to Approval of Improvement Plans			

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Transportation & Circulation	Transit Improvements	DEIR	4.7-15 Additional transit stops shall be provided along Oxnard Boulevard between Ventura Road and the Ventura Freeway and along Santa Clara River Boulevard between Oxnard Boulevard and Vineyard Avenue in locations South Coast Area Transit (SCAT) is willing to commit to providing transit service and the City of Oxnard deems feasible.	Review of Improvement Plans	City of Oxnard Development Services Department	Prior to Approval of Improvement Plans			
Transportation & Circulation	Transit Improvements	DEIR	4.7-16 Up to 5 bays in each direction shall be provided to the southeast of the intersection of Oxnard Boulevard and Santa Clara River Boulevard. This hub may be on parking or other roadways, but should provide layover and turnout space for full size (40 foot length) buses.	Review of Improvement Plans	City of Oxnard Development Services Department	Prior to Approval of Improvement Plans			
Air Quality	Construction Impacts: Fugitive Dust Emissions	DEIR	4.8-1 The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Fugitive Dust Emissions	DEIR	4.8-2 Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water (preferably reclaimed, if available) penetrates sufficiently to minimize fugitive dust during grading activities.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Air Quality	Construction Impacts: Fugitive Dust Emissions	DEIR	4.8-3 Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities: • All trucks shall be required to cover their loads as required by California Vehicle Code § 23114 • All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site 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.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Air Quality	Construction Impacts: Fugitive Dust Emissions	DEIR	4.8-4 Inactive graded and/or excavated areas shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Fugitive Dust Emissions	DEIR	4.8-5 Signs shall be posted on-site limiting traffic to 15 miles per hour or less.	Field Inspection	City of Oxnard Development Services Department	During Grading			

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Air Quality	Construction Impacts: Fugitive Dust Emissions	DEIR	4.8-6 During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the APCD in determining when winds are excessive.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Fugitive Dust Emissions	DEIR	4.8-7 Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Fugitive Dust Emissions	DEIR	4.8-8 Personnel involved in grading operations, including contractors and subcontractors, shall be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Exposure to Valley Fever	DEIR	4.8-9 Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune.	Field Inspection	City of Oxnard Development Services Department	During Grading			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Air Quality	Construction Impacts: Exposure to Valley Fever	DEIR	4.8-10 Require crews to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Exposure to Valley Fever	DEIR	4.8-11 Require that the cabs of grading and construction equipment be air-conditioned.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Exposure to Valley Fever	DEIR	4.8-12 Require work crews to work upwind from excavation sites.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Exposure to Valley Fever	DEIR	4.8-13 Pave construction roads where feasible.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Exposure to Valley Fever	DEIR	4.8-14 Where acceptable to the fire department, control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: Exposure to Valley Fever	DEIR	4.8-15 During rough grading and site development, the primary access roads into the Specific Plan Area from adjoining paved roadways shall be treated with environmentally-safe dust control agents.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: ROC and NOx Emissions	DEIR	4.8-16 Minimize equipment idling time.	Field Inspection	City of Oxnard Development Services Department	During Grading			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Air Quality	Construction Impacts: ROC and NOx Emissions	DEIR	4.8-17 Maintain equipment engines in good condition and in proper tune as per manufactures' specifications.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: ROC and NOx Emissions	DEIR	4.8-18 Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Construction Impacts: ROC and NOx Emissions	DEIR	4.8-19 Use alternatively fueled construction equipment, such as compressed natural gas (CNG), Liquefied natural gas (LNG), or electric, if feasible.	Field Inspection	City of Oxnard Development Services Department	During Grading			
Air Quality	Operational Impacts: ROC and NOx Emissions	DEIR	4.8-20 Ensure that there will be adequate child-care facilities and services to serve the Specific Plan area.	Monitoring of Development in Specific Plan Area	City of Oxnard Planning & Environmental Services Division	Prior to Full Build-out of Specific Plan			
Air Quality	Operational Impacts: ROC and NOx Emissions	DEIR	4.8-21 Incorporate employee locker/ shower/changing facilities into all non-residential buildings in the commercial portions of the Specific Plan area.	Monitoring of Development in Specific Plan Area	City of Oxnard Planning & Environmental Services Division	Prior to Full Build-out of Specific Plan			
Air Quality	Operational Impacts: ROC and NOx Emissions	DEIR	4.8-22 Plant and maintain shade trees and shrubs to reduce heat build-up on structures.	Review of Plans for Individual Development Projects	City of Oxnard Planning & Environmental Services & Parks Divisions	Prior to Approval of Plans for Individual Development Projects			
Air Quality	Operational Impacts: ROC and NOx Emissions	DEIR	4.8-23 The master developer shall work with Caltrans to establish a park-and-ride lot in or near the Specific Plan area.	Monitoring of Development in Specific Plan Area	City of Oxnard Planning & Environmental Services Division	Prior to Full Build-out of Specific Plan			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Air Quality	Operational Impacts: ROC and NOx Emissions	DEIR	4.8-24 A TDM Fee Program shall be developed for the project and approved by the City of Oxnard prior to the issuance of the first building permit for any individual development project within the Specific Plan Area. This program shall define a methodology for determining the pro-rata share of the total TDM fee to be paid by each individual building project. The total amount of the TDM fee to be paid shall be based on project emissions calculated prior to approval of the first development project under the Specific Plan. The TDM fees would be paid to the City of Oxnard for spending on emission reducing technologies and programs. The City has previously expended TDM funds to purchase clean fuel vehicles to replace older vehicles in the city's vehicle fleet and to use as matching grant funds to develop and expand bicycle paths. The City of Oxnard spends TDM Funds in a manner consistent with the most recent *APCD Guidelines*. The current guidelines address appropriate TDM fund expenditures on Page 7-19 of the 2000 *APCD Guidelines* and include funding mitigation projects or programs in areas directly or indirectly impacted by the development as well as establishing timelines for the funds to be spent.	Review of TDM Fee Program	City of Oxnard Planning & Environmental Services Division	Prior to Issuance of Building Permits for Individual Development Projects			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
							Initial	Date	Remarks
Noise	Construction Noise Levels	DEIR	4.9-1 On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays.	Field Inspection	City of Oxnard Development Services Department	During Grading & Construction			
Noise	Construction Noise Levels	DEIR	4.9-2 Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.	Field Inspection	City of Oxnard Development Services Department	During Grading & Construction			
Noise	Construction Noise Levels	DEIR	4.9-3 Construction equipment is fitted with modern sound-reduction equipment.	Field Inspection	City of Oxnard Development Services Department	During Grading & Construction			
Noise	Construction Noise Levels	DEIR	4.9-4 When construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment and notifying adjacent residences in advance of construction work.	Field Inspection	City of Oxnard Development Services Department	During Grading & Construction			

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Noise	Construction Noise Levels	DEIR	4.9-5 During rough grading construction activities adjacent to the El Rio West Neighborhood, the temporary acoustical barriers shall be provided along the property boundary separating the construction site from the residences. These barriers shall be at height equal to that of the tallest mobile equipment being used.	Field Inspection	City of Oxnard Development Services Department	During Grading & Construction			
Noise	Operational Noise Levels	DEIR	4.9-6 Where practical, locate loading zones and trash receptacles in commercial, office, and restaurant areas away from adjacent residential areas.	Review of Plans for Individual Development Projects	City of Oxnard Planning & Environmental Services Division	Prior to Approval of Plans for Individual Development Projects			
Public Schools	School Facility Capacity	DEIR	4.10.1-1 Prior to the issuance of building permits for individual residential development projects in the Specific Plan Area all legally allowable developer impact fees shall be paid to the Rio School District and the Oxnard Union High School District.	Verification of Payment of Fees	City of Oxnard Planning & Environmental Services Division	Prior to Issuance of Building Permits for Individual Development Projects			

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Public Schools	School Facility Capacity	DEIR	4.10.1-2 School facilities may be constructed and dedicated to the Rio School District or Oxnard Union High School District in-lieu of cash fee payments, so long as all State requirements are satisfied and the facilities are approved by the applicable District. The District receiving facilities shall give credit in the form of waiving or reducing developer fees based on the amount of facilities dedicated to the Districts. For example, if forty percent of the required capacity is provided, the first forty percent of fees shall be waived.	Verification of Payment of Fees	City of Oxnard Planning & Environmental Services Division	Prior to Issuance of Building Permits for Individual Development Projects			
Police Protection	Police Department Facilities	DEIR	4.10.3-1 A storefront police station of approximately 1,000 square feet shall be established by the City within the commercial portion of the project when warranted by the increase in the number of calls for service to mitigate the impact of the addition of service area to the existing response beat serving the Specific Plan Area.	Monitoring of Development in Specific Plan Area	City of Oxnard Planning & Environmental Services Division & Police Department	Prior to Full Build-out of Specific Plan			

Environmental Topic	Potential Significant Effect	Document Reference	Mitigation Measure	Method of Review Verification	Responsible Agency	Monitoring Milestone	Verification of Compliance		
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Cultural Resources	Impacts to Archaeological & Historic Resources	DEIR	4.12-1 A qualified Archaeological Monitor shall be present at the site during grading and earthwork activities. If any unpredicted cultural resources, including archeological or historic resources, are uncovered during earthmoving activities, construction work shall stop immediately and the appropriate local and regional authorities shall be consulted.	Field Inspection	City of Oxnard Development Services	During Grading			
Cultural Resources	Impacts to Historic Resources	DEIR	4.12-2 Documentation. Prior to the issuance of a demolition permit, the applicant shall produce a documentation survey of the property in accordance with the Historic American Building Survey (HABS) standards. This documentation shall include archival quality photographs of exterior features, elevations of the seven historic buildings. The 1960 Inspection Report Map prepared by Marsh & McLennan-Gosgrove & Company shall be included as the site plan. The documentation package will be archived at an appropriate location determined by the City of Oxnard.	Review of Historic Documentation Report & Oral History Documentation	City of Oxnard Planning & Environmental Services Division	Prior to Issuance of Demolition Permits for Existing Structures			

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Cultural Resources	Impacts to Historic Resources	DEIR	4.12-3 Interpretation. In consultation with a qualified historian, the applicant shall produce an oral history with the former president of SP Milling Company, Bill Hamilton, and any other employees with knowledge of the company history. The taped history, done according to professional oral history standards, shall be indexed and copies made available to the Ventura County Museum of History and Art Oral History Archive and the Oxnard Historical Society and any other appropriate repository.	Review of Historic Documentation Report & Oral History Documentation	City of Oxnard Planning & Environmental Services Division	Prior to Issuance of Demolition Permits for Existing Structures			
Hazards	Oil Well Hazards	DEIR	4.13-1 Buildings or enclosed spaces shall not be constructed over abandoned oil wells, where feasible. If no feasible alternative is available, the responsible party shall locate the abandoned oil well casing and inspect the well casing for leaking oil or gasses in the presence of a DOGGR inspector. If the well is found to be leaking, the responsible party shall conduct all appropriate plugging and reabandonment of the well casing to DOGGR specifications.	Field Inspection	City of Oxnard Development Services Department	During Grading & Construction			

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Hazards	Oil Well Hazards	DEIR	4.13-2 In the event that an abandoned oil well is encountered during construction activities, the regional DOGGR office in Ventura shall be notified immediately of the discovery. The oil well casing shall be checked for leaking oil or gasses. The DOGGR representative shall determine appropriate actions, up to and including re-abandonment of the oil well casing.	Field Inspection	City of Oxnard Development Services Department	During Grading & Construction			
Hazards	Oil Well Hazards	DEIR	4.13-3 If abandoned oil sumps or associated oilfield site contamination are located within the project site during grading or other construction activities, remediation shall be completed in accordance with existing regulations and subject to the oversight of VCEHD prior to development of the individual properties.	Field Inspection	City of Oxnard Development Services Department	During Grading & Construction			
Hazards	Asbestos and Lead-based Paint Emissions	DEIR	4.13-4 Any asbestos and lead-based paint present in existing structures on the site that will be demolished that could potentially result in surface contamination of the project site shall be properly abated from project site buildings prior to demolition activities, with oversight by the APCD and VCEHD.	Field Inspection	City of Oxnard Development Services Department	During Demolition of Existing Structures			