

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

Project Information

Project Name: HOME---Cypress-Place-at-Garden-City

HEROS Number: 900000010242473

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

RE Preparer: Albert Ramirez

State / Local Identifier: California / 0526

Certifying Officer: Joe Pearson II

Grant Recipient (if different than Responsible Entity): People Self Help Housing

Point of Contact:

Consultant (if applicable): Rincon Consultants

Point of Contact: Nik Kilpelainen

Project Location: 5482 and 5536 Cypress Road, Oxnard, CA 93033

Additional Location Information:

The project is located on a 5.24-acre parcel at 5482 and 5536 Cypress Road, Assessor's Parcel Numbers (APN): 223-0-090-015 and 223-0-041-020. The project site has a land use designation of Residential Low-Medium (RLM) and is zoned as Multiple Family Residential (R2-AHP) within the City of Oxnard's All-Affordable Housing Opportunity

Program (AAHOP) Zone. The site is currently a developed, vacant nursery with numerous greenhouses. The surrounding area is primarily developed, with a combination of recreational open space, residential, commercial, and industrial uses. The site is bounded by Cypress Road and multiple family residential to the east, manufacturing/industrial development and railroad tracks to the south, multiple family residential to the west, and Garden City Acres Park to the north.

Direct Comments to: City of Oxnard Housing Department
435 South D Street
Oxnard, CA 93030
Emilio Ramirez
emilio.ramirez@oxnard.org

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project would include construction of an affordable housing complex with three main buildings (A, B, and C) with 150 total residential units consisting of 27 one-bedroom units, 75 two-bedroom units, and 48 three-bedroom units, a two-story common building, and 246 at-grade parking spaces along the outer perimeter of the core structures. The common spaces between buildings would include centralized play areas with planted flower beds, synthetic lawns, playground structures and picnic amenities, in addition to planted areas lining all structures and parking areas. Hardscaped pathways would provide pedestrian and bicycle circulation throughout the project's core and tie in with existing paths along Cypress Road and Cypress City Acres Park. Vehicular access loops are proposed around the perimeter of the core structures, with two regular vehicle access points at Cypress Road and one emergency access point to Eugene Walk (cul-de-sac) along Cypress City Acres Park. The project would be phased into two separate sequential construction phases, as detailed below, with Phase I encompassing the northern portion of the site, and Phase 2 in the southern portion of the site. Phase 1 would consist developing 3.23 of the 5.24-acre site, and the construction of buildings A and C. Building A would consist of three stories for a maximum building height of 36'9", with 15 one-bedroom units, 48 two-bedroom units, and 27 three-bedroom units for a total of 90 residential units. Building C would be a 2-story community building, with a maximum height of 32'8", with a learning center, offices, two trash enclosures, and laundry room. As part of Phase 1, the outdoor amenities including the interior courtyards and play areas would be constructed, as well as the pedestrian access to the Garden City Acres public park to the north. Grading for the full site would occur during Phase 1 construction. Wet and dry utilities such as fire hydrants, irrigation backflows, backbone water infrastructure, in-street sewer, gutters and curbs, and gas, electric, and telephone lines would also be installed in Phase 1. Six-foot high fencing around the full site, along with six-foot high concrete masonry unit (CMU) walls along the south and east property lines are proposed. Lastly, the Phase 2 entrance, two drive gates, and at-grade parking stalls near the community building would be included in Phase 1 in order to accommodate guest and accessible parking. Phase 2 would involve the construction of building B, which would be three stories high for a maximum building height of 36'9", and would add an additional 12 one-bedroom units, 27 two-bedroom units and 21 three-bedroom units, for a total of 60 units. Phase 2 would also include the completion of the at-grade parking lot and vehicular access for the full site, as well as completing the 6-foot-high fencing and CMU walls around the north and west property lines. Phase 2 would also include installation of the community garden/dog park and final landscape/hardscape features.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The City of Oxnard has a need for more affordable housing to serve the existing low-income population and to alleviate overcrowding of existing rental units. The purpose of the proposed project is to increase both the number and quality of affordable housing units in the city. The proposed project involves the construction of 150 affordable residential units for low income residents in the City of Oxnard. This development is proposed by Peoples' Self-Help Housing (PSHH), a registered California nonprofit public benefit corporation. By providing decent housing and life-enriching services to those in need, People's Self Help Housing seeks to support low income families, farmworkers, seniors, and veterans and provide welcoming environments for those living with disabilities and for the formerly homeless. People's Self Help Housing currently helps provide housing to over 5,000 individuals, and along with building and managing beautiful and accessible, resilient neighborhoods, they also offer a wide range of services to promote health, well-being, career success, and more.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Cypress Place at Garden City project would be located on a 5.24-acre lot (APN: 223-0-041-020 and 223-0-090-151), at 5482/5536 Cypress Road. The project site is currently a vacant greenhouse and nursery site and this use would continue in the absence of the project. In addition, the site is currently subject to safety concerns regarding homeless encampments that have trespassed onto the site and into the on-site buildings.

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

Determination:

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

Approval Documents:

**7015.15 certified by Certifying Officer
on:**

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
M-20-MC-06-0526	Community Planning and Development (CPD)	HOME Program
M-21-MC-06-0526	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,100,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$53,479,549.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The civilian airport nearest to the project site is Oxnard Airport, located approximately 3.8 miles to the northwest (see attachment). The military airport nearest to the project site is the Naval Air Station at Point Mugu, located approximately 3.4 miles to the southwest (see attachment). The project is not located in either airport's Runway Potential Zone/Clear Zone or Accident Potential Zones (Coffman and Associates 2004). The project is in compliance with Airport Hazards requirements. Source: Coffman and Associates, Inc. August 2004. Oxnard Airport - Airport Master Plan.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is located in California, where there are no designated Coastal Barrier Resources (see attachment). The project is in compliance with the Coastal Barrier Resources Act.

<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located in Zone X, an Area of Minimal Flood Hazard, as shown in Federal Emergency Management Agency's Flood Zone Panel #06111C0918F, effective 01/29/2021 (FEMA 2021; see attachment). The project site is not located in a FEMA-designated Special Flood Hazard Area. Because the project is not located in Special Flood Hazard Area or floodplain, the project would not require purchase of flood insurance under the National Flood Insurance Program. The project is in compliance with flood insurance requirements.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: . This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act.</p>
<p>Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is located outside of the Coastal Zone (see attachment); therefore, the project would not be subject to Coastal Zone development regulations. The project is in compliance with the Coastal Zone Management Act. Source: Ventura County Resource Management Agency. 2018. Ventura County Coastal Zone Boundary.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is surrounded on all sides by existing residential and commercial land uses, as well as the recently developed Garden City Acres Park to the north. The project site is currently developed with a single-family residence, agricultural accessory structures/sheds, and metal framed</p>

		<p>greenhouses. According to the United States Fish and Wildlife Service Critical Habitat for Threatened & Endangered Species online mapper, the closest designated critical habitat is located approximately 0.7 miles south of the project site for the tidewater goby (<i>Eucyclogobius newberryi</i>) (USFWS 2021; see attachment). Habitat for the tidewater goby does not extend adjacent to the site and the project would not modify this habitat area. The project would not impact any federally-protected threatened or endangered species and would not conflict with the Endangered Species Act. List of source(s): United States Fish and Wildlife Service (USFWS). 2021. Environmental Conservation Online System. Critical Habitat for Threatened & Endangered Species. Available at: https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77. Accessed July 2021.</p>
<p>Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Rincon Consultants, Inc. prepared a Phase I Environmental Site Assessment in February 2020. Per the site reconnaissance survey conducted in the Phase I, Rincon identified seven ASTs on the site, the contents and size of which were not identified. As discussed in Toxics and Site Contamination, the seven ASTs on the site would be removed as part of the site remediation. Environmental Data Resources Inc. prepared an environmental records search, which is included as part of the Phase I Environmental Site Assessment prepared for the site (see attachment). There is one permitted above ground storage tank within 0.25 mile of the project site, operated by Nunes Vegetables Inc., at 350 East Hueneme Road, approximately 0.22 mile (1,146 feet) to the southwest. Per aerial</p>

	<p>imagery, the tank at 350 East Hueneme Road is located outdoors, along the western facade of a warehouse building, and residential development exists in the area between the tank and project site. There is no information provided regarding the total size or contents of the AST (Rincon 2019) and the site is not listed in the California Environmental Protection Agency's Regulated Site Portal (CalEPA 2021), which provides additional information on licensed facilities in California. Rincon followed up with several phone calls to Nunes Vegetables Inc., in late July to the contact number listed in the Phase I ESA; however, the phone number was not operational. Based on aerial imagery, the AST at 350 East Hueneme Road appears to be 10,000 gallons in size. Using the available listed information for Nunes Vegetables Inc., HUD's Acceptable Separation Distance calculator was utilized. Conservatively analyzing the tank at 10,000 gallons full capacity, and assuming the tank is not in a diked location, the minimum acceptable distance from this container is approximately 721 feet for persons and 145 feet for buildings (see attachment). The project site and on-site building would be located over 1,146 feet northeast from the Nunes Vegetables Inc. facility, and numerous industrial and residential buildings are located between the facility and the project site. Since the tank is located further than the acceptable separation distances, no explosive hazards have been identified with this AST. Per the California Environmental Protection Agency's Regulated Site Portal, WWL Vehicle Services America's at 5351 Edison Drive is a facility with a listed above ground storage tank permitted under the Aboveground Petroleum</p>
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		<p>Storage program (CalEPA 2021; see attachment). Information regarding where these chemicals are stored on the site is not provided; however, based on aerial imagery, the tank appears to be approximately 800 feet to the east of the site (see attachment). Using the available listed information for the WWL Vehicle Services America's facility, HUD's Acceptable Separation Distance calculator was utilized. Conservatively analyzing the largest chemical container listed and stored, 2,999 gallons of gasoline, and assuming the tank is not in a diked location, the minimum acceptable distance from this container is approximately 437 feet for persons and 84 feet for buildings (see attachment). The project site and on-site building would be located over 800 feet west from the WWL Vehicle Services America's facility. Since the tank is located further than the acceptable separation distances, no explosive hazards have been identified with this AST. Source: California Environmental Protection Agency. 2021. Regulated Site Portal. Accessible at: https://siteportal.calepa.ca.gov/nsite/map/help</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is classified as Urban and Built Up Land, according to the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (DOC 2021; see attachment). Because the project site does not contain agricultural land, the project would not convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Source: Department of Conservation. 2016. Farmland Mapping and Monitoring Program - California Important Farmland Finder.</p>

		https://maps.conservation.ca.gov/DLRP/CIFF/ . Accessed July 2021.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is located in Zone X, an Area of Minimal Flood Hazard, as shown in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel #06111C0918F, effective 01/29/2021 (FEMA 2021; see attachment). The proposed project is not located in a FEMA-designated Special Flood Hazard Area. Because the project is not located in a Special Flood Hazard Area or floodplain, residents would not be exposed to floodplain related hazards and the project would not conflict with provisions related to floodplain management. The project is in compliance with Executive Order 11988. Source: Federal Emergency Management Agency. 2021. Flood Insurance Rate Map/Panel #06111C0918F. Web accessible from https://msc.fema.gov/portal/search#searchresultsanchor . Accessed July 2021.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Exceeds maximum characters, therefore, please see attached document "Historic Preservation Attachment"
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exceeds maximum characters, therefore, please see attach document "Noise Attachment"
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Sole Source Aquifer nearest to the project site is the Fresno County Aquifer located approximately 160 miles to the north (EPA 2020; see attachment). Since the project site is not located in an area with an established Sole Source Aquifer, the project would not conflict with the provisions protecting Sole Source Aquifers. The project is in compliance with Sole Source Aquifer requirements. Source: Environmental Protection Agency. 2020. Sole Source Aquifers -

		<p>Interactive Map Set. Accessible from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b. Accessed April 2021.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site previously operated as a nursery, and is currently developed with a single-family residence, agricultural accessory structures/sheds, and wire framed greenhouses. The land surrounding the site is developed, including multi-family residences to the east and west, industrial and commercial uses to the south, and recreational open space (Garden City Acres Park) to the north. According to the U.S. Fish and Wildlife Service National Wetlands Inventory Map, the project site does not contain any federally regulated waters or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) (see attachment). The project is in compliance with Executive Order 11990. Source: U.S. Fish and Wildlife Service. 2016. National Wetlands Inventory Map. Web accessible from https://www.fws.gov/wetlands/data/mapper.html. Accessed July 2021.</p>
<p>Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The nearest classified Wild and Scenic River is a 31.5-mile segment of Sespe Creek, which is located over 26 miles northeast of the project site (National Wild and Scenic Rivers n.d; USFS 2016; see attachment). There are no rivers in California currently under "authorized" study under the Wild and Scenic Rivers Act (National Wild and Scenic Rivers n.d; see attachment). The nearest Nationwide Rivers Inventory River is an approximately 8.3-mile segment of Big Sycamore River located approximately 9.4 miles southeast of the project site (National Park Service 2016; see attachment). The project would not</p>

		<p>conflict with provisions of the Wild and Scenic Rivers Act. Sources: National Park Service. 2016. Nationwide Rivers Inventory KML File. National Park Service. Accessible from: https://irma.nps.gov/DataStore/Reference/Profile/2233706. Accessed July 2021. National Wild and Scenic Rivers System. n.d. Sespe Creek. Accessed at https://www.rivers.gov/rivers/sespe.php. Accessed July 2021. _____ Study Rivers. Accessed at: https://www.rivers.gov/study.php. Accessed July 2021. United States Forest Service - National Wild and Scenic River Line. National Wild and Scenic River Lines. Available from: https://hub.arcgis.com/datasets/usfs::national-wild-and-scenic-river-line. Accessed July 2021.</p>
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The proposed project would provide affordable housing opportunities for low income individuals in the City of Oxnard. The project site is located in an area characterized by residential, commercial and recreational uses, and the proposed units would result in beneficial long-term social and economic impacts for low-income individuals. Based on the U.S. Environmental Justice Screening and Mapping Tool, the project site is located in a census block group (061110045031) where the demographics are 69 percent low income and 82 percent minority. The generated EJ Screen Report is included in the attachment. As discussed in the Partner Worksheet, Clean Air, residents on and adjacent to the project site would not be exposed to substantial health risks related to cancer, acute and chronic hazards, or particulate matter.</p>

		<p>As discussed under Noise Abatement and Control, interior and exterior noise levels on the site would be within HUD's acceptable conditions. Further, as discussed under Contamination and Toxic Substances, with mitigation incorporated to abate on-site contaminated soil and lead and asbestos containing materials, the project would not expose future residents and would not expose the surrounding community to hazardous materials. The project would not expose residents to adverse environmental hazards from aboveground storage tanks. Because the proposed project would not result in substantial adverse environmental effects, it would not have the potential to result in disproportionately high adverse effects on minority or low-income populations. As such, the proposed project would not result in any environmental justice concerns. Source: United States Environmental Protection Agency. Environmental Justice Screening and Mapping Tool. 2021. Accessible at: https://www.epa.gov/ejscreen. Accessed on July 31, 2021.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project would be consistent with Goal 1 and Policy 1-2 of the City of Oxnard General Plan Land Use Element, which state that the City should encourage balanced development consisting of residential uses and promote the efficient use of large vacant parcels that can be used for infill development. The project would be consistent with Policy 3.3 of the Land Use Element, which is to promote residential projects with varying densities and designs to accommodate the neighborhoods in the City. The project site is located in the South-Central residential area of the City. It is zoned Multiple Family Residential (R-2) and is within the All-Affordable Housing Opportunity Program (AAHOP) area. Allowable uses in the R-2 zone include multi-family residential structures and accessory buildings, provided the uses adhere to the requirements in the Municipal Code. The project is allowed in the R-2 zone and is consistent with the use and scale of surrounding areas, which contain residential neighborhoods to the east and west. The project qualifies as a 100% affordable development and is project applicant requesting a density bonus to allow units in addition to the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>otherwise-permissible maximum residential density. The AAHOP zoning allows for 24 dwelling units/ acre. This density bonus request would increase the density to 28.7 DU/AC for an increase of 19.58 percent, well within the 80 percent density bonus to which the Project is entitled under SB 35. Although the majority of the uses in the area are 1-2 stories; two of the three buildings proposed as part of the project would be taller than adjacent buildings. Nevertheless, the building would be consistent with the height requirements in the City's Zoning Code. In addition, tiered building edges would reduce massing and scale from the street frontage. The project's land use, design, and scale would be consistent with surrounding residential development.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	3	<p>Advanced Geotechnical Service, Inc. (AGS) prepared a Geotechnical Engineering Feasibility Study in March 2020. Based on the analyses contained in the Feasibility Study, the site is not located in an Alquist Priolo Fault Zone and that the potential for earthquake induced hazards such as landsliding, liquefaction, and ground rupture is low, provided the recommendations in the Geotechnical Investigation are</p>	<p>Mitigation Measure GEO-1 - Geotechnical Recommendations The project proponent shall incorporate all conclusions and recommendations included in the Geotechnical Investigation Report prepared by Advanced Geotechnical Services dated March 2020. These recommendations are related to, but not</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>implemented. These recommendations are related to, but not limited to: proper site preparation of soils, compacted fill, proper removal of inadequate soils, soil stabilization techniques, backfill placement, excavation techniques, shoring, and foundational support. To ensure these recommendations are followed, a mitigation measure has been developed (GEO-1), requiring implementation of recommendations made in the Geotechnical Investigation. Site preparation and grading would expose soils and present potential for erosion; however, the generally level conditions of the project site would limit the potential for substantial soil erosion. Ground-disturbing activities during project construction would include site-specific grading for foundations. Although temporary erosion could occur, the project proponent would be required to comply with construction Best Management Practices (BMPs) described in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, which includes measures for erosion control. Additionally, the project would be required to adhere to the Oxnard Municipal Code, Chapter 22,</p>	<p>limited to: proper site preparation of soils, compacted fill, proper removal of inadequate soils, soil stabilization techniques, backfill placement, excavation techniques, shoring, and foundational support.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Article XII - Stormwater Quality Management, as well as the 2019 California Building Code, both of which include stormwater quality management and best management practices, which would seek to control erosion, reduce impacts to water quality, and reduce runoff from the site. Implementation of required erosion control measures, such as site-specific BMPs, and compliance with the Municipal Code and CBC would ensure that effects related to erosion, drainage, and storm water runoff during project construction is not adverse. The project includes the addition of planters and landscaping, and stormwater collection systems to retain and control stormwater run-off and aid groundwater recharge. In addition, the project would be subject to the requirements of a Ventura County Municipal Separate Storm Sewer Systems (MS4) permit. Site-specific BMPs would be designed by the contractor in compliance with applicable regulations and conditions of the MS4 permit. Adherence to the County's Technical Guidance Manual for Stormwater Quality Control Measures would ensure effects related to erosion, drainage, and storm water runoff during project</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>operation are not adverse. Mitigation Measure GEO-1 - Geotechnical Recommendations. The project proponent shall incorporate all conclusions and recommendations included in the Geotechnical Investigation Report prepared by Advanced Geotechnical Services dated March 2020. These recommendations are related to, but not limited to: proper site preparation of soils, compacted fill, proper removal of inadequate soils, soil stabilization techniques, backfill placement, excavation techniques, shoring, and foundational support.</p>	
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	2	<p>No oil wells are located on the project site or adjacent properties (Rincon 2020). One oil well is located 700 feet west of the subject property. The well, "Merchants-Hartman" 1, was abandoned in 1955 and was reported to have never produced oil or gas. Subsurface and site remediation issues related to on-site soils are discussed in Toxics and Contamination. A review of the National Pipeline Mapping System online Public Map Viewer indicates that no gas transmission pipelines or hazardous liquid pipelines are located on the site (DOT 2021). No support structures with the potential to result in safety hazards to future residents are</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>located on or adjacent to the site. The project site is located in Zone X, an Area of Minimal Flood Hazard, as classified by the Federal Emergency Management Agency's Flood Zone Panel #06111C0918F, effective 01/29/2021 (FEMA 2021). Thus, future residents at the project site would not be exposed to flood related hazards. Additionally, the project would not increase flood hazards on neighboring properties or otherwise adversely affect floodplain management as grading for the project would not substantially alter the existing site topography and the developer would be required to control run off during and post construction, in accordance with Oxnard Municipal Code, Chapter 22, Article XII - Stormwater Quality Management. As discussed in Noise, interior and exterior noise levels at the site are within HUD's acceptable range and future residents would not be subject to excessive noise hazards.</p>	
Energy Consumption/Energy Efficiency	2	<p>The project would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Buildings) and the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations). The California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. The Code applies to the building envelope, space-conditioning systems, and water-heating and lighting systems of buildings and appliances. In addition, the California Green Building Standards Code sets targets for: energy efficiency; water consumption; dual plumbing systems for potable and recyclable water; diversion of construction waste from landfills; and use of environmentally sensitive materials in construction and design, including ecofriendly flooring, carpeting, paint, coatings, thermal insulation, and acoustical wall and ceiling panels. Compliance with these standards would ensure that the project would not adversely affect energy consumption or supplies.</p>	
SOCIOECONOMIC			
Employment and Income Patterns	2	<p>The proposed project would involve construction activities that would generate employment opportunities during construction. Construction jobs would be</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>temporary and would not substantially alter long-term employment or income patterns. Operation of the project would not generate employment opportunities as the project is residential. Development of the proposed project would not adversely alter or affect new employment or income patterns.</p>	
<p>Demographic Character Changes / Displacement</p>	2	<p>The current population of the City of Oxnard is 206,352 persons (Department of Finance 2020). The Southern California Association of Governments (SCAG) Regional Growth Forecast 2020-2045 presents forecasts of population, households, and employment between 2020 and 2045 for the City of Oxnard. The Regional Growth Forecast estimates that the population of the City of Oxnard will grow to 238,100 by 2040 (SCAG 2020). The project would involve the construction of 150 new residential units. Based on a conservative persons per household ratio of 3.89, the project has the potential to add up to 584 new residents to the City. This would bring the City total to 206,936 residents. Therefore, the addition of 584 new residents to the City would be less than the 1.1 percent total projected cumulative development of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>population growth through 2045. Thus, population growth associated with the project would not exceed the City's long-term population forecasts. The project site is currently vacant, therefore the project would not displace residents. The project would increase the overall housing inventory in the city.</p>	
COMMUNITY FACILITIES AND SERVICES			
<p>Educational and Cultural Facilities (Access and Capacity)</p>	2	<p>The project site is served by the Ocean View School District and the Oxnard Union High School District and is located in a residential and commercial area of Oxnard. The schools nearest to the site include Julien Hathaway Elementary School 0.6 miles away, Art Haycox Elementary School 1.3 miles away, Hueneme High School 1.3 miles away, Tierra Vista Elementary School 1.8 miles away, Ocean View Junior High School 1.9 miles away, Mar Vista Elementary School 2 miles away, and Channel Islands High School 2.2 miles away. The 150 residential units would generate additional students at local schools. However, state-mandated school impact fees would provide funds necessary to expand and/or update school facilities as necessary to meet the increase in demand. There are no cultural facilities on or adjacent to the site. The site is adequately served by</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>cultural facilities in the area, such as the Port Hueneme Historical Society Museum, approximately 1.8 miles west of the site and the Historical Society Museum, a listed Ventura County Landmark No. 32, which houses historical artifacts, photographs, and information on the history of the Hueneme area. The project would not adversely affect the museums or create the need for new cultural facilities.</p>	
Commercial Facilities (Access and Proximity)	2	<p>The site is located 0.6 mile from commercial amenities along Saviers Road and East Pleasant Valley Road. Commercial facilities include shopping centers, gas stations, grocery stores, retail stores and restaurants. The project would not adversely affect the operation of these facilities and local facilities provide an affordable and adequate range of services to meet residents' needs.</p>	
Health Care / Social Services (Access and Capacity)	2	<p>A number of health care services are located in the general area. The Center for Family Health is part of the Community Memorial Health System is located at 321 E. Port Hueneme Road, approximately 1.7 miles west of the site, and provides general family health services. St. John's Regional Medical Center is a medical hospital located at 1600 N Rose Avenue, approximately 5.4</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>miles northeast of the site. The hospital provides general medical facilities, as well as an emergency room, heart attack center, and primary stroke center. Existing health care services would be available to future residents and would not be adversely affected by the project. The City of Oxnard and the City of Port Hueneme have existing social and human services to support future residents. Human/social services organizations in the area of the project site include the Family Resources Center, a social services organization, located at 2041 East Gonzalez Street, approximately 0.5 miles north of the site. Vocational Skills, which is an organization that operates day programs for adults with developmental disabilities throughout the Ventura County area, is located approximately 0.9 miles southwest of the site at 549 West Hueneme Road. Additionally, the Ventura County Human Services Agency has a location at 1400 Vanguard Drive, which is located 3.3 miles northeast of the site. The Ventura County Human Services Agency provides employment assistance, financial assistance, food assistance, homeless/housing assistance, protection for adults and children, tax assistance,</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		veteran services, and medical assistance. The population increase associated with the project would not adversely affect health or social services and the future residents would have access to existing health care and social services.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The City of Oxnard Environmental Resources Division collects solid waste while promoting waste diversion and supporting economic development through recycling efforts. The Del Norte Regional Recycling and Transfer Station is responsible for accepting, transferring and disposing of approximately 200,000 solid waste tons each year from the City, permitted haulers and self-haulers throughout the region, and materials recovery, which is responsible for diverting material from the waste stream to prevent marketable material from entering local landfills. From the transfer station, solid waste would be disposed of at the Toland Road Landfill, a public Class II landfill near Santa Paula with a maximum permitted capacity of 1,500 tons per day. The Toland Road Landfill is permitted to accept mixed municipal, construction/demolition, agricultural, industrial, and sludge waste types (CalRecycle 2020). Based on the results	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>of the CalEEMod analysis, the project would generate approximately 69 tons of solid waste per year, or approximately 0.19 tons per day. The project would not result in an exceedance of the permitted daily capacity of the Toland Road Landfill (1,500 tons per day). In addition, the project would be required to comply with federal, state, and local statutes and regulations related to solid waste, such as Assembly Bill (AB) 939, AB 341, the County Integrated Waste Management Summary Plan, and the City's recycling program. Since there is adequate landfill capacity in the region to accommodate project-generated waste and the project would comply with all applicable requirements pertaining to solid waste disposal, the project would not adversely affect solid waste or recycling programs.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	<p>2</p>	<p>Wastewater collection in Oxnard is provided by the City's Public Works Wastewater Division. Wastewater generated at the project site would be transported to the Oxnard Wastewater Treatment Plant (OWTP), which is owned and operated by the City of Oxnard. The OWTP has a current capacity of 31.7 million gallons per day (mgd) with average daily flows of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>approximately 20 mgd. Therefore, the OWTP has a remaining average daily capacity of 11.7 mgd. The City of Oxnard anticipates expansion of the OWTP daily capacity to 39.7 mgd by 2020 (City of Oxnard 2017). Assuming that wastewater generation is 80 percent of water demand (see Water Supply discussion below), wastewater generation would be 15 million gallons of wastewater per year or less than 0.04 mgd. The City has sufficient wastewater treatment capacity and facilities to serve the project.</p>	
Water Supply (Feasibility and Capacity)	2	<p>Oxnard's water supply consists of three sources: imported surface water from Calleguas Municipal Water District (CMWD), local groundwater from United Water Conservation District (UWCD), and local groundwater from Oxnard's wells. The City's 2015 Urban Water Management Plan (UWMP) assesses historical and projected water supplies and demands. Between 2020 and 2040, the City projects water supplies to exceed demand by 677 AFY in 2020 and 2,116 AFY in 2040 during normal water years. During single and multiple dry years, however, it is projected that demand may exceed supplies. As discussed in the UWMP, these</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>projections are conservative, as they do not reflect reductions due to drought Demand Management Measures or conservative public use. Based on the results of the CalEEMod analysis, the project would demand approximately 14 million gallons of water per year, or approximately 43 acre-feet per year (AFY). As discussed in the UWMP under Regional Supply Reliability, the City does not anticipate any considerable water supply impacts in the future as the current water sources, via imported/purchased water, groundwater sources, and recycled water, are considered reliable (City of Oxnard 2018). Therefore, the projected future water supply would meet the demands of the project.</p>	
Public Safety - Police, Fire and Emergency Medical	2	<p>The Oxnard Police Department provides police protection in the City. The Oxnard Police Department is located at 251 South C Street in downtown Oxnard. The Oxnard Police Department also has a substation located approximately 0.9 mile west of the project site, is located at 300 West Clara Street and provides police protection/services for the project site. The project site is in the existing service area of the police station and</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>development of the project would not result in adverse effects to public safety. The Oxnard Fire Department (VCFD) provides the City of Oxnard with fire protection and paramedic services. The station closest to the project site is Station 2, located approximately 0.3 miles north of the project site at 531 E Pleasant Valley Road. The project would be required to comply with applicable provisions of the City of Oxnard Building Code and Fire Code, which would minimize fire hazards on-site.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	2	<p>The City of Oxnard Parks Division maintains Oxnard's 370 acres of City parks, 81 miles of medians and 129 acres of open space. Nearby recreational facilities include adjacent schools, which provide recreational facilities for residents after school hours, as well as numerous parks. Nearby parks maintained by the cities of Oxnard and Port Hueneme include Garden City Acres Park, Southwinds Park, Pleasant Valley Park, Johnson Creek Park, and Water B. Moranda Park. The City's estimated current population is 206,352 residents and there are approximately 370 acres of designated parkland in the City. Therefore, the ratio of public parks to residents in the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>City is approximately 1.79 acres of parkland for every 1,000 residents. The project would add approximately 584 additional residents, however this addition would not substantially increase demand or adversely affect local parks, open space or recreation areas. The Garden City Acres Park was recently constructed to the north of the site and would provide park, open space, and recreational amenities for residents.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	2	<p>The project site is an infill site on the southeast side the City and is accessed primarily via Cypress Road. The project includes 246 vehicular parking stalls and 64 bicycle parking spots on-site. Stantec Consulting Services, Inc. prepared a Traffic and Circulation Study in January 2021. As discussed in the Study, the project is expected to generate approximately 816 average daily trips and conditions during existing plus project and cumulative plus project, would not result in a negative impact at any of the studied intersections (Stantec 2021). The study intersections would operate at LOS C or better during the AM and PM peak hours, and no off-site improvements are required (Stantec 2021). Gold Coast Transit provides the public bus transit service in the City of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Oxnard. The nearest curbside bus stop/station (service by Bus 23) is located 0.3 miles west of the site at the corner of Saviers Road and E Clara Street. This transit stop is within walking distance of the site. The project would not adversely affect public transit options in the area.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	No unique natural features, such as caves, cliffs, vistas/view sheds, canyons, or waterfalls are present on or adjacent to the project site. As discussed in Farmland Protection, no farmland is present on the project site. Additionally, as discussed in Sole Source Aquifers, Wetland Protection, and Wild and Scenic Rivers, the project site is not adjacent to wetlands, wild and scenic rivers, or sole source aquifers water resources. Therefore, the project would not adversely affect any natural features or water resources.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	As discussed in Endangered Species Act, the project would not adversely affect federally regulated plant or wildlife species. In addition, no jurisdictional waters or wetlands are located on the project site.	
Other Factors		No other factors are pertinent to this project.	

Supporting documentation

[Attachment - Traffic Study.pdf](#)
[Attachment - Geotechnical Study.pdf](#)

Additional Studies Performed:

Advanced Geotechnical Services (AGS). 2020. Geotechnical Engineering Feasibility Study. 5482 and 5536 Cypress Road. Encompass Consultant Group (ECG). 2021. Preliminary Drainage Study. Cypress Community Housing. Rincon Consultants. 2019. Soil Assessment. 5536 Cypress Road. Rincon Consultants. 2020. Phase I Environmental Site Assessment. Rincon Consultants. 2020. Phase II Environmental Site Assessment. Rincon Consultants. 2021. Cultural Resources Technical Report. Stantec Consulting Services. 2021. Cypress Road Residential Project - Traffic and Circulation Study

[Attachment - Traffic Study\(1\).pdf](#)
[Attachment - Geotechnical Study\(1\).pdf](#)

Field Inspection [Optional]: Date and completed

by:

Mary Pfeiffer

6/16/2021 12:00:00 AM

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

California Department of Finance (DOF). 2020. E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2011-2020. Sacramento, California. Available at: <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/> Accessed April 2021. California Department of Resources Recycling and Recovery (CalRecycle). 2020. "Facility/Site Summary Details: Toland Road Landfill (56-AA-0005)." Accessible at: <https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/3952>. Accessed April 2021. City of Oxnard. 2009. 2030 General Plan Draft Program Environmental Impact Report. Accessible at: https://www.oxnard.org/wp-content/uploads/2016/08/2030_GP_Vol_I_Draft_PEIR_Feb_09.pdf Accessed April 2021. _____. 2016. 2030 General Plan. Accessible at: <https://www.oxnard.org/wp-content/uploads/2017/06/Oxnard-2030-General-Plan-Amend-06.2017-SM.pdf>. Accessed April 2021. _____. 2018. City of Oxnard 2015 Urban Water Management Plan with Errata Included. Accessible at: <https://www.oxnard.org/wp-content/uploads/2018/08/2015-Final-UWMP-with-Errata-Included.pdf>. Accessed July 2021. _____. 2020. City of Oxnard Communities and Neighborhoods Map. Accessible at: <https://www.oxnard.org/wp-content/uploads/2017/01/Neighborhoods-2030GP-12.02.20-1.pdf>. Accessed April 2021. _____. 2021. City of Oxnard Parks Division. Accessible at: <https://www.oxnard.org/city-department/public-works/parks/>. Accessed April 2021. _____. 2020. City of Oxnard Wastewater Division. Accessible at:

<https://www.oxnard.org/city-department/publicworks/wastewater/>. Accessed April 2021. _____. 2020. City of Port Hueneme Planning and Zoning Search. Accessible at: <https://www.oxnard.org/city-department/community-development/planning/planning-and-zoning-search/>. Accessed April 2021. Federal Emergency Management Agency. 2021. Flood Insurance Rate Map/Panel #06111C0918F. Accessible at: <https://msc.fema.gov/portal/search#searchresultsanchor>. Accessed April 2021. Southern California Association of Governments. 2020. Demographics and Growth Forecast 2020-2045. Available at: https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579. Accessed April 2021. List of Permits Obtained: Provide a list of permits, reviews, and approvals that are required for project construction. Approval of this Environmental Assessment is required.

List of Permits Obtained:

Approval of this Environmental Assessment is required.

Public Outreach [24 CFR 58.43]:

There will be a public dual FONSI and NOI RROF notice published in a paper of local circulation and the notice will also be published on the City's Housing website providing the public with 15 days to respond with their comments to this notice.

Cumulative Impact Analysis [24 CFR 58.32]:

Cumulative impacts may occur as a result of other planned and pending development in the site vicinity. However, the proposed 150-unit affordable residential project involves infill development that would not substantially incrementally contribute to any cumulative environmental changes. As discussed in the Clean Air and Transportation and Accessibility sections, with mitigation, the project's air pollutant emissions would not cause an exceedance of threshold levels and project-generated vehicle trips and would not reduce established levels of service on local roadways or intersections. The project would not contribute to cumulative impacts related to other issues (e.g., soil suitability, hazards). Therefore, the project's contribution to cumulative impacts would not be considerable.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Offsite Alternative: Consideration of an offsite alternative is not warranted because no adverse effects that cannot be mitigated have been identified. Reduced Project: Reducing the number of affordable housing units may incrementally reduce effects in a range of issue areas, such as public services, air quality, utilities, and transportation.

However, as discussed in this Environmental Assessment, the proposed project's effects would not be significant in these areas.

No Action Alternative [24 CFR 58.40(e)]

If the proposed project were not implemented, the project site would remain in existing conditions as a vacant site, with an existing dilapidated single-family residence and accessory agricultural structures/greenhouses. In addition, as noted in Existing Conditions and Trends, the site is currently subject to safety concerns regarding homeless encampments that have trespassed onto the site and into the on-site buildings.

Summary of Findings and Conclusions:

The City of Oxnard has a need for more affordable housing to serve the existing low-income population and to alleviate overcrowding of existing rental units. The purpose of the proposed project is to increase both the number and quality of affordable housing units in the city. The proposed project involves the construction of 150 affordable residential units for low income residents in the City of Oxnard. This development is proposed by Peoples' Self-Help Housing (PSHH), a registered California nonprofit public benefit corporation. By providing decent housing and life-enriching services to those in need, People's Self Help Housing seeks to support low income families, farmworkers, seniors, and veterans and provide welcoming environments for those living with disabilities and for the formerly homeless. People's Self Help Housing currently helps provide housing to over 5,000 individuals, and along with building and managing beautiful and accessible, resilient neighborhoods, they also offer a wide range of services to promote health, well-being, career success, and more.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Contamination and Toxic Substances	Mitigation Measure HAZ-3 - UST and AST Removal	N/A		

	<p>The applicant shall remove all above and under-ground storage tanks from the site, prior to issuance of a grading permit, in accordance with all local, State, and Federal laws and regulations. Regarding removal of the UST, the applicant shall be responsible for obtaining the appropriate permits, preparation of a Health and Safety Plan, notification to the Ventura County Air Pollution Control District (VCAPCD) regarding removal schedule, exposure, clean-up, and removal of the tank, post removal soil sampling for residual contaminants, and prepare a UST abandonment report per the permit post completion.</p>			
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	<p>Mitigation Measure HAZ- 4 - Regulatory Oversight Assistance and OCP Impacted Soil Mitigation or Remediation</p> <p>The applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site. If regulatory oversight is required, the applicant shall enter into a voluntary cleanup agreement to remove or mitigate the OCP impacted soil. If regulatory oversight and closure is not required, the applicant shall provide written proof to the City of Oxnard documenting the consultation with the</p>			
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	<p>applicable regulatory oversight agency.</p>			
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>Mitigation Measure GEO-1 - Geotechnical Recommendations The project proponent shall incorporate all conclusions and recommendations included in the Geotechnical Investigation Report prepared by Advanced Geotechnical Services dated March 2020. These recommendations are related to, but not limited to: proper site preparation of soils, compacted fill, proper removal of inadequate soils, soil stabilization techniques, backfill placement, excavation techniques, shoring, and foundational support.</p>	<p>N/A</p>		

<p>Asbestos Containing Materials</p>	<p>Pursuant to FCG Environmental's Pre-demolition Asbestos and Lead Survey prepared in December 2019, the applicant shall follow the recommendations included in the survey, which include but are not limited to: use of properly trained abatement contractors using appropriate controls to prevent fiber emissions during the removal process, use of respiratory devices, and notification to the Ventura County Air Pollution Control District prior to demolition. Any ACM's shall be removed in compliance with Ventura County Air Pollution Control District requirements as well as all other State and federal rules and regulations.</p>	<p>N/A</p>	<p>1. Prior to demolition of the structures, the applicant shall provide proof of compliance with a prepared operations and maintenance program for any removal of identified materials containing lead based paint. 2. Prior to demolition of the structures on site, the applicant must provide proof of compliance with an asbestos and lead-based paint operations and maintenance program, to the satisfaction of the City of Oxnard and Ventura County Air Pollution Control District. 3. Prior to issuance of construction/demolition/grading related permits, the applicant shall submit proof on that all construction equipment greater than 90 horsepower utilized on-site shall be equipped with Tier 3 certified engines. 4. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s). 5. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. 6. Prior to issuance of grading/construction related permits, the applicant shall</p>	
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			<p>submit proof of incorporation of conclusions and recommendations included in the project specific Geotechnical Investigation Report. 7. Prior to issuance of a grading permit, the applicant shall remove all above and under-ground storage tanks from the site. 8. Prior to issuance of grading permit, the applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site.</p>	
<p>Contamination and Toxic Substances</p>	<p>Mitigation Measure HAZ-2 - Asbestos Containing Materials Pursuant to FCG Environmental' s Pre-demolition Asbestos and Lead Survey prepared in December 2019, the applicant shall follow the recommendations included in the survey, which include but are not limited to: use of properly trained abatement contractors using appropriate</p>	<p>N/A</p>	<p>1. Prior to demolition of the structures, the applicant shall provide proof of compliance with a prepared operations and maintenance program for any removal of identified materials containing lead based paint. 2. Prior to demolition of the structures on site, the applicant must provide proof of compliance with an asbestos and lead-based paint operations and maintenance program, to the satisfaction of the City of Oxnard and Ventura County Air Pollution Control District. 3. Prior to issuance of construction/demolition/grading related permits, the applicant shall submit proof on that all construction equipment greater than 90 horsepower utilized on-site shall be equipped with Tier 3 certified engines. 4. If buried</p>	

	<p>controls to prevent fiber emissions during the removal process, use of respiratory devices, and notification to the Ventura County Air Pollution Control District prior to demolition. Any ACM's shall be removed in compliance with Ventura County Air Pollution Control District requirements as well as all other State and federal rules and regulations. Mitigation Measure HAZ-3 - UST and AST Removal The applicant shall remove all above and under-ground storage tanks from the site, prior to issuance of a grading permit, in accordance with all local, State, and Federal laws and regulations. Regarding removal of the UST, the applicant shall</p>		<p>materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s). 5. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. 6. Prior to issuance of grading/construction related permits, the applicant shall submit proof of incorporation of conclusions and recommendations included in the project specific Geotechnical Investigation Report. 7. Prior to issuance of a grading permit, the applicant shall remove all above and under-ground storage tanks from the site. 8. Prior to issuance of grading permit, the applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site.</p>	
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	<p>be responsible for obtaining the appropriate permits, preparation of a Health and Safety Plan, notification to the Ventura County Air Pollution Control District (VCAPCD) regarding removal schedule, exposure, clean-up, and removal of the tank, post removal soil sampling for residual contaminants, and prepare a UST abandonment report per the permit post completion. Mitigation Measure HAZ- 4 - Regulatory Oversight Assistance and OCP Impacted Soil Mitigation or Remediation The applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the</p>			
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	<p>OCP impacted soil at the site is warranted prior to redevelopment of the site. If regulatory oversight is required, the applicant shall enter into a voluntary cleanup agreement to remove or mitigate the OCP impacted soil. If regulatory oversight and closure is not required, the applicant shall provide written proof to the City of Oxnard documenting the consultation with the applicable regulatory oversight agency.</p>			
<p>Geotechnical Recommendations</p>	<p>Mitigation Measure GEO-1 - Geotechnical Recommendations The project proponent shall incorporate all conclusions and recommendations included in the Geotechnical Investigation Report prepared</p>	<p>N/A</p>	<p>1. Prior to demolition of the structures, the applicant shall provide proof of compliance with a prepared operations and maintenance program for any removal of identified materials containing lead based paint. 2. Prior to demolition of the structures on site, the applicant must provide proof of compliance with an asbestos and lead-based paint operations and maintenance program, to the</p>	

	<p>by Advanced Geotechnical Services dated March 2020. These recommendations are related to, but not limited to: proper site preparation of soils, compacted fill, proper removal of inadequate soils, soil stabilization techniques, backfill placement, excavation techniques, shoring, and foundational support.</p>		<p>satisfaction of the City of Oxnard and Ventura County Air Pollution Control District. 3. Prior to issuance of construction/demolition/grading related permits, the applicant shall submit proof on that all construction equipment greater than 90 horsepower utilized on-site shall be equipped with Tier 3 certified engines. 4. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s). 5. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. 6. Prior to issuance of grading/construction related permits, the applicant shall submit proof of incorporation of conclusions and recommendations included in the project specific Geotechnical Investigation Report. 7. Prior to issuance of a grading permit, the applicant shall remove all above and underground storage tanks from the site. 8. Prior to issuance of grading permit, the applicant shall contact the appropriate regulatory</p>	
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			oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site.	
Historic Preservation	Unanticipated Discovery of Cultural Resources Mitigation Measure CR-1: Unanticipated Discovery of Cultural Resources If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be eligible for listing in the NRHP, additional work such as data	N/A	1. Prior to demolition of the structures, the applicant shall provide proof of compliance with a prepared operations and maintenance program for any removal of identified materials containing lead based paint. 2. Prior to demolition of the structures on site, the applicant must provide proof of compliance with an asbestos and lead-based paint operations and maintenance program, to the satisfaction of the City of Oxnard and Ventura County Air Pollution Control District. 3. Prior to issuance of construction/demolition/grading related permits, the applicant shall submit proof on that all construction equipment greater than 90 horsepower utilized on-site shall be equipped with Tier 3 certified engines. 4. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s). 5. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the	

	<p>recovery excavation and Native American consultation may be warranted to mitigate any adverse effects. Mitigation Measure CR-2 - Unanticipated Discovery of Human Remains The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be</p>		<p>remains are Native American, the coroner will contact the NAHC. 6. Prior to issuance of grading/construction related permits, the applicant shall submit proof of incorporation of conclusions and recommendations included in the project specific Geotechnical Investigation Report. 7. Prior to issuance of a grading permit, the applicant shall remove all above and underground storage tanks from the site. 8. Prior to issuance of grading permit, the applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site.</p>	
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	<p>notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant, who has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the most likely descendant does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance</p>			
<p>Lead-based paint</p>	<p>Mitigation Measure HAZ-1 - Lead Based Paint: Pursuant to FCG Environmental's Pre-demolition</p>	<p>N/A</p>	<p>1. Prior to demolition of the structures, the applicant shall provide proof of compliance with a prepared operations and maintenance program for any removal of identified materials containing lead</p>	

	<p>Asbestos and Lead Survey prepared in December 2019, building materials at the site have been identified with LBP. Any disturbance of the identified LBP shall be performed in accordance with all federal, State, and local regulations dealing with disturbance of lead containing materials. Any LBP in poor condition that may require stabilization shall be performed by a lead-based paint certified contractor. Prior to disposal, lead waste characterization sampling shall be performed and waste materials must be disposed of properly based on the characterization analysis</p>		<p>based paint. 2. Prior to demolition of the structures on site, the applicant must provide proof of compliance with an asbestos and lead-based paint operations and maintenance program, to the satisfaction of the City of Oxnard and Ventura County Air Pollution Control District. 3. Prior to issuance of construction/demolition/grading related permits, the applicant shall submit proof on that all construction equipment greater than 90 horsepower utilized on-site shall be equipped with Tier 3 certified engines. 4. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s). 5. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. 6. Prior to issuance of grading/construction related permits, the applicant shall submit proof of incorporation of conclusions and recommendations included in the project specific Geotechnical Investigation Report. 7. Prior to issuance of a grading</p>	
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			<p>permit, the applicant shall remove all above and underground storage tanks from the site. 8. Prior to issuance of grading permit, the applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site.</p>	
<p>Tier 3 Certified Engines</p>	<p>Mitigation Measure AQ-1 All construction equipment greater than 90 horsepower shall be equipped with Tier 3 certified engines.</p>	<p>N/A</p>	<p>1. Prior to demolition of the structures, the applicant shall provide proof of compliance with a prepared operations and maintenance program for any removal of identified materials containing lead based paint. 2. Prior to demolition of the structures on site, the applicant must provide proof of compliance with an asbestos and lead-based paint operations and maintenance program, to the satisfaction of the City of Oxnard and Ventura County Air Pollution Control District. 3. Prior to issuance of construction/demolition/grading related permits, the applicant shall submit proof on that all construction equipment greater than 90 horsepower utilized on-site shall be equipped with Tier 3 certified engines. 4. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s). 5. If</p>	

			<p>human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. 6. Prior to issuance of grading/construction related permits, the applicant shall submit proof of incorporation of conclusions and recommendations included in the project specific Geotechnical Investigation Report. 7. Prior to issuance of a grading permit, the applicant shall remove all above and underground storage tanks from the site. 8. Prior to issuance of grading permit, the applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site. 2. Prior to demolition of the structures on site, the applicant must provide proof of compliance with an asbestos and lead-based paint operations and maintenance program, to the satisfaction of the City of Oxnard and Ventura County Air Pollution Control District. 3. Prior to issuance of construction/demolition/grading related permits, the</p>	
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			<p>applicant shall submit proof on that all construction equipment greater than 90 horsepower utilized on-site shall be equipped with Tier 3 certified engines. 4. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s). 5. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. 6. Prior to issuance of grading/construction related permits, the applicant shall submit proof of incorporation of conclusions and recommendations included in the project specific Geotechnical Investigation Report. 7. Prior to issuance of a grading permit, the applicant shall remove all above and underground storage tanks from the site. 8. Prior to issuance of grading permit, the applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site.</p>	
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Project Mitigation Plan

Mitigation Plan 1. Prior to demolition of the structures, the applicant shall provide proof of compliance with a prepared operations and maintenance program for any removal of identified materials containing lead based paint. 2. Prior to demolition of the structures on site, the applicant must provide proof of compliance with an asbestos and lead-based paint operations and maintenance program, to the satisfaction of the City of Oxnard and Ventura County Air Pollution Control District. 3. Prior to issuance of construction/demolition/grading related permits, the applicant shall submit proof on that all construction equipment greater than 90 horsepower utilized on-site shall be equipped with Tier 3 certified engines. 4. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s). 5. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the NAHC. 6. Prior to issuance of grading/construction related permits, the applicant shall submit proof of incorporation of conclusions and recommendations included in the project specific Geotechnical Investigation Report. 7. Prior to issuance of a grading permit, the applicant shall remove all above and under-ground storage tanks from the site. 8. Prior to issuance of grading permit, the applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

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

No

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

Yes

Screen Summary

Compliance Determination

The civilian airport nearest to the project site is Oxnard Airport, located approximately 3.8 miles to the northwest (see attachment). The military airport nearest to the project site is the Naval Air Station at Point Mugu, located approximately 3.4 miles to the southwest (see attachment). The project is not located in either airport's Runway Potential Zone/Clear Zone or Accident Potential Zones (Coffman and Associates 2004). The project is in compliance with Airport Hazards requirements. Source: Coffman and Associates, Inc. August 2004. Oxnard Airport - Airport Master Plan.

Supporting documentation

[Attachment - Airport Hazards.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

The project site is located in California, where there are no designated Coastal Barrier Resources (see attachment). The project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Attachment - CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

Yes

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

[Attachment - FEMA FIRM.pdf](#)

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

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

No

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

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The project site is located in Zone X, an Area of Minimal Flood Hazard, as shown in Federal Emergency Management Agency's Flood Zone Panel #06111C0918F, effective 01/29/2021 (FEMA 2021; see attachment). The project site is not located in a FEMA-designated Special Flood Hazard Area. Because the project is not located in Special Flood Hazard Area or floodplain, the project would not require purchase of flood insurance under the National Flood Insurance Program. The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

Yes

No

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

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

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

Particulate Matter, <2.5 microns

Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Provide your source used to determine levels here:

Screen Summary

Compliance Determination

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

Supporting documentation

[Air Quality Attachment.pdf](#)

[Attachment - Air Quality Calculations.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act

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

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

Yes

No

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

Screen Summary

Compliance Determination

The project site is located outside of the Coastal Zone (see attachment); therefore, the project would not be subject to Coastal Zone development regulations. The project is in compliance with the Coastal Zone Management Act. Source: Ventura County Resource Management Agency. 2018. Ventura County Coastal Zone Boundary.

Supporting documentation

[Attachment - Coastal Zone.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

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

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

No

- Yes

3. Mitigation

Document and upload the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

- ✓ Yes, adverse environmental impacts can be eliminated through mitigation.
Document and upload all mitigation requirements below.

4. Describe how compliance was achieved in the text box below. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls, or use of institutional controls.

Mitigation Measure HAZ-3 - UST and AST Removal The applicant shall remove all above and under-ground storage tanks from the site, prior to issuance of a grading permit, in accordance with all local, State, and Federal laws and regulations. Regarding removal of the UST, the applicant shall be responsible for obtaining the appropriate permits, preparation of a Health and Safety Plan, notification to the Ventura County Air Pollution Control District (VCAPCD) regarding removal schedule, exposure, clean-up, and removal of the tank, post removal soil sampling for residual contaminants, and prepare a UST abandonment report per the permit post completion. Mitigation Measure HAZ- 4 - Regulatory Oversight Assistance and OCP Impacted Soil Mitigation or Remediation The applicant shall contact the appropriate regulatory oversight agency to determine whether remediation or mitigation of the OCP impacted soil at the site is warranted prior to redevelopment of the site. If regulatory oversight is required, the applicant shall enter into a voluntary cleanup agreement to remove or mitigate the OCP impacted soil. If regulatory oversight and closure is not required, the applicant shall provide written proof to the City of Oxnard documenting the consultation with the applicable regulatory oversight agency.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

Screen Summary
Compliance Determination

Supporting documentation

[Toxic and Contamination Attachment.pdf](#)
[Attachment - Phase II ESA.pdf](#)
[Attachment - Soil Assessment Report.pdf](#)
[Attachment - Phase I ESA.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

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

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

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

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

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

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

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

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

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

Screen Summary

Compliance Determination

The project site is surrounded on all sides by existing residential and commercial land uses, as well as the recently developed Garden City Acres Park to the north. The project site is currently developed with a single-family residence, agricultural accessory structures/sheds, and metal framed greenhouses. According to the United States Fish and Wildlife Service Critical Habitat for Threatened & Endangered Species online mapper, the closest designated critical habitat is located approximately 0.7 miles south of the project site for the tidewater goby (*Eucyclogobius newberryi*) (USFWS 2021; see attachment). Habitat for the tidewater goby does not extend adjacent to the site and the project would not modify this habitat area. The project would not impact any federally-protected threatened or endangered species and would not conflict with the Endangered Species Act. List of source(s): United States Fish and Wildlife Service (USFWS). 2021. Environmental Conservation Online System. Critical Habitat for Threatened & Endangered Species. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>. Accessed July 2021.

Supporting documentation

[Attachment - USFWS ECOS Mapper.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

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

No

Yes

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

✓ Yes

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

No

Screen Summary

Compliance Determination

Rincon Consultants, Inc. prepared a Phase I Environmental Site Assessment in February 2020. Per the site reconnaissance survey conducted in the Phase I, Rincon identified seven ASTs on the site, the contents and size of which were not identified. As discussed in Toxics and Site Contamination, the seven ASTs on the site would be removed as part of the site remediation. Environmental Data Resources Inc. prepared an environmental records search, which is included as part of the Phase I Environmental Site Assessment prepared for the site (see attachment). There is one permitted above ground storage tank within 0.25 mile of the project site, operated by Nunes Vegetables Inc., at 350 East Hueneme Road, approximately 0.22 mile (1,146 feet) to the southwest. Per aerial imagery, the tank at 350 East Hueneme Road is located outdoors, along the western facade of a warehouse building, and residential development exists in the area between the tank and project site. There is no information provided regarding the total size or contents of the AST (Rincon 2019) and the site is not listed in the California Environmental Protection Agency's Regulated Site Portal (CalEPA 2021), which provides additional information on licensed facilities in California. Rincon followed up with several phone calls to Nunes Vegetables Inc., in late July to the contact number listed in the Phase I ESA; however, the phone number was not operational. Based on aerial imagery, the AST at 350 East Hueneme Road appears to be 10,000 gallons in size. Using the available listed information for Nunes Vegetables Inc., HUD's Acceptable Separation Distance calculator was utilized. Conservatively analyzing the tank at 10,000 gallons full capacity, and assuming the tank is not in a diked location, the minimum acceptable distance from this container is approximately 721 feet for persons and 145 feet for buildings (see attachment). The project site and on-site building would be located over 1,146 feet northeast from the Nunes Vegetables Inc. facility, and numerous industrial and residential buildings are located between the facility and the project site. Since the tank is located further than the acceptable separation distances, no

explosive hazards have been identified with this AST. Per the California Environmental Protection Agency's Regulated Site Portal, WWL Vehicle Services America's at 5351 Edison Drive is a facility with a listed above ground storage tank permitted under the Aboveground Petroleum Storage program (CalEPA 2021; see attachment). Information regarding where these chemicals are stored on the site is not provided; however, based on aerial imagery, the tank appears to be approximately 800 feet to the east of the site (see attachment). Using the available listed information for the WWL Vehicle Services America's facility, HUD's Acceptable Separation Distance calculator was utilized. Conservatively analyzing the largest chemical container listed and stored, 2,999 gallons of gasoline, and assuming the tank is not in a diked location, the minimum acceptable distance from this container is approximately 437 feet for persons and 84 feet for buildings (see attachment). The project site and on-site building would be located over 800 feet west from the WWL Vehicle Services America's facility. Since the tank is located further than the acceptable separation distances, no explosive hazards have been identified with this AST. Source: California Environmental Protection Agency. 2021. Regulated Site Portal. Accessible at: <https://siteportal.calepa.ca.gov/nsite/map/help>

Supporting documentation

[Attachment - AST Documentation.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

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

Yes

✓ No

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

The project site is classified as Urban and Built Up Land, according the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (DOC 2021; see attachment). Because the project site does not contain agricultural land, the project would not convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

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

Screen Summary

Compliance Determination

The project site is classified as Urban and Built Up Land, according the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (DOC 2021; see attachment). Because the project site does not contain agricultural land, the project would not convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Source: Department of Conservation. 2016. Farmland Mapping and Monitoring Program - California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed July 2021.

Supporting documentation

[Attachment - Farmland.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

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

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

None of the above

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

[Attachment - FEMA FIRM.pdf](#)

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

Does your project occur in a floodplain?

No

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

Yes

Screen Summary

Compliance Determination

The project site is located in Zone X, an Area of Minimal Flood Hazard, as shown in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel #06111C0918F, effective 01/29/2021 (FEMA 2021; see attachment). The proposed project is not located in a FEMA-designated Special Flood Hazard Area. Because the project is not located in a Special Flood Hazard Area or floodplain, residents would not be exposed to floodplain related hazards and the project would not conflict with provisions related to floodplain management. The project is in compliance with Executive Order 11988. Source: Federal Emergency Management Agency. 2021. Flood Insurance Rate Map/Panel #06111C0918F. Web accessible from <https://msc.fema.gov/portal/search#searchresultsanchor>. Accessed July 2021.

Supporting documentation

[Attachment - Floodplain Documentation \(FEMA FIRM\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

✓ State Historic Preservation Offer (SHPO) Not Required

✓ Advisory Council on Historic Preservation Not Required

✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Barbareno Ventureno Band of Mission Indians

Not Required

- ✓ Chumash Council of Bakersfield Not Required
- ✓ Coastal Band of the Chumash Nation Not Required
- ✓ Northern Chumash Tribal Council Not Required
- ✓ San Luis Obispo County Chumash Council Not Required
- ✓ Santa Ynez Band of Chumash Indians Not Required

✓ Other Consulting Parties

- ✓ City of Oxnard Planning Department Not Required
- ✓ Heritage Square Not Required
- ✓ Ventura County Cultural heritage Board Not Required
- ✓ Ventura County Japanese American Citizens League Not Required

Describe the process of selecting consulting parties and initiating consultation here:

The APE was delineated in consultation with the City of Oxnard Planning and Environmental Services Division and through analysis of the undertaking's geographic area, scale and nature and the potential for effects to archaeological and built environment historic properties to occur as a result. The APE consists of the two Ventura County Assessors parcels, 5482 Cypress Road (APN 223009001) and 5536 Cypress Road (223004102) on which the undertaking would occur (Figure 5 of the attached Cultural Resources Report).

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

In the chart below, list historic properties identified and evaluated in the APE. Every

historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
-------------------------------	--------------------------	------------------	-----------------------

Additional Notes:

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

✓ Yes

Document and upload surveys and report(s) below.
For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

Rincon Consultants prepared a Cultural Resources Study for the project in July 2021 (see attachment). As part of the Cultural Resources Study, Rincon conducted a delineation of an Area of Potential Effects (APE), a California Historical Resources Information System (CHRIS) search, a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search, Native American and local interested party outreach, archaeological and built environment surveys of the APE, background and archival research, and the evaluation of the property for listing in the National Register of Historic Places (NRHP).

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as

per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Exceeds maximum characters, therefore, please see attached document "Historic Preservation Attachment"

Supporting documentation

[Historic Preservation Attachment.pdf](#)

[Attachment - SHPO Concurrence and Cultural Resource Study.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

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

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

- New construction for residential use

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

Rehabilitation of an existing residential property

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

An interstate land sales registration

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

None of the above

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

Indicate the findings of the Preliminary Screening below:

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

- ✓ Noise generators were found within the threshold distances.

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

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

Indicate noise level here: 61

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

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

Unacceptable: (Above 75 decibels)

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

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

Indicate noise level here: 61

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

Screen Summary

Compliance Determination

Exceeds maximum characters, therefore, please see attach document "Noise Attachment"

Supporting documentation

[Noise Attachment.pdf](#)

[Attachment - HUD DNL Calculator.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Sole Source Aquifers

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

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- Yes
- ✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

- ✓ No

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

Yes

Screen Summary

Compliance Determination

The Sole Source Aquifer nearest to the project site is the Fresno County Aquifer located approximately 160 miles to the north (EPA 2020; see attachment). Since the project site is not located in an area with an established Sole Source Aquifer, the

project would not conflict with the provisions protecting Sole Source Aquifers. The project is in compliance with Sole Source Aquifer requirements. Source: Environmental Protection Agency. 2020. Sole Source Aquifers - Interactive Map Set. Accessible from:
<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>. Accessed April 2021.

Supporting documentation

[Attachment - Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

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

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

No

Yes

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

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

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

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

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

Screen Summary

Compliance Determination

The project site previously operated as a nursery, and is currently developed with a single-family residence, agricultural accessory structures/sheds, and wire framed greenhouses. The land surrounding the site is developed, including multi-family residences to the east and west, industrial and commercial uses to the south, and recreational open space (Garden City Acres Park) to the north. According to the U.S. Fish and Wildlife Service National Wetlands Inventory Map, the project site does not contain any federally regulated waters or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) (see attachment). The project is in compliance with Executive Order 11990. Source: U.S. Fish and Wildlife Service. 2016. National Wetlands Inventory Map. Web accessible from <https://www.fws.gov/wetlands/data/mapper.html>. Accessed July 2021.

Supporting documentation

[Attachment - Wetland Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

The nearest classified Wild and Scenic River is a 31.5-mile segment of Sespe Creek, which is located over 26 miles northeast of the project site (National Wild and Scenic Rivers n.d; USFS 2016; see attachment). There are no rivers in California currently under "authorized" study under the Wild and Scenic Rivers Act (National Wild and Scenic Rivers n.d; see attachment). The nearest Nationwide Rivers Inventory River is an approximately 8.3-mile segment of Big Sycamore River located approximately 9.4 miles southeast of the project site (National Park Service 2016; see attachment). The project would not conflict with provisions of the Wild and Scenic Rivers Act. Sources: National Park Service. 2016. Nationwide Rivers Inventory KML File. National Park Service. Accessible from: <https://irma.nps.gov/DataStore/Reference/Profile/2233706>. Accessed July 2021. National Wild and Scenic Rivers System. n.d. Sespe Creek. Accessed at <https://www.rivers.gov/rivers/sespe.php>. Accessed July 2021. Study Rivers. Accessed at: <https://www.rivers.gov/study.php>. Accessed July 2021. United States Forest Service - National Wild and Scenic River Line. National Wild and Scenic River Lines. Available from: <https://hub.arcgis.com/datasets/usfs::national-wild-and-scenic-river-line>. Accessed July 2021.

Supporting documentation

[Attachment - Wild and Scenic Rivers Documentation.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

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

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

Yes

No

2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?

Yes

No

Explain:

The proposed project would provide affordable housing opportunities for low income individuals in the City of Oxnard. The project site is located in an area characterized by residential, commercial and recreational uses, and the proposed units would result in beneficial long-term social and economic impacts for low-income individuals. Based on the U.S. Environmental Justice Screening and Mapping Tool, the project site is located in a census block group (061110045031) where the demographics are 69 percent low income and 82 percent minority. The generated EJ Screen Report is included in the attachment.

Based on the response, the review is in compliance with this section. Document and upload any supporting documentation below.

Screen Summary

Compliance Determination

The proposed project would provide affordable housing opportunities for low income individuals in the City of Oxnard. The project site is located in an area characterized by residential, commercial and recreational uses, and the proposed units would result in beneficial long-term social and economic impacts for low-income individuals. Based on the U.S. Environmental Justice Screening and Mapping Tool, the project site is located in a census block group (061110045031) where the demographics are 69 percent low income and 82 percent minority. The generated EJ Screen Report is included in the attachment. As discussed in the Partner Worksheet, Clean Air, residents on and adjacent to the project site would not be exposed to substantial health risks related to cancer, acute and chronic hazards, or particulate matter. As discussed under Noise Abatement and Control, interior and exterior noise levels on the site would be within HUD's acceptable conditions. Further, as discussed under Contamination and Toxic Substances, with mitigation incorporated to abate on-site contaminated soil and lead and asbestos containing materials, the project would not expose future residents and would not expose the surrounding community to hazardous materials. The project would not expose residents to adverse environmental hazards from aboveground storage tanks. Because the proposed project would not result in substantial adverse environmental effects, it would not have the potential to result in disproportionately high adverse effects on minority or low-income populations. As such, the proposed project would not result in any environmental justice concerns. Source: United States Environmental Protection Agency. Environmental Justice Screening and Mapping Tool. 2021. Accessible at: <https://www.epa.gov/ejscreen>. Accessed on July 31, 2021.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No