

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

Project Information

Project Name: HOME-Etting-Road-Apartments

HEROS Number: 900000010272800

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

RE Preparer: Michael Baker Int'l Inc.

State / Local Identifier: 0526

Certifying Office Andrea Palmer
r:

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 2161 Etting Rd, Oxnard, CA 93033

Additional Location Information:

2161 East Etting Road, Oxnard California. Assessor's Parcel Number 225-0-014-020. The Project Site is bordered by East Pleasant Valley Road to the north, cemetery uses to the east and west, and East Etting Road to the south. California State Route (SR) 1 is located approximately 2,000 feet to the east/northeast of the Project Site. A regional location map and project location map are provided as Figure 1 and Figure 2, respectively.

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

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

The Project would include grading of the Project Site and construction of a 58-unit multi-family housing development with a community room, community gardens, common courtyards, and private outdoor patios and balconies. The Project would be a 100 percent affordable housing project and is proposing a mix of veteran and farm working housing. The complex would include three 3-story buildings with one- to three-bedroom units ranging between 753 and 1,148 square feet in size. Housing Assistance Payment (HAP) vouchers will support households with rental subsidies. On-site amenities would include a community room, an onsite laundry room, an onsite management office, and veteran and farm worker services. Additional onsite amenities include outdoor recreational areas for Project residents. Parking for the Project would be provided by 91 at-grade surface parking spaces located in two lots at the eastern and western sides of the Project Site. Parking would include a mix of accessible parking spaces, electrical vehicle parking spaces, motorcycle parking spaces, standard parking spaces, and tandem parking spaces. The Project Site would include installation of new fire water, wastewater, and stormwater lines, as well as stormwater catch basins and new curb, gutter and sidewalks along Etting Road. The existing driveway on the southwest side of the Project Site would remain; however, a new driveway on the southeast side of the Project Site would be installed in order to access the parking area proposed on the east side of the Project Site. Both parking areas would also have driveway access onto East Pleasant Valley Road on the north side of the Project Site. The proposed site plan is available as Figure 3. The rooftops of the proposed structures and the tops of the proposed carport structures would support photovoltaic solar panels to generate electricity to be used by the community. There are 29 existing mature eucalyptus trees located on the Project Site (discussed in the Existing Conditions and Trends section, below). The Project proposes to remove 14 of the existing 29 eucalyptus trees, which are located along the Project Site's northern, southern, and eastern boundaries. The City is requiring preparation of a Tree Protection Plan, as a condition of project approval, prior to the issuance of grading permits, which would address the loss of 14 trees and would provide details for how to protect the 15 remaining trees. While these trees are proposed for removal, the proposed landscape plan would include native and non-native plant species suitable to support monarch butterflies. Specifically, the landscape plan would include native milkweed species (used for larval support) and other species to provide nectar for monarch adults, such as winter-flowering species (gum trees, paperbark trees), common yarrow, scarlet bugler, and island verbena cultivar. Additionally, the Project would include infrastructure improvements to the surrounding street network. Specifically, the Project would include construction of frontage improvements along the Project Site's Etting Road frontage, such as a 6-foot-wide concrete sidewalk, an 8-foot-wide landscaped parkway, and curb and gutter improvements. These infrastructure improvements would extend along the north side of Etting Road from the Project Site's easterly

boundary to the east leg of the Etting Road/Olds Road intersection in order to provide safe pedestrian travel options between the Project Site and nearby schools.

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

The 2022 City of Oxnard General Plan Housing Element states that affordable housing is a need within the City of Oxnard. As such, the General Plan Housing Element includes the All-Affordable Housing Opportunity Program (AAHOP), which is the City's affordable housing created to encourage the development of affordable housing within the City. The City's General Plan Housing Element also states that "farmworker households require housing near both the agricultural fields and packing houses where they are employed and areas convenient to shopping, schools, and other support services. For this reason, the vast majority of farmworker households reside in conventional, lower-income housing located within the existing cities near the irrigated farmland" such as the City of Oxnard. The General Plan Housing Element further states that "many farmworker households reside in single family residences with multiple families sleeping in garages or detached accessory buildings," which raises health concerns as such living conditions can lead to community spread of viruses such as COVID-19. As there are limited opportunities for farm worker housing within, the City identified affordable farm worker housing as a need in the General Plan. As such, the City of Oxnard wishes to pursue more opportunities for affordable housing in the City, especially for farm workers and veterans.

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

The 1.97-acre Project Site includes one trapezoidal parcel (APN: 225-0-014-020), which is currently vacant and undeveloped. Specifically, the Project Site is characterized by ruderal plants, grasses, succulent ground cover, and gravel. The existing vegetation consists exclusively of non-native species. Four mature eucalyptus trees are located along the southern Project Site boundary with Etting Road, and two mature eucalyptus trees are located along the Project Site's northern boundary with East Pleasant Valley Road, with additional eucalyptus trees (23) located on the eastern Project Site boundary. The northern Project Site boundary with East Pleasant Valley Road includes an approximately 6-foot-high black metal fence with vertical bars with decorative, spiked tops. Immediately adjacent to this black, metal fence is a concrete sidewalk and curb, separating the Project Site from the eastbound two lanes of East Pleasant Valley Road. The western Project Site boundary includes a short, chain-link fence, separating the Project Site from the cemetery use to the west. The Project Site's southern boundary with Etting Road does not include a fence, sidewalk or curb. Rather, the trees and groundcover immediately abut Etting Road. An existing driveway is located on the southwest corner of the Project Site, providing access to an existing gravel area in the center of the Project Site that has been partially covered by groundcover/vegetation. The eastern Project Site boundary is characterized by mature vegetation and eucalyptus trees; however, there is no existing fence separating the Project Site from the cemetery use to the east. The surrounding area is primarily developed with a combination of residential and institutional uses. Specifically, beyond the cemetery that is located east of the Project Site, is a multi-family, three-story apartment complex. Further to the east is a mobile

home park. A large mobile home park is located north of the Project Site across East Pleasant Valley Road. Beyond the cemetery located west of the Project Site is the intersection of Etting Road, Olds Road, and East Pleasant Valley Road. Northwest of this intersection are sports fields associated with Oxnard College. West of this intersection is a two-level multi-family apartment complex, a few commercial uses (one convenience store, a fast-food restaurant, and a coin laundry business), and a single-family neighborhood. Northwest of this intersection, running along the northern side of East Pleasant Valley Road and the west side of Olds Road is a concrete-lined drainage channel, which continues southwest, eventually discharging into the Pacific Ocean at Ormond Beach in Oxnard, California. South and southeast of the Project Site, across Etting Road is a single-family neighborhood (on the west side of Olds Road), and the Ocean View Junior High School (east of Olds Road). The 1.97-acre site has a General Plan designation of Residential Low-Medium and a zoning designation of Multi-Family Affordable Housing (R-2-AH). The Project would require the following City of Oxnard entitlements: Zoning Permit No 21-550-02 (major modification to PZ 15-200-01) Development Design Review Density Bonus Permit

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:

[EA Signature Page Etting Road Project.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
CA031VO0298	Public Housing	Project-Based Voucher Program
M-17-MC-06-0526	Community Planning and Development (CPD)	HOME Program

M-18-MC-06-0526	Community Planning and Development (CPD)	HOME Program
M-19-MC-06-0526	Community Planning and Development (CPD)	HOME Program
M-20-MC-06-0526	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$7,354,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$41,000,000.00

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 3.5 miles to the northeast. The military airport nearest to the Project Site is the Naval Air Station at Point Mugu, located approximately 3.06 miles (16,000 feet) to the southeast. The Project would not expose residents to aircraft related hazards and is not located in a Runway Potential Zone/Clear Zone or Accident Potential Zone. References: 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. The project would not conflict with the Coastal Barrier Resources Act. References: US Fish and Wildlife Service, Coastal Barrier Resources System, CBRS Mapper, www.fws.gov/CBRA/Maps/Mapper.html .

<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 classified by the Federal Emergency Management Agency's Flood Zone Panel #06111C0917F, effective 01/20/2010. Because the project is not located in Special Flood Hazard Area, future residents of at the Project Site would not be required to purchase/enroll in flood insurance and the project would not conflict with provisions related to flood zone protection. References: Federal Emergency Management Agency. January 2021. Flood Insurance Rate Map/Panel #06111C0917F.</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The following paragraphs summarize the air quality analysis prepared for the Project by Rincon Consultants, 2019. The Project Site is located in the South Central Coast Air Basin (SCCAB). The Ventura County Air Pollution Control District (VCAPCD) is the responsible regional air pollution control agency in Ventura County. An area's compliance with federal ambient air quality standards is categorized as nonattainment, attainment (better than national standards), unclassifiable, or attainment/cannot be classified. The unclassified designation includes attainment areas that comply with federal standards, as well as areas for which monitoring data are lacking. Unclassified areas are treated as attainment areas for most regulatory purposes. Simple attainment designations generally are used only for areas that transition from nonattainment status to attainment status. Areas that have been reclassified from nonattainment to attainment of federal air quality standards are automatically considered maintenance areas, although this designation is</p>

		<p>seldom noted in status listings. Ventura County is designated as nonattainment (serious) for the federal 8-hour ozone standard. Ventura County is designated as attainment or unclassified for all other federal ambient air quality standards. Construction and Operational Emissions Clean Air Act (CAA) conformity thresholds applicable for the Proposed Project in Ventura County are 50 tons per year (tpy) of ozone (O3) precursors (nitrogen oxides [NOX] or reactive organic compounds [ROG]). The air pollutant emissions associated with the project were calculated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2. The air quality analysis prepared for the project in 2019 assumed that construction would begin on January 1, 2021 and would include grading, building construction, paving and architectural coating construction phases (no demolition activities would occur since the site is vacant). While Project-related construction would occur in late 2022/early 2023, the results of this air quality analysis are still valid as construction equipment and personal vehicles continue to improve with regard with energy/fuel efficiency with modern equipment and vehicles using less energy and producing fewer gas air pollutant emissions than comparatively older equipment and vehicles. This is due to strict federal and state regulations regarding energy efficiency for construction equipment and vehicles, as well as the natural phasing out of older equipment when it reaches the end of its useful life. CalEEMod defaults were used for the duration of each construction phase.</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 and, therefore, would not be subject to Coastal Zone development</p>

		<p>regulations. As such, the Project would not conflict with the Coastal Zone Management Act. References: California Coastal Commission, Maps: Coastal Zone Boundary Ventura County, https://www.coastal.ca.gov/maps/czb/.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See the attached named "FINAL Phase I ESA Executive Summary - 2161 E Etting Road 1 of 2</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 located in a primarily developed area of the City of Oxnard, with existing residential and institutional uses surrounding the site. The Project Site is currently fenced off on all sides of the property, with limited on-site disturbance from vehicle use. A review of the United States Fish and Wildlife Service's (USFWS) Threatened and Endangered Species Active Critical Habitat Report confirmed the lack of designated critical habitat and federally listed species on the Project Site. There are no wetland, riparian habitat, or other jurisdictional features on the Project Site, per the USFWS's National Wetlands Inventory. The Planning Commission of the City of Oxnard reviewed the Proposed Project's Planning and Zoning Permit (Resolution No. 2018-18 approved and adopted November 2nd, 2018) and found that the Project is located on a site with no value as habitat for endangered, rare or threatened species. The City of Oxnard placed Conditions of Approval for the Project, requiring the preparation of a Tree Health Monitoring and Reporting Plan, which provides protection of 15 Eucalyptus trees on-site, as well as a Nesting Bird and Raptor Survey to screen for and avoid indirect construction impacts to potential nesting birds and/or raptors that may be present on-site, if construction of the Project would occur during the breeding season. Given the high degree of</p>

		<p>urbanization surrounding the Project Site coupled with the lack of suitable habitat within the site, no federally listed species or designated critical habitat are expected to occur. Conditions of approval for future development on the Project Site and corresponding compliance with the Migratory Bird Treaty Act and California Department of Fish and Game Code would ensure that no nesting birds/reports would be impacted by future construction. Therefore, the Project would result in no effect to federally regulated species. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: United States Fish and Wildlife Service. 2019. USFWS Threatened & Endangered Species Active Critical Habitat Report - Online Mapper. Available online from: USFWS Threatened & Endangered Species Active Critical Habitat Report. Accessed December 2019.</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>Environmental Data Resources Inc. prepared an environmental records search, which is included as part of the Phase I Environmental Site Assessment prepared for the Project. There are no listed above-ground storage tanks (ASTs) within a 0.25 mile radius of the site, which was the analyzed distance in the Phase I ESA. Per the California Environmental Protection Agency's Regulated Site Portal and field confirmation, above-ground storage tanks are located at Candes Farms (4550 Olds Road), and at an agricultural property addressed 2382 Etting Road. The tanks located at Candes Farms are located 0.26 miles to the south and the storage tanks at 2382 Etting Road are located 0.39 miles to the east. Per the CalEPA mapper, containers located at Candes Farm include tanks containing</p>

		<p>sulfuric acid, phosphoric acid, mixwell acidifier, liquid NPK fertilizers, and CN-9 Fertilizer. Using the available information, provided above, for the Candes Farms site, HUD's Acceptable Separation Distance (ASD) calculator was utilized. Conservatively analyzing the largest chemical container listed above, 1,200 gallons and not in a diked location, the minimum acceptable distance from this container is approximately 300 feet for persons and 55 feet for buildings. The Project Site is located 1,150 feet north of the aboveground storage tanks at Candes Farms and numerous residential and institutional buildings are located between the tank locations and the Project Site. Further, City records indicate that 2310 Etting Road, located southeast of the Project site (operated by the ocean View School District), has a variety of storage tanks greater than 50 gallons, including 55-gallon drums of antifreeze and motor oil, and 1000-gallon tanks of diesel fuel and gasoline. The diesel fuel and gasoline tanks are underground. In the future, aboveground tanks may be placed at 2310 Etting Road. The size of these tanks is unknown, but conservatively estimating the size to be 1,200 gallons, the acceptable separation distance, per HUD's ASD calculator would be approximately 300 feet. As the Project site is approximately 800 feet northwest of 2310 Etting Road, these tanks would be an acceptable distance away from the Project. Based on the available information and analysis of the closest above ground storage tank, the Project Site would not be exposed to flammable or explosive hazards. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References:</p>
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		<p>California Environmental Protection Agency, Regulated Site Portal, available at https://siteportal.calepa.ca.gov/nsite/map/help. HUD, Acceptable Separation Distance Electronic Assessment Online Tool, available at https://www.hudexchange.info/programs/environmental-review/asd-calculator/. City of Oxnard, Hazardous Materials Business Plan, list of chemicals, Ocean View School District, August 29, 2022.</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 the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program. Further, the Project Site is zoned R2AHP, which does not permit agricultural uses. Therefore, because the Project Site is currently vacant and does not support an agriculture use, and because the Project would not convert agricultural land to a non-agricultural use, the Project would not conflict with provisions for farmland protection. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: Department of Conservation, Ventura County Important Farmland, 2016, www.gis.conservation.ca.gov/server/rest/services/DLRP.</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</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 classified by the Federal Emergency Management Agency's Flood Zone Panel #06111C0917F, effective January 29, 2021. Because the Project Site is not located within a Special Flood Hazard Area, as designated by FEMA, future residents of the Project would not be exposed to flood related hazards and the Project would not conflict with provisions related to flood zone</p>

		management. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: Federal Emergency Management Agency Flood Insurance Rate Map/Panel #06111C0917F, January 2021.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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	See the Supporting Documentation attached due to character limits in HEROS.
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 over 150 miles to the north. Since the Project Site is not located within an area with an established Sole Source Aquifer, the Project would not conflict with the provisions protecting Sole Source Aquifers. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: Environmental Protection Agency, Sole Source Aquifers - Interactive Map Set, Accessed December 2019.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the USFWS's National Wetlands Inventory (NWI) Mapper, there are no mapped wetland features on or near the Project Site. During the site visit conducted on December 10th, 2019, no wetland features were observed. The mapped wetland feature nearest to the Project Site is a concrete lined drainage canal located 0.06 miles to the west, which is classified by the NWI as a seasonally flowing riverine channel with artificial substrate created by excavation. Due to the distance from the wetland and intervening topography, and because grading and construction activities associated with

		<p>the Proposed Project would be required to comply with local and regional stormwater runoff and sedimentation prevention requirements, the Project would not adversely affect this wetland feature, and accordingly, would not conflict with provisions for wetland protection. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: US Department of Fish and Wildlife - National Wetlands Inventory, Accessed December 11, 2019.</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 24 miles northeast of the Project Site. There are no rivers in California currently under "authorized" study under the Wild and Scenic Rivers Act. The nearest Nationwide Rivers Inventory River is an 8.3-mile segment of Big Sycamore River located approximately 8 miles east of the Project Site. Implementation of the Project would not conflict with the provisions of the Wild and Scenic Rivers Act. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: al Park Service, Nationwide Rivers Inventory KML File, National Park Service, https://irma.nps.gov/DataStore/Reference/Profile/2233706, Accessed December 2019. al Wild and Scenic Rivers System, n.d. Sespe Creek, www.rivers.gov/rivers/sespe.php accessed December 2019. n.d. Study Rivers www.rivers.gov/study.php accessed December 2019. States Forest Service - Geospatial Data Discovery, National Wild and Scenic River Lines, https://enterprisecontentnewsfs.hub.arcgis.com/datasets/national-wild-and-scenic-rivers-feature-layer, accessed December 2019.</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 is intended to provide affordable housing opportunities for low-income individuals in the City of Oxnard. The Project Site is located in an area characterized by residential, institutional, and agricultural/commercial 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 within a census block group (061110047151) where the demographics are 45 percent low income and 82 percent minority. As discussed in the Clean Air section, above, 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 Project Site would be within HUD's acceptable conditions. Further, as discussed under Contamination and Toxic Substances, 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</p>

		result in any environmental justice concerns.
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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.

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Project Site has a General Plan designation of Residential Low-Medium and is zoned Community Reserve - Affordable Housing (CRAH) + All-Affordable Housing Opportunity Program (AAHOP). The all-affordable housing opportunity program (AAHOP) and its main implementation tool, the affordable housing (-AH) additive zone designation, is a City-initiated program to provide realistic and more-certain opportunities for developers and the non-profit sector to develop all-affordable residential developments to help reach the city's regional housing needs allocation (RHNA). AAHOP projects may apply for and obtain a density bonus and concession(s). AAHOP projects are intended to create a quality of life and appear substantially similar to market rate developments of a similar size and architectural style. The Project would provide affordable housing in the land use and densities allowed by applicable zoning and is therefore consistent with the AAHOP and AH zoning designation. The Project would be consistent with Goal 1 and Policy 1-2 of the City's General Plan Land Use Element, which states that the City should encourage balanced development consisting of residential uses and promote the efficient use of large vacant parcels that can be used for infill development. The Project is consistent with land uses in the Project Vicinity, which contain	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>residential neighborhoods to the north, east, and south. Further, the scale of the Project would be similar to surrounding land uses, which includes the three-story-tall multi-family residential complex located approximately 400 feet east of the Project Site and the two-story multi-family residential complex located approximately 800 feet west of the Project Site. The Project would also have to adhere to the design standards included within the City of Oxnard's municipal code, in section 16-152, Development Design Standards and Special Requirements. As such, the Project's land use, design, and scale would be consistent with surrounding residential development. Therefore, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: City of Oxnard, Municipal Code Section 16-152, Development Design Standards; Special Requirements.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	<p>According to the Ventura County General Plan Hazards Appendix, the Project Site is not located in an area with identified earthquake fault hazard zones; however, it is located in an area subject to liquefaction and moderate severity groundshaking hazards. Geolabs-Westlake Village (Geolabs) prepared a Geotechnical Investigation for the site in August 2019. Based on the analyses contained in the Geotechnical Investigation, the near surface soils do not have a potential for lateral spreading or surface manifestations of liquefaction . In addition, the proposed buildings would be built to current seismic safety standards, as specified in the 2019 California Building Code (CBC), adopted by the City of Oxnard per Ordinance 2960, which would ensure that effects related to soil suitability would not be adverse. The Project Site is relatively flat and not adjacent to hillsides. As shown in Figure 2.72, Potential Earthquake Induced Landslide Areas Map, of the Ventura County General Plan Hazards Appendix, the Project Site is not located in area subject to landslide hazards. The Project would not result in adverse effects related to slope instability.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Site preparation and grading would expose soils and present potential for erosion; however, the generally level conditions of the Project Site would limit the potential for substantial soil erosion. Ground-disturbing activities during Project construction would include site-specific grading for foundations, access driveways and parking, and utility trenches. Although temporary erosion could occur, the Project proponent would be required to comply with construction Best Management Practices (BMPs) described in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, which includes measures for erosion control. Additionally, the Project would be required to adhere to the Oxnard Municipal Code, Chapter 22, Article XII - Stormwater Quality Management, as well as the 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 Site is primarily undeveloped; therefore, the Project would increase the amount of impervious surfaces on the Project Site. The Project includes the addition of 38,206 square feet of landscaping, pervious pavement, and on-site Stormcapture underground infiltration vaults which would help retain stormwater run-off and aid groundwater recharge. In addition, the Project would be subject to the requirements of a Ventura County Municipal Separate Storm Sewer Systems (MS4) permit. Site-specific BMPs would be designed by the contractor in compliance with applicable regulations and conditions of the MS4 permit. The MS4 permit establishes limits for the concentration of contaminants entering the storm drain system and requires BMPs. Adherence to the</p>	

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		County's Technical Guidance Manual for Stormwater Quality Control Measures would ensure effects related to erosion, drainage, and storm water runoff during Project operation are not adverse. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: Geolabs-Westlake Village (Geolabs), Geotechnical Investigation, August 2019.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	As discussed in Contamination and Toxic Substances, the Phase II ESA prepared for the Project by Rincon Consultants in January 2020 determined that there are no significant environmental concerns requiring remediation on the Project Site. In addition, there are no known oil wells located on the Project Site or within one-quarter mile of the Project 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 #06111C0917F. Because the Project is not located in Special Flood Hazard Area, future residents at the Project Site would not be exposed to flood related hazards. Additionally, the Project would not increase flood hazards on neighboring properties or otherwise adversely affect floodplain management because grading for the Project would not substantially alter the existing site topography. As discussed in Noise Abatement and Control, exterior and interior noise levels at the Project Site would be below HUD's acceptable noise standards of 65 DNL and 45 DNL, respectively. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	As discussed in Contamination and Toxic Substances, the Phase II ESA prepared for the Project by Rincon Consultants in January 2020 determined that there are no significant environmental concerns requiring remediation on the Project Site. In addition, there are no known oil wells located on the Project Site or within one-quarter mile of the Project Site. The Project Site is located in Zone X, an Area of Minimal Flood Hazard,	

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		<p>as classified by the Federal Emergency Management Agency's Flood Zone Panel #06111C0917F. Because the Project is not located in Special Flood Hazard Area, future residents at the Project Site would not be exposed to flood related hazards. Additionally, the Project would not increase flood hazards on neighboring properties or otherwise adversely affect floodplain management because grading for the Project would not substantially alter the existing site topography. As discussed in Noise Abatement and Control, exterior and interior noise levels at the Project Site would be below HUD's acceptable noise standards of 65 DNL and 45 DNL, respectively. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary.</p>	
Energy Efficiency			
SOCIOECONOMIC			
Employment and Income Patterns	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 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. The Project would be required to incorporate energy</p>	

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		<p>conservation measures in compliance with Title 24 and the 2019 California Green Building Standards Code, which would ensure that the Project would not adversely affect energy consumption or supplies. Per Executive Order 14008, and HUD's guidance to demonstrate that projects are resilient to climate change, the following analysis demonstrates that the Project would be resilient to the effects of Climate Change and would not substantially contribute to greenhouse gas emissions. Regarding greenhouse gas emissions, as stated above, the Project would be required to incorporate energy conservation measures in compliance with Title 24 and the 2019 California Green Building Standards Code, which would ensure that the Project would not adversely affect energy consumption or supplies. Further, the Project would be designed with solar panels on the rooftops of each proposed structure and solar panels on the covered car ports on the western and eastern edges of the Project Site. Inclusion of these solar panels in the Project design would offset Project-related energy demand. Further, FEMA's National Risk Index, which is an online tool used to illustrate the United States communities most at risk for 18 natural hazards, including avalanche, coastal flooding, cold wave, drought, earthquake, hail, heat wave, hurricane, ice storm, landslide, lightning, riverine flooding, strong wind, tornado, tsunami, volcanic activity, wildfire, and winter weather. Per the National Risk Index, the census tract including the Project Site (06111004715) has a "relatively moderate" summary risk index of 20.14/100, which is less than the California average (22.57), but greater than the national average (16.91). However, the majority of the risk is informed by a "relatively high" risk score for earthquake hazards, with the remaining 17 natural hazards having "relatively low" or "very low" risk scores (i.e., the Project Site is not at high risk for these hazards). Earthquake hazards are addressed in the Hazards and Site Safety section of this</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
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		<p>Environmental Assessment. Therefore, because the Project would include design features that would reduce the Project's electricity demand (and thus reduce greenhouse gas emissions), and because the Project Site is located within an area that has "relatively moderate" risk index when compared with the country as a whole and has low or very low risks of impacts associated with hazards exacerbated by climate change, such as heat waves, severe flooding, or sea level rise, the Project would be consistent with Executive Order 14008. References: Federal Emergency Management Agency, National Risk Index Report, Ventura County, Census Tract 06111004715, generated July 11, 2022.</p>	
Employment and Income Patterns	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 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. The Project would be required to incorporate energy conservation measures in compliance with Title 24 and the 2019 California Green Building Standards Code, which would ensure that the Project would not adversely affect energy consumption or</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
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		<p>supplies. Per Executive Order 14008, and HUD's guidance to demonstrate that projects are resilient to climate change, the following analysis demonstrates that the Project would be resilient to the effects of Climate Change and would not substantially contribute to greenhouse gas emissions. Regarding greenhouse gas emissions, as stated above, the Project would be required to incorporate energy conservation measures in compliance with Title 24 and the 2019 California Green Building Standards Code, which would ensure that the Project would not adversely affect energy consumption or supplies. Further, the Project would be designed with solar panels on the rooftops of each proposed structure and solar panels on the covered car ports on the western and eastern edges of the Project Site. Inclusion of these solar panels in the Project design would offset Project-related energy demand. Further, FEMA's National Risk Index, which is an online tool used to illustrate the United States communities most at risk for 18 natural hazards, including avalanche, coastal flooding, cold wave, drought, earthquake, hail, heat wave, hurricane, ice storm, landslide, lightning, riverine flooding, strong wind, tornado, tsunami, volcanic activity, wildfire, and winter weather. Per the National Risk Index, the census tract including the Project Site (06111004715) has a "relatively moderate" summary risk index of 20.14/100, which is less than the California average (22.57), but greater than the national average (16.91). However, the majority of the risk is informed by a "relatively high" risk score for earthquake hazards, with the remaining 17 natural hazards having "relatively low" or "very low" risk scores (i.e., the Project Site is not at high risk for these hazards). Earthquake hazards are addressed in the Hazards and Site Safety section of this Environmental Assessment. Therefore, because the Project would include design features that would reduce the Project's electricity demand (and thus reduce greenhouse gas emissions), and because the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Project Site is located within an area that has "relatively moderate" risk index when compared with the country as a whole and has low or very low risks of impacts associated with hazards exacerbated by climate change, such as heat waves, severe flooding, or sea level rise, the Project would be consistent with Executive Order 14008.</p> <p>References: Federal Emergency Management Agency, National Risk Index Report, Ventura County, Census Tract 06111004715, generated July 11, 2022.</p>	
Demographic Character Changes / Displacement	2	<p>The Proposed Project would involve construction activities that would generate employment opportunities during construction. Construction jobs would be temporary and would not substantially alter long-term employment or income patterns. Further, operation of the Project would not generate employment opportunities as the Project is residential and does not include commercial/industrial development. Development of the Proposed Project would not adversely alter or affect new employment or income patterns.</p>	
Demographic Character Changes / Displacement	2	<p>The Proposed Project would involve construction activities that would generate employment opportunities during construction. Construction jobs would be temporary and would not substantially alter long-term employment or income patterns. Further, operation of the Project would not generate employment opportunities as the Project is residential and does not include commercial/industrial development. Development of the Proposed Project would not adversely alter or affect new employment or income patterns.</p>	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	<p>The Project Site is served by the Ocean View School District and the Oxnard Union High School District and is located within a residential area of Oxnard. The schools nearest to the site include Ocean View Junior High School located 200 feet to the southeast, Oxnard Community College 500 feet to the west, Mar Vista Elementary school located 1000</p>	

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		<p>feet to the east, Fred L. Williams Elementary School 0.6 miles to the west, and Channel Islands High School approximately one mile to the northwest. With construction of up to 58 new residential units, the number of new students added to grades K-8 and grades 9-12 would be nominal. The 2021-2022 School Accountability Report Cards for Mar Vista Elementary School and Ocean View Junior High School state that there are 496 students enrolled in grades K-5 and 772 students enrolled in grades 6-8. According to the US Census, Ventura County has a population of 193,847 persons who are between the age of 0-18. When dividing by the number of households in Ventura County per the California Department of Finance (821,261 households), Ventura County has an average of 0.23 school age students per household. As such, the Proposed Project (which would create 58 new residential units) would only result in an anticipated increase of approximately 14 new school-age children to the Ocean View School District and Oxnard Union High School District. Such a small increase in the number of students would not result in a substantial burden on existing school district facilities. Further, policies included in the City of Oxnard General Plan address the need for additional school services. The Project would adhere to Policy ICS-21.2 "Development Fees" which requires that the City continue collecting school impact development fees from new development. Through payment of development fees which would further mitigate the Project's impact of increasing demand for school services, the Project would not result in adverse effects to educational facilities and adequate educational facilities would be able to service the Project. The Mullin Automotive Museum is located at 1421 Emerson Avenue, approximately 1.5 miles to the northwest. The Auto Museum provides exhibits from a vintage vehicle collection. The Port Hueneme Historical Museum is located at 220 N Market Street in Port Hueneme, approximately three miles southwest of the Project Site. The</p>	

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		<p>Museum is listed as Ventura County Landmark No. 32 and houses historical artifacts, photographs and information on the history of the Port Hueneme area. The U.S. Seabee Museum is located at 3201 North Ventura Road, approximately 2.5 miles west of the Project Site. The museum is dedicated to selecting, collecting, preserving, and displaying historic material related to the history of the Naval Construction Force. The project would not adversely affect the museums or create the need for new cultural facilities. References: Ocean View School District, District Boundary Map, August 2013. US Census Bureau, Census Reporter, Ventura County, https://censusreporter.org/profiles/05000US06111-ventura-county-ca/, accessed July 11, 2022.</p>	
<p>Educational and Cultural Facilities (Access and Capacity)</p>	<p>2</p>	<p>The Project Site is served by the Ocean View School District and the Oxnard Union High School District and is located within a residential area of Oxnard. The schools nearest to the site include Ocean View Junior High School located 200 feet to the southeast, Oxnard Community College 500 feet to the west, Mar Vista Elementary school located 1000 feet to the east, Fred L. Williams Elementary School 0.6 miles to the west, and Channel Islands High School approximately one mile to the northwest. With construction of up to 58 new residential units, the number of new students added to grades K-8 and grades 9-12 would be nominal. The 2021-2022 School Accountability Report Cards for Mar Vista Elementary School and Ocean View Junior High School state that there are 496 students enrolled in grades K-5 and 772 students enrolled in grades 6-8. According to the US Census, Ventura County has a population of 193,847 persons who are between the age of 0-18. When dividing by the number of households in Ventura County per the California Department of Finance (821,261 households), Ventura County has an average of 0.23 school age students per household. As such, the Proposed Project (which would create 58 new residential units) would only result in an anticipated increase</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
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		<p>of approximately 14 new school-age children to the Ocean View School District and Oxnard Union High School District. Such a small increase in the number of students would not result in a substantial burden on existing school district facilities. Further, policies included in the City of Oxnard General Plan address the need for additional school services. The Project would adhere to Policy ICS-21.2 "Development Fees" which requires that the City continue collecting school impact development fees from new development. Through payment of development fees which would further mitigate the Project's impact of increasing demand for school services, the Project would not result in adverse effects to educational facilities and adequate educational facilities would be able to service the Project. The Mullin Automotive Museum is located at 1421 Emerson Avenue, approximately 1.5 miles to the northwest. The Auto Museum provides exhibits from a vintage vehicle collection. The Port Hueneme Historical Museum is located at 220 N Market Street in Port Hueneme, approximately three miles southwest of the Project Site. The Museum is listed as Ventura County Landmark No. 32 and houses historical artifacts, photographs and information on the history of the Port Hueneme area. The U.S. Seabee Museum is located at 3201 North Ventura Road, approximately 2.5 miles west of the Project Site. The museum is dedicated to selecting, collecting, preserving, and displaying historic material related to the history of the Naval Construction Force. The project would not adversely affect the museums or create the need for new cultural facilities. References: Ocean View School District, District Boundary Map, August 2013. US Census Bureau, Census Reporter, Ventura County, https://censusreporter.org/profiles/05000US06111-ventura-county-ca/, accessed July 11, 2022.</p>	
Commercial Facilities	2	The Project Site is located under two miles from commercial amenities (Channel Islands Boulevard and Saviers Road). Commercial facilities include a	

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(Access and Proximity)		shopping center, gas stations, grocery stores, retail stores and restaurants. Local facilities provide an affordable and adequate range of services to meet residents' needs.	
Commercial Facilities (Access and Proximity)	2	The Project Site is located under two miles from commercial amenities (Channel Islands Boulevard and Saviers Road). Commercial facilities include a shopping center, gas stations, grocery stores, retail stores and restaurants. Local facilities provide an affordable and adequate range of services to meet residents' needs.	
Health Care / Social Services (Access and Capacity)	2	A number of health care services are located in the general area. St. John's Regional Medical Center is a medical hospital located at 1600 N Rose Avenue, approximately four miles north of the Project Site. The hospital provides general medical facilities, as well as an emergency room, heart attack center, and primary stroke center. The MJV Health Care Corp's office is located at 981 Gill Avenue, approximately two miles west of the site. Existing health care services would be available to future residents and would not be adversely affected by the Project. The City of Oxnard and the City of Port Hueneme have existing social and human services to support future residents. Human/social services organizations in the area of the Project Site include Vocational Skills, which is an organization that operates day programs for adults with developmental disabilities throughout the Ventura County area. Vocational Skills is located approximately 1.5 miles west of the Project Site. Family Resources Center, a social services organization, is located at 405 East Dollie Street, approximately 1.5 miles west of the Project Site. Additionally, the Ventura County Human Services Agency has a location at 1400 Vanguard Drive which is located 1.75 miles north of the Project Site. The Ventura County Human Services Agency provides employment assistance, financial assistance, food assistance, homeless/housing assistance, protection for adults and children, tax assistance, veteran services, and medical assistance. The population	

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		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.	
Health Care / Social Services (Access and Capacity)	2	A number of health care services are located in the general area. St. John's Regional Medical Center is a medical hospital located at 1600 N Rose Avenue, approximately four miles north of the Project Site. The hospital provides general medical facilities, as well as an emergency room, heart attack center, and primary stroke center. The MJV Health Care Corp's office is located at 981 Gill Avenue, approximately two miles west of the site. Existing health care services would be available to future residents and would not be adversely affected by the Project. The City of Oxnard and the City of Port Hueneme have existing social and human services to support future residents. Human/social services organizations in the area of the Project Site include Vocational Skills, which is an organization that operates day programs for adults with developmental disabilities throughout the Ventura County area. Vocational Skills is located approximately 1.5 miles west of the Project Site. Family Resources Center, a social services organization, is located at 405 East Dollie Street, approximately 1.5 miles west of the Project Site. Additionally, the Ventura County Human Services Agency has a location at 1400 Vanguard Drive which is located 1.75 miles north of the Project Site. The Ventura County Human Services Agency provides employment assistance, financial assistance, food assistance, homeless/housing assistance, protection for adults and children, tax assistance, veteran services, and medical assistance. The population increase associated with the Project would not adversely affect health or social services and the future residents would have access to existing health care and social services.	
Solid Waste Disposal and Recycling	2	The City's Environmental Resources Division collects solid waste while promoting waste diversion and supporting economic development through	

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(Feasibility and Capacity)		<p>recycling efforts. The Del Norte Regional Recycling and Transfer Station includes waste transfer, which is responsible for accepting, transferring and disposing of approximately 200,000 solid waste tons each year from the City, permitted haulers and self-haulers throughout the region, and materials recovery, which is responsible for diverting material from the waste stream to prevent marketable material from entering the landfill. Recycled material is sold on a global market providing revenue to support the operation and stabilize customer utility rates. Green waste is recycled to provide compost soil amendments and other beneficial environmental products. Del Norte also includes the buyback center, responsible for accepting and dispensing payments to customers that redeem California Redemption Value material such as aluminum cans, plastic beverage containers and glass, and the Recyclable Household Hazardous Waste Center, which is responsible for accepting and recycling material from Oxnard residents that drop-off antifreeze, batteries, used motor oil, water-based paint and electronic devices. From the transfer station, and once diverted, solid waste would be disposed of at the Toland Road Landfill, a public Class II landfill near Santa Paula with a maximum permitted capacity of 1,500 tons per day. The Toland Road Landfill is permitted to accept mixed municipal, construction/demolition, agricultural, industrial, and sludge waste types. Based on the results of the CalEEMod analysis discussed in the Clean Air section, above, the Project would generate approximately 19 tons of solid waste per year, or approximately 0.05 tons per day. The Project would not result in an exceedance of the permitted daily capacity of the Toland Road Landfill (1,500 tons per day). In addition, the Project would be required to comply with federal, state, and local statutes and regulations related to solid waste, such as Assembly Bill (AB) 939, AB 341, the County Integrated Waste Management Summary Plan, and the City's recycling program. Since there is</p>	

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		<p>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. References: California Department of Resources Recycling and Recovery (CalRecycle), Facility/Site Summary Details: Toland Road Landfill (56-AA-0005) http://www.calrecycle.ca.gov/SWFacilities/Directory/56-AA-0005/Detail/ (accessed September 2018), accessed December 2019.</p>	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	<p>The City's Environmental Resources Division collects solid waste while promoting waste diversion and supporting economic development through recycling efforts. The Del Norte Regional Recycling and Transfer Station includes waste transfer, which is responsible for accepting, transferring and disposing of approximately 200,000 solid waste tons each year from the City, permitted haulers and self-haulers throughout the region, and materials recovery, which is responsible for diverting material from the waste stream to prevent marketable material from entering the landfill. Recycled material is sold on a global market providing revenue to support the operation and stabilize customer utility rates. Green waste is recycled to provide compost soil amendments and other beneficial environmental products. Del Norte also includes the buyback center, responsible for accepting and dispensing payments to customers that redeem California Redemption Value material such as aluminum cans, plastic beverage containers and glass, and the Recyclable Household Hazardous Waste Center, which is responsible for accepting and recycling material from Oxnard residents that drop-off antifreeze, batteries, used motor oil, water-based paint and electronic devices. From the transfer station, and once diverted, solid waste would be disposed of at the Toland Road Landfill, a public Class II landfill near Santa Paula with a maximum permitted capacity of 1,500 tons per day.</p>	

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		<p>The Toland Road Landfill is permitted to accept mixed municipal, construction/demolition, agricultural, industrial, and sludge waste types. Based on the results of the CalEEMod analysis discussed in the Clean Air section, above, the Project would generate approximately 19 tons of solid waste per year, or approximately 0.05 tons per day. The Project would not result in an exceedance of the permitted daily capacity of the Toland Road Landfill (1,500 tons per day). In addition, the Project would be required to comply with federal, state, and local statutes and regulations related to solid waste, such as Assembly Bill (AB) 939, AB 341, the County Integrated Waste Management Summary Plan, and the City's recycling program. Since there is adequate landfill capacity in the region to accommodate Project-generated waste, and the Project would comply with all applicable requirements pertaining to solid waste disposal, the Project would not adversely affect solid waste or recycling programs. References: California Department of Resources Recycling and Recovery (CalRecycle), Facility/Site Summary Details: Toland Road Landfill (56-AA-0005) http://www.calrecycle.ca.gov/SWFacilities/Directories/56-AA-0005/Detail/ (accessed September 2018), accessed December 2019.</p>	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	<p>Wastewater collection in the City is provided by the Public Works Wastewater Division. Wastewater generated at the Project Site would be transported to the Oxnard Wastewater Treatment Plant (OWTP), which is owned and operated by the City of Oxnard. As of 2022, the OWTP has a treatment capacity of 31.7 mgd, with an average daily flow of 19 mgd. Meaning that the OWTP current has an available treatment capacity of 12.7 mgd. Per the City of Oxnard Public Works Integrated Master Plan, per capita wastewater flows are approximately 64 gallons per day per capita. As such, an increase of 212 residents in the City of Oxnard as a result of the Project would generate 13,568 gallons per day of wastewater, or 0.014 mgd, which would be</p>	

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		<p>approximately 0.1 percent of the available treatment capacity of the OWTP. Therefore, the City has sufficient wastewater treatment capacity and facilities available to serve the Project and no further analysis is necessary. References: City of Oxnard, Wastewater Division, www.oxnard.org/city-department/publicworks/wastewater/, accessed July 11, 2022.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	2	<p>Wastewater collection in the City is provided by the Public Works Wastewater Division. Wastewater generated at the Project Site would be transported to the Oxnard Wastewater Treatment Plant (OWTP), which is owned and operated by the City of Oxnard. As of 2022, the OWTP has a treatment capacity of 31.7 mgd, with an average daily flow of 19 mgd. Meaning that the OWTP current has an available treatment capacity of 12.7 mgd. Per the City of Oxnard Public Works Integrated Master Plan, per capita wastewater flows are approximately 64 gallons per day per capita. As such, an increase of 212 residents in the City of Oxnard as a result of the Project would generate 13,568 gallons per day of wastewater, or 0.014 mgd, which would be approximately 0.1 percent of the available treatment capacity of the OWTP. Therefore, the City has sufficient wastewater treatment capacity and facilities available to serve the Project and no further analysis is necessary. References: City of Oxnard, Wastewater Division, www.oxnard.org/city-department/publicworks/wastewater/, accessed July 11, 2022.</p>	
<p>Water Supply (Feasibility and Capacity)</p>	2	<p>As stated above, the Project would result in wastewater generation of approximately 13,568 gallons per day, or 0.014 mgd, or 15.2 acre-feet per year (AFY). Estimated water demand from the Proposed Project can be estimated to be slightly less than the Project's estimated wastewater generation, considering that there are not large areas of irrigated landscaping and considering that proposed irrigations systems would need to comply</p>	

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		<p>with water efficiency measures within the City's municipal code and California Building Code. Therefore, it can be reasonably assumed that potable water used by the Project during operation would be captured by wastewater drains, except for approximately 15 percent, which would be lost via irrigation, evaporation, consumption, or other uses. This would result in an estimated water demand of 15,603 gallons per day, or 17.5 AFY. Oxnard's water supply consists of three sources: imported surface water from Calleguas Municipal Water District (CMWD), local groundwater from United Water Conservation District (UWCD), and local groundwater from Oxnard's wells. Oxnard blends water from these three sources to achieve an appropriate balance between water quality, quantity, reliability, and cost. Water sources converge at six Blending Stations (BS) and blended water is then distributed to customers. Additionally, Oxnard produces recycled water at its Advanced Water Purification Facility (AWPF) and delivers recycled water via its Recycled Water Backbone System. The City's 2015 Urban Water Management Plan (UWMP) assesses historical and projected water supplies and demands. Between 2020 and 2040, the City projects water supplies to exceed demand by 677 AFY in 2020 and 2,116 AFY in 2040 during normal water years. During single and multiple dry years, however, it is projected that demand may exceed supplies. As discussed in the UWMP, these projections are conservative, as they do not reflect reductions due to drought Demand Management Measures or conservative public use. The City does not anticipate any considerable water supply impacts in the future as the current water sources are considered to be reliable. Therefore, the projected future water supply would meet the demands of the Project and no further analysis is necessary. References: City of Oxnard, 2015 Urban Water Management Plan With Errata Included, www.oxnard.org/wp-</p>	

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		content/uploads/2018/08/2015-Final-UWMP-with-Errata-Included.pdf, accessed December 2019.	
Water Supply (Feasibility and Capacity)	2	<p>As stated above, the Project would result in wastewater generation of approximately 13,568 gallons per day, or 0.014 mgd, or 15.2 acre-feet per year (AFY). Estimated water demand from the Proposed Project can be estimated to be slightly less than the Project's estimated wastewater generation, considering that there are not large areas of irrigated landscaping and considering that proposed irrigations systems would need to comply with water efficiency measures within the City's municipal code and California Building Code. Therefore, it can be reasonably assumed that potable water used by the Project during operation would be captured by wastewater drains, except for approximately 15 percent, which would be lost via irrigation, evaporation, consumption, or other uses. This would result in an estimated water demand of 15,603 gallons per day, or 17.5 AFY. Oxnard's water supply consists of three sources: imported surface water from Calleguas Municipal Water District (CMWD), local groundwater from United Water Conservation District (UWCD), and local groundwater from Oxnard's wells. Oxnard blends water from these three sources to achieve an appropriate balance between water quality, quantity, reliability, and cost. Water sources converge at six Blending Stations (BS) and blended water is then distributed to customers. Additionally, Oxnard produces recycled water at its Advanced Water Purification Facility (AWPF) and delivers recycled water via its Recycled Water Backbone System. The City's 2015 Urban Water Management Plan (UWMP) assesses historical and projected water supplies and demands. Between 2020 and 2040, the City projects water supplies to exceed demand by 677 AFY in 2020 and 2,116 AFY in 2040 during normal water years. During single and multiple dry years, however, it is projected that demand may exceed supplies. As discussed in the UWMP, these projections are conservative, as they</p>	

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		do not reflect reductions due to drought Demand Management Measures or conservative public use. The City does not anticipate any considerable water supply impacts in the future as the current water sources are considered to be reliable. Therefore, the projected future water supply would meet the demands of the Project and no further analysis is necessary. References: City of Oxnard, 2015 Urban Water Management Plan With Errata Included, www.oxnard.org/wp-content/uploads/2018/08/2015-Final-UWMP-with-Errata-Included.pdf , accessed December 2019.	
Public Safety - Police, Fire and Emergency Medical	2	The Oxnard Police Department provides police protection for the area. The Oxnard Police Department Station, approximately 3.2 miles northwest of the Project Site is located at 251 South C Street and provides police protection/services for the Project Site. The Project Site is within the existing service area of the police station and development of the project would not result in adverse effects to public safety. The Oxnard Fire Department (VCFD) provides the City of Oxnard with fire protection and paramedic services. The closest station to the Project Site is Station 8, located approximately one mile northwest of the Project Site at 3000 South Rose Ave. The Project would be required to comply with applicable provisions of the City of Oxnard's Building Code and Fire Code, which would minimize fire hazards on-site. Given required compliance with the Building Code and the Fire Code, the Proposed Project would not present any unique concerns to the Oxnard Fire Department and would not result in the direct need to increase staffing required. The Project Site is within the fire department's existing service area and would not result in adverse effects to public safety.	
Public Safety - Police, Fire and Emergency Medical	2	The Oxnard Police Department provides police protection for the area. The Oxnard Police Department Station, approximately 3.2 miles northwest of the Project Site is located at 251 South C Street and provides police protection/services for	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>the Project Site. The Project Site is within the existing service area of the police station and development of the project would not result in adverse effects to public safety. The Oxnard Fire Department (VCFD) provides the City of Oxnard with fire protection and paramedic services. The closest station to the Project Site is Station 8, located approximately one mile northwest of the Project Site at 3000 South Rose Ave. The Project would be required to comply with applicable provisions of the City of Oxnard's Building Code and Fire Code, which would minimize fire hazards on-site. Given required compliance with the Building Code and the Fire Code, the Proposed Project would not present any unique concerns to the Oxnard Fire Department and would not result in the direct need to increase staffing required. The Project Site is within the fire department's existing service area and would not result in adverse effects to public safety.</p>	
Parks, Open Space and Recreation (Access and Capacity)	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 the adjacent schools which provide recreational facilities for residents after school hours, as well as numerous parks. Nearby parks maintained by the City of Oxnard and Port Hueneme include Rudolph Beck Memorial Park, Bolker Park, Plaza Park, Oxnard Community Park West, Eastwood Memorial Park, East Village Park, and Cabrillo Park. The City's estimated current population is 209,879 residents and there are approximately 370 acres of designated parkland in the City. Therefore, the ratio of public parks to residents in the City is approximately 1.79 acres of parkland for every 1,000 residents. The 58 residential units proposed by the Project would not substantially increase demand or adversely affect local parks, open space or recreation areas.</p>	
Transportation and Accessibility	2	<p>Associated Transportation Engineers (ATE) performed a Trip Generation Analysis for the Project in 2013. As discussed in the Analysis, the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
(Access and Capacity)		<p>Project is expected to generate approximately 264 average daily trips, including 18 AM peak hour trips and 23 PM peak hour trips. As discussed in the Analysis, the addition of trips to the adjacent street system would not result in any significant decreases in levels or service or congestion. To note, this study is based on a buildout of 40 units, as compared to the 58 units currently proposed. The daily trips from 18 additional units would result in a proportional increase in the number of trips generated by the Project, resulting in a total of 382 average daily trips generated by the Project, including 27 AM peak hour trips and 34 PM peak hour trips. Distributing these trips on the closest intersections to the Project Site results in 24 PM peak hour trips at the intersection of Pleasant Valley Road and Olds Road and 10 PM peak hour trips at the intersection of Etting Road and Olds Road. This volume of trips would not have a discernable impact on the performance of these intersections. Gold Coast Transit provides the public bus transit service in the City of Oxnard. The nearest curbside bus stop/station (service by Line 7) is located within 1,000 feet of the site, at the corner of East Bard Road and East Pleasant Valley Road. This transit stop is within walking distance of the Project Site and the Project would not adversely affect public transit options in the area. References: Associated Transportation Engineers, Trip Generation Analysis for the Etting Road Apartments Project, January 23, 2013.</p>	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	<p>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.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Therefore, the Project would not adversely affect any natural features or water resources.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	As previously discussed, 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			

Supporting documentation

- [City of Oxnard Wastewater Division website.pdf](#)
- [US Census Ventura County - Profile data - Census Reporter.pdf](#)
- [SCAG RTPSCS .pdf](#)
- [SCAG Demographics-and-growth-forecast Sept2020.pdf](#)
- [FEMAs National Risk Index Report Census tract 06111004715.pdf](#)
- [EA Factors Attachment.pdf](#)

Additional Studies Performed:

Field Inspection [Optional]: Date and completed by:

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

List of Permits Obtained:

The Project would require the following City of Oxnard entitlements: * Zoning Permit No 21-550-02 (major modification to PZ 15-200-01) * Development Design Review * Density Bonus Permit

Public Outreach [24 CFR 58.43]:

Before finalizing the Project's Environmental Assessment, the City will publicly disseminate/publish the Environmental Assessment's findings, as required by 24 CFR

58.43 and 24 CFR 58.70. The City will consider the public comments received on any Project-related notices and, if appropriate, would make modifications in response to the comments.

Cumulative Impact Analysis [24 CFR 58.32]:

According to 24 CFR 58.32, a Responsible Agency must group together and evaluate as a single project all individual activities which are related either on a geographical or functional basis, or are logical parts of a composite of contemplated actions. Cumulative impacts may occur as a result of other planned and pending development in the site vicinity. However, the proposed 58-unit affordable residential Project involves infill development that would not incrementally contribute to any cumulative environmental changes. As discussed in the Clean Air and Transportation and Accessibility sections of this Environmental Assessment, the Project's air pollutant emissions are not anticipated to exceed threshold levels and Project-generated vehicle trips and are not anticipated to 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. However, a previous iteration of the Project, which included 42 residential units located within four proposed buildings (two two-story buildings and two three-story buildings), would result in similar environmental impacts. As such, the Proposed Project, at 58 residential units, provides a greater benefit for the City by providing a greater number of affordable housing opportunities for farm workers and veterans while only incrementally increasing the environmental impacts of the Project, such as impacts related to traffic and air quality. As such, the Proposed Project is preferred over this alternative.

No Action Alternative [24 CFR 58.40(e)]

If the Proposed Project were not implemented, the Project Site would remain in existing conditions as an undeveloped and underutilized site. As discussed above, the Project would result in minor environmental impacts associated with air quality emissions, noise, and transportation impacts, when compared with the existing condition (a vacant site); however, under the No Action alternative, some environmental impacts, such as soil erosion and stormwater impacts from the existing bare soil, gravel, and ruderal plants that characterize the Project Site, would occur. Such ongoing impacts would be improved through construction of the Project. This is due to the fact that the Project would include hardscapes and managed landscaping,

thus reducing potential for wind-driven or water-related soil erosion from the Project Site. Further, as discussed in the Statement of Purpose and Need for the Proposal Section, above, the City has documented a persistent demand for affordable housing. Over time, it is possible that the Project Site would be sold to another developer and redeveloped with a use permitted within a R-2-AH zone, which could result in development impacts similar to or greater than those associated with the Proposed Project. Therefore, the Project is preferred over this alternative.

Summary of Findings and Conclusions:

After implementation of the mitigation measures included in this Environmental Assessment, as well as compliance with the federal, state, and local regulations discussed throughout this Environmental Assessment, the Project would not negatively impact the surrounding environment and would not have an adverse environmental or health effect on end users. The Project complies with NEPA and other related federal and state environmental laws.

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
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Mitigation Measure CUL-1: Unanticipated Discovery of Cultural Resources. In the event that archaeological resources are unearthed during construction for the Proposed Project, all earth-disturbing work within 50-feet of the find will be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. Evaluation may include the determination of whether or not the find qualifies as an archaeological site. Isolated finds do not qualify as historic	N/A		

	<p>properties under the NHPA and require no management consideration. Should any resource(s) be identified, an evaluation of eligibility for the NRHP may be required through the development of a treatment plan including a research design and subsurface testing by means of excavation of test units and shovel test pits. After effects to the find have been appropriately addressed, work in the area may resume. Work to address the find may include a damage assessment, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by a qualified archaeologist. If prehistoric or Native American cultural resources are identified during project construction, a Native American consultant will also be contacted to provide input regarding the treatment and disposition of the find</p>			
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Mitigation Measure CUL-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 (PRC) s.5097.98. The county coroner must be notified immediately in the event of an unanticipated discovery of human remains. If the human remains are</p>	<p>N/A</p>		

	determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations to the landowner within 48 hours of being granted access.			
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Project Mitigation Plan

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 3.5 miles to the northeast. The military airport nearest to the Project Site is the Naval Air Station at Point Mugu, located approximately 3.06 miles (16,000 feet) to the southeast. The Project would not expose residents to aircraft related hazards and is not located in a Runway Potential Zone/Clear Zone or Accident Potential Zone. References: Coffman and Associates, Inc. August 2004. Oxnard Airport - Airport Master Plan.

Supporting documentation

[Airport Hazards Attachment.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. The project would not conflict with the Coastal Barrier Resources Act. References: US Fish and Wildlife Service, Coastal Barrier Resources System, CBRS Mapper, www.fws.gov/CBRA/Maps/Mapper.html.

Supporting documentation

[Coastal Barrier Attachment.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:

[Flood Insurance Attachment\(1\).pdf](#)
[Flood Insurance Attachment \(rev\).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 classified by the Federal Emergency Management Agency's Flood Zone Panel #06111C0917F, effective 01/20/2010. Because the project is not located in Special Flood Hazard Area, future residents of at the Project Site would not be required to purchase/enroll in flood insurance and the project would not conflict with provisions related to flood zone protection. References: Federal Emergency Management Agency. January 2021. Flood Insurance Rate Map/Panel #06111C0917F.

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

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

Screen Summary**Compliance Determination**

The following paragraphs summarize the air quality analysis prepared for the Project by Rincon Consultants, 2019. The Project Site is located in the South Central Coast Air Basin (SCCAB). The Ventura County Air Pollution Control District (VCAPCD) is the responsible regional air pollution control agency in Ventura County. An area's compliance with federal ambient air quality standards is categorized as nonattainment, attainment (better than national standards), unclassifiable, or attainment/cannot be classified. The unclassified designation includes attainment areas that comply with federal standards, as well as areas for which monitoring data are lacking. Unclassified areas are treated as attainment areas for most regulatory purposes. Simple attainment designations generally are used only for areas that transition from nonattainment status to attainment status. Areas that have been reclassified from nonattainment to attainment of federal air quality standards are automatically considered maintenance areas, although this designation is seldom noted in status listings. Ventura County is designated as nonattainment (serious) for the federal 8-hour ozone standard. Ventura County is designated as attainment or unclassified for all other federal ambient air quality standards. Construction and Operational Emissions Clean Air Act (CAA)

conformity thresholds applicable for the Proposed Project in Ventura County are 50 tons per year (tpy) of ozone (O3) precursors (nitrogen oxides [NOX] or reactive organic compounds [ROG]). The air pollutant emissions associated with the project were calculated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2. The air quality analysis prepared for the project in 2019 assumed that construction would begin on January 1, 2021 and would include grading, building construction, paving and architectural coating construction phases (no demolition activities would occur since the site is vacant). While Project-related construction would occur in late 2022/early 2023, the results of this air quality analysis are still valid as construction equipment and personal vehicles continue to improve with regard with energy/fuel efficiency with modern equipment and vehicles using less energy and producing fewer gas air pollutant emissions than comparatively older equipment and vehicles. This is due to strict federal and state regulations regarding energy efficiency for construction equipment and vehicles, as well as the natural phasing out of older equipment when it reaches the end of its useful life. CalEEMod defaults were used for the duration of each construction phase.

Supporting documentation

[Air Quality Attachment - 2.pdf](#)

[Air Quality Attachment.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 and, therefore, would not be subject to Coastal Zone development regulations. As such, the Project would not conflict with the Coastal Zone Management Act. References: California Coastal Commission, Maps: Coastal Zone Boundary Ventura County, <https://www.coastal.ca.gov/maps/czb/>.

Supporting documentation

[Coastal Zone Attachment.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

Explain:

Rincon Consultants prepared a Phase I Environmental Site Assessment (Phase I ESA) for the Project Site in December 2020 and performed a reconnaissance of the site on December 10, 2019. The use, storage, or disposal of hazardous materials on the Project Site was not observed during the site reconnaissance. As part of the Phase I ESA, a regulatory database search was conducted by Environmental Data Resources (EDR) for sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The search was conducted for the Project Site and included data from surrounding sites generally within a mile of the Project Site. Different radii distances were searched depending on the database (i.e. 0.125 miles, 0.25 miles, 0.5 miles etc.). The Project Site and adjacent properties were not listed in any of the databases searched by EDR. Historical sources reviewed as

part of the Phase I ESA included aerial photographs and topographic maps. The photos and maps reviewed indicate the following: * 1904 to 1943: Vacant, undeveloped land * 1947 to 1994: Barn or shed structures * 1959 to 1994: Barn or shed structures and an orchard * 2005 to present day: Vacant, undeveloped land The Phase I ESA identified the following potential RECs in connection with the Project Site: * Former agricultural use of the Project Site * Former onsite structures from at least 1947 to 1994 Rincon Consultants completed a Phase II ESA for the Project Site in January 2020, which included collecting shallow soil samples and analyzing the samples for pesticides and arsenic, as well as collecting surficial soil samples from the vicinity of the former structures and analyzing the soil samples for lead and asbestos. The soil analytical results were compared to the San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs) for residential soil. In addition, concentrations of arsenic and lead were also compared to the typical background concentration ranges in California soil established by the Kearney Foundation. Based on soil analytical results, the Phase II ESA concluded that all concentrations of constituents (organochlorine pesticides [OCPs], arsenic, lead, asbestos) were either not detected, or detected either below their residential ESLs and/or within their typical background concentration range for metals. No additional assessment was recommended. As such, no toxic, hazardous, or radioactive substances were found that could affect the health and safety of Project occupants or conflict with the intended use of the property. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary.

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

Yes

Screen Summary

Compliance Determination

See the attached named "FINAL Phase I ESA Executive Summary - 2161 E Etting Road 1 of 2

Supporting documentation

[Env Report 3 Phase II ESA 2 of 2.pdf](#)

[Housing Requirements Attachment - ESA PHASE I.pdf](#)

[FINAL Phase I ESA Executive Summary - 2161 E Etting Road 1 of 2.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.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

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

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.

Screen Summary

Compliance Determination

The Project Site is located in a primarily developed area of the City of Oxnard, with existing residential and institutional uses surrounding the site. The Project Site is currently fenced off on all sides of the property, with limited on-site disturbance from vehicle use. A review of the United States Fish and Wildlife Service's (USFWS)

Threatened and Endangered Species Active Critical Habitat Report confirmed the lack of designated critical habitat and federally listed species on the Project Site. There are no wetland, riparian habitat, or other jurisdictional features on the Project Site, per the USFWS's National Wetlands Inventory. The Planning Commission of the City of Oxnard reviewed the Proposed Project's Planning and Zoning Permit (Resolution No. 2018-18 approved and adopted November 2nd, 2018) and found that the Project is located on a site with no value as habitat for endangered, rare or threatened species. The City of Oxnard placed Conditions of Approval for the Project, requiring the preparation of a Tree Health Monitoring and Reporting Plan, which provides protection of 15 Eucalyptus trees on-site, as well as a Nesting Bird and Raptor Survey to screen for and avoid indirect construction impacts to potential nesting birds and/or raptors that may be present on-site, if construction of the Project would occur during the breeding season. Given the high degree of urbanization surrounding the Project Site coupled with the lack of suitable habitat within the site, no federally listed species or designated critical habitat are expected to occur. Conditions of approval for future development on the Project Site and corresponding compliance with the Migratory Bird Treaty Act and California Department of Fish and Game Code would ensure that no nesting birds/reports would be impacted by future construction. Therefore, the Project would result in no effect to federally regulated species. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: United States Fish and Wildlife Service. 2019. USFWS Threatened & Endangered Species Active Critical Habitat Report - Online Mapper. Available online from: USFWS Threatened & Endangered Species Active Critical Habitat Report. Accessed December 2019.

Supporting documentation

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

Environmental Data Resources Inc. prepared an environmental records search, which is included as part of the Phase I Environmental Site Assessment prepared for the Project. There are no listed above-ground storage tanks (ASTs) within a 0.25 mile radius of the site, which was the analyzed distance in the Phase I ESA. Per the California Environmental Protection Agency's Regulated Site Portal and field confirmation, above-ground storage tanks are located at Candes Farms (4550 Olds Road), and at an agricultural property addressed 2382 Etting Road. The tanks located at Candes Farms are located 0.26 miles to the south and the storage tanks at 2382 Etting Road are located 0.39 miles to the east. Per the CalEPA mapper, containers located at Candes Farm include tanks containing sulfuric acid, phosphoric acid, mixwell acidifier, liquid NPK fertilizers, and CN-9 Fertilizer. Using the available information, provided above, for the Candes Farms site, HUD's Acceptable Separation Distance (ASD) calculator was utilized. Conservatively analyzing the largest chemical container listed above, 1,200 gallons and not in a diked location, the minimum acceptable distance from this container is approximately 300 feet for persons and 55 feet for buildings. The Project Site is located 1,150 feet north of the aboveground storage tanks at Candes Farms and numerous residential and institutional buildings are located between the tank locations and the Project Site. Further, City records indicate that 2310 Etting Road, located southeast of the Project site (operated by the ocean View School District), has a variety of storage tanks greater than 50 gallons, including 55-gallon drums of antifreeze and motor oil, and 1000-gallon tanks of diesel fuel and gasoline. The diesel fuel and gasoline tanks are underground. In the future, aboveground tanks may be placed at 2310 Etting Road. The size of these tanks is unknown, but conservatively estimating the size to be 1,200 gallons, the acceptable separation distance, per HUD's ASD calculator would be approximately 300 feet. As the Project site is approximately 800 feet northwest of 2310 Etting Road, these tanks would be an acceptable distance away from the Project. Based on the available information and analysis of the closest above ground storage tank, the

Project Site would not be exposed to flammable or explosive hazards. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: California Environmental Protection Agency, Regulated Site Portal, available at <https://siteportal.calepa.ca.gov/nsite/map/help>. HUD, Acceptable Separation Distance Electronic Assessment Online Tool, available at <https://www.hudexchange.info/programs/environmental-review/asd-calculator/>. City of Oxnard, Hazardous Materials Business Plan, list of chemicals, Ocean View School District, August 29, 2022.

Supporting documentation

[City of Oxnard_2310 Etting chemical inventory list.pdf](#)
[Explosives Attachment.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:

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 to the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program. Further, the Project Site is zoned R2AHP, which does not permit agricultural uses. Therefore, because the Project Site is currently vacant and does not support an agriculture use, and because the Project would not convert agricultural land to a non-agricultural use, the Project would not conflict with provisions for farmland protection. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: Department of Conservation, Ventura County Important Farmland, 2016, www.gis.conservation.ca.gov/server/rest/services/DLRP.

Supporting documentation

[Farmland Preservation Attachment.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:

[Flood Insurance Attachment\(1\).pdf](#)

[Flood Insurance Attachment \(rev\).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 classified by the Federal Emergency Management Agency's Flood Zone Panel #06111C0917F, effective January 29, 2021. Because the Project Site is not located within a Special Flood Hazard Area, as designated by FEMA, future residents of the Project would not be exposed to flood related hazards and the Project would not conflict with provisions related to flood zone management. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: Federal Emergency Management Agency Flood Insurance Rate Map/Panel #06111C0917F, January 2021.

Supporting documentation

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) Completed
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
- ✓ Added extra line in error Completed

- ✓ Barbareno-Ventureno Band of Mission Indians Completed
- ✓ Northern Chumash Tribal Council Completed
- ✓ Santa Ynez Band of Chumash Indians Completed
- ✓ Xolon-Salinan Tribe Completed
- ✓ Xolon-Salinan Tribe of Monterey-SLO County Completed
- ✓ yak tityu - Northern Chumash Tribe Completed

✓ Other Consulting Parties

- ✓ Added extra line in error Completed
- ✓ City of Oxnard Planning and Development Completed
- ✓ County of Ventura Cultural Heritage Planner Completed
- ✓ Port Hueneme Historical Society Museum Completed

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

See Attached Cultural Assessment 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
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Additional Notes:

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

Yes

✓ 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

Supporting documentation

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.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

See the Supporting Documentation attached due to character limits in HEROS.

Supporting documentation

[Noise Abatement and Control Determination Summary.pdf](#)

[Noise Attachment.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
<p>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.</p>	<p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p>	<p>40 CFR Part 149</p>

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 over 150 miles to the north. Since the Project Site is not located within an area with an established Sole Source Aquifer, the Project would not conflict with the provisions

protecting Sole Source Aquifers. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: Environmental Protection Agency, Sole Source Aquifers - Interactive Map Set, Accessed December 2019.

Supporting documentation

[Sole Source Aquifer_Attachment.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**

According to the USFWS's National Wetlands Inventory (NWI) Mapper, there are no mapped wetland features on or near the Project Site. During the site visit conducted on December 10th, 2019, no wetland features were observed. The mapped wetland feature nearest to the Project Site is a concrete lined drainage canal located 0.06 miles to the west, which is classified by the NWI as a seasonally flowing riverine channel with artificial substrate created by excavation. Due to the distance from the wetland and intervening topography, and because grading and construction activities associated with the Proposed Project would be required to comply with local and regional stormwater runoff and sedimentation prevention requirements, the Project would not adversely affect this wetland feature, and accordingly, would not conflict with provisions for wetland protection. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: US Department of Fish and Wildlife - National Wetlands Inventory, Accessed December 11, 2019.

Supporting documentation

[Wetlands_Attachment.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 24 miles northeast of the Project Site. There are no rivers in California currently under "authorized" study under the Wild and Scenic Rivers Act. The nearest Nationwide Rivers Inventory River is an 8.3-mile segment of Big Sycamore River located approximately 8 miles east of the Project Site. Implementation of the Project would not conflict with the provisions of the Wild and Scenic Rivers Act. As such, there are no formal compliance steps or mitigation required and no further analysis is necessary. References: al Park Service, Nationwide Rivers Inventory KML File, National Park Service, <https://irma.nps.gov/DataStore/Reference/Profile/2233706>, Accessed December 2019. al Wild and Scenic Rivers System, n.d. Sespe Creek, www.rivers.gov/rivers/sespe.php accessed December 2019. n.d. Study Rivers www.rivers.gov/study.php accessed December 2019. States Forest Service - Geospatial Data Discovery, National Wild and Scenic River Lines, <https://enterprisecontentnew-usfs.hub.arcgis.com/datasets/national-wild-and-scenic-rivers-feature-layer>, accessed December 2019.

Supporting documentation

[Wild and Scenic Rivers Attachment.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

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

Screen Summary

Compliance Determination

The Proposed Project is intended to provide affordable housing opportunities for low-income individuals in the City of Oxnard. The Project Site is located in an area characterized by residential, institutional, and agricultural/commercial 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 within a census block group (061110047151) where the demographics are 45 percent low income and 82 percent minority. As discussed in the Clean Air section, above, 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 Project Site would be within HUD's acceptable conditions. Further, as discussed under Contamination and Toxic Substances, 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.

Supporting documentation

[Environmental Justice Attachment.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: HOME-Etting-Road-Apartments

HEROS Number: 900000010272800

Project Location: 2161 Etting Rd, Oxnard, CA 93033

Additional Location Information:

2161 East Etting Road, Oxnard California. Assessor's Parcel Number 225-0-014-020. The Project Site is bordered by East Pleasant Valley Road to the north, cemetery uses to the east and west, and East Etting Road to the south. California State Route (SR) 1 is located approximately 2,000 feet to the east/northeast of the Project Site. A regional location map and project location map are provided as Figure 1 and Figure 2, respectively.

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

The Project would include grading of the Project Site and construction of a 58-unit multi-family housing development with a community room, community gardens, common courtyards, and private outdoor patios and balconies. The Project would be a 100 percent affordable housing project and is proposing a mix of veteran and farm working housing. The complex would include three 3-story buildings with one- to three-bedroom units ranging between 753 and 1,148 square feet in size. Housing Assistance Payment (HAP) vouchers will support households with rental subsidies. On-site amenities would include a community room, an onsite laundry room, an onsite management office, and veteran and farm worker services. Additional onsite amenities include outdoor recreational areas for Project residents. Parking for the Project would be provided by 91 at-grade surface parking spaces located in two lots at the eastern and western sides of the Project Site. Parking would include a mix of accessible parking spaces, electrical vehicle parking spaces, motorcycle parking spaces, standard parking spaces, and tandem parking spaces. The Project Site would include installation of new fire water, wastewater, and stormwater lines, as well as stormwater catch basins and new curb, gutter and sidewalks along Etting Road. The existing driveway on the southwest side of the Project Site would remain; however, a new driveway on the southeast side of the Project Site would be installed in order to access the parking area proposed on the east side of the Project Site. Both parking areas would also have driveway access onto East Pleasant Valley Road on the north side of the Project Site. The proposed site plan is available as Figure 3. The rooftops of the proposed structures and the tops of the proposed carport structures would support photovoltaic solar panels to generate electricity to be used by the community. There are 29 existing mature eucalyptus trees located on the Project Site (discussed in the Existing Conditions and Trends section, below). The Project proposes to remove 14 of the existing 29 eucalyptus trees, which are located along the Project Site's northern, southern, and eastern boundaries. The

City is requiring preparation of a Tree Protection Plan, as a condition of project approval, prior to the issuance of grading permits, which would address the loss of 14 trees and would provide details for how to protect the 15 remaining trees. While these trees are proposed for removal, the proposed landscape plan would include native and non-native plant species suitable to support monarch butterflies. Specifically, the landscape plan would include native milkweed species (used for larval support) and other species to provide nectar for monarch adults, such as winter-flowering species (gum trees, paperbark trees), common yarrow, scarlet bugler, and island verbena cultivar. Additionally, the Project would include infrastructure improvements to the surrounding street network. Specifically, the Project would include construction of frontage improvements along the Project Site's Etting Road frontage, such as a 6-foot-wide concrete sidewalk, an 8-foot-wide landscaped parkway, and curb and gutter improvements. These infrastructure improvements would extend along the north side of Etting Road from the Project Site's easterly boundary to the east leg of the Etting Road/Olds Road intersection in order to provide safe pedestrian travel options between the Project Site and nearby schools.

Funding Information

Grant Number	HUD Program	Program Name
CA031VO0298	Public Housing	Project-Based Voucher Program
M-17-MC-06-0526	Community Planning and Development (CPD)	HOME Program
M-18-MC-06-0526	Community Planning and Development (CPD)	HOME Program
M-19-MC-06-0526	Community Planning and Development (CPD)	HOME Program
M-20-MC-06-0526	Community Planning and Development (CPD)	HOME Program

Estimated Total HUD Funded Amount: \$7,354,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$41,000,000.00

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

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

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	The Project would require the following City of Oxnard entitlements: * Zoning Permit No 21-550-02 (major modification to PZ 15-200-01) * Development Design Review * Density Bonus Permit
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Mitigation Measure CUL-1: Unanticipated Discovery of Cultural Resources. In the event that archaeological resources are unearthed during

	<p>construction for the Proposed Project, all earth-disturbing work within 50-feet of the find will be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. Evaluation may include the determination of whether or not the find qualifies as an archaeological site. Isolated finds do not qualify as historic properties under the NHPA and require no management consideration. Should any resource(s) be identified, an evaluation of eligibility for the NRHP may be required through the development of a treatment plan including a research design and subsurface testing by means of excavation of test units and shovel test pits. After effects to the find have been appropriately addressed, work in the area may resume. Work to address the find may include a damage assessment, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by a qualified archaeologist. If prehistoric or Native American cultural resources are identified during project construction, a Native American consultant will also be contacted to provide input regarding the treatment and disposition of the find</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Mitigation Measure CUL-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 (PRC) s.5097.98. The county coroner must be notified immediately in the event of an unanticipated discovery of human remains. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations to the landowner within 48 hours of being granted access.</p>

Project Mitigation Plan

Determination:

<input type="checkbox"/>	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
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  **Date:** 11/22/2022

Name/Title/Organization: Brent Schleck, Sr Envir. Planner, Michael Baker

Responsible Entity Agency Official Signature:  **Date:** 11/22/2022

Name/Title: Andrea Palmer, City of Oxnard

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