

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

Project Information

Project Name: HOME-ARP-ASPIRE-APARTMENTS

HEROS Number: 900000010379743

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

RE Preparer: Nik Kilpelainen

State / Local Identifier:

Certifying Officer Andrea Palmer
r:

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 536 Meta St, Oxnard, CA 93030

Additional Location Information:

538 Meta Street is also part of this project. The two parcels are side-by-side and will become one development.

Direct Comments to:

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

The project site is located at 536 and 538 Meta Street, which is approximately 0.64 acre and comprised of Assessor's Parcel Numbers (APNs): 201-0-213-080, 201-0-213-090, and 201-0-213-100 (see Attachment). The project site currently has a land use designation of Downtown and is zoned Downtown General (DT-G). The site is currently bounded by residential apartments to the west, single-family residences and vacant lots to the south, and commercial development to the north and east. The surrounding area is primarily developed, with a combination of residential, commercial, and industrial uses. The Aspire Apartments project would be developed on an infill lot, approximately 0.64 acre (28,031 square feet (sf)). The project would consist of the construction of a new, four-story apartment building with a total of approximately 97,517 sf. The approximately 2,781 sf ground floor would feature a lobby, laundry area, and common space with offices, restrooms, and a kitchenette. The second through fifth floors would contain a total of 88 new dwelling units, 56 one-bedroom units (~464 sf), and 32 two-bedroom units (~776-sf) and. Parking would be provided through 45 podium stalls within a parking garage, including two ADA-compliant stalls, as well as 8 public stalls accessed from an alley along the northern boundary of the project site. Pedestrian access would be provided via the internal lobby area and a side entrance along Meta Street, and long-term bicycle storage would be provided on the ground floor, to the east of the parking garage. The project would also include the construction of a 5,605-square-foot paseo adjacent to the new apartment building, to the south, which would feature landscaping and dusk-to-dawn lighting.

Utilities and Services The site is developed with an existing parking lot and commercial building that would be removed as part of the project. Existing utility services would be provided on the project site, including water, sewer, and power lines. Southern California Edison (SCE) would continue to provide electrical power and Southern California Gas Company (SoCal Gas) would continue to provide natural gas service to the project site. The City of Oxnard would continue to provide water, sewer, stormwater, and solid waste services to the project site. The project would continue to rely on existing public services including, but not limited to, City of Oxnard Police Department, City of Oxnard Fire Department, and parks and open spaces provided by the City of Oxnard, the County of Ventura, and the State of California.

Construction Schedule and Characteristics The project is planned for development in one phase. The project is anticipated to be constructed over between December 2025 to June 2027.

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

The City of Oxnard has a need for more affordable housing to serve the existing low-income population and to alleviate overcrowding of existing rental units (City of Oxnard 2011). The purpose of the project is to increase both the number and quality of affordable housing units in the city. Accordingly, the project involves the construction of 88 high-quality affordable residential units for low-income residents in the City of Oxnard. This development is proposed by Many Mansions, whose mission is to develop and provide quality affordable housing and life-enriching services for low-income individuals and families in Ventura and Los Angeles Counties, with focus on those of very low income, who are formerly homeless, seniors, veterans, or disabled. Many Mansions owns and manages over 600 units of affordable housing, serving approximately 1,300 adults and 300 children, providing on-site services and programs that include job training, case management, homework tutoring, and a teen club.

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

The Aspire Apartments project would be located on a 0.64-acre lot (APN: 201-0-213-080, 201-0-213-090, and 201-0-213-100), at 536 and 538 Meta Street. The project site is currently developed with a commercial building and parking lot and would continue to be an underutilized site in the City of Oxnard. Although the site is currently used as a construction staging yard, the site would remain underutilized in a developed area of the city with surrounding residential, commercial, and light industrial uses.

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

[Attachment - Project Location Figures\[1\].pdf](#)

Determination:

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

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M21-MP060526	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)	\$1,200,000.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,200,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$1,200,000.00

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 the Oxnard Airport, located approximately 1.1 miles to the west (Coffman and Associates 2004; see Attachment). The military airport nearest to the project site is the Naval Air Station at Point Mugu, located approximately six miles to the southeast (see Attachment). The project site is not located in any Runway Potential Zone/Clear Zone or Accident Potential Zones. The project is in compliance with Airport Hazards requirements. Source: Coffman and Associates, Inc. August 2004. Oxnard Airport - Airport Master Plan. Accessible at: https://vcportal.ventura.org/AIRPORTS/docs/document_library/Master_Plan_OXR_2004.pdf . Accessed December 2024.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is located in California, where there are no designated Coastal Barrier Resources (see Attachment). The project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is located in Zone X, an Area of Minimal Flood Hazard, as shown in Federal Emergency Management Agency's Flood Zone Panel #06111C0910E, effective 01/20/2010 (FEMA 2010; see attachment). The project site is not located in a FEMA-designated Special Flood Hazard Area. Because the project is not located in a Special Flood Hazard Area or floodplain, the project would not require purchasing of or enrollment in flood insurance under the National Flood Insurance Program. The project is in compliance with flood insurance requirements. Federal Emergency Management Agency. 2010. Flood

		<p>Insurance Rate Map/Panel #06111C0910E. Web accessible from https://msc.fema.gov/portal/search#searchresultsanchor. Accessed 1/12/2024.</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 project's county or air quality management district is in non-attainment status for the following: Nitrogen dioxide, Ozone. 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 (USEPA 2024). Ventura County is designated as attainment or unclassified for all other federal ambient air quality standards. 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 VCAPCD's Guidelines recommend</p>

		<p>specific air emission criteria and threshold levels for determining whether a project may have a significant adverse impact on air quality within the Basin. The project would have a significant impact if operational emissions exceed 25 lbs/day of reactive organic compounds (ROC; also referred to as reactive organic gases) or 25 lbs/day of nitrogen oxides (NOX). The 25 lbs/day threshold for ROC and NOX is not intended to be applied to construction emissions since such emissions are temporary. Nevertheless, VCAPCD's Guidelines state that construction-related emissions should be mitigated if estimates of ROC or NOX emissions from heavy-duty construction equipment exceed this threshold (VCAPCD 2003). The air pollutant emissions associated with the project were calculated using the California Emissions Estimator Model (CalEEMod) version 2022.1 (see CalEEMod results in the Attachment). Project construction would occur over eight months beginning in December 2025 and would include demolition, grading, building construction, paving and architectural coating construction phases. Approximately 142 cubic yards of cut material would be exported. The estimated maximum construction-related ROG and NOX emissions are approximately 0.41 tpy and 1.95 tpy, respectively, which do not exceed the 50 tpy CAA conformity de-minimis thresholds (see attachment for modeling results). The estimated maximum operational-related ROG and NOX emissions are approximately 0.70 tpy and 0.28 tpy, respectively, which do not exceed the 50 tpy CAA conformity de-minimis thresholds (see attachment for modeling results). The estimated maximum daily construction-related ROG and NOX emissions are approximately 13.4 lbs/day and 15.5 lbs/day, respectively, which do not exceed the 25 lbs/day recommended</p>
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		<p>VCAPCD threshold for recommended mitigation (see Attachment for modeling results). The estimated maximum daily operation-related ROG and NOX emissions are approximately 4.3 lbs/day and 1.6 lbs/day, respectively, which do not exceed the 25 lbs/day VCAPCD operational emission threshold (see attachment for modeling results). Construction and operation of the proposed project would not generate emissions exceeding CAA de-minimis thresholds for non-attainment pollutants or local Ventura County Air District thresholds. Therefore, the project would not conflict with the CAA.</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; therefore, the project would not be subject to Coastal Zone development regulations (Ventura County 2018; see Attachment). The project is in compliance with the Coastal Zone Management Act. Source: Ventura County Resource Management Agency. 2018. Ventura County Coastal Zone Boundary. Accessible at: https://docs.vcrma.org/images/pdf/planning/strr/Coastal-Zone-Boundary-Map.pdf. Accessed December 2023.</p>
<p>Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby 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. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.</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 developed area of the City of Oxnard and is surrounded by existing residential, commercial, industrial development. The site is developed with existing commercial structures and was previously graded. A review of the</p>

		<p>United States Fish and Wildlife's Threatened and Endangered Species Active Critical Habitat Report confirmed the lack of designated critical habitat and federally listed species on the site (USFWS 2022). As discussed in Related Factors - Wetlands, there are no wetland, riparian habitat, or other jurisdictional features on the site. Based on the high degree of urbanization on and adjacent to the project site and the lack of suitable habitat, the project would not conflict with provisions of the Endangered Species Act.</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>Residential land uses typically do not use or store large quantities of hazardous materials. The proposed project would not involve the use, storage, transportation, or disposal of hazardous materials. Potentially hazardous materials such as fuels, lubricants, and solvents would be used during project construction, and therefore, temporary in nature. The transport, use, and disposal of hazardous materials during the project construction would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Materials Management Act, and the California Code of Regulations, Title 22. Many Mansions completed an approved NEPA EA-FONSI in May 2022 for a residential development project/0.42 acre parcel (Central Terrace Apartments), located directly adjacent to the south (APN: 201-213-110 at 217 E. Sixth Street, Oxnard). Rincon, the California Department of Housing and Community Development, and the County of Ventura completed the HUD Explosive and Fire Hazards Review to identify facilities within one mile of the Central Terrace site having significant observed or reported Specific Hazardous Substances (per 24 CFR Part 51 C, Appendix I) storage, and evaluated the "acceptable separation distance</p>

		<p>(ASD)" for the storage containers with respect to their proximity to the Central Terrace project site. The Central Terrace site and the proposed project site lie adjacent to one another, yielding an identical list of facilities within the one-mile radius search buffer. Over 75 CalEPA registered facilities were preliminarily identified within the one mile search radius (see Attachment). Rincon obtained supplemental information for 17 of the identified facilities via personal communication with facility owners and hazardous material inventory matrices (types of material and quantities) received from the City of Oxnard Environmental Health Department and Fire Department (see Attachment). All facilities either: did not operate substances subject to per 24 CFR Part 51 C, Appendix I, or, were located at a distance further than HUD's acceptable separation distance (see Attachment). Rincon reviewed the information from May 2022, visited the site in January 2024 to confirm conditions in the area, and performed a desktop review of the site vicinity via the CalEPA Regulated Site Portal in an attempt to identify physical environmental changes, which in turn could lead to new or altered significant quantities of Specific Hazardous Substances in stationary aboveground containers (CalEPA 2024). The project site would not be exposed to flammable or explosive hazards. Source: California Environmental Protection Agency. 2024. Regulated Site Portal. Accessible at: https://siteportal.calepa.ca.gov/nsite/map/help</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is classified as Urban and Built Up Land, according to the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (DOC 2022; see Attachment). Because the project site does not contain agricultural land, the project would not</p>

		<p>convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Source: Department of Conservation. 2022. Farmland Mapping and Monitoring Program - California Important Farmland Finder. https://maps.conservation.ca.gov/dlrp/cif/. Accessed December 2023.</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 shown in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel #06111C0910E, effective 01/20/2010 (FEMA 2010; see attachment). The project is not located in a FEMA-designated Special Flood Hazard Area. Because the project is not located in a Special Flood Hazard Area or floodplain, residents would not be exposed to floodplain related hazards and the project would not conflict with provisions related to floodplain management. The project is in compliance with Executive Order 11988. Source: Federal Emergency Management Agency. 2010. Flood Insurance Rate Map/Panel #06111C0910E. Web accessible from https://msc.fema.gov/portal/search#searchresultsanchor. Accessed January 2024.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was normally unacceptable: 69.0 db. See noise analysis. Based on the technical modeling conducted for the project, with implementation of Mitigation Measure NOI-1, the project would not subject future residents to noise levels in exceedance of HUD's interior and exterior noise thresholds (refer to Attachment due to character limit in HEROS). Noise Background Noise level (or volume) is generally</p>

		<p>measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz). Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive. Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (such as industrial machinery). Noise from non-point sources, such as roadways, typically attenuates at a rate of 4.5 dBA per doubling of distance over soft ground and 3 dBA per doubling of distance over hard ground. Noise levels may also be reduced by intervening structures. Generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm that breaks the line-of-sight reduces noise levels by 5 to 15 dBA. The time period in which noise occurs is important since noise that occurs at night tends to be more disturbing than that which occurs during the day. The DNL is a commonly used noise metric- that recognizes this fact by weighting hourly average noise over a 24-hour period. The DNL is a 24-hour average noise level that adds 10 dBA to actual nighttime (10 p.m. to 7 a.m.) noise levels to account for the greater sensitivity to noise during that</p>
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		<p>time period. The equivalent noise level (Leq) is another common noise level metric. Leq is defined as the single steady noise level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the energy average noise level). Project Site Noise Setting The project site is located at 536 and 538 Meta Street. The project site's noise environment is dominated by vehicular traffic noise on adjacent roadways and railroad noise to the east. To characterize ambient noise levels at and near the project site, two short-term (15 minute) noise level measurements were conducted on January 2, 2024, and two long-term (24 hour) noise measurements were conducted on January 2 and 3, 2024. Short-term noise measurement (ST)-1 was conducted at the northeast corner of the project site approximately 140 feet south of the closest travel lane of East 5th Street. ST-2 was conducted at the western boundary of the project site approximately 175 feet south of the closest travel lane of East 5th Street. Long-term noise measurement (LT)-1 was conducted at the northeast corner of the project site approximately 140 feet south of the closest travel lane of East 5th Street. LT-2 was conducted at the western boundary of the project site approximately 175 feet south of the center line of the closest travel lane of East 5th Street. The Attachment includes a map of the approximate noise measurement locations.</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The Sole Source Aquifer nearest to the project site is the Fresno County Aquifer located approximately 156 miles to the north (EPA 2017; see Attachment). Since the project site is not located in an area with an established Sole Source Aquifer, the project would not conflict with the provisions protecting Sole Source Aquifers. The project is in compliance with Sole Source Aquifer</p>

		<p>requirements. Source: Environmental Protection Agency. 2017. Sole Source Aquifers - Interactive Map Set. Accessible from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b. Accessed December 2023.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project site is developed with an existing structure and parking lot and is currently utilized as a construction staging yard. The land surrounding the site is disturbed and developed, including multi-family residences to the west, single-family residences to the south, commercial uses to the north, and industrial uses to the east. The project site does not contain any federally regulated waters or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) (United States Fish and Wildlife Service 2024; see Attachment). The project is in compliance with Executive Order 11990. United States Fish and Wildlife Service. 2024. National Wetlands Inventory. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/ (accessed January 2024).</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 23 miles northeast of the project site (National Wild and Scenic Rivers n.d; USFS 2022; see Attachment). There are no rivers in California currently under "authorized" study under the Wild and Scenic Rivers Act (National Wild and Scenic Rivers n.d; see Attachment). The nearest Nationwide Rivers Inventory River is an approximately 8.3-mile segment of Big Sycamore River located approximately 11 miles southeast of the project site (National Park Service 2023; see Attachment). Implementation of the project would not conflict with the provisions of the Wild and Scenic Rivers Act. The project is in compliance with</p>

		<p>the Wild and Scenic Rivers Act. Sources: National Park Service. 2023. Nationwide Rivers Inventory KML File. National Park Service. Accessible from: https://irma.nps.gov/DataStore/Reference/Profile/2233706. Accessed December 2023. National Wild and Scenic Rivers System. n.d. Sespe Creek. Accessed at https://www.rivers.gov/rivers/sespe.php, accessed December 2023. _____.n.d. Study Rivers. Accessed at: https://www.rivers.gov/study-rivers, accessed December 2023. United States Forest Service - National Wild and Scenic River Line. 2022. National Wild and Scenic River Lines. Available from: https://hub.arcgis.com/datasets/usfs::national-wild-and-scenic-river-line. Accessed December 2023.</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 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, commercial, and light industrial 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 (06111009100) where the demographics are 64 percent low income and 97 percent People of Color. The generated EJ Screen Report is included as an Attachment. As discussed in the Partner Worksheet, Clean Air, residents on and adjacent to the project site would not be exposed to substantial health risks related to cancer, acute and chronic hazards, or particulate matter. As discussed under Noise Abatement and Control, interior and exterior noise levels on the site would be within HUD's</p>

		<p>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. The project is in compliance with Executive Order 12898.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The project would be consistent with Goal 1 and Policy 1-2 of the City of Oxnard Land Use Element, which state that the City should encourage balanced development consisting of residential uses and promote the efficient use of large vacant parcels that can be used for infill development. The project would be consistent with Policy 3.3, which is to promote residential projects with varying	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>densities and designs to accommodate the neighborhoods in the City. The project is located in the Downtown area and is accordingly zoned Downtown General (DT-G). Allowable uses in the DT-G zone include multi-family residential, provided the uses adhere to the requirements in the Downtown Code. The project is consistent with surrounding areas, which contain residential neighborhoods to the west and south. The majority of the uses in the area are one to two stories, as well as a four-story residential building currently under construction on the parcel directly to the south. The project would be four stories tall, consistent with the height requirements in the City's Downtown Code, which permits a height of 106 feet for residential structures. In addition, the building would contain transparent/see through building design (windows/open relief) to reduce massing and scale from the street frontage. The project's land use, design, and scale would be consistent with surrounding residential development.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	3	<p>Advanced Geotechnical Services, Inc. prepared a Geotechnical Engineering Study for the site in June 2020. Based on the analyses contained in the Geotechnical Engineering Study, the site is not located in an Alquist Priolo Fault Zone, and earthquake-induced hazards</p>	<p>Mitigation Measure GEO-1 - Geotechnical Recommendations. The project proponent shall incorporate all conclusions and recommendations included in the Geotechnical Engineering Study prepared by</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>such as landslides, liquefaction, and ground rupture are considered low, provided the recommendations in the Geotechnical Engineering Study are implemented. These recommendations are related to site preparation of soils (removal of loose soils, bottom stabilization, suitable fill material, placement of compacted fill, and testing of compacted fill); utility trench backfill; temporary excavations (slot cuts and shoring); foundation design; concrete and asphalt pavement design; and retaining wall design criteria. To ensure these recommendations are followed, a mitigation measure has been developed (GEO-1), requiring implementation of recommendations made in the Geotechnical Engineering Study. Site preparation and grading would expose soils and present the potential for erosion; however, the generally flat conditions of the project site would limit the potential for substantial soil erosion. Ground-disturbing activities during project construction would include site-specific grading for foundations. Although temporary erosion may occur, the project proponent would 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.</p>	<p>Advanced Geotechnical Services, Inc. dated June 2020. These recommendations pertain to, but are not limited to, site preparation of soils (removal of loose soils, bottom stabilization, suitable fill material, placement of compacted fill, and testing of compacted fill); utility trench backfill; temporary excavations (slot cuts and shoring); foundation design; concrete and asphalt pavement design; and retaining wall design criteria.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Additionally, the project would be required to adhere to the Oxnard Municipal Code, Chapter 22, Article XII - Stormwater Quality Management, as well as the California Building Code (CBC), both of which include stormwater quality management and BMPs, which would seek to control erosion, reduce impacts to water quality, and reduce runoff from the site.</p> <p>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 stormwater runoff during project construction are not adverse. The project site is currently developed with impervious surfaces, a paved parking lot and a building; thus, the project would not substantially increase the amount of impervious surfaces on the project site. In addition, the project would be subject to the requirements of the 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. Compliance with the County's Technical Guidance Manual for Stormwater Quality</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Control Measures would ensure effects related to erosion, drainage, and storm water runoff during project operation are not adverse.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	As discussed in Contamination and Toxic Substances, the Phase I Environmental Site Assessment prepared for the project site by EFI Global, Inc. in March 2020 revealed no evidence of recognized environmental conditions or de minimis conditions in connection with 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 #06111C0910E, effective 01/20/2010 (see attachment). Because the project is not located in a 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 as grading for the project would not substantially alter the existing site topography and the developer would be required to control runoff during and post construction, in accordance with Oxnard Municipal Code, Chapter 22,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Article XII - Stormwater Quality Management.	
SOCIOECONOMIC			
Employment and Income Patterns	1	The 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 project would not adversely alter or affect new employment or income patterns.	
Demographic Character Changes / Displacement	1	The current population of the City of Oxnard is 197,477 persons (California Department of Finance 2024). The Southern California Association of Governments (SCAG) Demographics and Growth Forecast presents forecasts of population, households, and employment between 2016 and 2045 for the City of Oxnard. SCAG estimates that the population of the City of Oxnard will grow to 238,100 by 2040 (SCAG 2020). The project would involve the construction of 88 new residential units. Although the City of Oxnard currently has a persons per household ratio of 3.59, the project proposes 56 one-bedroom units and 32 two-bedroom units. Therefore, it is likely the total number of residents would be less than	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>3.59 per unit. Based on a conservative persons per household ratio of 3.59, the project has the potential to contribute approximately 316 new residents to the City. This would bring the City total to 197,773 residents. Therefore, the addition of 316 new residents to the City would be less than one percent of the total projected cumulative development of the population growth through 2045. The level of population growth associated with the project is anticipated in the City's long-term population forecasts and would not result in an exceedance of regional population projections. The project site contains a vacant commercial structure and is not actively used for residential purposes; therefore, the project would not displace residents. The project would increase the overall housing inventory in the city.</p>	
Environmental Justice EA Factor	1	<p>The 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, commercial, and light industrial 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 (06111009100) where the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>demographics are 64 percent low income and 97 percent People of Color. The generated EJ Screen Report is included as an Attachment. As discussed in the Partner Worksheet, Clean Air, residents on and adjacent to the project site would not be exposed to substantial health risks related to cancer, acute and chronic hazards, or particulate matter. As discussed under Noise Abatement and Control, interior and exterior noise levels on the site would be within HUD's acceptable conditions. Further, as discussed under Contamination and Toxic Substances, 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.</p>	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	1	The project site is served by the Oxnard School District and the Oxnard Union High School District and is located in a residential and commercial area of Oxnard. The schools nearest to the project site include Vista	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Real Charter High School (0.2-mile northwest), New Harvest Christian School (0.45-mile southwest), Ramona Elementary School (0.6 mile northeast), Santa Clara Elementary School (0.5 mile northwest), and Driffill Elementary School (0.55-mile southwest). With construction of up to 88 new residential units, the number of new students added to grades K-8 and grades 9-12 would be nominal. Policies included in the City of Oxnard General Plan address the need for additional school services. The project would adhere to Policy ICS-21.2 "Development Fees", which requires that the City continue collecting school impact development fees from new development. The payment of development fees would 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. Cultural facilities in the vicinity of the project site include the Carnegie Art Museum and the Murphy Automotive Museum. The Carnegie Art Museum is located at 424 C Street, approximately 0.32-mile northwest of the project site. The Carnegie Art Museum provides and promotes creativity, learning and growth in the careers of artists, and intends to inspire passion and appreciation for arts and culture</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>in Oxnard and Southern California. The Murphy Automotive Museum is located at 1930 Eastman Avenue, approximately 1.2 miles to the east of the project site. The Murphy Automotive Museum exhibits automobiles from 1903 to the present day, with auto-themed special events. The project would not adversely affect these museums or create the need for new cultural facilities.</p>	
<p>Commercial Facilities (Access and Proximity)</p>	<p>1</p>	<p>The project site is located 0.1-mile from commercial amenities along Oxnard Boulevard, such as shopping centers, gas stations, grocery stores, retail stores and restaurants. Local facilities provide an affordable and adequate range of services to meet residents' needs.</p>	
<p>Health Care / Social Services (Access and Capacity)</p>	<p>1</p>	<p>A number of health care services are available to serve future residents of the project site. St. John's Regional Medical Center is a medical hospital located at 1600 North Rose Avenue, approximately 1.7 miles northeast of the project site. St. John's Regional Medical Center provides general medical facilities, as well as an emergency room, heart attack center, and primary stroke center (Dignity Health 2024). The MJV Health Care Corp's office is located at 981 Gill Avenue, approximately 2.9 miles southwest of the project site. Thus, existing health care services would be available to future residents and would not be adversely affected by the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>project. A number of human and social services are available to support future residents of the project site. 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 3.5 miles south of the project site. Family Resources Center, a social services organization, is located at 2041 East Gonzalez Street, approximately 2.3 miles northeast of the project site. Additionally, the Ventura County Human Services Agency has a location at 2901 North Ventura Road, which is located 3.3 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 human and social services.</p>	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The City's Environmental Resources Division collects solid waste while promoting waste diversion and supporting economic development through	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>recycling efforts. The Del Norte Regional Recycling and Transfer Station includes waste transfer, which entails 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 entails 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</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>permitted capacity of 1,500 tons per day. The Toland Road Landfill is permitted to accept mixed municipal, construction/demolition, agricultural, industrial, and sludge waste types (CalRecycle 2024). Based on the results of the CalEEMod analysis, the project would generate approximately 65 tons of solid waste per year, or approximately 0.17 tons per day. The project would not result in an exceedance of the permitted daily capacity of the Toland Road Landfill (1,500 tons per day). In addition, the project would be required to comply with federal, state, and local statutes and regulations related to solid waste, such as Assembly Bill (AB) 939, AB 341, the County Integrated Waste Management Summary Plan, and the City's recycling program. Since there is adequate landfill capacity in the region to accommodate project-generated waste, and the project would comply with all applicable requirements pertaining to solid waste disposal, the project would not adversely affect solid waste or recycling programs.</p>	
<p>Waste Water and Sanitary Sewers (Feasibility and Capacity)</p>	<p>2</p>	<p>Wastewater collection in the City is provided by the Public Works Wastewater Division. Wastewater generated at the project site would be transported to the Oxnard Wastewater Treatment Plant (OWTP), which is owned and operated by the City of Oxnard. The OWTP has a current</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>capacity of 31.7 million gallons per day (mgd) with average daily flows of approximately 16 mgd. Therefore, the OWTP has a remaining average daily capacity of 15.7 mgd (City of Oxnard 2024a). Assuming that wastewater generation is 80 percent of water demand (see Water Supply discussion below), wastewater generation would be 2.7 million gallons of wastewater per year or less than 0.07 mgd. The WWTP has additional future capacity of at least 15.7 mgd (the difference between existing and future capacity); therefore, the City has sufficient wastewater treatment capacity and facilities available to serve the project.</p>	
<p>Water Supply (Feasibility and Capacity)</p>	<p>2</p>	<p>Oxnard's water supply consists of three sources: imported surface water from Calleguas Municipal Water District (CMWD), local groundwater from United Water Conservation District (UWCD), and local groundwater from Oxnard's wells. 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 (City of Oxnard 2021). Based on the results of the</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>CalEEMod analysis, the project would demand 3.4 million gallons of water per year, or 12.4 acre-feet per year (AFY). The City's 2020 Urban Water Management Plan (UWMP) assesses historical and projected water supplies and demands based on a forecast horizon years 2040 and 2045, depending on the first-fifth year. Between 2020 and 2045, the City projects water supplies to equal demand during normal, single, and multiple dry years (City of Oxnard 2021). Therefore, the projected future water supply would meet the demands of the project.</p>	
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>The Oxnard Police Department provides police protection for the area. The Oxnard Police Department Station, approximately 0.6-mile northwest of the project site, is located at 251 South C Street and provides police protection/services for the project site (City of Oxnard 2024b). 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 provides the City of Oxnard with fire protection and paramedic services. The closest station to the project site is located at 360 West Second Street, approximately 0.4-mile northwest of the project site (City of Oxnard 2024c). The project would be required to</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>comply with applicable provisions of the City of Oxnard's Building Code and Fire Code, which would minimize fire hazards on-site. Given 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. The project site is within the fire department's existing service area and would not result in adverse effects to public safety.</p>	
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>The Oxnard Police Department provides police protection for the area. The Oxnard Police Department Station, approximately 0.6-mile northwest of the project site, is located at 251 South C Street and provides police protection/services for the project site (City of Oxnard 2024b). 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 provides the City of Oxnard with fire protection and paramedic services. The closest station to the project site is located at 360 West Second Street, approximately 0.4-mile northwest of the project site (City of Oxnard 2024c). The project would be required to comply with applicable provisions of the City of</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>Oxnard's Building Code and Fire Code, which would minimize fire hazards on-site. Given 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. The project site is within the fire department's existing service area and would not result in adverse effects to public safety.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>The City of Oxnard Parks Division maintains Oxnard's 297 acres of City parks, 81 miles of medians and parkways, and 129 acres of open space (City of Oxnard 2024d). Nearby recreational facilities include Plaza Park, Oxnard Community Park, Durley Park, Sea Air Park, Colonia Park, and Del Sol Park. The City's estimated current population is 197,477 residents and there are approximately 297 acres of designated parkland in the City. Therefore, the ratio of public parks to residents in the City is approximately 1.5 acres of parkland for every 1,000 residents. The 88 residential units proposed by the project would not substantially increase demand or adversely affect local parks, open space or recreation areas.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>The City of Oxnard Parks Division maintains Oxnard's 297 acres of City parks, 81 miles of medians and parkways, and 129 acres of open space (City of Oxnard 2024d). Nearby</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>recreational facilities include Plaza Park, Oxnard Community Park, Durley Park, Sea Air Park, Colonia Park, and Del Sol Park. The City's estimated current population is 197,477 residents and there are approximately 297 acres of designated parkland in the City. Therefore, the ratio of public parks to residents in the City is approximately 1.5 acres of parkland for every 1,000 residents. The 88 residential units proposed by the project would not substantially increase demand or adversely affect local parks, open space or recreation areas.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>The project site is an infill site near the City's downtown area and is accessed primarily via East Fifth Street and Oxnard Boulevard. The project includes 53 vehicular parking stalls on-site. Based on trip generation estimates in CalEEMod, the project is expected to generate approximately 479 average daily trips. The project is not anticipated to adversely affect the transportation and circulation system. Gold Coast Transit provides the public bus transit service in the City of Oxnard. The nearest curbside bus stop/station is located at the Oxnard Transit Center, approximately 0.15 mile north of the project site. This transit stop is within walking distance of the site and the project would not adversely affect public transit options in the area.</p>	
<p>Transportation and Accessibility</p>	<p>2</p>	<p>The project site is an infill site near the City's downtown area</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
(Access and Capacity)		and is accessed primarily via East Fifth Street and Oxnard Boulevard. The project includes 53 vehicular parking stalls on-site. Based on trip generation estimates in CalEEMod, the project is expected to generate approximately 479 average daily trips. The project is not anticipated to adversely affect the transportation and circulation system. Gold Coast Transit provides the public bus transit service in the City of Oxnard. The nearest curbside bus stop/station is located at the Oxnard Transit Center, approximately 0.15 mile north of the project site. This transit stop is within walking distance of the site and the project would not adversely affect public transit options in the area.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	No unique natural features, such as caves, cliffs, vistas/view sheds, canyons, or waterfalls are present on or adjacent to the project site. As discussed in Farmland Protection, no farmland is present on the project site. Additionally, as discussed in Sole Source Aquifers, Wetland Protection, and Wild and Scenic Rivers, the project site is not adjacent to wetlands, wild and scenic rivers, or sole source aquifers water resources. Therefore, the project would not adversely affect any natural features or water resources.	
Unique Natural Features /Water Resources	2	No unique natural features, such as caves, cliffs, vistas/view sheds, canyons, or waterfalls are	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		present on or adjacent to the project site. As discussed in Farmland Protection, no farmland is present on the project site. Additionally, as discussed in Sole Source Aquifers, Wetland Protection, and Wild and Scenic Rivers, the project site is not adjacent to wetlands, wild and scenic rivers, or sole source aquifers water resources. Therefore, the project would not adversely affect any natural features or water resources.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	As discussed in Endangered Species Act, the project would not adversely affect federally regulated plant or wildlife species. In addition, no jurisdictional waters or wetlands are located on the project site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	As discussed in Endangered Species Act, the project would not adversely affect federally regulated plant or wildlife species. In addition, no jurisdictional waters or wetlands are located on the project site.	
Other Factors 1	2	Radon: No other factors are pertinent to the project. The project site is located in an area with low potential for radon exposure.	
Other Factors 1	2	Radon: No other factors are pertinent to the project. The project site is located in an area with low potential for radon exposure.	
Other Factors 2			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	The project site is approximately 4 miles east of the Pacific Ocean and is an infill	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>site in the downtown area of the City of Oxnard. The project is not located in a FEMA-designated Special Flood Hazard Area or in the California Coastal Zone. The project site is not currently subject to inundation or sea level rise hazards. The principal State plan to monitor and regulate GHGs is Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, which was followed by Senate Bill (SB) 32. The quantitative goal of AB 32 was to reduce GHG emissions to 1990 levels by 2020. According to CARB, California achieved its 2020 GHG emission reduction target in 2016. The goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to SB 32, the Scoping Plan was created to outline goals and measures for the state to achieve the reductions, the latest iteration of which is the 2022 Scoping Plan. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the state's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The project would be consistent with these goals through project design, which includes a fifteen percent</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>exceedance of latest Title 24 Green Building Code and Building Efficiency Energy Standards. The project includes passenger vehicle spaces for electric vehicle charging and water efficient fixtures to conform to state water conservation requirements. The project would be served by SCE, which is required to increase its renewable energy procurement to 60 percent renewable sources in accordance with SB 100 targets. The project site is located within walking distance of bus stops along C Street and 6th, 7th, and 8th Street serviced by Gold Coast Transit, promoting use of public transportation. Therefore, the project would be consistent with GHG emission reduction strategies contained in the 2022 Scoping Plan.</p>	
Climate Change	2	<p>The project site is approximately 4 miles east of the Pacific Ocean and is an infill site in the downtown area of the City of Oxnard. The project is not located in a FEMA-designated Special Flood Hazard Area or in the California Coastal Zone. The project site is not currently subject to inundation or sea level rise hazards. The principal State plan to monitor and regulate GHGs is Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, which was followed by Senate Bill (SB) 32. The quantitative goal of AB 32 was to reduce GHG emissions to 1990 levels</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>by 2020. According to CARB, California achieved its 2020 GHG emission reduction target in 2016. The goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to SB 32, the Scoping Plan was created to outline goals and measures for the state to achieve the reductions, the latest iteration of which is the 2022 Scoping Plan. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the state's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The project would be consistent with these goals through project design, which includes a fifteen percent exceedance of latest Title 24 Green Building Code and Building Efficiency Energy Standards. The project includes passenger vehicle spaces for electric vehicle charging and water efficient fixtures to conform to state water conservation requirements. The project would be served by SCE, which is required to increase its renewable energy procurement to 60 percent renewable sources in accordance with SB 100 targets. The project site is located within walking distance of bus stops</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>along C Street and 6th, 7th, and 8th Street serviced by Gold Coast Transit, promoting use of public transportation. Therefore, the project would be consistent with GHG emission reduction strategies contained in the 2022 Scoping Plan.</p>	
Energy Efficiency	2	<p>The project would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential 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</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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 supplies.	
Energy Efficiency	2	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	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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 supplies.	

Supporting documentation

[EA Factors-and-Analysis-Partner-Worksheet.docx](#)

[Attachment - Radon Potential Zone Map.pdf](#)

[Attachment - Phase I ESA\(1\).pdf](#)

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

[Attachment - FEMA FIRM\(1\).pdf](#)

[Attachment - EJ Screening Tool\(1\).pdf](#)

Additional Studies Performed:

EFI Global. 2020. Phase I Environmental Site Assessment Report. Advanced Geotechnical Services, Inc. 2020. Geotechnical Engineering Study.

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

Field Inspection [Optional]: Date and completed

by:

Matt Gonzales

12/18/2023 12:00:00 AM

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

California Department of Finance. 2024. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023.

<https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/> (accessed January 2024).

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<https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/606?siteID=3952> (accessed January 2024).

Dignity Health. 2024. "St. John's Regional Medical Center". <https://www.dignityhealth.org/central-coast/locations/stjohnsregional> (accessed January 2024).

Environmental Justice Screening and Mapping Tool. Version 2.2. Accessible from: <https://ejscreen.epa.gov/mapper/>. Accessed December 2023.

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<https://www.oxnard.org/wp-content/uploads/2017/06/Oxnard-2030-General-Plan-Amend-12.2022-SMc.pdf> (accessed January 2024). _____ . 2021. 2020 Urban Water Management Plan. October 2021. https://www.oxnard.org/wp-content/uploads/2021/11/Oxnard-2020-Urban-Water-Management-Plan_20211110_w-Appendices.pdf (accessed January 2024). _____ . 2024a. "Wastewater Division". <https://www.oxnard.org/city-department/publicworks/wastewater/> (accessed January 2024). _____ . 2024b. "Police Beat Map". <https://sites.google.com/oxnardpd.org/2020-beat-map/police-beat-map> (accessed January 2024). _____ . 2024c. "Fire Station Locations". <https://www.oxnard.org/fire-department/> (accessed January 2024). _____ . 2024d. "Parks". <https://www.oxnard.org/city-department/public-works/parks/> (accessed January 2024). _____ . No date. Oxnard Municipal Code, Chapter 22, Article XII. https://codelibrary.amlegal.com/codes/oxnard/latest/oxnard_ca/0-0-0-45856 (accessed January 2024). Southern California Association of Governments. 2020. Demographics and Growth Forecast Technical Report. Adopted September 2020. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579#:~:text=In%20the%20SCAG%20region%2C%20a,residents%20between%202020%20and%202045. (accessed January 2024). Ventura, County of. 2018. Ventura County Technical Guidance Manual for Stormwater Quality Control Measures. Updated June 29, 2018. <https://www.cityofventura.ca.gov/DocumentCenter/View/13393/Ventura-County-Technical-Guidance-Manual-for-Storm-Water-Quality-Control-Measures-2018-Update> (accessed January 2024).

List of Permits Obtained:

Approval of this Environmental Assessment is required.

Public Outreach [24 CFR 58.43]:**Cumulative Impact Analysis [24 CFR 58.32]:**

Cumulative impacts may occur as a result of other planned and pending development in the site vicinity. However, the proposed 88-unit affordable residential project involves infill development that would not substantially incrementally contribute to any cumulative environmental changes. As discussed in the Clean Air and Transportation and Accessibility sections, the project's air pollutant emissions would not cause an exceedance of threshold levels and project-generated vehicle trips and would not reduce established levels of service on local roadways or intersections. The project would not contribute to cumulative impacts related to other issues (e.g., soil

suitability, hazards). Therefore, the project's contribution to cumulative impacts would not be considerable.

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

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

No Action Alternative [24 CFR 58.40(e)]

If the proposed project were not implemented, the project site would remain in existing conditions as an underutilized site.

Summary of Findings and Conclusions:

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Contamination and Toxic Substances	The project will include multiple mitigation measures as referenced in the Environmental Factors attachment uploaded in the Mitigations Measures and Conditions section of this review.	N/A		
Noise Abatement and Control	Prior to issuance of building permits, plans shall depict implementation of the following interior noise attenuation features: 1. Provide mechanical ventilation so that windows may be left closed by occupants. This can be achieved passively with z-ducts, fresh air ducts, or an approved	N/A		

	<p>equal.</p> <p>2.tExterior walls shall meet a Sound Transmission Class (STC) rating of at least 46. One method to achieve this would be standard exterior walls with 6-inch studs, R-13 insulation or thicker, a minimum 7/8-inch exterior surface stucco plaster, and interior finish with 5/8-inch drywall.</p> <p>3.tAll windows shall be rated STC 26 (assumed to be standard dual-pane windows required per Title 24 energy standards) or higher.</p> <p>4.tAll exterior balcony doors shall be rated STC 26 or higher.</p> <p>5.tAll entry doors shall be insulated against weather and sound with nonporous seals. Caulk entry door thresholds as they are placed.</p> <p>6.tUse permanently nonhardening sealant around perimeters of window frames.</p> <p>7.tWindow assemblies shall be constructed with effective nonporous gaskets or weather-stripping to minimize air infiltration and sound leakage.</p> <p>8.tProvide airtight construction at all exterior walls with acoustical or other nonhardening sealant at floor plates.</p> <p>9.tUse door jamb and head gasketing and door bottom gasketing at entry doors to seal the solid core doors against weather and sound.</p>			
<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>Mitigation Measure GEO-1 - Geotechnical Recommendations. The project proponent shall incorporate all conclusions and recommendations included in the Geotechnical Engineering Study prepared by Advanced Geotechnical Services, Inc. dated June 2020. These</p>	<p>N/A</p>		

	recommendations pertain to, but are not limited to, site preparation of soils (removal of loose soils, bottom stabilization, suitable fill material, placement of compacted fill, and testing of compacted fill); utility trench backfill; temporary excavations (slot cuts and shoring); foundation design; concrete and asphalt pavement design; and retaining wall design criteria.			
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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 the Oxnard Airport, located approximately 1.1 miles to the west (Coffman and Associates 2004; see Attachment). The military airport nearest to the project site is the Naval Air Station at Point Mugu, located approximately six miles to the southeast (see Attachment). The project site is not located in any Runway Potential Zone/Clear Zone or Accident Potential Zones. The project is in compliance with Airport Hazards requirements. Source: Coffman and Associates, Inc. August 2004. Oxnard Airport - Airport Master Plan. Accessible at: https://vcportal.ventura.org/AIRPORTS/docs/document_library/Master_Plan_OXR_2004.pdf. Accessed December 2024.

Supporting documentation

[Attachment - Airport Hazards.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

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

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

Compliance Determination

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

Supporting documentation

[Attachment - CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

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

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

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

Yes

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

[Attachment - FEMA FIRM.pdf](#)

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

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

No

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

Yes

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

Yes

✓ No

Screen Summary

Compliance Determination

The project site is located in Zone X, an Area of Minimal Flood Hazard, as shown in Federal Emergency Management Agency's Flood Zone Panel #06111C0910E, effective 01/20/2010 (FEMA 2010; see attachment). The project site is not located in a FEMA-designated Special Flood Hazard Area. Because the project is not located in a Special Flood Hazard Area or floodplain, the project would not require purchasing of or enrollment in flood insurance under the National Flood Insurance Program. The project is in compliance with flood insurance requirements. Federal Emergency Management Agency. 2010. Flood Insurance Rate Map/Panel #06111C0910E. Web accessible from <https://msc.fema.gov/portal/search#searchresultsanchor>. Accessed 1/12/2024.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

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

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

Yes

No

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

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

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

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

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

Particulate Matter, <2.5 microns

Particulate Matter, <10 microns

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

Nitrogen dioxide ppb (parts per billion)
Ozone ppb (parts per million)

Provide your source used to determine levels here:
CalEE Mod Report generated by Rincon Consultants.

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

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

Enter the estimate emission levels:

Nitrogen dioxide ppb (parts per billion)
Ozone ppb (parts per million)

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

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

Screen Summary

Compliance Determination

The project's county or air quality management district is in non-attainment status for the following: Nitrogen dioxide, Ozone. 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 (USEPA 2024). Ventura County is designated as attainment or unclassified for all other federal ambient air quality standards. 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 VCAPCD's Guidelines recommend specific air emission criteria and threshold levels for determining whether a project may have a significant adverse impact on air quality within the Basin. The project would have a significant impact if operational emissions exceed 25 lbs/day of reactive organic compounds (ROC; also referred to as reactive organic gases) or 25 lbs/day of nitrogen oxides (NOX). The 25 lbs/day threshold for ROC and NOX is not intended to be applied to construction emissions since such emissions are temporary. Nevertheless, VCAPCD's Guidelines state that construction-related emissions should be mitigated if estimates of ROC or NOX emissions from heavy-duty construction equipment exceed this threshold (VCAPCD 2003). The air pollutant emissions associated with the project were calculated using the California Emissions Estimator Model (CalEEMod) version 2022.1 (see CalEEMod results in the Attachment). Project construction would occur over eight months beginning in December 2025 and would include demolition, grading, building construction, paving and architectural coating construction phases. Approximately 142 cubic yards of cut material would be exported. The estimated maximum construction-related ROG and NOX emissions are approximately 0.41 tpy and 1.95 tpy, respectively, which do not exceed the 50 tpy CAA conformity de-minimis thresholds (see attachment for modeling results). The estimated maximum operational-related ROG and NOX emissions are approximately 0.70 tpy and 0.28 tpy, respectively, which do not exceed the 50 tpy CAA conformity de-minimis thresholds (see attachment for modeling results). The estimated maximum daily construction-related ROG and NOX emissions are approximately 13.4 lbs/day and 15.5 lbs/day, respectively, which do not exceed the 25 lbs/day recommended VCAPCD threshold for recommended mitigation (see Attachment for modeling results). The estimated maximum daily operation-related ROG and NOX emissions are approximately 4.3 lbs/day and 1.6 lbs/day, respectively, which do not exceed the 25 lbs/day VCAPCD operational emission threshold (see attachment for modeling results). Construction and operation of the proposed project would not generate emissions exceeding CAA de-minimis thresholds for non-attainment pollutants or local Ventura County Air District thresholds. Therefore, the project would not conflict with the CAA.

Supporting documentation

[Attachment - CalEEMod.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; therefore, the project would not be subject to Coastal Zone development regulations (Ventura County 2018; see Attachment). The project is in compliance with the Coastal Zone Management Act. Source: Ventura County Resource Management Agency. 2018. Ventura County Coastal Zone Boundary. Accessible at: <https://docs.vcrma.org/images/pdf/planning/strr/Coastal-Zone-Boundary-Map.pdf>. Accessed December 2023.

Supporting documentation

[Attachment - Coastal Zone.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

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

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

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

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

No

- Yes

3. Mitigation

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

Can adverse environmental impacts be mitigated?

Adverse environmental impacts cannot feasibly be mitigated.

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

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

The project will include multiple mitigation measures as referenced in the Environmental Factors attachment uploaded in the Mitigations Measures and Conditions section of this review.

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

Complete removal

✓ Risk-based corrective action (RBCA)

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby 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. The adverse environmental impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

Supporting documentation

[Attachment - Phase I ESA.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Endangered Species

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

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

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

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 developed area of the City of Oxnard and is surrounded by existing residential, commercial, industrial development. The site is developed with existing commercial structures and was previously graded. A review of the United States Fish and Wildlife's Threatened and Endangered Species Active Critical Habitat Report confirmed the lack of designated critical habitat and federally listed species on the site (USFWS 2022). As discussed in Related Factors - Wetlands, there are no wetland, riparian habitat, or other jurisdictional features on the site. Based on the

high degree of urbanization on and adjacent to the project site and the lack of suitable habitat, the project would not conflict with provisions of the Endangered Species Act.

Supporting documentation

[Attachment - Endangered Species.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Explosive and Flammable Hazards

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

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

No

Yes

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

No

Yes

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

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

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

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

No

Yes

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

✓ Yes

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

No

Screen Summary

Compliance Determination

Residential land uses typically do not use or store large quantities of hazardous materials. The proposed project would not involve the use, storage, transportation, or disposal of hazardous materials. Potentially hazardous materials such as fuels, lubricants, and solvents would be used during project construction, and therefore, temporary in nature. The transport, use, and disposal of hazardous materials during the project construction would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Materials Management Act, and the California Code of Regulations, Title 22. Many Mansions completed an approved NEPA EA-FONSI in May 2022 for a residential development project/0.42 acre parcel (Central Terrace Apartments), located directly adjacent to the south (APN: 201-213-110 at 217 E. Sixth Street, Oxnard). Rincon, the California Department of Housing and Community Development, and the County of Ventura completed the HUD Explosive and Fire Hazards Review to identify facilities within one mile of the Central Terrace site having significant observed or reported Specific Hazardous Substances (per 24 CFR Part 51 C, Appendix I) storage, and evaluated the "acceptable separation distance (ASD)" for the storage containers with respect to their proximity to the Central Terrace project site. The Central Terrace site and the proposed project site lie adjacent to one another, yielding an identical list of facilities within the one-mile radius search buffer. Over 75 CalEPA registered facilities were preliminarily identified within the one mile search radius (see Attachment). Rincon obtained supplemental information for 17 of the identified facilities via personal communication with facility owners and hazardous material inventory matrices (types of material and quantities) received from the City of Oxnard Environmental Health Department and Fire Department (see Attachment). All facilities either: did not operate substances subject to per 24 CFR Part 51 C, Appendix I, or, were located at a distance further than HUD's acceptable separation distance (see Attachment). Rincon reviewed the information from May 2022, visited the site in January 2024 to confirm conditions in the area, and performed a desktop review of the site vicinity via the CalEPA Regulated Site Portal in an attempt to identify physical environmental changes, which in turn could lead to new or altered significant quantities of Specific Hazardous Substances in

stationary aboveground containers (CalEPA 2024). The project site would not be exposed to flammable or explosive hazards. Source: California Environmental Protection Agency. 2024. Regulated Site Portal. Accessible at: <https://siteportal.calepa.ca.gov/nsite/map/help>

Supporting documentation

[Attachment - AST Documentation.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Farmlands Protection

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

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

Yes

No

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

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

Screen Summary

Compliance Determination

The project site is classified as Urban and Built Up Land, according the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (DOC 2022; see Attachment). Because the project site does not contain agricultural land, the project would not convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Source: Department of Conservation. 2022. Farmland Mapping and Monitoring Program - California Important Farmland Finder. <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed December 2023.

Supporting documentation

[Attachment - Farmland.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

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

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

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

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

[Attachment - FEMA FIRM.pdf](#)

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

Does your project occur in a floodplain?

- No

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

Yes

Screen Summary

Compliance Determination

The project site is located in Zone X, an Area of Minimal Flood Hazard, as shown in Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel #06111C0910E, effective 01/20/2010 (FEMA 2010; see attachment). The project is not located in a FEMA-designated Special Flood Hazard Area. Because the project is not located in a Special Flood Hazard Area or floodplain, residents would not be exposed to floodplain related hazards and the project would not conflict with provisions related to floodplain management. The project is in compliance with Executive Order 11988.

Source: Federal Emergency Management Agency. 2010. Flood Insurance Rate Map/Panel #06111C0910E. Web accessible from

<https://msc.fema.gov/portal/search#searchresultsanchor>. Accessed January 2024.

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) In progress
- ✓ Advisory Council on Historic Preservation In progress
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)
 - ✓ Barbareno Ventureno Bank of Mission Indians Completed
 - ✓ Chumash Council of Bakersfield Response Period Elapsed
 - ✓ Coastal Band of the Chumash Nation Response Period Elapsed

✓ Gabrielino Tongva Nation	Completed	
✓ Gabrielino-Tongva Tribe	Completed	
✓ Northern Chumash Tribal Council	Completed	
✓ Santa Ynez Band of Chumash Indians	Response Period Elapsed	
✓ Other Consulting Parties		
✓ City of Oxnard Planning Department	Response Period Elapsed	
✓ County of Ventura Planning Division	Completed	
✓ Pleasant Valley Historical Society and Museum	Response Period Elapsed	
✓ San Buenaventura Conservancy	Completed	Describe the

process of selecting consulting parties and initiating consultation here:

Rincon Consultants, Inc. (Rincon) prepared a Cultural Resources Technical Study in support of the project in January 2024 (see Attachment). The Cultural Resources Technical Study was completed in accordance with Section 106 of the NHPA, and summarizes the methods and results of a cultural resources records search through the California Historical Resources Information System (CHRIS), a Sacred Lands File (SLF) search through the California Native American Heritage Commission (NAHC), Native American and interested party consultation, an archaeological survey, and a built environment survey. An Area of Potential Effects (APE) was established for the undertaking according to Section 106 of the NHPA. The APE encompasses the horizontal and vertical extents in which project effects could occur as a result of implementation. The APE is composed of the parcels on which the project would occur, 536 and 538 Meta Street (Ventura County Assessor's Parcel Numbers [APN] 201-0-213-080, 201-0-213-090 and 201-0-213-010). The background research, consultation, and cultural resources survey identified one historic age property in the APE, 536 and 538 Meta Street, which was developed in 1958 and meets the 50-year age thresholds for the consideration as a historic property pursuant to Section 106 of the NHPA. As part of the Cultural Resources Technical Study, the property was recorded and evaluated for listing in the National Register of Historic Places (NRHP). The property was recommended not eligible for listing in the NRHP and therefore does not qualify as a historic property pursuant to Section 106 of the NHPA. The Cultural Resources Technical Study did not identify any archaeological resources or archaeological deposits within or immediately adjacent to the APE. As discussed in the Cultural Resources Technical Study, the absence of substantial prehistoric or historic-period archaeological remains within the immediate vicinity, along with the existing level of disturbance in the area of the undertaking, suggest there is a low potential for encountering intact subsurface archaeological deposits. However, in the unlikely event intact subsurface archaeological resources are encountered during project construction, an adverse effect to an archaeological resource that may qualify as a historic property may occur. In accordance with the City of Oxnard's standard condition of approval for all development projects located within the City of Oxnard, archaeological and Native American monitoring of project-related ground disturbing activities is required. Archaeological monitoring would be performed under the direction of the qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology. The qualified archaeologist, in consultation with the City and the Native American monitor, may recommend the reduction or termination of monitoring depending upon observed conditions (e.g., no resources encountered within the first 50 percent of ground disturbance). If archaeological resources are encountered during ground-disturbing activities, work within a minimum of 50 feet of the find must halt and the find evaluated for CRHR and NRHP eligibility. Should an unanticipated resource be found as CRHR or NRHP eligible and avoidance is infeasible, additional analysis (e.g., testing) may be necessary to determine if project impacts would be adverse. Rincon recommended a finding of no historic properties affected under Section 106 of the NHPA for the project. The City of Oxnard requested concurrence from the State Historic Preservation Office (SHPO) in XX 20XX. No additional comments were received/SHPO concurred with the finding

in a letter dated XX, XX, 20XX.

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

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

- Yes
- No

Step 2 – Identify and Evaluate Historic Properties

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

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

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

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

Additional Notes:

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

✓ Yes

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

Additional Notes:

Please see the Cultural Resources Technical Study for additional information.

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.

- Noise generators were found within the threshold distances.

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

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

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

Is your project in a largely undeveloped area?

- ✓ No

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

Yes

Unacceptable: (Above 75 decibels)

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

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

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

6. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

- ✓ Mitigation as follows will be implemented:

Prior to issuance of building permits, plans shall depict implementation of the

following interior noise attenuation features: 1. Provide mechanical ventilation so that windows may be left closed by occupants. This can be achieved passively with z-ducts, fresh air ducts, or an approved equal. 2. Exterior walls shall meet a Sound Transmission Class (STC) rating of at least 46. One method to achieve this would be standard exterior walls with 6-inch studs, R-13 insulation or thicker, a minimum 7/8-inch exterior surface stucco plaster, and interior finish with 5/8-inch drywall. 3. All windows shall be rated STC 26 (assumed to be standard dual-pane windows required per Title 24 energy standards) or higher. 4. All exterior balcony doors shall be rated STC 26 or higher. 5. All entry doors shall be insulated against weather and sound with nonporous seals. Caulk entry door thresholds as they are placed. 6. Use permanently nonhardening sealant around perimeters of window frames. 7. Window assemblies shall be constructed with effective nonporous gaskets or weather-stripping to minimize air infiltration and sound leakage. 8. Provide airtight construction at all exterior walls with acoustical or other nonhardening sealant at floor plates. 9. Use door jamb and head gasketing and door bottom gasketing at entry doors to seal the solid core doors against weather and sound.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was normally unacceptable: 69.0 db. See noise analysis. Based on the technical modeling conducted for the project, with implementation of Mitigation Measure NOI-1, the project would not subject future residents to noise levels in exceedance of HUD's interior and exterior noise thresholds (refer to Attachment due to character limit in HEROS). Noise Background Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz). Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive. Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (such as industrial machinery). Noise from non-point sources, such as roadways, typically attenuates at a rate of 4.5 dBA per

doubling of distance over soft ground and 3 dBA per doubling of distance over hard ground. Noise levels may also be reduced by intervening structures. Generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm that breaks the line-of-sight reduces noise levels by 5 to 15 dBA. The time period in which noise occurs is important since noise that occurs at night tends to be more disturbing than that which occurs during the day. The DNL is a commonly used noise metric- that recognizes this fact by weighting hourly average noise over a 24-hour period. The DNL is a 24-hour average noise level that adds 10 dBA to actual nighttime (10 p.m. to 7 a.m.) noise levels to account for the greater sensitivity to noise during that time period. The equivalent noise level (Leq) is another common noise level metric. Leq is defined as the single steady noise level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the energy average noise level). Project Site Noise Setting The project site is located at 536 and 538 Meta Street. The project site's noise environment is dominated by vehicular traffic noise on adjacent roadways and railroad noise to the east. To characterize ambient noise levels at and near the project site, two short-term (15 minute) noise level measurements were conducted on January 2, 2024, and two long-term (24 hour) noise measurements were conducted on January 2 and 3, 2024. Short-term noise measurement (ST)-1 was conducted at the northeast corner of the project site approximately 140 feet south of the closest travel lane of East 5th Street. ST-2 was conducted at the western boundary of the project site approximately 175 feet south of the closest travel lane of East 5th Street. Long-term noise measurement (LT)-1 was conducted at the northeast corner of the project site approximately 140 feet south of the closest travel lane of East 5th Street. LT-2 was conducted at the western boundary of the project site approximately 175 feet south of the center line of the closest travel lane of East 5th Street. The Attachment includes a map of the approximate noise measurement locations.

Supporting documentation

[Attachment - Noise.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 approximately 156 miles to the north (EPA 2017; see Attachment). Since the project site is not located in an area with an established Sole Source Aquifer, the project would not conflict with the provisions protecting Sole Source Aquifers. The project is in compliance with Sole Source Aquifer requirements. Source: Environmental Protection Agency. 2017. Sole Source Aquifers - Interactive Map Set. Accessible

from:https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41
ada1877155fe31356b. Accessed December 2023.

Supporting documentation

[Attachment - SSA.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

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

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

No

Yes

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

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

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

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

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

Screen Summary
Compliance Determination

The project site is developed with an existing structure and parking lot and is currently utilized as a construction staging yard. The land surrounding the site is disturbed and developed, including multi-family residences to the west, single-family residences to the south, commercial uses to the north, and industrial uses to the east. The project site does not contain any federally regulated waters or wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) (United States Fish and Wildlife Service 2024; see Attachment). The project is in compliance with Executive Order 11990. United States Fish and Wildlife Service. 2024. National Wetlands Inventory. <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> (accessed January 2024).

Supporting documentation

[Attachment - National Wetlands Inventory.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 23 miles northeast of the project site (National Wild and Scenic Rivers n.d; USFS 2022; see Attachment). There are no rivers in California currently under "authorized" study under the Wild and Scenic Rivers Act (National Wild and Scenic Rivers n.d; see Attachment). The nearest Nationwide Rivers Inventory River is an approximately 8.3-mile segment of Big Sycamore River located approximately 11 miles southeast of the project site (National Park Service 2023; see Attachment).

Implementation of the project would not conflict with the provisions of the Wild and Scenic Rivers Act. The project is in compliance with the Wild and Scenic Rivers Act.

Sources: National Park Service. 2023. Nationwide Rivers Inventory KML File.

National Park Service. Accessible from:

<https://irma.nps.gov/DataStore/Reference/Profile/2233706>. Accessed December 2023.

National Wild and Scenic Rivers System. n.d. Sespe Creek. Accessed at

<https://www.rivers.gov/rivers/sespe.php>, accessed December 2023. _____.n.d. Study

Rivers. Accessed at: <https://www.rivers.gov/study-rivers>, accessed December 2023.

United States Forest Service - National Wild and Scenic River Line. 2022. National Wild and Scenic River Lines. Available from:

<https://hub.arcgis.com/datasets/usfs::national-wild-and-scenic-river-line>. Accessed December 2023.

Supporting documentation

[Attachment - Wild and Scenic Rivers.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 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, commercial, and light industrial 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 (06111009100) where the demographics are 64 percent low income and 97 percent People of Color. The generated EJ Screen Report is included as an Attachment. As discussed in the Partner Worksheet, Clean Air, residents on and adjacent to the project site would not be exposed to substantial health risks related to cancer, acute and chronic hazards, or particulate matter. As discussed under Noise Abatement and Control, interior and exterior noise levels on the site would be within HUD's acceptable conditions. Further, as discussed under Contamination and Toxic Substances, 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. The project is in compliance with Executive Order 12898.

Supporting documentation

[Attachment - EJ Screening Tool.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No