

Draft

INITIAL STUDY

CITY OF OXNARD NORTHEAST COMMUNITY SPECIFIC PLAN MAULHARDT-STILES SUB-NEIGHBORHOOD PLAN PROJECT

Prepared For:

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Community Development Department
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LIST OF TERMS AND ACRONYMS

Acronym	Term or Definition
ACLUP	Airport Comprehensive Land Use Plan
AFY	Acre-feet per year
AQMP	Air Quality Management Plan
Basin	South Central Coast air Basin
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CH ₄	Methane
CMWD	Calleguas Municipal Water District
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
EMS	Emergency Medical Services
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
HCAV	Heating/Ventilating/Air Conditioning
HFCs	Hydrofluorocarbon
LOS	Level of Service
MRZ	Mineral Resource Zone
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NECSP	Northeast Community Specific Plan
NRCS	Natural Resource Conservation Service
PFCs	Perfluorocarbon
RPS	Renewable Portfolio Standards
RTP/SCS	Regional Transportation Plan/Sustainable Community Strategy
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SF ₆	Sulfur Hexafluoride
SoCal Gas	Southern California Gas Company
SR	State Route
SWPPP	Storm Water Pollution Prevention Plan

Acronym	Term or Definition
SWRCB	State Water Resources Control Board
USAR	Urban Search and Rescue
UWCD	United Water Conservation District
VCAPCD	Ventura County Air Pollution Control District
VMT	Vehicle Miles Traveled

1.0 PROJECT INFORMATION

TABLE 1 : ENVIRONMENTAL CHECKLIST FORM QUESTIONNAIRE

1. Project Title:	Maulhardt-Stiles Sub-Neighborhood Plan Project
2. Lead Agency Name and Address:	City of Oxnard Community Development Department 214 South C Street Oxnard, CA 93020
3. Contact Person and Phone Number:	Joe Pearson II, AICP Planning and Environmental Services Manager Phone Number: (805) 385-8272
4. Project Location and APN(s):	The Project Site includes 107 acres in the Northeast Community Specific Plan (NECSP) Area in the City of Oxnard (City), as shown in Figure 1.0-1: Regional Location Map . Specifically, the Project Site is bounded to the north by Cesar Chavez Drive, to the east by Gibraltar Street and the East Village Park, to the south by Camino Del Sol, and to the west by North Rose Avenue, as shown in Figure 1.0-2: Project Site Location . The Project Site includes one Assessor Parcel (APN) owned by Oxnard Union High School District (OUHSD) (APN 214-0-020-635) and two parcels (APNs 214-0-020-615 and 214-0-020-625) owned by the Maulhardt/Stiles families. The Project Site includes the existing Del Sol High School and undeveloped land north and southwest of the high school.
5. Project Applicant’s Name and Address:	Maulhardt/Stiles Family 1853 Camino Del Sol Oxnard, CA 93030
6. General Plan Designation:	The General Plan land use designations for the Project Site are Residential Low-Medium (RLM), Commercial General (CG) and Park (PRK).
7. Zoning:	The zoning for the Project Site is Multiple-Family Residential Planned Development (R-2-PD), General Commercial Planned Development (C-2-PD), and Community Reserve (C-R).
8. Project Background	Development of the Project Site has been evaluated in several prior Environmental Impacts Reports (EIRs). The City prepared and certified a Program EIR for the Northeast Community Specific Plan (SCH# 1991041008) in 1992. Development of the site was also evaluated in the Program the City prepared and certified for 2030 General Plan (SCH# 2007041024) in 2011. Additionally, the City prepared and certified a Project EIR for the East Village Phase III Annexation Project (SCH# 2011031024) in 2013. The East Village Phase III Annexation Project EIR analyzed the uses allowed by the NECSP on the Project Site including 402 single-family homes on 89.5 acres, a 6-acre neighborhood commercial center containing 78,400 square feet and 11 acres of parks and streets. OUHSD prepared and certified a Project EIR for the New High School No. 8 Project (SCH #2019029101) (Del Sol High School EIR)

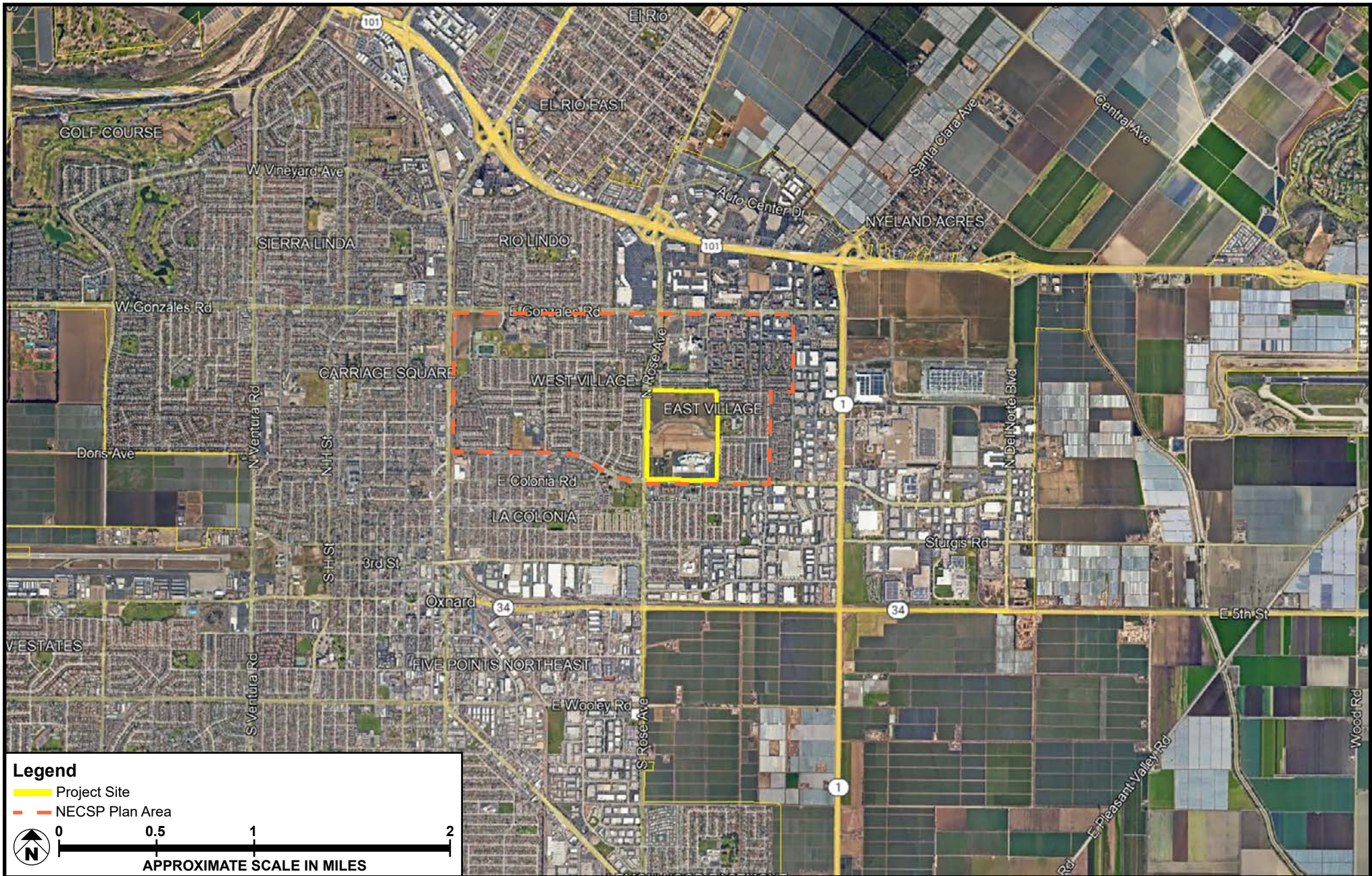
TABLE 1 : ENVIRONMENTAL CHECKLIST FORM QUESTIONNAIRE

<p>9. Description of Project:</p> <p><i>(Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)</i></p>	<p>in 2019; the NECSP allows for areas greater than 80 acres and the high school that has been approved by this EIR lies within the Project Site, as detailed below.</p> <p>The Maulhardt-Stiles Sub-Neighborhood Plan (Project or proposed Project) is proposed to implement the City of Oxnard (City) 2030 General Plan and the NECSP by regulating development of up to 950 residential dwelling units, a maximum of 40,000 square feet of retail and general commercial space, and public parks on the undeveloped portions of the Project Site north and southwest of Del Sol High School. Proposed buildings would vary from one- to four-stories tall.</p> <p>As Sub-Neighborhood Plans are adopted by amendment to the NECSP, the Project also includes an amendment to the NECSP and a corresponding General Plan Amendment to change the land use designation for the Project Site and a Zone Change to change the zoning for the site to be consistent with the Sub-Neighborhood Plan. A vesting tentative tract map to subdivide the site in conformance with the Sub-Neighborhood Plan is also proposed.</p> <p>As shown in Figure 1.0-3: Planning Areas Within the Sub-Neighborhood Plan, the proposed NECSP Sub-Neighborhood Plan identifies three planning areas referred to as Areas A, B and C, within the 107-acre Project Site.</p> <p>Figure 1.0-4: Illustrative Plan illustrates the uses the proposed Area Plan would allow in Areas A and C and Del Sol High School, opened by Oxnard Union High School District in July 2023, in the central 50.7 acres of the Project Site in Area B.</p> <p>Area A, the <i>North Neighborhood</i>, includes the northern 44.5 acres of the Project Site. This area is planned as a residential neighborhood including various housing types, multiple parks and open spaces, with some neighborhood commercial uses. Area C, the <i>Southwest Neighborhood</i>, includes the southwestern 11.8 acres of the Project Site. This area is planned to include attached and multi-family housing, along with neighborhood parks and open spaces.</p> <p>Figure 1.0-5: Unit Allocation Plan defines the minimum and maximum number of residential dwelling units that would be allowed within the 12 master lots the proposed Tentative Tract Map would create within the Project Site. Each lot could be developed within these ranges provided that the total number of residential units does not exceed 950 units.</p> <p>Development is projected to start in January 2027 and be completed by December 2028.</p>
<p>10. Environmental Setting</p>	<p>Area A is currently undeveloped land that has been subject to previous disturbance from prior agricultural use; Area B contains the existing Del Sol High School; and Area C contains the Maulhardt family</p>

TABLE 1 : ENVIRONMENTAL CHECKLIST FORM QUESTIONNAIRE

	<p>residence, along with a barn, cottages, outbuildings, storage buildings and other structures associated with the prior use of the site for agriculture. The Project Site has not been actively farmed since 2019, when Area A was last cultivated. Area C contains a small lemon orchard that is no longer actively cultivated.</p>
<p>11. Surrounding Land Uses and Setting:</p>	<p>The area surrounding the Project Site consists of single-family residential uses to the north and west; single-family residential uses and the East Village Park to the east; and single-family and multi-family residential uses and commercial uses to the south.</p>
<p>12. Other Public Agencies whose Approval is Required:</p> <p><i>(e.g., permits, financing approval, or participation agreement.):</i></p>	<p>N/A</p>
<p>13. Tribal Consultation:</p> <p><i>Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?</i></p> <p><i>If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?¹</i></p>	<p>This Project includes a General Plan Amendment and an amendment to the Northeast Community Specific Plan and is subject to the tribal consultation requirements in Senate Bill (SB) 18. The City is notifying tribes in accordance with the requirements of SB 18 of the opportunity to consult on this Project.</p>

¹ Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See *Public Resources Code* [PRC] Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s [NAHC] Sacred Lands File [SLF] per PRC Section 5097.96 and the California Historical Resources Information System [CHRIS] administered by the California Office of Historic Preservation [OHP]. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

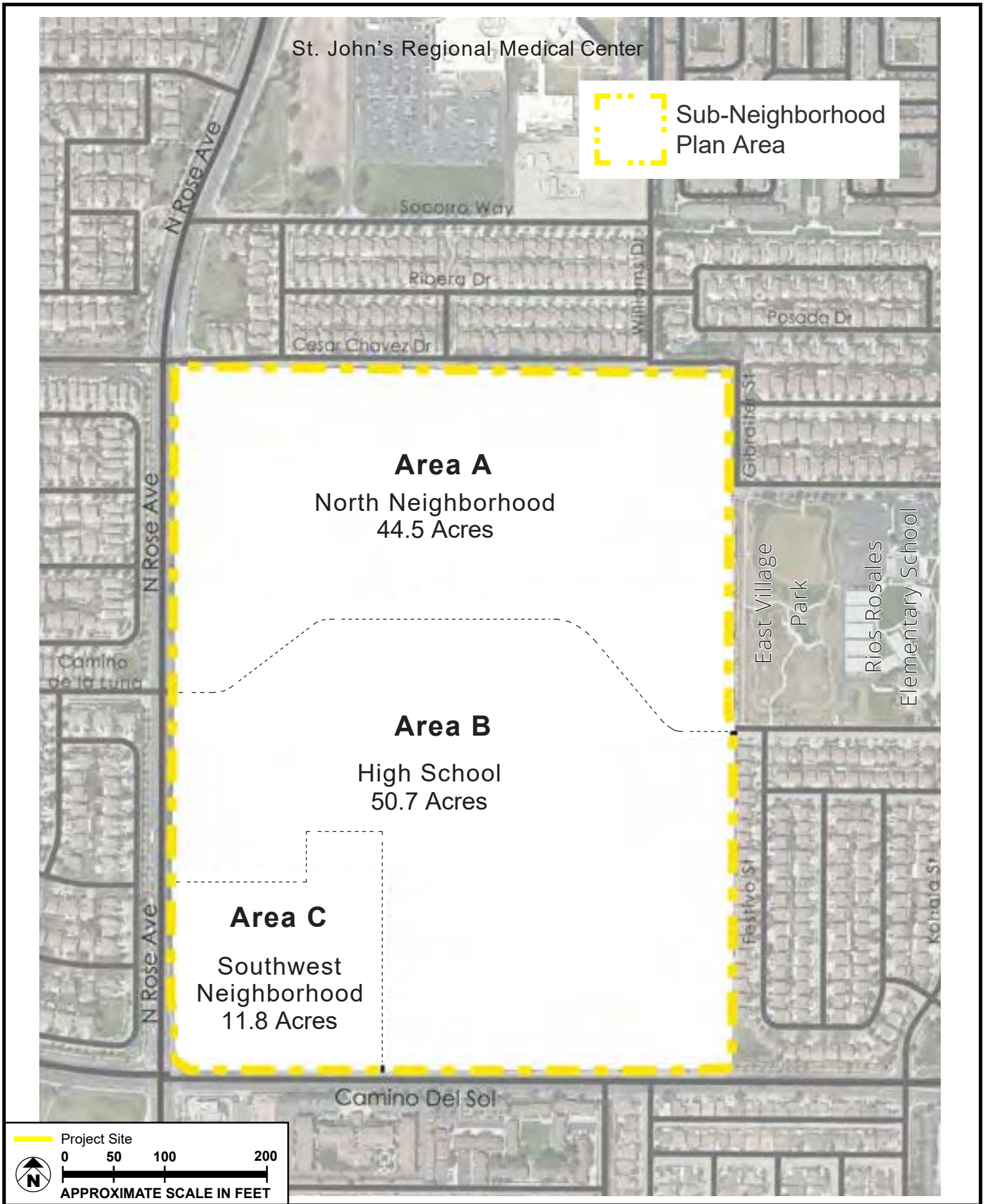


SOURCE: Maulhardt / Stiles – 2024

Figure 1.0-1



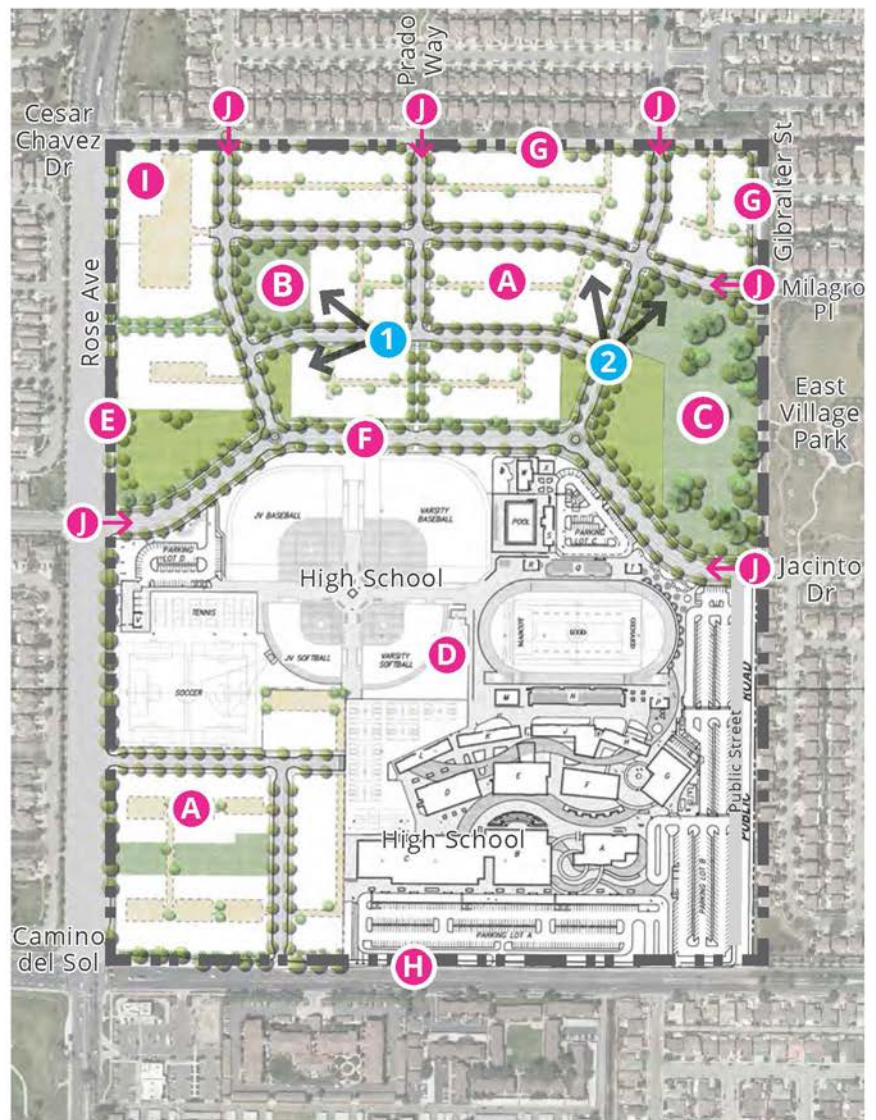
Figure 1.0-2



SOURCE: Maulhardt / Stiles – 2024


Figure 1.0-3


- A** **General Neighborhood Fabric:** A human-scale network of streets and blocks make a new, walkable neighborhood.
- B** **West Green:** A neighborhood-serving gathering space near the heart of the North Neighborhood.
- C** **East Village Park extension:** A westward expansion of the existing East Village Park, serving the wider community.
- D** **High School:** A campus including school buildings and athletic fields, some of which will provide public access.
- E** **Rose Avenue Improvements:** In addition to streetscape improvements, Rose Avenue will have a tree-lined multi-use path which ties together its residential, commercial, and high school frontage.
- F** **Jacinto Drive:** A comfortable walking and biking connection between Rose Ave, East Village Park, the neighborhoods, and the school.
- G** **Neighborhood Edge:** New housing will transition seamlessly to the existing neighborhoods along Cesar Chavez Dr and Gibraltar St.
- H** **Camino del Sol:** Pedestrian and bicycle improvements connecting to Del Norte Blvd to the east and central Oxnard to the west.
- I** **Commercial Opportunity:** Potential for a limited amount of commercial use accessible to the community by multiple modes of transportation.
- J** **Neighborhood Connections:** Calm neighborhood streets form a connected, walkable, bikable network with existing neighborhoods.



 Sub-Neighborhood Plan Boundary

 New Blocks: Human-scale blocks make up new neighborhood fabric.

 Parks: Neighborhood- and community-serving public green spaces.

 Pocket Parks: Small parks which can double as opportunities for water retention and/or detention as needed.

 Alleys

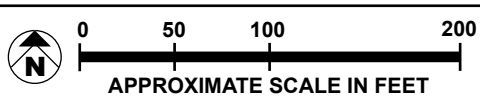
SOURCE: Maulhardt / Stiles – 2024

Figure 1.0-4



Master Lot numbers are shown in red.

DU = Dwelling Units



SOURCE: Maulhardt / Stiles – 2024

Figure 1.0-5

Unit Allocation Plan


2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

<input checked="" type="checkbox"/>	Aesthetics and Urban Design	<input checked="" type="checkbox"/>	Agricultural Resources	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology and Soils	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology and Water Quality	<input checked="" type="checkbox"/>	Land Use and Planning	<input checked="" type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population and Housing	<input checked="" type="checkbox"/>	Public Services and Recreation
<input checked="" type="checkbox"/>	Transportation and Circulation	<input checked="" type="checkbox"/>	Tribal Cultural Resources	<input checked="" type="checkbox"/>	Utilities and Service Systems
<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Cumulative Impacts and Mandatory Findings		

On the basis of this initial evaluation:

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


Signature of Authority

Joe Pearson II, Planning Manager
Name and Title

2/6/2025
Signature Date

2.1 Evaluation of Environmental Impacts

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

9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

3.0 ENVIRONMENTAL CHECKLIST

3.1 Aesthetics and Urban Design

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project have a substantial adverse effect on a scenic vista such as an ocean or mountain view from an important view corridor or location as identified in the 2030 General Plan or other City planning documents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, or route identified as scenic by the County of Ventura or City of Oxnard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings such as by creating new development of other physical changes that are visually incompatible with surrounding areas? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality, such as visual resource policies contained in the 2030 General Plan or other City Planning document?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project add to or compound an existing negative visual character associated with the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project create a source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project have a substantial adverse effect on a scenic vista such as an ocean or mountain view from an important view corridor or location as identified in the 2030 General Plan or other City planning documents?

Potentially Significant Impact. A scenic vista is generally defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. The Oxnard 2030 General Plan

identified the City's beaches and coastline as the primary scenic resources in the City, with local waterways and agricultural greenbelt areas identified as secondary resources.² Other scenic areas and view corridors include scenic highways/roadways, hills and mountains, and urban landscapes that maintain original historic architectural features and contain park/plaza features. Beyond the City limits, scenic resources include the Coastal Mountain Range west of the City and the hills of Point Mugu State Park. Rose Avenue is designated in the General Plan as a view corridor characterized by expansive northerly views of distant mountain ranges.³ The City and County of Ventura (County) also identify Rose Avenue between U.S. 101 and State Route (SR)-1 as a scenic route, as Rose Avenue serves as an image corridor, providing scenic views characterized by expansive northerly views of distant mountain ranges.⁴

Section 17-33 of the City's Municipal Code defines development standards to ensure the scenic and visual qualities of Oxnard are preserved; however, these standards are only applicable to Oxnard's Coastal Zone. The Project is not located within the Coastal Zone. Therefore, these standards do not apply to the Project Site.

The approximately 107-acre Project Site is partially developed with Del Sol High School in Area B. Area A is vacant and has been subject to previous disturbance associated with prior agricultural use. Area C contains an existing home, four additional residential units, accessory buildings and a small lemon tree orchard that is no longer actively cultivated. The Project Site is surrounded by urban development including residences, commercial buildings, a school, and parks. Views from the Project Site include partial views of mountains to the north and east partially obstructed by existing development. Public views of available scenic vistas are available from streets in the area.

The proposed Project would allow the development of residential and commercial buildings in Areas A and C that could affect views available from Rose Avenue, a designated view corridor. Therefore, this topic will be analyzed further in the EIR.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, or route identified as scenic by the County of Ventura or City of Oxnard?

Less than Significant Impact. According to the California Department of Transportation (Caltrans) Scenic Highway Map, there are no officially designated scenic highways in the vicinity of the Project Site. The nearest designated scenic highway is a portion of SR-33 near the unincorporated community of Wheeler Springs, is approximately 21 miles northwest of the Project Site.⁵ Additionally, the City, in conjunction

2 City of Oxnard. 2030 General Plan, Goals and Policies. Amended December 2022. Accessed August 2024. <https://www.oxnard.gov/wp-content/uploads/Oxnard-2030-General-Plan-Amend-12.2022-SMc.pdf>.

3 City of Oxnard. City of Oxnard General Plan Draft Background Report. 2006. Accessed August 2024. <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:5e8e0a27-a506-4e0f-b61c-2645e7f9dcfe>.

4 City of Oxnard. East Village Phase III Annexation Draft Environmental Impact Report. February 2012. Accessed November 2024. <https://bda.mwdh2o.com/Board%20Archives/2014/03-March/Letters/064808902.pdf>.

5 California Department of Transportation (Caltrans). "State Scenic Highway Map." Accessed August 2024. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.

with County, has identified SR-1 and SR-118 as scenic highways, which are located approximately 0.65 mile and 3.8 miles from the Project Site, respectively.⁶

The General Plan EIR identified the windrow trees located along North Rose Avenue as a scenic resource providing an aesthetic buffer between urban land uses and agricultural land uses. Development of the Del Sol High School included removal of these windrow trees to accommodate the widening of the adjacent portion of North Rose Avenue. Therefore, these trees are no longer present on the Project Site or part of the existing condition of the Project Site.

Additionally, the proposed Project would not expand into the right-of-way of North Rose Avenue. Therefore, the proposed Project would not significantly obstruct existing views available from Rose Avenue compared to existing conditions.

Consistent with Goal *CD-9.4 View Corridor Preservation* in the Oxnard General Plan, the proposed Sub-Neighborhood Plan incorporates edge treatments and a landscaped buffer with a width of at least 30 feet along the designated scenic corridor.⁷ The proposed Sub-Neighborhood Plan would also limit the height of buildings along the edges of the Project Site to be consistent with the height of the surrounding buildings. Based on these characteristics, the Project and would not significantly impact views around the Project Site.

Due to the distance of the Project Site from designated state scenic highways, the absence of scenic resources along North Rose Avenue adjacent to the Project Site, and the design standards in the proposed Sub-Neighborhood Plan, the Project would result in less than significant impacts to existing scenic resources within a state or local scenic highway. Therefore, this topic will not be analyzed further in the EIR.

c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings such as by creating new development of other physical changes that are visually incompatible with surrounding areas? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality, such as visual resource policies contained in the 2030 General Plan or other City Planning document?

Potentially Significant Impact. The Project Site is located in an urbanized portion of the City, surrounded by urban development on all sides. The Project includes a General Plan Amendment, and Amendment to the NECSP, and a zone change. Analysis of the consistency of the proposed Sub-Neighborhood Plan with the visual resources policies in the 2030 General Plan is needed. Therefore, this topic will be analyzed further in the EIR.

6 City of Oxnard. City of Oxnard General Plan: Draft Background Report. April 2006. Accessed August 2024. <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:5e8e0a27-a506-4e0f-b61c-2645e7f9dcfe>.

7 City of Oxnard. 2030 General Plan, Goals and Policies. Amended December 2022.

d. Would the project add to or compound an existing negative visual character associated with the project site?

No Impact. The approximately 107-acre Project Site is partially developed with Del Sol High School in Area B. Area A is vacant and has been subject to previous disturbance associated with prior agricultural use but is otherwise vacant. Area C contains an existing home, four additional residential units, accessory buildings and a small lemon tree orchard that is no longer actively cultivated. The site does not have an existing negative visual characteristics such as scarred landscapes, poorly maintained areas, or unnatural features. The proposed Project would allow the development of a cohesive neighborhood designed to be compatible with the surrounding environment, which would not add to or compound an existing negative visual character. Therefore, this topic will not be analyzed further in the EIR.

e. Would the project create a source of substantial light or glare that would adversely affect day or nighttime views in the area?

Less than Significant Impact. Existing sources of light in the Project area include light from the Del Sol High School and surrounding residential and commercial uses and lighting along streets in the area.

The City’s Municipal Code Section 16-320 states *“lighting within physical limits of the area required to be lighted shall not exceed seven footcandles, nor be less than one footcandle at any point. A light source shall not shine upon or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.”*

The proposed Project would introduce additional sources of lighting for visibility and security purposes. Project lighting would consist of, but not limited to, streetlights and interior and exterior building lights. The Project would undergo a design review process to ensure that the Project lighting would adhere to the City’s Municipal Code Section 16-320 and would be consistent with the type of lighting in the surrounding area.⁸ For these reasons, light and glare impacts would be less than significant. Therefore, this topic will not be analyzed further in the EIR.

⁸ City of Oxnard. Municipal Code. Accessed January 2025. https://codelibrary.amlegal.com/codes/oxnard/latest/oxnard_ca/0-0-0-76724

3.2 Agricultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict with existing zoning for agricultural use or an existing Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of off-site farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Potentially Significant Impact. Portions of the Project Site are designated as Prime Farmland and Farmland of Statewide Importance on the State Important Farmland Map for Ventura County, last updated in 2020. The land surrounding the Project Site on the north, south, east, and west is designated as Urban and Built-Up Land on the State Important Farmland Map.⁹ Further analysis is needed to determine if the conversion of designated farmland would result in significant impacts. Therefore, this topic will be analyzed further in the EIR.

b. Would the project conflict with existing zoning for agricultural use or an existing Williamson Act contract?

No Impact. Williamson Act contracts are entered into by a county or city and a landowner for the purposes of restricting specific parcels of land to agricultural preserve areas. A Declaration of Notice of Nonrenewal was filed for the Maulhardt Ranch property on December 13, 2002, with a termination date of February 29, 2012.¹⁰

9 California Department of Conservation (DOC). "California Important Farmland Finder." Map. Accessed August 2024. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

10 City of Oxnard. East Village Phase III Annexation Draft Environmental Impact Report. February 2012.

The Project Site is zoned Multiple-Family Residential Planned Development (R-2-PD), General Commercial Planned Development (C-2-PD), and Community Reserve (C-R).¹¹ These zones do not allow agricultural uses by-right or by Conditional Use Permit (CUP). The land around the site is developed, and none is currently zoned for agriculture or subject to a Williamson Act Contract.¹² There would be no conflict with existing agricultural zoning or Williamson Act contracts. Therefore, there would be no impact, and this topic will not be analyzed further in the EIR.

c. Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of off-site farmland to non-agricultural use?

No Impact. The nearest land designated as Prime Farmland or Farmland of Statewide Importance is located approximately 0.6-mile to the east of the Project Site along State Route 1. Due to the distance to the nearest land designated as Prime Farmland or Farmland of Statewide Importance, and the presence of developed areas between the Project Site and this farmland, the construction and operation of the Project would not involve other changes in the existing environment that would result in the conversion of off-site farmland to non-agricultural use. Therefore, there would be no impact, and this topic will not be analyzed further in the EIR.

11 City of Oxnard. "City of Oxnard Planning Lookup." Accessed January 2025. <https://oxnard.maps.arcgis.com/apps/instant/lookup/index.html?appid=5969a0c1351f460c91d50d2b49579a7f>.

12 DOC. "California Williamson Act Enrollment Finder." Accessed January 2025. <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>.

3.3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project conflict with or obstruct implementation of the Ventura County AQMP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project result in a cumulatively considerable net increase of any criteria air pollutant in excess of quantitative thresholds recommended by the VCAPCD?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project conflict with or obstruct implementation of the Ventura County AQMP?

Potentially Significant Impact. The Project Site lies within the South Central Coast Air Basin (Basin), which spans San Luis Obispo, Santa Barbara, and Ventura Counties. The Ventura County Air Pollution Control District (VCAPCD) is responsible for air quality planning in Ventura County and protecting public health and agriculture from the adverse effects of air pollution by identifying air pollution problems and developing a comprehensive program to achieve and maintain state and federal air quality standards. The VCAPCD adopted the 2022 Air Quality Management Plan (2022 AQMP) in December 2022.¹³

The goals of the 2022 AQMP are to ensure that future development and growth does not interfere with emission reductions and progress in meeting the state and national ambient air quality standards. A nonattainment area is considered to have worse air quality than the National Ambient Air Quality Standards (NAAQS) and/or the California Ambient Air Quality Standards (CAAQS), as defined in the federal Clean Air Act. The VCAPCD is currently designated as being in nonattainment of National Ambient Air Quality Standards (NAAQS) for 8-hour ozone (O₃) and as unclassified for particulate matter less than 10 microns in diameter (PM₁₀). In addition, the Basin is currently designated as being nonattainment of California Ambient Air Quality Standards (CAAQS) for O₃ and PM₁₀, and as unclassified for State hydrogen sulfide and visibility-reducing particles standards.

13 Ventura County Air Pollution Control District (VCAPCD). Draft 2022 Ventura County Air Quality Management Plan. August 2022. Accessed August 2024. <http://www.vcapcd.org/pubs/Planning/AQMP/2022/2022-AQMP-Workshop-Draft-Ventura-County-2022-AQMP.pdf>.

Because the Project is under the jurisdiction of the VCAPCD for air quality planning and control, the VCAPCD 2022 AQMP is the applicable air quality plan for the Project. Projects that are consistent with the regional population, housing, and employment forecasts identified by the Southern California Association of Governments (SCAG) are deemed consistent with the AQMP growth projections, since the forecast assumptions by SCAG form the basis of the land use and transportation control portions of the AQMP. Additionally, because the SCAG regional growth forecasts are based upon, among other things, land uses designated in general plans, a project that is consistent with the land use designation in a general plan would also be consistent with the SCAG regional forecast projections, and thus also with the AQMP growth projections.

The proposed Sub-Neighborhood Plan would allow the development of up to 950 residential units, a maximum of 40,000 square feet of retail and general commercial space, and public parks. Construction and operation of the Project will result in an increase in stationary and mobile-source air emissions associated with typical construction methods and operational activities associated with residential and commercial uses. Additional analysis is needed to determine the consistency of this growth with the City's General Plan and the VCAPCD AQMP. Additionally, quantification of construction and operational air emissions is needed to determine significance in relation to VCAPCD significance thresholds. Therefore, this topic will be analyzed further in the EIR.

b. Would the project result in a cumulatively considerable net increase of any criteria air pollutant in excess of quantitative thresholds recommended by the VCAPCD?

Potentially Significant Impact. The VCAPCD Air Quality Assessment Guidelines (VCAPCD Guidelines) do not identify a specific numerical significance threshold for construction, as construction emissions are temporary.¹⁴ However, the VCAPCD Guidelines state that mitigation should be identified for construction emissions if the estimated emissions of Reactive Organic Compounds (ROC) and Nitrogen Oxides (Nox) from heavy-duty construction equipment exceed 25 pounds per day. The Project would also be subject to these thresholds during operations.

The proposed Sub-Neighborhood Plan would allow development of 950 residential dwelling units, a maximum of 40,000 square feet of retail and general commercial space, and public parks. Construction and operation of the Project will result in an increase in stationary- and mobile-source air emissions associated with typical construction methods and operational activities associated with residential and commercial land uses. Quantification of construction and operational air emissions is needed to determine significance in relation to VCAPCD significance thresholds. Therefore, this topic will be analyzed further in the EIR.

¹⁴ VCAPCD. Ventura County Air Quality Assessment Guidelines. October 2003. Accessed August 2024. <http://www.vcapcd.org/pubs/Planning/VCAQGuidelines.pdf>.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. There are existing residential, and school uses surrounding the Project Site and the existing Del School High School within the Project Site that would be sensitive to pollutant concentrations. Construction and operation of the residential and commercial development that would be allowed by the proposed Sub-Neighborhood Plan will generate air emissions. The potential concentrations of these pollutants have not been determined at this time. Construction pollutant concentrations will be quantified using the California Emissions Estimator Model (CalEEMod) model and will be reviewed in relation to VCAPCD significance thresholds to determine the significance of these pollutant concentrations. Therefore, this topic will be analyzed further in the EIR.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. There are existing residential, and school uses surrounding the Project Site and the existing Del School High School within the Project Site that would be sensitive to objectionable odors. Construction of the Project has the potential to expose sensitive receptors to odors associated with construction. The VCAPCD Guidelines identify land uses typically associated with objectionable odors that can potentially adversely affect a substantial number of people such as solid waste facilities, and industrial uses.¹⁵ The proposed residential and commercial uses do not represent a potential source of odors or other emissions with the potential to affect residents located near the Project Site. The potential for construction of the Project to generate odors that could adversely affect existing residential, and school uses in and around the site would be temporary. Additionally, the Project would adhere to VCAPCD and Municipal Code regulations to reduce odors, reducing objectionable odor impacts to less than significant levels. Therefore, this topic will be analyzed further in the EIR.

¹⁵ VCAPCD. Ventura County Air Quality Assessment Guidelines. October 2003.

3.4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations adopted by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project have a substantial adverse effect on federally protected waters of the U.S. as defined by Section 404 of the federal Clean Water Act or protected waters of the state as defined by Section 1600 et seq. of the California Fish and Game Code (including, but not limited to, marshes, vernal pools, and coastal wetlands) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Would the project conflict with any local policies or ordinances protecting biological resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in

local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. A project would have significant impact on biological resources if it results in the loss or destruction of individuals of a sensitive species or the destruction or degradation of sensitive habitat.

Area A is currently undeveloped land that has been subject to previous disturbance from prior agricultural use; Area B contains the existing Del Sol High School; and Area C features the Maulhardt family residence, along with a barn, cottages, outbuildings, storage buildings and other structures associated with the prior use of the site for agriculture. The Project Site has been farmed since the late 1800s until 2019 prior to the construction of Del Sol High School.¹⁶

The Project Site contains trees and undeveloped land in Areas A and C that may provide habitat for sensitive species. A biological survey evaluating the Project Site is needed to determine the presence of candidate, sensitive, or special-status species. Therefore, this topic will be analyzed further in the EIR.

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations adopted by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. The Project Site contains Del Sol High School in Area B with Areas A and C previously used for agricultural purposes on a long-term basis.¹⁷ Surrounding uses include single-family residential to the north and west; single-family residential and a park to the east; and single-family and multi-family residential and commercial uses to the south.

The Project Site has been farmed since the late 1800s and has remained largely undeveloped. The Project Site does not contain riparian habitat or any natural waterways,¹⁸ but further analysis is needed to determine if any sensitive natural communities are present on the Project Site. Therefore, this topic will be analyzed further in the EIR.

c. Would the project have a substantial adverse effect on federally protected waters of the U.S. as defined by Section 404 of the federal Clean Water Act or protected waters of the state as defined by Section 1600 et seq. of the California Fish and Game Code (including, but not limited to, marshes, vernal pools, and coastal wetlands) through direct removal, filling, hydrological interruption, or other means?

No Impact. The USFWS National Wetlands Mapper was reviewed to determine if any protected streams or riverine resources have been documented within or immediately surrounding the Project Site. The Project Site is located approximately 2.2 miles south of the nearest lake and 2.9 miles south of the

16 Post/Hazeltine Associates. "Historic Resources Report for 1853 Camino Del Sol." Accessed January 2025.

17 Post/Hazeltine Associates. "Historic Resources Report for 1853 Camino Del Sol." Accessed January 2025.

18 California Department of Fish and Wildlife (CDFW). "Biogeographic Information and Observation System (BIOS)." Accessed January 2025. <https://apps.wildlife.ca.gov/bios6/>.

nearest river (Santa Clara River), which is separated by existing development and roadways.¹⁹ There are no federally protected streams or wetlands or other water bodies within the Project Site or adjacent to the Project Site. Furthermore, no drainages, stream courses, or other natural water features would occur on the Project Site. The Project would not alter protected waters and would result in no impacts. Therefore, this topic will not be analyzed further in the EIR.

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. Wildlife corridors are features that exist as topographical or structural pinch points that, among other purposes, are used by wildlife for travel from one geographical area to the next. Features such as a dry culvert under a roadway may support limited biological function and may be used strictly for travel purposes. As described above, the Project Site is surrounded by single-family residential uses to the north and west; single-family residential uses and a park to the east; and single-family and multi-family residential uses and commercial uses to the south. The Project Site has been previously disturbed on a long-term basis for agricultural use, but remained largely undeveloped until the construction of Del Sol High School. The trees, shrubs and buildings and vacant land within the Project Site may provide habitat used by native and migratory wildlife species. A biological survey evaluating the Project Site is needed to determine use of the Project Site by native and migratory wildlife species. Therefore, this topic will be analyzed further in the EIR.

e. Would the project conflict with any local policies or ordinances protecting biological resources?

Potentially Significant Impact. The proposed Sub-Neighborhood Plan would allow development of 950 residential dwelling units and 40,000 square feet of commercial uses on the Project Site. The Project Site has been previously disturbed for long-term agricultural use but has remained largely undeveloped until the construction of Del Sol High School. Further analysis is needed to determine the Project's consistency with local policies and ordinances protecting biological resources including, but not limited to, protected tree ordinances. Therefore, this topic will be analyzed further in the EIR.

f. Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project Site is not included in any state, regional, or local habitat conservation plan areas,²⁰ nor are any Habitat Conservation Plans or Natural Communities Conservation Plans directly referenced within the City's Planning Area as defined in the 2030 General Plan. Therefore, no Project impacts would occur, and this topic will not be analyzed further in the EIR.

¹⁹ United States Fish and Wildlife Service (USFWS). "National Wetlands Inventory." Accessed August 2024. <https://www.fws.gov/wetlands/data/mapper.html>.

²⁰ California Department of Fish and Wildlife (CDFW). "California Natural Community Conservation Plans." Map. August 2023. Accessed August 2024. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>.

3.5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of an historical resource pursuant to CEQA Guidelines Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project cause a substantial adverse change in the significance of an historical resource pursuant to CEQA Guidelines Section 15064.5?

Potentially Significant Impact. The City’s General Plan EIR identifies numerous historic resources have recorded throughout the City and includes policies designed to protect cultural and historic resources.²¹ There are no identified State historic resources²² or federal resources²³ within the Project Site or the surrounding area.

The Project Site contains vacant, undeveloped land that has been subject to previous disturbance from long-term agricultural use in Area A, Del Sol High School in Area B, and the Maulhardt family residence, along with a barn, cottages, outbuildings, storage buildings and other structures associated with the prior use of the site for agriculture in Area C. The Maulhardt family has farmed in the Oxnard area for nearly 150 years. The remaining buildings in Area C may have local and/or regional historic significance, and a historic resource evaluation is needed to determine if the Project Site contains historic resources. Therefore, this topic will be analyzed further in the EIR.

21 City of Oxnard. 2030 General Plan Draft Program Environmental Impact Report. February 2009.

22 California Office of Historic Preservation (OHP). “California Historical Landmarks by County.” Accessed August 2024. https://ohp.parks.ca.gov/?page_id=21387.

23 National Park Service (NPS). “National Register of Historic Places.” Accessed August 2024. <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

Potentially Significant Impact. The Project Site contains vacant, undeveloped land that has been subject to previous disturbance from long-term agricultural use in Area A, Del Sol High School in Area B, and the Maulhardt family residence, along with a barn, cottages, outbuildings, storage buildings and other structures associated with the prior use of the site for agriculture in Area C. Development of the proposed Project would include ground-disturbing activities such as grading. There is a potential to encounter subsurface archaeological resources during grading and construction of the Project. A cultural resources survey will be prepared to assess the potential for intact archaeological deposits to be present on the site and impacted by the Project. Therefore, this topic will be analyzed further in the EIR.

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. Human remains are not expected on the Project Site, which has been subject to prior disturbance from long-term agricultural use and development. However, because portions of the Project Site remain undeveloped, there is the potential for discovering subsurface remains during grading and construction activities.

California State Law Health and Safety Code, Section 7050.5, requires that if human remains are inadvertently discovered, all work in the vicinity of the find would cease and the Ventura County Coroner would be contacted immediately. If the remains are found to be Native American as defined by Health and Safety Code, Section 7050.5, the coroner will contact the NAHC by telephone within 24 hours. The NAHC shall immediately notify the person it believes to be the Most Likely Descendant (MLD) as stipulated by California PRC, Section 5097.98. The MLD(s), with the permission of the landowner and/or authorized representative, shall inspect the site of the discovered remains and recommend treatment regarding the remains and any associated grave goods. The MLD shall complete their inspection and make their recommendations within 48 hours of notification by the Native American Heritage Commission (NAHC). Any discovery of human remains would be treated in accordance with Section 5097.98 of the Public Resources Code (PRC) and Section 7050.5 of the Health and Safety Code. SCCIC record search results and Tribal consultation. With compliance with existing regulations, Project impact would be less than significant. Therefore, this topic will not be analyzed further in the EIR.

3.6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, maintenance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, maintenance?

Potentially Significant Impact. The proposed Sub-Neighborhood Plan would allow development of 950 residential dwelling units, a maximum of 40,000 square feet of retail and general commercial space, and public parks. As the proposed development would replace the existing uses, demand for energy resources, including electricity, natural gas, and fuel for vehicles used by residents and visitors would increase.

Project construction would consume energy in two general forms: fuel energy consumed by construction vehicles and equipment; and bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Construction of the proposed Project would involve on-site energy demand and consumption related to the use of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. Project construction methods would be typical of current construction practices and would not require the use of more energy intensive machinery or higher than normal volumes of trucks and worker vehicle trips.

The proposed Project would be served by Southern California Edison (SCE) for electricity and the Southern California Gas Company (SoCalGas) for natural gas. Energy use would be typical for multifamily residential units and commercial uses designed in accordance with all relevant provisions of the most recent current standards of Title 24 and California Green (CALGreen) Code. The proposed Project would be required to include ENERGY STAR-rated appliances, energy-efficient boilers, and heating/ventilating/air conditioning (HVAC) systems, water-efficient landscaping, and irrigation systems in compliance with the most current Title 24 energy efficiency standards. Maintenance activities during operations, such as landscape maintenance, could involve the use of electric- or gas-powered equipment.

Further analysis is needed to determine the amount of energy anticipated by the proposed Project during construction and operation and compliance of the proposed Project with existing energy standards. Therefore, this topic will be evaluated further in the EIR.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The proposed residential and commercial development would be required to meet all applicable energy conservation standards. The City's Climate Action and Adaptation Plan (CAAP) includes an inventory of emissions sources in the City and identifies strategies and actions to reduce emissions.²⁴ The proposed Project is projected to be fully developed by December 2028. The CAAP also establishes citywide GHG reduction targets for 2030 which represent the City's contribution to the State's effort to reduce GHG emissions and increase energy efficiency. Further analysis is required to determine the consistency of the proposed Project with applicable state energy standards and the City's CAAP. Therefore, this topic will be evaluated further in the EIR.

24 City of Oxnard. Climate Action and Adaptation Plan. Adopted December 7, 2022. Accessed August 2024. https://www.oxnard.gov/wp-content/uploads/Oxnard-CAAP_2022-12-07_Adopted-1.pdf. P. 21.

3.7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic groundshaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project be located on a geologic unit or soil that is unstable or that could become unstable as a result of the project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property that cannot be addressed through compliance with standard Code requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the project directly or indirectly destroy a unique paleontological resource or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist or based on other substantial evidence of a known fault?**

Potentially Significant Impact. The Project Site is located in a seismically active area of Southern California. Based on the City of Oxnard General Plan Background Report, the most regionally active faults in the vicinity of the City of Oxnard are the Oak Ridge, Pitas Point-Ventura, Red Mountain, Anacapa, and Malibu Coast faults.²⁵ According to the California Geological Survey, the nearest fault to the Project Site, the Camarillo fault, is located approximately 2.9 miles to the northeast.²⁶ The Project Site does not contain any known active or potentially active faults, nor is it within an Alquist-Priolo Earthquake Fault Rupture Zone. Additionally, the proposed Project would be built according to Title 24 of the California Building Code (CBC) which provides earthquake design requirements, including earthquake loading specifications for design and construction to resist effects of earthquake motions in accordance with the American Society of Civil Engineers standards. The CBC includes specific design measures, which are based on the determination of Site Classification and Seismic Design Categories specific to the Project Site. A geotechnical report will be prepared to assess potential geologic hazards at the Project Site, including Alquist-Priolo fault zones, and to recommend specific design measures, if necessary, to further mitigate these hazards. Therefore, this topic will be analyzed further in the EIR.

ii. **Strong seismic groundshaking?**

Potentially Significant Impact. The Project Site is located in a seismically active area of Southern California. As noted above, there are no known active faults within the City. The nearest fault to the Project Site, the Camarillo fault, is located approximately 2.9 miles to the northeast.²⁷ The proposed Sub-Neighborhood Plan would allow development of 950 residential dwelling units, a maximum of 40,000 square feet of retail and general commercial space, and public parks. Although some structural damage is typically not avoidable during a large earthquake, the Project would be constructed to meet existing construction ordinances and the most recent CBC requirements. A geotechnical report will be prepared to assess potential geologic hazards at the Project Site, including seismic groundshaking, and to recommend specific design measures, if necessary, to further mitigate these hazards. Therefore, this topic will be analyzed further in the EIR.

iii. **Seismic-related ground failure, including liquefaction?**

25 City of Oxnard. City of Oxnard General Plan Draft Background Report. 2006.

26 DOC. "Earthquake Zones of Required Investigation." Accessed August 2024. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

27 DOC. "Earthquake Zones of Required Investigation." Accessed August 2024. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

Potentially Significant Impact. The 2030 General Plan EIR identified the majority of the City as being susceptible to several types of earthquake-related risks, including ground shaking, earthquake-induced settlement, and liquefaction.²⁸ According to the California Geological Survey, the entire City is located within a liquefaction zone.²⁹ A geotechnical report will be prepared to assess potential geologic hazards at the Project Site, including liquefaction, and to recommend specific design measures, if necessary, to further mitigate these hazards. Therefore, this topic will be analyzed further in the EIR.

iv. Landslide

No Impact. The Project Site is located in an urban and relatively flat portion of the City, with no adjacent hills nearby. According to the California Geological Survey, the Project Site is not within a landslide zone.³⁰ Therefore, there would be no impacts related to landslides and this topic will not be analyzed further in the EIR.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Development of the proposed Project would require ground disturbance of the Project Site and could result in substantial soil erosion and the loss of topsoil. A hydrology report will be prepared for the Project to determine the potential erosion impacts and provide additional measures, if necessary, to reduce erosion impacts related to Project development. Therefore, this topic will be analyzed further in the EIR.

c. Would the project be located on a geologic unit or soil that is unstable or that could become unstable as a result of the project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. Unstable geologic units or soils are typically classed as those prone to landslides, lateral spreading, subsidence/collapse, or liquefaction.³¹ As mentioned above, Project Site is in a liquefaction zone and the majority of the City is susceptible to several types of earthquake-related risks, including ground shaking, earthquake-induced settlement, and liquefaction. A geotechnical report will be prepared to assess potential geologic hazards at the Project Site, and to recommend specific design measures, if necessary, to further mitigate these hazards. Therefore, this topic will be analyzed further in the EIR.

28 City of Oxnard. 2030 General Plan Draft Program Environmental Impact Report. February 2009.

29 DOC. "Earthquake Zones of Required Investigation." Accessed August 2024. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

30 DOC. "Earthquake Zones of Required Investigation." Accessed August 2024. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

31 Holzer, Thomas L. American Geological Institute (AGI). Environmental Awareness Series. Living with Unstable Ground. 2009. Accessed August 2024. <https://biotech.law.lsu.edu/climate/docs/ci2011Aug0119050042954Unstable%20Ground%20Book%20final%20090407.pdf>.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property that cannot be addressed through compliance with standard Code requirements?

Potentially Significant Impact. Expansive soils are characterized as fine-grained, such as silts and clays, or soils with variable amounts of expansive clay minerals that can change in volume due to changes in water content. Expansive soils are found throughout Ventura County, and due to their dispersed nature of these soils, site specific soil tests are necessary to determine their presence.³² A geotechnical report will be prepared to assess potential geologic hazards at the Project Site, including expansive soil, and to recommend specific design measures, if necessary, to further mitigate these hazards. Therefore, this topic will be analyzed further in the EIR.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project Site is located in an urban and developed portion of the City that has access to sewer connections. Additionally, the proposed Project would create sewer connections as part of the Project. No septic tanks or alternative wastewater disposal systems are required for the development of the Project, resulting in no impacts. Therefore, this topic will not be analyzed further in the EIR.

f. Would the project directly or indirectly destroy a unique paleontological resource or unique geologic feature?

Potentially Significant Impact. The Project Site contains undeveloped land that could potentially have undiscovered paleontological resources or unique geologic features. Further analysis is required to determine the potential for paleontological resources or unique geologic features to occur within the Project Site. Therefore, this topic will be analyzed further in the EIR.

32 City of Oxnard. 2030 General Plan Draft Program Environmental Impact Report. February 2009.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Gases that trap heat in the atmosphere are called greenhouse gases (GHGs). The major concern with GHGs is that increases in their concentrations are causing global climate change. The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), and hydrofluorocarbons (HFCs). Construction and operation of the development that would be allowed by the proposed Sub-Neighborhood Plan would generate GHG emissions, both directly and indirectly. Construction activities would be short-term in nature and would cease to emit GHGs upon completion. Operational emissions associated with the Project in combination with other related projects would generate GHG emissions from mobile sources (transportation), energy, water use and treatment, and waste disposal. GHG emissions generated by electricity and natural gas use by future developments are indirect GHG emissions from the energy that is produced off-site. All GHG sources aforementioned would have the potential to generate GHGs that may result in a significant impact. Further analysis, including developing quantified estimates of GHG emissions from the construction and occupancy and use of the Project is needed to determine the significance of the GHG emissions that will be generated by the Project. Therefore, this topic will be analyzed further in the EIR.

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The City of Oxnard has adopted a Climate Action and Adaptation Plan (CAAP) that identifies seven major categories and related strategies and actions to reduce GHG emissions. The SCAG has adopted plans that relate to GHG emissions, including the Connect SoCal 2024, that are applicable to the proposed Project. Further analysis on the Project’s consistency with local, regional, state plans, policies, and regulations adopted for the purpose of reducing GHG emissions is

needed to determine if the Project will result in a significant impact. Therefore, this topic will be analyzed further in the EIR.

3.8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project create a substantial hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project emit hazardous substances or handle hazardous or acutely hazardous substances or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a substantial hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Would the project impair implementation of or physically interfere with an adopted emergency operations plan or Ventura County Operation Area response Protocol or City of Oxnard emergency evacuation protocols?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Would the project expose people or structures, either directly or indirectly, to a significant loss, injury or death involving wildfires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. Development of the Project would occur on vacant land historically used for agriculture, which includes an existing home, additional residential units, accessory buildings associated with the prior agricultural uses and a high school. Demolition of the existing buildings and structures in Area C may encounter asbestos-containing materials (ACMs) and lead-based paints (LBPs) due to the age of the existing buildings on the site. There could also be the potential for hazards associated with previous agricultural activities including the presence of fertilizer and pesticide residues in soil on the site. A Phase I Environmental Site Assessment (ESA) will be prepared to determine the potential hazards associated with the Project Site and provide recommendations, if applicable, to reduce impacts related to hazards. Therefore, this topic will be analyzed further in the EIR.

b. Would the project create a substantial hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. As discussed previously, the Project Site could have potential hazards associated with previous agricultural activities, and ACMs and LBPs due to the age of the remaining buildings on the Project Site proposed for demolition. A Phase I ESA will be prepared to determine the potential hazards associated with the Project Site and provide recommendations, if applicable, to mitigate impacts related to hazards. Therefore, this topic will be analyzed further in the EIR.

c. Would the project emit hazardous substances or handle hazardous or acutely hazardous substances or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. Del Sol High School, located at 1975 Camino Del Sol, is located within the Project Site. Additionally, Rio Rosales Elementary School is located within 0.25 mile from the Project Site, at 1001 Kohala Street. As discussed previously, the Project Site could have potential hazards associated with previous agricultural activities, and ACMs and LBPs associated with the age of the buildings on the Project Site. A Phase I ESA will be prepared to determine the potential hazards associated with the Project Site and provide recommendations, if applicable, to mitigate impacts related to hazards. Therefore, this topic will be analyzed further in the EIR.

d. Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a substantial hazard to the public or environment?

No impact. California Government Code Section 65962.5, also known as the Cortese List, provides information regarding the location of hazardous materials release sites. A review of Cortese List does not identify active Cortese List sites within the Project Site or immediate surrounding area.³³ The closest active Cortese site is the former Gold Coast Transit District' Operations and Maintenance Facility located

33 California Environmental Protection Agency (CalEPA). "Cortese List Data Resources." Accessed August 2024. <https://calepa.ca.gov/sitecleanup/corteselist/>.

at 301 East 3rd Street, approximately 0.90 mile southwest of the Project Site.³⁴ Therefore, no impacts would occur, and this topic will not be analyzed further in the EIR.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less than Significant Impact. The Project Site is located approximately 2.0 miles east of Oxnard Airport (OXR). As outlined in the Airport Comprehensive Land Use Plan (ACLUP) for Ventura County, the Project Site is located outside of the influence area of OXR.³⁵ Noise contours for OXR are provided for the 65 to 75 decibel (dB) Community Noise Equivalent Levels (CNEL).³⁶ However, the Project Site is not located within the Oxnard Airport noise contours. The Project Site is approximately two miles southwest of the 65 db CNEL noise contour located at the southwest intersection of Teal Club Road and Ventura Road. As such, the location of the Project would not result in a safety hazard or excessive noise for residents or employees in the Project area, and less than significant impacts would occur. Therefore, this topic will not be analyzed further in the EIR.

f. Would the project impair implementation of or physically interfere with an adopted emergency operations plan or Ventura County Operation Area Response Protocol or City of Oxnard emergency evacuation protocols?

Potentially Significant Impact. Development of the Project would include the construction of new roadways, intersections and pedestrian and bicycle paths that would connect within and surrounding the Project Site. Further evaluation is needed to determine the Project's potential impact regarding circulation and its impact on emergency plans or protocols. Therefore, this topic will be evaluated further in the EIR.

g. Would the project expose people or structures, either directly or indirectly, to a significant loss, injury or death involving wildfires?

No Impact. As detailed in Section 4.19, Wildfire, the Project Site is not within a Very High Fire Hazard Severity Zone (VHFHSZ) within a State Responsibility Area (SRA) or Local Responsibility Area (LRA). The nearest VHFHSZ to the Project Site is over five miles to the northwest with development, agricultural land, and the U.S. 101 freeway between the Project Site and the nearest VHFHSZ.³⁷ Therefore, there would be no impacts related to wildfire and this topic will not be analyzed further in the EIR.

34 Envirostor. GCTD 301 East 3rd Street Property (60003728). Accessed January 2025. https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003728

35 Ventura County Transportation Commission (VCTC). "Airport Influence Areas and Compatibility Zones." Accessed August 2024. <https://www.goventura.org/work-with-vctc/aluc/>.

36 City of Oxnard. 2030 General Plan Draft Program Environmental Impact Report. February 2009.

37 CAL FIRE. "Fire Hazard Severity Zone Viewer." Accessed August 2024.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project cause a violation of any adopted water quality standards or waste discharge or treatment requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project substantially deplete groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Would the project conflict with or obstruct implementation of the water quality basin plan for Oxnard in the “Los Angeles region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties”, National Pollutant Discharge Elimination System (NPDES) permits and associated local standards, or the Fox Canyon Groundwater Management Agency Groundwater Sustainability Plan (FCGMA GSP) for sustainable groundwater management?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project cause a violation of any adopted water quality standards or waste discharge or treatment requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. Construction activities could temporarily increase the potential for soil erosion. In addition, construction-related pollutants such as chemicals, liquid, and petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste could potentially be spilled, leaked, or transported via storm runoff into adjacent drainages and downstream receiving waters. During operation, the Project would generate stormwater runoff into the municipal storm drain system which may contain nutrients, pesticides, organic compounds, sediments, oil and grease, suspended solids, metals, gasoline, pathogens, and trash and debris. A hydrology report will be prepared for the proposed Project to determine if Project construction and operation activities could potentially cause a violation of water quality standards or waste discharge or treatment requirements. Therefore, this topic will be analyzed further in the EIR.

b. Would the project substantially deplete groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. The City of Oxnard Water Department provides water within the City from local ground water sources and imported water sources.³⁸ The Oxnard Plain Groundwater Basin provides local groundwater to the City of Oxnard. The approximately 10-square-mile Oxnard Plain Forebay, located west of North Rose Avenue and north of Gonzales Road, is the principal area of groundwater recharge within the Oxnard Plain.³⁹ Development of the proposed Project would increase the demand for water in the City, which could affect groundwater supplies. A hydrology report, a water demand and allocation report, and a water supply assessment will be prepared to determine the potential groundwater recharge and supply impacts related to the development of the proposed Project that could impede sustainable groundwater management of the basin. Therefore, this topic will be analyzed further in the EIR.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would?:

i. Result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Development of the proposed Project would require ground disturbance, which could potentially cause substantial erosion, or siltation impacts on- and off-site. A hydrology report

38 City of Oxnard. 2020 Urban Water Management Plan. October 2021. Accessed August 2024. <https://www.oxnard.gov/public-works/water/water-quality-reports>.

39 United Water Conservation District (UWCD). Aquifer Delineation Within the Oxnard Forebay Groundwater Basin Using Surface Geophysics. June 2013. Accessed November 2024. <https://www.unitedwater.org/wp-content/uploads/2020/10/Aquifer-Delineation-within-the-Forebay-June-2013.pdf>.

will be prepared to determine erosion and siltation impacts related to the development of the proposed Project. Therefore, this topic will be analyzed further in the EIR.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Potentially Significant Impact. Development of the proposed Project would increase the amount of impervious surfaces of the Project Site, which could potentially increase the rate or amount of surface runoff in a manner which could potentially result in flooding on or off-site. A hydrology report will be prepared to determine surface runoff impacts related to the development of the proposed Project. Therefore, this topic will be analyzed further in the EIR.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. Development of the proposed Project would increase the amount of impervious surfaces of the Project Site, which could potentially alter the existing drainage pattern of the area and exceed drainage systems or produce substantial additional sources of polluted runoff. A hydrology report will be prepared to determine surface runoff impacts related to the development of the proposed Project. Therefore, this topic will be analyzed further in the EIR.

iv. Impede or redirect flood flows?

Potentially Significant Impact. Development under the proposed Project would increase the amount of impervious surfaces on the Project Site which could potentially impede or redirect flood flows. A hydrology report will be prepared to determine flood impacts related to the development of the proposed Project. Therefore, this topic will be analyzed further in the EIR.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Potentially Significant Impact. Seiche is generally associated with oscillation of enclosed bodies of water (e.g., reservoirs, lakes) typically caused by ground shaking associated with a seismic event. There are no bodies of water within or adjacent to the site, resulting in no impacts from seiches. The nearest large body of water, College Park lake, is approximately 2.2 miles south of the Project Site. The City's General Plan EIR identifies areas near the coast to be subject to potential impacts from a tsunami.⁴⁰ The Project Site is located approximately 5.0 miles east of the Pacific Ocean. Therefore, the proposed Project would not be exposed to substantial risk related to inundation by a seiche or tsunami.

Based on a review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the western portion of the Project Site is located within Zone X, meaning it is outside of the 100-year (1%)

40 City of Oxnard. 2030 General Plan Draft Program Environmental Impact Report. February 2009.

annual chance floodplain and in an area of minimal flood hazard.⁴¹ The eastern portion of the Project Site is located within an area of shared Zone X, meaning it is in a 0.2% annual change of flood hazard zone, meaning the Project Site is located within a 500-year flood hazard zone.⁴² Therefore, this topic will be analyzed further in the EIR.

e. Would the project conflict with or obstruct implementation of the water quality basin plan for Oxnard in the “Los Angeles region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties”, National Pollutant Discharge Elimination System (NPDES) permits and associated local standards, or the Fox Canyon Groundwater Management Agency Groundwater Sustainability Plan (FCGMA GSP) for sustainable groundwater management?

Potentially Significant Impact. As discussed above in this section, development of the proposed Project could potentially impact water quality and groundwater supplies. Further analysis is needed to determine if the Project would conflict with or obstruct implementation of applicable water quality control plans or sustainable groundwater management plans. Therefore, this topic will be analyzed further in the EIR.

41 Federal Emergency Management Agency (FEMA). “National Flood Hazard Layer.” Accessed August 2024. <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>.

42 FEMA. “Flood Zones.” Accessed August 2024. <https://www.fema.gov/glossary/flood-zones>.

3.11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating a significant environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The City of Oxnard General Plan designates the Project Site as Residential Low-Medium (RLM), Commercial General (CG), and Park (PRK), and the Project Site is zoned Multiple-Family Residential Planned Development (R-2-PD), General Commercial Planned Development (C-2-PD), and Community Reserve (C-R). Additionally, the entire Project Site has an Urban Village overlay, which allows the site to be developed with a mixture of housing typologies, land uses, and multiple transportation/circulation options.

a. Would the project physically divide an established community?

Less than Significant Impact. The 2030 General Plan identifies the Project Site as a ‘Urban Village’, which envisions the Project Site as a village with a mixture of densities and housing types with a focus on transit access and walkability to further connect land uses to one another. The proposed Project would allow residential and commercial uses, public parks and open spaces, and a new network of public streets within the Project Site that would connect to existing roadways around the Project Site. In addition, the Project would include pedestrian and bicycle facilities. Development of the Project Site in a manner that is consistent with the City’s 2030 General Plan and NECSP would not result in any physical division of the Northeast Community. Therefore, impacts would be less than significant, and this topic will not be analyzed further in the EIR.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating a significant environmental effect?

Potentially Significant Impact. The proposed Sub-Neighborhood Plan would allow development of up to 950 residential dwelling units, 40,000 square feet of retail and general commercial uses, and public parks within the City’s NECSP area.

Implementation of the Project would require an amendment to the NECSP, a corresponding General Plan Amendment, and a Zone Change. Further analysis is required to determine the consistency of the

proposed Sub-Neighborhood Plan with the goals, objectives, and policies for the purpose of avoiding or mitigating a significant environmental effect in the Oxnard General Plan and Northeast Community Specific Plan. Therefore, this topic will be analyzed further in the EIR.

3.12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in the loss of availability of a known mineral resource of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the 2030 General Plan, Specific Plan, or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project result in the loss of availability of a known mineral resource of value to the region and the residents of the state?

Potentially Significant Impact. A significant impact would occur if the Project resulted in the loss of availability of known mineral resources of regional value or locally important mineral resource recovery site. The Surface Mining and Reclamation Act of 1975 was enacted in order to identify mineral resources and classify them in order to avoid premature loss of minerals and protection of sites threatened by development.

According to the City’s General Plan, important mineral/sand/gravel deposits are primarily located along the Santa Clara River channel, along Route 101 corridor and along the eastern edge of the City extending as far west as Oxnard Boulevard in several areas.⁴³ Areas of significant mineral deposits within the City are identified as Mineral Resource Zone 2 (MRZ-2).⁴⁴

California Geologic Survey Special Report 253 (Special Report 253) identifies the northern portion of the Project Site as MRZ-2. This portion of the Project Site is also included in Mineral Sector C, which is identified as containing regionally significant construction aggregate resources. As identified in Special Report 253, the MRZ-2 zone within the Project Site is the last remnant in this portion of the City that has not been lost to incompatible land uses.⁴⁵ According to the Oxnard CEQA Guidelines, if a project would occur within, or block access to an area classified as MRZ-2, it may have a significant impact. Therefore, this topic will be analyzed further in the EIR.

43 City of Oxnard. 2030 General Plan, Goals and Policies. Amended December 2022.

44 City of Oxnard. City of Oxnard General Plan Draft Background Report. 2006.

45 DOC. *SMARA Mineral Land Classification*. Accessed January 2025. <https://www.conservation.ca.gov/cgs/minerals/mineral-land-classification-smara>.

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the 2030 General Plan, Specific Plan, or other land use plan?

Potentially Significant Impact. As discussed above, a portion of the Project Site is designated MRZ-2. Further analysis is required to determine the Project's impacts to mineral resources as delineated in applicable plans. Therefore, this topic will be evaluated further in the EIR.

3.13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the Oxnard 2030 General Plan or Noise Ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity if a private airstrip or the airport land use plan for Oxnard Airport or within two miles of Naval Base, Ventura County at Point Mugu, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the Oxnard 2030 General Plan or Noise Ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Noise levels generated by construction and operation of the proposed Project could result in potentially significant noise levels in relation to the standards established in the City of Oxnard General Plan Safety & Hazards Element and the City’s Noise Ordinance. A noise study will be prepared to determine Project noise levels in comparison to City noise standards. Therefore, this topic will be analyzed further in the EIR.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The proposed homes and commercial land uses would not create perceivable groundborne vibration and noise levels during operations. However, construction activities could generate varying degrees of groundborne vibration and noise. Further analysis is needed to estimate groundborne vibration and noise levels in comparison to City standards. Therefore, this topic will be analyzed further in the EIR.

c. For a project located within the vicinity of a private airstrip or the airport land use plan for Oxnard Airport or within two miles of Naval Base, Ventura County at Point Mugu, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The Project Site is not located within two miles of Naval Base, Ventura County at Point Mugu; the Project Site is approximately 6.3 miles northwest of the naval base. The Project Site is located within two miles of OXR, which is a public and private airport. Noise contours for OXR are provided for the 65 to 75 decibel (dB) Community Noise Equivalent Levels (CNEL).⁴⁶ However, the Project Site is not located within the Oxnard Airport noise contours or airport influence area. The Project Site is approximately two miles southwest of the 65 db CNEL noise contour located at the southwest intersection of Teal Club Road and Ventura Road. As such, the location of the Project would not result in excessive noise for residents or employees in the Project area and less than significant impacts would occur. Therefore, this topic will not be analyzed further in the EIR.

46 City of Oxnard. 2030 General Plan Draft Program Environmental Impact Report. February 2009.

3.14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Would the project result in a net loss of decent, safe sanitary housing units (as defined under 24 CFR Section 880.201) that are restricted to be affordable, through demolition, conversion, or other means, that may necessitate the development of replacement housing or result in impacts associated with displacement of at-risk households (e.g. overcrowding, exposure to the elements)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The City of Oxnard General Plan designates the Project Site as Residential Low-Medium (RLM), Commercial General (CG), and Park (PRK), and the Project Site is zoned Multiple-Family Residential Planned Development (R-2-PD), General Commercial Planned Development (C-2-PD), and Community Reserve (C-R). Additionally, the entire Project Site has an Urban Village overlay, which allows the site to be developed with a mixture of housing typologies, land uses, and multiple transportation/circulation options.

a. Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

Potentially Significant Impact. The proposed Sub-Neighborhood Plan would allow development of up to 950 residential dwelling units, 40,000 square feet of retail and general commercial uses, public parks and extension of roads, sidewalks and utilities within the City’s NECSP area. Therefore, the Project could directly and indirectly induce population growth. Additionally, the proposed Project would require a General Plan Amendment and Zone Change, which could lead to unplanned population growth. A population growth memo would be created to determine population growth impacts related to the development of the proposed Project. Therefore, this topic will be analyzed further in the EIR.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. The Project Site contains five residential units. Additionally, the proposed Sub-Neighborhood Plan would allow the development of up to 950 new residential units. Therefore, the proposed Project would not displace substantial numbers of people or housing, resulting in less than significant impacts. Therefore, this topic will not be analyzed further in the EIR.

c. Would the project result in a net loss of decent, safe sanitary housing units (as defined under 24 CFR Section 880.201) that are restricted to be affordable, through demolition, conversion, or other means, that may necessitate the development of replacement housing or result in impacts associated with displacement of at-risk households (e.g. overcrowding, exposure to the elements)?

No Impact. The residences owned and occupied by the property owners are not housing units affordable to very low- or low-income households. The proposed Project would provide at least 15 percent of the units developed on the Project Site as affordable housing units. Therefore, the Project would not result in the loss of affordable housing, and this topic will not be analyzed further in the EIR.

3.15 Public Services and Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase demand for fire protection service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project increase demand for law enforcement service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project increase demand for schools such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project increase the use of existing park facilities such that substantial physical deterioration of the facilities would occur or be accelerated or that new or expanded park facilities would be needed to maintain acceptable service levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Would the project increase the need for or use of existing library or other community facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. **Would the project increase demand for fire protection service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?**

Potentially Significant Impact. The proposed Sub-Neighborhood Plan would allow development of up to 950 residential dwelling units, a maximum of 40,000 square feet of retail and general commercial space, and public parks, which would directly increase the population within the City and would increase the demand for public services, including fire protection.⁴⁷ Further evaluation is needed to determine the Project's impact on fire protection services and the need for new or expanded facilities. Therefore, this topic will be evaluated further in the EIR.

b. **Would the project increase demand for law enforcement service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?**

Potentially Significant Impact. As stated above, development of the proposed Project would increase the population within the City, which would increase the demand for public services, including law enforcement. Further evaluation is needed to determine the Project's impact on law enforcement protection services and the need for new or expanded facilities. Therefore, this topic will be evaluated further in the EIR.

c. **Would the project increase demand for schools such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?**

Potentially Significant Impact. As stated above, development of the proposed Project would increase the population within the City, which would increase the demand for public services, including school services. Further evaluation is needed to determine the Project's impact on school services and the need for new or expanded facilities. Therefore, this topic will be evaluated further in the EIR.

d. **Would the project increase the use of existing park facilities such that substantial physical deterioration of the facilities would occur or be accelerated or that new or expanded park facilities would be needed to maintain acceptable service levels?**

Potentially Significant Impact. The City currently owns and manages 53 parks covering 416 acres, providing 8.1 acres of park space per 1,000 residents.⁴⁸ The closest parks to the Project Site are East Village Park located adjacent to the Project Site to the east and Del Sol Park located southwest of the Project Site across North Rose Avenue and Camino Del Sol. The proposed Project would include approximately 12.9 acres of parks/open space. As stated above, the buildout of the proposed Project

47 RCLCO. Household Size Assumption and Population Estimation Memorandum. Accessed January 2025.

48 City of Oxnard. City of Oxnard Parks & Recreation Master Plan. February 2021. Accessed August 2024. <https://www.oxnard.gov/public-works/parks-division>.

would increase the population within the City, which would increase demand on existing parks. Further evaluation is needed to determine the Project's impact on park facilities and the need for new or expanded facilities. Therefore, this topic will be evaluated further in the EIR.

e. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact. As stated above, development of the proposed Project would increase the population within the City, which would increase the use of existing of local or regional recreational facilities. Further analysis is required to determine the Project's impact regarding recreational facilities. Therefore, this topic will be evaluated further in the EIR.

f. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact. The proposed Project would include the development of approximately 12.9 acres of park/open space, including the expansion of East Village Park. Further evaluation is needed to determine if the development of the Project's recreational facilities would cause adverse physical effects on the environment. Therefore, this topic will be evaluated further in the EIR.

g. Would the project increase the need for or use of existing library or other community facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Potentially Significant Impact. As stated above, development of the proposed Project would add residents within the City, which would increase the demand for libraries and other community facilities. Further evaluation is needed to determine the Project's impact on libraries or other community facilities and the need for new or expanded facilities. Therefore, this topic will be evaluated further in the EIR.

3.16 Transportation and Circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The City has adopted plans, ordinances, and policies addressing the performance of the circulation system in the City, including the Circulation Element of Oxnard General Plan. The proposed Project would allow the development of up to 950 residential units, 40,000 square feet of retail and general commercial spaces, and public parks. Further analysis is needed to determine the consistency of the Project as proposed with applicable plans, ordinances and policies addressing the circulation system. Therefore, this topic will be evaluated further in the EIR.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. CEQA Guidelines Section 15064.3, subdivision (b) states that land use projects that result in vehicle miles traveled (VMT) exceeding an applicable threshold of significance may result in a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor, should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the Project area compared to existing conditions should be presumed to have a less than significant transportation impact.

Section 15064.3(b) establishes VMT as the most appropriate measure of transportation impacts, shifting away from the use of Level of Service (LOS) analysis that evaluates a project’s impact on traffic conditions

at nearby roadways and intersections. Section 15064.3(c) states that a lead agency shall be governed by the provisions of Section 15064.3 by July 1, 2020. The City of Oxnard has established VMT-based criteria for measuring VMT impacts.

The proposed Project would allow the development of up to 950 residential units, 40,000 square feet of retail and general commercial spaces, and public parks, which would result in an increase in VMT compared to existing conditions. Further evaluation is needed to determine the consistency of the Project with CEQA Guidelines section 15064.3, subdivision (b). Therefore, this topic will be evaluated further in the EIR.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. Development of the Project would include the construction of new roadways, intersections and pedestrian and bicycle paths that would connect within and surrounding the Project Site. Further evaluation is needed to determine the potential for the Project to create traffic hazards due to the geometric design of the new streets proposed as part of the Project. Therefore, this topic will be evaluated further in the EIR.

d. Would the project result in inadequate emergency access?

Potentially Significant Impact. Development of the Project would include the construction of new roadways, intersections and pedestrian and bicycle paths that would connect within and surrounding the Project Site. Further evaluation is needed to determine the Project's potential impact regarding emergency access. Therefore, this topic will be evaluated further in the EIR.

3.17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or

Potentially Significant Impact. The Project Site has been disturbed by previous agricultural activities and development. However, the undeveloped portions of the Project Site could potentially contain unknown tribal cultural resources. Further consultation with applicable tribes through Senate Bill 18 (SB 18) is needed to determine impacts to potential tribal cultural resources. Therefore, this topic will be analyzed further in the EIR.

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact. As mentioned above, the majority of the Project Site remains undeveloped and could potentially contain unknown tribal cultural resources. Further consultation with applicable tribes through SB 18 is needed to determine impacts to potential tribal cultural resources. Therefore, this topic will be analyzed further in the EIR.

3.18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project have sufficient water supplies and resources available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Would additional wastewater conveyance or treatment capacity be required to serve project demand and existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project include non-residential wastewater discharges that are subject to local limits and pretreatment requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Would the project conflict with federal, state, or local management and reduction statutes or regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. Proposed Project development would increase demand for water service, wastewater conveyance and treatment, electrical service, natural gas service, and telecommunication facilities and may require the relocation or construction of new or expanded facilities. Further analysis

is required to determine if the Project would result in the relocation or construction of new facilities. Therefore, this topic will be evaluated further in the EIR.

b. Would the project have sufficient water supplies and resources available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. Proposed Project development would increase demand for water. The Project Site has an existing water well, identified as State Well Number (SWN) 02N22W35K03S, Combined Operation Extraction Facility Code (CombCode) MAUL. In February 2021, the Fox Canyon Groundwater Management Agency (FCGMA) defined a groundwater allocation of 196.485 acre feet per year (afy) of water for well SWN 02N22W35K03S. FCGMA approved the transfer of 51.300 afy of water from SWN 02N22W35K03S to the City, which included 42.3 afy of water needed for Del Sol High School on APN 214-0-020-635 (Area B) and an additional 9.0 afy for parcel APN 214-0-020-635A (Area C). Thus, 154.185 afy of groundwater allocation is available for the Project.⁴⁹ A water supply assessment will be prepared as required by the CEQA Guidelines for the Project to determine the availability of adequate water supplies to meet the demand of the Project during normal, dry and multiple dry years. Therefore, this topic will be evaluated further in the EIR.

c. Would additional wastewater conveyance or treatment capacity be required to serve project demand and existing commitments?

Potentially Significant Impact. Development that would occur pursuant to the proposed Project would increase demand for wastewater conveyance and treatment and may require the relocation or construction of new or expanded facilities. Further evaluation is required to determine if the wastewater generated by the Project would surpass wastewater conveyance or treatment capacity. Therefore, this topic will be evaluated further in the EIR.

d. Would the project include non-residential wastewater discharges that are subject to local limits and pretreatment requirements?

Potentially Significant Impact. The proposed Project would develop commercial land uses that would create non-residential wastewater. Additionally, the proposed Project would include a General Plan Amendment and Zone Change that could potentially allow for greater average daily wastewater flow. Further evaluation is required to determine if non-residential wastewater generated by the Project would be subject to local limits and pretreatment requirements. Therefore, this topic will be evaluated further in the EIR.

49 Jensen Design & Survey, Inc. "Maulhardt Stiles/NECSP Sub-Neighborhood Plan Water Allocation and Demand Memorandum." Accessed January 2025.

e. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. The City of Oxnard’s Environmental Services Division is responsible for the collection, processing, transfer, and disposal services of all solid waste for residents and commercial businesses within the City.⁵⁰ The proposed Project would result in an increase in the generation of solid waste in the City. Further analysis is needed to determine the amount of solid waste that would be generated by the proposed Project in relation to applicable standards, the available capacity of landfills and solid waste reduction goals. Therefore, this topic will be evaluated further in the EIR.

f. Would the project conflict with federal, state, or local management and reduction statutes or regulations related to solid waste?

Potentially Significant Impact. As described above, development that would occur pursuant to the proposed Project would result in an increase in the amount of solid waste in comparison to the existing uses on the Project Site. Further analysis is needed to determine the consistency of the proposed Project with applicable federal, state, local management and reduction statutes and regulations related to solid waste. Therefore, this topic will be evaluated further in the EIR.

50 City of Oxnard. “Trash and Recycling Pickup.” Accessed January 2025. <https://www.oxnard.gov/public-works/environmental-resources/trash-pickup>.

3.19 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project Site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) within a State Responsibility Area (SRA) or Local Responsibility Area (LRA). The nearest VHFHSZ to the Project Site is over five miles to the northwest with development, agricultural land, and the U.S. 101 freeway between the Project Site and the nearest VHFHSZ.⁵¹ The Project Site lacks naturalized vegetation and fuels as the Project Site was previously used for agricultural production, which ended in 2019 in Area A when Del Sol High School was built in Area B. Area C contains a small lemon orchard that is no longer actively cultivated and a home, barn and other structures related to the prior agricultural use of the site.

51 CAL FIRE. "Fire Hazard Severity Zone Viewer." Accessed August 2024.

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. As discussed previously, the Project Site is not located within FHSZ. Therefore, the Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and this topic will not be analyzed further in the EIR.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As discussed previously, the Project Site is not located within FHSZ. Therefore, the Project would not exacerbate wildfire risk due to slope, prevailing winds and other factors which would expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. This topic will not be analyzed further in the EIR.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. As discussed previously, the Project Site is not located within FHSZ. Therefore, the Project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. This topic will not be analyzed further in the EIR.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. As discussed previously, the Project Site is not located within FHSZ. Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. This topic will not be analyzed further in the EIR.

3.20 Cumulative Impacts and Mandatory Findings

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. The Project Site is undeveloped and could potentially support habitat for wildlife species and could contain undiscovered cultural resources. As detailed throughout the document, there could potentially be impacts that degrade the quality of the environment. However, further analysis is required to determine the level of environmental impact associated with the development of the proposed Project. Therefore, this topic will be analyzed further in the EIR.

b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable projects, and the effects of probable future projects)?

Potentially Significant Impact. The proposed Sub-Neighborhood Plan would allow the development of up to 950 residential units, 40,000 square feet of commercial uses and parks on the Project Site. Further evaluation is needed to determine if impacts from the Project in combination with other related projects would result in significant cumulative impacts. Therefore, this topic will be evaluated further in the EIR.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As demonstrated throughout this Initial Study, the proposed Project could potentially cause adverse effects on human beings such as, but not limited to, air quality emissions and potentially unknown hazards within the Project Site. Further analysis is required to assess the Project's environmental impacts to human beings. Therefore, this topic will be evaluated further in the EIR.

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