Initial Study
New High School No. 8
Oxnard, California

February 19, 2019

PREPARED FOR:

Oxnard Union High School District
309 South K Street
Oxnard, CA 93030

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1.0 PROJECT INFORMATION

Project title:	New High School No. 8
Lead agency name and address:	Oxnard Union High School District 309 South K Street Oxnard, CA 93030
Contact person and phone number:	Jeffrey Weinstein, Asst. Sup. Business Services (805) 834-1461
Project location:	Northeast of Camino Del Sol and Rose Avenue
Assessor Parcel Number (APN):	APN 214-002-059
Project sponsor's name and address:	Oxnard Union High School District 309 South K Street Oxnard, CA 93030
General Plan Designation:	Residential Low Medium (RLD) and Open Space (OS) - Urban Village
Specific Plan	Northeast Community Specific Plan (NECSP)
Zoning Designation:	Single Family Residential Planned Development (R1PD) and Community Reserve (C-R)
Surrounding land uses:	North: Agricultural land East: Single family residential land and Rio Rosales Elementary School to the east South: Single and multi-family residential and commercial land West: Single family residential

1.1 PROJECT LOCATION

The project site includes approximately 46.8-acres of the Maulhardt Ranch, a 107.25-acre property (APN 214-002-059) located in the City of Oxnard, California. Access to the project site is provided from Camino Del Sol and Rose Avenue. The geographic coordinates of the site are approximately Latitude 34° 12' 29.47" North, Longitude 119° 09' 19.07" West. A Project Location and Vicinity Map is provided as Figure 1-1.

Surface elevations at the site are approximately 54-60 feet above mean sea level (msl) (Google Earth 2018). The project site is located in the southern area of the Santa Clara River flood plain. As of March 2017, the Santa Clara River Levee in Oxnard was in the process of rehabilitation construction and undergoing design/engineering/CEQA work (City of Oxnard 2017). The Santa Clara River is located approximately 2.8 miles northwest of the project site. The site topography is relatively flat with surface elevations ranging from approximately 54 feet above msl in the south to 60 feet above msl in the north (Google Earth 2018).

The project site has a General Plan Land Use designation of Residential Low Medium (RLD), Urban Village. The project site is located in the Northeast Community Specific Plan (NECSP) area of Oxnard, Ventura County,

California. The zoning designations are Single Family Residential Planned Development (R1PD) and Community Reserve (C-R).

The project site is currently used for agriculture and the cultivation of strawberries was observed during our January 29, 2019 field visit. Historical aerial photographs, Google Earth images, and information from the project Site owners indicate that the site has been used for cultivation of row crops from as early as 1869 to the present. The site is adjacent to agricultural land to the north; single family residential land and Rio Rosales Elementary School to the east; single and multi-family residential and commercial land to the south; and single-family residential land to the west. There are three public parks within 0.5-mile of the site: Del Sol Park to the southwest, Thompson Park to the south, and West Village Park to the northwest.

1.2 PROJECT OBJECTIVES

The objectives of the proposed project include the following:

- Accommodate existing and projected future student enrollment within the District;
- Provide new facilities that meet the District's educational specifications;
- Provide a new neighborhood High School to accommodate 2,500 students in permanent classroom facilities;
- Build and maintain school facilities that reflect the wise and efficient use of limited land resources; and
- Provide for new community appropriate recreational facilities.

1.3 PROJECT DESCRIPTION

The OUHSD proposes to construct and operate a new state of the art neighborhood High School to accommodate existing and anticipated future enrollment in the District. The new school facilities are designed to meet the educational and recreational needs of up 2,500 students in grades 9-12 onsite.

General Plan and Specific Plan Amendments

The District would process a General Plan Amendment (GPA) and Specific Plan Amendment (SPA) through the City of Oxnard. OUHSD proposes to change the General Plan designation for the project site to School (SCH), the zoning designation to Community Reserve (C-R), and the NECSP designation to School.

School Facilities

The proposed project would comprise approximately 211,115 square feet (sq. ft.) of building and structures and provide approximately 806 parking spaces on the project site. In addition, the proposed project includes a variety of recreational areas to accommodate the recreational needs of the student's onsite. These facilities include a variety of play fields, hard courts, and a pool. The proposed buildings would be of wood or metal frame construction or cast in place concrete tilt up construction with concrete slab-on-grade foundations. Access to the school would be provided from Camino Del Sol and half width of a proposed new "Central Road" to the north of the project site that would connect to the existing Camino De La Luna and Jacinto Drive. The proposed circulation is being planned in cooperation with City Planning, Public Works, and Traffic staff. A conceptual site plan is included as Figure 1-2 and a summary of anticipated development is provided in Table 1-1.

Table 1-1
Conceptual Site Plan Summary

Building	Building Footprint ft^2	Notes
Lockers/Gymnasium	45,730	Two-Story
Performing Arts	26,500	Two-Story
Media/Administration	14,575	One-Story
Academic/Classroom 1	5,380	Two-Story
Academic/Classroom 2	5,960	Two-Story
Academic/Classroom 3	14,470	Two-Story
Academic/Labs	17,400	Two-Story
Shops 1	14,025	Two-Story
Shops 2	11,160	One-Story
Kitchen/Multipurpose Room	17,770	One-Story
Daycare	2,900	One-Story
Home Bleachers	15,175	Two-Story
Visitor Bleachers	7,500	Two-Story
Stadium Restroom 1	1,600	One-Story
Stadium Restroom 2	1,600	One-Story
Pool Building	2,270	One-Story
Maintenance & Ops.	7,100	One-Story
Total	**211,115**	
Parking Lot	**Parking Lot ft^2**	**No. Parking Spaces**
Staff	180,088	318
Student	123,300	305
Visitor	3,230	18
Northeast Joint Use	33,115	89
Northwest Joint Use	46,810	76
Total	**386,543**	**806**
Sport Facility	**Facility ft^2**	**Ground Surface**
Track/Football Field	159,031	Turf
Varsity Baseball Field	135,347	Turf
JV Baseball Field	113,034	Turf
Varsity Softball Field	55,259	Turf
JV Softball Field	53,695	Turf
Soccer Field	182,831	Turf
Basketball Courts	52,960	Paved
Tennis Courts	43,590	Paved
Pool	7,240	Paved
Total	**802,987**	

Notes: ft^2 = Square Foot. All square footage estimates are approximate

Recreational/ Community Use/ Civic Center

This proposed project includes a variety of play fields, hard courts, and a pool. Of these, approximately 14.2 – 17 acres of playfields are proposed for joint-use with the City to provide additional recreation opportunities to the community as well as consideration for civic center use of other school facilities on site.

Project Design Features

Landscaping

The landscape concept for the proposed project includes the surfacing and planting of the soft-top sports facilities, site irrigation, and ornamental plantings of trees, shrubs, and groundcover. The proposed irrigation system includes drip, smart clock, flow sensor, rotor, bubbler, and pop up spray components that would result in the system meeting California Assembly Bill (AB) 1881, Cal Green, and Title 23 (Chapter 2) requirements. Plant species selected would add to the aesthetic appeal of the campus.

Lighting

The proposed project will include necessary lighting for adequate nighttime safety and security. Campus lights will be shielded and directed downward to the extent feasible. Lighted playfields are proposed for the stadium and varsity baseball and softball fields.

Energy

The proposed project is designed to include energy saving features such as ultra-high efficiency rooftop packaged units, demand control ventilation, solar panels, and an energy management system that will provide scheduled times of operation as well as temperature-setback when the classroom is unoccupied. The electrical systems will include energy-efficient light-emitting diode (LED) lighting fixtures in the interior and exterior of the buildings with low voltage controls to include dimming, daylight sensors and automatic occupancy sensing devices. The site parking lot and pathway pole-mounted lighting and sports field lighting will have energy-efficient LED lamps and drivers with low voltage controls. The electrical power transformer specified for the project will be an energy-efficient type complying with the most recent energy code.

Water Saving Features

The proposed project will incorporate a state-of-the-art drip irrigation system and a smart clock which automatically adjusts daily based on evapotranspiration (ET). All trees will have a separate valve allowing for water to be provided only as needed. Large turf areas will be irrigated by rotors and small turf areas will be irrigated by spray heads. The irrigation system will incorporate a master valve and flow sensor to shut down the system in case of line breakage.

Offsite Infrastructure Improvements and Connections

Stormwater Drainage

A high-density polyethylene (HPDE) storm drain system will be provided throughout the project site. Two points of pre-treatment (CDS Unit), infiltration, and detention (underground corrugated metal pipe (CMP)). Infiltration is proposed as above ground basins: one behind the tennis courts and one in the landscape frontage along Camino del Sol. Underground detention will be 66" CMP's under the outdoor basketball courts and 36" CMP's under the SW parking area. The proposed site will join the existing storm drain (SD) in Camino del Sol at an existing lateral. A public SD line is proposed from the connection point, through the campus and up to Central Street. This public SD line will carry flow from the residential development and the High School. A second public SD line will run along the east property line in

the currently designated public street. This line will serve only the undeveloped land to the north and not benefit the High School. This line will have to be constructed with the easterly street. This is the current design concept that would require review and approval by the City.

Transportation/Circulation

While the educational facilities would be contained within the project site; the City may require additional street and sidewalk improvements required to service the proposed project. Anticipated roadway improvements include the widening of Rose Avenue that would require removal of the existing windrow trees. A new half width access road is proposed to the north of the project site as shown on the conceptual site plan (Figure 2-2.) The City will dictate the final route for the access road. Anticipated sidewalk improvements and other circulation improvements required to adequately accommodate the project site will be identified based on coordination with the City's Planning and Public Works Departments.

Utility Connections

The project site is currently undeveloped and used for agriculture. Utility connections will need to connect to the project site including water, sewer, gas, electric, data/telecommunications, and storm water connection.

Project Construction

Phased construction is anticipated to begin in 2019 and would take approximately 31 months to construct. The number of construction workers at the proposed site during the construction phases would range from 20 to 100.

Operation and Staffing

Operation of the new school is anticipated for the 2022-2023 school year. The approximate number of employees for the high school opening was estimated to be 150 based on the educational specifications approved by the Board. This includes administrative staff, teachers, aides, librarians, technology teachers, cafeteria workers, janitors and groundskeeping staff.

1.4 OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

The EIR will be used by OUHSD and responsible and trustee agencies with jurisdiction over portions of the project prior to deciding whether to approve or permit project components. A public agency, other than the lead agency, that has discretionary approval power over a project is known as a "responsible agency" as defined by CEQA Guidelines Section 15381. Anticipated permits and approvals for the proposed project are identified in **Error! R eference source not found.**.

Table 1-2
Anticipated Permits and Approvals

Agency	Permit/Approval
Oxnard Union High School District	Approve Project (Educational Specifications, Design/Construction Funding and Associated Contract Approvals)/ EIR/ Parks Designation
City of Oxnard	General Plan Amendment, Specific Plan Amendment, and Building Permits

California Department of General Services, Division of State Architect.	Approval of construction plans
California Department of Toxic Substance Control	Approval of Preliminary Environmental Assessment (PEA) and Supplemental Site Investigation (SSI)
Los Angeles Regional Water Quality Control Board	Storm Water Pollution Prevention Plan.

1.5 CALIFORNIA NATIVE AMERICAN TRIBE CONSULTATION

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? 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.?

OUHSD has not received written notification from California Native American tribes traditionally and culturally affiliated with the project area.

2.0 ENVIRONMENTAL CHECKLIST

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked 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.

☒ Aesthetics	☒ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☒ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☒ Public Services
☒ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

2.2 DETERMINATION: (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ 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.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ 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.
- ☐ 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	Date	Signature	Date
Print Name		Print Name	

2.3 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 if 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, 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 when the incorporation of mitigation measures has reduced an effect from a "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 (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

(5) Earlier analyses may be used if, pursuant to 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 Analysis Used. Identify and state where earlier analyses 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 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, when 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 significant.

2.4 ENVIRONMENTAL IMPACT ANALYSIS

2.4.1 AESTHETICS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:					
a.	Have a substantial adverse effect on a scenic vista?	X			
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway?				X
c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from 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?	X			
d.	Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	X			

Discussion:

a. Would the project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. In the City of Oxnard, key view corridors include local waterways, agricultural open space, beaches, mountains, and a variety of urban landscapes (Oxnard 2011). According to the East Village Phase III Annexation EIR, Rose Avenue is a designated City-image corridor characterized by expansive northerly views of distant mountain ranges. The proposed project includes roadway improvements to Rose Avenue that would require removing mature windrow trees. Therefore, this topic will be discussed 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?

No Impact. The project site is relatively flat and currently used for agriculture. The project site is not located adjacent to a designated State scenic highway or eligible State scenic highway, as identified on the California Scenic Highway Mapping System (Caltrans 2018). Therefore, the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway and this issue will not be discussed further in the EIR.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The project site is relatively flat and currently used for agriculture. Development of the proposed project will result in a visual change from construction and operation of the new educational facilities in comparison to existing conditions. Therefore, potential impacts to the visual character or quality of the site and its surroundings will be analyzed further in the EIR.

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

Potentially Significant Impact. The project site is currently used for agriculture within a developed urban environment. The proposed project would include exterior lighting around buildings, walkways, and parking lots as needed for adequate safety and security at night. The proposed new stadium would include lighted playfields and the varsity baseball and softball fields would also be lighted. In addition, it is anticipated that the school would be used in the evening for community meetings and periodic school activities. As such, the proposed project could represent a new source of light or glare which could potentially impact nighttime views in the area. Therefore, this topic will be discussed further in the EIR.

2.4.2 AGRICULTURE AND FOREST RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	X			
b.	Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?			X	
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				X
e.	Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion:

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

Potentially Significant Impact. The City of Oxnard 2030 General Plan Program EIR (Oxnard 2009) accounted for the conversion of up to 2,215 acres of important farmland (defined as Prime Farmland and Farmland of Statewide Importance) including the project site to non-agricultural use and determined the impact to be significant and unavoidable. The entire Maulhardt Ranch site was identified as either Prime Farmland or Farmland of Statewide Importance in PEIR Figure 5-1, Important farmland Impacts. No feasible mitigation measures were available to reduce the impact to a less than significant level (Oxnard 2009).

The City certified the 2030 General Plan Program EIR on October 11, 2011 that considered the possible environmental impacts of buildout to 2030: adding approximately 40,000 people to the City's population, development of all remaining vacant land within the Oxnard CURB Line including the project site. The conversion of the project site to a developed use was addressed by the 2030 General Plan Final EIR and found to be a significant citywide adverse impact for which an overriding consideration was made. (Oxnard 2012). According to the East Village Phase III Annexation EIR, the City has also determined that conversion of agricultural land is a project-level impact and required a mitigation measure (AG1) to offer the topsoil for removal to another farm operation, if feasible, as a partial mitigation for the loss of prime farmland impact (Oxnard 2012).

As part of the proposed project, the OUHSD would process a General Plan Amendment (GPA) and Specific Plan Amendment (SPA) through the City of Oxnard. OUHSD proposes to change the NECSP designations for the project site to School use. The buildout of the site with a non-agricultural use was previously accounted for in the 2030 General Plan and identified in the East Village Phase III Annexation EIR. While the proposed project would be a different development scenario than previously evaluated it would nonetheless also convert the site to non-agricultural use. No new or increased impact related to conversion of important farmland would result given the location of the project site within a developed urban environment. A review of mitigation measure AG1 should be conducted to determine if this measure is still feasible for the project site and/or if there are other partial mitigation measures available for the loss of important farmland. Nonetheless, conversion of agricultural land at the project level would remain a significant and unavoidable impact.

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

Less Than Significant Impact. While the project site is currently used for agriculture, it is located within the NECSP and is not designated for agricultural use. According to the East Village Phase III EIR, a Declaration of Notice of Nonrenewal was filed for the Maulhardt Ranch property (a portion of which includes the project site) on December 13, 2002 and the termination date was identified as February 29, 2012.Therefore, the proposed project would not conflict with zoning for agricultural use or a Williamson Act contract. Project impact would be less than significant and this issue will not be further analyzed in the EIR

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. There is no forest timberland located on the project site. Nor, is the project site zoned for timberland use as identified above. Therefore, the proposed project would not conflict with zoning for, or cause rezoning of, forest land or timberland and this issue will not be further analyzed in the EIR.

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest land located on the project site. Therefore, the proposed project would not result in the loss of forest land or conversion of forest land to a non-forest use and this issue will not be further analyzed in the EIR.

e. Would the project involve other changes in the existing environment that, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact. There is no forest land located on or adjust to the project site. Therefore, the proposed project would not individually or cumulatively result in the loss of forestland to non-forest use and this issue will not be further analyzed in the EIR. The project site is currently used for agriculture and implementation of the proposed project would convert the site to a non-agricultural use. However, the project site and the adjacent agricultural land to the north, are located within a developed urban environment and the conversion of the project site and the adjacent land to the north was previously accounted for in the 2030 General Plan EIR. No new or increased impacts related to the conversion of farmland are anticipated as a result of implementation of the proposed project given the location of the project site within a developed urban environment. Therefore, project impact would be less than significant and this issue will not be further analyzed in the EIR.

2.4.3 AIR QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?	X			
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a non-attainment area for an applicable federal or state ambient air quality standard?	X			
c.	Expose sensitive receptors to substantial pollutant concentrations?	X			
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	X			

Discussion:

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The project site is located within the City of Oxnard. To pursue improvement of air quality in Ventura County, the Ventura County Air Pollution Control Board has adopted the 2016 Ventura County Air Quality Management Plan (AQMP), which presents a comprehensive list of pollution control strategies aimed at attaining Ventura County's federal 8-hour ozone standard by 2020 as required by the Clean Air Act Amendments of 1990. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments and reflected in local general plans. An air quality study will be conducted for the proposed project and this issue will be analyzed in the EIR.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a non-attainment area for an applicable federal or state ambient air quality standard?

Potentially Significant Impact. The proposed project would result in significant cumulative impacts if it exceeds daily thresholds of significance established by VCAPCD or if it incurs an increase of emissions beyond what is planned in the General Plan. An air quality study will be prepared for the proposed project and this issue will be analyzed further in the EIR.

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

Potentially Significant Impact. The proposed project includes a new high school to help meet the educational needs of District students. The proposed project is anticipated to have a less than significant impact on sensitive receptors. Nonetheless, an air quality study will be prepared for the proposed project and this issue 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?

Potentially Significant Impact. The proposed project includes a new high school to help meet the educational needs of District students. The proposed project is currently adjacent to agricultural fields. Should those fields remain active, the cultivation process could create objectionable odors. An air quality study will be prepared for the proposed project and this issue will be analyzed further in the EIR.

2.4.4 BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	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?	X			
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d.	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?	X			
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion:

a. Would the project have a substantial adverse impact, 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 the U.S. Fish and Wildlife Service?

Potentially Significant Impact. The project site is located within an urban area of the City of Oxnard. Accordingly, the potential for candidate, sensitive, or special-status species or habitats is low within City limits. The project site is currently used for the cultivation of strawberries.

A query of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was conducted to determine the known locations of any special-status species or habitats (sensitive, threatened, endangered, rare, or candidate species) within and surrounding the project site. The special-status species presented in Table 2-1 are those with any chance of potentially occurring within or adjacent to the project site based on regional occurrence and habitat present on the project site (CDFW 2019).

Table 2-1
Special-Status Wildlife Species with Potential to Occur

Common Name	Scientific Name	Federal Status / State Status	Other Status
Birds			
burrowing owl	*Athene cunicularia*	- / -	S, SSC
ferruginous hawk	*Buteo regalis*	- / -	WL
white-tailed kite	*Elanus leucurus*	- / -	S, FP
California horned lark	*Eremophila alpestris actia*	- / -	WL
American peregrine falcon	*Falco peregrinus anatum*	FD / SD	FP
Mammals			
pallid bat	*Antrozous pallidus*	- / -	S, SSC
western mastiff bat	*Eumops perotis californicus*	- / -	S, SSC

Notes: Results based on CNDDB query for six regional quadrangles (Oxnard, Ventura, Saticoy, Santa Paula, Camarillo, Point Mugu).
FD = Federally Delisted
FP = CDFW Fully Protected
S = BLM Sensitive Species
SD = State Delisted
SSC = CDFW Species of Special Concern
WL = CDFW Watch List

A general biological survey conducted on January 29, 2019 verified that no native vegetation communities occur within the site boundary. Due to the active agricultural use of the site and plant list established during the general biological survey, there is no potential for special-status plants to occur on the project site.

Due to the active agricultural use of the project site, it is unlikely that any special-status species would occur. However, the proposed project includes roadway improvements that would likely require removal of the existing windrow trees along Rose Avenue. Eucalyptus trees have the highest potential to support nesting activity; additionally, other vegetation and structures within and adjacent to the site have the potential to serve as habitat. Therefore, direct removal of trees, use of heavy machinery, and/or significant ground disturbance during construction activities has the potential to disturb nesting birds if present and this issue will be further evaluated in the EIR.

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

No Impact. The CNDDB query identified nine sensitive habitat types within a six quadrangle search around the project site including:

- Southern California Coastal Lagoon
- Southern California Steelhead Stream
- Valley Needlegrass Grassland
- Southern Coastal Salt Marsh

- Coastal and Valley Freshwater Marsh
- Southern Coast Live Oak Riparian Forest
- Southern Sycamore Alder Riparian Woodland
- Southern Riparian Scrub
- California Walnut Woodland

None of the sensitive habitats listed above occur on or within the vicinity of the project site. The project site is located within an urban environment and is currently used for agriculture. No native vegetation communities were documented on the project site during the general biological survey conducted on January 29, 2019. Cultivated strawberries (*Fragaria* sp.) were the dominant plant on the project site along with other plant species that were primarily non-native and occurred mostly on the fringe of the cultivated rows. Therefore, the proposed project would have no impact on any riparian habitat or other sensitive natural community and this issue will not be discussed further in the EIR.

c. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. During the general biological survey conducted on January 29, 2019, no jurisdictional wetlands or potential wetlands were identified on, or directly adjacent to the project site. The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory identifies the nearest wetland waters occurring approximately 1.0 mile to the east of the project site. These wetland waters include a small area characterized as a freshwater pond. The proposed project would not impact any areas outside of the defined impact area; as such, no impacts to protected wetlands would occur and this issue will not be discussed 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 wildlife nursery sites?

Potentially Significant Impact. The project site is located within a developed urban environment. The project site is not located within, or directly adjacent to, any known or mapped wildlife corridors or nursery sites. Vegetation currently on site, particularly the Eucalyptus windrow trees at the western site border may serve as potential nesting areas. The proposed project includes roadway improvements that would likely require removal of the existing windrow trees along Rose Avenue. Therefore, this issue will be further evaluated in the EIR.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. Eucalyptus windrow trees are located at the western project site border, adjacent to Rose Avenue. The infrastructure improvements proposed for Rose Avenue would require the removal of these windrow trees. As such, this issue will be further evaluated in the EIR.

f. Would the project conflict with the provisions of 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 plans (CDFW 2017), nor are any Habitat Conservation Plans or Natural Communities Conservation Plans directly referenced within the Planning Area of the 2030 General Plan (City of Oxnard 2011). Therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

2.4.5 CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	X			
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	X			
c.	Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Discussion:

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

Potentially Significant Impact. CEQA defines a "historical resource" as any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the determination is supported by substantial evidence in light of the whole record. Generally, a resource is considered "historically significant" if it meets the criteria for listing on the California Register of Historical Resources (CRHR). A historical resource must be significant at the local, state, or national level under one or more of four criteria defined in the California CCR Title 14, Chapter 11.5, §4850. In addition, buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

The proposed project includes a portion of Maulhardt Ranch, a 107-acre parcel in the City of Oxnard, California. Maulhardt Ranch has been owned and operated by the Maulhardt family since 1869 and is still being used as a residence by the Maulhardts (the existing residential area is not included in the proposed project) and for strawberry cultivation. A Phase I Archaeological Survey will be conducted for the project site to determine if prehistoric or historic archaeological deposits are present. Therefore, this issue will be evaluated further in the EIR.

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

Potentially Significant Impact. As noted above, a Phase I Archaeological Survey will be conducted to determine if prehistoric or historic archaeological deposits are present. Therefore, this issue will be evaluated further in the EIR.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. The project site is currently used for agriculture. Existing regulations require that if human remains and/or cultural items defined by the Health and Safety Code, Section 7050.5, 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 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. Therefore, with compliance with existing regulations, project impact would be less than significant.

2.4.6 ENERGY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

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?

Potentially Significant Impact. The proposed project would be designed and constructed to required green building code standards and thereby the inefficient or unnecessary consumption of energy is not anticipated. According to CEQA Guidelines Appendix F, the goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include: 1) decreasing overall per capita energy consumption; 2) decreasing reliance on natural gas and oil; and 3) increasing reliance on renewable energy resources. While significant adverse impacts related to energy consumption are not anticipated, a clear determination cannot be made at this time. Therefore, this issue 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 project would be designed and constructed to required green building code standards and thereby the inefficient or unnecessary consumption of energy is not anticipated. While significant adverse impacts related to energy consumption that could conflict or obstruct a state or local plan for renewable energy or energy efficiency are not anticipated, a clear determination cannot be made at this time. Therefore, this issue will be evaluated further in the EIR.

2.4.7 GEOLOGY AND SOILS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Directly or indirectly cause 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 for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
	ii.) Strong seismic ground shaking?	X			
	iii.) Seismic-related ground failure, including liquefaction?			X	
	iv.) Landslides?			X	
b.	Result in substantial soil erosion or the loss of topsoil?	X			
c.	Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of waste water?				X
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

Discussion:

a. Would the project directly or indirectly cause 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 for the area or based on other

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The project site is not located within a designated Alquist-Priolo Earthquake Hazard Zone (CGS 2018). There are no known active faults beneath or trending toward the site, the probability of surface rupture due to faulting at the site is considered low. Therefore, this issue will not be discussed further in the EIR.

II. Strong seismic ground shaking?

Potentially Significant Impact. The *City of Oxnard General Plan Draft Background Report* (City of Oxnard 2006) indicates that even though the historic record indicates that no strong earthquakes or surface displacement have occurred along the faults in southern Ventura County in the site area, the likelihood of the occurrence of one or more of such events within the next 50 to 100 years is not remote. Therefore, this issue will be discussed further in the EIR.

III. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Generally, there is a potential for liquefaction when the following three conditions are met: (1) a site is located on Holocene age, unconsolidated, coarse-grained sediments; (2) the site is in area of potentially strong ground motion; and (3) groundwater is less than 50 below ground surface (bgs). The *Seismic Hazards* Zone *Report for the Oxnard 7.5-Minute Quadrangle, Ventura County California* (CGS 2002), *State of California Seismic Hazard Zones Oxnard Quadrangle, Revised Official Map* (CGS 2002), and Figure 6-1 of the *City of Oxnard General Plan Draft Background Report* (City of Oxnard 2006) indicates that the site is located in a recognized geological hazard zone for earthquake induced liquefaction. This findings in these data are based on the assumptions that the site area is underlain by coarse grained Holocene age sediments, which are generally considered have a significant liquefaction potential, and because the depth to groundwater for the site area is estimated to be less than 50 feet bgs. Groundwater was encountered at the site at depths ranging from approximately 20 to 25 feet bgs in the geotechnical borings completed during April and July 2018 (ESP 2018), which is much shallower than the 50 feet bgs depth used as the maximum depth criterion for potentially liquefiable conditions.

ESP evaluated the liquefaction potential at the site in accordance with the 2016 CBC (ICC 2017) and the methods in the *Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117A* (Special Publication 117A) (CGS 2008). ESP has analyzed the boring data for this project and utilized methods suggested in Special Publication 117A (CGS 2008), and based on this analysis, concluded that due to the presence of groundwater in the upper 50 feet of soil (measured at 20 to 25 feet bgs) and the density of sand and silt soils, there appears to be a potential for both liquefaction and seismically induced settlement of dry sand to occur at the site (ESP 2018).

ESP evaluated the potential effects of liquefaction by performing analysis of the cone penetrometer (CPT) data using the site-specific peak ground acceleration (PGA) of 0.969 g from the site specific ground motion analysis, an earthquake modal magnitude of 7.01g (USGS 2018c), an assumed historical high groundwater depth of 8 feet bgs (CGS 2002a), and the approximate existing groundwater depth of approximately 20 feet bgs. ESP concluded that it appears liquefaction occurs in relatively thin discontinuous soil layers. Total liquefaction induced dynamic settlement assuming a groundwater depth of 8 feet ranged between 0.2 to 1.2 inches, and 0.1 to 0.6 inches for a groundwater depth of 20 feet (ESP 2018b).

Seismically induced settlement of dry sand is also caused by a significant seismic event, and may occur in lower density and sand and silt soils that are not saturated by groundwater. During a major earthquake, the void spaces between the unsaturated soil particles that are filled with air tend to compress which translates to a decrease in volume or settlement (ESP 2018).

ESP evaluated seismically induced settlement of dry sand as part of the liquefaction evaluation using a reduced or modified PGA value of 2/3 (0.969 g) = 0.646 g. Additionally, the upper 30 inches of soil were neglected in the

analyses because the upper 2 to 3 feet of the surface soils had been recently ripped and plowed as part of the on-going agriculture operations at the site, and these soils will ultimately be removed and replaced as moisture conditioned compacted fill as part of future site development as recommended later in the "Grading" section ESP's 2018 report. Total seismically induced settlement of dry sand assuming a groundwater depth of 8 feet ranged between 0 to 0.2 inches, and 0.1 to 0.2 inches for a groundwater depth of 20 feet (ESP 2018).

Based on the information presented above, ESP concluded that no special measures will be needed to protect the structures and improvements from either liquefaction or seismically induced settlement of dry sand (ESP 2018). Therefore, project impact would be less than significant and this issue will not be discussed further in the EIR.

IV. Landslides?

Less Than Significant Impact. On the basis of the July 2, 2018 Site reconnaissance performed for the Geohazard Assessment/Geotechnical Investigation (Tetra Tech 2018b), a review of the CGS Seismic Hazards Map for the 7.5 Minute Series Oxnard Quadrangle (CGS 2002b) and Section 6.2.2 of the *City of Oxnard General Plan Draft Background Report* (City of Oxnard 2006) indicates that the project site is not in an area prone to landslides and slope instability. Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

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

Potentially Significant Impact. The project site is currently used for agriculture. Soil erosion would potentially occur during construction activities, including site grading, structure assembly, and utility extension. Therefore, this issue will be addressed in the EIR.

c. Is the project located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. As documented above in response 3.4.7 a IV), the project site is not in an area prone to landslides or slope instability. Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

Based on the results of the liquefaction analysis performed by ESP for their Geotechnical Report, the potential for loss of soil bearing strength and lateral spreading at the site was determined to be very low. The assessment for loss of soil bearing strength was developed by comparing the thickness of the overlying non-liquefiable soils with respect to the depth, the relatively thin thickness, and the discontinuous nature of the underlying liquefiable soils. Lateral spreading can occur when a soil mass either slides laterally on liquefied soil layers towards a free slope face, or when a soil mass moves downslope on sloping ground. Since a free slope face does not exist within or near the site, we focused on the sloping ground aspect of lateral spreading. Based on the Google Earth website (Google, 2018), the site slopes at approximately 0.35 percent from the north to the south. The assessment for lateral spreading was developed by considering the relatively flat to very gently sloping ground surface with respect to the discontinuous nature of the underlying liquefiable soils. The conditions needed for lateral spreading to occur do not appear to exist at the Site (ESP 2018; Tetra Tech 2018b). Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

Section 6.2.2 of the *City of Oxnard General Plan Draft Background Report* (City of Oxnard 2006) indicates that the Site is located in an area susceptible to subsidence. The subsidence has been caused by overdraft of the groundwater aquifers that underlie the Oxnard Plain. Although it could occur, it is considered to be an insignificant risk due to the absence of reported problems. Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

As documented above in response 3.4.7 a III), the project site is not in an area prone to liquefaction, or collapse. Therefore, impact is less than significant, and this issue will not be discussed further in the EIR.

d. Is the project located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. The ESP Geotechnical Engineering Report concluded that the upper Site soils were judged to be generally non-expansive. Therefore, no special measures with respect to expansive soils are considered necessary (ESP 2018; Tetra Tech 2018b). Project impact would be less than significant, and this issue will not be discussed further in the EIR.

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

No Impact. The proposed project would not use septic tanks or alternative wastewater disposal systems and no project impact would result. Therefore, this issue will not be discussed further in the EIR.

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

Potentially Significant Impact. Based on the geotechnical studies prepared for the project site (Tetra Tech 2018b), the project site is underlain at the ground surface by Holocene deltaic alluvium and wash fan deposits to approximately 70 feet bgs. These are conformably underlain by upper Pleistocene alluvial sand and gravel deposits to approximately 400 feet bgs, and the marine – non-marine clays and gravels of the Lower Pleistocene San Pedro formation to approximately 2,000 feet bgs. Older alluvial deposits, upper Pleistocene and older deposits would have the potential to contain paleontological resources. Therefore, this issue will be discussed further in the EIR.

2.4.8 GREENHOUSE GAS EMISSIONS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b.	Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	X			

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. The proposed project would generate GHGs during construction and operation activities. Pursuant to state law (CEQA Guidelines 15064.7), VCAPCD is authorized to adopt thresholds of significance for GHG emissions. To date, VCAPCD has evaluated multiple options, but has not made a decision to adopt any of these options. VCAPCD is leaning toward the adoption of thresholds of significance for land use development consistent with those adopted by the South Coast Air Quality Management District (SCAQMD). On December 5, 2008, SCAQMD Governing Board adopted a proposal for an interim GHG threshold of significance for projects where the SCAQMD is lead agency. The threshold of significance is applicable for stationary sources and can be used for determining significant impacts for proposed projects (SCAQMD 2008). Under the interim thresholds of significance, projects can emit up to 10,000 MT per year of CO_2e before being deemed as having significant impacts. Therefore, GHGs resulting from the Proposed Project will be calculated using CalEEMod and this issue will be further analyzed in the EIR.

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

Potentially Significant Impact. As noted above, GHGs resulting from the proposed project will be calculated using CalEEMod and included in the EIR. Based on these results, the proposed project will be evaluated further in the EIR for potential conflict(s) with applicable plans, policies or regulations of an agency adopted for the purpose of reducing the emissions of GHGs.

2.4.9 HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c.	Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?			X	
d.	Be located on a site which 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 significant hazard to the public or the environment?	X			
e.	For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 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?			X	
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

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?

Less Than Significant Impact. The proposed project would not handle or generate large quantities of hazards materials. Potential hazardous materials used onsite include those needed during short term temporary construction activities such as architectural coatings and sealants. During long term operations, potential hazardous materials stored at the school would include cleaners (e.g., disinfectants, bleach) and office supplies (e.g., toner). As is standard for schools, these materials would be kept in cabinets or supply rooms and therefore, would not be

considered a hazard to students, staff, or the public. Therefore, project impact would be less than significant, and this issue will not be discussed further in the EIR.

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

Less Than Significant Impact. The proposed project would not create a significant hazard to the public or the environment involving the likely release of hazardous materials. As noted in response 3.4.9 a) above; the proposed project would be a public school that would not handle or generate large quantities of hazardous materials. Common hazardous materials needed for routine maintenance and operations would be stored in small quantities in cabinets and supply rooms. Hazardous materials on campus would be limited and stored away from students and the public. Therefore, project impact would be less than significant, and this issue will not be discussed further in the EIR.

c. Would the project emit hazardous emissions or handle hazardous materials or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Less Than Significant Impact. The proposed project is a public school that would not generate hazardous emissions or use materials in hazardous quantities. Therefore, project impact would be less than significant.

Radon is a naturally occurring, odorless, colorless gas produced by certain geologic materials. It is known to be a human carcinogen and can pose a cancer risk greater than one in one million in humans at concentrations equal to or greater than 4 picoCuries per liter (pCi/L).

The EDR environmental database search indicated that Ventura County is in a Radon Zone 1 area. Zone 1 areas have a predicted average indoor screening level greater than 4 pCi/L. The EDR database search reported that of 38 sites listed in the California Radon database that have been tested for the zip code of 93030, one had radon at levels greater than 4 pCi/L. The Federal Area Radon Information database reported 9 sites tested for radon in the 93454 zip code. The average concentration of tested sites was 0.478 pCi/L in first floor living areas (EDR 2017).

The EDR report gives a passing result for the project site with no further action required. These findings suggest there are no health concerns related to radon at the site. Therefore, project impact would be less than significant, and this issue will not be discussed further in the EIR.

d. Is the project located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. Based on information provided in the 2018 Phase I ESA (Tetra Tech 2019a) and Draft PEA (Tetra Tech 2018c), the proposed school project would not be located on a site included on a list of hazardous material sites. However, the PEA field investigation results indicated that approximately 28 acres of the site surface soils are impacted by OCPs at concentrations exceeding the PEA Screening Levels (Tetra Tech 2018c). Based on the results of the PEA, including the human health screening evaluation and the ecological screening evaluation, OCPs detected at the site (primarily toxaphene) appear to be present at significant concentrations that pose a threat to likely human receptors, including residential/unrestricted land use. Assumed exposures at the project ste result in a maximum cumulative carcinogenic risk estimate (8×10^{-6}) that exceeds the point of departure of 1×10^{-6} for potential residential receptors (Tetra Tech 2018c). The Draft PEA concluded that the surface soil sampling performed for PEA has adequately defined the lateral extent of OCP-impacted soil at the project site at concentrations exceeding DTSC Screening Levels. Tetra Tech is currently conducting a SSI of the under DTSC oversight to assess the depth of OCP-impacted soil at the site at concentrations exceeding PEA Screening Levels. A remedy for the OCP-impacted soil at the site will be developed following completion of the SSI. Therefore, this issue will be evaluated further in the EIR.

e. For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 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. California Code of Regulations Title 21 requires the State Department of Transportation to review any proposed school site that is located within 2 nautical miles of a runway. There are no airports within two nautical miles of the Site. Based on review of a Google Earth Image date January 5, 2015, and AirNav.com (AirNav.com 2017) (Appendix E), no airports are located within two nautical miles of the site. The closest airport to the Site is the Oxnard Airport, which is approximately 2.4 nautical miles west of the site. In addition, the Camarillo Airport is located approximately 3.2 nautical miles east of the site. Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

Based on review of data from AirNav.com, the site is located within two nautical miles of a heliport. The St John's Regional Medical Center Heliport is located approximately 0.6 nautical miles north of the site (AirNav.com 2017). This heliport is not identified as a primary noise source in the City of Oxnard's Noise Element. Therefore, this heliport would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The project site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones. Therefore, project impact is less than significant, and this issue will not be discussed further in the EIR.

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

Less Than Significant Impact. The *Ventura County Community Wildfire Protection Plan* (Ojai Valley Fire Safe Council 2010) (VCCWFPP) was created in accordance with Healthy Forest Restoration Act (HFRA) (enacted by the U.S. Congress in 2003) to serve as a Community Wildfire Protection Plan (CWPP) to protect communities at risk from wildland fires in Ventura County. The VCCWFPP defines an "at risk community" for wildland fires as:

- One that is listed in the notice entitled "Wildland Urban Interface Communities Within the Vicinity of Federal Lands That Are at High Risk From Wildfire";
- A community in which conditions are conducive to a large-scale wildland fire disturbance event; and
- A community for which a significant threat to human life or property exists as a result of a wildland fire disturbance event.

The VCCWFPP does not identify the City of Oxnard as a "at risk community" for wildland fires. Therefore, project impact would be less than significant and this issue will not be discussed further in the EIR.

2.4.10 HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	X			
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	X			
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	X			
	i.) result in substantial erosion or siltation on- or off-site;	X			
	ii.) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	X			
	(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; or	X			
	(iv.) impede or redirect flood flows?	X			
d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	X			
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X			

Discussion:

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. The project would need to connect to a sanitary sewer main which conveys domestic wastewater to the Oxnard Wastewater Treatment Plant (OWTP). The OWTP, owned and operated by the City of Oxnard, is a secondary treatment facility located at 6001 South Perkins Road, Oxnard, California (Oxnard Public Works 2015). The OWTP treats and discharges wastewater pursuant to National Pollutant Discharge Elimination System Order No. R4-2013-0094, adopted by the Los Angeles Regional Water Quality Board on June 6, 2013. The project would generate domestic wastewater from restroom facilities, which would be treated by the OWTP. The construction and operational impacts of the project will be in accordance with a Construction General

Permit Storm Water Pollution Prevention Plan (SWPPP). Studies including sewer calculations, a Preliminary Drainage Report, and a Preliminary Water Demand Analysis are being prepared. Therefore, this issue will be discussed further in the EIR.

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

Potentially Significant Impact. The proposed project is designed to meet the educational and recreational needs of students onsite. Stormwater improvements are proposed as part of the project, such as a High Density Polyethylene (HPDE) storm drain system and two points of stormwater pre-treatment, infiltration, and detention. Studies including sewer calculations, a Preliminary Drainage Report, and a Preliminary Water Demand Analysis are being prepared. Therefore, this issue will be discussed 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, or through the addition of impervious surfaces in a manner that would:

(i) result in substantial erosion or siltation on- or off-site;

Potentially Significant Impact. The project site is not located near the Santa Clara River or perennial surface streams. Therefore, the proposed project would not alter the course of a stream or river. However, the project would result in a change in the runoff patterns in the local area because the site would be converted from agricultural uses to educational uses, thereby increasing the amount of hardscape on the site and potentially increasing runoff in the area. Therefore, the projects long-term effects on erosion or siltation will be discussed 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. The project is not located near the Santa Clara River or perennial surface streams. Therefore, the proposed project would not alter the course of a stream or river. However, the project would result in a change in the runoff patterns in the local area because the site would be converted from agricultural uses to educational facilities, thereby increasing the amount of hardscape on the site and potentially increasing runoff in the area. The proposed project includes stormwater improvements such as a High Density Polyethylene (HPDE) storm drain system and two points of stormwater pre-treatment, infiltration, and detention. A Preliminary Drainage Report is being prepared and this issue will be discussed 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. The project site is not located near the Santa Clara River or perennial surface streams. Therefore, the proposed project would not alter the course of a stream or river. However, the project would result in a change in the runoff patterns in the local area because the site would be converted from agricultural uses to educational facilities, thereby increasing the amount of hardscape on the site and potentially increasing runoff in the area. While multiple stormwater improvements are proposed as part of the project, analysis of potential impacts on downstream drainage system capacity is necessary. A Preliminary Drainage Report is being prepared and this issue will be discussed further in the EIR.

(iv) impede or redirect flood flows?

Potentially Significant Impact. The project site is located in the southern area of the Santa Clara River flood plain. According to the FEMA Flood Insurance Rate Map No. 06111C0910E the Western half of the project site is located in Zone X (Other Areas) and is defined as areas determined to be outside the 0.2% (500-yr) annual chance floodplain, while the eastern portion of the site is located in Zone X (Other Flood Areas) and is defined as areas of 0.2% (500-yr) annual chance of flood; areas of 1%(100-yr) annual chance flood with average depths of less than

one foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% (100-yr) annual chance flood (FEMA 2010). The drainage path of the site post-construction, including potential flood flows, requires further analysis. A Preliminary Drainage Report is being prepared and this issue will be discussed further in the EIR.

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

Potentially Significant Impact. The project site is located in the southern area of the Santa Clara River flood plain. According to the FEMA Flood Insurance Rate Map No. 06111C0910E the Western half of the project site is located in Zone X (Other Areas) and is defined as areas determined to be outside the 0.2% (500-yr) annual chance floodplain, while the eastern portion of the site is located in Zone X (Other Flood Areas) and is defined as areas of 0.2% (500-yr) annual chance of flood; areas of 1%(100-yr) annual chance flood with average depths of less than one foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% (100-yr) annual chance flood (FEMA 2010). Figure 2.6 of the *Ventura County General Plan Hazards Appendix* indicates the project site is not located in an area subject to inundation by tsunami or seiche (Ventura County 2013). Figure 2.11.2 of the *Ventura County General Plan Hazards Appendix* indicates there are four major reservoirs in the Santa Clara River watershed upstream of the project site that are FEMA high hazard dams that would inundate the project area in the event of a reservoir failure (Ventura County 2013). During an inundation event, all pollutants stored at the project site are at risk of release to all areas downstream of the project site. Further analysis of potential pollutants on site and potential flood flows is necessary. Therefore, this issue will be discussed further in the EIR.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. The water supply needed for the long-term function of the project requires further evaluation. Therefore, the projects effect on the current water quality control plan or sustainable groundwater management plan will be discussed further in the EIR.

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2.4.11 LAND USE AND PLANNING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Physically divide an established community?			X	
b.	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 an environmental effect?	X			

Discussion:

a. Would the project physically divide an established community?

Less Than Significant Impact. With implementation of the proposed project, access to the surrounding community would still be available via the existing roadway network including Camino Del Sol and Rose Avenue. In addition, the proposed new Central Road would improve community roadway circulation by providing a new road to the north of the school campus that would connect the existing Camino De La Luna to Jacinto Drive. Therefore, the proposed project would not physically divide an established community and project impact would be less than significant. This issue will not be discussed 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 an environmental effect?

Potentially Significant Impact. OUHSD proposes to change the NECSP designations for the project site to Public Education and as needed Civic Center Use. The District would process a General Plan Amendment and Specific Plan Amendment through the City of Oxnard. Therefore, this issue will be evaluated further in the EIR.

2.4.12 MINERAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Discussion:

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

No Impact. Minerals are defined as any naturally occurring chemical elements or compounds formed from inorganic processes and organic substances. The California Surface Mining and Reclamation Act of 1975 (SMARA) requires that all cities address significant mineral resources, classified by the State Geologist and designated by the State Mining and Geology Board, in their General Plans.

According to the Oxnard 2030 General Plan, the project site is not within a known mineral resource area; important mineral / sand / gravel deposits are primarily located along the Santa Clara River channel, along Route 101 (Ventura Freeway) corridor, and along the eastern edge of the City extending as far west as Oxnard Boulevard in several areas (City of Oxnard 2011).

According to the California Department of Conservation, the project site is in a Mineral Resource Zone (MRZ) MRZ-3 and MRZ-4. MRZ-3 zones are defined as areas containing known or inferred aggregate resources of undetermined significance and MRZ-4 zones are defined as areas were available information is inadequate for assignment to any other MRZ zone (California Department of Conservation 2011).The State Mining and Geology Board designates Mineral Resource Zones (MRZ) and areas in which minerals have been found in substantial quantities. MRZ-2 areas are defined as areas where there are, or there is likely to be, mineral deposits. The project site is within an MRZ-3 and MRZ-4 area. There are no MRZ-2 areas within the project boundary; additionally, mining operations are generally not considered a compatible use with residential and school land uses. Therefore, no project impacts to mineral resources would occur, and this issue will not be discussed further in the EIR.

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The Mineral Resources land use designation previously included in the Oxnard 2020 General Plan has been discontinued in the Oxnard 2030 General Plan; there are no mineral resource recovery sites delineated within the Oxnard 2030 General Plan or the Northeast Community Specific Plan (City of Oxnard 2011, City of Oxnard 1993). Therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

2.4.13 NOISE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
a.	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 local general plan or noise ordinance, or applicable standards of other agencies?	X			
b.	Generation of excessive groundborne vibration or groundborne noise levels?	X			
c.	For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?			X	

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 local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The existing noise environment consists of vehicle noise from local street traffic on Camino Del Sol, Rose Avenue, and Cesar Chavez Drive, nature sounds, and community sounds. Other noise sources include the Union Pacific Railroad line that is located 0.6 miles south of the project site. Agriculture land use is located north of the project site and residential land use is located to the east, south, and west of the project site. Rio Rosales Elementary School is also located to the east. No ambient noise monitoring data have been identified for the Project vicinity, but existing land use patterns and street patterns as well as the existing noise contours published in the City of Oxnard's Noise Element indicate that the existing ambient noise levels at the proposed project site should be at or below 60 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL).

A technical noise analysis will be prepared to evaluate the potential impacts from the construction and operation of the proposed project related to applicable noise standards. The results will be documented in the noise section of the EIR. The analysis will also evaluate the potential construction noise impacts to Rio Rosales Elementary School since construction of the proposed project could occur during school hours. Therefore, this issue will be discussed further in the EIR.

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

Potentially Significant Impact. Operation of the school would not generate perceivable vibration levels; however, construction of the classroom buildings and site grading would require the use of equipment that could generate significate vibration levels. Possible sources of vibration may include bulldozers, dump trucks, backhoes, rollers, and other construction equipment that produces vibration. Therefore, this issue will be discussed further in the EIR.

c. For a project located within the vicinity of a private airstrip or 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 expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. California Code of Regulations Title 21 requires the State Department of Transportation to review any proposed school site that is located within 2 nautical miles of a runway. There are no airports within two nautical miles of the site. Based on review of a Google Earth Image date January 5, 2015, and AirNav.com (AirNav.com 2017) (Appendix E), no airports are located within two nautical miles of the site. The closest airport to the site is the Oxnard Airport, which is approximately 2.4 nautical miles west of the site. In addition, the Camarillo Airport is located approximately 3.2 nautical miles east of the site. This issue will not be discussed further in the EIR.

Based on review of data from AirNav.com, the site is located within two nautical miles of a heliport. The St John's Regional Medical Center Heliport is located approximately 0.6 nautical miles north of the Site (AirNav.com 2017). This heliport is not identified as a primary noise source in the City of Oxnard's Noise Element. Therefore, this heliport would not result in a safety hazard or excessive noise for people residing or working in the project area. This issue will not be discussed further in the EIR.

2.4.14 POPULATION AND HOUSING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	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)?			X	
b.	Displace a substantial number of existing people or housing units, necessitating the construction of replacement housing elsewhere?				X

Discussion:

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)?

Less Than Significant Impact. The proposed project is needed to accommodate existing and anticipated future enrollment in OUHSD. The project site is located within a developed urban environment. Access to the school would be provided from Rose Avenue, Camino Del Sol, and a proposed new "Central Road" to the north of the project site that would connect to the existing Camino De La Luna and Jacinto Drive. While the educational facilities would be contained within the project site; the City may require additional street and sidewalk improvements to service the proposed project. As noted below in section 3.4.17, a traffic study is being prepared for the proposed project and potential impacts related to traffic evaluated in the EIR. However, given the location of the project site within an existing developed urban environment these roadway improvements are not anticipated to be growth inducing.

Increased demand for school services is generally linked to changes in local land use patterns such as the construction of new dwelling units and the generation of new jobs that encourages new people to move into the area. No housing is proposed as a part of the project. The proposed project would generate some new jobs. Additional staff would include teachers, administrative, and support staff. Most or all of the additional staff could be hired from the existing qualified applicant pool already residing within or near the District. However, if teachers or other staff are hired outside the District area to fill a specific role(s), it may result in a few new people and their families moving into surrounding neighborhoods, thus creating a slight increase in the local population. Therefore, project impact would be less than significant and this issue will not be discussed further in the EIR.

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

No Impact. The project site is vacant undeveloped land that does not contain any housing. No people would be displaced requiring replacement housing. Therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

2.4.15 PUBLIC SERVICES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
	i.) Fire protection?	X			
	ii.) Police protection?	X			
	iii.) Schools?				X
	iv.) Parks?	X			
	v.) Other public facilities?			X	

Discussion:

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

I. Fire Protection

Potentially Significant Impact. The proposed project would be designed and constructed to meet required fire protection standards including adequate emergency access. As a public school, the proposed project would be anticipated to generate similar types of calls as the residential uses located nearby. Nonetheless, the EIR will evaluate the potential physical impacts on the environment for fire protection services and this issue will be analyzed further in the EIR.

II. Police Protection

Potentially Significant Impact. The proposed project would be designed and constructed to meet required fire protection standards including adequate emergency access. As a public school, the proposed project would be anticipated to generate similar types of calls as the residential uses located nearby. Nonetheless, the EIR will evaluate the potential physical impacts on the environment for police protection services and this issue will be analyzed further in the EIR.

III. Schools

No Impact. The proposed project includes educational facilities for a new High School that is needed to accommodate existing and anticipated future enrollment in the OUHSD. The increased school capacity with the proposed project would have a beneficial impact on public school facilities. Therefore, no adverse project impact on public school facilities would result and this issue will not be further analyzed in the EIR.

IV. Parks

Potentially Significant Impact. The proposed project includes educational facilities designed to meet the educational and recreational needs of grades 9-12 students' onsite. Recreational facilities to be provided on campus include a stadium, a variety of play fields, hard courts, and a pool. Of these, approximately 14.2-17 acres of playfields are proposed for joint-use with the City to provide additional recreation opportunities to the community as well as consideration for civic center use of other facilities on site. This issue will be evaluated further in the EIR.

V. Other Public Facilities

Less Than Significant Impact. The proposed project would not result in substantial increased demand for other public facilities such as libraries. The proposed project is designed to meet the educational and recreational needs of grades 9-12 students' onsite. Therefore, project impact is less than significant, and this issue will not be further analyzed in the EIR.

2.4.16 RECREATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b.	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	X			

Discussion:

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

Less Than Significant Impact. The City of Oxnard Recreation & Community Services Department provides park and recreation services in the City. The proposed project is not dependent upon City parks for student recreational needs. The proposed project is designed to meet the educational and recreational needs of grades 9-12 students' onsite. Recreational facilities to be provided on campus include a stadium, a variety of play fields, hard courts, and a pool. Therefore, project impact would be less than significant, and this issue will not be further analyzed in the EIR.

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

Potentially Significant Impact. The proposed project includes educational facilities designed to meet the educational and recreational needs of grades 9-12 students' onsite. Recreational facilities to be provided on campus include a stadium, a variety of play fields, hard courts, and a pool. Of these, approximately 14.2 – 17 acres of playfields are proposed for joint-use with the City to provide additional recreation opportunities to the community as well as consideration for civic center use of other facilities on site. Potential environmental impacts associated with the proposed project, including recreational areas, are discussed by environmental resources topic throughout this Initial Study (IS). Per CEQA Guidelines Section 15378, a "project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. Therefore, issues identified for further analysis in the EIR will include analysis for the whole project including potential impacts related to new recreational facilities.

2.4.17 TRANSPORTATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	X			
b.	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	X			
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
d.	Result in inadequate emergency access?	X			

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. A traffic study will be conducted for the proposed project. As part of this study, traffic counts at study area intersections will be collected for AM and PM peak hours. Trip generation estimates will be determined for the project site based on anticipated enrollment and standard trip generation rates and other sources. The trip generation will be coordinated with City staff. Trips will be distributed based on school routes and student zip code information. The traffic study will calculate intersection levels of service for existing conditions, cumulative conditions and 2030 General Plan conditions with and without the proposed project. The traffic study will identify feasible mitigation measures where applicable. The potential for the proposed project to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system will be evaluated further in the EIR based on the results of the traffic study.

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

Potentially Significant Impact. As noted above, a traffic study is being conducted for the proposed project. Therefore, this issue will be evaluated further in the EIR based on the results of the traffic study.

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. The proposed project would be designed and constructed to meet required standards including adequate emergency access. A review of project site access and circulation plan, including bicyclist and pedestrian access and safety will be conducted as part of the traffic study. Therefore, this issue will be evaluated further in the EIR.

d. Would the project result in inadequate emergency access?

Potentially Significant Impact. The proposed project would be designed and constructed to meet required standards including adequate emergency access. While no impacts to emergency access are anticipated, a review of project site access will be conducted as part of the traffic study and the results documented in the EIR.

2.4.18 TRIBAL AND CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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 Public Resources Code section 5020.1(k), or	X			
	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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	X			

Discussion:

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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 Public Resources Code section 5020.1(k), or

Potentially Significant Impact. The project site is currently used for agriculture. A Phase I Archaeological Survey will be conducted for the project site to determine if prehistoric or historic archaeological deposits are present. Therefore, this issue will be evaluated 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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. A Phase I Archaeological Survey will be conducted for the project site to determine if prehistoric or historic archaeological deposits are present. Therefore, this issue will be evaluated further in the EIR.

2.4.19 UTILITIES AND SERVICE SYSTEMS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	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?	X			
b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	X			
c.	Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
d.	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?			X	
e.	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

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. Implementation of the proposed project would require water and wastewater treatment services and other public utility connections. A preliminary water demand memo, hydrology report and sewer report are being prepared for the Maulhardt Ranch property. Therefore, this issue will be evaluated further in the EIR.

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

Potentially Significant Impact. Implementation of the proposed project would require water service. A preliminary water demand memo is being prepared for the Maulhardt Ranch property. Therefore, potential impacts to water supply will be evaluated further in the EIR.

c. Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Implementation of the proposed project would require wastewater treatment services. A sewer report is being prepared for the Maulhardt Ranch property. Therefore, potential impacts to wastewater treatment capacity will be evaluated further in the EIR.

d. 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?

Less Than Significant Impact. The proposed project would submit the City of Oxnard Construction and Demolition (C and D) Management Worksheets in compliance with AB 939 for diverting solid wastes during the Construction, Demolition, and Occupancy phases of the project (City of Oxnard 2015). The City of Oxnard is in the process of developing a Zero Waste strategic plan and is currently meeting or exceeding state diversion goals for solid waste. The City operates the Del Norte Regional Recycling and Transfer Station, which serves as the central hub of the City's overall solid waste management system and as a regional resource. Waste that is not recycled is disposed of at local landfills, most commonly Toland Road Landfill (City of Oxnard 2017). The Ventura Regional Sanitation District expanded Toland Road Landfill from 135-tons per day to 1,500-tons per day in 1997 to provide Ventura County with approximately 30 years of landfill capacity as of that date (Ventura Regional Sanitation District 2016). Therefore, the proposed project would not generate solid waste in excess of State or local standards, in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and project impact would be less than significant. This topic will not be discussed further in the EIR.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The proposed project would not generate substantial amounts of solid waste and the project would comply with applicable federal, state, and local statutes and regulations related to solid waste. The proposed project would submit the City of Oxnard Construction and Demolition (C and D) Management Worksheets in compliance with AB 939 for diverting solid wastes during the Construction, Demolition, and Occupancy phases (City of Oxnard 2015). Therefore, project impact would be less than significant, and this issue will not be discussed further in the EIR.

2.4.20 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?				X
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?				X
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?				X
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?				X

Discussion:

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The project site is not located in or near a state responsibility area; the site is within the incorporated Oxnard local responsibility area (CalFire 2007). The project site is within a Moderate Fire Hazard Severity Zone and is not within a determined "Community at Risk." Within Ventura County, a "Community at Risk" is defined as a community within close proximity to chaparral vegetation, that if ignited, would present a high or very high hazard to nearby homes, infrastructure, and/or assets (Ojai Valley Fire Safe Council 2010). The project site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones; therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

b. Would the project 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. The project site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones. There are no factors that would exacerbate wildfire risks, therefore no project impacts would occur, and this issue will not be discussed further in the EIR.

c. Would the project 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. The project site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones. The urban infrastructure installation/expansion associated with the proposed project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

d. Would the project 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. The project site is not located in or near a state responsibility area, nor is it within lands classified as very high fire hazard severity zones. Surface elevations at the project site are approximately 54-60 feet above MSL, and the proposed project would not expose people or structures to significant risks such as downstream flooding or landslides. Therefore, no project impacts would occur, and this issue will not be discussed further in the EIR.

2.4.21 MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a.	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?	X			
b.	Have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	X			
c.	Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X			

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. As noted in this Initial Study analysis, several resource issues will be analyzed further in the EIR. While it is unlikely that the proposed project would substantially degrade the environment for biological or cultural resources, a clear determination cannot be made at this time and this issue 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 when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

Potentially Significant Impact. As noted in this Initial Study analysis, several resource issues will be analyzed further in the EIR. The potential for the proposed project, when combined with other foreseeable projects in the area, to result in cumulative impacts will be evaluated further in the EIR.

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

Potentially Significant Impact. The proposed project would be designed and constructed to meet required safety standards. As identified in this Initial Study, several resource issues will be analyzed further in the EIR. Therefore, a clear determination cannot be made at this time and this issue will be analyzed further in the EIR.

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FIGURES

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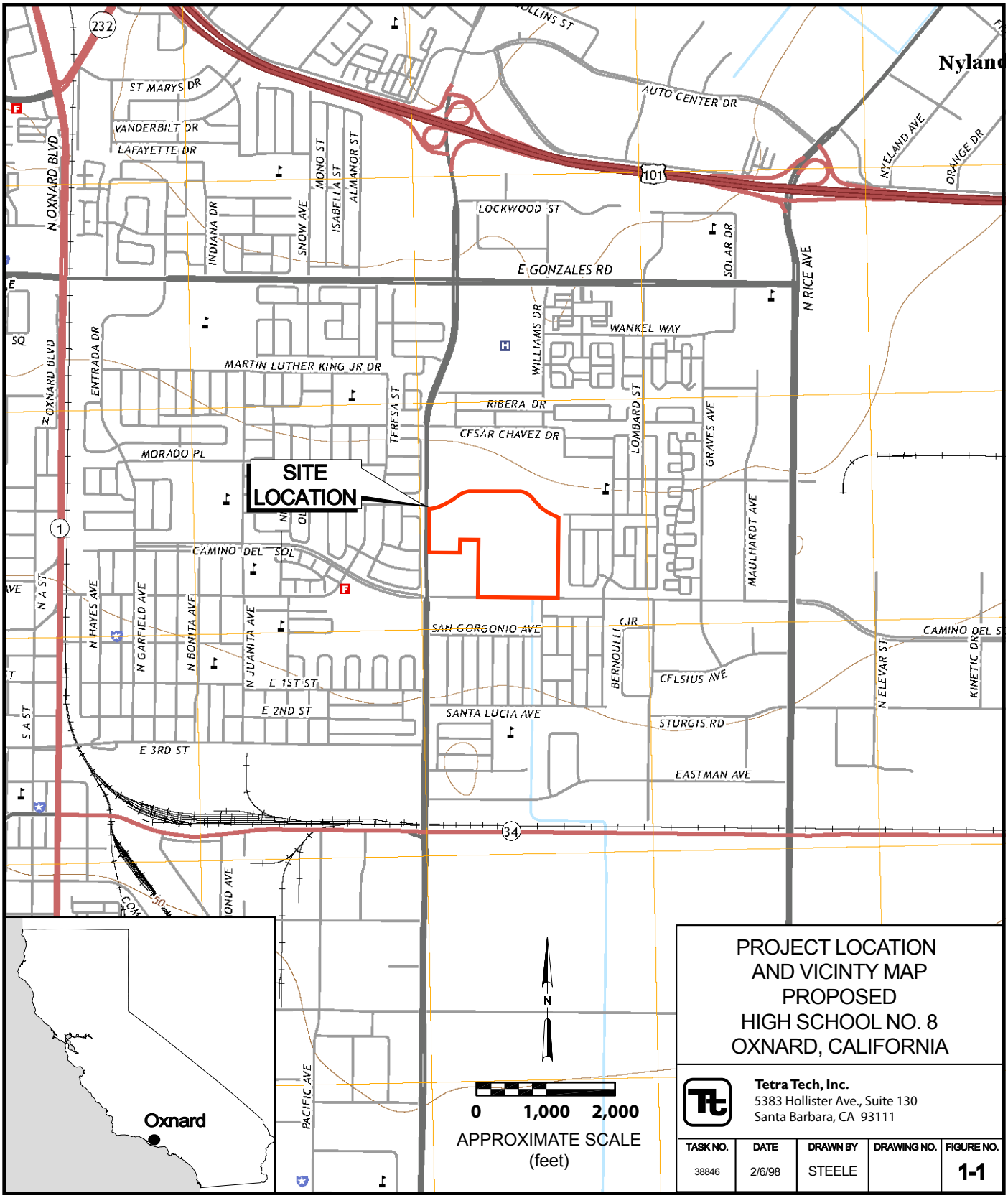

PROJECT LOCATION
AND VICINTY MAP
PROPOSED
HIGH SCHOOL NO. 8
OXNARD, CALIFORNIA

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TASK NO.	DATE	DRAWN BY	DRAWING NO.	FIGURE NO.
38846	2/6/98	STEELE		1-1

Notes: 1) Base Map Oxnard Quadrangle 7.5 Minutes Series, U. S. Geological Survey (2015).
2) Site Boundary Extropolated from *Site Plan* (WLC Associates 2018)

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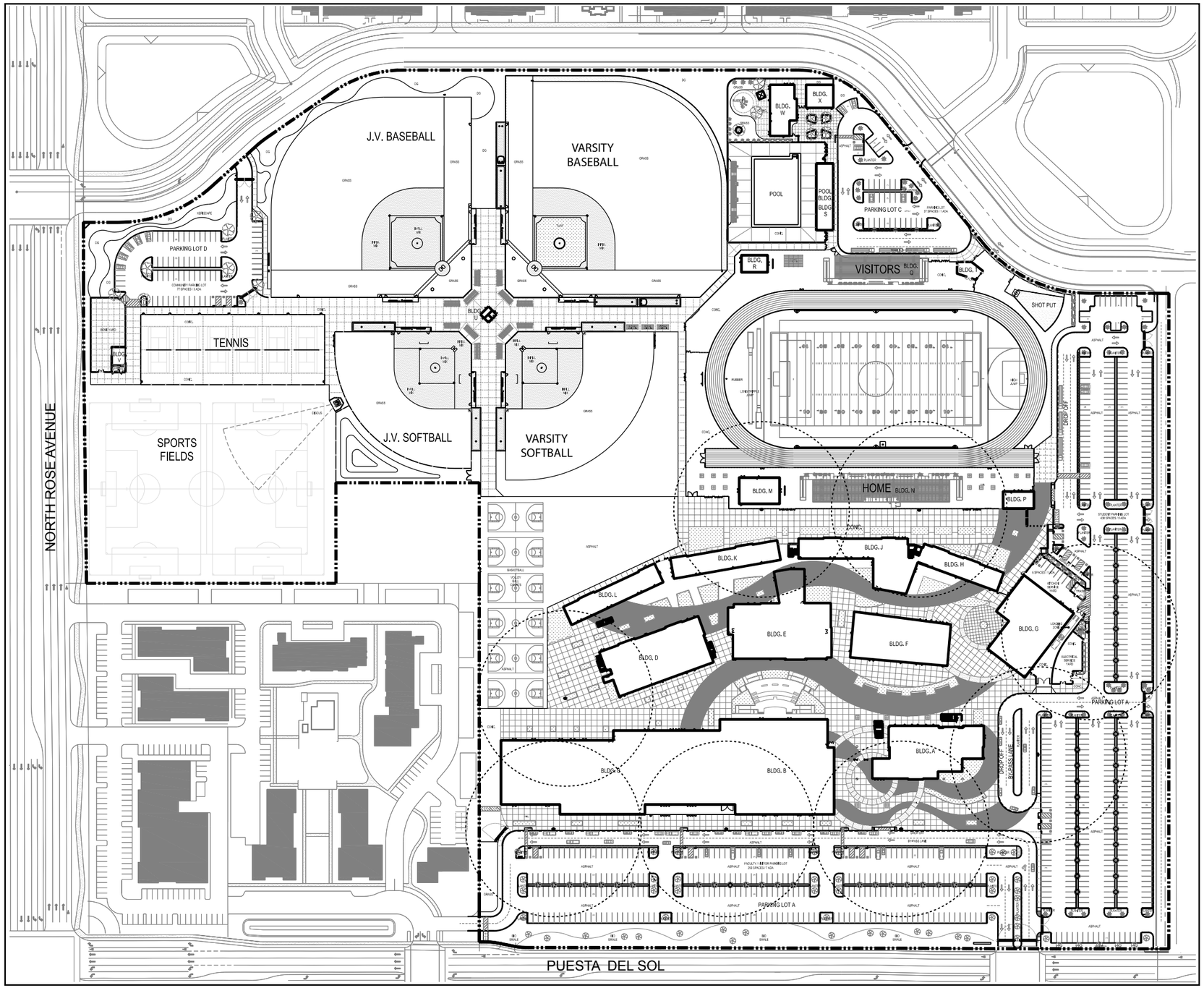

Source: WLC Architects February 11, 2019

LEGEND

SITE BOUNDARY

N

0 50 100

APPROXIMATE SCALE
(feet)

CONCEPTUAL SITE MAP
HIGH SCHOOL NO. 8
OXNARD, CALIFORNIA

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TASK NO.	DATE	DRAWN BY	DRAWING NO.	FIGURE NO.
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