



*Planning Division*

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission

**FROM:** Kathleen Mallory, AICP, Project Planner

**DATE:** December 10, 2009

**SUBJECT:** Recommendation to Certify Final Environmental Impact Report (FEIR) No. 05-03 for the SouthShore and South Ormond Beach Specific Plan Projects

- 1) **Recommendation:** That the Planning Commission recommends that the City Council certify Final Environmental Impact Report No.05-03 for the SouthShore and South Ormond Beach Specific Plan Projects.
  
- 2) **Project Description and Applicant:** The SouthShore project is generally located on the north side of Hueneme Road, east of Edison Drive, west of Olds Road, and south of the Tierra Vista and Villa Capri Neighborhoods. This area (approximately 322 acres) proposes a mix of uses including up to 1,283 residential dwelling units of varying types and densities; an elementary school; a high school; a community park; neighborhood parks; an 18-acre lake; a mixed-use commercial marketplace; light industrial uses; and open spaces and trails. The South Ormond Beach project is generally located on the south side of Hueneme Road, east of Edison Drive, west of Arnold Road, and north of coastal dunes and beach areas. This area (approximately 595 acres) proposes a 367 acre business park, including a business/research campus, light industrial facilities and harbor-related uses. The remaining 228 acres would continue in agricultural use and would not be annexed to the City as part of this project. This property may be sold to the California Coastal Conservancy or partner organization for use as part of the larger Ormond Beach wetland restoration project. The California Coastal Conservancy is coordinating the restoration and maintenance planning of this area. All existing agricultural uses will continue in this area until the restoration process begins. The applicant for the SouthShore project is Hearthside Homes/ITO Farms, 6 Executive Circle, Suite 250, Irvine, CA 92614. The applicant for the South Ormond Beach project is Marathon Land, et. al, P.O. Box 579, Port Hueneme, CA 93044-0579.
  
- 3) **Project Summary:** The project area is divided by Hueneme Road into two subareas. The SouthShore Specific Plan project area is located north of Hueneme Road and is primarily residential in nature. The South Ormond Beach Specific Plan project area is south of Hueneme Road and is industrial in nature; a specific breakdown of land uses by project area is as follows.

**SPECIFIC PLAN LAND USE DESIGNATIONS**

Land Use Designation	Northern Subarea		Southern Subarea		Total	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential-low	56.5	17.5%			56.5	6.2%
Residential-low Medium	37.3	11.6%			37.3	4.1%
Residential-medium	40.9	12.7%			40.9	4.5%
Mixed-use (Commercial)	4.2	1.3%			4.2	0.5%
Business/Research Park			61.3	10.3%	61.3	6.7%
Light Industrial	37.2	11.6%	217.5	36.6%	254.7	27.8%
School	63.5	19.7%			63.5	6.9%
Park	39.6	12.3%			39.6	4.3%
Agriculture			228.6	38.4%	228.6	24.9%
Misc Open Space	25.4	7.9%	51	8.6%	76.4	8.3%
Other	17.4	5.4%	36.4	6.1%	53.8	5.9%
<b>Total</b>	<b>322.0</b>	<b>100.0%</b>	<b>594.8</b>	<b>100.0%</b>	<b>916.8</b>	<b>100.0%</b>

**4) Background Information:** In May 2007, the City of Oxnard published the Ormond Beach Specific Plan Draft Environmental Impact Report (DEIR). The DEIR assessed the potential environmental implications of implementing two proposed specific plan projects. The May 2007 DEIR was circulated for public review and comment for a period of 60 days. The City reviewed those comments to identify specific environmental concerns and determine whether any additional environmental analysis would be required to respond to issues raised in the comments. Based on that review, the City determined that several subjects addressed in the DEIR warranted additional analysis. These sections included: water resources; biological resources; air quality; and alternatives analysis. The City also took the recirculation opportunity to address a variety of other comments submitted on the May 2007 DEIR document, although those changes did not constitute significant new information pursuant to the California Environmental Quality Act (CEQA). Thus, as part of the July 2008 recirculation the City opted to republish the entire document, rather than selected sections.

In July 2008, the City published the Revised DEIR (RDEIR); the public review period for the RDEIR was from July 24, 2008 to September 22, 2008. In response to public comments on the RDEIR, changes and corrections were made to several RDEIR sections. These changes are explained in Volume II of the FEIR document under Section 1.0, Responses to Comments, and Section 2.0, Corrections and Additions to the FEIR. The FEIR was made available to the public on November 23, 2009. The FEIR is comprised of the following:

- Volume I – Environmental Impact Report, with incorporation of pages revised as a result of the RDEIR;
- Volume II – Response to comments, comment letters and corrections and additions to the FEIR; and

- Volume III – Technical Appendices

The FEIR concluded that there were significant and unavoidable environmental impacts associated with the project for the following impact categories.

***Northern Subarea Class I Impacts (Significant and Unavoidable)***

- **Air Quality:** Exceedance of thresholds from construction- and project-related operational ROC and NO<sub>x</sub> emissions, resulting from heavy equipment used during construction, residential and non-residential sources including vehicular traffic, space and water heating, and consumer products.
- **Agricultural Resources:** The proposed development of the Northern Subarea would convert approximately 322 acres of prime farmland currently used for agricultural operations to urban and open space uses.
- **Noise:** Significant increases in traffic noise levels at noise-sensitive receivers located along several roadway segments. Along Pleasant Valley Road, City's Noise Ordinance standards would be exceeded for existing residential development.
- **Visual/Aesthetic Resources:** The transition of land from agricultural to urban uses constitutes a substantial change in the visual character of the area. The City of Oxnard views agricultural lands as an important visual resource, and loss of this resource is an unavoidable consequence of development.

***Southern Subarea Class I Impacts (Significant and Unavoidable)***

- **Air Quality:** Exceedance of thresholds from construction- and project-related operational ROC and NO<sub>x</sub> emissions resulting from heavy equipment used during construction, residential and non-residential sources including vehicular traffic, space and water heating, and consumer products.
  - **Agricultural Resources:** The proposed project would convert approximately 375 acres of prime farmland currently used for agricultural operations to non-agricultural uses. The remaining 220 acres included in the Southern Subarea would continue to be available for agricultural production.
  - **Visual/Aesthetic Resources:** The transition of land from agricultural to urban uses constitutes a substantial change in the visual character of the area. The City of Oxnard views agricultural lands as an important visual resource, and loss of this resource is an unavoidable consequence of development.
- 5) Required Approvals:** The Planning Commission's action on both the FEIR and the discretionary permits required for the projects is advisory to the City Council. Should the FEIR be certified by the City Council, in early 2010 the Planning Commission and City Council will

consider the following discretionary permits for the specific plan projects:

- General Plan Amendment for each subarea.
- Establishment of zoning for the Northern and Southern subareas through adoption of specific plans for the project areas. The exception is the southernmost 228 acres in the Southern Subarea, which will retain its zoning under Ventura County jurisdiction.
- Approval of development agreements for each of the subareas.
- Approval of tentative tract maps for each of the subareas.

In addition to these City of Oxnard actions, other permits or actions by other agencies for which this document may be used are as follows:

- With the exception of the southernmost 220 acres, reorganization and approval by Local Agency Formation Commission (LAFCO) of annexation of the Northern and Southern subareas. Annexation would be accompanied by the simultaneous detachment of the same area from the Ventura County Resource Conservation District and the Ventura County Fire Protection District.
- Annexation to Metropolitan Water District of Southern California and Calleguas Municipal Water District.
- Army Corps of Engineers Nationwide Permit for activities within waters of the U.S. (33 CFR 330)
- Los Angeles Regional Water Quality Control Board Section 401 Water Quality Certification.
- Ventura County Watershed Protection District approval.

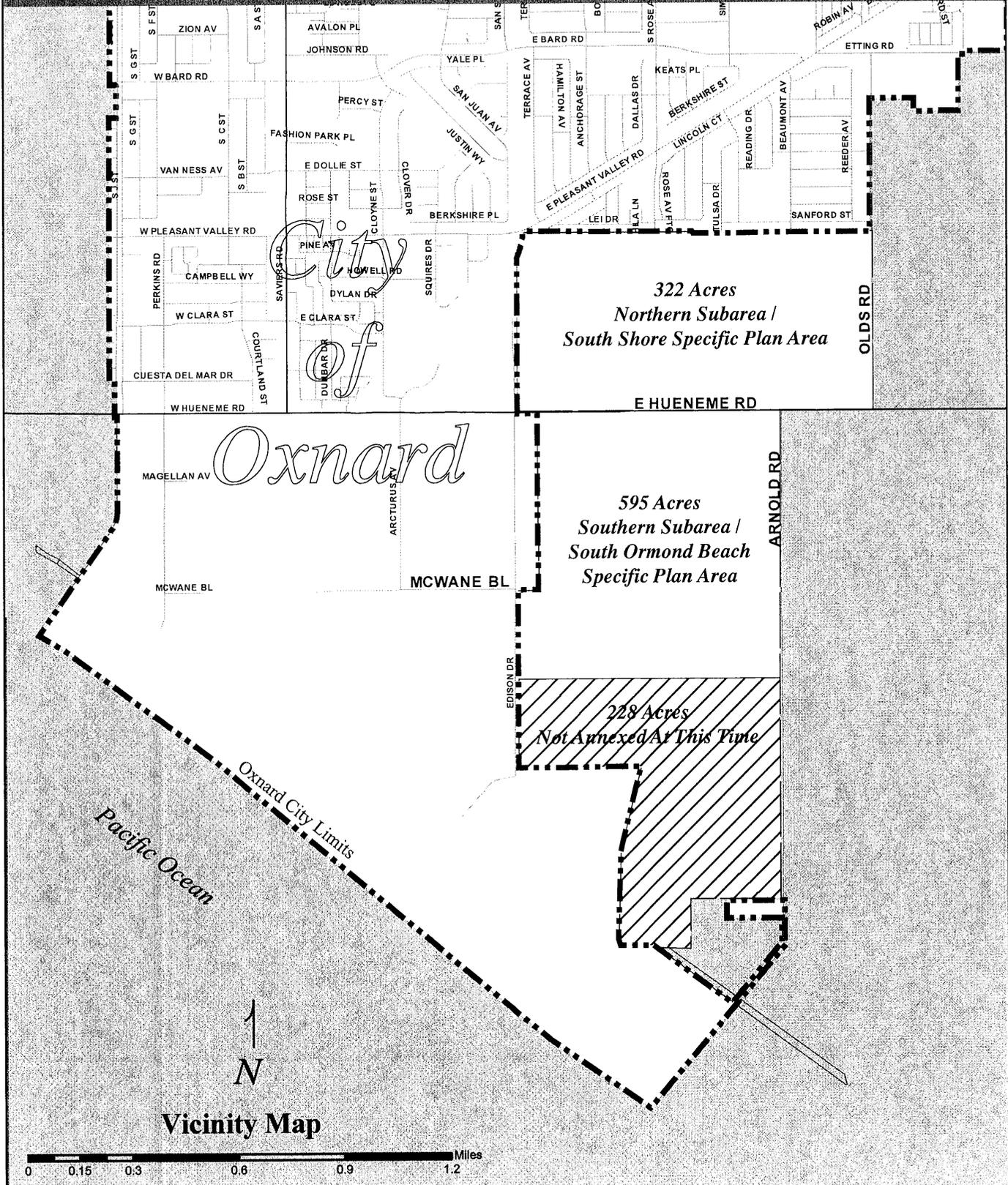
**6) Environmental Review Procedure:** For projects, such as the Ormond Beach Specific Plan projects, for which the Planning Commission is an advisory body, the CEQA guidelines require the Planning Commission to review and consider the FEIR prior to the City Council's certification.

**Attachments:**

- A. Maps (Vicinity, SouthShore Site Plan and South Ormond Beach Site Plan)
- B. FEIR 05-03 (previously distributed)
- C. FEIR Recommendation Resolution

Prepared by: <u>km</u> KM
Approved by: <u>sm</u> SM

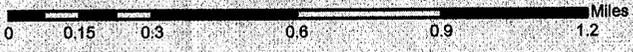
# Ormond Beach Specific Plan Study Area



*City of Oxnard*

*Oxnard*

**Vicinity Map**



Ormond Beach Specific Plan Study Area

Attachment A, pt. 1

**LEGEND**

--- Specific Plan Boundary  
 --- Product Boundary  
 --- Residential

**RESIDENTIAL:**

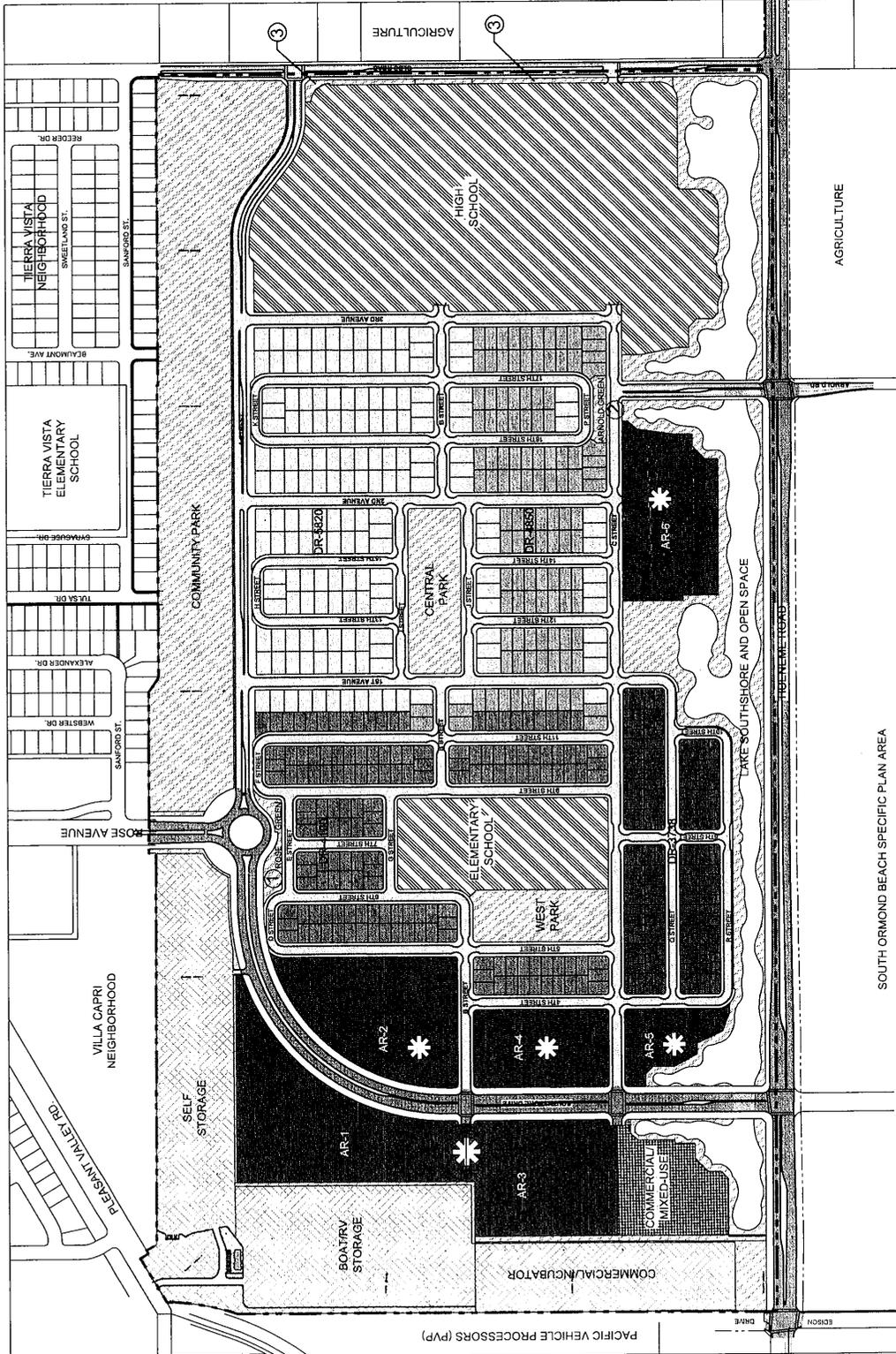
- Single-Family Detached 5,820 S.F.
- Single-Family Detached 4,850 S.F.
- Single-Family Detached 4,100 S.F.
- Single-Family Detached 3,738 S.F.
- Attached Residential (AR)

**NON-RESIDENTIAL:**

- Public Parks & Open Spaces
- Rose Green
- Arnold Green
- Enhanced Parkway Adjacent to Olds Road
- Public School
- Private Recreation Areas
- Commercial/Mixed Use
- Self Storage (SCE)
- Boat/RV Storage (SCE)
- Commercial/Incubator (SCE)

**OTHER:**

- Arterial Roadway
- Neighborhood Roadway



**EXHIBIT 2-1  
 Land Use Plan**

SCALE: 1" = 500'

0 125 250 500

DATE: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

PROJECT: \_\_\_\_\_

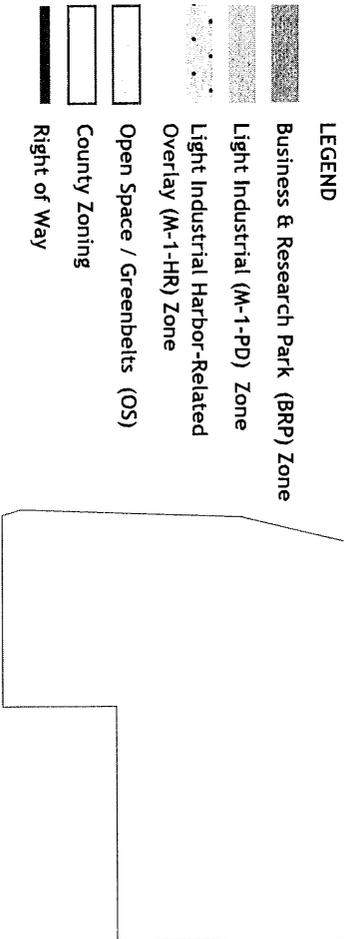
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**SOUTHSHORE**

Attachment A, Pt. 2

# South Ormond Beach Specific Plan Zoning and Land Use

Land Use Type	Acres	Percentage
<b>Non-Developable Areas</b>		
County Agriculture - Exclusive	228.60	38.43%
Rights-of-Way	36.44	6.13%
Open Space/Greenbelts	50.97	8.57%
<b>Subtotal - Non-Developable Area</b>	<b>316.01</b>	<b>53.13%</b>
<b>Developable Areas</b>		
Business/Research Park (BRP)	61.29	10.30%
Light Industrial (M-1-PD)	169.49	28.49%
Light Industrial – Harbor Overlay (M-1-HR)	48.04	8.08%
<b>Subtotal - Developable Area</b>	<b>278.82</b>	<b>46.87%</b>
<b>TOTAL</b>	<b>594.83</b>	<b>100.00%</b>



RESOLUTION NO. 2009-[FEIR - 05-03]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT NO. 05-03 FOR THE ORMOND BEACH SPECIFIC PLAN PROJECTS (SCH #2005091094). THE SOUTHSHORE SPECIFIC PLAN PROJECT IS GENERALLY LOCATED ON THE NORTH SIDE OF HUENEME ROAD, EAST OF EDISON DRIVE, WEST OF OLDS ROAD, AND SOUTH OF THE TIERRA VISTA AND VILLA CAPRI NEIGHBORHOODS. THE SOUTH ORMOND BEACH SPECIFIC PLAN PROJECT IS GENEALLY LOCATED ON THE SOUTH SIDE OF HUENEME ROAD, EAST OF EDISON DRIVE, WEST OF ARNOLD ROAD, AND NORTH OF COASTAL DUNES AND BEACH AREAS. THE SOUTHSHORE PROJECT IS FILED BY HEARTHSTIDE HOMES/ITO FARMS, 6 EXECUTIVE CIRCLE, SUITE 250, IRVINE, CA 92614 AND THE SOUTH ORMOND BEACH PROJECT IS FILED BY MARATHON LAND, ET. AL., P.O. BOX 579, PORT HUENEME, CA 93044-0579.

WHEREAS, the Planning Commission of the City of Oxnard has thoroughly reviewed and considered Final Environmental Impact Report No.05-03 (State Clearinghouse # 2005091094) (the "FEIR") for the SouthShore and South Ormond Beach Specific Plan Projects (the projects), which has been prepared in accordance with the California Environmental Quality Act (CEQA) and Resolution No. 10,851, as amended, of the City Council; and

WHEREAS, the Planning Commission has held a public hearing and received and considered oral and written testimony on the FEIR; and

WHEREAS, the comments of the Commissioners, members of the public, and interested groups and agencies have been adequately responded to.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard recommends City Council certification of the FEIR determining that this document was completed in compliance with CEQA and that this document reflects the City of Oxnard's independent judgment and analysis.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 10<sup>th</sup> day of December, 2009, by the following vote:

AYES:

NOES:

ABSENT:

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Deirdre Frank, Chair

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary