



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Kathleen Mallory, AICP, Contract Planner

DATE: June 3, 2008

SUBJECT: **Vineyard-Ventura Homes:** Planning & Zoning Permit Nos. 06-620-01 (General Plan Amendment), 06-570-02 (Zone Change), 06-540-01 (Special Use Permit for a Planned Residential Group Permit), 06-630-01 (Specific Plan Amendment), and 07-300-10 (Tentative Subdivision Map No. 5672) located at Northwest Corner of Ventura Road and Vineyard Avenue, 1801 West Vineyard Avenue.

Ventura Road Townhomes: Planning & Zoning Permit Nos. 07-620-04 (General Plan Amendment), 07-570-03 (Zone Change), 07-540-03 (Special Use Permit for a Planned Residential Group Permit), 07-630-01 (Specific Plan Amendment), and 07-300-11 (Tentative Subdivision Map 5765) located at 2501 North Ventura Road.

1) Recommendation: That the Planning Commission:

- a)** Hold a public hearing and take public comments on the Draft Environmental Impact Report (DEIR).
- b)** Provide comments regarding the DEIR to the Planning staff and the EIR consultant.

2) Project Description and Applicant: **Vineyard-Ventura Homes Project** - The project is located on the northwest corner of Ventura Road and Vineyard Avenue. The project involves a request for the construction of 75 two-story, for-sale, single-family residences along the perimeter of the site, and 126 two-story, for-sale condominium units on perimeter of the site. Approval of a General Plan Amendment is proposed to change the land use designation from Community Commercial to Low Medium Density Residential. Amendments to both the map and the text contained within the Northwest Community Specific Plan (NWCSP) are proposed. These specific plan amendments would change the designation of "Sub Area 2" from "Community Commercial/Resort" and "Community Reserve" to "Sub-Area 2, Residential". An amendment to the text of the NWCSP is also proposed to eliminate the requirement for a 5,000 sq. ft. community center on the project site and to clarify residential uses on the site instead of

Vineyard-Ventura Homes:

Planning & Zoning Permit Nos. 06-620-01, 06-570-02, 06-540-01, 06-630-01, and 07-300-10

Ventura Road Townhomes:

Planning & Zoning Permit Nos. 07-620-04, 07-570-03, 07-540-03, 07-630-01, and 07-300-11

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commercial oriented uses. A Zone Change from C-2-PD (General Commercial, Planned Development) to R-2-PD (Low-Medium Density, Planned Development) is also proposed for the Project site. The Project also involves a request for approval of a Special Use Permit for a Planned Residential Group in order to reduce the required front and rear yard setbacks on specific residential units. A Development Agreement is also being requested.

Ventura Road Townhome project - The proposed project is located approximately 1,500 feet north of the intersection of Ventura Road and Vineyard Avenue. The Project involves a request for the construction of 143 two- and three-story for sale condominium units on approximately 9.6 acres. Approval of a General Plan Amendment is proposed to change the land use designation from Commercial Specialized RS to Medium Density Residential. An amendment to the Northwest Community Specific Plan is proposed to change the mix of land uses envisioned within the area, known as "Sub-Area 3", from a mixed-use area to "Sub-Area 3, Residential." A Zone Change from C-2-PD (General Commercial, Planned Development) to R-3-PD (Medium Density, Planned Development) is also proposed for the Project site. The Project also involves a request for approval of a Special Use Permit for a Planned Residential Group in order to construct residential condominium units up to 43 feet in height, and to reduce the required rear yard setbacks for specific residential units. A Development Agreement is also being requested.

The applicant for both projects is Casden Properties, LLC., 9090 Wilshire Blvd., 3rd floor, Beverly Hills, CA 90211.

- 3) EIR Overview:** In accordance with Section 15060 of the California Code of Regulations, in July 2007 the Planning Division of the City of Oxnard determined that an Environmental Impact Report (EIR) was required for the Casden development projects; therefore, a Notice of Preparation was distributed advising the public and responsible agencies that an EIR would be prepared.

The California Environmental Quality Act (CEQA) classifies environmental impacts by level of impact. CEQA identifies the following class of impacts:

- **Class I, Significant and unavoidable** (incapable of being reduced to acceptable levels);
- **Class II, Potentially significant, but mitigable** (avoidable through imposition of mitigation measures which reduce significant impacts to acceptable levels); and
- **Class III, Less than significant** (mitigation measures are recommended but not required).

Based upon the analysis contained in the DEIR, no impacts were identified as significant and unavoidable (Class 1). The DEIR also concluded that one or more potentially significant but mitigable (Class II) impact(s) would result with the implementation of the proposed projects in the following five impact sections: air quality, biological resources, hazardous materials,

Vineyard-Ventura Homes:

Planning & Zoning Permit Nos. 06-620-01, 06-570-02, 06-540-01, 06-630-01, and 07-300-10

Ventura Road Townhomes:

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hydrology and water quality, and noise. Less than significant (Class III) impacts were identified within the following nine sections: air quality, biological resources, hazardous materials; hydrology and water quality, land use and planning, noise, public services, recreation, and transportation and circulation. The executive summary from the DEIR is attached for information.

The DEIR was sent to the State Clearinghouse for review. The public review period for the DEIR is from May 30, 2008 to July 14, 2008. The DEIR has previously been forwarded to the Planning Commission.

Prepared by: KM
KM

Approved by: SM
SM

Attachment:

- A. Executive summary

ATTACHMENT A **EXECUTIVE SUMMARY**

The intent of the Executive Summary section is to provide decision-makers and other readers with a clear and simple description of the proposed project, its impact potential and prescribed mitigation measures. Section 15123 of the CEQA Guidelines requires that the summary identify the following:

- Each significant effect with proposed mitigation measures and alternatives capable of reducing or avoiding that effect
- Areas of known controversy
- Issues to be resolved

This section focuses on the major areas of importance to decision-makers and utilizes simple, clear language to effectively promote a key understanding of the project and its environmental implications should it be approved.

1.1 Project Description

Casden Properties is proposing a development of approximately 36 acres of land, located on the northwest corner of Vineyard Avenue and Ventura Road in the City of Oxnard, County of Ventura, California. The project will be separated out into two sub-areas and two “sub-projects” as described below.

The first proposed residential project (Vineyard-Ventura Project) consists of a total of 201 single family and cluster homes on a 25.38-acres site (APNs 179-0-040-170, 179-0-040-180, 179-0-040-585 and 179-0-040-625). The second residential development project (Townhome Project), located on the west side of Ventura Road (approximately 1,500 feet north of Vineyard Avenue) consists of 143 two- and three-story town homes on a 9.6 acre site (APN 179-0-070-265). Both developments will be gated communities.

Per City Ordinance 2615, ten percent of the homes will be designated for affordable housing, or the project applicant will pay an in lieu fee for affordable housing fee to be determined by the City. If constructed on-site, the affordable homes would be located throughout the project area and would not be segregated from the market rate units. The affordable units would be designated for low-income households, generally defined as those families with incomes of 30% - 80% of the Ventura County median family income.

The entire project site is under the jurisdiction of the City of Oxnard. The following planning entitlement requests will be considered by the City of Oxnard for the "Vineyard-Ventura" and "Townhomes" sites: General Plan Amendment, Northeast Community Specific Plan (NECSP) Amendment, Zone Change and Tentative Subdivision Map.

The proposed project represents the objectives of the developer. Minor project changes may occur during subsequent design review procedures. The park area design will be finalized by the City's park and facilities staff, who have already worked closely on the proposed design.

Specific entitlement requests are:

The project would require amendments to the City of Oxnard 2020 General Plan to allow for the following:

- A change in the land use on from "Community Commercial" to "PD" designation in order to allow R-3 zoning;

The project would require amendments to the NECSP to allow for the following:

- Multi-family residential uses.

The project would require a rezone of the "Vineyard-Ventura" and "Townhomes" properties:

- The "Vineyard-Ventura Homes project site would require a zone change from C-2-PD General Commercial Planned Development to R-3 Residential;
- The "Ventura Townhomes project site would require a zone change from C-2 General Commercial to R-3 Residential.

The project would require the approval of:

- Tentative Tract Map 5672 for the Vineyard-Ventura Homes project site.
- Tentative Tract Map 5765 for the Ventura Townhomes project site

1.2 Areas of Known Controversy

The following issue areas have been identified as a matter of concern:

- **Air Quality:** increased generation of pollutant emissions and the projects' consistency with the Ventura County Air Quality Management Plan.
- **Hazardous Materials:** appropriate remediation of on-site soils associated with the closed Bailard Landfill.
- **Hydrology and Water Quality:** increased impervious surfaces from development, and resulting increase of stormwater runoff offsite.
- **Noise:** reduction of existing and future traffic noise on residential receptors in the area.
- **Transportation & Circulation:** generation of additional vehicular trips on the regional traffic network, including the U.S. 101 interchanges with Ventura Road and Oxnard Boulevard.

1.3 Issues to Be Resolved

The Vineyard-Ventura Homes and Ventura Road Townhomes projects are separate project applications, but are both located within the city's Northwest Community Specific Plan area. Some of the environmental issues identified in this EIR, including air quality, noise, and transportation & circulation, are considered for both projects combined, as the planning and resulting impacts of the projects as part of the Specific Plan cannot be effectively isolated.

1.4 Summary of Project Impacts and Mitigation Measures

The Table summaries which follow below are intended to provide an overview of the findings and conclusions of this Environmental Impact Report (EIR). In general, it classifies environmental impacts by level of impact and offers mitigations and conclusions as to the residual effects after implementation of mitigation measures. The impact classifications indicate whether an impact is considered:

- **Class I, Significant and unavoidable** (incapable of being reduced to acceptable levels)
- **Class II, Potentially significant, but mitigable** (avoidable through imposition of mitigation measures which reduce significant impacts to acceptable levels)
- **Class III, Less than significant** (mitigation measures are recommended but not required)

Mitigation measures are numbered sequentially by resource, such that they can have a different number from the associated impact (e.g., Impact WR-4 is addressed by Mitigation Measure WR-1, etc.). It should be noted that all mitigation measures imposed to alleviate or reduce significant adverse environmental impacts must be implemented and adhered to, as required by State CEQA Guidelines. Mitigation measures imposed on adverse, but less than significant environmental impacts are recommended but not required by State CEQA Guidelines. Impacts discussed in the Impacts Not Found Significant discussion are also highlighted below.

TABLE ES-1 CLASS I—POTENTIALLY SIGNIFICANT AND UNAVOIDABLE IMPACTS		
Description of Impact	Mitigation	Residual Impact
	NONE	

CLASS II—POTENTIALLY SIGNIFICANT, BUT MITIGABLE IMPACTS		Mitigation	Residual Impact
Description of Impact	AIR QUALITY		
Impact AQ-5. Long-term project operation would generate daily operational emissions in excess of 25 pounds per day for NO _x and ROC (Class II).	<p>MM AQ-5: The following mitigation measures are required in order to minimize long term operational impacts associated with estimated project ROC and NO_x emissions:</p> <p>MM AQ-5a. All buildings/structures shall be designed to exceed the energy efficiency requirements of Title 24 by at least 10 percent.</p> <p>MM AQ-5b. The project applicant shall coordinate with the local transit agency and/or the Oxnard Traffic and Transportation Manager to provide public transit to the project site.</p> <p>MM AQ-5c. Each Planned Development Permit submitted shall include the following on-site design requirements, unless demonstrated to be economically or logically infeasible:</p> <ul style="list-style-type: none"> a. Duct system within the building thermal envelope, or insulated to R-8; b. Passive cooling strategies such as passive or fan-aided cooling planned for or designed into structure, a cupola or roof opening for hot air venting or underground cooling tubes; c. Outdoor lighting designed for high efficiency, solar-powered or controlled by motion detectors; d. Natural lighting in buildings; e. Use of concrete or other non-polluting materials for parking lots instead of asphalt; 	Per Ventura County Air Pollution Control District guidance, less than significant.	

TABLE ES-2
CLASS II—POTENTIALLY SIGNIFICANT, BUT MITIGABLE IMPACTS

Description of Impact	Mitigation	Residual Impact
	<ul style="list-style-type: none"> f. Use of landscaping to shade buildings and parking lots; g. Installation of energy efficient appliances and lighting; h. Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals; and i. Installation of sidewalks and bike paths; 	
Impact AQ-5 (cont).	<p>MM AQ-5d. TDM Fund Contribution. Project developers (Casden) shall contribute toward a Transportation Demand Management (TDM) fund to be used to develop regional programs to offset air pollutant emissions associated with buildout of the Vineyard-Ventura Homes and the Ventura Road Townhomes Projects. The total amount that would currently be contributed to an off-site Transportation Demand Management fund, based upon the methodology described in the Ventura County Air Pollution Control District Air Quality Assessment Guidelines and mitigated emission estimates for full Casden Development buildout, would be \$6.84 per pound of ROC in excess of the 25 lb/day threshold per day (i.e., 13.75 lbs) for three years (City of Oxnard, 2008). Calculation and payment of fees and shall occur prior to issuance of building permits for individual developments.</p> <p>Specific mitigation measures that could be undertaken using the TDM fund include, but are not limited to, enhanced public transit service, vanpool programs/subsidies, rideshare assistance programs, clean fuel programs, improved pedestrian and bicycle facilities, and park-and-ride.</p>	Less than significant.
Impact BIO-1. Project	<p>MM BIO-1a. All construction equipment and maintenance materials,</p>	Less than significant.

TABLE ES-2
CLASS II—POTENTIALLY SIGNIFICANT, BUT MITIGABLE IMPACTS

Description of Impact	Mitigation	Residual Impact
buildout would have a potentially substantial adverse indirect impact on riparian habitat of the Santa Clara River (Class II).	including staging areas and dispensing of fuel, oil or other toxicants shall occur in designated upland areas outside of any adjacent waters of the U.S., or any other biologically sensitive habitat areas.	
	MM BIO-1b. Prior to initiating any construction activities, construction pollutant reduction measures shall be installed in all proposed drainage systems at the property lines to the satisfaction of the City Engineer, in order to eliminate the introduction of contaminants into areas adjacent to the project site..	Less than significant.
BIOLOGICAL RESOURCES (continued)		
Impact BIO-1 (cont.)	MM BIO-1c. During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. MM BIO-1d. If project construction occurs during the migratory bird nesting season (defined as February 1 through August 31), a focused avian nest survey shall be performed by a qualified biologist two (2) weeks prior to the construction to identify any active migratory bird nesting, in accordance with the Migratory Bird Treaty Act (16 U.S.C. 703-712). If any active nests are detected, the nesting area shall be flagged at 20-foot intervals with a buffer of 100 to 300 feet and shall be avoided. The buffer shall be maintained until such a time that a qualified biologist provides a report documenting that either: 1) no active nests are present; or 2) the young nestlings have left the nest.	Less than significant.
HAZARDOUS MATERIALS		

TABLE ES-2
CLASS II—POTENTIALLY SIGNIFICANT, BUT MITIGABLE IMPACTS

Description of Impact	Mitigation	Residual Impact
Impact HAZ-2. Concentrations of lead and arsenic on the Ventura Townhomes project site exceed regulatory standards representing a potential hazard to human health or the environment.	MM HAZ-2. Prior to issuance of a building permit, remediation of all soils and landfill debris on the Ventura Road Townhomes project site shall be required. In order to ensure appropriate regulatory oversight over this effort, the applicant will determine and engage the appropriate Lead Enforcement Agency (LEA). Prior to initiation of remediation work a lead enforcement agency (LEA) will be selected for oversight and approval of the proposed clean-up work. Agencies capable of providing such oversight include the VCEHD, CRWQCB, CIWMB, and DTSC.	Less than significant.
HAZARDOUS MATERIALS (continued)		
Impact HAZ-3. Buried deposits containing ash and residue from burned solid waste within the Ventura Road Townhomes project site exceed regulatory standards representing a potential hazard to human health or the environment.	MM HAZ-3. In order to avoid potentially significant off-site impacts from improper disposal of hazardous wastes, during grading landfill debris removal operations shall include mandatory segregation of hazardous materials (principally the soils with high levels of lead) contained within the landfill material, and proper disposal of these hazardous materials. Selective grading techniques under continuous environmental monitoring shall be utilized to help differentiate impacted landfill debris from non impacted debris. The DTSC shall determine if it is feasible to screen and segregate non impacted landfill debris for possible reuse as controlled fill or for export. Stockpiling and retesting of the non-hazardous landfill materials	Less than significant.

TABLE ES-2 CLASS II—POTENTIALLY SIGNIFICANT, BUT MITIGABLE IMPACTS		
Description of Impact	Mitigation	Residual Impact
Impact HAZ-5. In the unlikely event that former Santa Clara Landfill solid waste would be encountered in the Vineyard-Ventura Homes project site during grading, the excavation of such waste and burn residues would have the potential to adversely affect construction workers.	shall be performed prior to reuse of the soils on-site or their disposal in a non-hazardous waste facility.	MM HAZ-5. To reduce construction worker safety impacts, the developer shall prepare a comprehensive Site Specific Risk Assessment and Health/Safety Plan for approval by DTSC (or other lead enforcement agency) prior to the issuance of a grading permit or initiation of remedial actions, whichever activity is earlier in the process.
HYDROLOGY and WATER QUALITY		
Impact WR-4. Site preparation and project construction activities would result in the potential for short-term erosion of soils that could affect surface or groundwater water quality.	MM WR-1. Prior to the issuance of grading or construction permits for each of the two projects, the project applicant shall submit a comprehensive Storm Water Pollution Prevention Plan (SWPPP) to the City of Oxnard Development Services and the RWQCB. City Development Services staff shall also provide periodic monitoring during the construction phases of both projects to ensure compliance with the submitted SWPPP.	Less than significant.
HYDROLOGY and WATER QUALITY (continued)		
Impact WR-6. The potential for inadequate maintenance of the proposed surface drainage systems would gradually reduce	MM WR-2. Prior to the issuance of grading or construction permits, the applicant shall submit a final surface drainage system plan, including parameters for insuring the long-term maintenance and operation of the drainage systems plan to the City Development Services Department for	Less than significant.

TABLE ES-2
CLASS II—POTENTIALLY SIGNIFICANT, BUT MITIGABLE IMPACTS

Description of Impact	Mitigation	Residual Impact
the storage capacity of the basins and potentially result in inadequate detention of storm water and/or release of run-off water containing urban pollutants.	review and approval.	
Impact N-1. Construction activity associated with development of both project sites would result in substantial temporary increases in existing ambient noise levels over 55 dBA CNEL within the project vicinity affecting sensitive receptor exterior and interior sensitive receptor living areas and recreational areas.	<p style="text-align: center;">NOISE</p> <p>MM N-1(a) Diesel Equipment. Construction contractors shall operate all diesel equipment with closed engine doors and shall be equipped with factory-recommended mufflers.</p> <p>MM N-1(b) Electrical Power. Whenever feasible, construction contractors shall use electrical power to run air compressors and similar power tools.</p> <p>MM N-1(c) Sound Blankets. When feasible, construction contractors shall use sound blankets on noise-generating equipment.</p> <p>MM N-1(d) Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures to City's satisfaction), and shall be located at a minimum of 200 feet from noise sensitive receptors.</p>	Less than significant.

TABLE ES-2
CLASS II—POTENTIALLY SIGNIFICANT, BUT MITIGABLE IMPACTS

Description of Impact	Mitigation	Residual Impact
NOISE (continued)		
Impact N-1.	<p>MM N-1(e) Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. In general, quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p> <p>MM N-1(f) All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, is generated.</p>	Less than significant.
Impact N-1 (cont).	<p>MM N-1(g) The applicant shall post the construction superintendent contact information, including cell phone number, and City of Oxnard Community Services Department on signs surrounding the project site throughout construction. The signs shall also include the approved daily hours of operation, such that any public complaints can be reported efficiently.</p> <p>MM N-1(h) Stockpiling, dirt hauling routes, and vehicle staging areas shall be located as far as practical from sensitive noise receptors including residents. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.</p>	Less than significant.

TABLE ES-2
CLASS II—POTENTIALLY SIGNIFICANT, BUT MITIGABLE IMPACTS

Description of Impact	Mitigation	Residual Impact
	MM N-1(i) Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. They staging areas shall be located to maximize the distance to residential areas.	
NOISE (continued)		
Impact N-3. Interior noise impacts resulting from future noise exposure levels generated by traffic volumes on adjacent arterial streets would be potentially significant, but mitigable.	MM N-2 The design for the detached single family residential structures immediately adjacent to Vineyard Avenue and Ventura Road, as well as for townhome units incorporating the eastern façade of Building #4 and Building #5 of the Ventura Road Townhomes project site, shall enable closure of windows to achieve the City of Oxnard Code 45 CNEL interior noise standard. These units shall include a means by which adequate ventilation can be provided with the windows closed, i.e., mechanical ventilation and/or air-conditioning. The mechanical ventilation and/or air-conditioning shall be in accordance with the latest edition of the California Building Code.	Less than significant.

CLASS III—LESS THAN SIGNIFICANT IMPACTS		Mitigation	Residual Impact
Description of Impact	AIR QUALITY		
Impact AQ-1. Fugitive dust emissions during construction grading would be short-term and would be subject to City standard dust control and equipment exhaust control measures (Class III).	None required.	Less than significant.	
Impact AQ-2. Pollutants generated from equipment exhaust and construction-related vehicular travel including ROC, NOx, CO, and PM10 would be short-term and be subject to City standard dust control and equipment exhaust control measures (Class III).	None required.	Less than significant.	
Impact AQ-3. Project construction activities potentially exposing adjacent sensitive receptors to objectionable odors would be short-term and limited (Class III).	None required.	Less than significant.	
Impact AQ-4. Project construction activities potentially exposing adjacent sensitive receptors to volatile organic compounds pollution concentrations during painting would be limited and short-term (Class III).	None required. The following measure is recommended: Low VOC-emissions paints shall be used unless demonstrated to be economically infeasible.	Less than significant.	
Impact AQ-6: Long-term project operations would not expose sensitive receptors to substantial pollution concentrations, objectionable odors, or otherwise exceed APCD health risk public notification thresholds (Class III).	None required.	Less than significant.	
Cumulative Impacts			
Impact AQ-7. Neither the Vineyard-Ventura Homes	None required.	Less than significant.	

TABLE ES-3 CLASS III—LESS THAN SIGNIFICANT IMPACTS			
Description of Impact	Mitigation	Residual Impact	
project nor the Ventura Road Townhomes project would generate population growth beyond AQMP forecasts, and would be consistent with the 1997 Air Quality Management Plan (Class III). ¹			
BIOLOGICAL RESOURCES			
Impact BIO-2. Project site development would result in removal of all trees within the project area, and substantially degrade the quality of the environment	The City of Oxnard's standard condition for the removal of trees is a fee or an investment into landscaping on the site equivalent to the appraised dollar value of all trees directly impacted by the proposed project. Using the Trunk Formula Method required by the City of Oxnard, the value of the 105 trees that would be removed is estimated to be \$128,222. If additional trees would be lost over long-term duration as a result of project-related root zone damage, they would also be mitigated through a required fee payment. As required by City standards, the dollar amount shall be utilized for incorporating larger boxed tree sizes into the overall landscape planting plan. The determination of the number and location of trees that exceed a 24-inch boxed size, as well as the box size requirements for all tree species within the landscape plan, would be determined by the City of Oxnard.	Less than significant.	

¹ This fee cost will be reevaluated at the time of approval to guarantee accuracy and fairness.

TABLE ES-3 CLASS III—LESS THAN SIGNIFICANT IMPACTS		
Description of Impact	Mitigation	Residual Impact
In accordance with City Policy and Landscape Standards, the developer shall pay a mitigation fee based on the estimated Trunk Formula Method dollar amount of \$128,222 ¹ to the City of Oxnard.		
HAZARDOUS MATERIALS		
Impact HAZ-1. Concentrations of methane gas detected on the project sites are well below regulatory standards representing a potential hazard to human health or the environment.	None required.	Less than significant.
Impact HAZ-4. The construction of residences located along portions of the former Santa Clara Landfill boundary would potentially necessitate an Amendment to the faculty's Closure/Post-Closure Maintenance Plan (CPCMP).	None required. The following standard condition would apply. Prior to issuance of a grading permit by the City of Oxnard, engineering plans, reports and any other Vineyard-Ventura Homes project documentation deemed necessary, should be submitted to the County of Ventura EHD for review. The City should wait to issue grading permits for the project until the County of Ventura EHD provides verification they will Amend the Closure/Post-Closure Maintenance Plan (CPCMP) for the Santa Clara Landfill, or that an Amendment is not required.	Less than significant.
HYDROLOGY and WATER QUALITY		

TABLE ES-3
CLASS III—LESS THAN SIGNIFICANT IMPACTS

Description of Impact	Mitigation	Residual Impact
Impact WR-1. The project sites would not be located within a 100-year flood zone area, and proposed surface drainage systems would ensure that no people or property would be exposed to substantial flooding hazards).	None required.	Less than significant.
Impact WR-2. Project sites' drainage during a 10-year storm would not exceed the capacity of existing or planned storm water drainage systems, and would not result in substantial on-site and/ or off-site flooding, erosion, or siltation.	None required.	Less than significant.
HYDROLOGY and WATER QUALITY (continued)		
Impact WR-3. Projects design would allow for on-site infiltration/percolation of storm water such that the proposed projects would not cause substantial interference with groundwater recharge.	None required.	Less than significant.
Impact WR-5. Proposed preliminary drainage system design and surface hydrology calculations would ensure that no substantial degradation of surface water or groundwater would occur.	None required.	Less than significant.
Cumulative Impacts	None required.	Less than significant.
Impact WR-7. All related project development potentially generating new impervious surfaces and contributing to an increase in the cumulative volume of run-off within the City of Oxnard would be subject to standard hydrological design standards that would		

TABLE ES-3 CLASS III—LESS THAN SIGNIFICANT IMPACTS			
Description of Impact	Mitigation	Residual Impact	
reduce the cumulative effects on potential flooding.			
LAND USE and PLANNING			
Impact LUP-1. Development of the proposed Vineyard-Ventura Homes and Ventura Road Townhomes would not divide an established community, and therefore be compatible with existing surrounding land uses.	None required.	Less than significant.	
NOISE			
Impact N-2. Project-generated traffic would incrementally increase noise levels on area roadways, including Vineyard Avenue and Ventura Road. However, the change in noise levels would be less than one dBA for both developments.	None required.	Less than significant.	
NOISE (continued)			
Cumulative Impacts Impact N-4. Based upon the project's contribution to the cumulative noise environment of less than one dB, the project's cumulative noise impacts would be considered less than significant (Class III).	None required.	Less than significant.	
PUBLIC SERVICES			
Impact PS-1. Although the proposed project would result in the development of 344 residential dwelling units requiring fire and medical service, the project site is located within an existing service area where the current fire protection services can adequately address	None required.	Less than significant.	

TABLE ES-3 CLASS III—LESS THAN SIGNIFICANT IMPACTS		
Description of Impact	Mitigation	Residual Impact
potential emergencies		
Impact PS-2. The development of 344 residential units would produce an additional demand for law enforcement above existing conditions. However, the operation of the proposed residences is not anticipated to generate an unusual amount of calls for service. Moreover, as the City monitors the need for additional police services and/or personnel, it is ensured that adequate services would be available.	None required.	Less than significant.
Impact PS-3. The proposed 344 residential units are anticipated to generate approximately 105 school-aged children. As the project is required by State Law to pay school fees pursuant to the associated school district standards, the projects' impact on school facilities and services would be less than significant	None required.	Less than significant.
PUBLIC SERVICES (continued)		
Impact PS-4. The proposed project would generate estimated water demand of about 175 acre feet per year (AFY). Based on a detailed cumulative water supply assessment, the City's projected water supply is expected to be adequate to serve the projects demands as well as the cumulative demand of other anticipated future projects through the Year 2030. This	None required.	Less than significant.

TABLE ES-3
CLASS III—LESS THAN SIGNIFICANT IMPACTS

Description of Impact	Mitigation	Residual Impact
conclusion is based on the reasonable assumption that the City's GREAT and M&I Supplemental Programs will be implemented as described above. Therefore both the project specific and cumulative impact on Water Supply would be less than significant.		
Impact PS-5: As the project would not require substantial expansion of existing wastewater facilities or construction of new facilities, project-specific impacts related to the wastewater conveyance and treatment would, therefore, be less than significant.	None required.	Less than significant.
Impact PS-6: Due to the relatively short-term nature of construction and the existence of a City-wide recycling/transfer station, short-term project construction solid waste impacts upon landfill capacity would be less than significant.	None required.	Less than significant.
Impact PS-7: Long-term operation of the proposed project, including residences and recreational areas, would generate solid waste; however, as designated landfill facilities can adequately accommodate the proposed development, solid waste impacts would be less than significant.	None required.	Less than significant.
Impact PS-8: The implementation of the proposed project would not result in the impacts to electricity, natural gas, and/or communications.	None required.	Less than significant.
		RECREATION

TABLE ES-3
CLASS III—LESS THAN SIGNIFICANT IMPACTS

Description of Impact	Mitigation	Residual Impact
Impact REC-1: The proposed Vineyard/Ventura Homes project would include the development of a total of 344 dwelling units, with an estimated residential population of approximately 1,376 persons ² . Based on City's park planning standards, approximately 2.06 acres of neighborhood parkland and 2.06 acres of community parkland (a total of 4.12 acres), would be required to adequately serve the project's anticipated residence population	Payment of standard in-lieu (Quimby) fees by the applicant	Less than significant.
TRANSPORTATION & CIRCULATION		
Impact TC-1. The proposed project would generate a total of approximately 2,294 daily vehicle trips and thus, would incrementally increase traffic levels on local streets within the project site vicinity. However, the estimated net increase is approximately 175 AM peak hour trips and 216 PM peak hour trips, is within the General Plan traffic volumes forecast for the NWCSF area.	None required.	Less than significant.
Impact TC-2. Under existing plus project traffic conditions, all study intersections will operate at a City acceptable LOS during the AM and PM peak hours.	None required.	Less than significant.
Impact TC-3. The proposed project would provide 875 parking spaces onsite. This would fulfill the City of Oxnard parking code requirement of 775 spaces for this type and size of development.	None required.	Less than significant.

²2000 Census.

TABLE ES-3 CLASS III—LESS THAN SIGNIFICANT IMPACTS		
Description of Impact	Mitigation	Residual Impact
Impact TC-4. The four proposed driveways, as well as the additional street system improvements, would provide adequate site access.	None required.	Less than significant.
TRANSPORTATION & CIRCULATION		
Cumulative Impacts Impact TC-5. Cumulative traffic volume increases resulting from implementation of the Casden Development Projects would result in an ICU change of less than 0.01.	None required.	Less than significant.

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