



Meeting Date: 7/19/2011

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Res. No(s).	<input type="checkbox"/> Report
<input type="checkbox"/> Ord. No(s).	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Other	<input type="checkbox"/> Other

Prepared By: Christopher Williamson, Principal Planner *CW* Agenda Item No. L-2  
 Reviewed By: City Manager *[Signature]* City Attorney Fischer *SMF* Finance N/A Other (Specify) N/A

**DATE:** July 19, 2011

**TO:** City Council

**FROM:** Matthew G. Winegar, AICP, Development Services Director *[Signature]*

**SUBJECT:** Adoption of the Final Oxnard 2030 General Plan (PZ 10-620-01) and Adoption of Statement of Overriding Considerations and Findings of Fact. Filed by City of Oxnard.

**RECOMMENDATION**

That the City Council:

1. Hold a hearing to take public comments on the Final 2030 Oxnard General Plan.
2. Adopt a resolution adopting the 2030 General Plan and the Statement of Overriding Considerations and Findings of Fact pursuant to the California Environmental Quality Act (CEQA) related to the 2030 General Plan.

**SUMMARY**

The Oxnard 2030 General Plan (dated July 2011) is presented to the City Council for adoption. This final version includes changes that respond to the City Council's directions, Planning Commission recommendations, public and agency workshop comments, and staff initiatives since the City Council considered the January 2010 draft on February 9, 2010. All development is planned to occur within the City Urban Restriction Boundary. An Addendum to the Final Program Environmental Impact Report (PEIR) concludes that none of the changes introduce new significant adverse impacts warranting a supplemental or subsequent EIR under CEQA. Pursuant to CEQA, a companion Statement of Overriding Considerations and Findings of Fact must be adopted with the 2030 General Plan. The full cost of implementing the policies set forth in the 2030 General Plan is unknown at this time. About two-thirds of the 2030 General Plan policies are restatements of 2020 General Plan policies and/or current ongoing City programs and, as such, these costs are already included in the City's budget and capital improvement and enterprise programs. Other 2030 General Plan policies could lead to programs and/or capital improvements for which no funding is yet identified.

## **DISCUSSION**

### Background and Overview

State law requires each city to prepare and adopt a comprehensive long-range general plan for its physical development (Government Code Section 65300). The Oxnard Planning Area is approximately 68 square miles bordered by the Pacific Ocean, Santa Clara River, Los Angeles Avenue, Santa Clara Avenue, Beardsley Wash, Revolon Slough, Highway 1, and the Mugu Lagoon (excluding the City of Port Hueneme). The Final 2030 General Plan (2030 Plan) has four major themes: 1) future development within the City Urban Restriction Boundary (CURB), 2) designation of urban villages, 3) redevelopment planning for the Downtown East Transit Oriented District (DETOD) pending results of a feasibility study, and 4) incorporation of an adopted Ormond Beach Wetlands Restoration Plan into the Oxnard Local Coastal Plan. The 2030 Plan includes policies for the concurrent provision of public services, maintains Level of Service 'C' for all but five major intersections after completion of planned improvements, and provides an adequate amount of land zoned for commercial, industrial, and housing uses to meet resident needs and provide opportunities for economic development to the year 2030. Buildout of the 2030 Plan anticipates an increase in the City's population from approximately 200,000 to 240,000, which is consistent with the adopted Ventura Council of Governments 2040 Population Forecast.

The 2030 Plan is comprised of two operative documents: Background Report and Goals and Policies. The Background Report was published in 2006 and documents characteristics of the City generally as of 2005. The Background Report has not been updated and was certified on February 2, 2010 as a component of the 2030 Plan Program Environmental Impact Report (PEIR).

The Goals and Policies document includes 79 goals and 470 implementing policies of which about two-thirds are largely restatements of 2020 General Plan policies and/or current City programs. Chapters 1 and 9 of the 2030 Plan are Introduction and Implementation, respectively. Chapters 2, Sustainable Community, and 7 Military Compatibility, are new chapters. Chapters 3 to 6 include six State-required elements (land use, circulation, open-space, conservation, safety, and noise) and key elements of the Oxnard SOAR ordinance are incorporated within Chapter 3. Chapter 8 is a placeholder for the 2006-2014 Housing Element. There are no proposed goals, policies, or land use map designations that require voter approval.

### Summary of Changes Compared to the Draft 2030 Plan (January 2010)

The Planning Commission reviewed the Draft 2030 Plan at its meeting of January 28, 2010 and recommended adoption with a list of recommended changes. The Draft 2030 Plan and the Planning Commission's recommendations were presented to the City Council on February 9, 2010 at which time the City Council directed staff to hold a series of public workshops focused on issues raised in comment letters and/or at recent hearings. The four workshops were held on May 19, June 16, July 21, and September 22, 2010 on Ormond Beach and the Coastal Zone, housing and economic development, public facilities and services and schools, and the Del Norte Expansion Area, respectively. On February 8, 2011, staff presented six 2030 Plan changes to the City Council as a result of the public workshops, as follows:

1. Perkins Road portion of the Halaco site land use designation changed to Resource Protection.
2. Agromin site on Arnold Road land use designation changed to Resource Protection.
3. Potential new school location exhibit added in Chapter 4 (Figure 4-2, pg. 4-25).
4. Military Influence Areas map added in Chapter 7 (Figure 7-1, pg. 7-9).
5. The area south of McGrath State Beach changed to Coastal Recreation to match the McGrath State Beach master plan per CA State Parks request.
6. Severability language added to Chapter 9, Implementation.

At the same February 8, 2011 meeting, City Council further directed staff as follows:

1. Enhance the 2030 Plan's policies related to quality of life and revitalization of existing neighborhoods.
2. Remove the proposed Del Norte Community Extension which may be considered in the future if an application is presented to the City.
3. Research the feasibility of changing the land use designations of the Ormond Beach and Mandalay Genon power generation plants to Resource Protection.
4. Reconsider how proposed specific plans (Sakioka, Teal Club, Southshore, and South Ormond Beach) are presented on the 2030 Plan Land Use Map.

Staff responses, respectively, to the four directions are as follows:

1. Goal CD-3 was renamed, "Neighborhood Stabilization and Revitalization," and five existing and two new policies are rewritten to focus on neighborhood preservation (CD-3.1), develop and use flexible zoning regulations (CD-3.2), promote innovative redevelopment (CD-3.3), regularly assess neighborhood quality of life metrics such as parking, lighting, conditions of alleys, etc. (CD-3.4), proactive code compliance for property maintenance (CD-3.5), reasonable accommodation procedures for persons with disabilities (CD-3.6), and opportunities for seniors to remain in their homes (CD-3.7).
2. The Del Norte Community Extension and related statements regarding voter approval and annexations are removed.
3. After consideration of expert legal counsel, the 2030 General Plan approach is to initiate an update to the Oxnard Local Coastal Plan (LCP) wherein goals and policies related to the eventual decommissioning of the two Genon power generation plants would be considered in tandem with appropriate and adequate environmental review and documentation.
4. On June 28, 2011, the SouthShore Specific Plan was adopted and the 2030 General Plan reflects the approved plan. On May 3, 2011, a pre-application hearing was held that presented conceptual land uses for the Teal Club Specific Plan and those concepts are incorporated into the 2030 General Plan. The map representations of the proposed Sakioka Farms and South Ormond Beach specific plans show general land use categories and streets used in the 2030 General Plan traffic model and, therefore, remain consistent with the PEIR.

#### Staff Initiated Land Use Map Changes

Staff included a series of land use designation changes for developed parcels, with one exception, intended to encourage economic development in south Oxnard. They are:

1. 8 parcels (3.2 acres) between Bard Road and Johnson Road changed from Residential Low to Residential Low-Medium. These largely underdeveloped residential lots are designated in the Housing Element as an opportunity site for new housing.
2. 3 parcels (1.0 acre) on the northeast corner of Pleasant Valley Road and Saviers Road from Residential Low to Commercial General. The parcels are developed with older commercial stores.
3. 23 parcels (16.4 acres) on the east side of Saviers Road between Channel Islands Boulevard and Elm Street from Commercial Neighborhood to Commercial General. The parcels are developed with older commercial stores and strip centers.
4. 4 parcels (6.7 acres) on the north side of Channel Islands Boulevard at Albany Drive from Commercial Neighborhood to Commercial General. The parcels are developed with commercial uses.
5. 1 vacant parcel (1.1 acre) located near 2650 Statham Boulevard to Light Industrial. This parcel is an unused street right-of-way that should be joined to an adjacent parcel.
6. 19 parcels (5.5 acres) along the west side of Saviers Road between Bard Road and 3451 Saviers Road from Residential Low to Commercial General. These parcels are developed with older commercial stores.

#### Staff Initiated Goals and Policies Changes

Staff included grammar and other text changes to better clarify the meaning of goals and policies, added some additional definitions and acronyms, and generally improved the readability of the goals and policies. At the request of the County Harbor Department, language was added in Chapter 3, Policy CD-7.1 that states the County's Public Works Plan could serve to design, adopt, and implement the Channel Islands Harbor Marina Village. Policy ICS-110.13 was added that incorporates the City's previously adopted Water Neutral Policy into the 2010 Urban Water Management Plan.

#### Oxnard Coastal Zone

Proposed land use map and goals and policies changes within the Oxnard Coastal Zone are not effective until certified by the California Coastal Commission. Policy SC-2.1 calls for initiation of an update to the Oxnard Local Coastal Plan within a year of adoption of the 2030 Plan. The major changes in the Coastal Zone are: 1) the entire Halaco Superfund site and the Agromin site are designated as Resource Protection, 2) policy CD-22.1 calls for the complete removal of the Halaco waste pile, 3) policies CD-22.1 and CD 22.2 commit the City to incorporate an adopted Ormond Beach Wetlands Restoration Plan into the City's Local Coastal Plan and develop an Ormond Beach gateway park and visitor access plan, 4) policies CD-21.1 to CD 21.3 direct the City to remove references to LNG development and initiate and support actions of other agencies that could lead to decommissioning and removal of the Mandalay and Ormond Beach power generation plants.

## **ENVIRONMENTAL REVIEW**

#### Program Environmental Impact Report (PEIR)

The City of Oxnard (City), as lead agency under CEQA, completed a Final Program Environmental Impact Report (Final PEIR) for the 2030 General Plan (State Clearinghouse No 2007041024) which was certified by the City Council on February 2, 2010 (Resolution 13,770). Based upon the Final

PEIR, significant and unavoidable impacts (Class I) are: Air Quality and Greenhouse Gases; Agricultural Resources; Circulation, Traffic and Transportation (five intersections operate below Level of Service 'C'); and Noise. All other impacts are found to be less than significant with implementation of policies.

#### PEIR Addendum

A 2030 General Plan PEIR Addendum (Attachment 2) was prepared that reviewed changes between the January 2010 and July 2011 versions of the Goals and Policies and land use map, as listed above. An Addendum is the appropriate CEQA environmental review documentation when changes are minor and/or no new significant adverse environmental impacts are expected. An Addendum does not need to be separately circulated for public review and is to be considered by the City Council prior to its decision on the 2030 General Plan.

#### Statement of Overriding Considerations and Findings of Fact

CEQA requires adoption of the PEIR Statement of Overriding Considerations and Findings of Fact at the time of final action on the 2030 General Plan. The statement is included within the resolution of adoption (Exhibit A to Attachment 1).

#### Two Corrected Sections Attached

Figure 4-2, Potential Public School Locations, incorrectly showed potential school symbols along Fifth Street near the Oxnard Airport and along Doris Road within the unincorporated Teal Club specific plan area, and did not show a symbol where the proposed Southwest Elementary is proposed along Wooley Road within the Seabridge Specific Plan. A corrected Figure 4-2 is attached (Attachment 3). On May 3, 2011, a pre-application conceptual Teal Club Specific Plan was presented to the City Council that included an elementary school along Doris Road but, as a planning study that did not require a discretionary action, CEQA review of the conceptual plan was not required. If/when the Teal Club Specific Plan is formally proposed that includes a proposed school, the school has the potential to result in a significant land use conflict with the Oxnard Airport Comprehensive Land Use Plan (CLUP) as "Unacceptable" in the CLUP. A subsequent Teal Club Specific Plan CEQA review could find that the school is a necessary use and include a statement of overriding considerations based on the situation and facts in the record at the time of a possible Teal Club Specific Plan adoption. At the present, without an approved Teal Club Specific Plan generating students for a new school, there is no factual support in the record for an overriding consideration. The location is designated for public use on the 2030 General Plan Land Use Map, Figure 3-1.

At the end of Chapter 9, Implementation, Table 9.3 (Attachment 4) was omitted in error. This section largely restates selected policies as directives that begin to implement the 2030 General Plan. A few strategies are repetitive but they remain in the table for EIR reference purposes. This implementation guide may be later updated without amending the 2030 General Plan.

#### **FINANCIAL IMPACT**

Adoption of the 2030 Plan will initially require incremental costs for document reproduction and distribution. State law requires that zoning be updated to be consistent with changed land use

designations, a process that could take one to two years and will involve costs for public notices, meetings, and documents. Implementation of new policies could require reallocation of current staff and/or additional staff to an unknown extent. Capital improvement costs would differ compared to the 2020 General Plan in an unknown amount.

Attachments:

1. Resolution Adopting the 2030 General Plan
2. PEIR Addendum No. 1
3. Corrected Figure 4-2. Potential Public School Locations
4. Table 9.3, Initial Implementation Policies (Chapter 9)

Documents previously distributed:

5. Draft Goals and Policies (January 2010)
6. Background Report (2006)
7. Goals and Policies (July 2011)

Note: Attachments #1 and 5 to 7 have been provided to City Council under separate cover. Copies for review on the City's Internet site ([www.ci.oxnard.ca.us](http://www.ci.oxnard.ca.us)) and at the Help Desk in the Library after 6:00 p.m. on Thursday prior to the Council meeting and in the City Clerk's Office after 8:00 a.m. on Friday prior to the Council meeting.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD ADOPTING THE 2030 GENERAL PLAN AND ADOPTING THE STATEMENT OF OVERRIDING CONSIDERATIONS AND FINDINGS OF FACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE 2030 GENERAL PLAN. FILED BY CITY OF OXNARD, PLANNING DIVISION, 214 SOUTH C STREET, OXNARD, CA, 93030.

WHEREAS, Government Code section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city and any land outside its boundaries which in the planning agency's judgment bears relation to its planning; and

WHEREAS, the current City of Oxnard 2020 General Plan was adopted on October 7, 1990, and was amended 48 times; and

WHEREAS, on May 7, 2002, the City Council gave staff direction to embark on an update to the 2020 General Plan that included a citywide visioning process with public officials, city staff, local school districts, neighborhood representatives, residents and other interested parties; and

WHEREAS, on April 15, 2003, the final public input report from the visioning process that involved eight community workshops and a community survey was presented to the City Council; and

WHEREAS, on August 25, 2005, the City retained a team of consultants to prepare a Background Report, Alternatives Analysis, Goals and Policies, and a Program Environmental Impact Report (PEIR); and

WHEREAS, on June 13, 2006, the Background Report and Alternatives Analysis were presented to a joint meeting of the City Council and Planning Commission at which direction was given to consider Alternative B as the project for purposes of the PEIR in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, on May 17, 2007, a progress report was presented to the Planning Commission; and

WHEREAS, during 2008, a direction and consensus evolved to extend the general planning horizon to the year 2030 to better coordinate with regional planning by the Southern California Association of Governments and in recognition of the long lead time to plan, finance, and construct major public works; and

ATTACHMENT 1  
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WHEREAS, on March 5, 2009, the Background Report, Alternatives Report, Draft 2030 General Plan (Goals and Policies), Draft 2006-2014 Housing Element, and Draft PEIR were released for public review and comment; and

WHEREAS, the official public comment period for the Draft PEIR was March 9 to May 22, 2009, and 67 comment documents were received; and

WHEREAS, on May 12, 2009, an update report on the Goals and Policies, 2006-2014 Housing Element, and Draft PEIR was presented to a joint meeting of the City Council and Planning Commission; and

WHEREAS, between June 4, 2009, and August 20, 2009, staff presented summaries of the content of Chapters 2 through 8 of the Goals and Policies document to the Planning Commission and received public comment; and

WHEREAS, the operative documents of the Oxnard 2030 General Plan consist of (1) the Background Report (2006), and (2) the Goals and Policies which includes the 2006-2014 Housing Element as chapter 8; and

WHEREAS, the 2006-2014 Housing Element is subject to specific state statutory requirements for periodic updates, the 2006-2014 Housing Element is proceeding on a schedule for adoption by the City Council separate from the other components of the Oxnard 2030 General Plan; and

WHEREAS, on October 6, 2009, a report on the possible amendments to the CURB line was presented to the City Council, public comment was taken, and direction was received from the City Council to continue with Alternative B; and

WHEREAS, on November 23, 2009, five sections of the Draft PEIR were recirculated for public review and comment limited to the recirculated sections for a 45-day period that ended January 7, 2010, during which 73 comments were received; and

WHEREAS, on December 17, 2009, a summary of the five recirculated sections of the Draft PEIR was presented to the Planning Commission and public comments were received; and

WHEREAS, on December 31, 2009, the Response to Comments on the Draft PEIR and the Revised Goals and Policies were released for public review; and

WHEREAS, on January 11, 2010, the Response to Comments on the five recirculated sections of the Draft PEIR were released for public review; and

WHEREAS, following a public hearing held on January 21, 2010, and continued to January 28, 2010, the Planning Commission adopted Resolution No. 2010-02, recommending City Council certification of the Final PEIR (EIR No. 09-01, State Clearinghouse No.

2007041024) for the Oxnard 2030 General Plan, Alternative B (Planning and Zoning Permit No. 10-620-01), and Resolution No. 2010-03, recommending City Council adoption of the Oxnard 2030 General Plan; and

WHEREAS, the Final PEIR was presented to the City Council at a public hearing on February 2, 2010, following which the City Council adopted Resolution No.13,770 certifying in accordance with Section 15090 of the State CEQA Guidelines that the Final PEIR was completed in accordance with CEQA, and reflects the independent judgment and analysis of the City; and

WHEREAS, the 2030 General Plan was presented to the City Council at a public hearing on February 9, 2010 at which time the City Council directed staff to conduct a series of public workshops on various outstanding issues; and

WHEREAS, four public workshops were completed on May 19, June 16, July 21, and September 22, 2010 on Ormond Beach and the Coastal Zone, housing and economic development, public facilities and services and schools, and the Del Norte Expansion Area, respectively; and

WHEREAS, a study session was conducted with the City Council on February 8, 2011 wherein staff presented a summary of public workshop comments and recommended changes to the previously presented version of the 2030 General Plan, and staff received four directions from the City Council; and

WHEREAS, this final 2030 General Plan Goals and Policies document incorporates the four directions of the City Council; and

WHEREAS, an addendum to the Final PEIR was prepared according to State CEQA Guidelines Section 15164, that the PEIR Addendum need not be circulated for public review, and that the City Council has considered the PEIR Addendum along with the PEIR before making its decision herein; and

WHEREAS, the City Council has held public hearings and has carefully reviewed and considered the Planning Commission's recommendations, the record of proceedings before the Planning Commission, the Final PEIR, the Final PEIR Addendum, the Oxnard 2030 General Plan, and oral and written comments on the content, policies, and programs of the Oxnard 2030 General Plan; and

WHEREAS, Section 21081 of CEQA and Section 15091 of the State CEQA Guidelines require that the City Council make one or more of the findings set forth in Section 21081 of CEQA, prior to approval of a project for which an EIR has been prepared identifying one or more significant effects of the project, together with a statement of facts in support of each finding; and

WHEREAS, Section 15093(a) of the State CEQA Guidelines requires the City Council to

balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project; and

WHEREAS, Section 15093(b) of the State CEQA Guidelines requires that where the decision of this City Council allows the occurrence of significant effects which are identified in an EIR, but are not at least substantially mitigated, the City Council must state in writing the reasons to support its action based on the Final EIR or other information in the record; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the Statement of Overriding Considerations and Findings of Fact are based are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the City Council finds that the Oxnard 2030 General Plan provides an appropriate policy and program framework to guide the development and manage the future growth of the City.

NOW, THEREFORE, the City Council of the City of Oxnard resolves as follows:

- 1.) The City Council adopts the findings set forth in Section 21081 of CEQA and Section 15091 of the State CEQA Guidelines with respect to each significant environmental effect identified in the Final PEIR, and each alternative considered in the Final PEIR, and the explanation of its reasoning with respect to each such finding set forth in the Statement of Overriding Considerations and Findings of Fact attached hereto as Exhibit A.
- 2.) The City Council finds that the unavoidable significant environmental effects identified in the Final PEIR that have not been reduced to a level of insignificance have been substantially lessened in their severity by the imposition of the mitigation measures described in the Findings of Fact, and that the remaining unavoidable significant impacts are clearly outweighed by the economic, social, and other benefits as set forth in the Statement of Overriding Considerations and Findings of Fact attached hereto as Exhibit A, which the City Council hereby adopts pursuant to Section 21081 of CEQA and Section 15091 of the State CEQA Guidelines.
- 3.) The Goals and Policies, Background Report, Map Atlas, Issues and Alternatives Report, Final PEIR, and Addendum to the Final PEIR for the Oxnard 2030 General Plan are hereby adopted.
- 4.) Notwithstanding Section 3 above, the Housing Element of the City of Oxnard 2020 General Plan shall continue in effect until the 2006-2014 Housing Element is adopted by the City Council and takes effect.
- 5.) The Planning Division is authorized and directed to make all necessary and appropriate clerical, typographical and formatting corrections to the Oxnard 2030 General Plan, and shall provide a report and a copy of the final corrected Oxnard 2030 General Plan not later than the City Council's second regular meeting following the operative date of the Oxnard 2030 General Plan.

PASSED AND ADOPTED this 19th day of July, 2011, by the following vote:

AYES:

NOES:

ABSENT:

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Dr. Thomas E. Holden, Mayor

ATTEST:

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Daniel Martinez, City Clerk

APPROVED AS TO FORM:



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Alan Holmberg, City Attorney

# EXHIBIT A

## City of Oxnard 2030 General Plan

### Findings of Fact Statement of Overriding Considerations

July 19, 2011

#### 1.1 Introduction

The City of Oxnard (City), as lead agency, has completed the Final Program Environmental Impact Report (Final PEIR) for the Oxnard 2030 General Plan (2030 Plan) and Addendum No. 1. The Final PEIR (State Clearinghouse No 2007041024) with Addendum No. 1 is a program-level analysis of the proposed 2030 Plan.

The Draft PEIR was released on March 9, 2009 for a 75-day review by public agencies, organizations, and members of the public. The Draft PEIR assessed the potentially significant environmental effects resulting from implementation of the 2030 Plan, identified potentially feasible means to mitigate those potentially significant adverse impacts, and evaluated a reasonable range of alternatives to the 2030 Plan. The City recirculated five sections of the Draft PEIR between November 23, 2009 and January 7, 2010 for additional public review in response to project changes, new information, and public comments.

The City prepared PEIR Addendum No. 1 to analyze the potential environmental impacts of 15 changes made in the preparation of the July 2011 version of the 2030 Plan compared to the January 2010 version that was the project referenced by the Final PEIR. As identified in Addendum No. 1, the land use designation changes and new and/or revised goals and policies contained within the July 2011 version of the Oxnard 2030 General Plan compared to the January 2010 version do not constitute significant new information for the purposes of CEQA and therefore do not require substantive revisions to the PEIR before the City considers adoption of the 2030 General Plan (July 2011) and adoption of this Statement of Overriding Considerations and Findings of Fact. None of these changes is expected to result in a new significant impact or in a substantial increase in the severity of any impact previously disclosed in the PEIR within the meaning of CEQA Guidelines Section 15164.

Herein forward, the Final PEIR is defined as and comprised of the Draft PEIR, the Five Recirculated Sections of the Draft EIR, Response to Comments to environmental comments presented in agency and public correspondence on both the Draft PEIR and the Recirculated Draft PEIR during the two public review periods, minor grammar and format changes to the text and maps of the Draft PEIR, and Addendum No. 1. The Final PEIR is hereby incorporated by reference.

Through the adoption of these findings of fact, the City of Oxnard City Council (City Council) hereby satisfies its obligation under section 15090 of Title 14, Division 6, Chapter 3 of the California Code of Regulations ("CEQA Guidelines") to certify: (1) that the Final PEIR has been completed in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines; (2) that the Final PEIR has been presented to the City Council, which has reviewed and considered the information

contained therein prior to taking action on the 2030 Plan; and (3) that the Final PEIR reflects the City's independent judgment and analysis.

## 1.2 Findings of Fact

As required by CEQA, the City has made specific findings regarding the environmental effects of the 2030 Plan. These findings constitute the City Council's best efforts to set forth the evidentiary and policy bases for its decision to approve the 2030 Plan in a manner consistent with the requirements of CEQA. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that come into effect with the City Council's approval of the 2030 Plan.

The City Council is adopting these findings for the entirety of the actions described in these findings and in the Final PEIR. Although the findings below identify specific pages within the Draft, Recirculated Draft, and Final PEIRs in support of various conclusions reached below, the City Council has no quarrel with, and thus incorporates by reference and adopts as its own, the reasoning set forth in these environmental documents, and thus relies on that reasoning, even where not specifically mentioned or cited below, in reaching the conclusions set forth below, except where additional evidence is specifically mentioned. This is especially true with respect to the City Council's approval of all mitigation measures recommended in the Final PEIR, and the reasoning set forth in responses to comments in the Final PEIR.

Having received, reviewed, and considered the Final PEIR and other information in the record of proceedings, the City Council hereby adopts the following findings in compliance with CEQA and the CEQA Guidelines.

- Part I – Findings regarding the environmental impacts of the 2030 Plan and the mitigation measures (General Plan policies, etc.) for those impacts identified in the Final PEIR and incorporated in the 2030 General Plan.
- Part II – Findings regarding alternatives and the reasons that such alternatives are rejected.
- Part III – Statement of Overriding Considerations determining that the benefits of implementing the 2030 Plan outweigh the significant unavoidable environmental impacts that will result and therefore justify approval of the 2030 Plan despite such impacts.

Those findings are presented below, along with facts and evidence to support each finding.

The documents and other materials that constitute the record of proceedings on which these findings are based are located at the City of Oxnard, Oxnard Planning Division office, 214 South C Street, Oxnard, California. This information is provided in compliance with Public Resources Code §21081.6(a) (2).

### Part I – Impacts and Mitigation Measures

These findings provide the written analysis and conclusions of the City Council regarding the environmental impacts of the 2030 Plan and the mitigation measures included as part of the Final PEIR and adopted by the City Council as part of the 2030 Plan. To avoid duplication and redundancy, and because the City Council agrees with, and hereby adopts, the conclusions in the Final PEIR, these findings will not repeat the analysis and conclusions in the Final PEIR, but instead incorporates them by reference herein and relies upon them as substantial evidence supporting these findings.

In making these findings, the City Council has considered the opinions of other agencies and members of the public. The City Council finds that the determination of significance thresholds is a judgment decision within the discretion of the City Council; the significance thresholds used in the Final PEIR are supported by substantial evidence in the record, including the expert opinion of the PEIR preparers and City staff; and the significance thresholds used in the Final PEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the 2030 Plan. Although, as a legal matter, the City Council is not bound by the significance determinations in the Final PEIR (see Pub. Resources Code, § 21082.2, subd. (e)), the City Council finds them persuasive and hereby adopts them as its own.

Table 1 summarizes the environmental determinations of the Final PEIR and the 2030 Plan's impacts before and after mitigation. This table does not attempt to describe the full analysis of each environmental impact contained in the Final PEIR. Instead, Table 1 provides a summary description of each impact, describes the key 2030 General Plan policies and implementation measures (that function as mitigation) identified in the Final PEIR and adopted by the City Council, and states the City Council's findings on the significance of each impact after imposition of the adopted 2030 General Plan policies and implementation measures. A full explanation of these environmental findings and conclusions can be found in the Draft and Final PEIR and these findings hereby incorporate by reference the discussion and analysis in the Final PEIR supporting the Final PEIR's determination regarding the 2030 Plan's impacts and mitigation measures designed to address those impacts. In making these findings, the City Council ratifies, adopts and incorporates in these findings the determinations and conclusions of the Final PEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

As set forth below in Section 1.4 "Resolutions of Approval", the City Council adopts and incorporates the policies and implementation measures (mitigation measures) set forth in Table 1 to substantially lessen or avoid the potentially significant and significant impacts of the 2030 Plan, as well as certain less-than-significant impacts. In adopting these mitigation measures, the City Council intends to adopt each of the policies and implementation measures proposed in the Final PEIR. Accordingly, in the event a policy or implementation measure recommended in the Final PEIR has inadvertently been omitted from Table 1, such policy or implementation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a policy or implementation measure set forth in Table 1 fails to accurately reflect the mitigation measures in the Final PEIR due to a clerical error, the language of the policies and implementation measures as set forth in the Final PEIR shall control, unless the language of the policies and implementation measures has been specifically and expressly modified by these findings. With respect to each and every significant effect identified in the Final PEIR, the City hereby finds that "[c]hanges or alterations have been required in, or incorporated into, the 2030 Plan which avoid or substantially lessen the significant environmental effect as identified in the Final PEIR." (CEQA Guidelines, § 15091, subd. (a)(1).) Rather than repeat this finding dozens of times to address each and every significant effect, this paragraph obviates the need for such repetition because in no instance is the City Council rejecting mitigation measures recommended in the Draft and Final PEIRs. The Council recognizes that, as a part of the 2030 General Plan process, the final language of the 2030 General Plan evolved to reflect both environmental considerations and public input. In all instances, the

City Council is content with the final mitigation language as set forth in the 2030 General Plan at the time of adoption.

## Part II - Alternatives to the Project

An EIR is required to describe a range of reasonable alternatives to the 2030 Plan that could feasibly attain the objectives of the 2030 Plan, and to evaluate the comparative merits of the alternatives (CEQA Guidelines Section 15126.6(a)).

Additionally, CEQA Guidelines Section 15126.6(b) requires consideration of alternatives that could avoid or substantially lessen any significant adverse environmental effects of the 2030 Plan, including alternatives that may be more costly or could otherwise impede the 2030 Plan's objectives. The range of alternatives considered must include those that offer substantial environmental advantages over the 2030 Plan and may be feasibly accomplished in a successful manner considering economic, environmental, social, technological, and legal factors. The alternatives are taken from the 2006 Alternatives Report that is a supporting document to the 2030 General Plan. For purposes of CEQA review and the PEIR, Alternative 'B' was selected as the "project" and is referenced herein as the "2030 General Plan." Alternatives 'A' and 'C' became EIR Alternatives 2 and 3, respectively, along with the "No Project" as Alternative 1.

The following alternatives are discussed in the PEIR:

- Alternative 1: No Project (Build out of 2020 General Plan).
- Alternative 2: Infill with No Development Outside CURB (Alternative 'A' from the 2006 Alternatives Report)
- Alternative 3: Infill with Additional Development Outside of CURB (Alternative 'C' from the 2006 Alternatives Report)

Descriptions of these alternatives, the basis for selection, and the environmental characteristics of the alternatives are discussed in Chapter 7 "Project Alternatives" of the Draft PEIR.

## Project Objectives

For reference purposes in consideration of project alternatives, the key project objectives are to:

- Minimize the loss of agricultural land.
- Plan for population projections within a range of 238,000 to 286,000 people.
- Provide a broader range of workforce and affordable housing opportunities.
- Consider updated traffic level of service information and mobility implications of land use decisions.
- Provide options for better usage of land – such as infill or mixed use development.
- Creation and designation of Urban Villages,
- Protect existing land uses from incompatible development.

- Participate in the restoration of the Ormond Beach wetlands

## Summary of Findings

### ***Alternative 1: No Project (Build out of 2020 General Plan)***

Under the No-Project Alternative, the City would continue with implementation of its existing 2020 General Plan, which would remain as the adopted long-range planning policy document for the City. Current development patterns would continue to occur in accordance with the existing 2020 General Plan, Zoning Code, and Specific Plans. Consequently, this alternative would fundamentally fail to meet a majority of the project objectives described above (including those developed to address workforce/affordable housing, consideration of updated traffic level of service information, and participation of restoring the Ormond Beach wetlands). Failure to update the City's existing 2020 General Plan will not result in a comprehensive update to the City's existing goals and policies to help incorporate current planning, sustainable development, environmental, and regulatory trends and objectives. Alternative 1 does include Industrial land use designations for the Halaco and Agromin sites near Ormond Beach which would have a detrimental impact on the ability to restore the Ormond Beach wetlands to the unconstrained option identified by the California Coastal Conservancy. Additionally, the 2020 General Plan does not include the concept of "urban village" which identifies future transit-oriented development areas. Continued implementation of the No-Project Alternative would also not likely result in as large a build out population as that anticipated under the 2030 Plan. For all of these reasons, the City Council rejects the No Project Alternative as infeasible within the meaning of CEQA and CEQA case law.

### ***Alternative 2: Infill with No Development Outside CURB***

Under Alternative 2, land uses within the City limits would be similar to those anticipated under the 2030 Plan. The underlying demographic and economic trends would not be significantly changed under Alternative 2 and the City's population and development would occur within a slightly smaller footprint compared to that of the proposed 2030 General Plan as the proposed 2030 Plan changed the Halaco and Agomin sites from Industrial to Resource Protection. Alternative 2 development would focus on intensifying development at key locations which are currently identified with underutilized properties and are considered ideal for revitalization and infill properties. There are five key locations, or "urban villages" that are identified throughout the city that provide sufficient densities for transit connectivity. The resulting transit-oriented land use pattern would encourage transit usage and reduce dependency on the automobile.

Under Alternative 2, the land uses within the CURB would result in no need to convert existing open space lands outside the CURB Line to developed uses and help meet several project objectives including minimizing the loss of agricultural land and providing options for increased infill or mixed use development. However, Alternative 2 does include Industrial land use designations for the Halaco and Agromin sites near Ormond Beach which would have a detrimental impact on the ability to restore the Ormond Beach wetlands to the unconstrained option identified by the California Coastal Conservancy. Air quality impacts would result in similar emission levels of both mobile and stationary sources of air quality emissions, and GHG emissions. With respect to transportation and noise, Alternative 2 would cause similar levels of delay and congestion than the 2030 Plan and similar noise levels along major

transportation corridors within certain areas of the City. For these reasons, the City Council rejects Alternative 2 as infeasible within the meaning of CEQA and CEQA case law.

### **Alternative 3: Infill with Additional Development Outside of CURB**

Under Alternative 3, land uses within the City limits would be similar to those anticipated under the 2030 Plan with the addition of new developments outside of the CURB in five major areas: 1) the DNCE, 2) north of the Rose/Santa Clara Corridor Specific Plan, 3) Southeast Urban Village (land west of Rice Avenue), 4) Gonzales/Victoria (the area surrounding the Oxnard High School), and 5) Mandalay Bay North (area between Wooley Road and Fifth Street). RHNA targets for affordable housing would be met largely through the City's inclusionary program that requires a 10% set-aside.

In terms of the roadway network, Alternative 3 includes the Five-Point intersection reconfiguration at Oxnard Boulevard/Saviers Road and Wooley Road to enhance mobility within Downtown. The Del Norte Boulevard extension is also included.

While Alternative 3 would result in similar types of development, the anticipated development footprint would be larger than the 2030 General Plan with greater impacts to several resource topics. For example, the intensification of similar types of development over a larger footprint would cause higher levels of delay and congestion than the 2030 Plan. As more fully described in the traffic analysis for the 2030 Plan, total daily vehicle trips generated under Alternative 3 would be higher, with forty-five (45) intersections operating at LOS D or worse before mitigation (see Draft PEIR, p. 7-17). With respect to agricultural resources, a larger development footprint would result in greater impacts to the conversion of agricultural and other open space resources. Finally, air quality and GHG emissions could be higher under this alternative (see Draft PEIR, p. 7-15). For all of these reasons, the City Council rejects Alternative 3 as infeasible within the meaning of CEQA and CEQA case law.

### **Part III - Statement of Overriding Considerations**

As previously described, the City has found that several impacts of the 2030 Plan remain significant following adoption and implementation of the mitigation measures described in the Final PEIR. These significant impacts are summarized below in Table 1.

The City finds, per Public Resources Code §21081(b), that specific overriding economic, legal, social, technological, or other benefits outweigh the unavoidable adverse environmental effects of the 2030 Plan (the Program). These overriding considerations include the following:

1. Creation of jobs and economic benefits for current residents and the under age 18 population that will be entering the labor force and seeking to form households within the 20-year planning period.
2. A framework for the orderly management of future City growth in areas that are within the CURB line, that were, as of 2005, in a form of active agriculture.
3. Updated policies that reflect current environmental and planning trends.

### **1.3 Mitigation Monitoring and Reporting Program**

In accordance with CEQA and the CEQA Guidelines, the City Council must adopt a mitigation monitoring and reporting program to ensure that the mitigation measures adopted herein are implemented in the implementation of the 2030 Plan. In this case, one of the primary components of the 2030 Plan includes preparing an update to the 1995 CEQA Thresholds Guidelines. Consistent with the CEQA Guidelines (Section 15097(b)), the monitoring plan applies to all of the policies and implementation measures identified in the 2030 Plan, in particular to those identified in Table 1 of this document. Consistent with the CEQA Guidelines (Section 15097 (b)), the City's annual report on the status of the general plan will serve as the basis for its mitigation monitoring and reporting program and will not require a separate mitigation monitoring and reporting program.

### **1.4 Resolutions of Approval**

The City Council hereby takes the following actions and makes the following approvals:

1. The City Council has certified the Final PEIR in Section 1.1, above, and by prior resolution.
2. The City Council hereby adopts as conditions of approval all mitigation measures (policies and implementation measures of the 2030 Plan) within the responsibility and jurisdiction of the City as set forth in Section 1.2 (Part I) of the findings, above.
3. The City Council hereby adopts the Mitigation Monitoring Program for the 2030 Plan as discussed in Section 1.3, above.
4. The City Council hereby adopts the Findings and Statements Of Overriding Considerations set forth above in their entirety as its findings for these actions and approvals.
5. Having certified the Final PEIR, independently reviewed and analyzed the Final PEIR, incorporated policies and implementation measures into the 2030 Plan, and adopted Findings and a Statement of Overriding Considerations, the City Council hereby separately adopts the City of Oxnard 2030 General Plan.

**TABLE 1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Significance Before Mitigation</b>	<b>Level of Significance After Mitigation</b>
<b>CHAPTER 3 COMMUNITY DEVELOPMENT</b>				
<b>3.2 Land Use</b>				
Impact 3.2-1	The Project could conflict with other applicable adopted land use plans.	None Required	LS	
Impact 3.2-2	The Project could conflict with an applicable airport land use compatibility plan.	The July 2011 version of the 2020 Plan removed the school land use designation from the Teal Club area located within the airport's TPZ.	PS	LS
Impact 3.2-3	The Project would not physically divide an established community.	None Required	LS	
<b>CHAPTER 4 INFRASTRUCTURE AND COMMUNITY SERVICES</b>				
<b>4.2 Circulation, Traffic and Transportation</b>				
Impact 4.2-1	The Project would result in five intersections operating below LOS C.	No additional mitigation is feasible or desirable	PS	SU
Impact 4.2-2	The Project would result in an increase in public transit usage.	None Required	LS	
Impact 4.2-3	The Project would result in increased bicycle and pedestrian activity.	None Required	LS	
Impact 4.2-4	The Project could result in changes in accessibility to Oxnard-area railroad terminals and cargo transfer points.	None Required	LS	
Impact 4.2-5	The Project could result in substantial changes in accessibility to the Port of Hueneme.	None Required	LS	
Impact 4.2-6	The Project could result in inadequate parking capacity.	None Required	LS	
Impact 4.2-7	The Project could conflict with adopted policies, plans, or programs supporting alternative transportation.	None Required	LS	
<b>4.3 Utilities</b>				
Impact 4.3-1	The Project could require new or expanded water supplies, facilities, or affect the adequacy of a water supply beyond that anticipated by the current Urban Water Management Plan, the GREAT Program, and related public works plans and programs.	None Required	LS	
Impact 4.3-2	The Project could result in impacts to groundwater supply, recharge, and secondary impacts to groundwater resources.	None Required	LS	
Impact 4.3-3	The Project could result in wastewater treatment demand in excess of planned capacity that cannot be met by new or expanded facilities.	None Required	LS	
Impact 4.3-4	The Project could violate water	None Required	LS	

**TABLE 1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Significance Before Mitigation</b>	<b>Level of Significance After Mitigation</b>
	quality standards or waste discharge requirements, or otherwise degrade water quality.			
Impact 4.3-5	The Project could result in water quality issues resulting from increased soil erosion and downstream sedimentation related to construction activities.	None Required	LS	
Impact 4.3-6	The Project could affect drainage patterns through increased on-site and downstream erosion and sedimentation.	None Required	LS	
Impact 4.3-7	The Project could result in the need for increased stormwater drainage system capacities beyond existing, planned, or ability to modify to meet demand.	None Required	LS	
Impact 4.3-8	The Project could increase solid waste disposal demand beyond existing or planned capacity or impede the ability to expand capacity.		LS	
<b>4.4 Public Facilities and Services</b>				
Impact 4.4-1	The Project would increase the need or use of law enforcement service.	None Required	LS	
Impact 4.4-2	The Project would increase the need or use of fire protection service.	None Required	LS	
Impact 4.4-3	The Project would increase the need or use of school services or facilities.	None Required	LS	
Impact 4.4-4	The Project would increase the need or use of libraries and other community facilities.	None Required	LS	
<b>4.5 Parks and Recreation</b>				
Impact 4.5-1	The Project would increase the need or use of park and recreation facilities.	None Required	LS	
<b>CHAPTER 5 ENVIRONMENTAL RESOURCES</b>				
<b>5.1 Biological Resources</b>				
Impact 5.2-1	The Project could have a substantial adverse effect, either directly or through habitat modifications, on a variety of special status species.	None Required	LS	
Impact 5.2-2	The Project could have a substantial adverse effect, either directly or through habitat modifications, on a variety of	None Required	LS	

**TABLE 1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	<b>Environmental Impact</b>	<b>Mitigation Measures</b>	<b>Level of Significance Before Mitigation</b>	<b>Level of Significance After Mitigation</b>
	common plant and wildlife species.			
Impact 5.2-3	The Project could have a substantial adverse effect on sensitive natural communities including riparian habitats.	None Required	LS	
Impact 5.2-4	The Project could have a substantial adverse effect on federally protected wetlands and other waters.	None Required	LS	
Impact 5.2-5	The Project could have a substantial adverse effect on wildlife habitat, nursery sites, or movement opportunities.	None Required	LS	
Impact 5.2-6	The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	None Required	LS	
<b>5.3 Aesthetic Resources</b>				
Impact 5.3-1	The Project would substantially degrade the existing visual character or quality of scenic resources or vistas.	None Required	LS	
Impact 5.3-2	The Project could substantially degrade the quality of scenic corridors or views from scenic roadways.	None Required	LS	
Impact 5.3-3	The Project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	None Required	LS	

**TABLE 1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
<b>5.4 Cultural Resources</b>				
Impact 5.4-1	The Project could cause a substantial adverse change to a historic resource.	None Required	LS	
Impact 5.4-2	The Project could cause a substantial adverse change to archaeological, paleontological, and/or human remains.	Recommended Modified Policies: <b>Modified Policy ER-11.1 Identification of Archaeological Resources.</b> Continue to require that grading and construction work on the project site be suspended until the significance of the features can be determined by a qualified archaeologist/paleontologist in the event that archaeological/paleontological resources are discovered during site excavation. <i>The City will require that a qualified archeologist/paleontologist make recommendations for measures necessary to protect a site or to undertake data recovery, excavation, analysis, and curation of archaeological/paleontological materials.</i> <i>[Revised New Policy – Draft EIR Analysis]</i> <b>New Policy ER-11.9 Native American Resources.</b> The City shall consult with Native American representatives regarding cultural resources to identify locations of importance to Native Americans, including archeological sites and traditional cultural properties. Coordination with the Native American Heritage Commission should begin at the onset of a particular project. <i>[New Policy – Draft EIR Analysis]</i>	PS	LS
<b>5.5 Agricultural and Soil Resources</b>				
Impact 5.5-1	The Project would result in the conversion of important farmland to non-agricultural uses.	No Additional Mitigation is Currently Available	PS	SU
Impact 5.5-2	The Project could conflict with existing zoning for agricultural use, or conflict with existing Williamson Act contracts.	None Required	LS	
Impact 5.5-3	The Project could involve other land use conflicts between agricultural and urban uses.	None Required	LS	
Impact 5.5-4	The Project could result in substantial soil erosion or the loss of topsoil.	None Required	LS	
Impact 5.5-5	The Project could result in substantial coastal wave or beach erosion.	None Required	LS	
<b>5.6 Mineral Resources</b>				
Impact 5.6-1	The Project would not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site.	None Required	LS	

**TABLE 1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
<b>5.7 Air Quality and Climate Change</b>				
Impact 5.7-1	The Project could expose a variety of sensitive land uses to construction-related air quality emissions.	None Required	LS	
Impact 5.7-2	The Project would result in a cumulative increase of criteria pollutants in a non-attainment basin.	No additional mitigation is currently available.	PS	SU
Impact 5.7-3	The Project could conflict with or obstruct implementation of the applicable air quality plan.	None Required	LS	
Impact 5.7-4	The Project could expose sensitive receptors to substantial pollutant concentrations.	No additional mitigation is currently available.	PS	SU
Impact 5.7-5	The Project could create objectionable odors affecting a substantial number of people.	None Required	LS	
Impact 5.7-6	The Project would potentially conflict with implementation of state goals for reducing greenhouse gas emissions.	Recommended New Policies and Implementation Measures: <b>SC-1.5: Support Climate Action Team Emission Reduction Strategies.</b> The City will continue to monitor the activities of the Climate Action Team (CAT) as they continue to develop a recommended list of emission reduction strategies. As appropriate, the City will evaluate each new project under the 2030 General Plan to determine its consistency with the CAT emission reduction strategies. <b>Policy SC-1.6: Support Offsite Measures to Reduce Greenhouse Gas Emissions.</b> The City will support and encourage the use of off-site measures or the purchase of carbon offsets to reduce greenhouse gas emissions. <b>Implementation Measure 55.0.</b> The City shall develop and maintain a Climate Adaption Action Plan (CAAP). The CAAP shall include the following elements: an emissions inventory, emission reduction targets, applicable greenhouse gas control measures, and monitoring and report plan. <i>[New Implementation Measure – Recirculated Draft EIR Analysis]</i>	PS	SU
<b>5.8 Energy and Resource Conservation</b>				
Impact 5.8-1	The Project would increase energy demand and require additional energy resources.	None Required	LS	

**TABLE 1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
<b>CHAPTER 6 SAFETY AND HAZARDS</b>			
<b>6.2 Geologic, Seismic, and Soil Hazards</b>			
Impact 6.2-1	The Project could expose people to injury or structures to damage from potential rupture of a known earthquake fault, strong groundshaking, seismic-related ground failure, or landslides.	None Required	LS
Impact 6.2-2	The Project could result in potential structural damage from development on a potentially unstable geologic unit or soil.	None Required	LS
Impact 6.2-3	The Project could increase the potential for structural damage from development on expansive soil.	None Required	LS
<b>6.3 Natural Hazards</b>			
Impact 6.3-1	The Project could expose people or structures to flood hazards from development within a 100-year Flood Hazard Area or from increased rates or amounts of surface runoff from development.	None Required	LS
Impact 6.3-2	The Project could expose people or structures to flood hazards from failure of a levee or dam.	None Required	LS
Impact 6.3-3	The Project could expose people or structures to inundation by seiche or tsunami.	None Required	LS
Impact 6.3-4	The Project could expose people or structures to inundation by increased sea level rise caused by global warming conditions.	None Required	LS
<b>6.4 Noise</b>			
Impact 6.4-1	The Project could expose a variety of noise-sensitive land uses to construction noise.	None Required	LS
Impact 6.4-2	The 2030 Plan could expose a variety of noise-sensitive land uses to traffic noise.	No additional mitigation is currently available.	PS SU
Impact 6.4-3	The Project could expose a variety of noise-sensitive land uses to railroad noise.	No additional mitigation is currently available.	PS SU
Impact 6.4-4	The Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in noise effects.	None Required	LS
Impact 6.4-5	The Project could expose a variety	None Required	LS

**TABLE 1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
	of noise-sensitive land uses to stationary noise sources.			
Impact 6.4-6	The Project could expose a variety of noise-sensitive land uses to excessive groundbourne vibration or groundbourne noise levels.	No additional mitigation is currently available.	PS	SU
<b>6.5 Hazardous Materials and Uses</b>				
Impact 6.5-1	The Project could include uses that create a significant hazard to the public or environment from the transportation, use, or disposal of hazardous materials.	None Required	LS	
Impact 6.5-2	The Project could include uses that emit hazardous emissions or handle hazardous materials, substances, or waste near school sites.	None Required	LS	
Impact 6.5-3	The Project could locate development on a hazardous waste site.	None Required	LS	
Impact 6.5-4	The Project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	None Required	LS	

# Oxnard 2030 General Plan

## Program EIR Addendum No. 1

City of Oxnard  
Planning and Environmental Services  
214 South C Street, Oxnard, California 93030

July 19, 2011

### I. Introduction

Since the presentation of the Draft (January 2010) 2030 General Plan to the Oxnard City Council in February, 2010, City staff have solicited, considered, and incorporated several policy and land use designation changes. As the resulting present (July 2011) version differs from the January 2010 version analyzed in the Final Program Environmental Impact Report (FPEIR) previously deemed adequate by the City Council, the following environmental analysis was conducted to assess the potential environmental impacts of the several changes between the January 2010 and July 2011 versions of the 2030 General Plan in order to determine if the changes constitute significant new information for California Environmental Quality Act (CEQA) purposes and would require substantive revisions to the Final PEIR. In summary, the changes do not meet the tests that would trigger a subsequent and/or recirculated PEIR and this addendum satisfies CEQA requirements. An addendum does not have to be circulated to the public for comment prior to the City Council's consideration.

According to CEQA Guidelines Section 15164, an addendum to a previously adopted Program EIR is the appropriate environmental document in instances when no conditions exist that would trigger a subsequent EIR. There are three tests that determine if a subsequent EIR is required (Section 15162(a)). They are:

1. Substantial changes to the project lead to a substantial increase in the severity of previously identified environmental effects;
2. Substantial changes have occurred with respect to the circumstances under which the project is undertaken;
3. New information of substantial importance that was not known or could not have been known at the time of the Program EIR adoption shows any of the following:
  - a. The project will have effects not previously discussed,
  - b. Significant effects previously examined will be substantially more severe than previously estimated,
  - c. Mitigation measures previously found infeasible would now be feasible and would substantially reduce effects of the project, and/or

- d. Different mitigation measures from those included in the MND would substantially reduce effects.

## II. Land Use (Map) Designation Changes

Table 1 provides a summary of proposed revisions to the 2030 Land Use Map (Figure 3-1) in the Community Development Element (Chapter 3) of the Oxnard 2030 General Plan. These changes are characterized in three categories:

- 1) Reflect current development and/or amendments to the 2020 General Plan that occurred between the time the PEIR was previously certified and the present time,
- 2) Revert a proposed urban use to open space and/or agricultural land use, and
- 3) Minor changes in the type and intensity of previously allowed uses.

Table 1 lists the 15 land use designation changes and Figure 1 locates the change on the 2030 Land Use Map.

**TABLE 1: LAND USE DESIGNATION CHANGES**

No. <sup>1</sup>	January 2010 Designation	July 2011 Designation	Approximate Size
1	<b>Del Norte Community Extension</b> Urban Village and mix of residential, school, park, and public uses	<b>AG-Agriculture</b>	450 acres
2	<b>AG-Agriculture</b> California Conservation Corps Facility (unincorporated County)	<b>PSP-Public Semi Public</b>	100 acres
3	<b>RLM-Residential Low Medium</b>	<b>PRK-Park</b> (developed within Riverpark Specific Plan)	Less than 20 acres
4	<b>Teal Club Specific Plan</b> RLM- Residential Low Medium, RM- Residential Medium, CG-Commercial General, BRP-Business Park Research, PRK-Park	<b>Teal Club Specific Plan</b> Urban Village added, generally same previous uses reconfigured to coincide with Pre-Application, elementary school not included	No net change in acreage
5	<b>RP-Resource Protection</b>	<b>REC-Recreation Area</b> McGrath State Beach – eventual relocation due to loss of land near the mouth of the Santa Clara River, per State Parks' request	50 acres
6	<b>REC-Recreation Area</b>	<b>RP-Resource Protection</b> Ormond Beach beach area	50 acres
7	<b>Ormond Beach Specific Plan</b> ILM-Industrial Limited, ILT-Industrial Light	<b>Ormond Beach Specific Plan</b> Generalized ILT-Industrial Light, BRP-Business Research Park	No net change in acreage

**TABLE 1: LAND USE DESIGNATION CHANGES**

No. <sup>1</sup>	January 2010 Designation	July 2011 Designation	Approximate Size
8	<b>Residential Low</b> Several residential lots designated in the Housing Element as an opportunity site for new housing.	<b>Residential Low-Medium.</b>	No net change in acreage (8 parcels (3.2 acres) between Bard Road and Johnson Road)
9	<b>Residential Low.</b> The parcels are currently developed with older commercial stores.	<b>Commercial General.</b>	No net change in acreage (3 parcels (1.0 acre) on the northeast corner of Pleasant Valley Road and Saviers Road)
10	<b>Commercial Neighborhood.</b> The parcels are developed with older commercial stores and strip centers.	<b>Commercial General</b>	No net change in acreage (23 parcels (16.4 acres) on the east side of Saviers Road between Channel Island Boulevard and Elm Street)
11	<b>Commercial Neighborhood.</b> The parcels are developed with commercial uses.	<b>Commercial General</b>	No net change in acreage (4 parcels (6.7 acres) on the north side of Channel Islands Boulevard at Albany Drive)
12	<b>No designation</b> This parcel is an unused street right-of-way that should be joined to an adjacent parcel.	<b>Light Industrial</b>	No net change in acreage (1 vacant parcel, 1.1 acre, located near 2650 Statham Boulevard)
13	<b>Residential Low.</b> These parcels are developed with older commercial stores.	<b>Commercial General</b>	No net change in acreage (19 parcels (5.5 acres) along the west side of Saviers Road between Bard Road and 3451 Saviers Road)
14	<b>Southshore Specific Plan</b> various urban uses approximating the proposed specific plan	<b>Southshore Specific Plan</b> Adopted, June 21, 2011	No net change in acreage
15	<b>Halaco and Agromin Sites</b> ICD-Industry Priority to Coastal Dependant	<b>Halaco and Agromin Sites</b> RP- Resource Protection	4 parcels, 32 acres

<sup>1</sup> Numbers correspond with locations provided in Figure 1

**1) Changes that Reflect Current Development and/or Amendments**

Changes 2, 3 reflect completed development and Change 14 reflects an amendment to the 2030 General Plan that is now incorporated into the 2030 General Plan. Land use designation change #2 corrects an agricultural use designation to reflect the developed use, the California Conservation Corps (CCC) Facility at 3200 Wright Road in the unincorporated County area but within the City’s Planning Area boundary (see Figure 1). Change #3 reflects the completed development of Central Park within the Riverpark Specific Plan. These land use designation changes reflect development that was not fully completed when the PEIR was prepared. Neither the park nor the CCC facility generates significant traffic and/or demands for City services not already anticipated in the PEIR.



SOURCE: City of Oxnard, 2011; and ESA, 2011

City of Oxnard General Plan Update Addendum . 205307

Figure 1  
Land Use Designation Changes

Change #14 reflects the Southshore Specific Plan that was adopted by the City Council on June 21, 2011. The adopted plan largely reflects the same totality of impacts as the previous configuration of land uses shown in the January 2010 land use map on which the PEIR project was based. The Southshore Specific Plan underwent its own planning and environmental review as part of the approval process for the specific plan.

## **2) Changes Reverting to Open Space and/or Agricultural Land**

Revision #1 removes the proposed Del Norte Community Extension area (approximately 450 acres including the previously proposed Jones Ranch Specific Plan) and redesignates the area as Agriculture. Revision #15 includes the Halaco and Agromin sites and redesignates both sites to Resource Protection from Industry Priority to Coastal Dependant. Change # 6 changes the designation of the Oxnard Beach beach area from Recreation to Resource Protection, a change that lessens the likelihood of adverse contact between urban-style beach recreation with protected nesting sites and other sensitive habitat in and around the beach. These three redesignations reduce environmental impacts by removing proposed urban uses, thereby reducing future traffic, air quality, and related impacts.

## **3) Minor Changes within Developed Areas**

The remaining land use revisions (#'s 4, 5, 7, 8, 9, 10, 11, 12, and 13) identified in Table 1 and shown in Figure 1 represent minor changes and/or reconfiguration in allowed uses and/or intensity of potential development in areas already developed and served by City services. Change #4 is a reconfiguration of the Teal Club Specific Plan area to more closely match a Pre-Application concept plan presented to the City Council on May 3, 2011. An elementary school is not included in this area. Change #5 (approximately 50 acres) changes the area south of McGrath Beach to Recreation for the possible future development by State Parks as they lose land near the mouth of the Santa Clara River. Change #7 is a reconfiguration of the Ormond Beach Specific Plan area to remove developer proposed streets and simply depict the same amount of potential business research and light industrial development should the Ormond Beach Specific Plan be adopted at a future date.

Several designation changes were made to enhance economic development in the South Oxnard area. Change #8 is proposing a change from Residential Low to Residential Low-Medium for an area already developed as low-scale residential. Changes #9 to #13 are commercially developed strip centers along Saviers Road and Channel Islands Boulevard that allow a wider choice of uses but do not substantially increase development potential or traffic generation. Because these revisions represent incremental changes in development on small parcels, are proposed for areas that do not contain environmentally sensitive resources (i.e., sensitive habitats, agricultural resources, etc.), these revisions are not expected to result in a new significant impact or in a substantial increase in the severity of any impact previously disclosed in the PEIR.

Overall, the 15 land use changes are anticipated to reduce the net amount of development within the City's Planning Area, which would reduce the overall number of new residences, vehicle trips, air quality emissions, and public service/utility/water use originally analyzed in the PEIR for the proposed project.

## **III. Summary of Policy Changes**

A summary of the key policy-related changes to the proposed project are identified below by general plan chapter.

### **CHAPTER 2 - Sustainable Community Element**

- **Green Buildings Section:** Changed section name to Green Building Code and added language "Implement the 2010 California Green Building Code (CALGREEN) and consider recommending and/or

requiring certain developments to incorporate Tier I and Tier II voluntary standards under certain conditions to be developed by the Development Services Director.”

### **CHAPTER 3 – Community Development Element**

- **Development Potential Section:** Goal CD-3 was renamed, “Neighborhood Stabilization and Revitalization,” and five existing and two new policies are rewritten to focus on neighborhood preservation (CD-3.1), develop and use flexible zoning regulations (CD-3.2), promote innovative redevelopment (CD-3.3), regularly assess neighborhood quality of life metrics such as parking, lighting, conditions of alleys, etc. (CD-3.4), proactive code compliance for property maintenance (CD-3.5), reasonable accommodation procedures for persons with disabilities (CD-3.6), and opportunities for seniors to remain in their homes (CD-3.7).

### **CHAPTER 4- Infrastructure and Community Services**

- **Water Neutral Section:** Added Policy ICS-11.13, “Water Neutral Policy and Urban Water Management Plans.” This policy restates the City previously adopted (2008) water neutral policy and directs the City to develop implementing ordinances, policies, and/or programs and incorporate the water neutral policy within the 2010 and subsequent Urban Water Management Plans.

### **CHAPTER 5-Environmental Resources**

- **Coastal Resources Section:** Added “Policy ER-8.3 Coastal Sand and Habitat Management: Work with property owners and appropriate State and County agencies to manage beach sand distribution and quality while avoiding impacting animal and plant sand habitats.”

Overall, these policy revisions serve to enhance the economic and environmental objectives of the City. For example, implementation of the 2010 California Green Building Code would promote green building practices within the City and would help to ensure the development of energy efficient and sustainable development within the City. Revisions to the Community Development Element would ensure the development of more cohesive neighborhoods to promote redevelopment, connectivity, and mobility for local residents. Finally, revisions to the Environmental Resources Element would serve to avoid impacting environmentally sensitive resources associated with coastal habitats. Consequently, these policy revisions would not result in new significant impacts or in substantial increases in the severity of any impacts already disclosed in the PEIR.

## **IV. Methodology**

The methodology used to assess the potential environmental impacts of these land use revisions to the proposed project is described in this section of the technical memorandum.

Using the resource topics identified in the CEQA checklist as a basis for the environmental analysis, ESA assessed the potential environmental impacts of the various land use changes identified in Table 1. Potential impacts to agricultural and open space resources have been quantified using approximations obtained from the impact analysis conducted for the PEIR, which used GIS software and resource based data (compiled by various State agencies responsible for monitoring and inventorying resource data) for the areas affected by the land use revisions. All environmental resource topics were addressed qualitatively, since the increase in density within the City (Revisions #4 and #7 through #13) is offset by the proposed increases in open space and agricultural land (Revision #1 and #15).

## V. Environmental Analysis

This section provides a description of the environmental impacts associated with the minor changes to the proposed project. The environmental impacts are addressed by environmental resource topic beginning with Aesthetics and conclude with Transportation/Traffic.

### Aesthetics

The 2009 Draft PEIR identified that implementation of the proposed project would result in changes to the visual character of the City's Planning Area from a more agricultural/rural setting to one that is more characterized by suburban or urban uses. The revisions listed in Table 1 would not result in the conversion of additional agricultural land to another use. Revision #1 would reverse 450 acres of previously identified urban land back to agricultural use. This change to an agricultural/open area is greater than redesignation of approximately 100 acres of agricultural land to semi/public use (CA Conservation Corps). Overall, the revisions identified in Table 1 would result in the conversion of less open/agricultural space area (approximately 350 less acres) than anticipated under the proposed project analyzed in the PEIR.

### Agricultural Resources

Implementation of revision #1 would avoid conversion of 450 acres of agricultural land to urban use (which was subject to voter approval). The remaining revisions identified in Table 1 consist of smaller land use changes within the City for developed areas that would not result in the additional conversion of agricultural lands. Overall, the revisions identified in Table 1 would result in the conversion of fewer acres of agricultural land as compared to the proposed project analyzed in the PEIR; although because these changes are considered minor, agricultural impacts outlined in the PEIR for the proposed project would remain the same.

### Air Quality

Revisions #3 through #14 consist of land use changes within the City for several smaller developed areas and are not expected to result in substantially greater levels of either mobile or stationary sources of air pollutant emissions, toxic air contaminants, or odors. Additionally, revision #1 would avoid the development of 450 acres and #15 would avoid the development of wetlands or potential wetlands. Overall, the revisions identified in Table 1 would result in development within a smaller sphere of influence, with slightly fewer mobile and stationary sources of air pollutant emissions and air quality impacts. Since these changes are considered minor, air quality impacts outlined in the PEIR for the proposed project would remain the same.

### Biological Resources

In addition to Revision #1, land use Revision #15 would result in the preservation of open space resources within the City's Planning Area. The remaining revisions identified in Table 1 consist of land use changes within the City that would not entail conversion of existing open space areas to developed uses. Overall, the revisions identified in Table 1 would decrease the amount of agricultural /open space land converted to developed uses. Since these changes are considered minor, biological resource impacts outlined in the PEIR for the proposed project would remain the same. However, it should be noted that, the conversion of fewer acres of agricultural/open space land could provide some reduction in the severity of impacts to special status species.

### Cultural Resources

Revisions #1 would result in an increase of about 450 acres in the area of open space/ agricultural land. The conservation of slightly more open space land would result in potentially fewer impacts to cultural resources (i.e., archaeological, paleontological, or other previously undiscovered cultural resources). The remaining revisions identified in Table 1 consist of minor land use changes (i.e., residential to commercial, etc.) within the City that are not expected to result in substantially greater impacts to cultural resources. Since these changes are considered minor, cultural resource impacts outlined in the PEIR for the proposed project would remain the same.

It should be noted that, the conversion of fewer acres of open space land could result in fewer potential impacts to local cultural resources.

## **Geology and Soil**

The revisions identified in Table 1 would result in development similar in scale and type in the planning area to that originally anticipated and analyzed in the PEIR. Current State and federal regulations require specific engineering and design criteria to minimize impacts related geologic, soils, and seismic hazards, which would also apply to local geologic/soil conditions associated with the land use changes described in Table 1. Overall, the revisions to the proposed would result in similar impacts stated in the PEIR.

## **Hazards and Hazardous Materials**

Hazardous materials generation, storage, and clean-up are regulated by federal, State, and local regulations that would apply to local site conditions associated with the land use changes described in Table 1. Overall, the revisions would result in similar impacts stated in the PEIR for the proposed project. Implementation of the land use changes in Table 1 would not affect existing land uses near the airport or result in additional land use changes that would physically interfere with an adopted emergency response plan or evacuation plan.

## **Hydrology and Water Quality**

Overall, the revisions identified in Table 1 would convert about 450 fewer acres of existing open space land to developed or urban uses. Primary impacts addressed in the PEIR included drainage and water quality impacts resulting from the creation of new impervious surfaces associated with urbanization in the City's Planning Area. An increase in impervious surfaces could also reduce groundwater recharge potential. However, with a small decrease in the total area of land converted to developed uses per the revisions identified in Table 1, drainage and water quality impacts could be slightly reduced. However, the land use changes are considered fairly minor and overall, the revisions identified in the table are expected to result in similar groundwater, water quality, and drainage impacts as those stated in the PEIR.

## **Land Use and Planning**

As stated in the PEIR, the proposed project has been developed to protect and enhance the City's natural and cultural resources. Implementation of Revision #1 and #15 will conserve additional acres of agricultural and open space lands. Revisions #8 through #14 represent changes intended to encourage economic develop in south Oxnard, allowing for more development potential when the zoning is changed. The revisions identified in Table 1 consist of land use changes within the City that are minor in extent and type and do not introduce new land use compatibility issues or have the potential to physically divide an existing community. No change in the analysis of land use impacts provided in the PEIR is required to address the effects of these changes.

## **Mineral Resources**

Mineral resource impacts include those that would restrict extraction of known mineral resources from designated mineral resource zones. The revisions identified in Table would result in levels and types of development similar to those originally anticipated under the proposed project analyzed in the PEIR and would not result in the additional extraction of mineral resources. Overall, the revisions identified in the table would result in similar mineral resource impacts that are considered less-than-significant as stated in the PEIR.

## **Noise**

The revisions identified in Table 1 would result in development that is similar in type and scale to that evaluated in the PEIR but within a slightly smaller sphere of influence. Overall, the revisions identified in the table would result in development with slightly fewer mobile and stationary noise generators. Because these changes are considered minor, noise impacts remain as stated in the PEIR for the proposed project.

## Public Services and Utilities

A reduced sphere of influence resulting from the revisions in Table 1 is not anticipated to change the projected population at proposed project build-out. Overall, citywide development under the proposed project as revised would continue to require the expansion of a variety of local services (including police, fire, water supply, parks, etc.). A reduced sphere of influence (approximately 450 acres) would likely result in the need for reduced new service within the northern portion of the City; however, the reduced levels of development are considered relatively small and are not likely to eliminate the need for a variety of new infrastructure improvements (i.e., water lines, wastewater treatment capacity, etc.) planned under the proposed project or the City as a whole. Overall, the revisions identified in Table 1 would result in similar impacts that are considered less-than-significant (with the incorporation of general plan policies and implementation measures from the proposed project) as stated in the PEIR.

The City has a comprehensive Water Management Program that outlines how the City plans to provide an adequate water supply to meet forecasted water demands well into the future. In addition to its internal water management program, the City is working cooperatively with local groundwater managers such as the Fox Canyon Groundwater Management Agency (FCGMA), United Water Conservation District (UWCD), and Calleguas Municipal Water District (CMWD) (Las Posas) on local groundwater management programs as well as CMWD and Metropolitan Water District (MWD) on regional imported water supply issues. Together, these programs are intended to provide a high degree of flexibility to provide a reliable long term water supply under a broad range of known (i.e. projected growth and planned water supply projects) and unknown scenarios (i.e. global climate change). These water management programs along with the City's continued development of the Groundwater Recovery Enhancement and Treatment (GREAT) Program and an updated 2010 Urban Water Management Plan documents the adequate availability of water for both existing and future development consistent with the proposed project.

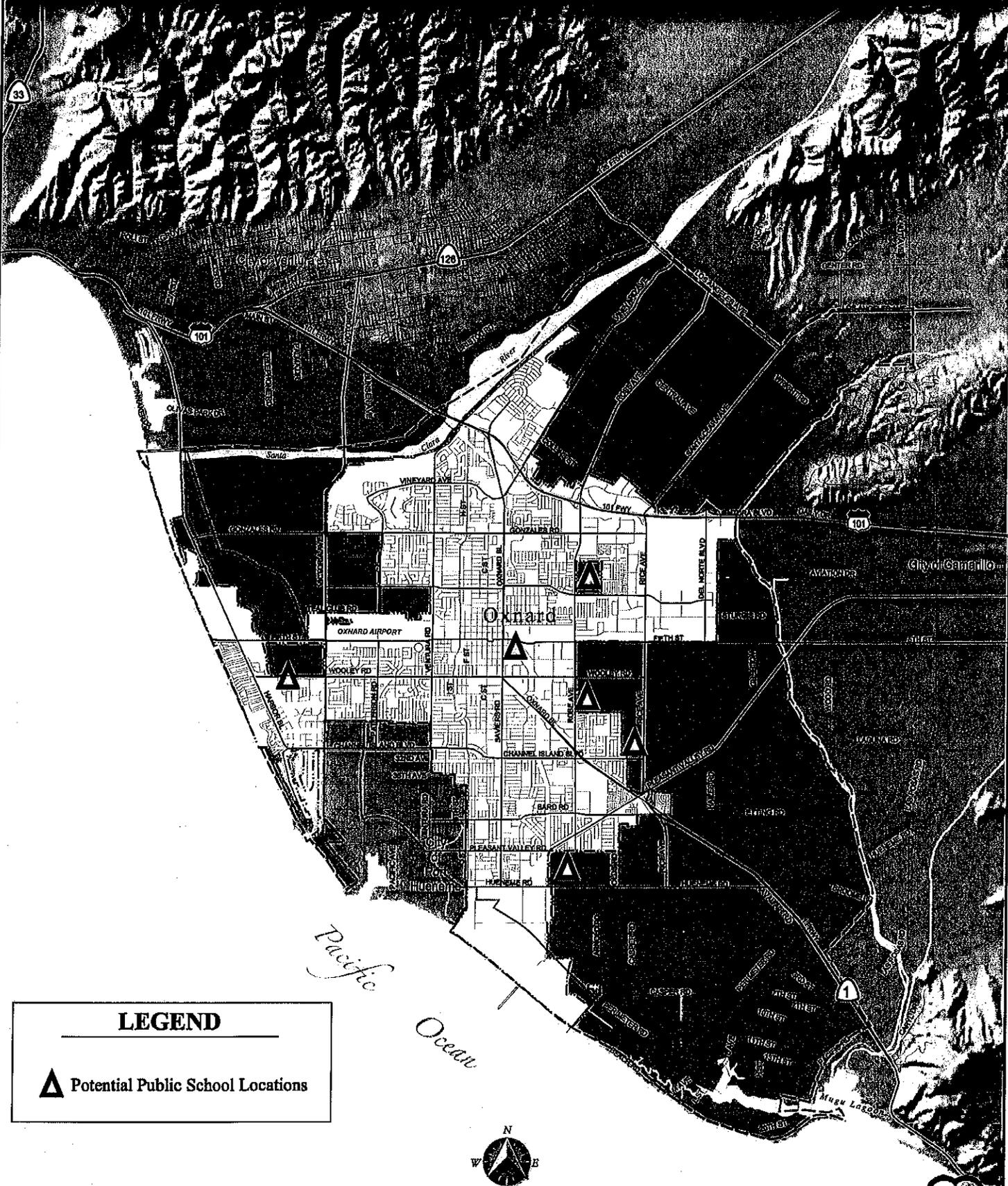
## Transportation and Traffic

Implementation of the revision #1 would result in a decrease of 2,500 residential units near the northern corner of the sphere of influence, reducing effects on thoroughfares in the vicinity such as Rose Avenue, Vineyard Avenue and Highway 101. Some intersections in that area already experience significant impacts under the project conditions analyzed in the PEIR. The revisions identified in Table 1 (except revision #1) would result in small increases of residential density and development potential in the southern portion of the sphere of influence. The overall effect of all the land use revisions (shown in Table 1) on the City's transportation system would be quite small, and in some areas of City would reduce traffic vehicle trips originally analyzed in the PEIR. The effects of the changes are very small, consistent with the limited scope of the land use modifications. Because these changes are considered minor, traffic and transportation impacts remain significant and unavoidable as stated in the PEIR.

## VI. Conclusion

As identified above, the land use designation changes and new and/or revised goals and policies contained within the July 2011 version of the Oxnard 2030 General Plan compared to the January 2010 version do not constitute significant new information for the purposes of CEQA and therefore do not require substantive revisions to the PEIR before the City considers adoption of the 2030 General Plan (July 2011) and adoption of the Statement of Overriding Considerations and Findings of Fact. None of these changes is expected to result in a new significant impact or in a substantial increase in the severity of any impact previously disclosed in the PEIR within the meaning of CEQA Guidelines Section 15164.

# City of Oxnard 2030 General Plan Potential Public School Locations



**LEGEND**

 Potential Public School Locations



**Figure 4-2**

Created By: Salvador Manóla

Revised: 07.07.2011

SOURCE: City of Oxnard, 2011

**Table 9-3. Initial Implementation Policies**

Implementation Measure	Policy	Responsible	Timeframe			
			2011 - 2013	2013 -2015	2010 -2030	On-going
1.0 Obtain and begin to use the California emission Estimator Model (CalEEMod) in CEQA reviews and as a technical standard in the development of the City's Climate Action and Adaptation Plan and other energy and related planning efforts that estimated Greenhouse Gas emissions.	SC-1.1 SC-1.2 SC-1.3 SC-3.2 SC-3.3	DS DS DS DS DS	■			
2.0 Purchase low-emission City vehicles, and convert existing gasoline powered fleet vehicles to cleaner fuels as technology becomes available.	SC-3.2 SC-3.6	DS GS& PW		■		■
3.0 Offer an incentives program for residents and businesses to incorporate alternative sources of energy production into building design.	SC-1.3 SC-3.1 SC-3.3 SC-3.9 SC-5.1 SC-5.3	DS		■		
4.0 Prepare guidelines to encourage "green" building techniques such as recycling of construction debris.	SC-4.1 ICS-14.2	PW PW	■			
5.0 Purchase and use recycled materials and alternative and renewable energy sources as feasible in City operations.	SC-3.2 SC-3.4 SC-3.11 SC-4.1 ICS-14.2	CM FIN DS				■
6.0 Work with local utility providers to create a public outreach program supporting energy conservation.	SC-3.3 SC-5.4	DS PW CM				■
7.0 Provide information to businesses about how to reduce waste and pollution and conserve resources.	SC-3.3 SC-3.9 SC-5.1	PW DS	■			■
8.0 Apply for grants, rebates, and other funding to install solar panels on City-owned structures where feasible.	SC-3.2 SC-3.4	GS				■

ATTACHMENT 4  
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	Implementation Measure	Policy	Responsible	Timeframe			
				2011 - 2013	2013 -2015	2010 -2030	On-going
9.0	Require that new public facilities and new commercial and industrial development install wind and / or solar energy sources for power generation where feasible.	SC-3.2 SC-3.3 SC-3.4 CS-3.7	DS				■
10.0	See number 4 above						
11.0	Incorporate Green Building Code into the City's Zoning Code.	SC-4.1	DS	■			
12.0	Create a volunteer council to encourage citizen involvement in green practices and educational activities throughout the City.	SC-5.2 SC-5.3 SC-5.5	DS		■		
13.0	Incorporate pedestrian and transit scale design guidelines into the City's Building and Zoning Codes.	CD-1.4 CD-16.5 ICS-8.all	DS		■		
14.0	Formalize the urban buffer policies in an ordinance or other standard.	CD-6.1 CD-6.2	DS				■
15.0	Propose the extension or creation of a of greenbelt south of State Route 1 in cooperation with the County of Ventura in order to maintain existing agricultural uses and to prevent the encroachment of non-agricultural uses.	CD-6.1 CD-6.2 CD-9.4 CD-9.5 ER-6.1 MC-2.6	DS	■			
16.0	Undertake the annual review of CIP to implement facilities to service land uses.	CD-7.9 ICS-1.1	DS, CM				■
17.0	Maintain and periodically update infrastructure master plans (water, wastewater, and storm drainage).	CD-7.9 ICS-1.1	PW				■
18.0	Establish special assessment districts as part of evaluating fiscal impacts of new development.	CD-16.4	FIN	■			
19.0	Have programs available to assist local businesses currently residing in the downtown area to upgrade and expand their operations.	CD-19.all	CD				■
20.0	Require project proponents to conduct sewer collection system analyses to determine if downstream facilities are adequate to handle the proposed development.	ICS-12.6	DS				■
21.0	The City shall maintain the traffic model developed for this General Plan.	ICS-3.5 ICS-3.6 ICS-3.8	DS PW				■

	Implementation Measure	Policy	Responsible	Timeframe			
				2011 - 2013	2013 -2015	2010 -2030	On-going
22.0	Require project proponents to conduct evaluations of the existing water distribution system, pump station, and storage requirements in order to determine if there are any system deficiencies or needed improvements for the proposed development.	ICS-1.1 ICS-1.2	DS PW				■
23.0	The City shall development impact fees for new and expanded public service and utility infrastructure including, but not limited to, fire stations and equipment, police stations and equipment, traffic facilities, utility infrastructure, water supply and wastewater conveyance, recreation and library facilities. Fees should be based on initial facility and equipment costs as well as operations and long-term maintenance and replacement.	ICS-1.1 ICS-1.2 ICS-1.3 ICS-1.4	DS	■			
24.0	The City shall conduct a comprehensive audit of public service and infrastructure service fees to determine if current fees meet the needs of the community.	ICS-1.1 ICS-1.2	PW DS	■			■
25.0	The City shall develop Transportation Impact Guidelines for all traffic impact studies. The guidelines shall address the evaluation of impacts on traffic, transit, bikeways, and pedestrians.	ICS-1.2 ICS-2.3 ICS-3.1 ICS-3.2 ICS-3.3 ICS-3.5	DS PW	■			
26.0	The City shall maintain and periodically update a schedule for retiming and/or synchronizing traffic signals along the City's arterial streets.	ICS-2.8 ICS-2.9	PW				■
27.0	The City shall assess the traffic impacts of new development using the City's travel demand model.	See 23 and 24 above	DS				■
28.0	Create and distribute a Bicycle and Trails Master Plan to encourage alternative modes of transportation and support public awareness of the City's pedestrian-friendly amenities.	ICS-8 all ICS-25	DS RCS		■		
29.0	The City shall maintain and periodically update the City's Bicycle Facilities Master Plan.	See # 28	DS	■	■	■	

Implementation Measure	Policy	Responsible	Timeframe				
			2011 - 2013	2013 -2015	2010 -2030	On-going	
30.0	Maintain a program to regularly monitor stormwater quality and water quality.	ICS-13 all	PW		■		■
31.0	Work in concert with other water purveyors in the region to prepare and implement an Integrated Regional Water Resources Management Plan.	ICS-11 all	PW				■
32.0	Require low flow fixtures, leak repair, and drought tolerant landscaping (native species if possible), plus emerging water conservation techniques, such as reclamation, as they become available.	ICS-11.7 ICS-11.13	DS PW RCS	■			■
33.0	Provide incentives for new residences and businesses to incorporate recycling and waste diversion practices.	ICS-14 all	CM CC PC DS				■
34.0	The City shall update its plans for fire and police protection services to include the proposed locations of fire stations based on future development trends.	ICS-19 all ICS-20 all	PD FD	■			
35.0	The City will pursue other local, State, and Federal funding sources to facilities the provision of police facilities, equipment, staff resources, programs, and services.	ICS-1.3 ICS-1.4	PD FD				■
36.0	The City should encourage the creation of a countywide systematic review of emergency preparedness organizations, schools, police departments and programs.	SH-4	CM FD	■			
37.0	The City shall conduct a survey of the existing conditions of parks to determine where short-term and long-term renovation and facility improvements are necessary.	ICS-23.2	GS	■			
38.0	The City shall conduct periodic surveys to determine specific recreation needs of various age groups, the physically and mentally challenged, and special needs groups.	ICS-25 all	RCS				■
39.0	Adopt development code provisions to protect mature trees, as defined by minimum height, canopy, and / or trunk diameter.	ER-10.2	DS		■		

	Implementation Measure	Policy	Responsible	Timeframe			
				2011 - 2013	2013 - 2015	2010 - 2030	On-going
40.0	Require new development to maintain all indigenous tree species or provide adequately sized replacement native trees on a 3:1 basis.	ER-10.2	DS				■
41.0	Require any proposed development located adjacent to a property with dissimilar land uses or zoning with the potential to emit significant amounts of air pollutants to complete an air emissions inventory and site-specific air quality analysis to ensure that odor nuisances and/or TAC emissions would not reach significant levels, and comply with specific mitigation measures as appropriate.	ER-14 all	DS				■
42.0	Where preliminary analysis indicates the potential for significant emissions of TACs, require the assessment of potential adverse health and safety risks associated with the quantities of emissions identified.	ER-14 all	DS FD				■
43.0	Developers will be required to mitigate any unacceptable risks. If potentially significant TAC emissions are associated with the facility, all reasonable and feasible mitigation measures and full mitigation to insignificant levels shall be required as a condition of the City's permit approval for that project.	ER-14 all	DS FD				■
44.0	Require development site dust suppression measures including: watering all excavated material to prevent wind erosion while it is on-site or being moved, periodic watering of construction sites or use of APCD approved dust suppression compounds that bind with the surface layers of soil and prevent soil particles from being eroded,, controlling the number and activity of vehicles on-site at any given time, seeding areas to be left inactive for a long enough period to secure the soil, limiting the area excavated at any given time, limiting on-site vehicle traffic to 15 miles per hour, sweeping streets adjacent to the construction	ER-14 all	DS				■

Implementation Measure	Policy	Responsible	Timeframe			
			2011 - 2013	2013 -2015	2010 -2030	On-going
site to remove dust caused by the construction activities .						
45.0 Require construction activities to utilize feasible new technologies to control ozone precursor emissions, as they become available.	ER-14 all	DS				■
46.0 Establish an ongoing program to identify and survey places of public assembly, such as hospitals, municipal facilities, schools, fire stations, churches and other buildings that could expose large numbers to injury if there was a structural failure.	SH-7 all	FD DS				■
47.0 Update noise standards and criteria at least every five years to reflect new developments in the area of noise control.	SH-6 all	DE CE	■			
48.0 Adopt State of California noise-compatible land use criteria.	SH all	DS	■			
49.0 Work with the California Department of Transportation to develop a highway noise mitigation program for the Route 101 corridor (Ventura Freeway).	SH all	PW	■			
50.0 Consult with the military to create a suitability map to for future development within the City to ensure military flight operations will not impede upon noise sensitive land uses within the City and the height of City structures will not obstruct military operations.	MC-3.4	DS	■			
51.0 Review and revise, as-needed, truth-in-sales and rental ordinances to ensure adequacy in providing public disclosure of military operations and impacts as they pertain to existing residential uses, proposed residential development, and subdivision approvals.	MC-2.2	DS	■			

Implementation Measure	Policy	Responsible	Timeframe			
			2011 - 2013	2013 -2015	2010 -2030	On-going
52.0 For enhanced real estate disclosure, the City shall: <ul style="list-style-type: none"> <li>■ Work with State Real Estate Board and local real estate representatives to develop and implement adequate language for inclusion in disclosure notices.</li> <li>■ Work with State real estate board and local real estate representatives to ensure compliance with notification requirements.</li> <li>■ The City and the Navy should work cooperatively to make available the information required for real estate disclosure (as defined by implementation measure) regarding operational issues at NBVC / Pt. Mugu (aircraft, noise potential; overflight; light and glare; etc.).</li> <li>■ Review periodically and update as needed to reflect current issues and military operations.</li> </ul>	MC-2.2	DS	■			
53.0 The City shall create a Memorandum of Understanding with military leaders for ongoing communication regarding future Oxnard development and military mission changes to ensure land use compatibility.	MC-2.3 MC-2.4	CM DS	■			
54.0 Work with NBVC, specifically NAS Point Mugu, to establish procedures for consultation between the installations and the City relative to planning review and comment. This will include: <ul style="list-style-type: none"> <li>■ Definition of projects types that require review by Navy officials.</li> <li>■ Identification of the Points of Contact for all coordination.</li> <li>■ Provision of opportunities for Navy personnel to be involved in pre-application meetings for significant projects.</li> <li>■ Establishing a formal procedure for requesting and receiving comments.</li> <li>■ Establishing a standard timeline for responses, keeping in mind mandated</li> </ul>	MC-2.3 MC-2.6	DS	■			■

Implementation Measure	Policy	Responsible	Timeframe			
			2011 - 2013	2013 - 2015	2010 - 2030	On-going
review time periods as specified by State law and local procedures. <ul style="list-style-type: none"> <li>■ Develop outreach plan.</li> <li>■ Providing notice to the Navy on all public hearings regarding projects identified for coordination.</li> <li>■ Establish procedures for the review and monitoring of frequency spectrum conflicts, as they are identified.</li> </ul>						