Meeting Date: 2/9/2010

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐Info/Consent
☐ Res. No(s).	☐Report
☐ Ord. No(s).	■Public Hearing
☐ Other	☐ Other _____

Prepared By: Christopher Williamson, Principal Planner CW Agenda Item No. L-1

Reviewed By: City Manager Fischer City Attorney SMF Finance N/A Other *(Specify)* *N/A*

DATE: February 1, 2010

TO: City Council

FROM: Matthew G. Winegar, AICP, Development Services Director MGW

SUBJECT: **Adoption of the Final Draft Oxnard 2030 General Plan (2030 Plan) (PZ 10-620-01) and Adoption of Statement of Overriding Considerations and Findings of Fact; Call of Special Election for Voter Adoption of Goals and Policies of 2030 General Plan and Amendment to the City Urban Restriction Boundary (CURB) for the Del Norte Community Extension (DNCE). Filed by City of Oxnard.**

RECOMMENDATION

That the City Council:

a) Hold a hearing to take public comments on the Final Draft 2030 Oxnard General Plan.
b) Separately consider and finally decide the land use issues for the 107-acre parcel at 1853 Camino Del Sol.
c) Adopt a resolution adopting the Statement of Overriding Considerations and Findings of Fact related to the adoption of the 2030 Plan and adopting the 2030 Plan subject to voter adoption of the Goals and Policies thereof.
d) Adopt a resolution calling a Special Municipal Election on June 8, 2010, to adopt the proposed Goals and Policies for the 2030 General Plan including an amendment to the CURB to include the DNCE area and redesignation of land uses within that area, and requesting the Ventura County Board of Supervisors to Consolidate the Oxnard Special Municipal Election with the June 8, 2010 Statewide Primary Election.

DISCUSSION

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 2030 Plan has four major themes: 1) development within the CURB except for the DNCE area, 2) creation and designation of six Urban Villages, 3) a CURB amendment requiring voter approval to allow the annexation and eventual development of

the DNCE area, and 4) assessment of the City's participation in the restoration of the Ormond Beach wetlands.

The 2030 Plan includes policies for the concurrent provision of public services (including services provided by school districts and other agencies), maintains Level of Service 'C' for all but five specified major intersections after implementation of planned improvements, and provides an adequate amount of land zoned for commercial, industrial, and housing uses (including affordable housing) to meet resident needs and provide opportunities for economic development to the year 2030. If 2030 Plan buildout were to occur, the City's population would increase from approximately 200,000 (2010 estimate) to about 240,000 (an increase of about one percent per year), which is consistent with the 2008 adopted Ventura Council of Governments 2040 Population Forecast.

The 2030 Plan is comprised of two operative documents (Background Report, Goals and Policies) and three Supporting Documents (Map Atlas, Issues and Alternatives Report, and 2030 General Plan Program Environmental Impact Report (PEIR). There are 80 goals and 460 implementing policies in the Goals and Policies document of which 65 percent are largely based on the 2020 General Plan. Chapters 3 to 6 of the Goals and Policies include six state-required elements (land use, circulation, open-space, conservation, safety, and noise). The SOAR ordinance is incorporated within Chapter 3. Chapters 2 and 7 are new optional chapters (Sustainable Community, Military Compatibility), Chapter 8 is a placeholder for the 2006-2014 Housing Element (subject to state-mandated content, format, and time horizon requirements to be adopted by the City Council on a separate schedule from the other portions of the 2030 Plan), and Chapters 1 and 9 are Introduction and Implementation, respectively. Proposed land use changes and related regulations within the Oxnard Coastal Zone are not effective until certified by the California Coastal Commission.

The 2030 Plan process began in 2002 and has cost over $1.2M to prepare, including the development of a new citywide traffic model and a significant amount of staff time. Staff and consultants have worked diligently to involve the public, consider their comments, educate the public on newly emerged issues, such as climate change and long-term water supply, present a full administrative record to the public and decision makers, and present a vision and flexible planning framework to guide the City for the next 20 years in a direction of sustainable development largely within the CURB.

The Planning Commission reviewed the 2030 Plan at its meeting of January 28, 2010 and recommended adoption with the changes listed in Attachment 1. Staff requests that the City Council adopt the Findings of Fact and Statement of Overriding Considerations, adopt the Final Draft 2030 General Plan subject to voter adoption of the Goals and Policies document that includes an amendment to the CURB line to include the DNCE area and redesignate land uses within that area, and submit the Goals and Policies for voter adoption by a special municipal election to be consolidated with the June 8, 2010 Statewide primary election.

PROPOSED CURB AMENDMENT FOR THE DNCE AREA

The DNCE area is approximately 463 acres bounded by Vineyard Avenue, Central Avenue, Rose Avenue, and the northerly extent of properties generally along the north side of Lemar Avenue within the unincorporated El Rio community. The proposed Jones Ranch Specific Plan area is

within the DNCE. The DNCE area is currently within the City Buffer Boundary (CBB) that is defined as unincorporated land outside the CURB and within the Oxnard Planning Area. The 2030 Plan proposes that the Oxnard CURB line be amended and moved eastward from its current location along Vineyard Avenue to Rose Avenue, thereby moving approximately 468 acres out of the CBB to be within the Oxnard CURB (Attachment 2). The DNCE area would be designated from all Agriculture to the following land use designations (all acreage is approximate): Planning Reserve (176 acres); Medium Residential (135 acres); Public Utility/Energy Facility (125 acres); School (18 acres) and Park (14 acres). Note that the County's General Plan and zoning designations do not change until and unless annexation into Oxnard is approved pursuant to LAFCo procedures. If the CURB amendment is approved by the voters, proposed development within the DNCE would undergo extensive additional planning and environmental review with multiple opportunities for public review and comment. The DNCE would require a Camarillo-Oxnard Greenbelt amendment, annexation of areas already within the Oxnard CURB and Sphere of Influence west of Vineyard Avenue, and improvements to surrounding county roads to be determined after the DNCE project is designed in enough detail to initiate a subsequent environmental review process. The 2030 Plan requires that between one-third and two-thirds of all DNCE housing be affordable in anticipation of the City's next Regional Housing Needs Assessment (RHNA) planning period of 2013 to 2021.

CONSIDERATION OF THE 107-ACRE PARCEL AT 1853 CAMINO DEL SOL

The 107-acre parcel (all acreage is approximate) located at 1853 Camino Del Sol (Parcel) has 2020 General Plan designations of Residential Low (95 acres), Open Space Buffer (5 acres) and Commercial Neighborhood (6 acres). The 2030 Plan proposes a redesignation to Park (34 acres), Residential Low Medium (66 acres), Commercial General (7 acres), and as an Urban Village. The Urban Village designation encourages mixed use, flexible development standards, and an overall design focus but does not increase the allowed uses set by the proposed 2030 Plan land use designations. The maximum numbers of residential units, which would be permitted by the 2020 and 2030 designations, are approximately 668 and 797 respectively, an increase of about 19 percent. The increase will allow for an affordable housing component of at least 15 percent, to be determined by a development agreement. A maximum of 85,000 square feet of commercial use is permitted under both the 2020 and 2030 General Plans. The 2030 General Plan includes 34 acres of community and other public parks while the 2020 General Plan had 5.1 acres of linear buffer parks.

The Urban Village designation requires that a design concept be developed prior to accepting any application to amend the Northeast Community Specific Plan (NECSP) in which the Parcel is located. The proposed design concept will continue desirable design aspects from the NECSP, introduce design and amenity components that further encourage walkability, sustainability, and public transit usage, and create a sense of place and focal point for this area of the city. Any development of the Parcel would require an amendment to the NECSP and a subsequent EIR.

Councilmember Maulhardt has an approximate 12 percent ownership interest in the Parcel. Under FPPC regulations, 2 Cal.Admin. Code section 18709, decisions regarding adoption of the 2030 Plan as it relates to the Parcel may be separated from and made by the City Council prior to the consideration of the 2030 Plan as a whole, without the participation of the interested Councilmember. The Councilmember may then participate in consideration of other issues relating to adoption of the 2030 Plan.

ENVIRONMENTAL REVIEW

The 2030 General Plan Program Environmental Impact Report was certified by the City Council at its meeting of February 2, 2010. Adoption of the PEIR Findings of Fact and Statement of Overriding Considerations are required by the California Environmental Quality Act at the time of final action on the 2030 General Plan. At the Planning Commission's meeting of January 28, 2010, the Commission recommended additional changes to the 2030 Plan. The changes have been reviewed for their consistency with the certified PEIR and found to not conflict with the PEIR nor warrant additional CEQA review.

FINANCIAL IMPACT

Adoption of the 2030 Plan with the proposed CURB amendment commits the City to funding a special municipal election and related costs including translation into Spanish by a certified translator. Adoption of the 2030 Plan will require incremental costs for document reproduction and distribution.

Attachments:

1 – Planning Commission Recommended Changes to the 2030 Plan
2 – Proposed DNCE CURB Amendment Diagram
3 – Proposed 2030 Plan Land Uses for the 1853 Camino del Sol Parcel
4 – Planning Commission staff report of January 21, 2010 (without attachments)
5 – Action Agenda for the January 28, 2010 Planning Commission meeting
6 – PPT Presentations of January 21 and 28, 2010 to the Planning Commission
7 – Draft Minutes of the February 2, 2010 City Council meeting
8 – Findings of Fact and Statement of Overriding Considerations
9 – Resolution Adopting the 2030 General Plan,
Findings of Fact, and Statement of Overriding Considerations
10 – Resolution Requesting a Special Municipal Election
11 – Final Draft Oxnard 2030 General Plan Goals and Policies
12 – Response to Comments on the Draft PEIR
13 – Appendix A to the Response to Comments on the Draft PEIR
14 – Appendix B to the Response to Comments on the Draft PEIR
15 – Attachment B "Comments Received Outside EIR Comment Periods"
16 – Replacement Pages to the 2030 General Plan Goals and Policies (1/25/2010)
17 – Additional agency and public comment letters and e-mails received at and after the Planning Commission through January 26.

Note: Attachments 9, 10, and 11 to 17 have been provided to the City Council under separate cover. Copies are available for review on the City's Internet site (www.ci.oxnard.ca.us), at the Help Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday, February 8, 2010.

ATTACHMENT 1

Planning Commission Recommended Changes to the 2030 General Plan
January 28, 2010

The following are 2030 General Plan land use designation and other changes recommended by the Planning Commission at their meeting of January 28, 2010:

1. 2030 General Plan Land Use Designation Changes:

ADDRESS/LOCATION	PARCEL/NAME	FROM	TO
201 N Harbor Blvd	183001058	Energy Facility	Resource Protection
251 N Harbor Blvd	183002203	Energy Facility	Resource Protection
Mandalay Beach Rd.	183001056	Energy Facility	Resource Protection
SCE N Harbor Blvd	183002201	Energy Facility	Resource Protection
373 N Harbor Blvd	183002202	Energy Facility	Resource Protection
6859 Arnold Rd	231004016	Industry Coastal	Resource Protection
Agromin	231004031	Industry Coastal	Resource Protection
Agromin	231008008	Industry Coastal	Resource Protection
6501 Edison Rd	231004028	Energy Facility	Resource Protection
Transmission Corridor	231004020	Energy Facility	Resource Protection
MWD parcel	231004039	Industry Coastal	Resource Protection
6200 Perkins Road	231003216	Industry Coastal	Resource Protection

2. Extend the Downtown East "Urban Village" designation southward to include Five Points.

3. Add a "Potential School Sites" exhibit to Policy ICS 21.3 "Siting of Schools."

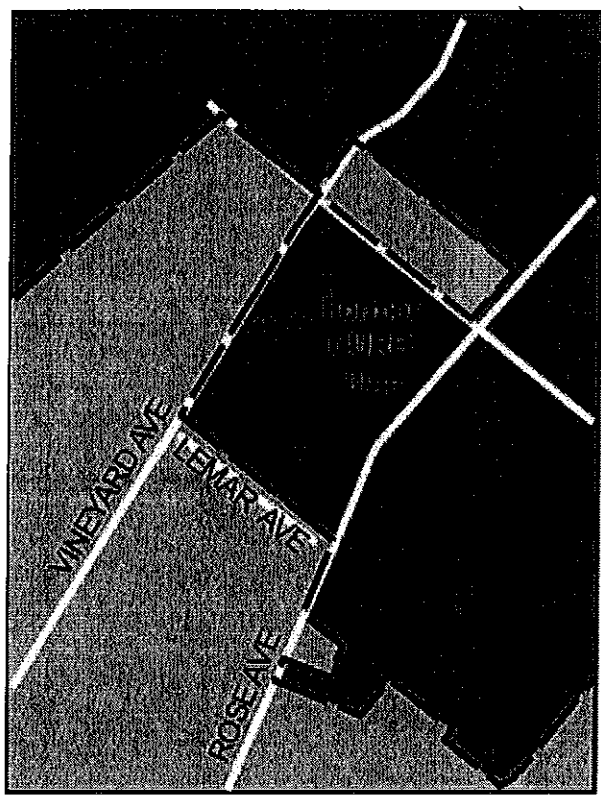
4. Incorporate a "Military Influence Area" map provided by the U.S. Navy (attached) MC-2.2 "Increase Public Awareness."

Proposed changes recorded by the Planning Commission Secretary.

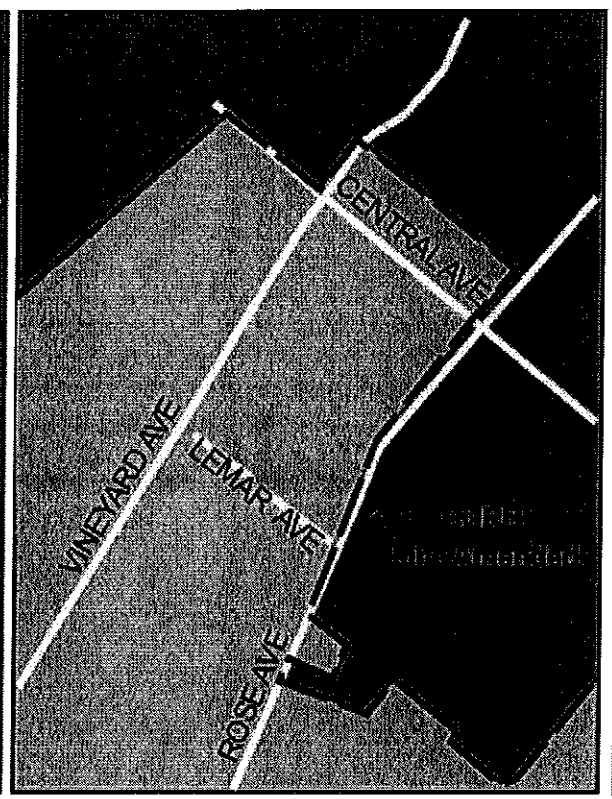
Attachment 2

Proposed CURB Line Amendment

Former CURB Line



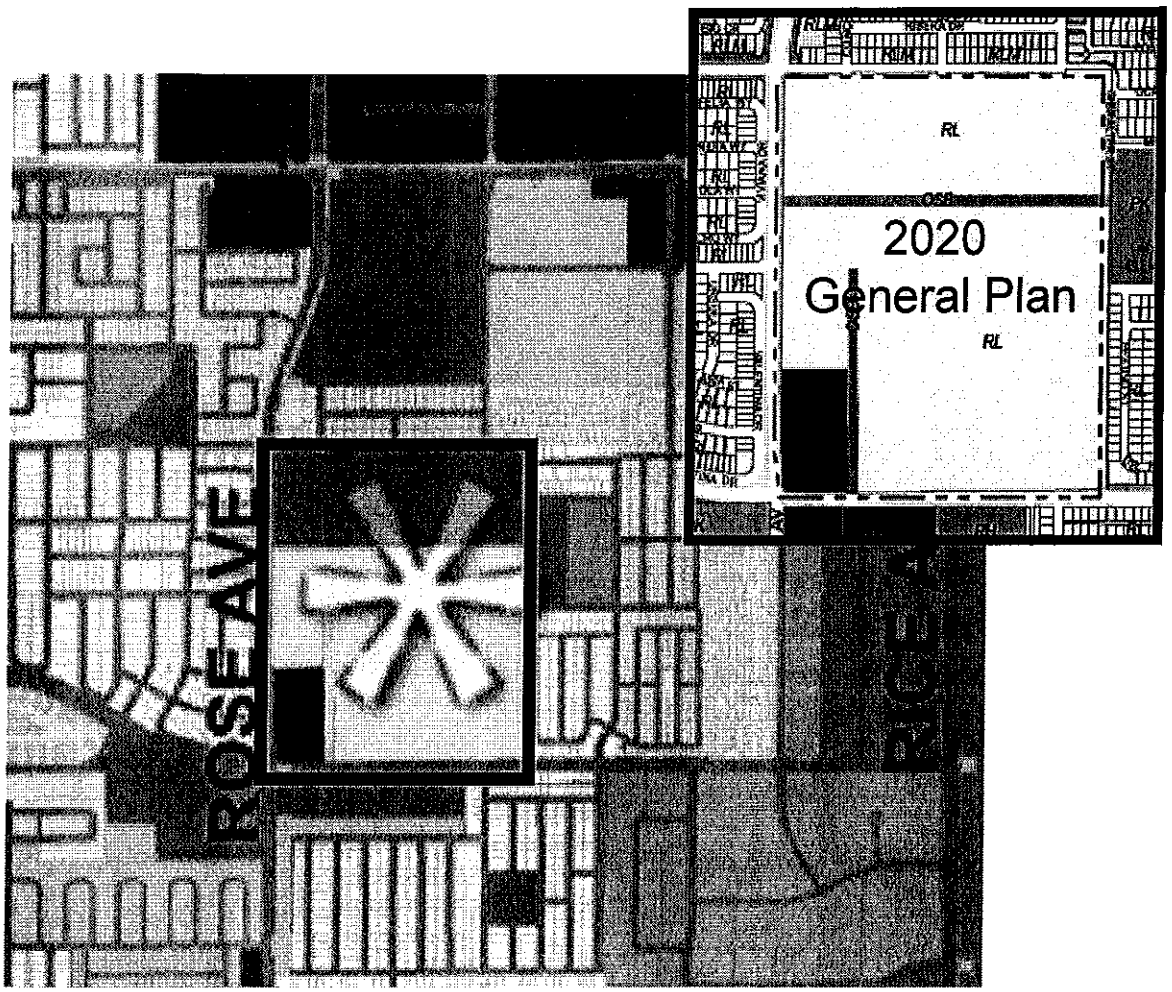
CURB Line Amended



ATTACHMENT 2
PAGE 1 OF 1

Attachment 3

107 Acre Parcel at 1853 Camino del Sol



2030 General Plan Proposed land uses:

Park	34 acres
Low-Medium Residential	66
General Commercial	7
TOTAL	107

"Urban Village"

ATTACHMENT 3
PAGE 1 OF 1

Planning Division

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Christopher Williamson, AICP, Principal Planner

DATE: January 21, 2010

SUBJECT: Recommendations to the City Council Regarding Certification of the 2030 General Plan Final Program Environmental Impact Report (No. 09-01) and Adoption of the Final Draft Oxnard 2030 General Plan (PZ 10-620-01).

1) **Recommendation:** That the Planning Commission:
   a) Hold a hearing to take public comment on the Final Program Environmental Impact Report (PEIR) and the Final Draft 2030 Oxnard General Plan (2030 Plan).
   b) Adopt a resolution recommending that the City Council certify the Final Program Environmental Impact Report and adopt the Final Draft 2030 Oxnard General Plan.

2) **Final Program Environmental Impact Report:** The California Environmental Quality Act (CEQA) provides that the purpose of the PEIR is to identify possible negative significant impacts on the environment of the proposed 2030 Plan may have on the environment, identify alternatives to the 2030 Plan, indicate how those significant effects are mitigated or avoided, and/or identity which impacts cannot be mitigated and state the overriding considerations.

   The Draft PEIR was completed and initially circulated for comments between March and May, 2009 and public hearings were held on April 17, May 14, and May 21, 2009. Five sections of the PEIR were updated and recirculated for public review between November 23, 2009 and January 7, 2010 as a result of changes to the Land Use Map, goals and policies, and/or updated environmental information. A public hearing was held on December 17, 2009 to take comments on the Five Recirculated Sections. Responses to comments received on the Draft PEIR and responses to comments on the Five Recirculated Sections of the Draft PEIR, together with the Draft PEIR and Five Recirculated Sections documents, constitute the Final PEIR for the Oxnard 2030 General Plan.

Attachment 1 is the response to comments document (with two appendices) for comments receive on both the Draft PEIR and the Five Recirculated Sections. The comment letters are arranged by public agencies ("A" letters) and individuals ("I" letters) in Appendices 2 (Comments on the Draft PEIR) and 3 (Comments on the Five Recirculated Sections of the Draft PEIR). Responses are divided into master responses to frequently raised comments (Chapter 3), responses to individual comments on the Draft PEIR (Chapter 4), and all responses to comments on the Five Recirculated Sections of the Draft PEIR (Chapter 5). Responses to public agency comments were sent to the agencies in compliance with the CEQA requirement of a 10-day period before certification, which is scheduled for January 26, 2010 with the City Council. In responding to comments, CEQA requires a food faith effort at full disclosure and does not require an agency to conduct every test or perform all research, study, or experimentation suggested by commentors (Guidelines 15088, 15204).

The following were major comment topics from all comment letters:

1. Need to recirculate the PEIR
2. SOAR and CURB amendment required for the Jones Ranch area
3. Agricultural impacts greater than stated in the Draft PEIR
4. Greenhouse Gas emissions, climate change, and sea level rise
5. Ormond Beach wetlands, visitor access, and water quality
6. Need for hydrology map in the Background Report
7. Changing the designation of the Halaco site
8. Corrections to the Background Report, use of more recent data
9. Long term reliable water supply, status of groundwater credits
10. Removal of references to LNG in the Local Coastal Plan
11. Transit services, traffic, and levels of service
12. Impacts on Camarillo and County intersections and streets
13. Impacts on schools and need for facilities
14. Identification and impacts on specific habitat and species

The 2006-2014 Housing Element is not included at this time in the 2030 Plan. Comments specific to the Housing Element are not included in the Final PEIR but will be addressed as part of the Housing Element adoption process. Comment letters received separately from the two PEIR comment periods are attached (Attachment D) and divided into three groups: 1) comments on multiple topics, 2) specific comments, and 3) Ormond Beach. CEQA does not require written responses to comments received outside of the two formal PEIR comment periods.

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

The objectives of CEQA and the EIR process are to: 1) disclose environmental impacts, 2) identify ways to avoid or reduce impacts, 3) require feasible mitigations, 4) disclose significant unavoidable impacts, 5) foster interagency review, and 6) enhance public participation in the

planning process. Because final action of adopting the 2030 Plan rests with the City Council, the Planning Commission does not certify the Final PEIR. Staff is confident that the 2030 Plan Final EIR was prepared in compliance with CEQA, reflects the independent judgment of the City, and requests that the Planning Commission recommend certification.

3) **Final Draft Oxnard 2030 General Plan:** 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 has four major themes: 1) development within the City Urban Restriction Boundary (CURB), 2) creation and designation of Urban Villages, 3) a CURB amendment requiring voter approval to allow the annexation and eventual development of the Del Norte Community Extension (DNCE) area, and 4) assessment of the City's participation in the restoration of the Ormond Beach wetlands.

The DNCE area is bounded by Vineyard Avenue, Central Avenue, Rose Avenue, and the northerly extent of properties generally along the north side of Lemar Avenue along the north side of the El Rio community. Other than the proposed DNCE, no changes are proposed outside the Oxnard CURB line. The 2030 Plan includes policies for the concurrent provision of public services, maintains Level of Service 'C' for all but five major intersections after implementation of planned improvements, and provides an adequate amount of land zoned for commercial and industrial uses and affordable housing to meet resident needs and provide opportunities for economic development to the year 2030. If 2030 Plan buildout were to occur, the City's population would increase from approximately 200,000 to 240,000, about one percent per year, which is consistent with the 2008 adopted Ventura Council of Governments 2040 Population Forecast.

The Plan has two operative documents: 1) Background Report, and 2) Goals and Policies. The Goals and Policies document includes the seven State-required elements (land use, circulation, housing, open-space, conservation, safety, and noise), optional elements (sustainable community and military compatibility), and a placeholder for the 2006-2014 Housing Element, which is to be adopted under a separate process. All goals and policies are assigned to City departments for implementation and proposed land use changes and related regulations within the Oxnard Coastal Zone are not effective until certified by the California Coastal Commission. Supporting documents are: 1) Map Atlas, 2) Issues and Alternatives Report, and 3) Program Environmental Impact Report.

The 2030 Plan process began in 2002 and has cost over $1.2 Million in consultant expenses and a significant amount of staff time. Staff and consultants have worked diligently to involve the public, consider their comments, educate everyone on newly emerged issues such as climate change and long-term water supply, present a full administrative record to the public and decision makers, and present a vision and flexible planning framework to guide the City for the next 20 years in a new direction of sustainable development largely within our CURB line. The 2030 Plan may not meet everyone's expectations or have the level of detail desired by some, but it has the ability to be amended and subsequent implementation will take us to the more detailed

level. Staff and our consultants are confident that we have tackled the major issues and challenges and ask that the Planning Commission recommend that the City Council adopt the Final Draft 2030 General Plan, Alternative B (Attachment E).

Attachments:

A. Response to Comments on the Draft PEIR and Five Recirculated Sections of the Draft PEIR; Appendix A, Comments on the Draft PEIR; Appendix B, Comments on the Five Recirculated Sections of the Draft PEIR
B. Comments received other than the two Draft PEIR comment periods
C. Final Draft 2030 General Plan, Goals and Policies
D. Resolution of Recommendation

Prepared by: CW
CW

Approved by: SM
SM

ATTACHMENT 4
PAGE 4 OF 4

CITY OF OXNARD
PLANNING COMMISSION
AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, January 21, 2010, 7:00 p.m.

A. ROLL CALL-All Present

B. ELECTION OF OFFICERS-Elliott- Chair; Dean-Vice-Chair

C. PUBLIC COMMENTS- On Items Not On The Agenda

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. READING OF AGENDA

E. CONSENT AGENDA

Items listed under the Consent Agenda may be enacted by one motion and one vote. If discussion is desired, an item may be removed from the Consent Agenda and will be considered individually.

1. APPROVAL OF MINUTES – December 10, 2009 & December 17, 2009

F. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 08-500-4 (Special Use Permit) and 08-300-6 (Tentative Map for a Parcel Map Waiver) to re-subdivide five existing lots into three. The subject site, totaling 11.8 acres, consists of three structures on four parcels, and one parcel providing vehicular access from Statham Boulevard. The building addressed at 2335 & 2345 Statham Boulevard currently straddles two lots, which will be merged along with the access drive as part of this request into Parcel C (5.2 acres). Parcel B (4.8 acres), a multi-

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact Planning & Environmental Services Division at (805) 385-7858. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

tenant building, is addressed at 2325 Statham Boulevard. The building on Parcel A (1.8 acres) accommodates three tenant spaces addressed at 2311 Statham Boulevard. As part of this request, these units are proposed for condominium purposes, and Parcel A will be upgraded with additional landscaping and parking area improvements. The proposed project is exempt from environmental review under Section 15301(k) and 15304(b) of the CEQA Guidelines. Filed by Gary Schein of Gruny LLC, 355 North Lantana Street #784, Camarillo, CA 93010.
PROJECT PLANNER: ASHLEY GOLDEN
ACTION: CONTINUED TO FEBRUARY 4, 2010

G. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 09-500-1 (Special Use Permit) a request to allow site improvements for outdoor equipment and truck storage on 12,500 square feet of the northern (vacant) portion of a 3 acre parcel, located at 700 Maulhardt Avenue. The property is currently occupied by an existing 6,707 square foot legal non-conforming warehouse and distribution facility. The request also includes site improvements along the entire property frontage, and construction of a 2,015-square foot single-story office building on the northern portion of the site to support the outdoor storage use. The site is within the Historic Enhancement and Revitalization of Oxnard (HERO) redevelopment area. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Designated Agent David Kesterson, Lauterbach & Associates, 300 Montgomery Avenue, Oxnard, CA 93036, for Patti Rosenmund.
PROJECT PLANNER: LINDA WINDSOR
ACTION: Approved. Reso. 2010-01

2. RECOMMENDATIONS TO THE CITY COUNCIL REGARDING CERTIFICATION OF THE 2030 GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR) NO. 09-01 AND ADOPTION OF THE FINAL DRAFT 2030 GENERAL PLAN (PZ 10-620-01). 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 Draft 2030 General Plan, Alternative 'B' (Plan) has four major themes: 1) development within the City Urban Restriction Boundary (CURB), 2) designation of urban villages, 3) a CURB amendment requiring voter approval to allow the annexation and eventual development of the Del Norte Community Extension (DNCE) area, and 4) assessment of the City's participation in the restoration of the Ormond Beach wetlands. The DNCE area is bounded by Vineyard Avenue, Central Avenue, Rose Avenue, and the northerly extent of properties generally along the north side of Lemar Avenue. Other than the proposed DNCE, no changes are proposed outside the CURB line. The Plan includes policies for the concurrent provision of public services, maintains Level of Service 'C' for all but five major intersections, and provides an adequate amount of land zoned for commercial and industrial uses and affordable housing to meet resident needs and provide opportunities for economic development to the year 2030. If Plan buildout

were to occur, the City's population would increase from approximately 200,000 to 240,000, about one percent per year.

The Plan has two operative documents: 1) Background Report, and 2) Goals and Policies. The Goals and Policies document includes the seven State-required elements (land use, circulation, housing, open-space, conservation, safety, and noise), optional elements (sustainable community and military compatibility), and a placeholder for the 2006-2014 Housing Element, which is to be adopted under a separate process. All goals and policies are assigned to City departments for implementation, and proposed land use changes and related regulations within the Oxnard Coastal Zone are not effective until certified by the California Coastal Commission. Supporting documents are: 1) Map Atlas, 2) Issues and Alternatives Report, and 3) Program Environmental Impact Report.

The California Environmental Quality Act (CEQA) requires the City to identify the significant effects the Plan may have on the environment, identify alternatives to the Plan, and indicate how those significant effects may be mitigated or avoided. A Draft Program Environmental Impact Report (PEIR) was completed and circulated for comments, and five sections of the PEIR were subsequently revised and recirculated for further review and comment. The Draft PEIR and responses to all comments comprise the Final PEIR. 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.

All 2030 General Plan and Final PEIR documents are available on the City's website (http://www.ci.oxnard.ca.us) and at the following locations during normal business hours: Oxnard Planning Division, 214 South C Street; Oxnard Main Library, 251 South A Street; South Oxnard Library, 4300 Saviers Road; Colonia Branch Library, 1500 Camino del Sol #26; and Soliz Library, 2820 Jourdan Street (El Rio).
PROJECT PLANNER: CHRIS WILLIAMSON
ACTION: Report received. Comments taken. Continued to Special Mtg. 1/28/10

H. PLANNING COMMISSION BUSINESS

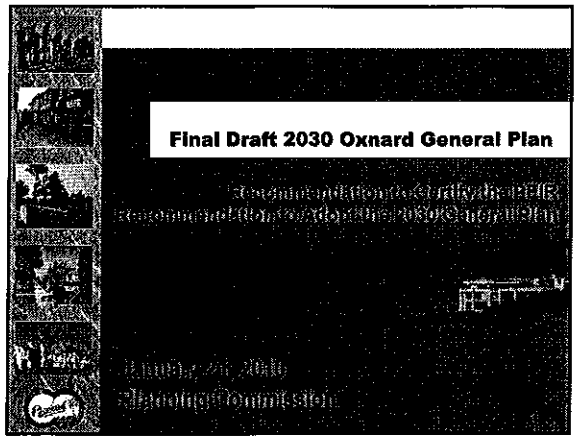
I. PLANNING MANAGER COMMENTS

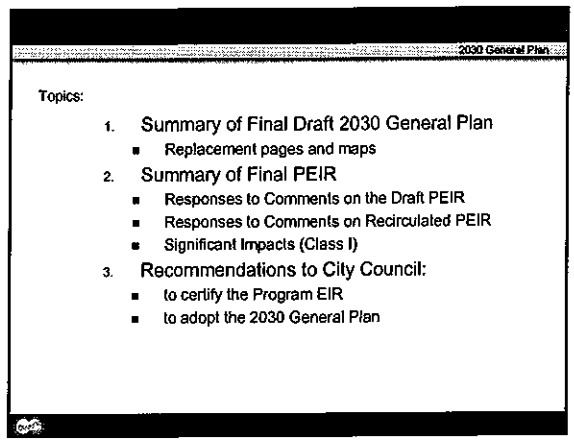
J. ADJOURNMENT

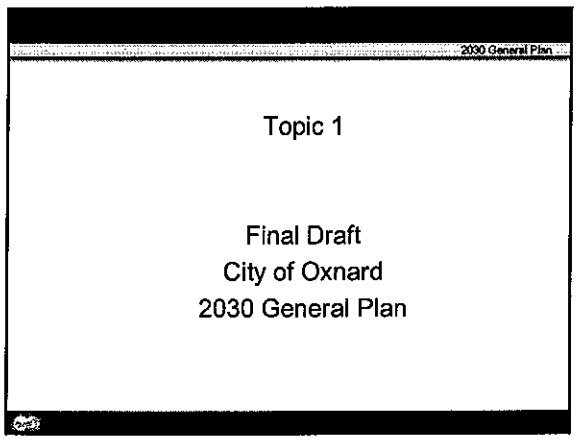
FUTURE MEETINGS

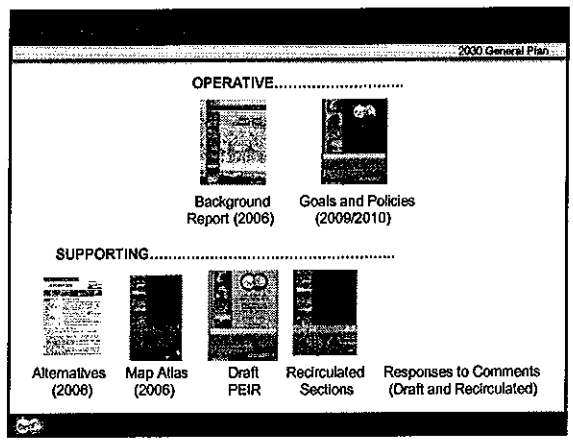
Thursday, February 4, 2010, 7:00 p.m., City Council Chambers
Thursday, February 18, 2010, 7:00 p.m., City Council Chambers

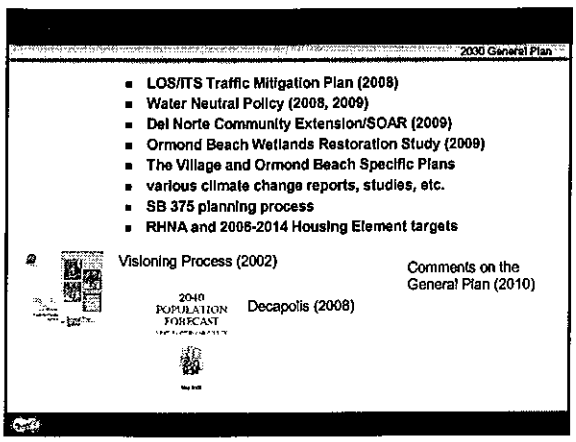
Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

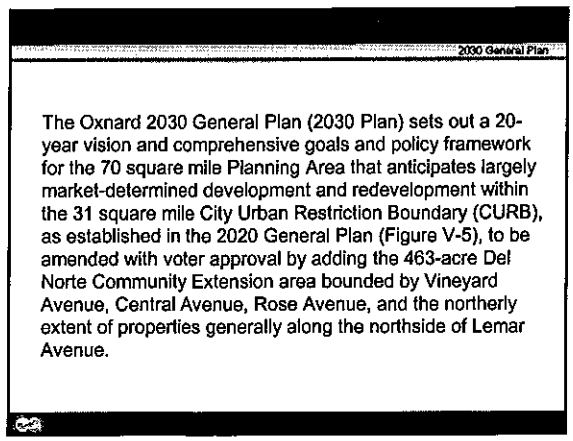












ATTACHMENT 6
PAGE 1 OF 7

With 2030 Plan buildout the City's projected population would be approximately 240,000 (@ 1% per year).

The 2030 Plan includes policies for the concurrent provision of public services, Level of Service 'C' or better for all but five major intersections, and provides an adequate amount of land zoned for commercial, industrial, affordable housing uses to meet resident needs and provide opportunities for economic development to the year 2030.

The 2030 Plan includes goals and policies related to sustainable development and climate change adaptation, restoration of the Ormond Beach wetlands, military compatibility, and focused on transit and urban villages.

The Plan consists of two operative documents (*Background Report* and *Goals and Policies*) and three supporting documents (*Map Atlas, Issues and Alternatives Report*, and *Program Environmental Impact Report 09-01*).

The operative documents incorporate the required elements of land use, circulation, open space, conservation, safety, noise, and housing. The 2006-2014 Housing Element is identified in Chapter 8 of the *Goals and Policies* document and is to be adopted separately by the City Council pursuant to State Housing Law.

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Low	Convenience	Business Research Park
Low-Medium	Neighborhood	Limited
Medium	Community	Light
Medium High (new)	Regional	Heavy (new)
High (redefined)	General	Public Utility/Energy
Mobile Home Park (new)	Central Business District	Easement
	Office	Central Industrial Area

OPEN SPACE	OTHER
Agriculture	Public/Semi Public
Open Space	Airport Compatible
Resource Protection	Urban Village (new)
Parks	Schools
Planning Reserve	Height Overlay (new)

Coastal Zone
Coastal Dependent Industrial
Visitor Serving Commercial
Recreation Coastal (beach)
Resource Protection
Energy Facility
Residential (various)
Planned Community
Harbor Channel Islands

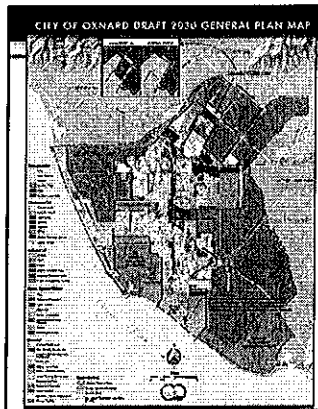
Summary of 2020 to 2030 General Plan Land Use Designation Changes

2020 Land Use Designation	2030 Land Use Designation	Area(s)	Reason	Approx. Acres
Rural Residential (discontinued)	Low Density Residential (R-1)	Unincorporated El Rio, Nyeland Acres, Strickland Acres	If areas ever annexed, they would be changed to Residential Low (R-1)	1194
Very Low Residential (discontinued)	Low Density Residential (R-1)	Teal Club area	Area is within the Teal Club Specific Plan and undergoing comprehensive master planning	5
Mobile Home 1 Mobile Home 2 (Factory Built used on map) (discontinued)	Mobile Home Park (NEW)	All mobile home parks and land designated as such	Consolidate MH's into one designation at 12 units per acre	250
Specialized Commercial (discontinued)	Regional or General Commercial	Auto Center, Shopping at the Rose, 3 other areas	Nearly all developed as regional commercial uses, Teal Club area within specific plan process	204
Open Space Buffer (discontinued)	Airport Compatible or Park or part of a specific plan	3 portions of runway, 5 long narrow strips	Runway buffers changed to Airport Compatible, other buffers folded into surrounding current or future uses	60

Summary of 2020 to 2030 General Plan Land Use Designation Changes

Mineral Resources (discontinued)	NA	Previous designations of areas within Rincon/A changed by specific plan	No longer needed	NA
Mixed Use Overlay (discontinued)	Various commercial, Urban Village	CBD, Saticoy Farms, along Durnad Blvd north of downtown.	All but one Commercial zone allow mixed use, Urban Village is the replacement strategy	NA
High Density Residential	Medium High Density	80 parcels in various areas of the City	Change in name only, density remains 19-30 units/acre.	265
NEW	High Density Residential	Two parcels within The Village Specific Plan	Allows high-rise residential subject to height limit policy	5
NEW	Urban Village	6 areas	Requires Pre-approved strategy or specific plan, allows variation of development standards	NA
NEW	Heavy Industrial	NEC of Fifth Street and Del Norte Blvd	Same as Central Industrial Area designation, allows for more uses On parcel near the MRF	25
NEW	Height Overlay	All areas except Low and Low-Medium Residential, Mobile Home Park, Airport Compatible, Coastal Zone	6 story height limit unless allowed by discretionary permit and/or impact fee after CEQA impact review	

CITY OF OXNARD DRAFT 2030 GENERAL PLAN MAP



DNCE area subject to voter approval

Final Ormond Beach Specific Plan to be determined by City Council

Changes in the Coastal Zone subject to Coastal Commission approval

SOAR ordinance fully incorporated into Chapter 3 with replacement Exhibits, respecting 1998 SOAR

Urban Village (6) guidelines to be developed and reviewed by the Planning Commission

Housing Element may require other actions and/or additional CEQA review

ATTACHMENT 6
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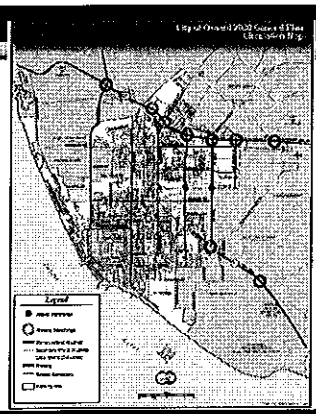

2030 General Plan

Goal ICS-6
Work with Gold Coast Transit to move towards east-west/north-south arterial service with local neighborhood feeders

Goal ICS-8
Bicycle plan update and pedestrian orientation

Goal ICS-4 and SH-8
RR impact and traffic safety, build two flyovers over 5th Street

Goal ICS-3
LOS "C" on all but Council approved intersections

2030 General Plan

Chapter 2: Sustainable Development
- Includes Pacific Institute sea level rise research map
- Going "green" in codes, water usage, energy, etc.

Chapter 3: Community Development
- Update the Oxnard Local Coastal Program
  - Support removal of coastal power plants
  - Remove references to LNG
  - Develop an Climate Change Adaptation Action Plan
  - Participate in Ormond Beach wetlands restoration
  - Develop an Ormond Beach visitor access plan and gateway park

Chapter 9: Implementation
- Database of over 450 policies, key words, on-line search, etc.
- Use consistency determination process

2030 General Plan

Topic 2

Final Program
Environmental Impact Report

2030 General Plan

Review of CEQA Process:
- 2006 Background Report is "existing conditions"
- 2006 Alternative B selected as "project"
- 2006 Determine that Program EIR is appropriate
- 2008 Draft PEIR prepared, 60 day circulation (March-May, 2009)
  - 19 agencies, 37 individuals (Housing Element comments separate)
- 2009 Changes lead to Recirculation of Five Sections (Nov-Jan)
  - 10 agencies, 63 individuals
- 2009 Nine public hearings
- 2010 Responses to Comments prepared
- 2010 Agencies given 10 day notice
- 2009 Other comments considered (outside of PEIR periods)
- 2010 Final PEIR has 5 significant impacts
- 2010 Preparing Overriding Considerations and Findings of Fact
- 2010 Housing Element may require additional CEQA

2030 General Plan

Major comment topics from all comment letters:

Need to recirculate the Draft PEIR	*5 sections recirculated*
SOAR and CURB amendment required for the Jones Ranch area	*added, recirculated*
Agricultural impacts greater than stated in the Draft PEIR	*changed, recirculated*
Greenhouse Gas emissions, climate change, and sea level rise	*changed, recirculated*
Ormond Beach wetlands, visitor access, and water quality	*changed designations, added policies*
Need hydrology map in Background Report	*will add when provided*
Changing the designation of the Halaco site	*east parcel changed*

2030 General Plan

Corrections to the Background Report, use of more recent data	*BR could be updated on regular basis*
Long term reliable water supply, status of groundwater credits	*Disagree, reply*
Removal of references to LNG in the Local Coastal Plan	*Policy added*
Transit services, traffic, and LOS	*Noted, recirculated*
Impacts on Camarillo and County intersections and streets	*waiting for DNCE vote Caltrans comments*
Impacts on schools and need for facilities	*Noted*
Identification and impacts on specific habitat and species	*LCP update to include ESHA research*

Topic 3

Recommendations

Staff and consultants are confident that the 2030 Plan Final PEIR was prepared in compliance with CEQA, reflects the independent judgment of the City, and requests that the Planning Commission recommend certification

Staff and consultants are confident that we have tackled the major issues and challenges and ask that the Planning Commission recommend that the City Council adopt the Final Draft 2030 General Plan, Alternative B

Consultants and staff are here:

Ray Weiss	*ESA prepared Responses to Comments* *BURBANK AIRPORT CLOSED*
Rob Saperstein	*"Water" consulting attorney*
Tony Emmert	*Water Resources Manager*
Ken Ortega	*Director of Public Works*
Jason Samonte	*City Traffic Engineer*
Steve Fischer	*Asst. City Attorney*

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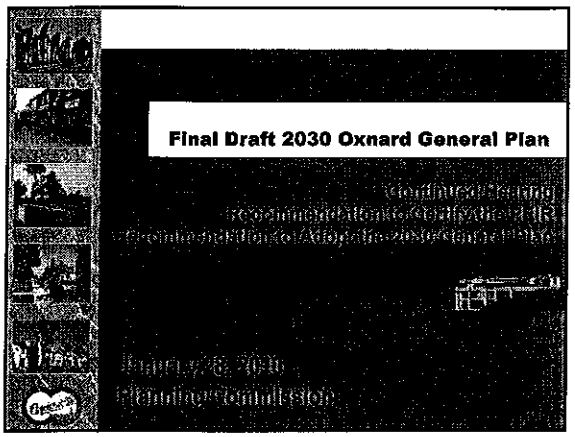

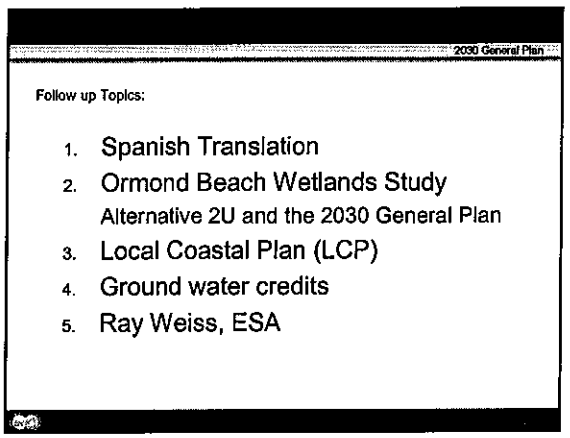

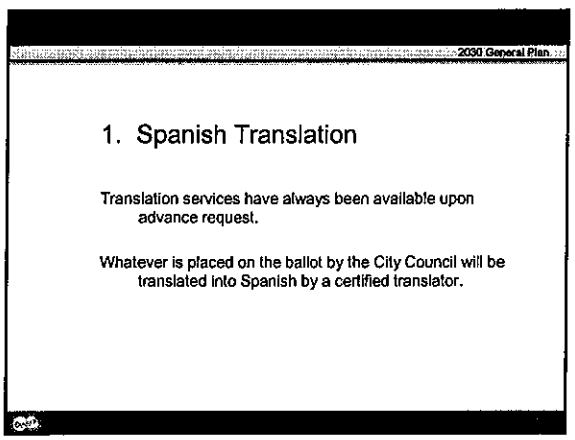

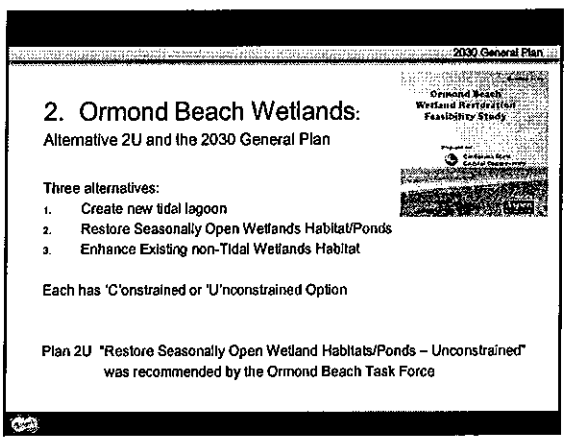

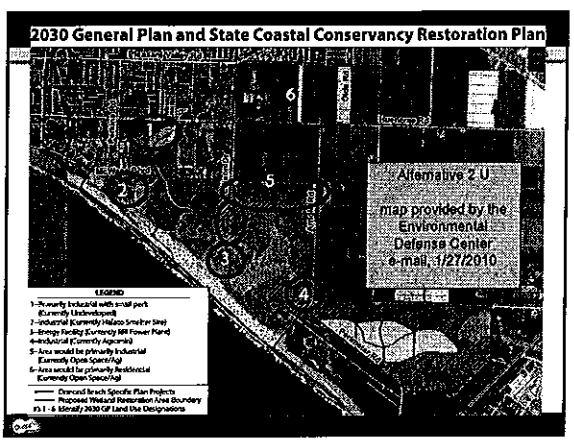

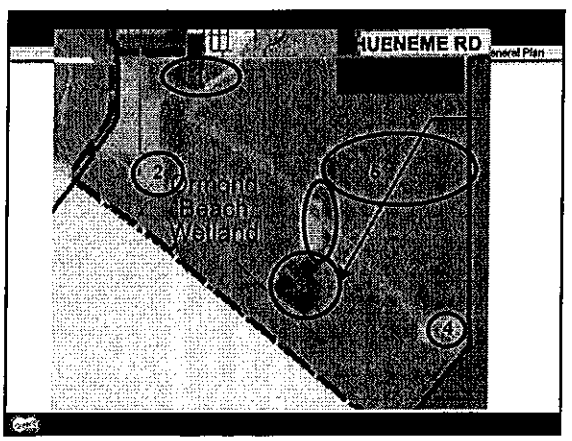

ATTACHMENT 6
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This is a feasibility study, not a proposed project.

"Alternative 1 was found to be most favorable overall."
"Although this Feasibility Study does not presume to choose a preferred alternative (or "Proposed Project") for the SCC and its project partners…
"Alternative 2 would be able to accommodate future sea level rise."
(pgs. 7-4 and 7-5)

Chapter 8 has 31 short and long-term follow up studies (Table 8-1)
"Identify Proposed Project" prior to preparation of an EIR/EIS is "critical"

Staff considers it premature to base 2030 land uses on a feasibility study that requires considerable additional review.

For each suggested conflict:

1 Gateway Park	Park location determined when a project proposed.
2 Halaco 'west'	Having small development could help clean up.
3 Power Plant	Showing change could lead to EIR being found inadequate, not under City's jurisdiction. Policy CD-21.3 calls for decommissioning.
4 Agromin	City has ability to end the use with 1 year notice Agromin provides a regional 'green' service.
5 Specific Plan	portion of 'south of McWane' offered for purchase, development not likely for a long time, Specific Plan has an option to purchase.
6 Southshore	No conflict north of Hueneme Road.

3. Local Coastal Plan (LCP)

2030 Plan documents direction and intent for LCP update.
It comes first, then the LCP

Proposed 2030 Plan land use changes and related policies are not effective until the LCP is updated by the Coastal Commission.

Ormond Beach wetlands plan will have to be folded into the Oxnard LCP update.

There will be many more opportunities to participate in wetlands planning.

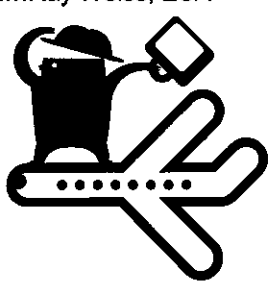
Policy CD-22.1 commits the City to participating in the wetlands restoration. Any proposed project would have to be evaluated against restoration information to find consistency with the 2030 Plan, per this policy, giving the City grounds to reject or modify project.

4. Ground Water Credits

City is building the GREAT facility.
For next 3 years, pumping from accumulated ground water credits.
City's opinion differs from Fox Canyon Groundwater Management Agency as to using credits.

Accumulated credits is not City's long-term strategy for water supply.

and…Ray Weiss, ESA



Staff requests that the Planning Commission recommend PEIR certification

Staff requests the Planning Commission recommend that the City Council adopt the Final Draft 2030 General Plan

ATTACHMENT 6
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Consultants and staff are here:

Ray Weiss	*ESA prepared Responses to Comments*
Rob Saperstein	*"Water" consulting attorney*
Tony Emmert	*Water Resources Manager*
Ken Ortega	*Director of Public Works*
Jason Samonte	*City Traffic Engineer*
Alan Holmberg	*City Attorney*
Steve Fischer	*Asst. City Attorney*

ATTACHMENT 6
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DRAFT

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

The entire agenda packet is available for review in the Library and the City Clerk's Office. The agenda reports are on the City of Oxnard web site at www.ci.oxnard.ca.us

AGENDA
February 2, 2010
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION*
OXNARD HOUSING AUTHORITY*
City Council Chambers, 305 West Third Street, Oxnard
7:00 P.M. Regular Meetings

A. ROLL CALL/POSTING OF AGENDA

*The Oxnard Community Development Commission and Oxnard Housing Department will not meet because there are no items requiring consideration on this date.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, a person may address the legislative body only on matters appearing on the closed session agenda. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION

D. OPENING CEREMONIES

Pledge of allegiance to the flag of the United States.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of Resolution to Mike Matlock for Thirty Years of Service with the City. (001)

   Document: View Item (pdf 40KB)

   ACTION: Approve as recommended, Res. No. 13,769.

DRAFT

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)

At this time, the legislative body will consider public comments for a maximum of thirty minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. A person not able to address the legislative body at this time because the thirty minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take any action on any items presented during public comments at this time. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing. The presiding officer shall limit public comments to three minutes.

G. REVIEW OF INFORMATION/CONSENT AGENDA

The members of the legislative body will consider whether to remove Information/Consent Agenda items for discussion later during the meeting.

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

At this time, a person may address the legislative body only on matters appearing on the information/consent agenda. The presiding officer shall limit public comments to three minutes.

I. INFORMATION/CONSENT AGENDA

City Treasurer Department

1. SUBJECT: Quarterly Investment Report for the Second Quarter Fiscal Year (FY) 2009-2010. (003)
RECOMMENDATION: Accept the Quarterly Investment Report for the Second Quarter FY 2009-2010.
Legislative Body: CC Contact: Danielle M. Navas Phone: 385-7810

Document: View Item (pdf 161KB)

2. SUBJECT: Ordinance Regulating Massage Professionals and Massage Businesses or Establishments. (009)
RECOMMENDATION: (1) Approve the first reading by title only and subsequent adoption of an ordinance amending Subdivision (J) of Section 11-232, the first sentence and Subdivision (C) of Section 11-234, Subdivision (B) of Section 11-235, Subdivision (B) of Section 11-236, Subdivisions (B) and (C) of Section 11-238, the title and first paragraph of

Section 11-242, Subdivisions (C) and (D) of Section 11-244, and Subdivision (A) of Section 11-246 of the Oxnard City Code (OCC), repealing and readopting Subdivision (B) of Section 11-157, Subdivision (E) of Section 11-235, and Sections 11-239 and 11-243 of the OCC, and adding Subdivision (G) of Section 11-235, Subdivision (D) of Section 11-236 and Section 11-248 to the OCC regarding massage professionals and massage businesses or establishments.
Legislative Body: CC Contact: Tammy Gutierrez Phone: 385-7819

Document: View Item (pdf 295KB)

ACTION: Approve as recommended, Ord. No. 2823.

Development Services Department

3. SUBJECT: Ordinance No. 2821 Approving PZ 06-560-01, to Pre-Zone Property Located at 481-491 Ventura Boulevard (APN 145-0-211-15, -17) to C-2-PD (Commercial General, Planned Development), Subject to Certain Findings and Conditions. Filed by John Parezo, Cal-Am Planning and Design. (019)
RECOMMENDATION: Second reading and adoption.
Legislative Body: CC Contact: Hollee Brunsky Phone: 385-7952

Document: View Item (pdf 104KB)

Finance Department

4. SUBJECT: Sale of Vacant Land Located at 4201 West Hemlock Street. (023)
RECOMMENDATION: (1) Approve the sale of property located at 4201 West Hemlock Street (the Property), to Nation Wide Property Holdings, LLC in the amount of $750,000, authorize the Mayor to execute a Grant Deed in connection therewith, ratify the execution by the City Manager of the Vacant Land Purchase Agreement (A-7214) and joint escrow instructions and related documents, and approve the receipt of a Promissory Note and Deed of Trust in the amount of $50,000 associated with the sale of the Property; and (2) Authorize the Mayor to execute a Grant of Easement document in conjunction with the sale of the Property, to convey title to the Boat Dock Easement along the Property.
Legislative Body: CC Contact: Mike More Phone: 385-7480

Document: View Item (pdf 797KB)

Public Works Department

5. SUBJECT: Hueneme Road Widening Project – Right-of-Way Acquisition. (039)
RECOMMENDATION: Approve and authorize the Mayor to execute the Right-of-Way Purchase Agreement in the amount of $100,000 and accept an easement deed for property that is located at the south side of Hueneme Road immediately east of Saviers Road from the Hoskins Brothers Trucking Company (A-7253).
Legislative Body: CC Contact: Lou Balderrama Phone: 340-5358

Document: View Item (pdf 606KB)

6. SUBJECT: Ordinance No. 2822 Adopting Water Efficient Landscaping Standards. (055)
RECOMMENDATION: Second reading and adoption.
Legislative Body: CC Contact: Anthony Emmert Phone: 207-1669

Document: View Item (pdf 571KB)

ACTION: INFORMATION/CONSENT Approve as recommended.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

City Manager Department

1. SUBJECT: Support for City's Fiscal Year (FY) 2011 Federal Funding Requests. (083)
RECOMMENDATION: (1) Execute a letter of support for the following FY 2011 federal funding requests: Levee Project in the Santa Clara River Floodplain, Intelligent Transportation Systems, Traffic Mitigation Program, Groundwater Recovery Enhancement and Treatment Program, College Park Master Plan, Comprehensive Critical Assets Remote Surveillance Program, Colonia Branch Library Expansion; and (2) Authorize the City Manager to prepare the requisite grant applications for these projects.
Legislative Body: CC Contact: Martin Erickson Phone: 385-7870

Document: View Item (pdf 187KB)

ACTION: Approve as recommended.

O. REPORTS

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.

N. CITY COUNCIL/HOUSING AUTHORITY/COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

Housing Department

1. SUBJECT: Appointments to Commission on Homelessness. (081)

RECOMMENDATION: That the Mayor, with the approval of the City Council, appoint three members to the Commission on Homelessness.

Legislative Body: CC Contact: Bill Wilkins Phone: 385-8094

Document: View Item (pdf 33KB)

ACTION: Removed from the agenda.

L. PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Certification of the 2030 General Plan Final Program Environmental Impact Report (PEIR) (EIR No. 09-01) (SCH 2007041024). (075)

RECOMMENDATION: (1) Hold a hearing to take public comment on the PEIR for the Final Draft 2030 Oxnard General Plan (2030 General Plan); (2) Consider and make determinations regarding the environmental impacts of the proposed land use designations of the 107-acre parcel located at 1853 Camino Del Sol; and (3) Adopt a resolution certifying the Final PEIR (No. 09-01) for the 2030 General Plan.

Legislative Body: CC Contact: Chris Williamson Phone: 385-8156

Document: View Item (pdf 40KB)

ACTION: Approve as recommended, Res. No. 13,770

2. SUBJECT: Adoption of the Final Draft Oxnard 2030 General Plan (PZ 10-

620-01) and Adoption of Statement of Overriding Considerations and Findings of Fact Related to the 2030 General Plan Final Program Environmental Impact Report (PEIR).
RECOMMENDATION: Remove from calendar. This hearing has been re-noticed for February 9, 2010.
Legislative Body: CC Contact: Chris Williamson Phone: 385-8156

P. PUBLIC COMMENTS ON REPORTS

At this time, a person may address the legislative body only on matters appearing on the reports. The presiding officer shall permit a person to address the legislative body after the staff presentation on the report and before the consideration of the report by the legislative body. The presiding officer shall limit public comments to three minutes.

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

At this time, a person may address the legislative body only on matters appearing on the study session agenda. The presiding officer shall permit a person to address the legislative body after the staff presentation on the item and before the consideration of the item by the legislative body. The presiding officer shall limit public comments to three minutes.

T. ADJOURNMENT

City of Oxnard 2030 General Plan
Program Environmental Impact Report

Findings of Fact
Statement of Overriding Considerations

February 9, 2010

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). The Final PEIR (State Clearinghouse No 2007041024) 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 Final PEIR is comprised of the Draft PEIR, written responses (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, and minor grammar and format changes to the text and maps of the Draft PEIR. 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, subject to the SOAR ordinance and applicable voter approval.

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 both 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, subject to SOAR and applicable voter approval.

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, subject to SOAR and applicable voter approval. 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 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 (subject to SOAR and applicable voter approval) 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, subject to SOAR and applicable voter approval.

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. 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 with the exception of the proposed City Urban Restriction Boundary (CURB) amendment for the Del Norte Community Extension (DNCE), subject to applicable voter approval. The anticipated population at build-out of Alternative 2 could be about 7,000 people lower than that of the 2030 Plan as the proposed 2,500 housing units in the DNCE would not occur in Alternative 2 (assuming an average of 3 persons per unit). On the other hand, the underlying demographic and economic trends would not be significantly changed under Alternative 2 and the City's population and development could just as likely continue to occur within a slightly smaller footprint compared to that of the proposed 2030 General Plan (i.e. no DNCE development). 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 intensification of land uses within the CURB would result in a decreased need to convert existing open space lands to a developed use and help meet several project objectives including minimizing the loss of agricultural land and providing options for increased infill or mixed use development. Such an approach may result in increased levels of traffic within these areas of intensified development and/or may result in the increased need to provide

additional levels of public services (e.g., law enforcement, fire, etc.) or infrastructure. However, the intensification of land uses may also increase the feasibility of inter-city or city-wide transit service that would help to reduce air quality and traffic impacts within these new areas of development.

While meeting several important project objectives, the greater concentrations of development within the City's CURB will lead to increased levels of impact for certain categories of environmental effects. For example, because land uses are intensified within portions of the CURB, air quality impacts, due to the types of dwelling units and other development contemplated under the alternative, would result in slightly higher emission levels of both mobile and stationary sources of air quality emissions, and GHG emissions (see Draft PEIR, p. 7-12 and 7-13). With respect to transportation and noise, Alternative 2 would cause slightly higher levels of delay and congestion than the 2030 Plan (Draft PEIR, p. 7-14) and would intensify noise levels along major transportation corridors within certain areas of the City (Draft PEIR, p. 7-14). Finally, the proposed DNCE offers an opportunity for a substantial number of affordable housing units that would help the City meet its current and future Regional Housing Needs Assessment (RHNA) target numbers, as the DNCE requires that a minimum of one-third of all housing be affordable. Without the DNCE, Alternative 2 will have fewer options for affordable housing development within the CURB. For all of 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, and within an amended CURB line, that were, as of 2005, in a form of active agriculture.
3. Updated policies that reflect current environmental and planning trends.
4. The increased opportunity to provide a significant number of affordable housing units in the proposed DNCE area, subject to voter approval, to meet current and future RHNA targets in large scale new development that will also incorporate sustainable development best practices.

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, subject to applicable voter approval for the proposed DNCE CURB amendment.

TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
CHAPTER 3: COMMUNITY DEVELOPMENT				
3.2 Land Use				
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.	New **Policy CD-1.8: Remove the School designation in the Teal Club Area.** Remove 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	
CHAPTER 4: INFRASTRUCTURE AND COMMUNITY SERVICES				
4.2 Circulation, Traffic and Transportation				
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	
4.3 Utilities				
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	

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TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
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 quality standards or waste discharge requirements, or otherwise degrade water quality.	None Required	LS	
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	
4.4 Public Facilities and Services				
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	
4.5 Parks and Recreation				
Impact 4.5-1	The Project would increase the need or use of park and recreation facilities.	None Required	LS	

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TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
CHAPTER 5 ENVIRONMENTAL RESOURCES				
5.1 Biological Resources				
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 common plant and wildlife species.	None Required	LS	
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	
5.3 Aesthetic Resources				
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	

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TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
5.4 Cultural Resources				
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: **Modified Policy ER-12.6 Identification of Archaeological Resources.** 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. *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. [Revised New Policy – Draft EIR Analysis]* **Modified Policy ER-12.9 Native American Resources.** 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. *[New Policy – Draft EIR Analysis]*	PS	LS
5.5 Agricultural and Soil Resources				
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	
5.6 Mineral Resources				
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	

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TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
5.7 Air Quality and Climate Change				
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: **SC-1.4: Support Climate Action Team Emission Reduction Strategies.** 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. **Policy SC-1.5: Support Offsite Measures to Reduce Greenhouse Gas Emissions.** The City will support and encourage the use of off-site measures or the purchase of carbon offsets to reduce greenhouse gas emissions. **Implementation Measure 55.0.** The City shall develop and maintain a Climate Change Adaption Action Plan (CCAAP). The CCAAP shall include the following elements: an emissions inventory, emission reduction targets, applicable greenhouse gas control measures, and monitoring and report plan. *[New Implementation Measure – Recirculated Draft EIR Analysis]*	PS	SU
5.8 Energy and Resource Conservation				
Impact 5.8-1	The Project would increase energy demand and require additional energy resources.	None Required	LS	

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TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
CHAPTER 6 SAFETY AND HAZARDS				
6.2 Geologic, Seismic, and Soil Hazards				
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	
6.3 Natural Hazards				
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	
6.4 Noise				
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 of noise-sensitive land uses to stationary noise sources.	None Required	LS	

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TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
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
6.5 Hazardous Materials and Uses				
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	

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