



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Christopher Williamson, AICP, Principal Planner

DATE: April 19, 2012

SUBJECT: Hearing on Draft Environmental Impact Report (EIR) No. 11-01 for Planning and Zoning Permit Nos. 10-620-01 (Annexation) and 10-560-01 (Pre-Zoning) for the East Village Phase III Annexation, Located at 1853 Camino del Sol, Oxnard.

1) Recommendation: That the Planning Commission hold a public hearing and provide comments on the Draft Environmental Impact Report (EIR) for Planning and Zoning Permit Nos. 10-620-01 (Annexation) and 10-560-01 (Pre-Zoning).

2) Project Description and Applicant: The project site is located at 1853 Camino del Sol, the address for the 107-acre rectangular parcel on the northeast corner of Camino del Sol and Rose Avenue, an unincorporated island within Oxnard (APN 214-0-020-595). Land uses were established in the 1993 Northeast Community Specific Plan (NECSP). The northern portion of the project site is designated for 238 single-family homes, and the southern portion for 164 single-family homes, for a combined total of 402 units on 89.5 acres (a density of 4.5 units/acre). The southwest corner of the project site is designated for six acres of neighborhood commercial with about 78,500 square feet of development. The remaining 11 acres are designated as two linear parks and street right of ways. The applicant is the Maulhardt RF-JW Trust et al c/o Richard Maulhardt, Jr. 1853 Camino del Sol, Oxnard (Applicant). The City of Oxnard will become the subsequent applicant to the Ventura County Local Agency Formation Commission (LAFCo) for approval of the annexation to the City and detachment from Ventura County.

3) Existing & Surrounding Land Uses:

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
Project Site	Ventura County (Agriculture)	Park, Residential Low Medium, Commercial General	Main residence and several support buildings, about 100 acres of row crops.
North	R-2-PD	Residential Low Medium	Single family housing
East	R-1-PD Community Reserve	Residential Low	Single family housing and Rio Rosales Elementary School
South	C-2-PD	Residential Medium High	Multifamily housing, vacant

	R-4-PD, R-PD		parcel approved for a church
West	R-1-PD, R-2-PD	Residential Low	Single family housing

- 4) Background Information:** This project area is within the NECSP, a specific plan adopted in 1993 and largely developed, with the exception of this 107-acre “island” parcel. Objectives are set forth by the applicant as follows: 1) annexation to the City of Oxnard, 2) continued agricultural cultivation until development of the Project, 3) objectives as listed in the Northeast Community Specific Plan and/or as amended by subsequent project review, and 4) innovative, feasible, and flexible features that assist the City in implementing relevant 2030 General Plan and related environmental, economic development, and planning goals, policies, and programs.
- 5) Environmental Analysis:** The proposed annexation is subject to review in accordance with the California Environmental Quality Act (CEQA). The CEQA analysis was initiated as a Mitigated Negative Declaration and then changed to an Environmental Impact Report as potential impact and their mitigation were investigated.

Project Level Significant Impacts

The Draft EIR finds two significant adverse environmental impacts that cannot be feasibly mitigated at the project level, meaning impacts resulting on or near the site from the theoretical development of 402 single family houses and the commercial area under the 1993 NECSP.

- a) ***Loss of about 90 acres of Prime Agricultural farmland and 10 acres of Farmland of Statewide Importance.*** Mitigation measure AG1 requires the Applicant to offer the top twelve inches of topsoil for relocation and possible exchange for fill soil of lower agricultural value. Even with this mitigation, there is a loss of about 100 agricultural acres.
- b) ***Probable loss of some or all of the mature windrow trees on the east side of Rose Avenue between Camino del Sol and Cesar Chavez Drive.*** The widening of Rose Avenue to three lanes in each direction, consistent with the 2030 General Plan, cannot be designed to preserve the trees without creating a very wide median area and alignment of the northbound lanes that would create difficult intersections at Camino del Sol and Cesar Chavez Drive. Mitigation measure A2 requires the Applicant to determine the health and value of each lost tree and reinvest that value into new Project landscaping. (This impact is discussed under the topic of Visual Character and Quality, but could also have been addressed as Biology.)

Cumulative Level Significant Impacts

Cumulative impacts are those that result from development of the Project as defined by the 1993 NECSP added to impacts from the theoretical buildout of the 2030 General Plan. As the Project is consistent with and incorporated within the 2030 General Plan, cumulative impacts are the same as with the 2030 General Plan. The 2030 General Plan was adopted and the 2030 General Plan Program EIR certification completed on October 11, 2011. The

Project EIR may, then, incorporate the findings and overriding considerations of the 2030 General Plan Program EIR for cumulative projects. The 2030 General Plan Program EIR cumulative significant impacts relevant to the Project are as follows:

- a) **Air Quality.** (*Regional Air Quality Non-Attainment, Exposure of Sensitive Receptors to Substantial Pollution Concentrations*).
- b) **Greenhouse Gases.** (*Potential Conflict with Implementation of State Goals for Reducing Greenhouse Gases*).
- c) **Noise.** (*traffic noise on selected road segments*).
- d) **Traffic.** (*five intersections would operate at below Level of Service C after all mitigations are completed*).
- e) **Loss of Agricultural Farmland.** (*within the City Urban Restriction Boundary*).

All other impacts identified in the Draft EIR were either found to not have significant impacts as defined in the 1995 Oxnard Thresholds document, or that impacts were mitigated with feasible measures to a level below the adopted threshold.

Public and Planning Commissioner comments and questions will be transcribed and answered in the Final EIR that will be prepared for the Planning Commission consideration of a recommendation to City Council of adoption of the Project. The comment period ends on May 3rd at 6:00 p.m.

Attachments:

- A. Draft EIR No. 11-01 (previously distributed)

Prepared by: _____ CW
Approved by: _____ SM