South Oxnard Aquatics Center

Public Review Draft Initial Study – Mitigated Negative Declaration

prepared by

City Oxnard
305 West Third Street
Oxnard, California 93030
Contact: Reza Bagherzadeh, P.E., Senior Project Manager

prepared with the assistance of

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

November 2023

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

South Oxnard Aquatics Center

Public Review Draft Initial Study – Mitigated Negative Declaration

prepared by

City Oxnard
305 West Third Street
Oxnard, California 93030
Contact: Reza Bagherzadeh, P.E., Senior Project Manager

prepared with the assistance of

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

November 2023

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

This report prepared on 50% recycled paper with 50% post-consumer content.

Table of Contents

Tables

Figures

Appendices

This page intentionally left blank.

Executive Summary

This document is an Initial Study-Mitigated Negative Declaration (IS-MND) analyzing the environmental effects of the proposed South Oxnard Aquatics Center project ("proposed project"). This section summarizes the project description and provides a summary of the proposed project's impacts and mitigation measures.

Project Description

The proposed project would include construction of a 57,233 square-foot outdoor pool area with four pool areas totaling 23,571 square feet, one slide area totaling 822 square feet, a one-story "L" shaped building totaling 18,342 square feet, a 103-stall parking lot, and ancillary facilities. Pool areas would consist of a 50-meter competition pool, 25-yard instructional pool, splash pad, recreation pool, and slide area. The one-story building would frame the western and northern sides of the pool deck and would be used to house locker rooms, administrative space, utility rooms, a concession stand, and other ancillary facilities.

Summary of Impacts that Require Mitigation

Impacts within this IS-MND are categorized as follows:

- **Less than Significant with Mitigation Incorporated:** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures.
- **Less than Significant:** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures.
- **No Impact:** The proposed project would have no adverse effect on environmental conditions.

The project would have no adverse impacts to any of the following environmental resource topics:

- Agricultural and Forestry Resources
- Energy
- Land Use
- Mineral Resources
- Tribal Cultural Resources
- Wildfire

The project would have less-than-significant impact to the following environmental resource topics:

- Aesthetics
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Population/Housing
- Public Services
- Recreation
- Transportation
- Utilities/Service Systems

Potentially significant impacts that require mitigation were identified for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise. Table 1 summarizes the environmental impacts of the proposed project that require mitigation and the associated mitigation measure(s). The impacts listed in Table 1 are determined to be less than significant with mitigation incorporated.

Table 1 Summary of Environmental Impacts Requiring Mitigation

Impact	Mitigation Measure (s)
Air Quality	
Construction of the proposed project would generate nitrous oxides (NO_x) in exceedance of Ventura County Air Pollution Control District thresholds and have a potentially significant impact on air quality. With implementation of Mitigation Measure AQ-1, impacts would be less than significant.	**AQ-1: NO_x Construction Reduction Measures.** During construction, the construction contractor shall implement the following measures pursuant to the requirements of the VCAPCD Guidelines. ▪ Ensure all on-site vehicles and equipment with 50 horsepower or more shall meet, at a minimum, United States Environmental Protection Agency (USEPA) Tier 4 final engine certification requirements. If Tier 4 final equipment is not available, the contractor may apply other technologies available for construction equipment which would achieve a reduction in NO_X (as well as PM) emissions comparable to Tier 4 final construction equipment. Where alternatives to USEPA Tier 4 equipment are utilized, the contractor shall be required to provide evidence these alternative technologies would achieve comparable emissions reductions. Certifications or alternative reduction strategies shall be required prior to receiving a construction permit. ▪ Minimize equipment idling time. ▪ Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications. ▪ Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time. ▪ Use alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, if feasible. Prior to initiation of construction activities, the City of Oxnard Public Works Department shall ensure that the measures listed above are included in the construction specifications for the proposed project
Construction of the proposed project could expose sensitive receptors to toxic air contaminants.	Implement Mitigation Measure AQ-1.
Biological Resources	
Project construction could disturb overwintering monarch butterfly roosts. With implementation of Mitigation Measure BIO-1, impacts would be less than significant.	**BIO-1: Monarch Butterfly Avoidance and Minimization.** Project construction activities, including equipment staging, grading, and construction shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event project activities cannot be avoided during the overwintering season, the City of Oxnard Public Works Department shall retain a qualified biologist to conduct surveys for roosting monarch butterflies every two weeks during the overwintering season to confirm their absence. If construction activities occur during the overwintering season and monarch butterflies are present, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer will be delineated on site by the biologist with flagging or staking visible by construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall stop work within the protective buffer at any time. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist shall have the discretion to adjust the protective buffers, as necessary.

Impact	Mitigation Measure (s)
Project construction could disturb nesting birds. With implementation of Mitigation Measure BIO-2, impacts would be less than significant.	**BIO-2: Pre-Construction Nesting Bird Survey.** Project construction activities, including (but not limited to) equipment staging, grading, and construction shall be avoided during the nesting bird season (February 1 through August 31), if practicable. In the event project construction activities cannot be avoided during the nesting bird season, the City of Oxnard Public Works Department shall retain a qualified biologist to conduct a nesting bird survey within three days prior to initiation of such activities to determine the presence/absence, location, and status of any active nests on site or within 100 feet of the site for songbirds and passerine species and up to 500 feet for raptors. The findings of the survey shall be summarized in a report and submitted to the City of Oxnard Public Works Department for review and approval prior to undertaking construction activities at the site. If nesting birds/active nest(s) are observed on site, the qualified biologist shall establish a construction buffer with fencing or flagging. The buffer shall be 500 feet from the active nest for nesting raptors or threatened or endangered species and 100 feet from all other nesting birds. The nest buffer may be adjusted at the direction of the qualified biologist based on the species, location of the nest, and the type of construction activities occurring during the nesting period. The construction contractor shall communicate to all construction personnel that no person or construction related activity shall occur within the buffer without prior approval from the qualified biologist. Nests shall be monitored at a minimum of once per week by the qualified biologist until it has been determined the nest is no longer being used by either the young or adults. The construction contractor shall ensure no ground disturbance occurs within this buffer until the qualified biologist confirms the breeding/nesting is completed, including confirmation all the young have fledged (if the nest was successful). If construction activities must occur within the buffer, the activity shall be conducted at the discretion of the qualified biologist. The construction contractor shall obtain approval from the qualified biologist prior to conducting any construction activities within the buffer. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary. In the event construction pauses, if construction is planned to restart during nesting bird season (February 1 through August 31), the City of Oxnard Public Works Department shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure.
Cultural Resources	
Project construction could encounter an unanticipated archaeological resources during ground-disturbing activities. With implementation of Mitigation Measure CUL-1, impacts would be less than significant.	**CUL-1: Unanticipated Discovery of Cultural Resources.** In the event archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determine it to be appropriate, archaeological testing for California Register of Historic Resources eligibility shall be completed. If the resource proves to be eligible for the California Register of Historic Resources and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of California Code of Regulations Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per California Code of Regulations Guidelines Section 15126.4(b)(3)(C).

Impact	Mitigation Measure (s)
Geology and Soils	
The project site is located in an area mapped as a liquefaction zone, and there is the potential for liquefaction-induced settlement to structurally compromise the proposed project. With implementation of Mitigation Measure GEO-1, impacts would be less than significant.	**GEO-1: Liquefaction Risk Minimization.** The City Department of Public Works shall ensure project design and construction complies with all recommendations presented within the Geotechnical Evaluation, titled *Geotechnical Evaluation South Oxnard Aquatic Center Project Oxnard College Park Oxnard, California* (Ninyo and Moore 2022) or the most recent subsequent version. Prior to the issuance of grading permits, the City Public Works Department shall review the design and construction plans for the proposed project and ensure all recommendations from the Geotechnical Evaluation are incorporated into the plans. Prior to the start of construction, the City Public Works Department shall retain a qualified environmental professional (Professional Geologist [PG] or Professional Engineer [PE]) to ensure all recommendations from the Geotechnical Evaluation are implemented by the construction contractor. During construction, the qualified environmental professional shall perform field observation and testing during grading activities to confirm construction is occurring in accordance with the recommendations of the Geotechnical Evaluation. The qualified environmental professional shall summarize the results of the field observation and testing performed during grading activities into a Final Geotechnical Evaluation report and shall submit the report to the City Public Works Department. Prior to issuance of a Certificate of Occupancy, the City Public Works Department shall review the Final Geotechnical Evaluation report to confirm the recommendations of the Geotechnical Evaluation have been implemented
Hazards	
Construction of the proposed project could result in the creation of a hazard due to the disturbance of soils contaminated with total petroleum hydrocarbons. With implementation of Mitigation Measure HAZ-1, impacts would be less than significant.	**HAZ-1: Soil Management Plan.** The City shall retain a qualified environmental consultant (Professional Geologist or Professional Engineer) to prepare a Soil Management Plan prior to construction. The Soil Management Plan shall be prepared to address handling and management of soils or other contaminated wastes on the project site, if any is encountered during subsurface investigation, to reduce hazards to construction workers and off-site receptors during construction. The City shall review, approve, and implement the Soil Management Plan prior to grading activities. The Soil Management Plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the off-site migration of impacts from the project site. These measures and practices may include, but are not limited to: ▪ Stockpile management including stormwater pollution prevention and the installation of Best Management Practices ▪ Proper disposal procedures for impacted materials ▪ Monitoring and reporting ▪ A health and safety plan for contractors working at the site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection. The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction ▪ Proper handling procedures for unexpected contamination, such as halt-work and avoidance protocols, and City and contractor notifications The Soil Management Plan shall also specify the procedures to be implemented in the event unexpected hazardous materials are encountered during construction. If unexpected odorous or visually stained soils, other indications of hydrocarbon piping or equipment, or debris are encountered during ground disturbing activities, the construction contractor shall halt work in the immediate area and a qualified consultant (Professional Geologist or Professional Engineer) shall be contacted immediately to evaluate the situation. The qualified consultant shall evaluate the material and recommend the appropriate testing, removal, and disposal methods. The construction contractor shall ensure hazardous materials are removed or remediated in accordance with the requirements of the

Impact	Mitigation Measure (s)
	qualified environmental consultant and the Soil Management Plan. Construction work may continue on other parts of the project site while soil investigation and/or remediation takes place. The construction contractor shall not resume work at the impacted area(s) until approved by the qualified consultant and the City
Noise	
Construction of the proposed project could generate noise in exceedance of City requirements. With implementation of Mitigation Measure NOI-1, impacts would be less than significant.	**NOI-1: Construction Noise Reduction Plan.** The construction contractor shall prepare and implement a Construction Noise Control Plan. The construction contractor shall submit the Construction Noise Control Plan to the City of Oxnard Public Works Department for review and approval prior to initiation of construction. The details of the Construction Noise Control Plan shall be included as part of the permit application drawing set and as part of the construction drawing set. The Construction Noise Control Plan shall include the following measures: ▪ At least 21 days prior to the start of construction activities, all off-site businesses and residents within 500 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, the hours when construction would occur, and the construction period's overall duration. The notification shall include the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. ▪ At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, the representative shall investigate, take appropriate corrective action, and report the action to the City. ▪ During the entire active construction period, equipment, tools, and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. During the entire active construction period, stationary noise sources shall be located as far from sensitive receivers as practicable, muffled, and enclosed within temporary sheds or insulation barriers, or other measures for equivalent noise reduction will be incorporated to the extent feasible. ▪ The contractor shall be required to use impact tools that are hydraulically or electrically powered wherever practicable. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. ▪ Stockpiling of materials shall be located as far as feasible from nearby noise-sensitive receptors. ▪ Signs shall be posted at the job site entrance(s) to reinforce the prohibition of unnecessary engine idling. All equipment shall be turned off if not in use for more than 5 minutes. ▪ Use of stereos and other amplified noise not necessary for the completion of construction work shall be prohibited. ▪ During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only. The construction manager shall ensure the use of use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with safety requirements and laws.

Impact	Mitigation Measure (s)
Construction of the proposed project may temporarily expose monarch butterflies and nesting birds to excessive noise. With implementation of Mitigation Measures BIO-1 and BIO-2, impacts would be less than significant.	Implement Mitigation Measures BIO-1 and BIO-2.
Mandatory Findings of Significance	
The proposed project could contribute to cumulative biological resources and cultural resources impacts. With implementation of Mitigation Measures BIO-1, BIO-2, and CUL-1, impacts would not be cumulative considerable (less than significant).	Implement Mitigation Measures BIO-1, BIO-2, and CUL-1.
The proposed project could result in effects to air quality, noise, and hazardous materials which could potentially cause substantial adverse effects on human beings. With implementation of Mitigation Measures AQ-1, HAZ-1, and NOI-1, impacts would be less than significant.	Implement Mitigation Measures AQ-1, HAZ-1, and NOI-1

Initial Study

1. Project Title

South Oxnard Aquatics Center

2. Lead Agency Name and Address

City of Oxnard
305 West Third Street
Oxnard, California 93030

3. Contact Person and Phone Number

Reza Bagherzadeh, P.E., Senior Project Manager
City of Oxnard, Public Works Department
(805) 271-2280

4. Project Location

The 7.93-acre project site is located at 3250 South Rose Avenue (Assessor's Parcel Number [APN] 224-0-012-285) in Oxnard, California. The project site is located in the southeast corner of College Park, approximately 340 feet south of Oxnard Boulevard. The project site is primarily vacant, with existing trees encroaching into the project site's eastern border. Figure 1 shows the regional location of the project site, while Figure 2 shows the project site boundary.

5. Surrounding Land Uses and Setting

The project site is within an urbanized area of Oxnard. The project site is within College Park and bounded to the west by College Park's one-lane ring road, recreation fields, and parking lots. Oxnard College is immediately south of the project site. To the east, the project site is bounded by a row of trees extending in a north-south direction, which separates the project site from adjacent vacant land. Existing residential development is also located approximately 850 feet east of the project site Oxnard Boulevard is approximately 300 feet northeast of the project site. Vacant land exists immediately north of the project site. Oxnard Boulevard separates the adjacent vacant land from residential neighborhoods located approximately 500 feet north of the project site.

Figure 1 Regional Project Location

Basemap provided by Esri and its licensors © 2022.

Project Location

N

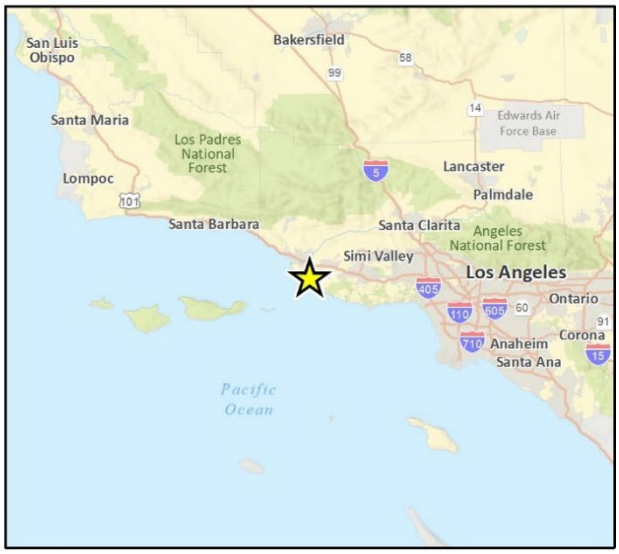


Figure 2 Project Site Boundary

6. General Plan Designation

Park

7. Zoning

Community Reserve (CR)

8. Description of Project

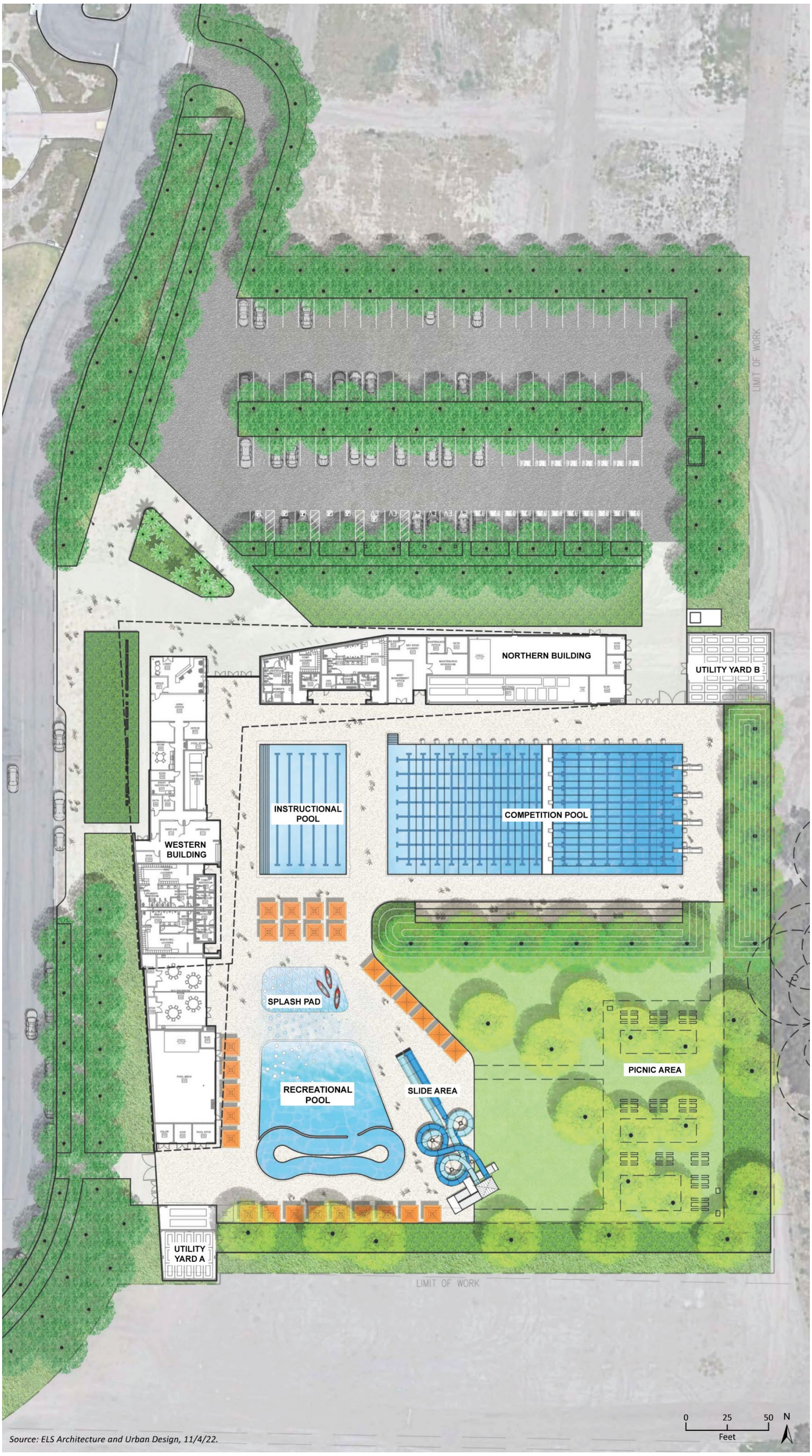
The South Oxnard Aquatics Center project ("proposed project") would include construction of a 57,233 square foot outdoor pool area with four pool areas totaling 23,571 square feet, one slide area totaling 822 square feet, a one-story "L" shaped building totaling 18,342 square feet, a 103-stall parking lot, and ancillary facilities. Pool areas would consist of a 50-meter competition pool, 25-yard instructional pool, splash pad, recreation pool, and slide area. The one-story building would frame the western and northern sides of the pool deck and would be used to house locker rooms, administrative space, utility rooms, a concession stand, and other ancillary facilities. Table 2 provides an overview of the proposed project. Figure 3 shows the project layout. Figure 4 shows renderings of the project site during operation.

Table 2 Proposed Project Summary

Pool Areas	square feet
Competition Pool	13,014
Instructional Pool	3,750
Recreation Pool	5,624
Splash Pad	1,183
Slide Area	822
Pool Deck (North)	11,410
Pool Deck (South)	12,466
Spectator Seating	1,859
Picnic Area	7,105
Total	**57,233**
Building	**square feet**
Building	18,342
Total	**18,342**
Parking Stalls	**Number of Stalls**
Standard	73
Accessible	5
Accessible + Electric Vehicle	2
Electric Vehicle	4
Electric Vehicle Capable	19
Total	**103**
Bicycle Parking	**Number of Spaces**
Bicycle Spaces	16
Total	16
Landscaping	**square feet**
Landscape area	81,179
Total	**81,179**

This page intentionally left blank.

Figure 3 Conceptual Project Layout



Source: ELS Architecture and Urban Design, 11/4/22.

Figure 4 Project Site Renderings

EXTERIOR - AERIAL VIEW

EXTERIOR - BUILDING ENTRY VIEW

EXTERIOR - COMPETITION POOL VIEW

INTERIOR - PARTY ROOM VIEW

Source: ELS Architecture and Urban Design, 11/4/22.

Pool Areas

Five pool areas would be constructed on the project site. Information for each pool area is provided below.

Competition Pool

The 50-meter competition pool would be 165 feet in length and 75 feet in width and would range from three-feet six-inches deep to 13 feet deep with a capacity of 709,658 gallons. Approximately 534,960 gallons would be required annually to account for water loss from filter backwash, water splashed out of the pool, and evaporation. Water in the competition pool would have a turnover rate of approximately six hours, filtering and reintroducing approximately 1,971 gallons per minute (gpm) of water. The competition pool would include drains, grabrails, rope anchors, racing platforms, backstroke stanchion/recall fixtures, water polo goal fixtures, underwater lights, an accessible lift, moveable guard chair, a one-meter dive stand, and ladders.

Instructional Pool

The 25-yard instructional pool would be constructed west of the competition pool. The instructional pool would be 75 feet in length and 50 feet in width and would range from three-feet six-inches deep to five feet deep with a capacity of 112,349 gallons. Approximately 202,278 gallons would be required annually to account for water loss from filter backwash, water splashed out of the pool, and evaporation. Water in the instructional pool would have a turnover rate of approximately three hours, filtering and reintroducing approximately 624 gpm of water. The instructional pool would include drains, grabrails, rope anchors, moveable guard chair, backstroke stanchions, underwater lights, an accessible lift, handrails, and stanchion anchors.

Splash Pad

The splash pad would be constructed south of the instructional pool and east of the multipurpose rooms located in the western building. The splash pad would function as a play space with little to no standing water. Water fixtures located within the splash pad would spray, mist, or dump water into the splash pad. The splash pad would be level to the ground. Approximately 13,075 gallons would be required annually to account for water loss from filter backwash, water splashed out of the pool, and evaporation. Water in the splash pad would have a turnover rate of approximately four hours, filtering and reintroducing approximately 134 gpm of water.

Recreation Pool

The recreation pool would be constructed south of the splash pad and would range from zero feet deep to three-feet six-inches deep with a capacity of 89,366 gallons. Approximately 257,630 gallons would be required annually to account for filter backwash, water splashed out of the pool, and evaporation. Water in the recreation pool would have a turnover rate of approximately four hours, filtering and reintroducing approximately 368 gpm of water.

Slide Area

The slide area would be constructed adjacent to the eastern border of the recreation pool. Approximately 13,880 gallons would be required annually to account for filter backwash, water splashed out of the pool, and evaporation.

Picnic Area

A 7,105 square foot picnic area would be constructed at the southeast corner of the project site. The picnic area would include picnic tables on grass, shaded by trees that would be planted on the project site.

Building Uses

The 18,342 square foot "L"-shaped building would consist of two sections (referred to herein as the western building and northern building) connected by a main entry/exit area at the northwest corner of the aquatics center. Descriptions of each section of the building are provided below. The layout of the western building is detailed in Figure 5. The layout of the northern building is detailed in Figure 6.

Western Building

The western building would be located on the western border of the project site and extend north-south parallel from the main entry/exit to the recreation pool. The western building would house one lobby, five office spaces, one break room, seven storage rooms, four family restrooms, three utility rooms, one first aid room, one lifeguard room, one men's locker room, one women's locker room, two janitor closets, two multipurpose rooms, one room to house pool mechanical equipment, and two rooms containing chlorine and acid for the purposes of water filtration. In addition, the western building would include a concession area. The concession area would be used to cook and sell food and drink. Cooking appliances within the concession area would include a refrigerator, stove/oven, and sink.

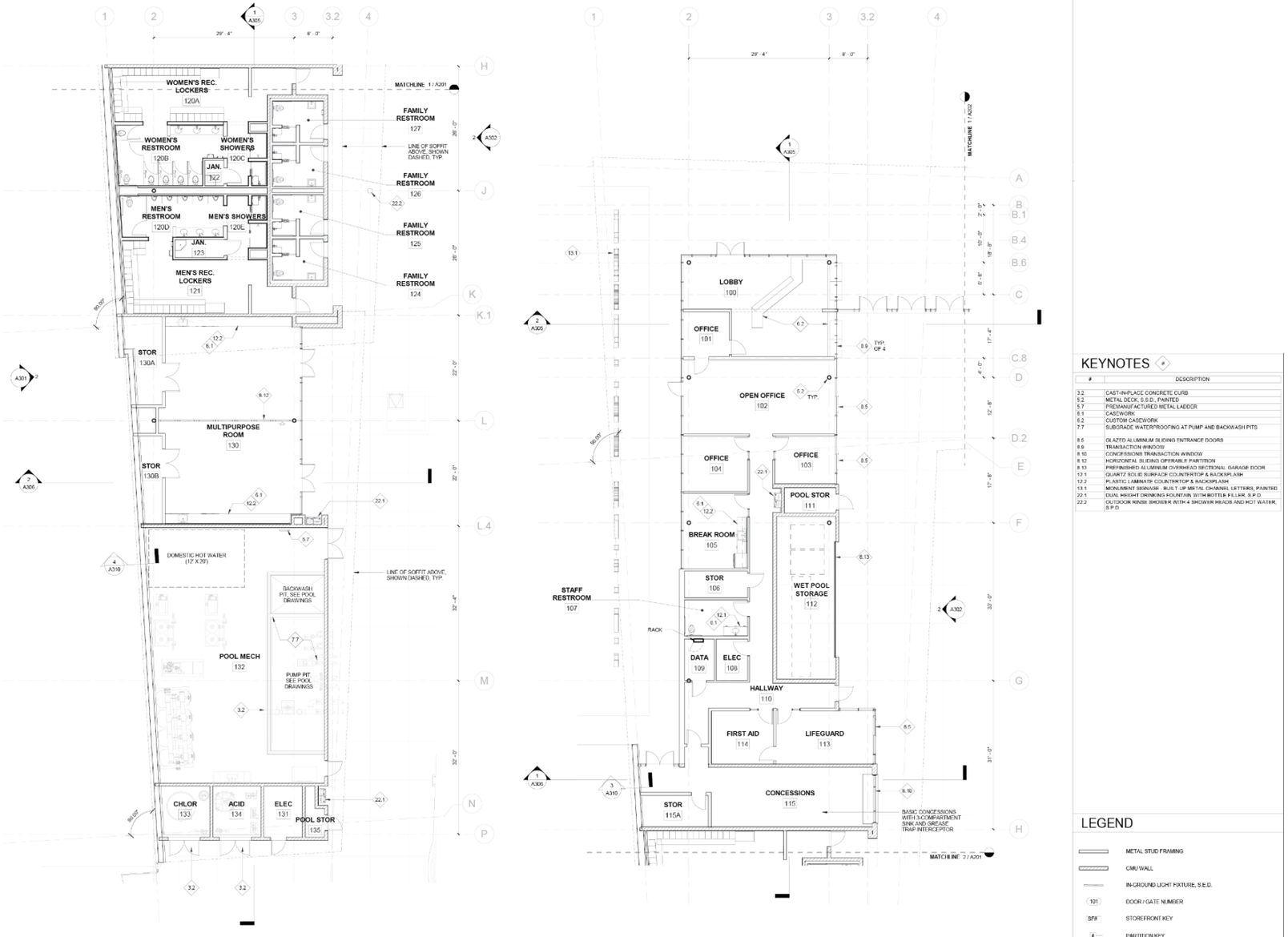
Northern Building

The northern building would be located on the northern border of the pool decks immediately south of the parking lot. The northern building would extend west to east from the main entry/exit to a secondary exit at its eastern border. The northern building would house one men's locker room, one women's locker room, one janitor closet, two family restrooms, one fire riser room, one management office, one dry storage/laundry room, one maintenance office, two utility rooms, one maintenance workroom, one wet pool storage room, one room to house pool mechanical equipment, and two rooms containing chlorine and acid for the purposes of water filtration.

Utility Yards

The proposed project would include two utility yard enclosures, Utility Yard A and Utility Yard B, south of the western building and east of the northern building, respectively. The utility yard enclosures would be constructed with eight-foot-tall concrete walls with a five-inch concrete slab and a six-inch concrete curb with a surrounding chainlink metal roof and gate. These enclosures would house utilities for power and heat.

Figure 5 Western Building Layout

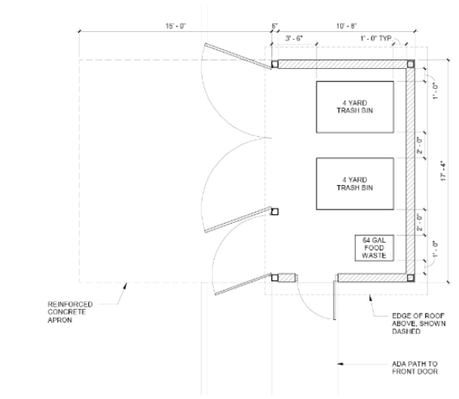


2 ENLARGED PLAN - WESTERN BUILDING (SOUTH)

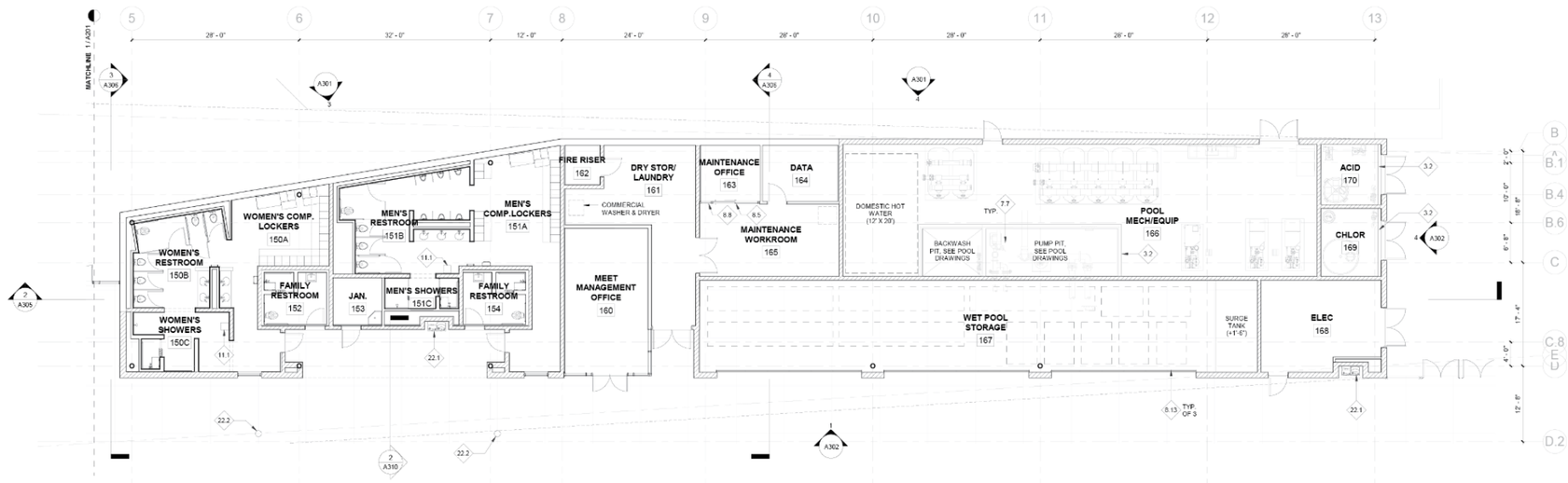
1 ENLARGED PLAN - WESTERN BUILDING (NORTH)

Source: ELS Architecture and Urban Design, 11/4/22.

Figure 6 Northern Building Layout



2 ENLARGED PLAN - TRASH ENCLOSURE
Not To Scale



1 ENLARGED PLAN - NORTHERN BUILDING

LEGEND

- METAL STUD FRAMING
- CMU WALL
- IN-GROUND LIGHT FIXTURE, S.E.D.
- 101 DOOR / GATE NUMBER
- SF# STOREFRONT KEY
- # PARTITION KEY

KEYNOTES

#	DESCRIPTION
3.2	CAST-IN-PLACE CONCRETE CURB
7.7	SUBGRADE WATERPROOFING AT PUMP AND BACKWASH PITS
8.5	GLAZED ALUMINUM SLIDING ENTRANCE DOORS
8.8	STOREFRONT SYSTEM TYPE 2 - INTERIOR PREFINISHED ALUMINUM 4 1/2" DEEP SYSTEM W/ 1/4" GLAZING
8.13	PREFINISHED ALUMINUM OVERHEAD SECTIONAL GARAGE DOOR
11.1	SWIMSUIT SPINNER
22.1	DUAL HEIGHT DRINKING FOUNTAIN WITH BOTTLE FILLER, S.P.D.
22.2	OUTDOOR RINSE SHOWER WITH 4 SHOWER HEADS AND HOT WATER, S.P.D.

0 10 20 Feet

N

Source: ELS Architecture and Urban Design, 11/4/22.

Parking

The proposed project would include one dedicated parking area with a total of 103 parking spaces north of the aquatics center. Of the 103 spaces, five would be Americans with Disabilities Act (ADA) compliant, two would be ADA compliant and allow electric vehicle (EV) parking, four would be reserved for EV parking only, and 19 would be EV capable, meaning infrastructure that would support the future installation of an EV charging station would be provided. Bicycle racks would be installed at the main entry/exit point of the aquatics center and would providing spaces for 16 bicycles. The parking lot would be supplemented by existing parking along College Park's one-lane ring road as well as existing adjacent parking lots within College Park.

Lighting

Lighting provided on site would be a mixture of one-, two-, and three-head 30-foot pole lights; 15-foot pole lights; recessed downlights, recessed linear lights; recessed step lights; wall-mounted sconces; and in-grade sign lighting. The 30-foot pole lights would be provided to illuminate the pool deck and parking lot. The 15-foot pole lights would be used to illuminate the picnic area in the southeastern corner of the project site. Other lighting would be utilized within and on the exterior of the building. In addition, seven street pole lights would be installed along College Park's one-lane ring road immediately west of the project site. A lighting control system would be installed with motion sensors and automatic daylight controls, which would automatically dim or switch off lighting when sufficient daylight is present. Lighting would be constructed compliant with California Building Code Title 24 standards.

Landscaping

The proposed project would include landscaping at the exterior of the aquatics center, within the parking lot, along College Park's one-lane ring road immediately west of the project site, and at the picnic area. Landscaped areas would include a mix of two- to four-foot flowering shrubs, one- to three-foot ornamental grasses, two- to eight-foot shrubs, hydroseed, and one- to three-foot stormwater treatment grasses, as well as wind-blocking and canopy trees. Tree and plant species would include, but not be limited to, California sycamore, Chinese elm, valley oak, fan palm, purple sage, manzanita, and California gray rush. Species used would be conducive to species which thrive in a Mediterranean climate similar to the climate within Oxnard. All planting areas would be irrigated via an automatic irrigation system operated by a controller located in the eastern border of the northern building. No existing trees would be removed.

Utility Connections

Water

Water would be provided by an extension from the City of Oxnard (City) water main located underneath College Park's one-lane ring road. The proposed project's water pipeline would traverse underneath the northern and western buildings and connect to the City's existing water main underneath College Park's one-lane ring road, west of the western building.

Wastewater

Wastewater would be carried from the western and northern buildings through pipelines which would connect to a main sanitary sewer pipeline via points of connection five feet from the building

face and would connect to the City's sewer system between the western building and College Park's one-lane ring road.

Electricity

The proposed project would include construction of a pad-mounted electrical transformer located in Utility Yard B. On-site electrical lines would connect to the existing Southern California Edison (SCE) electrical facilities at College Park's one-lane ring road west of the proposed aquatics center.

Natural Gas

Up to 7.425 million British Thermal Units BTUs of natural gas would be required to heat the pools. The proposed project includes construction of an natural gas line that would connect to the southwest corner of the proposed aquatics center, run west along the southern portion of College Park's one-lane ring road, and connect to an existing SoCalGas line in South Rose Avenue. Refer to Figure 2 for the proposed location of the natural gas line extension.

Mechanical, Engineering, Plumbing

The aquatics center would be powered by a combination of natural gas and electricity, or would be all-electric. Options are summarized below.

Heating, Ventilation, and Air Conditioning (HVAC)

Heating and air conditioning would be supplied to the multipurpose rooms, administrative areas, and locker rooms via rooftop HVAC units and an exhaust system which would utilize gas for heating and electricity for cooling. Indoor offices would be served by Variable Air Volume (VAV) connections[1] which bring air into the office space.

Within the northern and western buildings, each restroom would have a dedicated exhaust fan. Each locker room would have exhaust fans with additional controls for humidity. Each janitor room would also have an exhaust fan. The rooms housing acid would have an exhaust fan and natural ventilation using door and wall shutters. The concession area would have an exhaust fan suitable for odor control. The mechanical rooms would have a phased approach for cooling. Mechanical rooms would utilize natural ventilation using door and wall shutters, and an exhaust fan linked to a thermostat/humidity sensor.

Water

Two centralized hot water systems would be installed in the pool mechanical rooms of the western and northern buildings to provide hot water to plumbing fixtures in the buildings. The system would consist of two gas-powered water heaters with an expansion tank, master mixing valve, and recirculating pump.

To heat the pool areas, four gas-powered high-efficiency condensing boilers located in the western and northern buildings would be used along with one heat exchanger per pool. The anticipated energy required to heat each pool is listed below in BTUs:

- Competition Pool: 3,900,000 BTUs
- Recreation Pool: 1,600,000 BTUs

1 Variable Air Volume connections vary the airflow at a constant or varying temperature, allowing for lower overall energy consumption.

- Instructional Pool: 1,125,000 BTUs
- Splash Pad Pool: 400,000 BTUs
- Slides: 400,000 BTUs

Wastewater

Wastewater would be generated from the five pool areas and users of the aquatics center. The annual wastewater generation from each of the five pools would be as follows:

- Competition Pool: 151,200 gallons per year
- Recreation Pool: 73,440 gallons per year
- Instructional Pool: 55,016 gallons per year
- Splash Pad Pool: 3,600 gallons per year
- Slides: 2,880 gallons per year

In addition, the anticipated wastewater from the ancillary facilities (such as restrooms) would be approximately 22,250 gallons per day.

Public Address System

The proposed project would include installation of a public address (PA) system. The PA system would place ceiling speakers spaced 20 to 25 feet apart throughout the exterior of the building. Exterior pole mounted speakers would be provided for coverage to all exterior areas. The system would be designed and required to have a 70 decibel A scale (dbA) sound level limit throughout the aquatics center, which would result in announcements approximately three to five decibels (dB) higher than typical conversation.

Access and Security

The building would be provided with an access control, video surveillance, and intrusion monitoring system. Automated card access would be provided and consist of a card system, cabling and wiring, and power connection. Automatic doors would be installed with request-to-exit sensors. Closed-circuit television surveillance systems would be installed as well as an alarm system including audio-visual systems.

Fire Protection

The proposed project would include a six-inch dedicated fire service pipeline consisting of a connection to the street fire main, a double detector check valve assembly, a post indicator valve, and a fire department pump connection. The fire service pipeline would traverse underneath the northern and western buildings and connect to the City's existing water main underneath College Park's one-lane ring road, west of the western building. The inlet water pressure would be required to be a minimum of 35 pounds per square inch (PSI). A sprinkler system would be installed in the building, as well as a fire alarm system to provide monitoring and alarm notification for the building. In addition, smoke detectors, heat detectors, manual pull stations, sprinkler water flow switches, and suppression systems would be installed.

Stormwater and Drainage

The proposed project would include construction of on-site stormwater drainage systems to limit excess stormwater runoff. The stormwater drainage system and overflow drains would consist of roof drains and roof drain leaders which would convey stormwater through pipes in the interior of the building to discharge above ground at the exterior of the building for collection of rainwater via four biofiltration planters. Two biofiltration planters would be located adjacent to the parking lot, one biofiltration planter would be located at the southern border of the project site, and one biofiltration planter would be located adjacent to the western building. The biofiltration planters at the southern end of the project site and west of the western building would convey stormwater to storm drain inlets located underneath the biofiltration planters and storm drain inlets located to the west near College Park's one-lane ring road. The biofiltration planters adjacent to the parking lot would convey stormwater to storm drain inlets located underneath the biofiltration planters, which would be conveyed to an underground stormwater pipe routed for connection to existing City-owned storm drains at a point of connection located underneath the parking lot's entrance/exit. The sizing of the stormwater drainage system would be based on the local rainfall density of two inches per hour.

Construction

Construction of the proposed project is anticipated to begin in the first quarter of 2026 and end in the first quarter of 2028. Underground stone columns, up to 50 feet in depth, may be required to increase the load-bearing capacity of the soil. Excavation up to 15 feet in depth would be required for the pool areas and utilities. The proposed project would require cut of approximately 11,000 cubic yards (CY) and approximately 7,000 CY of fill. Approximately 6,000 CY of soil would be exported from the project site. Soil debris would be hauled to the Toland Road Landfill or the Simi Valley Landfill and Recycling Center, or other landfills with available capacity. The proposed haul route for soil export and material delivery would be as follows:

- **Toland Road Landfill:** Rose Avenue to State Route (SR) 118 to SR 126 to Toland Road
- **Simi Valley Landfill and Recycling Center:** Pleasant Valley Road to United States Route 101 (U.S. 101) to SR 23 to SR 118 to Madera Road

Construction staging would be located on the project site. Construction workers would park on the project site, on the street immediately west of the project site, or in the adjacent parking lot located approximately 460 feet west of the project site. No nighttime or weekend construction would occur.

The contractor would be required to implement appropriate erosion and stormwater pollution control best management practices (BMPs) as part of preparation of Stormwater Pollution Prevention Plan (SWPPP).

Operation

The City anticipates that the aquatics center would serve only the local community of Oxnard, and would not be used for regional events. The proposed project would be operated 50 weeks out of the year, seven days per week. Hours of operation during the summer season would span Monday through Friday from 5:00am to 8:00pm, and Saturday through Sunday from 10:00am to 8:00pm. Additional operation hours on Friday and Saturday from 8:00pm to 10:00pm are proposed to accommodate special events and programs during the summer such as movie nights. Hours of operation during the fall, winter, and spring seasons would span Monday through Friday from

5:00am to 8:00pm, and Saturday through Sunday from 10:00am to 8:00pm. During the fall, winter, and spring seasons, only the competition pool would be opened from 5:00am to 8:00am to accommodate swim team practices.

Peak use of the aquatics center is anticipated to occur during the summer season with the highest use occurring during the weekend. During the summer season it is anticipated approximately 3,005 daily users would utilize the aquatics center Monday through Friday. On Saturday and Sunday, it is expected approximately 4,425 daily users would utilize the aquatics center. During the weekdays, the aquatics center would be staffed with approximately 80 employees per day. During the weekends, the number of employees is anticipated to increase to approximately 100 employees per day. It is anticipated that the City would hire up to 200 new employees in total.

Use of the aquatics center during the fall, winter, and spring seasons is anticipated to be less than the use during the summer season. During the fall, winter, and spring seasons it is anticipated approximately 1,330 daily users would utilize the aquatics center Monday through Friday. On Saturday and Sunday, it is expected approximately 2,650 daily users would utilize the aquatics center. Employment at the aquatics center is expected to remain the same as during the summer season, ranging from approximately 80 to 100 employees per day.

Throughout the entire year, swim team practices are expected to generate approximately 30 to 150 participants and special events are expected to generate approximately 300 to 500 participants. The total maximum pool capacity for all pool areas would be 1,610 occupants. The capacity for the entire project site would be 2,334 occupants.

9. Other Public Agencies Whose Approval is Required

The City of Oxnard is the lead agency for the proposed project, and no approvals are required from any other agency. The proposed project requires the following discretionary approvals from the City:

- Building permit to construct proposed project facilities
- Grading permit for the cut and fill of soil
- Encroachment permit to connect utilities to the City's point of connection
- Design Development Review permit to approve the proposed design of the aquatics center

10. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

The City sent Assembly Bill (AB) 52 letters to the following Native American tribes on November 10, 2022:

- Barbareño/Ventureño Band of Mission Indians
- Chumash Council of Bakersfield
- Coastal Band of the Chumash Nation
- Gabrielino/Tongva San Gabriel Band of Mission Indians
- Gabrielino/Tongva Nation
- Gabrielino-Tongva Tribe
- Northern Chumash Tribal Council
- San Luis Obispo County Chumash Council
- Santa Ynez Band of Chumash Indians

One Native American tribe, the Santa Ynez Band of Chumash Indians, responded to the City's AB 52 letters on December 6, 2022. The Santa Ynez Band of Chumash Indians did not request further consultation.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	■	Air Quality
■	Biological Resources	■	Cultural Resources	☐	Energy
■	Geology and Soils	☐	Greenhouse Gas Emissions	■	Hazards and Hazardous Materials
☐	Hydrology and Water Quality	☐	Land Use and Planning	☐	Mineral Resources
■	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities and Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

Determination

Based on this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Reza Bagherzadeh	P.E., Senior Project Manager
Printed Name	Title

Environmental Checklist

1 Aesthetics and Urban Design

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista such as an ocean or mountain view from an important view corridor or location as identified in the 2030 General Plan or other City Planning documents?	☐	☐	☐	■
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, or route identified as scenic by the County of Ventura or City of Oxnard?	☐	☐	☐	■
c. Substantially degrade the existing visual character or quality of the site or its surroundings such as by creating new development or other physical changes that are visually incompatible with surrounding areas or that conflict with visual resource policies contained in the 2030 General Plan or other City planning documents?	☐	☐	☐	■
d. Add to or compound an existing negative visual character associated with the project site?	☐	☐	☐	■
e. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	■	☐

a. Would the project have a substantial adverse effect on a scenic vista such as an ocean or mountain view from an important view corridor or location as identified in the 2030 General Plan or other City Planning documents?

The project site is located approximately 2.85 miles northeast of the coastline and approximately 5.63 miles northwest of the nearest mountains. Existing residential, commercial, industrial

development, and roadways separate the project site from these scenic vistas and generally block these scenic vistas from being viewed extensively from the project site. The City's 2030 General Plan Background Report identifies the project site as being located outside of key aesthetic resources including local waterways and agricultural greenbelts (City of Oxnard 2006). Accordingly, the proposed project would have no impact on scenic vistas.

NO IMPACT

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, or route identified as scenic by the County of Ventura or City of Oxnard?

The project site is located approximately 340 feet south of South Oxnard Boulevard which is designated as a Scenic Roadway by the City and an Eligible State Scenic Highway by the California Department of Transportation (Caltrans) (Caltrans 2018; City of Oxnard 2017). Although the project site would be located within the vicinity of a City-designated Scenic Roadway and Eligible State Scenic Highway, the proposed project would not substantially damage scenic resources within a state or local scenic roadway. Existing trees adjacent to South Oxnard Boulevard obscure views of the project site from South Oxnard Boulevard. There are no substantial rock outcroppings visible from South Oxnard Boulevard which the proposed project would remove. The proposed project would not remove any existing trees. As discussed in Section 6, *Cultural Resources* , the project site does not include any built environment resources which could be considered historic, and the proposed project would not substantially damage any historic buildings. Therefore, the proposed project would have no impact on scenic resources within a state scenic highway or route identified as scenic by the County of Ventura or City of Oxnard.

NO IMPACT

c. Would the project, substantially degrade the existing visual character or quality of the site or its surroundings such as by creating new development or other physical changes that are visually incompatible with surrounding areas or that conflict with visual resource policies contained in the 2030 General Plan or other City planning documents?

The project site is surrounded by existing development including roads, Oxnard College, residential development, and College Park. Existing trees obscure views of the project site from South Oxnard Boulevard and from the residential development located east of the project site. The project site is visible from public viewpoints within College Park and the northern portion of Oxnard College which contains a parking lot and sports fields. The introduction of an aquatics center at the project site would not substantially degrade the existing visual character or quality of the site or its surroundings because the aquatics center would be visually compatible with existing recreational development at College Park and Oxnard College.

The City's 2030 General Plan Policy ER-6.1 requires the preservation of important public views and viewsheds by ensuring the scale, bulk, and setback of new development does not significantly impede or disrupt views. In addition, Policy ER-6.1 requires development to provide physical breaks to allow views (City of Oxnard 2011). The proposed project would include construction of a one-story building which would be consistent with the heights of surrounding development. The proposed project would not substantially alter public views because the proposed project would not impede the ability of the public to view College Park or Oxnard College. The project site is adjacent to an open area and the proposed project would not be constructed such that the views from the surrounding open areas are substantially disrupted. The proposed project would not remove trees;

therefore, the proposed project would not disrupt public views from South Oxnard Boulevard or the residences to the east. Therefore, the proposed project would be consistent with Policy ER-6.1. The City's 2030 General Plan Policy ER-6.3 requires the preservation of significant small-scale aesthetic resources, such as plant communities (City of Oxnard 2011). The proposed project would not remove the existing trees bordering the project site and would therefore preserve small-scale aesthetic resources consistent with Policy ER-6.3. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the site or its surroundings such as by creating new development or other physical changes that are visually incompatible with surrounding areas or that conflict with visual resources policies contained in the 2030 General Plan or other City planning documents. No impact would occur.

NO IMPACT

d. Would the project add to or compound an existing negative visual character associated with the project site?

The proposed project would construct and operate an aquatics center on exiting vacant land. The proposed project would include landscaping which would consist of trees, flowering shrubs, ornamental grasses, and stormwater treatment grasses. As a result, the proposed project would introduce features which provide visual aesthetic to existing vacant land. As discussed under criteria 1(a), 1(b), and 1(c) the proposed project would not substantially impair views, damage scenic resources, or degrade the existing visual character of the project site. Therefore, no impact would occur related to the proposed project adding or compounding an existing negative visual character.

NO IMPACT

e. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

No nighttime construction is proposed. Daytime construction would not require the use of temporary flood lights or other light/glare generating sources. As a result, construction activities would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

During operation, lighting would be provided to illuminate the pool areas, parking lot, and the one-lane ring road of College Park outside of the aquatics center. Operation of the aquatics center would typically cease at 8:00pm nightly, with additional operating hours during the summer on Friday and Saturday until 10:00pm to accommodate special events and programs. A lighting control system would be installed with motion sensors and automatic daylight controls, which would automatically dim or switch off lighting when sufficient daylight is present. In addition, lighting would be compliant with California Building Code (CBC) Title 24 standards. The proposed lighting would be required to comply with Section 16-320 of the City's Municipal Code which prohibits lighting from illuminating surfaces not required to be lit and prohibits lighting from constituting a hazard to vehicular traffic, either on private property or on abutting streets (City of Oxnard 2022a). In addition, the proposed lighting would be required to comply with 2030 General Plan Policy ER-6.5 which requires all outdoor light fixtures including street lighting and externally illuminated signs, use low-energy shielded light fixtures which direct light downward and, where public safety would not be compromised, encourages the use of low-pressure sodium lighting for all outdoor light fixtures (City of Oxnard 2011). Furthermore, all indoor and outdoor lighting will be high efficacy light-emitting diode (LED).

The proposed pool lighting would result in an average illumination of approximately 50 foot-candles[2] at the competition pool, and 30 foot-candles at the other pools, which is consistent with the Illuminating Engineering Society's recommendations for competition lighting and general exercise and recreation lighting (Elite LED Lighting 2023; Waypoint Lighting 2023). Night-time lighting of the pool area would occur during operational hours until 8:00 pm, or 10:00 pm during occasional special events. When the aquatics center is not in use, pool lighting would be shut off. The parking areas, which would remain luminated throughout the night, would use low-energy shielded light fixtures which direct light downward. The operational lighting at the project site would only incrementally add nighttime lighting, as the project site is surrounded by urban development with similar nighttime lighting. Therefore, operation of the proposed project would have a less than significant related to light and glare.

LESS-THAN-SIGNIFICANT IMPACT

[2] A footcandle is a unit of measurement which focuses on the amount of light that reaches a surface area. One footcandle is defined as enough light to saturate one square-foot with one lumen of light.

2 Agricultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use or an existing Williamson Act contract?	☐	☐	☐	■
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of off-site farmland to non-agricultural use?	☐	☐	☐	■

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?

b. Would the project conflict with existing zoning for agricultural use or an existing Williamson Act contract?

The project site is zoned Community Reserve. While agriculture is a permitted use on land zoned as Community Reserve, the project site is currently vacant and not used for agriculture. The project site is located on Other Land, as defined in the California Department of Conservation's (DOC) California Important Farmland Finder (DOC 2018). The project site is not under an existing Williamson Act contract. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use or conflict with an existing Williamson Act contract. Therefore, no impacts would occur.

NO IMPACT

c. Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of off-site farmland to non-agricultural use?

The DOC identifies Farmland of Local Importance adjacent and to the south of the project site (DOC 2018). However, the City of Oxnard General Plan Background Report identifies the surrounding land as Urban (City of Oxnard 2006). The Farmland of Local Importance identified by the DOC is vacant land, surrounded by urban uses which would be incompatible with agricultural use. The introduction of the proposed project would not cause further land use compatibility issues beyond existing conditions. Therefore, the proposed project would have no impact related to changes in the existing environment that, due to their location or nature, could result in conversion of off-site farmland to non-agricultural use.

NO IMPACT

This page intentionally left blank.

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Conflict with population or other growth forecasts contained in the Ventura County AQMP or otherwise obstruct implementation of the Ventura County AQMP?	☐	☐	☐	■
b. Violate any federal or state air quality standard or contribute substantially to an existing or projected air quality standard violation?	☐	■	☐	☐
c. Result in a net increase of any criteria pollutant in excess of quantitative thresholds recommended by the VCAPCD?	☐	■	☐	☐
d. Expose sensitive receptors to pollutant concentrations exceeding state or federal standards or in excess of applicable health risk criteria for toxic air contaminants?	☐	■	☐	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	■	☐

An Air Quality and Greenhouse Gas Study was completed by Rincon Consultants, Inc. (Rincon) in May 2023, which informs the entire analysis of potential impacts to air quality (Appendix A).

a. Would the project conflict with population or other growth forecasts contained in the Ventura County AQMP or otherwise obstruct implementation of the Ventura County AQMP?

According to the 2003 Ventura County Air Quality Pollution Control District (VCAPCD) Ventura County Air Quality Assessment Guidelines (Guidelines), a project's consistency with the Ventura County Air Quality Management Plan (AQMP) can be determined by comparing the actual population growth in Ventura County from the proposed project using growth rates in the AQMP. Therefore, a demonstration of consistency with the population forecasts used in the most recently adopted AQMP is used for assessing project consistency with the AQMP. The 2022 Ventura AQMP relies on the Southern California Association of Governments' (SCAG) 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) forecasts of regional population growth in its projections for managing Ventura County's air quality.

The proposed project would not include new residential development and therefore would not directly result in population growth. The proposed project would result in an increase of up to 200 employees total, likely to be filled by the local workforce residing in Oxnard or the surrounding area. The employment growth forecasts in the 2020 RTP/SCS estimate the total number of jobs would increase from 61,000 in 2016 to 76,100 in 2045, for a total increase of 15,000 jobs. Therefore, the proposed project's employment growth would be within the RTP/SCS forecasts. Accordingly, the proposed project would not conflict with population or other growth forecasts contained in the Ventura County AQMP or otherwise obstruct implementation of the Ventura County AQMP. No impact would occur.

NO IMPACT

b. Would the project violate any federal or state air quality standard or contribute substantially to an existing or projected air quality standard violation?

c. Would the project result in a net increase of any criteria pollutant in excess of quantitative thresholds recommended by the VCAPCD?

Primary criteria pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory) into the atmosphere. Primary criteria pollutants include carbon monoxide (CO), nitrogen dioxide (NO_2), fine particulate matter (PM_{10} and $PM_{2.5}$), and sulfur dioxide (SO_2). Ozone (O_3) is considered a secondary criteria pollutant because it is created by atmospheric chemical and photochemical reactions between reactive organic gases (ROG) and nitrogen oxides (NO_X). These pollutants can have adverse impacts on human health at certain levels of exposure.

Significance Thresholds

This analysis uses VCAPCD thresholds to determine if the project would violate air quality standards or exceed thresholds for criteria pollutants. For projects within the city, the VCAPCD Guidelines provide ROG and NO_X thresholds that "the VCAPCD has determined will individually and cumulatively jeopardize attainment of the federal one-hour ozone standard, and thus have a significant adverse impact on air quality in Ventura County". These thresholds are as follows:

- ROG:25 pounds/day
- NO_X: 25 pounds/day

According to the VCAPCD Guidelines, construction-related emissions (including portable engines and portable engine-driven equipment subject to the California Air Resource Board [CARB] Statewide Portable Equipment Registration Program and used for construction operations or repair and maintenance activities) of ROG and NO_X are not counted towards the two significance thresholds, since these emissions are temporary. However, the VCAPCD Guidelines recommend that if a project's estimated construction-related emissions of ROG and NO_X would exceed 25 pounds/day, the following measures to mitigate ozone precursor emissions from construction motor vehicles be implemented:

- Minimize equipment idling time
- Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications
- Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time

- Use alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, if feasible

The VCAPCD guidelines do not include thresholds for CO, SO_2, PM_{10}, or $PM_{2.5}$.

Construction Emissions

Project construction would generate temporary air pollutant emissions associated with fugitive dust (PM_{10}] and Particulate Matter-2.5 [$PM_{2.5}$]), exhaust emissions from heavy construction equipment and construction vehicles, and ROG emissions released during the drying of architectural coating and paving phases. As part of the Air Quality and Greenhouse Gas Study, air pollutant emissions generated by project construction were estimated using the California Emissions Estimator Model (CalEEMod), version 2022.1. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant emissions. Table 3 summarizes the estimated maximum daily emissions of pollutants during construction of the proposed project. As shown therein, construction-related emissions would exceed the VCAPCD threshold for NO_x. Therefore, construction-related emissions would have a potentially significant impact to air quality and Mitigation Measure AQ-1 is required.

Table 3 Project Construction Emissions

	Maximum Daily Emissions (pounds/day)[1]					
	ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Aquatics Center						
2023[2]	4	47	38	<1	11	6
2024	2	18	19	<1	4	2
2025	5	12	15	<1	1	<1
Pipeline[3]						
Pipeline	4	34	33	<1	3	2
Maximum Daily Emissions	**9**	**81**	**71**	**<1**	**14**	**8**
VCAPCD Thresholds	25	25	–	–	–	–
Threshold Exceeded?	**No**	**Yes**				

VCAPCD = Ventura County Air Pollution Control District; ROG = reactive organic gases; NO_X = nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter

[1] This table provides a conservative analysis and presents the maximum daily emissions when the construction phases overlap.

[2] Construction would begin in the first quarter of 2026 and end in the first quarter of 2028. The analysis modeled construction from November 2023 to June 2025, which would conservatively estimate emissions since emissions factors would decrease in accordance to statewide plans to reduce air quality and GHG emissions.

[3] It is assumed the gas pipeline would overlap the construction of the aquatics center for approximately 18 days; therefore, no year is associated with the construction of the natural gas pipeline.

Notes: Some totals may not add up due to rounding. Emissions data is sourced from "mitigated" results, which incorporate emissions reductions from measures to be implemented during project construction, such as watering of soils during construction required under VCAPCD Rule 55.

Source: Air Quality and Greenhouse Gas Study (Appendix A)

Operational Emissions

Operation of the proposed project would generate criteria air pollutant emissions associated with area sources (e.g., architectural coatings, consumer products, and landscaping equipment), energy sources (i.e., use of natural gas for space and water heating), and mobile sources (i.e., vehicle trips to and from the project site). As part of the Air Quality and Greenhouse Gas Study, air pollutant emissions generated by project operation were estimated using CalEEMod, version 2022.1. Table 4 summarizes the proposed project's maximum daily operational emissions by emission source. As shown therein, operational emissions would not exceed VCAPCD regional thresholds for criteria pollutants. Therefore, project operation would not result in a considerable net increase of any criteria pollutant in excess of thresholds, and impacts would be less than significant.

Table 4 Project Operational Emissions

	Maximum Daily Emissions (pounds/day)					
Emission Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area	1	<1	2	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	17	11	89	<1	6	1
Project Emissions	**17**	**11**	**91**	**<1**	**6**	**1**
SCAQMD Regional Thresholds	25	25	–	–	–	–
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

ROG = reactive organic gases; NO_x = nitrogen oxide; CO = carbon monoxide; PM_{10} = particulate matter with a diameter no more than 10 microns; $PM_{2.5}$ = particulate matter with a diameter no more than 2.5 microns; SO_x = sulfur oxide

Notes: Some numbers may not add up precisely due to rounding considerations.

Source: Air Quality and Greenhouse Gas Study (Appendix A)

Mitigation Measures

AQ-1 NO_x Construction Reduction Measures

During construction, the construction contractor shall implement the following measures pursuant to the requirements of the VCAPCD Guidelines.

- Ensure all on-site vehicles and equipment with 50 horsepower or more shall meet, at a minimum, United States Environmental Protection Agency (USEPA) Tier 4 final engine certification requirements. If Tier 4 final equipment is not available, the contractor may apply other technologies available for construction equipment which would achieve a reduction in NO_X (as well as PM) emissions comparable to Tier 4 final construction equipment. Where alternatives to USEPA Tier 4 equipment are utilized, the contractor shall be required to provide evidence these alternative technologies would achieve comparable emissions reductions. Certifications or alternative reduction strategies shall be required prior to receiving a construction permit.
- Minimize equipment idling time.
- Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.

- Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.
- Use alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, if feasible.

Prior to initiation of construction activities, the City of Oxnard Public Works Department shall ensure that the measures listed above are included in the construction specifications for the proposed project.

Significance After Mitigation

Implementation of Mitigation Measure AQ-1 would reduce construction emissions of NO_x in accordance with VCAPCD guidance. Construction emissions with implementation of Mitigation Measure AQ-1 are shown in Table 5. As shown therein, emissions of NO_x would be reduced below 25 pounds per day from the use of Tier 4 final equipment as compared to no specified tier. Therefore, impacts would be less than significant after mitigation.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

Table 5 Construction Air Pollutant Emissions – Mitigated

	Maximum Daily Emissions (pounds/day)[1]					
Project Component	**ROC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Aquatics Center						
2023[2]	1	10	31	<1	9	5
2024	<1	3	19	<1	3	1
2025	4	4	17	<1	<1	<1
Pipeline[3]						
Pipeline	1	6	40	<1	2	<1
Maximum Daily Emissions	**5**	**17**	**71**	**<1**	**11**	**5**
VCAPCD Thresholds	25	25	–	–	–	–
Threshold Exceeded?	**No**	**No**	**–**	**–**	**–**	**–**

VCAPCD = Ventura County Air Pollution Control District; ROG = reactive organic gases; NO_X = nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter

[1] This table provides a conservative analysis and presents the maximum daily emissions when the construction phases overlap.

[2] Construction would begin in the first quarter of 2026 and end in the first quarter of 2028. The analysis modeled construction from November 2023 to June 2025, which would conservatively estimate emissions since emissions factors would decrease in accordance to statewide plans to reduce air quality and GHG emissions.

[3] It is assumed the gas pipeline would overlap the construction of the aquatics center for approximately 18 days; therefore, no year is associated with the construction of the natural gas pipeline.

Source: Air Quality and Greenhouse Gas Study (Appendix A)

d. Would the project expose sensitive receptors to pollutant concentrations exceeding state or federal standards or in excess of applicable health risk criteria for toxic air contaminants?

The closest sensitive receptors to the project site are students at Channel Islands High School approximately 200 feet northwest of the proposed gas line alignment and single-family residents approximately 415 feet east of the project site. Toxic Air Contaminant (TAC) and San Joaquin Valley Fever impacts to sensitive receptors are discussed in the following subsections.

Toxic Air Contaminants

A TAC is an air pollutant that may cause or contribute to an increase in mortality or serious illness or which may pose a present or potential hazard to human health. TACs may result in long-term health effects such as cancer, birth defects, neurological damage, asthma, or genetic damage, or short-term acute effects such as eye watering, respiratory irritation, runny nose, throat pain, and headaches. TACs include both organic and inorganic chemical substances. One of the main sources of TACs in California is diesel engines that emit exhaust containing solid material known as diesel particulate matter (DPM); however, TACs may be emitted from a variety of common sources, including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities.

Construction Impacts

Construction-related activities would result in temporary project-generated emissions of DPM from off-road, heavy-duty diesel equipment for site preparation, grading, building construction, and other construction activities. The prevailing winds in Oxnard are westerly, which is directed to residential neighborhoods approximately 800 feet east of the project site, rather than the nearest sensitive receptors. The proposed project would be consistent with applicable VCAPCD requirements and control strategies intended to reduce emissions from construction equipment and activities. With incorporation of Mitigation Measure AQ-1, the construction contractor would be required to use off-road diesel-powered construction equipment that meets or exceeds the most stringent and environmentally protective CARB and USEPA Tier 4 off-road emissions standards, or alternatively fueled equipment which would substantially reduce DPM emissions. Thus, with implementation of Mitigation Measure AQ-1, construction activities would reduce the TAC exposure to sensitive receptors and impacts would be less than significant with mitigation incorporated.

Operational Impacts

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities). CARB guidelines recommend siting distances both for the development of sensitive land uses in proximity to TAC sources and for the addition of new TAC sources in proximity to existing sensitive land uses. Recreational land uses are not considered land uses that generate substantial TAC emissions based on review of the air toxic sources listed in CARB's guidelines. It is expected that quantities of hazardous TACs generated on site (e.g., cleaning solvents, paints, landscape pesticides) for the types of proposed land uses would be below thresholds warranting further study under the California Accidental Release Program. Because the proposed project would not include substantial TAC sources and is consistent with CARB guidelines, the proposed project would not have a significant impact on the release of carcinogenic or toxic air contaminants.

San Joaquin Valley Fever

San Joaquin Valley Fever is an airborne fungal infection caused by the fungus *Coccidioides immitis*. The fungal spores responsible for the disease generally grow in undisturbed soil and have affected residents of Ventura County. Ground disturbance during project construction has a potential to release fungal spores, if they are present on the project site. However, standard construction measures in accordance with VCAPCD rules would reduce fugitive dust generation which would minimize the potential risk of infection. Therefore, construction of the proposed project would not substantially increase the risk to public health above existing conditions. In addition, given the temporary nature of construction emissions, as well as incorporation of fugitive dust reduction measures through compliance with existing VCAPCD regulations, the potential impact associated with San Joaquin Valley Fever would be less than significant.

Mitigation Measure

Implementation of Mitigation Measure AQ-1 is required.

Significance After Mitigation

Implementation of Mitigation Measure AQ-1 would require the construction contractor to use off-road diesel-powered construction equipment that meets or exceeds the most stringent and environmentally protective CARB and USEPA Tier 4 off-road emissions standards, or alternatively fueled equipment which would substantially reduce DPM emissions. With implementation of Mitigation Measure AQ-1, TAC exposure to sensitive receptors during construction would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

e. Would the project create objectionable odors affecting a substantial number of people?

Construction could generate odors associated with heavy-duty equipment and ground-disturbing activities. Such odors would be temporary in nature and limited due to the duration of construction in the vicinity of a given receptor. Project construction would not generate other emissions, such as those leading to odors.

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) provides recommendations regarding the siting of new sensitive land uses near potential sources of odors (e.g., sewage treatment plants, landfills, recycling facilities, biomass operations, autobody shops, fiberglass manufacturing, and livestock operations). An aquatics center operation is not identified on this list as a potential odor source. Therefore, the proposed project would have a less-than-significant impact on the creation of objectionable odors.

LESS-THAN-SIGNIFICANT IMPACT

This page intentionally left blank.

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	■
c. Have a substantial adverse effect on federally protected waters of the U.S. as defined by Section 404 of the federal Clean Water Act or protected waters of the state as defined by Section 1600 et seq. of the California Fish and Game Code (including, but not limited to, marshes vernal pools, and coastal wetlands) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	■
e. Conflict with any local policies or ordinances protecting biological resources?	☐	☐	☐	■
f. Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The project site encompasses 7.93 acres within a disturbed dirt lot. The site is in a developed urban area within a public park (College Park). Existing recreational facilities associated with College Park are located to the west and south and consist of a soccer field, tennis courts, parking areas, recreational structures, and a small pond. The eastern and northern boundary of the project site is lined with large eucalyptus "gum" trees (*Eucalyptus* spp.). The areas surrounding College Park consist primarily of residential urban development. In addition, agricultural fields are located approximately 0.5 to the east. The nearest open space is over 0.5 mile east of the project site, along Calleguas Creek.

Due to the disturbed condition of the site, there are few biological resources present and the overall biological value of the site is low. The nearest United States Fish and Wildlife Service (USFWS) designated Critical Habitat, located approximately 2.3 miles to the southwest along Ormond Beach, is habitat for the tidewater goby (*Eucyclogobius newberryi*) and western snowy plover (*Charadrius nivosus nivosus*) (USFWS 2022b). Due to their distance from the project site, project implementation would not affect or modify these delineated protected habitat areas or other wildlife habitats suitable for these protected species.

A search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB), the Cornell Lab of Ornithology's eBird, and the USFWS Information for Planning and Consulting, was conducted on December 20, 2022, to identify documented occurrences of special status species in the vicinity of the project site. The CNDDB documents two special status species occurrences overlapping the project site: monarch butterfly (*Danaus plexippus*) and American peregrine falcon (*Falco peregrinus anatum*) (CDFW 2022). Further information on these species and potential to occur within the project site is provided below. Additional special status species were documented greater than 3.5 miles away from the project site, but suitable habitat does not occur in the project site. These include: southwestern pond turtle (*Emys marmorata*), Blainville's horned lizard (*Phrynosoma blainvillii*), Southern California legless lizard (*Anniella stebbinsi*), Crotch's bumble bee (*Bombus crotchii*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), least Bell's vireo (*Vireo bellii pusillus*), California horned lark (*Eremophilia alpestris actia*), and burrowing owl (*Athene cunicularia*). Within a query of the Cornell Lab of Ornithology's eBird (2022), two special status species have been previously documented in College Park, but were not identified by the CNDDB. These species include yellow warbler (Setophaga petechia) and willow flycatcher (*Empidonax triallii*), also discussed below.

Suitable habitat for special status plant species documented in the CNDDB query within the vicinity of the project site is absent. Due to the disturbed nature of the site and absence of suitable habitat, special status plant species are not expected to occur within the project site.

Other species known to occur in the vicinity of the project site, such as western burrowing owl (*Athene cunicularia*), southwestern pond turtle (*Actinemys pallida*), two-striped garter snake (*Thamnophis hammondii*), and least Bell's vireo (*Vireo bellii pusillus*), are not expected to occur in the project site due to lack of suitable habitat. The ground is disturbed by regular site activities, including stockpiling of mulch and use of tractors and other equipment. The ground disturbances and other human disturbances of the project site reduce the potential occurrences for burrowing owl or breeding pond turtle that utilize upland habitats for laying eggs. No suitable riparian or aquatic habitat occurs within the project site that may support nesting least Bell's vireo or two-

striped garter snake. In addition, no vegetation is proposed for removal that may support nesting birds or other local wildlife.

Monarch Butterfly

The California overwintering population of monarch butterfly is a candidate species proposed for federal listing under the Endangered Species Act. Monarch butterflies overwinter in roost sites that extend along the Pacific coast from northern Mendocino County to Baja California, Mexico. Overwintering period for monarch in California occurs between October 15 and March 15. Roosts are located in wind-protected tree groves, including groves of eucalyptus, with nectar and water sources nearby (Xerces Society 2022). Overwintering habitat may be present within the eucalyptus trees bordering the project site to the east and north, as documented by the CNDDB and Xerces Society (CDFW 2022). This species may also occur temporarily during spring migration as the species moves through the region.

American Peregrine Falcon

The American peregrine falcon is a CDFW Fully Protected species that occurs near urban areas and open habitats, including wetlands, lakes, rivers, and mountain sides. Nests consist of a scrape or a depression or ledge in an open site. The species typically nests on cliffs, banks, dunes, mounds and occasionally on human-made structures such as bridges or tall buildings or occasionally abandoned raptor nests. American peregrine falcon prey on small to medium sized birds, small reptiles, mammals and bats. They prefer wide open spaces and can reach speeds of up to 200 miles per hour when pursuing their aerial prey. There is one CNDDB occurrence associated with a nest documented on a power facility in 2017 along the coastline, approximately 2.5 miles to the southwest of the project site. Due to the lack of suitable foraging habitat on the project site, the species is not expected to perch in the eucalyptus trees. The species may fly over the project site periodically, but is not expected to nest or forage in the project site due to absence of suitable nesting and foraging habitat.

Yellow Warbler

The yellow warbler is a CDFW Species of Special Concern (SSC) and a migratory bird species, typically occurring in riparian plant associations in close proximity to water. They are frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plant communities including cottonwoods, sycamores, ash, and alders. The bird is a common occurrence throughout California during its breeding period in the summer months. There is no CNDDB documentation of the species in the vicinity of the project site; however, eBird (2022) documented the species in College Park in 2021. The yellow warbler is a common migratory species occurring throughout Ventura County and may occur temporarily in the eucalyptus trees adjacent to the project site during its migration period; however, the project site and the adjacent eucalyptus does not provide suitable habitat for nesting.

Willow Flycatcher

There are three subspecies of willow flycatcher, which are extremely difficult to differentiate; however, in southern/coastal California, the most likely to occur is the southwestern willow flycatcher (*E.t. extimus*). The southwestern willow flycatcher is a federal and state endangered species provided protection by the USFWS and CDFW. The bird typically occurs within riparian habitats, nesting in willow shrubs and thickets. Willow flycatcher was documented in eBird (2022) in

College Park in 2017; however, it is likely the bird was occurring only temporarily during its migratory period in the summer months, due to lack of suitable nesting habitat. Eucalyptus trees are not known to provide habitat for willow flycatcher; therefore, this species is not expected to occur at the project site due to lack of suitable habitat.

Migratory Nesting Birds

Under the provisions of the Migratory Bird Treaty Act of 1918 (MBTA), it is unlawful "by any means or manner to pursue, hunt, take, capture (or) kill" any migratory birds except as permitted by regulations issued by the USFWS. The term "take" is defined by the USFWS regulation to mean to "pursue, hunt, shoot, wound, kill, trap, capture or collect" any migratory bird or any part, nest, or egg of any migratory bird covered by the conventions, or to attempt those activities. In addition, the California Fish and Game Code extends protection to non-migratory birds identified as resident game birds and any birds in the orders Falconiformes or Strigiformes (birds-of-prey) (California Fish and Game Code Sections 3500 et seq.). The eucalyptus trees occurring in the project site have the potential to support numerous nesting bird species.

Under existing conditions, the project site is a disturbed dirt lot and there is no suitable habitat present for supporting special status species or sensitive habitats. However, the mature eucalyptus trees do provide suitable habitat for overwintering monarch butterfly. Suitable habitat for monarch will not be directly impacted by project activities, as the project does not propose to remove any trees. However, project activities may potentially indirectly disturb roosting overwintering monarch butterflies through construction noise, dust, and other human disturbances. Indirect impacts to monarch butterflies are potentially significant and therefore Mitigation Measure BIO-1 is required to reduce impacts.

No direct impacts to nesting birds are expected, as the project does not propose to remove any trees, however, construction of the project may potentially indirectly impact nesting birds through construction noise, dust, and other human disturbances that may cause a nest to fail. Indirect impacts to nesting birds are potentially significant during construction; therefore, Mitigation Measure BIO-2 is required to reduce impacts.

Following project completion, the eucalyptus trees will remain in place, continuing to provide roosting habitat for monarch butterflies and nesting habitat for birds. However, completion of the project would generate operational noise that has a potential to disturb roosting monarch butterflies during the fall/winter months and nesting birds in the spring/summer months. Operational noise sources after completion of the project would include heating, ventilation, and air condition equipment, pool utility equipment, voices from people recreating, and noise from swim competitions, such as use of a public address (PA) system and spectators. Operational noise also includes traffic noise generated by visitors traveling to and from the project site in automobiles. Noise from operations of the facility would primarily occur during daylight hours, and, as determined in the Noise and Vibration Study completed for the project (Rincon, 2023), operational noise generated by the project will not result in a substantial permanent increase in ambient noise. Therefore, the impacts to roosting monarch butterflies and nesting birds as a result from operational noise would be less than significant.

In addition, night-time lighting would occur during operational hours until 8:00 pm, or 10:00 pm during occasional special events, and throughout the night within the parking areas. The parking areas, which would remain luminated throughout the night, would use low-energy shielded light fixtures which direct light downward. Lighting from the pool would be shut off when the facility is not in use. This operational lighting at the project site would only be until 8:00 pm or during the

occasional events and would only incrementally contribute to nighttime lighting in the area, as the project site is surrounded by urban development with similar nighttime lighting. Therefore, the potential long-term impacts to roosting monarchs and birds resulting from operational lighting would be less than significant.

Impacts to foraging migratory birds, such as yellow warbler, are not expected to be significant due to the temporary foraging behavior of birds and ability to fly to nearby areas for additional foraging habitat.

Mitigation Measures

The following mitigation measures are required to reduce impacts to overwintering monarch butterfly roosts and nesting birds throughout the duration of project construction.

BIO-1 Monarch Butterfly Avoidance and Minimization

Project construction activities, including equipment staging, grading, and construction shall be avoided during the monarch butterfly overwintering season between October 15 through March 15, if practicable. In the event project construction activities cannot be avoided during the overwintering season, the City of Oxnard Public Department shall retain a qualified biologist to conduct a survey for roosting monarch butterflies within seven days prior to initiation of construction activities to determine their presence/absence. If construction activities occur during the overwintering season and monarch butterflies are present, the qualified biologist shall establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The buffer will be delineated on site by the biologist with flagging or staking visible by construction personnel. The construction contractor shall ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist shall be present on site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist shall stop work within the protective buffer at any time. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist shall have the discretion to adjust the protective buffers, as necessary.

If no monarch butterflies are observed during pre-construction surveys, no further actions would be necessary. In the event construction pauses for a period of 7 days or more, if construction is planned to restart during the monarch butterfly overwintering season (October 15 through March 15), the City of Oxnard Public Works Department shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure.

BIO-2 Pre-Construction Nesting Bird Survey

Project construction activities, including (but not limited to) equipment staging, grading, and construction shall be avoided during the nesting bird season (February 1 through August 31), if practicable. In the event project construction activities cannot be avoided during the nesting bird season, the City of Oxnard Public Works Department shall retain a qualified biologist to conduct a nesting bird survey within seven days prior to initiation of such activities to determine the presence/absence, location, and status of any active nests on site or within 100 feet of the site for songbirds and passerine species and up to 500 feet for raptors. The findings of the survey shall be summarized in a report and submitted to the City of Oxnard Public Works Department for review and approval prior to undertaking construction activities at the site.

If nesting birds/active nest(s) are observed on site, the qualified biologist shall establish a construction buffer with fencing or flagging. The buffer shall be 500 feet from the active nest for nesting raptors or threatened or endangered species and 100 feet from all other nesting birds. The nest buffer may be adjusted at the direction of the qualified biologist based on the species, location of the nest, and the type of construction activities occurring during the nesting period. The construction contractor shall communicate to all construction personnel that no person or construction related activity shall occur within the buffer without prior approval from the qualified biologist. Nests shall be monitored at a minimum of once per week by the qualified biologist until it has been determined the nest is no longer being used by either the young or adults. The construction contractor shall ensure no ground disturbance occurs within this buffer until the qualified biologist confirms the breeding/nesting is completed, including confirmation all the young have fledged (if the nest was successful). If construction activities must occur within the buffer, the activity shall be conducted at the discretion of the qualified biologist. The construction contractor shall obtain approval from the qualified biologist prior to conducting any construction activities within the buffer.

If no nesting birds are observed during pre-construction surveys, no further actions would be necessary. In the event construction pauses for a period of 7 days or more, if construction is planned to restart during the nesting bird season (February 1 through August 31), the City of Oxnard Public Works Department shall retain a qualified biologist to conduct a new survey in accordance with the requirements of this mitigation measure.

Significance After Mitigation

Implementation of Mitigation Measure BIO-1 would ensure compliance with the federal Endangered Species Act by requiring construction activities occur outside of the overwintering period when monarch butterflies could be present or, if construction occurs during the overwintering period, requiring preconstruction surveys for monarch butterflies prior to construction activities to verify presence, and if present, requiring establishment of suitable avoidance buffers to avoid potential indirect impacts to monarch butterfly. With implementation of Mitigation Measure BIO-1, impacts to monarch butterfly would be reduced to a less-than-significant level.

Implementation of Mitigation Measure BIO-2 would ensure compliance with the California Fish and Game Code Section 3503 and the federal Migratory Bird Treaty Act with respect to nesting birds by requiring pre-construction nesting bird surveys and avoidance of active nests to reduce potential impact to nesting birds. With implementation of Mitigation Measure BIO-2, impacts to nesting birds would be reduced to a less-than-significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No riparian habitats, wetlands, or other sensitive natural communities occur within the project site and therefore the proposed project would have no impacts to these resources.

NO IMPACT

c. Would the project have a substantial adverse effect on federally protected waters of the U.S. as defined by Section 404 of the federal Clean Water Act or protected waters of the state as defined by Section 1600 et seq. of the California Fish and Game Code (including, but not limited to, marshes vernal pools, and coastal wetlands) through direct removal, filling, hydrological interruption, or other means?

No waters of the U.S. or State occur within the project site and therefore the proposed project would have no impacts to these resources.

NO IMPACT

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and denning areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, unsuitable habitat, or open areas with little vegetative cover. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines.

As mentioned above, the project site is in an urban area surrounded by residential housing and agriculture. The nearest open space is over 0.5 mile east of the project site, along Calleguas Creek, which may provide a suitable corridor for wildlife movement. However, the project site does not connect areas of natural habitat and is not located near wildlife nurseries; therefore, the project would have no impact on wildlife movement.

NO IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources?

The City of Oxnard Municipal Code, Chapter 20: Trees; Shrubs, identifies protection of trees, plants, and shrubs on public property. No vegetation occurs within the project site and the eucalyptus trees located adjacent to the project site are not subject to protection by any local or regional protection ordinances. Therefore, no impacts associated with local biological resource protection policies or ordinances would occur.

NO IMPACT

f. Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project site is in an urban area and is zoned as Community Reserve by the City of Oxnard. The project site is not within an area covered by a Habitat Conservation Plan or Natural Community Conservation Plan (CDFW 2019). Additionally, as explained above, the project would not substantially impact any native or sensitive habitat. Therefore, the proposed project would not conflict with an adopted local, regional, or state habitat conservation plan, and there would be no impact.

NO IMPACT

5 Climate Change and Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases or otherwise conflict with state goals for reducing GHG emissions in California?	☐	☐	■	☐
c. Contribute or be subject to potential secondary effects of climate change (e.g., sea level rise, increase fire hazard)?	☐	☐	■	☐

An Air Quality and Greenhouse Gas Study was completed by Rincon in May 2023, which informs the entire analysis of potential impacts to greenhouse gas emissions (GHGs) (see Appendix A).

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases or otherwise conflict with state goals for reducing GHG emissions in California?

Greenhouse Gases

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. Gases that absorb and re-emit infrared radiation in the atmosphere are called GHGs. GHGs are emitted by natural processes and human activities. Of these gases, carbon dioxide (CO_2) and methane (CH_4) are emitted in the greatest quantities from human activities. Emissions of CO_2 are usually by-products of fossil fuel combustion, and CH_4 results from off-gassing associated with agricultural practices and landfills. Different types of GHGs have varying global warming potentials. The global warming potential of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emitted, referred to as "carbon dioxide equivalent" (CO_2e),

which is the amount of GHG emitted multiplied by its global warming potential. Carbon dioxide has a 100-year global warming potentials of one. By contrast, methane has a GWP of 30, meaning its global warming effect is 30 times greater than CO_2 on a molecule per molecule basis.

Thresholds of Significance

According to the *CEQA Guidelines*, projects can tier from a qualified GHG reduction plan, which allows for project-level evaluation of GHG emissions through the comparison of a project's consistency with the GHG reduction policies included in a qualified GHG reduction plan. The City of Oxnard has not adopted a numerical significance threshold for assessing impacts related to GHG emissions but has an adopted Climate Adaptation and Action Plan (CAAP) for reduction of GHG emissions. Neither the VCAPCD, California Office of Planning and Research, CARB, California Air Pollution Control Officers Associated, nor any other state or applicable regional agency has adopted a numerical significance threshold for assessing GHG emissions that is applicable to the proposed project.

In the absence of any adopted numeric threshold, the significance of the proposed project's GHG emissions is evaluated consistent with *CEQA Guidelines* Section 15064.4(b) by considering whether the proposed project complies with applicable plans, policies, regulations, and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. Therefore, the significance of the proposed project's potential impacts regarding GHG emissions and climate change is evaluated based on consistency with plans and polices adopted for the purposes of reducing GHG emissions and mitigating the effects of climate change. The most directly applicable adopted regulatory plans to reduce GHG emissions are the 2022 Scoping Plan, the 2020-2045 RTP/SCS, the City of Oxnard General Plan and the City of Oxnard CAAP. GHG emissions from the construction and operation of the proposed project are provided for informational purposes.

Greenhouse Gas Generation

Construction of the proposed project would generate temporary GHG emissions primarily from the operation of construction equipment as well as from vehicles transporting construction workers to and from the project site and heavy trucks to transport building materials. Consistent with guidance from the Association of Environmental Professionals and the South Coast Air Quality Management District, GHG emissions from construction have been amortized over a 30-year period. Table 6 shows the estimated GHG emissions from construction. Amortized over a 30-year period, proposed project construction would generate an estimated 21 metric tons (MT) CO_2e per year.

Table 6 Estimated Greenhouse Gas Emissions from Construction

Construction	Project Emissions MT CO_2e
Aquatics Center	
2023	120
2024	320
2025	144
Pipeline[2]	
Pipeline	42
Total	**626**
Amortized over 30 Years	21

MT CO_2e = metric tons of carbon dioxide equivalent

[1]Construction would begin in the first quarter of 2026 and end in the first quarter of 2028. The analysis modeled construction from November 2023 to June 2025, which would conservatively estimate emissions since emissions factors would decrease in accordance with statewide plans to reduce air pollutant and GHG emissions.

[2] It is assumed the gas pipeline would overlap the construction of the aquatics center for approximately 18 days; therefore, no year is associated with the construction of the natural gas pipeline.

Source: Air Quality and Greenhouse Gas Study (Appendix A)

Operation of the proposed project would generate GHG emission associated with area sources, energy and water usage, vehicle trips, and wastewater and solid waste generation. Table 7 combines the estimated construction and operational GHG emissions associated with development of the proposed project. As shown therein, annual emissions from the proposed project would be approximately 3,023 MT CO_2e per year.

Table 7 Combined Annual Greenhouse Gas Emissions

Emission Source	Annual Emissions (MT CO_2e)
Construction[1]	**21**
Operational	**3,002**
Area	1
Energy	84
Mobile	2,850
Solid Waste	50
Water, Wastewater	17
Total	**3,023**

MT CO_2e = metric tons of carbon dioxide equivalent

[1]Amortized construction related GHG emissions over 30 years.

Source: Air Quality and Greenhouse Gas Study (Appendix A)

Consistency with Applicable Plans and Policies

2022 Scoping Plan

The principal legislation regulating GHG emissions is Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, which was followed by Senate Bill (SB) 32. The quantitative goal of AB 32 was to reduce GHG emissions to 1990 levels by 2020. According to CARB, California achieved its 2020 GHG emission reduction target in 2016. The goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to SB 32, CARB's Scoping Plan was created to outline goals and measures for the state to achieve the reductions, the latest iteration of which is the 2022 Scoping Plan. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The proposed project would be consistent with these goals through proposed project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards. The proposed project would allocate six passenger vehicle spaces for electric vehicle (EV) charging. In addition, the proposed project would install water efficient fixtures to conform to State water conservation requirements. The proposed project would be served by SCE, which is required to increase its renewable energy procurement in accordance with SB 100, which requires renewable energy and zero-carbon resources supply 100 percent of electric retail sales to end-use customers by 2045. The project site has access to Gold Coast Transit bus stops 8 and 17 along Rose Avenue, within a quarter of a mile of the project site which provides visitors alternative transportation to and from the project site. With these design features in place, the proposed project would be consistent with the goals of the 2022 Scoping Plan.

2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). The 2020-2045 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars in the SCAG region by eight percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the CARB targets adopted in March 2018. The 2020-2040 RTP/SCS includes ten goals with corresponding implementation strategies for focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The proposed project is an infill development that would add an amenity to several neighboring residential communities within approximately half a mile radius from the project site. The project site has access to Gold Coast Transit bus stops 8 and 17 along Rose Avenue, within a quarter of a mile of the project site. In addition, the project site's proximity to residential communities and education facilities could potentially reduce commute times to new job opportunities. The proposed project would allocate six parking spaces to EV charging, and an additional 19 would be EV capable, meaning infrastructure that would support the future installation of an EV charging stations would be provided. Therefore, the proposed project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

City of Oxnard 2030 General Plan

In October 2011, the City of Oxnard adopted the City of Oxnard 2030 General Plan to provide the city with a consistent framework for land use decisions. The 2030 General Plan includes the State-required elements, and a chapter on sustainable community development addressing the emerging

topics at the time of climate change, alternative energy, and the implementation of SB 375 which requires Metropolitan Planning Organizations, such as SCAG, to adopt and implement a RTP/SCS. Policies in the 2030 General Plan relevant to GHG emissions include the following:

- **Policy CD-1.4: Transportation Choices.** Promote the application of land use and community designs that provide residents with the opportunity for a variety of transportation choices (pedestrian, bicycle, transit, and automobile).
- **Policy ICS-11.7: Water Wise Landscapes.** Promote water conservation in landscaping for public facilities and streetscapes, residential, commercial, and industrial facilities and require new developments to incorporate water conserving fixtures (low water usage) and water-efficient plants into new and replacement landscaping.

The proposed project would be consistent with the General Plan's polices by complying with the water efficiency and conservation requirements in the latest iteration of Title 24 of the California Building Code. The proposed project would include bike racks and the project site is within a quarter of a mile from transit along Rose Avenue to promote alternative modes of transportation. The proposed project would be served by SCE, which is required to increase its renewable energy procurement to 100 percent by 2045 in accordance with SB 100. Therefore, the proposed project would be consistent with the policies in the 2030 General Plan to increase energy and water efficiency, and potentially reduce the amount of motor vehicle trips through availability of transit and connectivity to surrounding neighborhoods.

City of Oxnard Climate Adaption and Action Plan

The City of Oxnard CAAP outlines goals, strategies, and actions for reducing emissions and increasing community resilience to climate change. The CAAP ensures Oxnard does its part to contribute to the goals of AB 32 and its successor legislation, SB 32, while remaining consistent with the City's General Plan vision for future growth. The proposed project would be consistent with several transportation strategies, such as T1: Expand Zero Emissions Charging and Fueling Infrastructure, T3: Expand Infrastructure for Pedestrians, Bikes, and Micro-mobility Solutions, and T4: Improve Transit Effectiveness and Accessibility. The proposed project would include six EV charging stations and 19 EV-capable parking spaces. In addition, 16 bicycle racks would be installed at the main entrance of the aquatics center to promote alternative modes of transportation. The project site has access to Gold Coast Transit bus stops 8 and 17 along Rose Avenue, within a quarter of a mile of the site. Therefore, the proposed project could potentially reduce the reliance on motor vehicle trips and thus vehicle miles traveled (VMT). The proposed project would be consistent with the goals outlined in the CAAP.

Conclusion

The proposed project would generate GHG emissions during construction and operation. However, the proposed project would implement design features, such as the installation of bicycle parking, and adherence to the Title 24 standards, and be located near transit stops which would reduce the amount of GHG emissions the proposed project would generate, consistent with the guidance and requirements of applicable GHG-reduction plans and policies. Therefore, the proposed project would have a less-than-significant impact related to the generation of GHG emissions and would be consistent with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

LESS-THAN-SIGNIFICANT IMPACT

c. Would the project contribute or be subject to potential secondary effects of climate change (e.g., sea level rise, increase fire hazard)?

Climate change may result in a number of secondary effects, including an unpredictability in the quality and supply of water from the Sierra snowpack, increased risk of large wildfires, reductions in the quality and quantity of certain agricultural products, exacerbation of air quality problems, increase in temperature and extreme weather events, and a decrease in the health and productivity of California's forests.

An individual project could potentially be vulnerable to secondary effects of climate change with its site location or it could increase secondary effects to the surrounding area with its presences. To determine if the proposed project would contribute or be subject to potential secondary effects of climate change, Table 8 evaluates the consequences of climate change in California compared to the proposed project. As described in Table 8, the proposed project would have a less-than-significant impact on potential secondary effects of climate change.

LESS-THAN-SIGNIFICANT IMPACT

Table 8 Secondary Effects of Climate Change

Consequences of Climate Change in California	Project Evaluation
Unpredictability in the quality and supply of water from the Sierra snowpack. If heat-trapping emissions continue unabated, more precipitation would fall as rain instead of snow, and the snow that does fall would melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90 percent. This can lead to challenges in securing adequate water supplies. It can also lead to a potential reduction in hydropower.	**The proposed project would not contribute or be subject to this potential secondary effect of climate change**. According to the City of Oxnard Urban Water Management Plan (UWMP), the City anticipates it will be able to manage its water supply portfolio to provide adequate water to meet demand in normal, single-dry, and multiple dry years through the year 2045 (City of Oxnard 2021). The proposed project's annual demand of 28.1 AF would account for approximately 0.09 percent of the projected 28,819 AF demand in 2025 and approximately 0.08 percent of the projected 33,349 AF demand in 2045 (City of Oxnard 2021). The proposed project would account for minimal demand anticipated by the City and would not substantially contribute to the reduction of the snowpack.
Increased risk of large wildfires. If rain increases as temperatures rise, wildfires in the grasslands and chaparral ecosystems of southern California are estimated to increase by approximately 30 percent toward the end of the 21st century because more winter rain would stimulate the growth of more plant "fuel" available to burn in the fall. In contrast, a hotter, drier climate could promote up to 90 percent more northern California fires by the end of the century by drying out and increasing the flammability of forest vegetation.	**The proposed project would not contribute or be subject to this potential secondary effect of climate change.** The project site is approximately 7.93-acres. While the project site is undeveloped it is surrounded by urban development and is not in or near a forested area. As a result, it would not cause surrounding development to be subject to wildfire. The proposed project would not contribute to or be subject to an increased risk of large wildfires; related impacts would be less than significant.
Reductions in the quality and quantity of certain agricultural products. The crops and products likely to be adversely affected include wine grapes, fruit, nuts, and milk.	**The proposed project would not contribute or be subject to this potential secondary effect of climate change.** The proposed project is recreational in nature and would not engage in the production of agricultural products.

Consequences of Climate Change in California	Project Evaluation
Exacerbation of air quality problems. If temperatures rise to the medium warming range, there could be 75 to 85 percent more days with weather conducive to ozone formation in Los Angeles and the San Joaquin Valley, relative to today's conditions. This is more than twice the increase expected if rising temperatures remain in the lower warming range. This increase in air quality problems could result in an increase in asthma and other health-related problems.	**The proposed project would not contribute or be subject to this potential secondary effect of climate change.** Health effects from air quality problems that would be exacerbated by an increase in temperature would more commonly occur at a local level. As discussed under Section 3, *Air Quality*, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.
A rise in sea levels resulting in the displacement of coastal businesses and residences. During the past century, sea levels along California's coast have risen about seven inches. If emissions continue unabated and temperatures rise into the higher anticipated warming range, sea level is expected to rise an additional 22 to 35 inches by the end of the century. Elevations of this magnitude would inundate coastal areas with saltwater, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats	**The proposed project would not contribute or be subject to this potential secondary effect of climate change.** The project site is approximately 45 feet to 48 feet in elevation relative to local mean sea level. The project site is approximately 2.7 miles inland from the Pacific Ocean. The proposed project would not result in the displacement of coastal businesses and residences or be displaced due to a rise in sea levels.
Increased temperature and extreme weather events. Climate change is expected to lead to increases in the frequency, intensity, and duration of extreme heat events and heat waves in California. More heat waves can exacerbate chronic disease or heat-related illness.	**The proposed project would not contribute or be subject to this potential secondary effect of climate change.** Development of the proposed project would not directly contribute to an increase in temperature or extreme weather events. In addition, the aquatics center could potentially provide relief to the community during extreme heat events.
A decrease in the health and productivity of California's forests. Climate change can cause an increase in wildfires, an enhanced insect population, and establishment of non-native species.	**The proposed project would not contribute or be subject to this potential secondary effect of climate change.** The project site is not forested, and development of the site would not contribute to a change in the health and productivity of forested land. Development and operations of the proposed project would not result in an increase in wildfire, nor would it enhance insect populations or establish non-native species, resulting in a decrease in the health or productivity of California's forests.

Source: Air Quality and Greenhouse Gas Study (Appendix A)

LESS-THAN-SIGNIFICANT IMPACT

This page intentionally left blank.

6 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of an historical resource as defined in State CEQA Guidelines Section 15064.5?	☐	☐	☐	■
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to State CEQA Guidelines Section 15064.5?	☐	■	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	■	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	■	☐

A Cultural Resources Technical Report was completed in December 2022, which informs analysis of potential impacts to cultural and tribal cultural resources. The Cultural Resources Technical Report consists of information gathered from a California Historical Resources Information System search, a Sacred Lands File (SLF) search, a pedestrian survey, and desktop analysis (Appendix B).

a. Would the project cause a substantial adverse change in the significance of an historical resource as defined in State CEQA Guidelines Section 15064.5?

Four historical built-environment resources are located outside of the project site within a 0.5-mile radius search area. However, all four historical resources were previously deemed ineligible for listing in the National Register of Historic Places and the California Register of Historic Resources. In addition, the field survey did not identify any built environment resources on the project site which could be considered historical resources pursuant to *CEQA Guidelines* Section 15064.5 (Appendix B). Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5. No impact would occur.

NO IMPACT

b. Would the project cause a substantial adverse change in the significance of a unique archaeological resource pursuant to State CEQA Guidelines Section 15064.5?

There are no known archaeological resources or archaeological deposits at the project site, and the absence of substantial prehistoric or historic-period archaeological remains and existing level of disturbance at the project site suggest there is a low potential for encountering intact subsurface

archaeological deposits (Appendix B). However, a lack of surface evidence of archaeological materials does not entirely preclude their subsurface existence, and there is potential unknown buried archaeological resource could be encountered during ground-disturbing activities. Therefore, the proposed project could potentially cause a substantial adverse change in the significance of a unique archaeological resource pursuant to *CEQA Guidelines* Section 15064.5 and Mitigation Measure CUL-1 is required to reduce impacts.

Mitigation Measure

CUL-1 Unanticipated Discovery of Cultural Resources

In the event archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determine it to be appropriate, archaeological testing for California Register of Historic Resources eligibility shall be completed. If the resource proves to be eligible for the California Register of Historic Resources and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of California Code of Regulations Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per California Code of Regulations Guidelines Section 15126.4(b)(3)(C).

Significance After Mitigation

Implementation of Mitigation Measure CUL-1 would provide a standard procedure following the unanticipated discovery of an archaeological resource, including evaluation, consultation with Native American representatives, avoidance, and data recovery, if applicable. With implementation of Mitigation Measure CUL-1, the proposed project would not cause a substantial adverse change in the significance of a unique archaeological resource pursuant to *CEQA Guidelines* Section 15064.5, and impacts would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Paleontological resources, or fossils, are the evidence of once-living organisms preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof (e.g., trackways, imprints, burrows, etc.). Paleontological resources are not found in "soil" but are contained within the geologic deposits or bedrock that underly the soil layer. Typically, fossils are greater than 5,000 years old (i.e., older than middle Holocene in age) and are typically preserved in sedimentary rocks. Although rare, fossils can also be preserved in volcanic rocks and low-grade metamorphic rocks under certain conditions (Society of Vertebrate Paleontology [SVP] 2010). Fossils occur in a non-continuous and often unpredictable distribution within some sedimentary units, and the potential for fossils to occur within sedimentary units depends on several factors. It is possible to evaluate the potential for geologic units to contain scientifically important paleontological resources, and therefore evaluate the potential for impacts to those resources and provide mitigation for paleontological resources if they are discovered during construction of a development project.

The project site is located in the Transverse Ranges geomorphic province, one of the eleven geomorphic provinces of California (California Geological Survey 2002a). The Transverse Ranges extend approximately 275 miles west-east from Point Arguello in Santa Barbara County, east to the San Bernardino Mountains, and south to the Anacapa-Santa Monica-Hollywood-Raymond-Cucamonga fault zone (Yerkes and Campbell 2005). The Transverse Ranges are composed of Proterozoic to Mesozoic intrusive crystalline igneous and metamorphic rocks overlain by Cenozoic marine and terrestrial sedimentary deposits and volcanic rock (Norris and Webb 1990). More specifically, the project site is located in the Oxnard Plain, a large coastal alluvial plain located south of the Santa Susana Mountains and west of the Santa Monica Mountains.

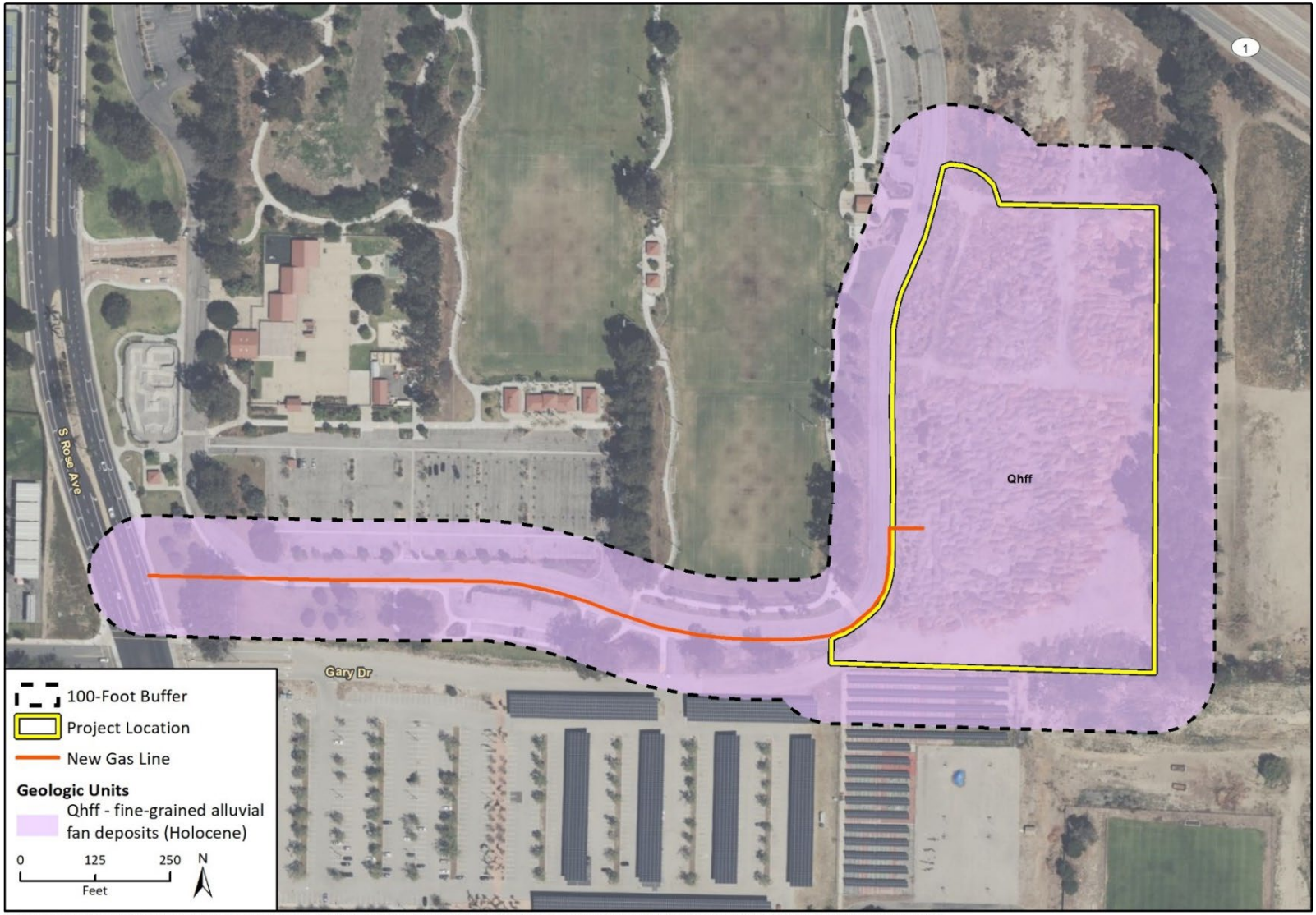
The geology of the region surrounding the project site was mapped by Clahan (2003), who identified one geologic unit, fine-grained alluvial fan deposits, underlying the project site (Figure 7). Fine-grained alluvial fan deposits consist of primarily clay with occasional sand and gravel lenses that are Holocene in age (Clahan 2003). Given their young age, these sediments are likely too young (i.e., less than 5,000 years old) to preserve paleontological resources (SVP 2010) and, therefore, have low paleontological sensitivity.

The Geotechnical Evaluation for the proposed project conducted test borings within the project site (Appendix C), which represent a more local and accurate assessment of the sediments underlying the project site. All the borings contained sediments ranging from silty sand to clay with small amounts of gravel, which largely resembles the description of fine-grained alluvial fan deposits from Clahan (2003). In 10 of the 15 borings, a 4- to 6.5-foot-thick layer of artificial fill (i.e., human-deposited sediments with no paleontological sensitivity) overlay these alluvial fan sediments (Appendix C).

Excavations for the pool areas are anticipated to reach up to 15 feet below the surface. Additionally, stone columns may be placed up to 50 feet in depth to increase the load-bearing capacity of the soil. Holocene alluvial sediments on the Oxnard Plain are 200 to 250 feet thick on average (California Geological Survey 2002b). Therefore, ground-disturbing construction activities are only anticipated to impact fine-grained alluvial fan deposits with low paleontological sensitivity. As a result, potential impacts to paleontological resources from construction of the proposed project would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

Figure 7 Geologic Map of the Project Site



Imagery provided by Microsoft Bing and its licensors © 2022. Additional information provided by "Geologic Map of the Oxnard 7.5' Quadrangle Ventura County, California," Clahan, 2003.

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No human remains are known to be present within the project site. However, it is possible to discover human remains during ground disturbing activities. Pursuant to California Health and Safety Code Section 7050.5, if human remains are found the County Coroner shall be contacted immediately and no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If human remains are determined to be of Native American origin, the County Coroner shall notify the Native American Heritage Commission (NAHC) which would identify and notify a Most Likely Descendant (MLD). The MLD has 48 hours from being granted access to the project site to make recommendations for the disposition of the remains. If the MLD does not make a recommendation within the 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to procedures required through California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, impacts to human remains, including those interred outside of formal cemeteries, would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

This page intentionally left blank.

7 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	■
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	■

a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Energy use during construction activities would be in the form of fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, and other machinery. Energy use during construction would be temporary in nature. The construction contractor would be required to demonstrate compliance with California Code of Regulations Title 13 Sections 2449 and 2485 which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes. In addition, heavy equipment would be subject to the USEPA Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption (USEPA 2004). Furthermore, in the interest of both environmental awareness and cost efficiency, construction contractors would reasonably be expected to utilize fuel in a manner that is not wasteful, inefficient, or unnecessary. Therefore, no construction impacts would occur related to wasteful, inefficient, or unnecessary consumption of energy or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Operation of the proposed project would result in increased use of natural gas and electricity. Table 9 summarizes the operational energy consumption for the proposed project compared to the total energy consumption in Ventura County. As shown in Table 9, the proposed project would use approximately 0.36 gigawatts of electricity per year and approximately 494.4 million BTUs of natural gas per year. This energy use represents less than 0.01 percent of electricity and natural gas usage in Ventura County annually for electricity and natural gas, respectively.

Table 9 Energy Consumption for the Proposed Project and Ventura County

Fuel Type	Proposed Project	Ventura County	Percentage of Ventura County Consumption[1]
Electricity (GWh/yr)	0.36	5,242.3	0.0069
Natural Gas (MMBtu/yr)	494.4	16,334,221	0.003

[1]Ventura County energy consumption is based on 2021 values for energy consumption, the most recent data available.

GWh/yr = Gigawatt hours per year; MMBtu/yr = million British Thermal Units per year

Source: Appendix A; California Energy Commission 2021a; California Energy Commission 2021b

The proposed project would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations). The California Energy Code provides energy conservation standards for all new and renovated buildings constructed in California. The California Energy Code applies to the building envelope, space-conditioning systems, and water heating and lighting systems of buildings and appliances and provides guidance on construction techniques to maximize energy conservation (California Energy Commission [CEC] 2022). Minimum efficiency standards are given for a variety of building elements including appliances, water and space heating and cooling equipment, and insulation for doors, pipes, walls, and ceilings. The CEC emphasizes saving energy at peak periods and seasons and improving the quality of installation of energy efficiency measures. The proposed project would adhere to these energy-saving regulations. In addition, in the interest of both environmental awareness and cost efficiency, the City would reasonably be expected to not utilize fuel in a manner that is wasteful, inefficient, or unnecessary. As a result, the proposed project would promote the use of energy conservation on the project site, consistent with the City's Energy Action Plan (City of Oxnard 2013). In addition, as discussed in Section 5 Climate Change and Greenhouse Gas Emissions, the proposed project would be consistent with the goals outlined in the CAAP. Therefore, no operational impacts would occur related to the wasteful, inefficient, or unnecessary consumption of energy or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency.

NO IMPACT

8 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	■
2. Strong seismic groundshaking that cannot be addressed through compliance with standard Code requirements?	☐	☐	■	☐
b. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse that cannot be addressed through compliance with standard Code requirements?	☐	■	☐	☐
c. Be located on expansive soil, creating substantial risks to life or property that cannot be addressed through compliance with standard Code requirements?	☐	☐	☐	■
d. Expose people or structures to inundation by seiche or tsunami?	☐	☐	☐	■
e. Rely in dredging or other maintenance activity by another agency that is not guaranteed to continue?	☐	☐	☐	■

A Geotechnical Evaluation was completed in August 2022, which informs the analysis of potential impacts related to geology and soils (Appendix C).

a.1. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

The project site does not partially or fully intersect any known active or potentially active faults, including those delineated as an Alquist-Priolo Earthquake Fault Zone (Appendix C). Therefore, the proposed project would not expose people or structures to the risk of loss, injury, or death involving rupture of a known earthquake fault. No impact would occur.

NO IMPACT

a.2. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic groundshaking that cannot be addressed through compliance with standard Code requirements?

The project site is located approximately 9.4 miles northwest of the Oakridge fault which could produce strong seismic ground shaking in the event of an earthquake (Appendix C). However, this is a common risk throughout the seismically-active southern California region, and the proposed project would not exacerbate seismic groundshaking conditions beyond what is already present. Project design would adhere to the standards of the CBC which provides earthquake design requirements, including earthquake loading specifications for design and construction to resist effects of earthquake motions in accordance with the American Society of Civil Engineers Standard 7-05. In addition, standards regulate procedures for soil preparation, including, but not limited to: excavation, grading and earthwork, fills and embankments, expansive soils, foundation investigations, liquefaction potential, and soil strength loss. Compliance with the CBC would minimize the potential to expose people or structures to the risk of loss, injury, or death involving strong seismic groundshaking. Therefore, this impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse that cannot be addressed through compliance with standard Code requirements?

The project site is flat and does not have steep topography conducive to landslides. The project site is located in an area mapped as a liquefaction zone (Appendix C). The Geotechnical Evaluation concluded liquefaction-induced settlement potential exists at the project site, which could result in structural deficiencies (Appendix C). Based on the results of the Geotechnical Evaluation, there is the potential for liquefaction-induced settlement to structurally compromise the proposed project. Therefore, this impact would be potentially significant and Mitigation Measure GEO-1 is required to reduce impacts to a less-than-significant level.

Mitigation Measure

GEO-1 Liquefaction Risk Minimization

The City Community Development Department shall ensure project design and construction complies with all recommendations presented within the Geotechnical Evaluation, titled *Geotechnical Evaluation South Oxnard Aquatic Center Project Oxnard College Park Oxnard, California* (Ninyo and Moore 2022) or the most recent subsequent version. Prior to the issuance of grading permits, the City Community Development Department shall review the design and construction plans for the proposed project and ensure all recommendations from the Geotechnical Evaluation are incorporated into the plans. Prior to the start of construction, the City Community Development Department shall retain a qualified environmental professional (Professional Geologist [PG] or Professional Engineer [PE]) to ensure all recommendations from the Geotechnical Evaluation are implemented by the construction contractor. During construction, the qualified environmental professional shall perform field observation and testing during grading activities to confirm construction is occurring in accordance with the recommendations of the Geotechnical Evaluation. The qualified environmental professional shall summarize the results of the field observation and testing performed during grading activities into a Final Geotechnical Evaluation report and shall submit the report to the City Community Development Department. Prior to issuance of a Certificate of Occupancy, the City Community Development Department shall review the Final Geotechnical Evaluation report to confirm the recommendations of the Geotechnical Evaluation have been implemented.

Significance After Mitigation

Implementation of Mitigation Measure GEO-1 would require implementation of the recommendations in the Geotechnical Evaluation to minimize potential impacts related to liquefaction. With implementation of Mitigation Measure GEO-1, impacts would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project be located on expansive soil, creating substantial risks to life or property that cannot be addressed through compliance with standard Code requirements?

The project site is underlain by fill soils and alluvium generally consisting of loose to medium dense silty sand with gravel, clayey sand, poorly graded sand, and firm to very stiff silt and lean clay which are not conducive to expansive soils (Appendix C). Therefore, the proposed project would not create a risk to life or property related to expansive soil. No impact would occur.

NO IMPACT

d. Would the project expose people or structures to inundation by seiche or tsunami?

There are no large bodies of water near the project site which would provide conditions for potential inundation by seiche or tsunami. The project site is approximately 3.9 miles east of the City's Channel Islands Harbor which is the nearest area to the project site that could be affected by seiche (City of Oxnard 2006). The project site is approximately 1.9 miles northeast of the nearest tsunami hazard area (DOC 2022). Because the project site is located outside of the nearest seiche and tsunami hazard areas, the proposed project would not expose people or structures to inundation by seiche or tsunami.

NO IMPACT

e. Would the project rely on dredging or other maintenance activity by another agency that is not guaranteed to continue?

The project site is not in a location requiring ongoing dredging to maintain. The City would be responsible for maintenance of the aquatics center. Therefore, the project would not rely on dredging or other maintenance activity by another agency. No impact would occur.

NO IMPACT

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials that cannot be addressed through compliance with standard regulatory requirements?	☐	■	☐	☐
b. Create a substantial hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment?	☐	■	☐	☐
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous substances or waste within one-quarter mile of an existing or proposed school, in quantities or a manner that would create a substantial hazard?	☐	■	☐	☐
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a substantial hazard to the public or the environment?	☐	☐	☐	■
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐

A Hazardous Materials Evaluation was completed in December 2022 (Appendix D) and a Phase II Environmental Site Assessment was completed in March 2023 (Appendix E). These documents inform the analysis of potential impacts related to hazards and hazardous materials.

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials that cannot be addressed through compliance with standard regulatory requirements?

b. Would the project create a substantial hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment?

The project site was previously used for agricultural and parking activities (Appendix D). Based on the results of soil testing conducted on the project site, the presence of total petroleum hydrocarbons (TPH) associated with diesel use is a concern (Appendix E). Consequently, ground-disturbing activities during construction could result in the release of contaminated soil into the environment which may create a substantial hazard to the public or environment and require remediation. In addition, off-site disposal of contaminated soils may require special handling or disposal. Therefore, construction impacts would be potentially significant and Mitigation Measure HAZ-1 is required to reduce impacts.

Construction of the proposed project would require the use of limited quantities of construction-related hazardous materials and petroleum products (e.g., diesel fuel, lubricants, paints and solvents, and cement products containing strong basic or acidic chemicals). Operation of the proposed project would involve the routine use of pool maintenance chemicals, cleaning products, pesticides/herbicides, and other materials used for pool and landscaping maintenance (Appendix D). The transport, use, and storage of hazardous materials would be conducted pursuant to applicable local, State, and federal regulations regarding the handling of potentially hazardous materials, including Title 49 of the Code of Federal Regulations and Title 13 of the California Code of Regulations. Title 49 of the Code of Federal Regulations requires training of every employee who handles hazardous materials to ensure proper handling, transport, and disposal of the hazardous materials. Title 13 of the California Code of Regulations regulates transport of hazardous materials to ensure the safe transport of hazardous materials.

Hazardous materials would be stored on site within four rooms, two in the northern building and two in the western building. 1,000-gallon tanks of sodium hypochlorite would be stored in three rooms and a 500-gallon tank of muriatic acid and 600 pounds of carbon dioxide would be stored in one room. However, these chemical and gas storage tanks would be designed, protected, and contained for such storage, in accordance with applicable regulations. Regardless, due to the large quantity of hazardous materials stored at the site, operation of the proposed project could potentially result in reasonably foreseeable accident conditions involving the release of hazardous materials. Chapter 6.95 of the California Health and Safety Code requires businesses[3] to prepare an Hazardous Materials Business Plans (HMBP) if the business uses, handles, or stores a hazardous material and/or waste or an extremely hazardous materials in quantities greater than or equal to 55 gallons for a liquid, 500 pounds for a solid, 200 cubic feet of any compressed gas, or the threshold planning quantities of an extremely hazardous substance. HMBPs include facility information, a Hazardous Materials Inventory Statement, an Emergency Response Plan, and an Emergency Response Training Plan. An HMBP is required to be certified annually in accordance with the Emergency Planning and Community Right-to-Know Act of 1986. The Oxnard Fire Department is the administrative agency that coordinates and enforces the HMBP program. Because the proposed project would store hazardous materials at quantities greater than the threshold provided in

[3] California Health and Safety Code Division 20, Chapter 6.95, Article 1, Section 25501(c)(5) defines "business" as including "An agency, department, office, board, commissions, or bureau of a city, county, or district". Therefore, the requirements of Chapter 6.95 apply to the proposed project.

Chapter 6.95 of the California Health and Safety Code, the proposed project would include implementation of an HBMP to minimize the potential for operation of the proposed project to result in upset or accidental conditions involving the release of hazardous materials into the environment. Compliance with these regulatory requirements, including implementation of the HBMP, would reduce impacts to a less-than-significant level.

Mitigation Measure

HAZ-1 Soil Management Plan

The City shall retain a qualified environmental consultant (Professional Geologist or Professional Engineer) to prepare a Soil Management Plan prior to construction. The Soil Management Plan shall be prepared to address handling and management of soils or other contaminated wastes on the project site, if any is encountered during subsurface investigation, to reduce hazards to construction workers and off-site receptors during construction. The City shall review, approve, and implement the Soil Management Plan prior to grading activities. The Soil Management Plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the off-site migration of impacts from the project site. These measures and practices may include, but are not limited to:

- Stockpile management including stormwater pollution prevention and the installation of Best Management Practices
- Proper disposal procedures for impacted materials
- Monitoring and reporting
- A health and safety plan for contractors working at the site that addresses the safety and health hazards of each phase of site construction activities with the requirements and procedures for employee protection. The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction
- Proper handling procedures for unexpected contamination, such as halt-work and avoidance protocols, and City and contractor notifications

The Soil Management Plan shall also specify the procedures to be implemented in the event unexpected hazardous materials are encountered during construction. If unexpected odorous or visually stained soils, other indications of hydrocarbon piping or equipment, or debris are encountered during ground disturbing activities, the construction contractor shall halt work in the immediate area and a qualified consultant (Professional Geologist or Professional Engineer) shall be contacted immediately to evaluate the situation. The qualified consultant shall evaluate the material and recommend the appropriate testing, removal, and disposal methods. The construction contractor shall ensure hazardous materials are removed or remediated in accordance with the requirements of the qualified environmental consultant and the Soil Management Plan. Construction work may continue on other parts of the project site while soil investigation and/or remediation takes place. The construction contractor shall not resume work at the impacted area(s) until approved by the qualified consultant and the City.

Significance After Mitigation

Implementation of Mitigation Measure HAZ-1 would require implementation of remedial measures and soil management practices to ensure adequate safety to workers and visitors. With implementation of Mitigation Measure HAZ-1, impacts related to hazardous materials would be reduced to a less-than-significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project emit hazardous emissions or involve handling hazardous or acutely hazardous substances or waste within one-quarter mile of an existing or proposed school, in quantities or a manner that would create a substantial hazard?

Channel Islands High School is located approximately 0.27 mile west of the location of the proposed aquatics center, and approximately 200 feet northwest of the proposed gas line. Oxnard College is adjacent to the southern border of the project site.

During construction, construction equipment would require the use of diesel fuel, gasoline, motor oil, and similar materials. The amount of fuel and oil to power construction equipment would be typical of similar construction projects. Such materials would be handled and disposed of in accordance with applicable regulations including the Occupational Safety and Health Administration Standard 1917.156 which designates fueling locations, regulates liquid fuel, and specifies standards for fueling operation and storage. Construction personnel would be required to have the necessary training and/or certifications to operate construction equipment, minimizing the risk of accidental release of hazardous materials due to equipment failure. The minimal use of fuels during construction, in accordance with applicable regulations, would ensure construction would not create a significant hazard involving the handling of hazardous materials within 0.25 mile of a school. During construction, the proposed project would be required to implement Mitigation Measure HAZ-1 to safely dispose of any contaminated soil and remediate the project site, as needed. As a result, construction of the proposed project would minimize the risk of hazards within 0.25 mile of a school.

Channel Islands High School is not located within 0.25 mile of the proposed location of the aquatics center where sodium hypochlorite, muriatic acid, and carbon dioxide would be stored during operation. However, these materials would be stored and used within 0.25 mile of Oxnard College. As discussed in criteria 9(a) and 9(b), operational use of hazardous materials would be carried out in accordance with all applicable regulations including Title 49 of the Code of Federal Regulations and Title 13 of the California Code of Regulations. As required by Chapter 6.95 of the California Health and Safety Code, hazardous materials storage and use during operation of the proposed project would be carried out in accordance with the HMBP which would establish emergency response procedures for the release or threatened release of a hazardous material. The HBMP and subsequent prevention and emergency response plans would be certified by the Oxnard Fire Department prior to operation. Implementation of the HMBP would reduce the risk of release of hazardous materials within 0.25 mile of a school.

Mitigation Measures

Implementation of Mitigation Measure HAZ-1 is required.

Significance After Mitigation

Implementation of Mitigation Measure HAZ-1 would reduce impacts to a less-than-significant level.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

d. Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a substantial hazard to the public or the environment?

The following databases were reviewed on November 15, 2022, as part of the Hazardous Materials Evaluation, to determine if a hazardous material site listed pursuant to Government Code Section 65962.5 was present on the project site:

- California Department of Toxic Substances Control (DTSC) EnviroStor (DTSC 2022)
- State Water Resources Control Board (SWRCB) GeoTracker (SWRCB 2022a)
- SWRCB Cease and Desist Orders and Cleanup Abatement Orders (SWRCB 2022b)
- USEPA Superfund Site Search (USEPA 2022)

The database search did not identify any hazardous material sites listed pursuant to Government Code 65962.5 on the project site (DTSC 2022; SWRCB 2022a and 2022b; USEPA 2022). Therefore, the project would not create a substantial hazard to the public or environment as a result of being listed on hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

NO IMPACT

e. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The proposed project would result in approximately 3,848 additional vehicle trips which would utilize Channel Islands Boulevard and Rose Avenue to access the project site. However, the proposed project would be subject to 2030 General Plan policies which ensure adequate emergency response, including evacuation. The City's 2030 General Plan ICS-20.10 requires new development provide adequate access for emergency vehicles and evacuation routes. Policy SH-4.6 requires the City to identify access and evacuation corridors in the event of minor and major emergencies (City of Oxnard 2011). College Park is identified as a reunification area to evacuate to in the event of a possible tsunami or other emergency. In the event of an emergency, all lanes of traffic on Channel Islands Boulevard and Rose Avenue would be directed north or east toward College Park (City of Oxnard 2019). The proposed project would not result in the closure of these roads or otherwise preclude the ability for College Park to be used as a reunification area during an emergency. The proposed project would not interfere with implementation of the Ventura County Multi-Hazard Mitigation Plan because the proposed project would not preclude the County from fulfilling overarching goals in the plan (County of Ventura 2015). As part of standard development procedures, the proposed project's development plans would be submitted to the City for review and approval to ensure all new development has adequate emergency access in compliance with the Oxnard Fire Department's standards. Furthermore, implementation of the proposed project would not introduce new features that would preclude implementation of or alter the City's emergency access standards. Therefore, the proposed project would have a less-than-significant

impact related to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

LESS-THAN-SIGNIFICANT IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Cause a violation of any adopted water quality standards or waste discharge or treatment requirements?	☐	☐	■	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	■	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in on- or off-site flooding or exceed the capacity of existing or planned stormwater drainage systems?	☐	☐	■	☐
d. Place new structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	■
e. Impede or redirect flood flows such that it would increase on- or off-site flood potential?	☐	☐	☐	■
f. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	■	☐
g. Be exposed to a substantial risk related to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

A Preliminary Drainage Report was completed in December 2022 which informs the analysis of potential impacts related to hydrology and water quality (Appendix F).

a. Would the project cause a violation of any adopted water quality standards or waste discharge or treatment requirements?

The proposed project would involve construction activities which could adversely impact water quality due to increased erosion and sedimentation resulting from exposed soils and the generation of water pollutants, including trash, construction materials, and equipment fluids. The federal Clean Water Act requires compliance with the SWRCB's *National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit; Order No. 2009-0009-DWQ) for projects disturbing more than one acre of soil during construction, which is applicable to the proposed project. The City would be required to obtain coverage under the Construction General Permit prior to construction. Compliance with the NPDES Construction General Permit requires preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which includes project-specific erosion and sediment control BMPs to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants from construction into stormwater. Typical BMPs include, but are not limited to, covering stockpiled soils, installation of silt fences and erosion control blankets, and proper handling and disposal of wastes. In addition, the Construction General Permit requires implementation of good housekeeping BMPs such as vehicle maintenance and proper storage of construction materials to reduce the potential for leaks and spills. The City's Stormwater Quality Management Ordinance, codified in Municipal Code Chapter 22, Article XII, also implements the provisions of the federal Clean Water Act. The proposed project would be required to adhere to Municipal Code requirements, including prohibiting leaving trash or other discarded objects on site; maintaining structures within or adjacent to a storm drain system to prevent hazards to the storm drain system; and prohibiting the alteration or modification of a storm drain system without a permit (City of Oxnard 2022a).

As discussed in the Geotechnical Evaluation (Appendix C), it is likely high groundwater levels would be encountered during project construction. If groundwater is encountered during excavation, dewatering would be required to perform subsurface construction activities in a dry condition. Disposal of dewatered groundwater to the storm drain system can introduce total dissolved solids and other constituents to surface waters. Any groundwater dewatering during excavation would be conducted in accordance with the *Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties* (Order No. R4-2018-0125) which would require testing and treatment, as necessary, of groundwater encountered during dewatering prior to release to the City's storm drain system (Los Angeles Regional Water Quality Control Board [RWQCB] 2018). Compliance with NPDES regulations, SWPPP, and City regulations would ensure BMPs are implemented during construction to minimize potential impacts to water quality standards or waste discharge or treatment requirements.

Municipal Code Section 22-223 requires a Post Construction Storm Water Management Plan be implemented to describe the design, placement, and implementation of stormwater retention and stormwater treatment BMPs for post-construction urban runoff in accordance with the requirements of the *Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer (MS4) Discharges within the Coastal Watershed of Los Angeles and Ventura Counties* (MS4 Permit; Order No. R4-2021-0105) and the *Ventura County Technical Guidance Manual for Stormwater Quality Control Measures* (Ventura

County Technical Guidance Manual) (County of Ventura 2018). To control pollutants during operation, the proposed project would be required to implement BMPs to prevent and/or reduce pollutants in stormwater runoff (County of Ventura 2018). The proposed project would comply with stormwater requirements through implementation of four biofiltration planters which would be designed and installed to reduce stormwater flows and discharge of pollutants during storm events. BMPs would also include, but are not limited to, using plant materials tolerant of drought and saturated soil conditions, and periodically inspecting flow entrances, ponding areas, and surface overflow areas (County of Ventura 2018). Implementation of post-construction stormwater BMPs would ensure impacts to water quality are minimized. Adherence to regulatory requirements would ensure project operation would result in less-than-significant impacts related to violation of water quality standards or waste discharge or treatment requirements.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

As discussed in criterion 10(a), it is likely dewatering activities would be required during construction. However, groundwater dewatering would be minimal and temporary, and would not substantially change the groundwater level on the project site or interfere with groundwater recharge. The City extracts groundwater from the Oxnard Basin, which is under the management of the Fox Canyon Groundwater Management Agency (FCGMA) (City of Oxnard 2021). To achieve sustainability and prevent seawater intrusion after 2040 the FCGMA has imposed allocation cutbacks for the City, and as a result the City is required to reduce groundwater extractions by 45 percent by 2040 (City of Oxnard 2021). As discussed in Section 18, *Utilities and Service Systems*, operation of the proposed project would require approximately 28.1 acre-feet per year (AFY) of water. The City's UWMP anticipates the City will be able to manage its water supply portfolio to provide adequate water to meet demand through the year 2045, taking into account FCGMA management requirements (City of Oxnard 2021). The City would provide water to the proposed project in accordance with the management requirements of the FCGMA. Therefore, water supplied to the proposed project would not substantially decrease groundwater supplies. The proposed project would not require on-site pumping of groundwater; therefore, the project would not impact production rates or groundwater levels of pre-existing nearby wells. Although the proposed project would result in the introduction of impervious surfaces on the project site, the proposed project would implement four biofiltration planters which would allow stormwater to infiltrate into pervious areas rather than entirely leading to the City's storm drain system. Therefore, the proposed project would result in a less-than-significant impact to groundwater supplies and groundwater recharge.

LESS-THAN-SIGNIFICANT IMPACT

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in on- or off-site flooding or exceed the capacity of existing or planned stormwater drainage systems?

The proposed project would increase the amount impervious surfaces on the project site which would increase stormwater runoff from the project site. However, the project design includes stormwater BMPs, including four biofiltration planters, and storm drains which would accommodate peak stormwater flows in accordance with the requirements of the MS4 Permit and Ventura County Technical Guidance Manual (County of Ventura 2018). According to a Preliminary Drainage Report prepared for the proposed project, the total peak flow rate at the project site under existing conditions is 6.2 cubic feet per second. With the proposed project the peak flow rate would increase to 7.7 cubic feet per second. The existing storm drain point of connection has an available capacity of 8.3 cubic feet per second to accommodate increased stormwater flows from the project site to prevent flooding (Appendix F). The proposed project would be consistent with the MS4 Permit and Ventura County Technical Guidance Manual requirements and impacts related to alternation of the existing drainage pattern of the site in a manner that would result in on- or off-site flooding or exceed the capacity of existing or planned stormwater drainage systems would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

d. Would the project place new structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

e. Would the project impede or redirect flood flows such that it would increase on- or off-site flood potential?

The project site is not located within a 100-year flood hazard zone as delineated by the Federal Emergency Management Agency (FEMA) (FEMA 2021). In addition, the City does not identify the project site as an area of flood risk (City of Oxnard 2011). The proposed project would not place new structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, the proposed project would not impede or redirect flood flows. No impact related to flooding would occur.

NO IMPACT

f. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is not located within a 100-year flood hazard zone and therefore the project site is not at risk from inundation from flooding during a storm event. However, several dams, including the Santa Felicia Dam, the Castaic Lake Dam, and the Pyramid Lake Dam, are located at least 35 miles east and northeast of Oxnard (City of Oxnard 2006). The entire city of Oxnard, including the project site, is located in a Dam Inundation Zone (City of Oxnard 2006). However, according to the Oxnard General Plan Background Report, the potential for dam failure is low as all dams have been constructed to the specifications set forth by State and federal agencies (City of Oxnard 2006). In addition, the California Department of Water Resources (DWR) inspects dams on an annual basis to identify any issues and ensure the continued safety of a dam's operation (DWR 2022). The proposed project does not include any features which would preclude the routine inspection of dams or

otherwise increase the risk for dam failure and inundation. Although people would be present on the project site during construction and operation, the proposed project would serve the local community which is entirely within a dam inundation zone. As a result, the proposed project would not expose additional people to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. While the aquatics center would be placed within a dam inundation zone, the risk of inundation from dam failure is low as the dams are properly constructed and maintained. Therefore, impacts related to exposure of people or structures to risk of loss, injury, or death from flooding would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

g. Would the project be exposed to a substantial risk related to inundation by seiche, tsunami, or mudflow?

As detailed in Section 8, *Geology and Soils*, there are no large bodies of water near the project site which would provide conditions for potential inundation by seiche. The project site is approximately 3.9 miles east of the City's Channel Islands Harbor which is the nearest area to the project site which could be affected by seiche (City of Oxnard 2006). The project site is approximately 1.9 miles northeast of the nearest tsunami hazard area and thus would not be at a substantial risk related tsunami (DOC 2022). The project site is flat and does not have steep topography conducive to conditions for a mudflow to occur. Therefore, the proposed project would not be exposed to a substantial risk related to inundation by seiche, tsunami, or mudflow. No impact would occur.

NO IMPACT

This page intentionally left blank.

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable land use plan, policy, or regulation of the City or other agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating a significant environmental effect?	☐	☐	☐	■
b. Involve land uses that are not allowed under an applicable airport land use compatibility plan?	☐	☐	☐	■
c. Conflict with an applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■
d. Physically divide an established community?	☐	☐	☐	■

a. Would the project conflict with an applicable land use plan, policy, or regulation of the City or other agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating a significant environmental effect?

The project site is located within a parcel zoned Community Reserve (CR) which, according to the City's Municipal Code, permits the use of recreation facilities such as aquatics facilities. The proposed one-story building would not exceed the permitted two-story height in a Community Reserve zone (City of Oxnard 2022a). The proposed project would be constructed in accordance with 2030 General Plan policies and Municipal Code requirements. The environmental impacts of the proposed project are evaluated throughout this IS-MND, and all impacts would be reduced to a less-than-significant level with adherence to applicable regulations and/or incorporation of mitigation measures. Therefore, the proposed project would have no impact related to conflicts with an applicable land use plan, policy, or regulation of the City adopted for the purpose of avoiding or mitigating a significant environmental effect.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project involve land uses that are not allowed under an applicable airport land use compatibility plan?

The Oxnard Airport is approximately 3.1 miles northwest of the project site. The project site is outside of the airport's sphere of influence, defined in the Municipal Code as bounded to the south by Wooley Road, approximately 2 miles northwest of the project site (City of Oxnard 2022a). Accordingly, the proposed project is not subject to development of an aircraft hazard and land use

risk assessment or review by the Oxnard Airport Authority (City of Oxnard 2022a). The project site is located approximately 3.5 miles northwest of the airport landing strip on the Naval Base Ventura County (NBVC) Point Mugu. The project site is within the 500-foot airfield imaginary surface[4] but is not within the flight path for the NBVC Point Mugu (Appendix G). The proposed building height would not exceed 25 feet which is well below the 500-foot airfield imaginary surface. In addition, the proposed 30-foot and 15-foot pole lights would not interfere with the operations of NBVC Point Mugu as the project site is not within the flight path for the NBVC Point Mugu and, as described in Section 1, *Aesthetics and Urban Design*, lighting would be shielded and directed downward. Thus, the proposed project would not interfere with NBVC Point Mugu-established air safety standards. Therefore, the proposed project would not be subject to land use restrictions under an applicable airport land use compatibility plan. No impact would occur.

NO IMPACT

c. Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?

The project site is not within an area subject to an applicable habitat conservation plan or natural community conservation plan (CDFW 2019). Therefore, no impact would occur.

NO IMPACT

d. Would the project physically divide an established community?

The proposed project is an aquatics center which would be constructed on vacant land adjacent to existing recreation fields and Oxnard College. The proposed project would not include any features which would physically divide an established community. Therefore, no impact would occur.

NO IMPACT

4 The Federal Aviation Administration has identified certain imaginary surfaces around runways to determine how structures and facilities are evaluated for creating vertical obstructions around an active airfield. The imaginary surfaces of an active runway are used to define the required airspace that must remain free of vertical obstructions in the vicinity of aviation operations to ensure safe flight operations.

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource of value to the region or state?	☐	☐	☐	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in the 2030 General Plan or other adopted land use plan?	☐	☐	☐	■

a. Would the project result in the loss of availability of a known mineral resource of value to the region or state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated in the 2030 General Plan or other adopted land use plan?

According to the DOC, the project site is within Mineral Resources Zone-1 (MRZ) which indicates an area containing little or no mineral deposits (DOC 1981). The City does not designate the project site as an area containing mineral resources (City of Oxnard 2006). The proposed project would not result in the loss of availability of a known mineral resource of value to the region or state, or a locally important mineral resource recovery site delineated in the 2030 General Plan. Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Generate or expose persons to noise levels exceeding standards established in the Oxnard 2030 General Plan or Noise Ordinance, or applicable standards of other agencies?	☐	■	☐	☐
b. Generate or expose persons to excessive groundborne vibration or groundborne noise levels?	☐	☐	■	☐
c. Generate a substantial temporary or periodic increase in ambient noise in the project vicinity above levels existing without the project?	☐	■	☐	☐
d. Generate a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project?	☐	■	☐	☐
e. For a project located within the airport land use plan for Oxnard Airport or within two miles of Naval Base, Ventura County at Point Mugu, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	■
f. Expose non-human species to excessive noise?	☐	■	☐	☐

A Noise and Vibration Study was completed by Rincon in May 2023, which informs the entire analysis of potential impacts to noise (Appendix H).

a. Would the project generate or expose persons to noise levels exceeding standards established in the Oxnard 2030 General Plan or Noise Ordinance, or applicable standards of other agencies?

c. Would the project generate a substantial temporary or periodic increase in ambient noise in the project vicinity above levels existing without the project?

d. Would the project generate a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project?

Sound is a vibratory disturbance created by a moving or vibrating source, which is capable of being detected by the hearing organs. Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and, in the extreme, hearing impairment. Noise levels are commonly measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz and less sensitive to frequencies around and below 100 Hertz. Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used to measure earthquake magnitudes. A doubling of the energy of a noise source, such as doubling of traffic volume, would increase the noise level by 3 dBA; dividing the energy in half would result in a 3 dBA decrease. It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA, increase or decrease (i.e., twice the sound energy); that a change of 5 dBA is readily perceptible; and that an increase (or decrease) of 10 dBA sounds twice (or half) as loud.

The impact of noise is not a function of loudness alone. The time of day when noise occurs, and the duration of the noise are also important factors of project noise impact. Most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors have been developed. One of the most frequently used noise metrics is the equivalent noise level (L_{eq}); it considers both duration and sound power level. Leq is defined as the single steady A-weighted level equivalent to the same amount of energy as that contained in the actual fluctuating levels over time.

The City of Oxnard CEQA Guidelines (City of Oxnard 2017) define noise sensitive uses as residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. Noise sensitive receptors near the site include College Park adjacent to the project site along the western project boundary, single-family residences approximately 425 feet northeast of the project site boundary on Sutter Place, Oxnard College adjacent to the southern project boundary, single-family residences approximately 850 feet east of the project site boundary on Olds Road, and Channel Islands High School located across Rose Avenue northwest from the western terminus of the proposed pipeline associated with the project.

Thresholds of Significance

Construction Noise

As stated in the Oxnard CEQA Guidelines (2017), activities associated with construction are exempt from specific quantitative noise limitations in the City Noise Ordinance, but are restricted to the hours between 7:00 a.m. and 6:00 p.m. on weekdays and Saturdays pursuant to the City's Municipal Code Section 7-188(D). Construction-related noise impacts would normally be less than significant if construction activity occurs within the timing restrictions specified in the Noise Ordinance.

On-site Stationary Operational Noise

The City has adopted exterior noise standards in the Oxnard Municipal Code regulating operational noise sources in the city. The proposed project would result in a significant impact if noise from project stationary operational and recreational noise sources exceed the Municipal Code standards shown in Table 10.

Table 10 Exterior Noise Standards

		Allowable Exterior Sound Level (dBA)	
Sound Zone	**Type of Land Use**	**7:00 a.m. to 10:00 p.m.**	**10:00 p.m. to 7:00 a.m.**
I	Residential	55	50
II	Commercial	65	60
III	Industrial	70	70
IV	As identified in Figure IX-2 of the 2020 General Plan		

dBA = A-weighted decibel

Source: Noise and Vibration Study (Appendix H)

Traffic Noise

A project would normally have a significant effect on the environment related to noise if it would substantially increase the ambient noise levels for adjoining areas. The following thresholds of significance, included in the Oxnard CEQA Guidelines and recommended by the Federal Transit Administration (FTA), are used to assess traffic noise impacts at sensitive receptor locations. Table 11 shows the significance thresholds for increases in traffic-related noise levels. These standards are applicable to project-related noise impacts on existing sensitive receptors.

Table 11 Significance of Changes in Operational Roadway Noise Exposure

Existing Noise Exposure (dBA L_{dn} or L_{eq})	Allowable Noise Exposure Increase (dBA L_{dn} or L_{eq})
45-49	7
50-54	5
55-59	3
60-64	2
65-74	1
75+	0

Source: Noise and Vibration Study (Appendix H)

Construction Noise

Over the course of a typical construction day, construction equipment would be located as close as 125 feet to the nearest sensitive receptor, College Park, but would typically be located at an average distance further away due to the nature of construction where equipment is mobile throughout the site during the day. As part of the Noise and Vibration Study, construction noise was estimated using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM). Table 12 identifies the estimated noise levels at the closest sensitive receptors from the center of the specific phase based on the conservatively assumed combined use of all construction equipment during each phase of construction.

Table 12 Estimated Noise Levels by Construction Phase

Construction Phase	L_{eq} dBA					
	RCNM Reference Noise Level	College Park to the West	Single-Family Residences to the Northeast	Single-Family Residences to the East	Oxnard College to the South	Channel Islands HS to the Northwest
Distance in feet	**50**	**290**	**835**	**1,040**	**845**	**1,700**
Site Preparation	84	69	59	58	59	53
Grading	87	72	63	61	62	56
Stone Column Construction	78	63	54	52	53	47
Distance in feet	**50**	**125**	**780**	**1,005**	**735**	**1,5000**
Building Construction	85	77	61	59	62	55
Architectural Coating	76	68	52	50	53	46
Distance in feet	**50**	**300**	**665**	**1,045**	**1,025**	**1,725**
Paving	87	71	65	61	61	56
Distance in feet	**50**	**195**	**1,550**	**1,900**	**800**	**790**
Pipeline Construction	92	80	62	60	68	68

Notes: RCNM reference noise levels are noise levels generated during each construction phase measured from a point 50 feet from the location of the construction phase. These reference noise levels are then used to calculate noise levels from the construction phase at a distance greater than 50 feet from the construction phase.

Source: Noise and Vibration Study (Appendix H)

As shown in Table 12, construction noise could be as high as approximately 80 dBA L_{eq} during natural gas pipeline construction which would occur approximately 195 feet from the nearest sensitive receptor, College Park. Construction noise would be less than 80 dBA L_{eq} at all other sensitive receptors during construction of the proposed project. Construction would occur between the hours of 7:00 a.m. and 6:00 p.m. on weekdays and Saturdays, pursuant to the City's Municipal Code Section 7-188(D). According to the City of Oxnard CEQA Guidelines, when construction would occur within 500 feet of a noise sensitive use, noise minimization measures are prudent. Therefore, if uncontrolled, project construction noise would be considered significant and Mitigation Measure NOI-1 is required.

On-Site Operational Stationary Source Noise

The noise sources on the project site during operation would be typical of an aquatics and recreation center, such as HVAC equipment, pool utility equipment, voices from people recreating, and noise from swim competitions, such as use of a public address (PA) system and spectators. As part of the Noise and Vibration Study, reference noise levels from the SoundPLAN 8.2 computer acoustical modeling program were used to estimate operational noise from large groups of people using the swimming pools and facilities. The reference noise level of 108 dB sound power level for "open air swimming pool" was selected from the SoundPLAN library. The combination of noise sources anticipated from the project are then estimated at nearby sensitive receptors using the principles of sound propagation and taking into account any major shielding such as from proposed project buildings. Operational noise level estimates at nearby sensitive receptors are shown in Table 13.

Project operational activities are proposed primarily from 7:00 a.m. to 10:00 p.m., consistent with the hours designated by City as daytime noise, as shown in Table 10. No activities are proposed after 10:00 p.m. As shown in Table 13, noise generated by the proposed project would not exceed the City's most stringent daytime exterior noise level limit of 55dBA. The proposed project would also operate from 5:00 a.m. to 7:00 a.m. when more stringent allowable noise levels are applied, as shown in Table 10. However, operation of the aquatics center at these hours is intended to accommodate swim team practices and thus it is not anticipated the aquatics center would be at peak operating capacity such that noise thresholds would be exceeded. Therefore, the proposed project would have a less-than-significant impact on operational stationary noise.

Table 13 On-Site Stationary Operational Noise Levels, dBA

Source	College Park to the West[1]	Single-Family Residences to the Northeast[2]	Single-Family Residences to the East	Oxnard College to the South
Voices from swimming pool and facilities use	43	46	51	52
PA System	36	22	21	24
Mechanical Equipment	38	24	23	26
Combined Noise Levels	**45**	**46**	**51**	**52**

[1] Includes 15 dBA of reduction due to shielding from the proposed project Western Building.

[2] Includes 5 dBA of reduction due to shielding from the South Oxnard Boulevard sound wall.

Source: Noise and Vibration Study (Appendix H)

Off-Site Traffic Noise

The proposed project would generate up to 2,048 new daily vehicle trips that would increase noise levels on nearby roadways. The proposed project would not make substantial alterations to roadway alignments or substantially change the vehicle classifications mix on local roadways. Therefore, the primary factor affecting off-site noise levels would be increased traffic volumes. Table 14 summarizes the estimated project and cumulative traffic noise increases based on peak hour traffic. As shown in Table 14, the maximum increase in traffic noise would be 4 dBA L_{eq} under cumulative conditions at the College Park entrance east of Rose Avenue. Similarly, under cumulative conditions traffic noise along Raiders Way east of Rose Avenue would increase by 3.3 dBA Leq. Both of these roadways lead to the road encircling College Park, where ambient noise levels were measured to be 52 dBA Leq during the afternoon peak commute hours. The projected traffic noise increase of 4 dBA Leq would not exceed the City's significance threshold of 5 dBA Leq for areas with existing ambient noise levels of 50 – 54 dBA Leq. Projected traffic noise increases would be less than 1 dBA Leq on all other roadway study segments. Therefore, increases in traffic noise associated with the project would be less than significant.

This page intentionally left blank.

Table 14 Summary of Project and Cumulative Traffic Noise Increases

		Roadway Segment Peak Hour Volumes				dBA (L_{eq})		
Roadway	Segment	Existing	Existing + Project	Cumulative	Cumulative + Project	Project Noise Increase	Cumulative Increase	Project Cumulative Contribution
Rose Avenue	Rose Avenue - North of Channel Islands Boulevard	1,715	1,872	1,859	2,016	0.4	0.7	0.4
Rose Avenue	Rose Avenue - South of Channel Islands Boulevard	1,566	1,812	1,902	1,902	0.6	0.8	<0.1
Channel Islands	Channel Islands Boulevard - West of Rose Avenue	1,696	1,763	1,879	1,879	0.2	0.4	<0.1
Channel Islands	Channel Islands Boulevard - East of Rose Avenue	1,185	1,207	1,249	1,249	0.1	0.2	<0.1
Rose Avenue	Rose Avenue - North of Raiders Way	1,560	1,807	1,651	1,899	0.6	0.9	0.6
Rose Avenue	Rose Avenue - South of Raiders Way	1,481	1,616	1,569	1,706	0.4	0.6	0.4
Raiders Way	Raiders Way - West of Rose Avenue	60	60	62	63	<0.1	0.2	0.1
Raiders Way	Raiders Way - East of Rose Avenue	183	385	190	392	3.2	3.3	3.2
Rose Avenue	Rose Avenue - North of College Park Entrance	1,482	1,618	1,570	1,705	0.4	0.6	0.4
Rose Avenue	Rose Avenue - South of College Park Entrance	1,434	1,636	1,521	1,722	0.6	0.8	0.5
College Park Entrance	College Park Entrance - East of Rose Avenue	168	416	174	421	3.9	4.0	3.8
Rose Avenue	Rose Avenue - North of Gary Drive	1,425	1,627	1,511	1,713	0.6	0.8	0.5
Rose Avenue	Rose Avenue - South of Gary Drive	1,302	1,482	1,384	1,564	0.6	0.8	0.5
Gary Drive	Gary Drive - West of Rose Avenue	185	207	192	214	0.5	0.6	0.5
Gary Drive	Gary Drive - East of Rose Avenue	26	26	27	27	<0.1	0.2	<0.1

Source: Source: Noise and Vibration Study (Appendix H)

This page intentionally left blank.

Mitigation Measures

The City shall implement the following measures during proposed project construction:

NOI-1 Construction Noise Reduction Plan

The construction contractor shall prepare and implement a Construction Noise Control Plan. The construction contractor shall submit the Construction Noise Control Plan to the City of Oxnard Public Works Department for review and approval prior to initiation of construction. The details of the Construction Noise Control Plan shall be included as part of the permit application drawing set and as part of the construction drawing set. The Construction Noise Control Plan shall include the following measures:

- At least 21 days prior to the start of construction activities, all off-site businesses and residents within 500 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, the hours when construction would occur, and the construction period's overall duration. The notification shall include the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, the representative shall investigate, take appropriate corrective action, and report the action to the City.
- During the entire active construction period, equipment, tools, and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. During the entire active construction period, stationary noise sources shall be located as far from sensitive receivers as practicable, muffled, and enclosed within temporary sheds or insulation barriers, or other measures for equivalent noise reduction will be incorporated to the extent feasible.
- The contractor shall be required to use impact tools that are hydraulically or electrically powered wherever practicable. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stockpiling of materials shall be located as far as feasible from nearby noise-sensitive receptors.
- Signs shall be posted at the job site entrance(s) to reinforce the prohibition of unnecessary engine idling. All equipment shall be turned off if not in use for more than 5 minutes.
- Use of stereos and other amplified noise not necessary for the completion of construction work shall be prohibited.
- During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only. The construction manager shall ensure the use of use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with safety requirements and laws.

Significance After Mitigation

Implementation of Mitigation Measure NOI-1 would require several noise reduction measures, including the use of mufflers and shielding to minimize construction noise to the degree feasible. With implementation of Mitigation Measure NOI-1, impacts to sensitive receptors from construction noise would be less than significant.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project generate or expose persons to excessive groundborne vibration or groundborne noise levels?

Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Vibration sensitive receptors are similar to noise sensitive receptors, including residences and institutional uses such as schools, churches, and hospitals. However, vibration sensitive receptors also include buildings where vibrations may interfere with vibration-sensitive equipment. Vibration sensitive receptors near the site include single-family residences northeast of the project site, Oxnard College to the south, single-family residences to the east of the project site, and Channel Islands High School located to the northwest of the proposed pipeline.

Threshold of Significance

Vibration limits used in this analysis to determine a potential impact to local land uses from construction activities, such as, vibratory compaction or excavation, are based on information contained in the 2018 FTA *Transit Noise and Vibration Impact Assessment Manual*. Groundborne vibration levels that could induce potential architectural damage to buildings are identified in Table 15. Based on FTA recommendations, limiting vibration levels to below 0.2 in/sec peak particle velocity (PPV) at non-engineered timber and masonry buildings (which would apply to the nearby residential structures and Oxnard College) would prevent architectural damage.

Table 15 Groundborne Vibration Architectural Damage Criteria

Building Category	PPV (in/sec)
I. Reinforced concrete, steel, or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

in/sec = inches per second; PPV = peak particle velocity

Source: Noise and Vibration Study (Appendix H)

The FTA provides criteria for acceptable levels of groundborne vibration for buildings containing vibration-sensitive equipment, including but not limited to scanning electron microscopes, optical microscopes, and other sensitive laboratory equipment. For the purposes of this analysis, 65 VdB is used as a threshold for nearby Oxnard College buildings potentially containing vibration-sensitive equipment, such as science classrooms and laboratories.

Groundborne Vibration

Construction activities have the greatest potential to generate ground-borne vibration affecting nearby receptors, especially during grading and paving of the project site. Construction activities known to generate excessive groundborne vibration, such as pile driving and blasting, would not be needed to construct the proposed project. The greatest vibratory source during construction in the project vicinity would be a roller used during paving. Construction vibration estimates are based on vibration levels reported by the FTA. Table 16 shows typical vibration levels for various pieces of construction equipment used in the assessment of construction vibration.

Table 16 Vibration Levels Measured during Construction Activities

Equipment	PPV at 25 feet (in/sec)
Vibratory Roller	0.21
Large Bulldozer	0.089
Loaded Trucks	0.076
Small Bulldozer	0.003

PPV = peak particle velocity; in/sec = inches per second

Source: Noise and Vibration Study (Appendix H)

Based on the recommendations of the FTA, limiting vibration levels to below 0.2 inches per second PPV at residential and institutional structures would prevent architectural damage regardless of building construction type. Additionally, based on FTA recommendations, limiting vibration levels to 65 VdB at nearby Oxnard College buildings potentially containing vibration-sensitive equipment would prevent damage to vibration-sensitive equipment. The greatest anticipated source of vibration during project construction activities would be from a vibratory roller, which would be used during paving and pipeline construction activities. Based on the project site plan, it is assumed the vibratory roller may be used within 500 feet of the nearest off-site residential structures to the northeast of the project site during paving activities. For pipeline construction, a vibratory roller may be used within 190 feet of the nearest off-site institutional structure to the pipeline, Channel Islands High School northwest of the eastern terminus of the pipeline. A vibratory roller generates up to approximately 0.01 inches per second PPV at distance of 190 feet and approximately 0.002 inches per second PPV at a distance of 500 feet, which would not exceed the significance threshold of 0.2 inches per second PPV. A vibratory roller used during pipeline construction may be used within 1,500 feet of the Oxnard College Letters and Science Building, which may contain science classrooms and laboratories with vibration-sensitive equipment such as scanning electron microscopes, optical microscopes, and other sensitive laboratory equipment. A vibratory roller generates 41 VdB at a distance of 1,500 feet, which would not exceed the significance threshold of 65 VdB. Therefore, proposed project construction activities would have a less-than-significant impact on the generation or exposure of persons to excessive groundborne vibration or groundborne noise levels.

Operation of the proposed project would not include substantial sources of vibration. Therefore, the operation of the proposed project would have no impact on exposure to excessive groundborne vibration or groundborne noise levels.

LESS-THAN-SIGNIFICANT IMPACT

e. For a project located within the airport land use plan for Oxnard Airport or within two miles of Naval Base, Ventura County at Point Mugu, would the project expose people residing or working in the area to excessive noise levels?

The Oxnard Airport is located approximately 3.1 miles northwest of the project site. The project site is not located within the airport land use plan for the Oxnard Airport and the project site is not within two miles of NBVC Point Mugu. Therefore, the proposed project would not expose people working in the project area to excessive noise levels. No impact would occur.

NO IMPACT

f. Would the project expose non-human species to excessive noise?

The project site is a disturbed dirt lot and there is no suitable habitat present for supporting non-human species. However, the mature eucalyptus trees surrounding the project site provide suitable habitat for overwintering monarch butterfly and nesting birds. Construction may indirectly disturb roosting overwintering monarchs through construction noise and other human disturbances. Construction of the proposed project may indirectly impact nesting birds through construction noise and other human disturbances that may cause a nest to fail. Therefore, non-human species could be exposed to excessive noise generated by the project, which is considered potentially significant and implementation of Mitigation Measures BIO-1 and BIO-2 are required.

Following the completion of construction, the eucalyptus trees would remain in place, continuing to provide roosting habitat for monarch butterflies and nesting habitat for birds. Noise from the operations of the facility would be minimal due to the peripheral tree planting along the eastern boundary of the facility, screening noise between the facility and the eucalyptus. Therefore, no significant long-term permanent noise impacts would occur.

Mitigation Measures

Implement Mitigation Measures BIO-1 and BIO-2, as described in Section 4, *Biological Resources*.

Significance After Mitigation

Implementation of Mitigation Measures BIO-1 and BIO-2 would require preconstruction surveys and establishment of buffer zones to minimize noise impacts during construction to the monarch butterfly and nesting birds. Impacts would be less than significant with mitigation incorporated.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

14 Population, Education, and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Involve a General Plan amendment that could result in an increase in population beyond that projected in the 2030 General Plan that may result in one or more significant physical environmental effects?	☐	☐	☐	■
b. Induce substantial growth on the project site or surrounding area, resulting in one or more significant environmental effects?	☐	☐	■	☐
c. Result in a substantial (15 single-family or 25 multi-family dwelling units – about one-half block) net loss of housing units through demolition, conversion, or other means that may necessitate the development of replacement housing?	☐	☐	☐	■
d. Result in a net loss of existing housing units affordable to very low- or low-income households (as defined by federal and/or City standards), through demolition, conversion, or other means that may necessitate the development of replacement housing?	☐	☐	☐	■
e. Cause an increase in enrollment at local public schools that would exceed capacity and necessitate the construction of new or expanded facilities?	☐	☐	☐	■
f. Directly or indirect interfere with the operation of an existing or planned school?	☐	☐	☐	■

a. Would the project involve a General Plan amendment that could result in an increase in population beyond that projected in the 2030 General Plan that may result in one or more significant physical environmental effects?

The proposed project would not involve a General Plan amendment. Therefore, no impact would occur.

NO IMPACT

b. Would the project induce substantial growth on the project site or surrounding area, resulting in one or more significant environmental effects?

The proposed project would provide recreation opportunities for existing residents. The proposed project would not construct residences and therefore would not directly induce population growth. The proposed project would require a total of up to 200 new employees which may indirectly increase the population if new employees relocate to Oxnard or the surrounding area. However, these jobs would likely come from the local workforce and the proposed project is not expected to require people to relocate to the city or surrounding area. However, even if the new employees relocated to Oxnard or the surrounding area, the number of employees would be within the forecasted population growth. In a conservative scenario wherein all projected employees and their families were to relocate to Oxnard, there would be a population growth of 732 based on the city's average persons per household of 3.66 (California Department of Finance [DOF] 2022). The city's current population is approximately 200,050 and Ventura County's current population is approximately 833,652 persons (DOF 2022). SCAG anticipates the population of Oxnard will increase to 237,300 persons by 2040 and the population of Ventura County will increase to 945,100 persons by 2040 (SCAG 2016). The addition of 732 people would result in a city population of 200,782 persons and a county population of 834,384 persons, which would account for approximately two percent of projected growth in the city and 0.6 percent of projected growth in the county. Therefore, potential population growth resulting from the proposed project would be accounted for within regional growth forecasts for the city and county. Although the proposed project would provide employment opportunities, it would not result in direct population growth or result in substantial indirect growth. Therefore, this impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

c. Would the project result in a substantial (15 single-family or 25 multi-family dwelling units – about one-half block) net loss of housing units through demolition, conversion, or other means that may necessitate the development of replacement housing?

d. Would the project result in a net loss of existing housing units affordable to very low- or low-income households (as defined by federal and/or City standards), through demolition, conversion, or other means that may necessitate the development of replacement housing?

The proposed project does not involve the demolition, conversion, or other means of reduction of housing which may necessitate the development of replacement housing. Therefore, no impact would occur.

NO IMPACT

e. Would the project cause an increase in enrollment at local public schools that would exceed capacity and necessitate the construction of new or expanded facilities?

The proposed project would not construct residences or otherwise induce substantial population growth that could cause an increase in enrollment at local public schools. Therefore, no impact would occur.

NO IMPACT

f. Would the project directly or indirect interfere with the operation of an existing or planned school?

Channel Islands High School is located approximately 0.27-mile west of the location of the proposed aquatics center, and approximately 200 feet northwest of the proposed gas line. Oxnard College is located adjacent to the project site. However, construction and operation of the proposed project would not require a major reorganization of students or classrooms, major revisions to the school calendar, or other actions which would create temporary or permanent impacts. Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

15 Public Services and Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Increase demand for fire protection service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?	☐	☐	■	☐
b. Increase demand for law enforcement service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?	☐	☐	■	☐
c. Increase the use of existing park facilities such that substantial physical deterioration of the facilities would occur or be accelerated or that new or expanded park facilities would be needed to maintain acceptable service levels?	☐	☐	■	☐
d. Increase the need for or use of existing library or other community facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	■

a. Would the project increase demand for fire protection service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?

The Oxnard Fire Department provides emergency and non-emergency services to the community. Station 8 is the closest to the project site, located approximately 0.35-mile northwest. The Oxnard Fire Department has a service goal of four minutes for first response travel time (Oxnard Fire Department 2022).

As discussed in Section 14, *Population, Education, and Housing*, The proposed project would not induce substantial population growth and would therefore not substantially increase demand fire protection services. The proposed project is expected to increase the number of vehicles on the local roadways primarily during the weekend midday peak hour compared with existing conditions. Because this falls outside of the typical weekday community periods when traffic congestion is at its

highest within Oxnard, the proposed project is expected to have a negligible effect on firefighter response times. The Oxnard Fire Department anticipates the proposed project would require two personnel to provide fire protection services to the aquatics center (McNaughten 2023). These personnel would not require the construction of new or expanded fire protection facilities, and funding for these positions would be administered by the City. In addition, Oxnard Fire Station 8 has direct access to the College Park ring road via a driveway that connects to the intersection of Rose Avenue and Raiders Way. Due to the project site's proximity to Station 8, it is anticipated the Oxnard Fire Department would be able to meet its goal for emergency response at the project site, if needed. In addition, the proposed project would comply with the requirements of the 2022 California Fire Code, CBC, California Electric Code, and California Plumbing and Mechanical Codes, each of which have specific requirements to reduce the potential for a fire to occur. Adherence to these codes would reduce the potential for fire hazards at the project site, thereby reducing the demand for fire protection services. Furthermore, the proposed project would install a dedicated fire service pipeline, sprinkler system, and fire alarm system to provide monitoring and alarm notifications for the building. The proposed project would include smoke detectors, heat detectors, manual pull stations, sprinkler water flow switches, and suppression systems which would further reduce the demand for fire protection services. Therefore, the proposed project would not substantially increase the demand for fire protection service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects. This impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project increase demand for law enforcement service such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects?

The project site is located approximately 2.6 miles southeast of the Oxnard Police Department headquarters and is within the Oxnard Police Department's District 4, Beat 41 (Oxnard Police Department 2022). The proposed project would incrementally increase the demand for law enforcement services because the proposed project would result in additional visitors at College Park; however, the demand would increase in an area already served by the Oxnard Police Department. As discussed in Section 14, *Population, Education, and Housing*, the proposed project would not induce substantial population growth which could significantly increase demand for law enforcement or reduce the officer per capita service ratio. The proposed project is expected to increase the number of vehicles on the road primarily during the weekend midday peak hour compared with existing conditions. Because this falls outside of the typical weekday community periods when traffic congestion is at its highest within Oxnard, the proposed project is expected to have a negligible effect on police response times. Furthermore, the Oxnard Police Department does not anticipate the proposed project would adversely affect existing police services (Gens 2023). Furthermore, the proposed project would incorporate various security features, such as surveillance cameras and security lighting, to minimize trespassing, vandalism, and other uses which could cause additional demand for police services. Therefore, the proposed project would not substantially increase demand for law enforcement services such that new or expanded facilities would be needed to maintain acceptable service levels, the construction of which may have significant environmental effects. This impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

c. Would the project increase the use of existing park facilities such that substantial physical deterioration of the facilities would occur or be accelerated or that new or expanded park facilities would be needed to maintain acceptable service levels?

The proposed project would construct a new aquatics center on vacant land which would provide increased recreational opportunities within College Park. The addition of an aquatics center would increase the number of visitors to College Park; however, this increase in visitors is anticipated to result in a marginal increase in the use of existing recreational facilities within College Park because the additional visitors are anticipated to primarily use the aquatics center. As a result, substantial physical deterioration of existing recreational facilities at College Park would not occur.

As discussed in Section 14, *Population, Education, and Housing*, the proposed project could result in a minimal indirect population increase due to increased employment for the aquatics center. The City maintains approximately 426 acres of parks and open space (City of Oxnard 2022b). The city's current population is approximately 200,050 which provides a ratio of parkland per 1,000 residents of approximately 2.1 acres (DOF 2022). The project would not result in substantial population growth and would therefore not substantially decrease the ratio of parkland available to the residents of Oxnard. Therefore, the proposed project would have a less-than-significant impact on park facilities.

LESS-THAN-SIGNIFICANT IMPACT

d. Would the project increase the need for or use of existing library or other community facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

The project would not induce substantial population growth which could increase the need for or use of existing library or other community facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

16 Transportation and Circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	■	☐
b. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	■
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	■	☐
d. Result in inadequate emergency access?	☐	☐	■	☐
e. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	■

A Memorandum titled *CEQA Transportation Analysis for the South Oxnard Aquatics Center Project* was completed in January 2023, which informs the entire analysis of potential impacts to transportation and circulation (Appendix G).

a. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Pursuant to Senate Bill 743, VMT has replaced automobile delay, historically measured as level of service (LOS), as the appropriate metric for evaluating environmental transportation impacts in accordance with CEQA. VMT measures the amount of travel on roadways by all types of motorized vehicles carrying passengers or cargo. Each mile traveled is counted as one vehicle mile regardless of the number of people in a vehicle. The City of Oxnard is currently developing guidance on VMT impact analysis consistent with the California Governor's Office of Planning and Research's (OPR) *Technical Advisory on Evaluating Transportation Impacts* (2018) for office, retail, industrial, and residential land uses. However, neither the City's nor OPR's guidance provide direction on how VMT should be assessed for aquatics center uses.

OPR guidance recommends screening local-serving uses from conducting a VMT analysis on the grounds that local-serving uses tend to shorten trips and reduce VMT. While the OPR guidance specifically applies this logic to retail development projects, the same logic can be applied to other local-serving land use development projects. The CEQA Guidelines Section 15064.3(b)(3) allow for

the use of a qualitative methodology and recommend considering factors such as the availability of transit and proximity to other destinations to gauge potential VMT impacts. These factors influence the ability to access the project site by walking, bicycling, and transit while also contributing to shorter trip lengths for vehicle trips. Another factor in qualitative assessment is whether the approval of the project would encourage development in a travel efficient location. Therefore, for this analysis, a project would be considered to generate a significant impact if it is estimated to result in a net increase in VMT.

The city currently has one public swimming pool, located at the Colonia Park Recreation Center in North Oxnard at 197 N Marquita Street. City residents may utilize this existing swimming pool or travel to comparable facilities in neighboring jurisdictions, including Ventura and Camarillo. Because the City anticipates the aquatics center would serve only the local community of Oxnard, and would not be used for regional events, the proposed project would allow residents of South Oxnard to travel a shorter distance to access a public pool than under existing conditions. While the proposed project would generate new employment that would generate new vehicle trips and VMT, these trips and VMT would be offset by the much larger number of visitors using the site. Given the proposed project is an additional aquatics center located near existing residential neighborhoods in South Oxnard, most trips to the project site are likely to be in place of residents traveling to other aquatics centers or recreational uses, and the trip lengths are expected to be similar, if not shorter, than existing trips to other aquatics centers or recreational uses. Therefore, the proposed project would not result in a net increase in VMT. The proposed project would not conflict with or be inconsistent with *CEQA Guidelines* Section 15064.3(b) and impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Oxnard Airport is approximately 3.1 miles northwest of the project site. The project site is outside of the airport's sphere of influence, defined in the Municipal Code as bounded to the south by Wooley Road, approximately 2 miles northwest of the project site. Because the project site is not within the airport sphere of influence, the aquatics center would not interfere with air traffic from Oxnard Airport.

The project site is located approximately 3.5 miles northwest of the airport landing strip on the NBVC Point Mugu. The project site is within the 500-foot airfield imaginary surface but is not within the flight path for the NBVC Point Mugu. The proposed building would not exceed 25 feet in height and would not interfere with air traffic from the NBVC Point Mugu. The proposed 30-foot pole lights and 15-foot pole lights would not interfere with the operations of NBVC Point Mugu as the project site is not within the flight path for the NBVC Point Mugu and, as described in Section 1, *Aesthetics and Urban Design*, lighting would be shielded and directed downward. Additionally, the proposed project does not feature a helicopter landing pad and would therefore not generate new air traffic or divert existing air traffic. Therefore, the proposed project would not result in a change in air traffic patterns. No impact would occur.

NO IMPACT

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

Impacts regarding the potential increase of hazards due to a geometric design feature generally relate to the design of access points to and from the project site. Impacts occur when vehicle to vehicle, vehicle to bicycle, or vehicle to pedestrian conflicts occur, as well as to operational delays caused by vehicles slowing and/or queuing to access a project site. These conflicts may be created by the driveway configuration or through the placement of driveways in areas of inadequate visibility, adjacent to bicycle or pedestrian facilities, or too close to busy or congested intersections. These impacts are typically evaluated for permanent conditions after project completion but can also be evaluated for temporary conditions during project construction.

The proposed project is adding a new driveway with an alignment perpendicular to the public right-of-way at College Park's ring road. The new driveway is adequately spaced from existing signalized and unsignalized intersections, and the proposed project does not introduce land uses incompatible with the surrounding community. The site access and circulation configuration were evaluated based on the proposed project's site plan to determine its adequacy based on traffic engineering principles and the anticipated number of vehicle trips during the mid-day peak hour. The evaluation included a vehicle turn template analysis to determine whether the proposed driveway width is adequate and a sight distance analysis to determine whether there is adequate visibility from the proposed driveway to ensure oncoming vehicles on the ring road have enough time to reach a complete stop if a vehicle exits the proposed project driveway. As shown in Figures 4 and 5 in Appendix G, the proposed driveway width is sufficient to allow incoming and exiting vehicles to pass one another, and the stopping sight distance and corner sight distance are sufficient to allow adequate visibility for vehicles exiting the proposed parking lot and for oncoming vehicles approaching the proposed driveway. Therefore, the proposed project's impacts on substantial increases in hazards due to a geometric design feature or incompatible uses would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

d. Would the project result in inadequate emergency access?

The proposed project is expected to increase the number of vehicles on the road primarily during the weekend midday peak hour compared with existing conditions. Because this falls outside of the typical weekday commute periods when traffic congestion is at its highest within Oxnard, the proposed project is expected to have a negligible effect on response times. Additionally, Oxnard Fire Station 8 is located adjacent to College Park, where the project site is located, and has direct access to the College Park ring road via a driveway that connects to the intersection of Rose Avenue and Raiders Way. The proximity of Oxnard Fire Station 8 to the project site would allow for rapid emergency response times. As such, there would be adequate emergency access to the project site. This impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

e. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Appendix G includes a consistency analysis with the SCAG RTP/SCS, the City's 2030 General Plan Land Use Element and Circulation Element, and the City's Bicycle and Pedestrian Facilities Master Plan. As further detailed in Appendix G and summarized below, no conflicts were identified between the proposed project and these existing plans. The proposed project would not result in changes to the existing regional transportation network and therefore would not conflict with the RTP/SCS. The project site is consistent with the City General Plan Policy CD-1.2 of promoting efficient use of larger vacant areas by encouraging infill development. The project site is in proximity to existing residential neighborhoods which can be accessed by walking and biking consistent with the City's General Plan Policy CD-1.4 of promoting land uses that provide residents with the opportunity for a variety of transportation choices and City General Plan policies ICS-7.2, ICS-8.5, and ICS-8.14 which promote reduction in single-occupancy automotive use, enhancement of the pedestrian environment, and creation of a link for pedestrian and bicycle traffic between parks and recreation facilities. The proposed project would preserve existing bicycle lanes on Rose Avenue and would include installation of a new crosswalk to connect the project site with the interior of College Park. The proposed project would provide 16 spaces for bicycle parking to facilitate bicycle travel. These features are consistent with the City's Bicycle and Pedestrian Facilities Master Plan Goal 2.1 which intends to make bicycling and walking integral modes of transportation in Oxnard.

The proposed project would be consistent with SCAG RTP/SCS, the City's 2030 General Plan Land Use Element and Circulation Element, and the City's Bicycle and Pedestrian Facilities Master Plan. Therefore, the proposed project would have no impact related to conflicts with adopted policies, plans, or program supporting alternative transportation.

NO IMPACT

17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☐	■
b. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	☐	☐	☐	■

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

On September 2, 2022, the NAHC responded to Rincon's SLF request, stating the SLF search results were negative. This means tribal cultural resources are not known to be present within the SLF search area. Of the nine Native American tribes contacted during AB 52 consultation, one Native American Tribe, the Santa Ynez Band of Chumash Indians, responded indicating they do not require further consultation. The City did not receive responses from the other Native American tribes. No tribal cultural resources were identified as a result of AB 52 consultation. Therefore, the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource. No impact would occur.

NO IMPACT

This page intentionally left blank.

18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Need new or expanded water supply entitlements that are not anticipated in the current Urban Water Management Plan?	☐	☐	■	☐
b. Would additional wastewater conveyance or treatment capacity be required to serve project demand and existing commitments?	☐	☐	■	☐
c. Generate solid waste that would exceed the permitted capacity of a landfill serving the City?	☐	☐	■	☐
d. Conflict with federal, state, or local statues or regulations related to solid waste?	☐	☐	☐	■

a. Would the project need new or expanded water supply entitlements that are not anticipated in the current Urban Water Management Plan?

During the first year of operation, the proposed project would require approximately 911,373 gallons of water to fill the competition pool, instructional pool, and recreation pool and approximately 26,955 gallons of water for the splash pad and slide area. In subsequent years the proposed project would require approximately 1,021,823 gallons per year of water to account for losses due to filter backwash, water splashing out of the pool areas, and evaporation. In addition, the proposed project would require approximately 10 gallons of water per person per day, in accordance with the water daily demand value within the American Society of Plumbing Engineers' Plumbing Engineering Design Handbook, Volume Two (Lundquist 2022). An average of 2,225 people per day are anticipated to visit the aquatics center. This would equate to approximately 8,121,250 gallons of annual water usage by users of the aquatics center. In total, water usage during the first year would be approximately 9,059,578 gallons and following the first year of operation, the proposed project would use approximately 9,143,073 gallons, or 28.1 acre-feet (AF).

The City's UWMP projects the total demand for water within the City's service area through the year 2045 (City of Oxnard 2021). According to the UWMP, the City anticipates it will be able to manage its water supply portfolio to provide adequate water to meet demand in normal, single-dry, and multiple dry years through the year 2045 (City of Oxnard 2021). The proposed project's annual demand of 28.1 AF would account for approximately 0.09 percent of the projected total 2025 demand of 28,819 AF and approximately 0.08 percent of the projected total 2045 demand of 33,349 AF (City of Oxnard 2021). Water use from the proposed project would be minimal compared to the

total demand anticipated by the City. In addition, the proposed project would include water saving landscaping features in accordance with Municipal Code Chapter 22 Article XIII such as irrigation systems designed to avoid overspray and runoff, use of drought-tolerant plants, and irrigation controllers programmed to comply with City water conservation requirements (City of Oxnard 2022a). Therefore, the proposed project would not need new or expanded water supply entitlements not already anticipated in the current UWMP, and this impact would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

b. Would additional wastewater conveyance or treatment capacity be required to serve project demand and existing commitments?

The City provides wastewater treatment services at the Oxnard Wastewater Treatment Plant which has a rated capacity of 31.7 million gallons per day (MGD) and an average daily flow of 19 MGD (City of Oxnard 2022c). The proposed project would discharge wastewater to existing City wastewater pipelines. Wastewater from the proposed project would consist of filter backwash from each of the five pool areas and wastewater generated from on-site restrooms. Annual wastewater generation from pools is anticipated to total 286,136 gallons per year, or approximately 784 gallons per day. In accordance with the American Society of Plumbing Engineers' Plumbing Engineering Design Handbook, Volume Two, the wastewater daily demand for recreational facilities is 10 gallons per person per day (Lundquist 2022). The aquatics center is anticipated to serve an average of 2,225 people per day. This would equate to 22,250 gallons of daily wastewater generation. Thus, the proposed project would generate approximately 23,034 gallons of wastewater per day, or 0.02 MGD. This additional wastewater represents 0.11 percent of the average daily wastewater flow to the Oxnard Wastewater Treatment Plant. This additional wastewater flow would not substantially add to the average daily flow of 19 MGD such that the 31.7 MGD capacity of the Oxnard Wastewater Treatment Plant would be exceeded. Therefore, the proposed project would have a less-than-significant impact on wastewater treatment capacity.

LESS-THAN-SIGNIFICANT IMPACT

c. Would the project generate solid waste that would exceed the permitted capacity of a landfill serving the City?

Toland Road Landfill has a remaining capacity of approximately 16,068,864 cubic yards and a maximum permitted throughput of 2,864 tons per day of solid waste (California Department of Resources, Recycling, and Recovery [CalRecycle] 2023a). Simi Valley Landfill and Recycling Center has a remaining capacity of approximately 82,954,873 cubic yards and a maximum permitted throughput of 9,250 tons per day of solid waste (CalRecycle 2023b).

Construction waste would consist of approximately 6,000 cubic yards of soil export. Toland Road landfill and Simi Valley Landfill and Recycling Center would have sufficient capacity to accept soil export during construction. During operation, the aquatics center is anticipated to generate approximately 0.03 tons of solid waste per day (Estrada 2023). This additional solid waste would account for approximately 0.001 percent of the permitted daily throughput of Toland Road Landfill and approximately 0.0003 percent of the permitted daily throughput of the Simi Valley Landfill and Recycling Center. Therefore, the proposed project would not exceed the permitted capacity of

Toland Road Landfill or Simi Valley Landfill and Recycling Center and the proposed project would have a less-than-significant impact on solid waste generation.

LESS-THAN-SIGNIFICANT IMPACT

d. Would the project conflict with federal, state, or local statues or regulations related to solid waste?

The proposed project would be required to comply with applicable regulations concerning solid waste management. In compliance with Assembly Bill 939, the proposed project would divert a minimum of 50 percent solid waste from landfills. Pursuant to the City's Solid Waste Ordinance, the proposed project would utilize the City's solid waste services, which provide recycling and organics collection containers, reviews and adjusts the number and size of solid waste containers and/or collection frequency, and provides educational information to employees and facility users about recyclable and organic materials (City of Oxnard 2022d). The proposed project would comply with these mandatory solid waste requirements. Therefore, the proposed project would not conflict with federal, state, or local statues or regulations related to solid waste. No impact would occur.

NO IMPACT

This page intentionally left blank.

19 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	■
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	■
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	■

a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

According to the California Department of Forestry and Fire Protection's (CAL FIRE) Fire Hazard Severity Zone Viewer, the project site is not within a State Responsibility Area or Very High Fire Hazard Severity Zone. The nearest State Responsibility Area and Very High Fire Hazard Severity Zone are located approximately 5.11 miles east of the project site (CAL FIRE 2022). Because the project site is not located within an area with high wildfire risk, no impact would occur.

NO IMPACT

20 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	■	☐
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	■	☐	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	■	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

As discussed in Section 4, *Biological Resources,* the proposed project identified two special status species occurrences overlapping the project site: the monarch butterfly (*Danaus plexippus*) and American peregrine falcon (*Falco peregrinus anatum*). The proposed project is limited to activities that would occur at the project site; therefore, the proposed project would not impact the total mapped habitat areas of these species. The proposed project does not include large-scale activities which would pose a substantial threat to the monarch butterfly or American peregrine falcon population, or their mapped habitats. Due to the local scale of the proposed project, the proposed

project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. This impact would be less than significant.

As discussed in Section 6, *Cultural Resources*, there are no historical resources located at the project site and the proposed project would not cause a substantial change in the significance of a historic resource. In addition, the Cultural Resources Technical Report did not identify archaeological resources or archaeological deposits at the project site. There is a low potential to encounter archaeological resources at the project site and the proposed project would implement the standard procedures for evaluation, consultation, avoidance, and data recovery of unanticipated archaeological resources, if discovered during construction. Because no important examples of the major periods of California history or prehistory are known to be present at the project site, the proposed project would not eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

As described in the discussions of Sections 1 through 19, with respect to all environmental issues, the proposed project would either have no impact, a less-than-significant impact, or impacts would be reduced to a less-than-significant level with implementation of required mitigation. Cumulatively considerable impacts could occur if the construction or operation of other projects coincides with the proposed project in the same vicinity of the project site, such that similar impacts of multiple projects combine to expose a resource to greater levels of impacts than what would occur in accordance with the proposed project. The proposed project would have no impact on Farmland, forest land, riparian or wetland habitat, historical resources, flood flows, mineral resources, loss of housing, schools, or wildfire. Thus, the proposed project would not contribute to cumulative impacts to these resource topics. In addition, certain resource areas (e.g., geology and soils, hazards and hazardous materials) are by their nature specific to a project location such that impacts at one location do not add to impacts at other locations, and therefore would not result in cumulative impacts.

The proposed project would be consistent with surrounding development at the project site and would introduce lighting in accordance with City requirements such that lighting introduced would not considerably contribute to cumulative impacts associated with substantial increases in lighting. The proposed project and other cumulative development projects in the city would comply with California Building Energy Efficiency Standards which are designed to reduce wasteful energy usage for new development throughout California and thereby minimize cumulative impacts to energy consumption. The proposed project and other cumulative development projects in the city would also comply with the NPDES Construction General Permit and implement a Post Construction Storm Water Management Plan which would minimize cumulative impacts to hydrology and water quality. While cumulative development could result in substantial population increases which could result in increased cumulative demand for public services and recreation, the proposed project would not result in substantial population growth which would exceed regional population forecasts or necessitate additional public service facilities or recreation facilities. Therefore, the proposed

project's impacts to population, public services, and recreation would not be cumulatively considerable. Cumulative development could result in a greater number of vehicle trips compared to existing conditions and an increase in VMT. The proposed project would be local-serving and would not generate a net increase in VMT; therefore, proposed project's contribution to transportation and circulation impacts would not be cumulatively considerable.

Cumulative development could result in increased wastewater generation and solid waste generation. With the proposed project, the average daily flow of the Oxnard Wastewater Treatment Plant would allow for approximately 18.98 MGD additional capacity for other cumulative development. The Toland Road Landfill and Simi Valley Landfill and Recycling Center have sufficient capacities to accommodate cumulative development. Cumulative development would result in increased water demand. However, the proposed project represents approximately 0.09 percent of total anticipated demand, and thus would be accounted for in accordance with the UWMP. Therefore, the proposed project would not contribute considerably to cumulative water demand.

The proposed project includes mitigation to reduce impacts to NO_x emissions and noise generation during construction. There are no cumulative projects anticipated within 0.5-mile of the project site that could be constructed at the same time as the proposed project (City of Oxnard 2022e). Therefore, cumulative construction impacts regarding construction emissions and noise would not occur. Furthermore, the proposed project would implement Mitigation Measures AQ-1 and NOI-1 which would reduce air quality and noise in accordance with applicable regulatory standards. Therefore, the proposed project would not have a cumulatively considerable contribution on the release of NO_x emissions or noise generation.

The proposed project includes mitigation to reduce impacts to special status species (monarch butterfly) and migratory birds. Cumulative development could also result in impacts to these species and would be subject to similar regulatory requirements as the proposed project, including the federal Endangered Species Act, California Endangered Species Act, and Migratory Bird Treaty Act. These regulations are designed to protect individual species and their habitats. Cumulative projects would be required to abide by the provisions of these regulations and subject to review from agencies including, but not limited to, CDFW and USFWS, to ensure potential impacts to species or habitat are minimized. However, existing regulatory requirements alone cannot guarantee species loss, habitat loss, or other impact to biological resources due to cumulative development. The proposed project would incorporate Mitigation Measures BIO-1 and BIO-2 to avoid the potential to impact monarch butterfly and nesting bird species. As a result, the proposed project would not have a cumulatively considerable impact on special status species.

The proposed project could impact unknown archeological resources includes mitigation to reduce potential impacts to archaeological resources. Other cumulative development projects could also result in impacts to archaeological if, during ground disturbing activities, archaeological resources were disturbed. The proposed project would implement Mitigation Measure CUL-1 which would set a procedure for the unanticipated discovery of archaeological resources, including evaluation, consultation with Native American representatives, avoidance, and data recovery. Other cumulative development projects would implement similar mitigation measures to reduce impacts to archaeological resources. Implementation of Mitigation Measure CUL-1 would ensure the proposed project would not contribute considerably to cumulative impacts to archaeological resources.

For the reasons discussed above, the proposed project would not have a cumulatively considerable contribution to cumulative impacts.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Adverse effects on human beings are typically associated with air quality, hazards and hazardous materials, and noise impacts. These impacts are addressed in Section 3, *Air Quality*, Section 9, *Hazards and Hazardous Materials*, and Section 13, *Noise*. As discussed in detail in these sections, the proposed project would implement Mitigation Measures AQ-1, HAZ-1, and NOI-1 which would require implementation of emission control measures during construction, ensure contaminated soils are identified and removed at the project site, and require implement a Construction Noise Control Plan to reduce air quality, hazards, and noise impacts to a less-than-significant level. With incorporation of these mitigation measures, the proposed project would have a less-than-significant impact on human beings.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

Federal Cross-Cutting Environmental Regulations Evaluation

The proposed project may apply for and receive federal funding. If the proposed project receives federal funds, National Environmental Policy Act (NEPA) environmental clearance would be required. To assist in compliance with the federal environmental requirements for the funding program, this chapter includes analysis pertinent to several federal cross-cutting regulations (also referred to as federal cross-cutters or CEQA-Plus).

This section describes the project's status of compliance with relevant federal laws, executive orders, and policies, and any consultation that has occurred to date or will occur in the near future.

Federal Endangered Species Act

Section 7 of the federal Endangered Species Act requires federal agencies, in consultation with the Secretary of the Interior, to ensure their actions do not jeopardize the continued existence of endangered or threatened species or result in the destruction or adverse modification of the critical habitat of these species. Under Section 7, a project that could result in incidental take of a listed threatened or endangered species must consult with the United States Fish and Wildlife Service (USFWS) to obtain a Biological Opinion (BO). If the BO finds the project could jeopardize the existence of a listed species ("jeopardy opinion"), the agency cannot authorize the project until it is modified to obtain a "non-jeopardy" opinion.

Section 4, *Biological Resources*, of the *Environmental Checklist* chapter, indicates the project site does not contain suitable habitat for federally listed species; however, the trees occurring adjacent to the project site contain suitable habitat for the California overwintering population of monarch butterfly, which is a candidate species proposed for federal listing under the Endangered Species Act. Monarch butterfly have been documented within this linear grove of trees and the population is monitored during the overwintering period between October 15 and March 15 by the Xerces Society (California Department of Fish and Wildlife [CDFW] 2022). Due to the potential for monarch butterfly to occur during the overwintering period, Mitigation Measure BIO-1 will be implemented during construction to minimize potential adverse effects to this species. This measure includes the avoidance of construction between October 15 and March 15 and, in the event project activities cannot be avoided during this time frame, a qualified biologist will conduct surveys for roosting monarch butterflies every two weeks to confirm their absence. If monarch butterfly are documented, the biologist will establish a protective buffer, ranging from 100 to 300 feet from the roosting site in which monarch butterflies are aggregating. The construction contractor will ensure no construction occurs within the protective buffer, including staging of equipment or stopping or idling in the buffer, during the overwintering season. In the event construction activities, or other use of equipment, is needed to work within the buffer, the qualified biologist will be on-site to monitor construction activities and determine if the work is disturbing the aggregated butterflies. If the biologist determines the work is disturbing the butterflies, the biologist will have the discretion to stop work within the protective buffer. In addition, due to the regular movement of the butterflies and locations of the aggregations, the biologist will have the discretion to adjust the protective buffers, as necessary.

With implementation of Mitigation Measure BIO-1 as described in Section 4, *Biological Resources*, no potentially adverse direct and/or indirect effects to the existence of the proposed listed species or suitable habitat of the species will occur. No other projects occur or are planned within the project area which may impact the monarch habitat. The project does not include removal of trees that support the monarch population, and the project would not be expected to cumulatively contribute to habitat loss or towards overall species population decline or loss of population viability. Thus, the project would not jeopardize listed species and the lead agency would be in compliance with the federal Endangered Species Act.

National Historic Preservation Act, Section 106

The purpose of the National Historic Preservation Act (NHPA) is to protect, preserve, rehabilitate, or restore significant historical, archaeological, and cultural resources. Section 106 requires federal agencies to consider effects on historic properties. Section 106 review involves a step-by-step procedure detailed in the implementing regulations found in 36 CFR Part 800.

As discussed in Section 6, *Cultural Resources*, of the *Environmental Checklist* chapter, there are no historical resources within the project site, and all four historical built environment resources within a 0.5-mile radius were deemed ineligible for listing in the National Register of Historic Properties and the California Register of Historic Resources. Ground disturbance associated with construction may result in a substantial adverse change in the significance of unanticipated archaeological and cultural resources if construction disturbs or destroys intact portions of these resources that contribute to their significance. The City would be required to implement Mitigation Measure CUL-1, which sets standard procedures following the unanticipated discovery of an archaeological resource, including evaluation, consultation with Native American representatives, avoidance, and data recovery, if applicable. With implementation of Mitigation Measure CUL-1, potential impacts to archaeological and cultural resources would be minimized. In addition, a Section 106 Cultural Resources Report would be submitted to the State Historic Preservation Officer for review and concurrence. The lead agency would also conduct outreach to Native American Tribes pursuant to the requirements of Section 106 of the NHPA. Therefore, the Section 106 documentation would be prepared at a later date and compliance with the NHPA would be determined at that time.

Clean Air Act

The 1990 Amendment to the federal Clean Air Act (FCAA) Section 176 requires the United States Environmental Protection Agency (USEPA) to promulgate rules to ensure federal actions conform to the appropriate State Implementation Plan. This rule, known as the General Conformity Rule (40 CFR Subpart W and 40 CFR Part 93 Subpart B: General Conformity), requires any federal agency responsible for an action in a federal nonattainment or maintenance area to demonstrate conformity with the applicable State Implementation Plan, by determining the action is either exempt from the General Conformity Rule requirements or subject to a formal General Conformity Determination. Actions would be exempt, and thus conform to the State Implementation Plan, if an applicability analysis shows total direct and indirect project emissions of criteria pollutants for which the project area is designated nonattainment or maintenance would be less than specified emission thresholds set by the USEPA, known as *de minimis* rates. If not exempt, an air quality conformity analysis would be required to determine conformity.

The project site is located within the South Central Coast Air Basin (SCCAB), which includes San Luis Obispo, Santa Barbara, and Ventura counties. The Ventura County Air Pollution Control District (VCAPCD) is responsible for local control and monitoring of criteria pollutants in the Ventura County area. The SCCAB is designated attainment or unclassified for all National Ambient Air Quality Standards (NAAQS) except the federal 8-hour ozone standard, for which the SCCAB is designated serious nonattainment (USEPA 2023a).

The VCAPCD operates a network of air quality monitoring stations throughout Ventura County. The closest monitoring station to the project site is El Rio-Rio Mesa School #2, located at 545 Central Avenue, Oxnard, approximately six miles south of the project site. This station collects 8-hour ozone, hourly ozone, nitrogen dioxide, particulate matter less than 2.5 microns ($PM_{2.5}$), and particulate matter less than 10 microns (PM_{10}) measurements. Table 17 indicates the number of days each federal standard was exceeded at the El Rio-Rio Mesa School #2 monitoring station. As shown for 8-hour ozone, measurements exceeded the federal standard in 2020. PM_{10} measurements exceeded the federal standard in the years 2019, 2020 and 2021. In addition, $PM_{2.5}$ measurements exceeded the federal standard in 2020. No other federal standards were exceeded at this monitoring station.

Table 17 Ambient Air Quality at the Nearest Monitoring Station

Pollutant	2019	2020	2021
8-Hour Ozone (ppm), 8-Hour Average	**0.070**	**0.086**	**0.059**
Number of days of federal exceedances (>0.070 ppm)	0	3	0
Nitrogen Dioxide (ppm) - Worst Hour	**0.041**	**0.031**	**0.033**
Number of days of federal exceedances (>0.10 ppm)	0	0	0
Particulate Matter 10 microns, μg/m³, Worst 24 Hours	**188**	**201**	**378**
Number of days above federal standard (>150 μg/m³)	2	2	1
Particulate Matter <2.5 microns, μg/m³, Worst 24 Hours	**25.5**	**58.7**	**31.7**
Number of days above federal standard (>35 μg/m³)	0	3	0

ppm = parts per million; μg/m³ = micrograms per cubic meter.
Measurements were taken from El Rio-Rio Mesa School #2 monitoring station.
Source: Appendix A Air Quality and Greenhouse Gas Study

As part of the Air Quality and Greenhouse Gas Study (Appendix A) prepared for the project, air pollutant emissions generated by construction and operation of the proposed project were estimated using the California Emissions Estimator Model (CalEEMod), version 2020.4.0. CalEEMod uses project-specific information, including the project's land uses, construction parameters, and operational characteristics, to model a project's construction and operational emissions.

Construction emissions modeled include air pollutant emissions associated with fugitive dust, emissions generated by construction equipment used on site, and emissions generated by vehicle trips associated with construction, such as worker, vendor, and haul trips. Operational emissions modeled consist of criteria air pollutant emissions associated with area sources (e.g., architectural coatings, consumer products, and landscaping equipment), energy sources (i.e., use of natural gas for space and water heating), and mobile sources (i.e., vehicle trips to and from the project site).

Table 18 lists the total annual emissions that would be generated from construction and operation activities associated with the proposed project. As detailed earlier, the SCCAB is designated

attainment or unclassified for all NAAQs except 8-hour ozone, thus, only the 8-hour ozone *de minimis* rates would be applicable to the proposed project.

Table 18 Total Annual Emissions of Proposed Project (tons/year)

Source	VOC[1]	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Maximum Annual Construction Emissions[2]	0.7	8.6	7.0	<1	2.0	1.1
Maximum Annual Operational Emissions	3.1	2.0	16.6	<1	1.1	<1
2025 Annual Construction plus Operational Emissions[3]	4.0	4.2	19.3	<1	1.1	<1
De Minimis Rates	**50**	**50**	N/A	N/A	N/A	N/A
De Minimis Rates Exceeded?	No	No	N/A	N/A	N/A	N/A

VOC: volatile organic compounds; NO_X: nitrogen oxides; CO: carbon monoxide; SO_2: sulfur dioxide; PM_{10}: particulate matter 10 microns or less in size; $PM_{2.5}$: particulate matter 2.5 microns or less in size; N/A: not applicable

[1] VOC is equivalent to reactive organic gases (ROG) as calculated by CalEEMod.

[2]Construction would begin in the first quarter of 2026 and end in the first quarter of 2028. The analysis modeled construction from November 2023 to June 2025, which would conservatively estimate emissions since emissions factors would decrease in accordance with statewide plans to reduce air quality and GHG emissions.

[3]Conservatively assumes that total annual operational emissions would be generated in the same year as construction emissions in year 2025, even though the proposed project would only be operational for a portion of this year.

Notes: Some totals may not add up due to rounding. Emissions data is sourced from "mitigated" results, which incorporate emissions reductions from measures to be implemented during project construction, such as watering of soils during construction required under VCAPCD Rule 55.

Source: Quality and Greenhouse Gas Study (Appendix A)

As indicated in Table 18, the proposed project would not exceed the 8-hour ozone *de minimis* rates. As such, general conformity requirements do not apply. The proposed project would conform to the State Implementation Plan and is exempt from a General Conformity Determination under FCAA Section 176. Therefore, the lead agency would be in compliance with the FCAA.

Coastal Zone Management Act

The Coastal Zone Management Act (CZMA), passed by Congress in 1972 and managed by the National Oceanic and Atmospheric Administration's Office of Ocean and Coastal Resource Management, is designed to balance competing land and water issues in coastal zones. It also aims to "preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone." Within California, the CZMA is administered by the Bay Conservation and Development Commission, the California Coastal Conservancy, and the California Coastal Commission.

The project site is not located within the Coastal Zone and the CZMA is not applicable to the proposed project (California Coastal Commission 2019).

Farmland Protection Policy Act

The Farmland Protection Policy Act (FPPA) requires a federal agency to consider the effects of its actions and programs on the nation's farmlands. The FPPA is intended to minimize the impact of federal programs with respect to the conversion of farmland to nonagricultural uses. It assures that, to the extent possible, federal programs are administered to be compatible with State, local, and private programs and policies to protect farmland.

As described in Section 2, *Agriculture and Forestry Resources*, of the *Environmental Checklist* chapter, the project site is not currently in agricultural production and does not contain Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or land under a Williamson Act contract (California Department of Conservation 2018). Therefore, the proposed project would not adversely affect farmland areas, and the lead agency would be in compliance with the FPPA.

Executive Order 11988 – Floodplain Management

Executive Order (EO) 11988 requires federal agencies to recognize the values of floodplains and to consider the public benefits from restoring and preserving floodplains.

As described in Section 10, *Hydrology and Water Quality*, of the *Environmental Checklist* chapter the project site is not located within a 100-year flood hazard zone (FEMA 2021). As such, the project would not interfere with floodplain management or place structures within a floodplain management area. The lead agency would therefore be in compliance with this EO.

Federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and Executive Order 13168

The MBTA and the Bald and Golden Eagle Protection Act prohibit the take of migratory birds (or any part, nest, or eggs of any such bird) and the take and commerce of eagles. EO 13168 (September 22, 2000) requires any project with federal involvement address impacts of federal actions on migratory birds.

As described in Section 4, *Biological Resources*, of the *Environmental Checklist* chapter, the proposed project would not require removal of any trees or vegetation that are suitable nesting and foraging habitat for migratory birds; therefore, direct effects are not anticipated. Due to the lack of suitable riparian or aquatic habitat, disturbed condition of the site, and regular ground disturbances occurring in the project site, such as stockpiling of mulch, no direct effects to other regionally occurring special status species, such as western burrowing owl (*Athene cunicularia*), southwestern pond turtle (*Actinemys pallida*), two-striped garter snake (*Thamnophis hammondii*), and least Bell's vireo (*Vireo bellii pusillus*) are anticipated. Indirect adverse effects to species utilizing the adjacent habitats, including the row of eucalyptus "gum" trees (*Eucalyptus* spp.) along the western boundary of the project site, may result during construction activities through construction noise, dust, and other human disturbances. These indirect effects may affect migratory birds during their breeding season when nesting birds may be present. To reduce the potential indirect effects to nesting migratory birds, Mitigation Measure BIO-2 would be implemented. Mitigation Measures BIO-2 includes avoidance of construction activities during the nesting bird season (February 1 through August 31) and pre-construction nesting bird surveys, nest avoidance buffers, and nest monitoring if

construction cannot be avoided during nesting season. Thus, the lead agency would be in compliance with this EO.

Executive Order 11990 – Protection of Wetlands

Under EO 11990 (May 24, 1977), federal agencies must avoid affecting wetlands unless it is determined that no practicable alternative is available.

As described in Section 4, *Biological Resources*, of the *Environmental Checklist* chapter, the project site does not support federally protected wetlands as defined by Section 404 of the federal Clean Water Act. Thus, the lead agency would be in compliance with EO 11990.

Wild and Scenic Rivers Act

The Wild and Scenic Rivers Act was passed in 1968 to preserve and protect designated rivers for their natural, cultural, and recreational value.

There are no designated Wild and Scenic Rivers within the project site, and no designated rivers would be adversely affected by the proposed project. As a result, the Wild and Scenic Rivers Act does not apply to the proposed project (Bureau of Land Management et al. 2023).

Safe Drinking Water Act – Source Water Protection

Section 1424(e) of the Safe Drinking Water Act established the USEPA's Sole Source Aquifer Program. This program protects communities from groundwater contamination from federally-funded projects.

Within USEPA's Region 9, which includes California, there are nine sole source aquifers. None of these sole source aquifers are located within the vicinity of the project site (USEPA 2023b). Therefore, the Sole Source Aquifer Program does not apply to the proposed project, and the lead agency would be in compliance with Section 1424(e) of the Safe Drinking Water Act.

Executive Order on Trails for America in the 21st Century

The EO on Trails for America (January 18, 2001) requires federal agencies to protect, connect, promote, and assist trails of all types throughout the United States. No trails exist in the vicinity of the project site with which the proposed project could interfere (City of Oxnard 2023; County of Ventura County; Visit Oxnard 2023). As a result, the lead agency would be in compliance with this EO.

Executive Order 13007 – Indian Sacred Sites

Sacred sites are defined in Executive Order 13007 (May 24, 1996) as "any specific, discrete, narrowly delineated location on federal land that is identified by an Indian tribe, or Indian individual determined to be an appropriately authoritative representative of an Indian religion, as sacred by virtue of its established religious significance to, or ceremonial use by, an Indian religion; provided that the tribe or appropriately authoritative representative of an Indian religion has informed the agency of the existence of such a site."

The proposed project would not be located on or impact any federal lands and therefore would not affect any Native American sacred sites protected under this EO. In addition, the lead agency would conduct outreach to Native American Tribes pursuant to the requirements of Section 106 of the NHPA. As a result, the lead agency would be in compliance with this EO.

Magnuson-Stevens Fishery Conservation and Management Act

The Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act) of 1976, as amended (16 United States Code Section 1801 et seq.), is the primary act governing federal management of fisheries in federal waters, from the three-nautical-mile state territorial sea limit to the outer limit of the United States Exclusive Economic Zone. It establishes exclusive United States management authority over all fishing within the Exclusive Economic Zone, all anadromous fish throughout their migratory range except when in a foreign nation's waters, and all fish on the continental shelf. The Act also requires federal agencies to consult with the National Marine Fisheries Service on actions that could damage Essential Fish Habitat, as defined in the 1996 Sustainable Fisheries Act (Public Law 104-297).

The proposed project would not be located in or impact any United States federal waters regulated under the Magnuson-Stevens Act. Essential Fish Habitat includes those habitats that support the different life stages of each managed species. A single species may use many different habitats throughout its life to support breeding, spawning, nursery, feeding, and protection functions. Essential Fish Habitat can consist of both the water column and the underlying surface (e.g., streambed) of a particular area. The project area is located on vacant land within existing developed areas. As described in Section 4, *Biological Resources,* of the *Environmental Checklist* chapter, the project would not have an adverse effect on resident or migratory fish, wildlife species, or fish habitat. As a result, the lead agency would be in compliance with this Act.

Environmental Justice

The USEPA defines environmental justice as: "The fair treatment and meaningful involvement of all people regardless of race, color, culture, national origin, income, and educational levels with respect to the development, implementation, and enforcement of protective environmental laws, regulations, and policies" (USEPA 2020). This section describes existing socioeconomic conditions in the project area and the regulatory setting pertaining to environmental justice-related issues. This section also evaluates the potential for the proposed project to disproportionately affect minority or low-income groups.

According to USEPA guidelines, a minority population is present if the minority population of an area exceeds 50 percent, or if the minority population percentage of the area is meaningfully greater than the minority population percentage in the general population or other appropriate unit of geographic analysis (e.g., town, city, region).

The project site is located in the city of Oxnard in Ventura County, California. Demographics for Oxnard as provided in the United States Census Bureau's (Census) American Community Survey (ACS) 5-Year Estimates indicate the city's local population is comprised of approximately 35.6 percent racial minority populations and 75.4 percent ethnic minority populations (Census 2023a). The USEPA's Environmental Justice Screening and Mapping Tool (EJSCREEN) indicates communities

located in census tracts within or directly adjacent to the project site are comprised of approximately 41 percent racial minority populations and approximately 76 percent ethnic minority populations (USEPA 2023c). Therefore, the project site and surrounding area has a minority population exceeding 50 percent.

USEPA guidelines recommend that analyses of low-income communities consider the Census' poverty level definitions, as well as applicable State and regional definitions of low-income and poverty communities. According to the Census, approximately 10.6 percent of the population of Oxnard is at or below the poverty level (Census 2023b). EJSCREEN indicates that fewer than 3 percent of households in communities within or surrounding the project site earn less than $15,000 a year, and would thus be considered under the state poverty level (USEPA 2023c). For California as a whole, the percentage of persons in poverty is 12.3 percent (Census 2023b). As a result, the city of Oxnard, including communities within or directly adjacent to the project site, has a poverty rate below the state average and is therefore not considered a low-income community.

A Disadvantaged Community (DAC) is defined as a community with a median household income (MHI) less than 80 percent of the California MHI (Public Resource Code Section 75005[g]). According to ACS data, the statewide MHI was $84,097 in 2021 (Census 2023b). A DAC would therefore be a community with an MHI of $67,278 or less. In 2021, the MHI for Oxnard was $83,180 (Census 2023b). Therefore, Oxnard is not a DAC.

For the purposes of this analysis, an impact related to environmental justice would be adverse if the proposed project would cause impacts to minority or low-income populations that are disproportionately high and adverse, either directly, indirectly, or cumulatively.

Considering Oxnard has minority populations that exceed 50 percent, it is considered a community subject to an environmental justice analysis. The proposed project involves construction of an outdoor pool area; a one-story building to hold locker rooms, utility rooms, a concession stand, and ancillary facilities; a parking lot; and recreational amenities, such as a slide area for the proposed pool. Construction would generate localized environmental impacts (e.g., dust and noise), but such activities would be intermittent and temporary and would cease upon completion of work activities. These activities would also be typical of construction projects occurring throughout the state on an ongoing basis and therefore would not result in disproportionately high impacts to communities surrounding the project site. Where potential impacts could occur, mitigation measures have been identified throughout this document to reduce such effects. For example, implementation of Mitigation Measure NOI-1 would involve several noise reduction measures, including the use of mufflers and shielding to minimize construction noise to the degree feasible (refer to Section 13, *Noise,* of the *Environmental Checklist* chapter). Mitigation Measure AQ-1 would reduce construction emissions in accordance with VCAPCD guidance (refer to Section 3, *Air Quality,* of the *Environmental Checklist* chapter). Implementation of these mitigation measures would limit the extent of localized construction-related impacts. The proposed project would therefore not result in any disproportionately high impacts on minority communities. Although the proposed project has the potential for short-term effects related to temporary construction activities, the provision of a new aquatics center would have long-term recreational benefits for all community members, including the minority populations. Thus, no adverse environmental justice impacts would occur.

References

Bibliography

Bureau of Land Management, National Park Service, United States Fish and Wildlife Service, United States Forestry Service. 2023. National Wild and Scenic Rivers System. https://www.rivers.gov/california.php (accessed February 2023).

California Coastal Commission (CCC). 2019. Maps Coastal Zone Boundary. https://www.coastal.ca.gov/maps/czb/ (accessed February 2023).

California Department of Conservation (DOC). 2022. Tsunami Hazard Area Map. https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/ (accessed November 2022).

_____. 1981. Special Report 145 Plate 1.15. https://maps.conservation.ca.gov/mineralresources/ (accessed November 2022).

_____. 2018. California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed November 2022).

California Energy Commission. 2021a. Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.aspx (accessed January 2023).

_____. 2021b. Gas Consumption by County. https://ecdms.energy.ca.gov/gasbycounty.aspx (accessed January 2023).

California Department of Finance (DOF). 2022. Table 2: E-5 City/County Population and Housing Estimates, 1/1/2022. https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/ (accessed January 2023).

California Department of Fish and Wildlife. 2019. California Natural Community Conservation Plans. April 2019. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline (accessed November 2022).

_____. 2022. California Natural Diversity Database, Rarefind V. Accessed December 2022.

_____. 2022b. Biogeographic Information and Observation System (BIOS). Retrieved December 2022 from www.wildlife.ca.gov/data/BIOS

_____. 2022c. Special Animals List. Biogeographic Data Branch, California Natural Diversity Database. October 2022.

California Department of Forestry and Fire Protection (CAL FIRE). 2022. Fire Hazard Severity Zone Viewer. https://egis.fire.ca.gov/FHSZ/ (accessed November 2022).

California Department of Resources, Recycling, and Recovery (CalRecycle). 2023a. Toland Road Landfill (56-AA-0005). https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/606?siteID=3952 (accessed January 2023).

_____. 2023b. Simi Valley Landfill & Recycling Center (56-AA-0007). https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/608?siteID=3954 (accessed January 2023).

California Department of Toxic Substances Control (DTSC). 2022. EnviroStor. https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=3250+S+Rose+Ave%2C+Oxnard%2C+CA+93033 (accessed November 2022).

California Department of Transportation (Caltrans). 2018. California State Scenic Highway System Map. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa (accessed November 2022).

California Department of Water Resources (DWR). 2022. Division of Safety of Dams. https://water.ca.gov/damsafety/ (accessed November 2022).

California Energy Commission (CEC). 2022. Building Energy Efficiency Standards for Residential and Nonresidential Buildings. August 2022. https://www.energy.ca.gov/sites/default/files/2022-08/CEC-400-2022-010_CMF.pdf (accessed November 2022).

California Environmental Protection Agency (CalEPA). 2022. Hazardous Materials Business Plan Program. https://calepa.ca.gov/cupa/lawsregs/hazardous-materials-business-plan-program/ (accessed November 2022).

California Geological Survey. 2002a. Note 36 – California Geomorphic Provinces. https://www.conservation.ca.gov/cgs/Documents/CGS-Note-36.pdf (accessed December 2022)

_____. 2002b. Seismic Hazard Zone Report for the Oxnard 7.5-minute Quadrangle, Ventura County, California. California Geological Survey, Seismic Hazard Zone Report 052.

Clahan, K.B. 2003 Geologic map of the Oxnard 7.5-minute quadrangle, Ventura County, California: a digital database. [map.] California Geological Survey, Preliminary Geologic Maps PGM-03-04, scale 1:24,000.

Cornell Lab of Ornithology. 2022. eBird: An online database of bird distribution and abundance [web application]. eBird, Ithaca, New York. http://www.ebird.org. Accessed December 2022.

Elite LED Lighting. 2023. IES Footcandle Recommendations. https://iuseelite.com/wp-content/uploads/2020/03/Elite-Lighting_IES-Footcandle-Recommendations.pdf. Accessed October 2023.

Estrada, Julie. 2023. *Cultural and Community Services Department*. Personal communication via email regarding solid waste generation rates with Nicole West, Rincon Consultants, Inc. January 31, 2023.

Federal Emergency Management Agency (FEMA). 2021. Map 06111C0917F. January 29, 2021. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd (accessed November 2022).

Gens, Michael. 2023, *Sergeant, Oxnard Police Department.* Personal communication via email regarding police protection services with Ethan Knox, Rincon Consultants, Inc. May 20, 2023.

Los Angeles Regional Water Quality Control Board. 2021. Order No. R4-2021-0105. July 23, 2021. https://www.vcstormwater.org/images/stories/NPDES_Documents/R4-2021-0105_Regional_Permit/1_Order.pdf (accessed December 2022).

_____. 2018. Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2018-0125). November 13, 2018. https://www.waterboards.ca.gov/losangeles/board_decisions/adopted_orders/general_orders/r4-2018-0125/OrderNoR4-2018-0125(Order).pdf (accessed January 2023).

Lundquist, Kelley. 2022. *Plumbing Engineer, Guttman & Blaevoet Consulting Engineers*. Personal communication via email regarding water and wastewater generation with William Gordon. November 16, 2022.

McNaughten, Stephen. 2023. *Fire Marshal, Oxnard Fire Department*. Personal communication via email regarding fire protection services with Ethan Knox, Rincon Consultants, Inc. July 17, 2023.

National Park Service. 1983. Archaeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines. September 29, 1983. https://www.nps.gov/subjects/historicpreservation/upload/standards-guidelines-archeology-historic-preservation.pdf (accessed November 2022).

Oxnard, City of. 2023. City of Oxnard GIS Map Viewer. https://maps.oxnard.org/devservicesviewer/ (accessed February 2023).

_____. 2022a. Oxnard, California Codified Ordinances. March 15, 2022. https://codelibrary.amlegal.com/codes/oxnard/latest/oxnard_ca/0-0-0-30106 (accessed November 2022).

_____. 2022b. Parks. https://www.oxnard.org/city-department/public-works/parks/ (accessed January 2023).

_____. 2022c. Wastewater Division. https://www.oxnard.org/city-department/publicworks/wastewater/ (accessed November 2022).

_____. 2022d. Ordinance No. 3007. March 1, 2022. https://www.oxnard.org/wp-content/uploads/2022/05/Ordinance-No.-3007.pdf (accessed November 2022).

_____. 2022e. Main Project List. October 2022. https://www.oxnard.org/wp-content/uploads/2022/11/Development-Project-List-October-2022.pdf (accessed February 2023).

_____. 2021. 2020 Urban Water Management Plan. October 2021. https://www.oxnard.org/wp-content/uploads/2021/11/Oxnard-2020-Urban-Water-Management-Plan_20211110_w-Appendices.pdf (accessed November 2022).

_____. 2019. Simple Steps to Disaster Preparedness for the Oxnard Community. https://www.oxnard.org/wp-content/uploads/2019/07/DP-GUIDE_2019_english_downloadable.pdf (accessed January 2023).

_____. 2017. City of Oxnard CEQA Guidelines. May 2017. https://www.oxnard.org/city-department/community-development/planning/ceqa/ (accessed November 2022).

_____. 2013. Energy Action Plan. https://www.oxnard.org/wp-content/uploads/2016/04/OxnardEAP4.2013.pdf (accessed December 2022).

_____. 2011. 2030 General Plan. October 2011. https://www.oxnard.org/wp-content/uploads/2017/06/Oxnard-2030-General-Plan-Amend-06.2017-SM.pdf (accessed November 2022).

_____. 2006. Background Report. April 2006. https://www.oxnard.org/wp-content/uploads/2016/08/OxnardDraftBackgroundReport2006_04.21.06.pdf (accessed November 2022).

Oxnard Fire Department. 2022. Average First Response Travel Time. https://www.oxnard.org/average-first-response-travel-time/ (accessed November 2022).

Oxnard Police Department. 2022. Neighborhood Police Beat Coordinator Map. July 14, 2022. https://www.oxnardpd.org/wp-content/uploads/2022/08/Beat-Coordinator-Map-071422.pdf (accessed November 2022).

Society of Vertebrate Paleontology (SVP). 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. Society of Vertebrate Paleontology Impact Mitigation Guidelines Revision Committee. https://vertpaleo.org/wp-content/uploads/2021/01/SVP_Impact_Mitigation_Guidelines-1.pdf (accessed December 2022).

Southern California Association of Governments (SCAG). 2016. 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction. https://scag.ca.gov/sites/main/files/file-attachments/2016_2040rtpscs_finalgrowthforecastbyjurisdiction.pdf?1605576071 (accessed February 2023).

State Water Resources Control Board (SWRCB). 2022a. GeoTracker. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=3250+S+Rose+Ave%2C+Oxnard%2C+CA+93033 (accessed November 2022).

_____. 2022b. List of “active” CDO and CAO from Water Board. https://calepa.ca.gov/sitecleanup/corteselist/ (accessed December 2022).

_____. 2013. Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties.

United States Census Bureau (Census). 2023a. ACS Demographic and Housing Estimates. https://data.census.gov/table?q=Oxnard+city,+California&g=0400000US06&d=ACS+5-Year+Estimates+Data+Profiles&tid=ACSDP5Y2021.DP05 (accessed February 2023).

_____. 2023b. ACS Selected Economic Characteristics. https://data.census.gov/table?q=Oxnard+city,+California&g=0400000US06&d=ACS+5-Year+Estimates+Data+Profiles&tid=ACSDP5Y2021.DP03 (accessed February 2023).

United States Environmental Protection Agency (USEPA). 2023a. Nonattainment and Maintenance Area Dashboard. https://edap.epa.gov/public/extensions/S4S_Public_Dashboard_1/S4S_Public_Dashboard_1.html (accessed February 2023).

_____. 2023b. Sole Source Aquifers. https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b (accessed February 2023).

_____. 2023c. EJSCREEN ACS Summary Report. https://ejscreen.epa.gov/mapper/demogreportpdf.aspx?report=acs2020 (accessed February 2023).

_____. 2022. Search Superfund Site Information. https://cumulis.epa.gov/supercpad/Cursites/srchrslt.cfm?start=1 (accessed November 2022).

_____. 2020. "EJ 2020 Glossary". https://www.epa.gov/environmentaljustice/ej-2020-glossary (accessed February 2023).

_____. 2004. Clean Air Nonroad Diesel Rule. May 2004. https://nepis.epa.gov/Exe/ZyPDF.cgi/P10001RN.PDF?Dockey=P10001RN.PDF (accessed November 2022).

United States Fish and Wildlife Service (USFWS). 1973. The Endangered Species Act of 1973, as amended (16 U.S.C 1531 et seq.).

_____. 2022b. Critical Habitat Portal. Available at: https://ecos.fws.gov/ecp/report/table/critical-habitat.html

_____. 2022c. National Wetlands Inventory (NWI) mapper. Available at: https://www.fws.gov/wetlands/data/mapper.html. Accessed November 2022.

Ventura, County of. 2023. Trails. https://www.ventura.org/parks-department/trails/ (accessed February 2023).

_____. 2018. Technical Guidance Manual for Stormwater Quality Control Measures. June 29, 2018. https://vcstormwater.org/images/stories/NPDES_Documents/TGM/TGM_2018_Errata/Ventura-Technical-Guidance-Manual-Rev-06_29_18.pdf (accessed November 2022).

_____. 2015. Ventura County Multi-Hazard Mitigation Plan. September 2015. http://www.vcfloodinfo.com/pdf/2015%20Ventura%20County%20Multi-Hazard%20Mitigation%20Plan%20and%20Appendices.pdf (accessed November 2022).

Visit Oxnard. 2023. The Best Hikes Near Oxnard. https://visitoxnard.com/things-to-do/outdoor-adventure/hiking-itinerary/ (accessed February 2023).

Waypoint Lighting. 2023. IES Recommended Light Levels. https://waypointlighting.com/uploads/2/6/8/4/26847904/ies_recommended_light_levels.pdf. Accessed October 2023.

Xerces Society. 2022. Monarch Overwintering Site Map. Western Monarch Count. Available at: https://www.westernmonarchcount.org/find-an-overwintering-site-near-you. Accessed November 2022.

List of Preparers

Rincon Consultants, Inc. prepared this IS-MND under contract to the City of Oxnard and ELS Architecture and Urban Design. Persons involved in preparation of the IS-MND are listed below.

City of Oxnard

Reza Bagherzadeh, P.E., Project Manager
Joe Pearson II, AICP, Planning and Environmental Services Manager

Rincon Consultants, Inc.

Jennifer Haddow, Principal-in-Charge
Nicole West, Supervising Environmental Planner
Ethan Knox, Environmental Planner
Nicholas Carter, Environmental Planner
Thea Benson, Senior Biologist
Andrew McGrath, Paleontologist