



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

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RECEIPT NUMBER:  
 56 — 01/18/2024 —  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>City of Oxnard</b>	LEAD AGENCY EMAIL <b>Joe.pearson@oxnard.org</b>	DATE <b>01/18/2024</b>
COUNTY/STATE AGENCY OF FILING Ventura	DOCUMENT NUMBER	

PROJECT TITLE

Oxnard Zoning Code and Downtown Code Updates CEQA Exemption Memorandum for 2021-2029 Housing Element Zoning Code and Downtown Code Amendments

PROJECT APPLICANT NAME <b>City of Oxnard</b>	PROJECT APPLICANT EMAIL <b>Joe.pearson@oxnard.org</b>	PHONE NUMBER <b>(805) 385-8272</b>
PROJECT APPLICANT ADDRESS <b>214 South C Street</b>	CITY <b>Oxnard</b>	STATE <b>CA</b>
		ZIP CODE <b>93030</b>

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |      |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Joe Pearson II, Planning and Environmental Services Manager</b>
-----------------------	---

**Filed in County Clerk's Office**  
**Michelle Ascencion**  
**Ventura County Clerk-Recorder**

**2024100002689**

03/08/2024    Pages: 1  
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 DocType: FISH  
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State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))**

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBIRE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090



**NOTICE OF EXEMPTION (NOE)**

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**From:** City of Oxnard  
Community Development Department  
214 South C Street  
Oxnard, CA 93030

**To:** Ventura County Clerk-Recorder &  
Registrar of Voters  
Hall of Administration, Main Plaza  
800 South Victoria Avenue,  
Ventura, CA 93009-1260

**FILED**  
DATE: MAR 08 2024  
MICHELLE ASCENCION  
Ventura County Clerk-Recorder  
By: Luis Vicuna, Deputy

**Project Title:** Oxnard Zoning Code and Downtown Code Updates CEQA Exemption Memorandum for 2021-2029 Housing Element Zoning Code and Downtown Code Amendments

**Project Applicant:** City of Oxnard

**Project Location - Specific:** City of Oxnard Wide, County of Ventura

**Description of Nature, Purpose an Beneficiaries of Project:** See Attached, City of Oxnard

**Name of Public Agency Approving Project (Lead Agency):** City of Oxnard

**Name of Person or Agency Carrying Out Project (Applicant):** City of Oxnard

**Exempt Status: (check one):**


- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: 15060(c)(2) and 15061(b)(3) \_\_\_\_\_

**POSTED**  
MAR 08 2024 - / /

MICHELLE ASCENCION  
Ventura County Clerk and Recorder  
By: \_\_\_\_\_, Deputy

**Reason(s) why project is exempt:** See Attached

**Lead Agency Contact Person:** Joe Pearson II, AICP, Planning and Environmental Services Manager, 805-385-8272

  
\_\_\_\_\_  
Joe Pearson II, AICP  
Planning and Environmental Services Manager  
City of Oxnard

2/16/2024  
\_\_\_\_\_  
Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.





**Rincon Consultants, Inc.**  
180 North Ashwood Avenue  
Ventura, California 93003  
805-644-4455

August 1, 2023  
Project No: 21-10898

Joe Pearson II, AICP, Planning and Environmental Services Manager  
City of Oxnard  
Community Development Department  
214 South C Street  
Oxnard, California 93030  
Via email: [Joe.Pearson@oxnard.org](mailto:Joe.Pearson@oxnard.org)

**Subject: Oxnard Zoning Code and Downtown Code Updates CEQA Exemption Memorandum for 2021-2029 Housing Element Zoning Code and Downtown Code Amendments City of Oxnard, Ventura County, California**

Dear Mr. Pearson:

This memorandum provides an analysis to support the determination by the City of Oxnard (the lead agency) that the proposed Oxnard 2021-2029 Housing Element Zoning Code and Downtown Code Amendments (project) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) ("general rule" or "common sense") and of Title 14, Article 18, 15620 of the California Code of Regulations (statutory). The proposed project falls within the sphere of the general rule or common sense rule, that CEQA applies only to development which have the potential for causing a significant effect on the environment, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is not subject to CEQA.

## **Project Background**

The City of Oxnard prepared and adopted Initial Study/Mitigated Negative Declaration No. 2021-01 in 2021 (IS/MND - No. 2021-01) for the City of Oxnard's Amended 2021-2029 Housing Element that evaluated the environmental impacts for potential full build-out of 823 dwelling units on 14 new candidate housing sites (totaling an approximately 34.25 acres) to support meeting the City's Regional Housing Needs Assessment (RHNA) allocation of 2,911 lower income dwelling units.

As part of the 6th cycle Housing Element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City's RHNA allocation at all income levels. Oxnard has limited opportunities to provide affordable housing due to historic land use patterns, high land and housing costs, and scarcity of vacant land. To accommodate the City's RHNA need for all income levels, future housing development would occur through a variety of methods, including development on vacant parcels, infill development in existing residential and commercial areas, development of accessory dwelling units (ADU), and development on City-owned parcels. Housing elements are also required to consider ways to promote access to housing that is attainable for residents at all income levels, beyond focusing solely on opportunities for production of new units.

The City of Oxnard's Amended 2021-2029 Housing Element was adopted by the Oxnard City Council on October 4, 2022 and certified by the State of California, Department of Housing and Community Development (HCD) on October 25, 2022. The 2021-2029 Housing Element Zoning Code and Downtown Code Amendments would implement the Housing Element programs to promote housing on a citywide level. It would also involve revisions to the Codes to allow future staff, designers,



developers, architects, and the general public to clearly communicate and interpret these provisions. Objective Design Standards would include topics such as site planning, building massing, frontages, entrances, building material, architectural styles, landscape, lighting, and open space.

Based on a review of the City's adopted and certified 6th Cycle Housing Element, the following Zoning Code and Downtown Code amendments would be implemented:

- **Program 6 Zoning Code and Downtown Code Amendments**
  - Compliance with state Accessory Dwelling Unit (ADU) law by revising parking requirements
  - Compliance with state Employee Housing Act related to farmworker employee housing
  - Compliance with state density bonus law
  - Streamlining ordinance provisions by clarifying permitting requirements and simplifying code requirements
  - Compliance with AB 2162 by allowing supportive housing without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses
  - Compliance with state law related to emergency shelters
  - Compliance with AB 101 by allowing low-barrier navigation centers without discretionary review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses
  - Compliance with AB 2634 by allowing single-room occupancy units in at least one zoning district
  - Compliance with AB 686 by allowing Residential Care Facilities with seven or more persons as a residential use in zones where multifamily housing units are permitted, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone
  - Compliance with state Housing law by allowing manufactured homes on permanent foundations in all zones that allow single family residential development
  - Compliance with the Fair Housing Amendment Act by only including findings with objective considerations for persons with disabilities seeking a reasonable accommodation in the provision of housing
  - Evaluation of zoning text amendments to evaluate potential barriers to zoning regulations that impact the construction of affordable housing
- **Program 27 Parking Standards**
  - Compliance with the Fair Housing Act by revising parking requirements for residential care facilities
  - Compliance with state Housing law by removing replacement parking requirements for garage conversion to accommodate Accessory Dwelling Units
- **Program 32 Objective Design Standards**
  - Compliance with SB 330 by creating objective design standards and written policies and/or procedures to specify the SB 35 streamlining approval process and standards for eligible projects
- **Additional Housing Element-related Revisions**
  - Update Affordable Housing Overlays requirements to clarify affordable housing calculation in relation to density bonus



Future projects would be required to adhere to the mitigation measures in the adopted IS/MND - No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 - 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting.

After review of the proposed project, under the purview of the adopted IS/MND - No. 2021-01 it was determined the IS/MND - No. 2021-01 adequately addresses any potential environmental impacts resulting from amendments to the Zoning Code and Downtown Code. The proposed amendments to the Oxnard zoning code in Chapter 16 and the Downtown Code implement state law and add no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted City of Oxnard Housing Element IS/MND - No. 2021-01. Therefore, the project as a whole is covered by the general rule /common sense exemption. Additionally, the ADU portion is also covered by a statutory exemption.

## **Exemption Analysis**

In order to determine if the proposed project is exempt, we reviewed potential CEQA exemptions that may apply to the proposed project. The following analysis reviews if the proposed project can be considered categorically exempt.

### **Categorical Exemption**

Pursuant to CEQA Guidelines Section 15354, "Categorical Exemption" means an exemption from CEQA for a class of projects based on a finding by the Secretary for Resources that the class of projects does not have a significant effect on the environment.

CEQA Guidelines Sections 15300.2(a) through (f) list specific exceptions for which a CE may not be used. These exceptions are as follows:

- a. Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

There are no environmental resources of hazardous or critical concern that are designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies on the potential project sites (that were not previously identified and mitigated in the adopted IS/MND - No. 2021-01, such as critical habitat for listed threatened or endangered species (United States Fish and Wildlife 2023a) or hazardous materials release sites. As such, the Zoning Code and Downtown Code updates do not trigger these exemption exceptions.

- b. Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Construction activities associated with implementation of the Zoning Code and Downtown Code update could have environmental effects in the long-term. The proposed project is a list of amendments to the existing Oxnard Zoning Code and Downtown Code to reconcile the adopted 2021 Housing Element, the amendments are related to reconciling City policy and as such does not propose specific development projects. Implementation of the Housing Element was analyzed in the adopted IS/MND - No. 2021-01, future projects would be required to adhere to the mitigation measures to



avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to discretionary review and permitting and potentially additional environmental review. Because the Zoning Code and Downtown Code only reconciles text with the adopted 2021 Housing Element, no new additional development projects are proposed beyond those contemplated in the Housing Element IS-MND. Therefore, implementation of the Oxnard Zoning Code and Downtown Code updates, would not contribute to significant cumulative impacts and would not trigger these exemption exceptions.

- c. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed project is consistent with the Housing Element Update uses and no unusual circumstances are present or proposed. Due to the absence of unusual circumstances related to the project or on the project site, the project would not have a reasonable possibility for a significant effect on the environment due to unusual circumstances and this exception does not apply.

- d. **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

According to the California Department of Transportation (2023), there are no state designated scenic highway sections within or near the City of Oxnard. The nearest designated scenic highway is Route 33 located near Ojai, approximately 18 miles north of the project site. The nearest eligible scenic highways are the Pacific Coast Highway between Los Angeles to Ventura along Highway 1 and U.S. Highway 101 between Los Angeles to San Luis Obispo. the Zoning Code and Downtown Code updates do not trigger these exemption exceptions.

- e. **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project is a Zoning Code and Downtown Code Updates to the 2021-2029 Housing Element, which is a policy document and as such does not propose specific development projects, but facilitates density needed to accommodate the 6th cycle RHNA. Because specific projects are not known at this time, the City cannot assess the specific impacts of development in qualitative terms. All housing development proposals on the AHD Rezone Sites would be subject to the policies listed in the 2030 General Plan Safety and Hazards chapter, the standard conditions of approval, and project-specific environmental review. Furthermore, proposals are subject to development standards and conditions of approval as part of the permitting process, including environmental review. The Zoning Code and Downtown Code updates do not trigger these exemption exceptions

- f. **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The 2030 General Plan Environmental Resources chapter includes a goal and the following policies to protect cultural resources, including requiring avoidance where feasible. The project is consistent with the Housing Element Update uses and no historical resource is present or proposed. Due to the absence of historical resources related to the project or on the project site, the project would not have





a reasonable possibility for a significant effect on the environment due to historical resources and this exception does not apply.

### Common Sense Applicability

Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the “general rule” or “common sense” exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The CEQA Guidelines state in that section that “A project is exempt from CEQA if... [T]he activity is covered by common sense that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

Whether a particular activity qualifies for the common sense exemption is a question of fact that is supported by substantial evidence submitted in connection with the project. (*CREED-21 v. City of San Diego* (2015) 234 Cal.App.4th 488, 510). The analysis must identify reasonably foreseeable physical changes and consider any environmental impacts that may result from those changes. (*Wal-Mart Stores, Inc. v. City of Turlock* (2006) 138 Cal.App.4th 273, 291; *Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 386).

The Oxnard Zoning Code and Downtown Updates reconcile the language of the zoning codes with the 2021-2029 Housing Element language already adopted in 2021. It is a policy document and does not propose or approve any physical development. The proposed amendments to the Oxnard zoning code in Chapter 16 and the Downtown Code implement state law and add no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted City of Oxnard Housing Element IS/MND - No. 2021-01 and are not anticipated to result in any new changes to the physical environment.

The proposed project would not result in changes to the physical environment, nor would it result in potential environmental impacts beyond those addressed in IS/MND - No. 2021-01. Furthermore, to ensure adequate factual support for the common sense exemption, an Initial Study (IS) has been completed analyzing each area of potential impact. The IS determined that there would be no environmental impacts that would result from approval of the proposed project. As such, as shown in Attachment 1, Initial Study – Common Sense Exemption, the proposed project meets the criteria for the common sense exemption as identified above.

### Statutory Exemption Applicability

Title 14, Article 18 of the **CEQA Guidelines** describes exemptions from CEQA granted by the Legislature, which are referred to as Statutory Exemptions. Pursuant to CEQA Guidelines Section 15260, Program 6 of the Zoning Code and Downtown Code Amendments of this project is exempt from CEQA by the Accessory Dwelling Units Law.



## **Determination**

Based on this analysis documented in this memorandum, the proposed Oxnard Zoning Code and Downtown Code Updates Project meets the criteria for a common sense exemption pursuant to Sections 15061(b)(3) of the **CEQA Guidelines** and a Statutory Exemption pursuant to Title 14, Article 18, 15620 of the California Code of Regulations. Furthermore, exceptions to the applicability of a CE, as specified in section 15300.2(a) through (f) of the **CEQA Guidelines**, do not apply to the project. Therefore, it is concluded that the project is exempt from CEQA pursuant to the common sense exemption CEQA Guidelines Section 15061(b)(3)/

Sincerely,

**Rincon Consultants, Inc.**

A handwritten signature in cursive script, appearing to read "Lilly Rudolph".

Lilly Rudolph, MPA, AICP  
Senior Program Manager  
805-947-4828  
[lrudolph@rinconconsultants.com](mailto:lrudolph@rinconconsultants.com)

A handwritten signature in cursive script, appearing to read "Danielle Griffith".

Danielle Griffith, JD  
Director  
213-986-9904  
[dgriffith@rinconconsultants.com](mailto:dgriffith@rinconconsultants.com)

## **Attachments**

Attachment 1 Initial Study – Common Sense Exemption

# **Attachment 1**

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Initial Study – Common Sense Exemption



# 2021-2029 Housing Element Zoning Code and Downtown Code Amendments

## Initial Study – Common Sense Exemption

*prepared by*

**City of Oxnard**

Planning Division

214 South C Street

Oxnard, California 93030

Contact: Joe Pearson II, Planning and Environmental Services Manager

*prepared with the assistance of*

**Rincon Consultants, Inc.**

180 North Ashwood Avenue

Ventura, California 93003

**August 2023**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)



# 2021-2029 Housing Element Zoning Code and Downtown Code Amendments

## Initial Study – Common Sense Exemption

*prepared by*

**City of Oxnard**

Planning Division

214 South C Street

Oxnard, California 93030

Contact: Joe Pearson II, Planning and Environmental Services Manager

*prepared with the assistance of*

**Rincon Consultants, Inc.**

180 North Ashwood Avenue

Ventura, California 93003

**August 2023**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)

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

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# Initial Study

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## 1. Project Title

City of Oxnard 2021-2029 Housing Element Zoning Code and Downtown Code Amendments

## 2. Lead Agency Name and Address

City of Oxnard  
Planning Division  
214 South C Street  
Oxnard, California 93030

## 3. Contact Person and Phone Number

Joe Pearson II, Planning and Environmental Services Manager  
805-385-8272

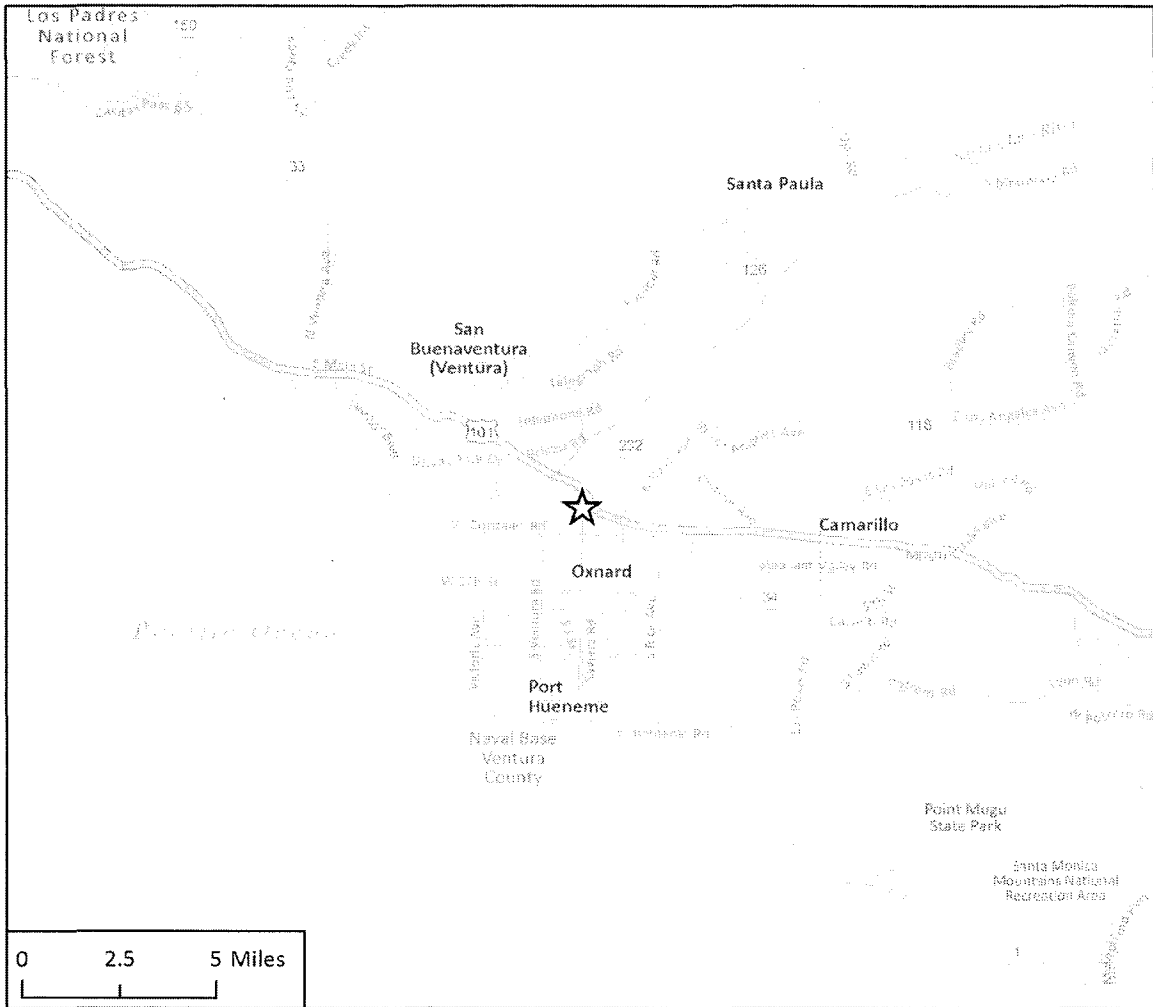
## 4. Project Location

Oxnard is a coastal community in Ventura County that lies approximately 60 miles northwest of Los Angeles and 35 miles south of Santa Barbara (Figure 1). Oxnard's Mediterranean climate, fertile topsoil, adequate water supply, and long harvest season provide ideal growing conditions in the surrounding Oxnard plain, where agricultural production thrives as a regional industry. As of January 1, 2021, the city's population was 204,675 and it contained 56,334 housing units (California Department of Finance [DOF] 2021a). Oxnard is the largest city in Ventura County with approximately 24.5 percent of the total county population.

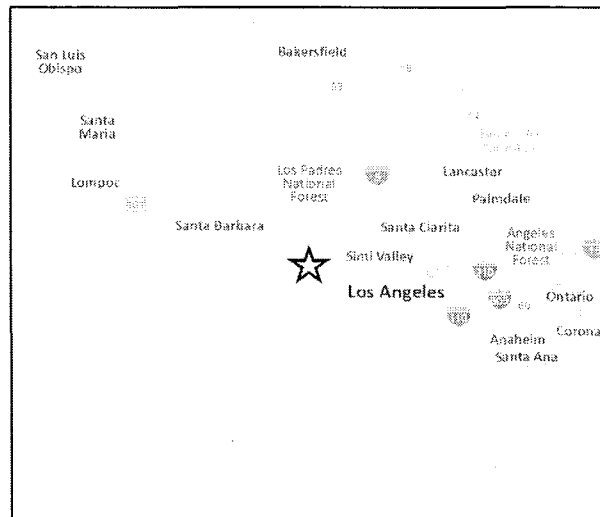
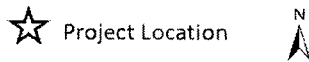
With the Pacific Ocean shoreline forming the city's entire western and southwestern boundaries, the city has coastal views of the Pacific Ocean and Channel Islands from beaches, the marina, and nearby properties. Inland areas include agricultural fields, residential and commercial development, and a cluster of high-rise office buildings near U.S. Highway 101 (US 101), also known as the Ventura Highway.

City of Oxnard  
 2021-2029 Housing Element Zoning Code and Downtown Code Amendments

**Figure 1 Regional Location**



Imagery provided by Esri and its licensors © 2019.



Source: City of Oxnard

## 5. Description of Project

### Project Components

The 2021-2029 Housing Element Zoning Code and Downtown Code Amendments (proposed project) includes an amendment of the City's Zoning Code and Downtown Code that serve to meet the housing objectives identified in the Regional Housing Needs Assessment (RHNA). On March 22, 2021, SCAG issued its final 6th-cycle RHNA Allocation Plan, which determined that the City of Oxnard needed to accommodate 8,549 total units. In accordance with State Housing law, local governments must be accountable for ensuring that projected housing needs can be fully accommodated at all times during the Housing Element planning period. The 2021-2029 Housing Element provides a framework for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land throughout the planning period. The City of Oxnard can count as credit toward meeting the 6th cycle RHNA any new dwelling units approved, permitted, and/or built during the current RHNA planning period (October 15, 2021 to October 15, 2029). There are 32 candidate sites totaling 81.45 acres that will be used to meet the remaining RHNA allocation for moderate and lower income households after the accessory dwelling units (ADU), existing projects, and specific plan and area plan development. These include 18 candidate sites comprising 41 parcels and totaling 47.2 acres, for which the Affordable Housing Permitted (AHP) overlay zone associated with the former Affordable Housing Opportunity Program (AAHOP) program will be removed and an AHP overlay added and 14 candidate sites comprising 26 parcels and totaling 34.25 acres, currently zoned as R-3, C-2, M-L, and BRP to which the AHD overlay will be added to facilitate affordable housing development (AHD Rezone Sites). The proposed project will implement the Housing Element programs to promote housing on a citywide level. It will also involve revisions to the Codes to allow future staff, designers, developers, architects, and the general public to clearly communicate and interpret these provisions. Objective Design Standards will include topics such as site planning, building massing, frontages, entrances, building material, architectural styles, landscape, lighting, and open space.

### Summary of Proposed Zoning Code and Downtown Code Amendments

The City of Oxnard's Amended 2021-2029 Housing Element was adopted by the Oxnard City Council on October 4, 2022, and certified by the State of California, Department of Housing and Community Development (HCD) on October 25, 2022. The 2021-2029 Housing Element Zoning Code and Downtown Code Amendments will implement the Housing Element programs to promote housing on a citywide level. It will also involve revisions to the Codes to allow future staff, designers, developers, architects, and the general public to clearly communicate and interpret these provisions. Objective Design Standards will include topics such as site planning, building massing, frontages, entrances, building material, architectural styles, landscape, lighting, and open space.

Based on a review of the City's adopted and certified 6th Cycle Housing Element, the following Zoning Code and Downtown Code amendments will be implemented.

- **Program 6 Zoning Code and Downtown Code Amendments**
  - Compliance with state Accessory Dwelling Unit (ADU) law by revising parking requirements
  - Compliance with state Employee Housing Act related to farmworker employee housing
  - Compliance with state density bonus law

**2021-2029 Housing Element Zoning Code and Downtown Code Amendments**

- Streamlining ordinance provisions by clarifying permitting requirements and simplifying code requirements
- Compliance with AB 2162 by allowing supportive housing without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses
- Compliance with state law related to emergency shelters
- Compliance with AB 101 by allowing low-barrier navigation centers without discretionary review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses
- Compliance with AB 2634 by allowing single-room occupancy units in at least one zoning district
- Compliance with AB 686 by allowing Residential Care Facilities with seven or more persons as a residential use in zones where multifamily housing units are permitted, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone
- Compliance with state Housing law by allowing manufactured homes on permanent foundations in all zones that allow single family residential development
- Compliance with the Fair Housing Amendment Act by only including findings with objective considerations for persons with disabilities seeking a reasonable accommodation in the provision of housing
- Evaluation of zoning text amendments to evaluate potential barriers to zoning regulations that impact the construction of affordable housing
- **Program 27 Parking Standards**
  - Compliance with the Fair Housing Act by revising parking requirements for residential care facilities
  - Compliance with state Housing law by removing replacement parking requirements for garage conversion to accommodate Accessory Dwelling Units
- **Program 32 Objective Design Standards**
  - Compliance with SB 330 by creating objective design standards and written policies and/or procedures to specify the SB 35 streamlining approval process and standards for eligible projects
  - Additional Housing Element-related revisions
  - Update Affordable Housing Overlays requirements to clarify affordable housing calculation in relation to density bonus

Future projects would be required to adhere to the mitigation measures in the adopted City of Oxnard Housing Element 2021 IS-MND (IS/MND - No. 2021-01 ) for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting.

## 6. Location of Prior Environmental Document(s)

The Community Development Director for the City of Oxnard, 214 South C Street, Oxnard, California, 93030 serves as the custodian of the General Plan, the 2030 General Plan, including the 2021-2029 Housing Element, and the associated environmental documents. A copy of the 2009 PEIR and supporting documents are available online at the City of Oxnard, Planning Department webpage and by request: <https://www.oxnard.org/city-department/community-development/planning/2030-general-plan/>

## 7. 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 initiated the tribal consultation process, as required under Public Resources Code (PRC) Section 21080.3.1 and consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. The City mailed consultation letters on March 16, 2021 according to SB 18, and on March 16, 2021 according to AB 52, to contacts identified by the Native American Heritage Commission that requested that the City of Oxnard notify them of projects subject to AB 52 or SB 18. Under AB 52, Native American tribes have 30 days to respond and request further project information and formal consultation, and under SB 18 Native American tribes have 90 days to respond requesting consultation. On March 23, 2021 Fred Collins for the Northern Chumash Tribal Council responded that it supports the local tribal government's recommendations.

Between June 24 and June 29, 2021 the City's consultant attempted on three occasions to contact each of the six tribal representatives by telephone and leave messages when possible. There was no request for consultation. The City considers this effort a satisfactory attempt to contact the tribes for consultation for this project and its related CEQA process. The tribal contacts will continue to receive CEQA notices related to this project.

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## **Environmental Factors Potentially Affected**

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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.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology and Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards and Hazardous Materials    |
| <input type="checkbox"/> Hydrology and Water Quality   | <input type="checkbox"/> Land Use and Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                         | <input type="checkbox"/> Population and Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                    | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |



## Determination

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Based on this initial evaluation, I find that the proposed project will not result in a physical change to the environment that would have a significant effect on the environment and is therefore subject to the common sense exemption. In addition, under CEQA Guidelines Section 15260, Program 6 of the Zoning Code and Downtown Amendment of this project is exempt from CEQA by the Accessory Dwelling Units Law.

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Signature

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Date

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Joe Pearson II, AICP

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Planning and Environmental Services  
Manager

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Printed Name

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Title

# Environmental Checklist

## 1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

Oxnard is a coastal community mostly built-out with single-family and multi-family homes, retail areas that include strip mall development with large parking lots, and light industrial development that include two and three-story campuses that support agriculture businesses and other industries. Oxnard’s beaches and coastline are recognized as the City’s primary natural scenic resource, with McGrath State Beach located within the Planning Area. City, County, and State beaches provide views of the Pacific Ocean and the offshore Channel Islands on clear days. Other visual resources in the Coastal Zone include tall sand dunes near Mandalay Beach and the wetlands in the Ormond Beach area. In order to preserve the aesthetic quality of the Planning Area’s coastline, the City’s Coastal Land Use Plan guides development along the Coastal Zone.

The Santa Clara River forms part of the northern boundary of the city with smaller waterways and drainage channels providing natural scenery and wildlife habitat. Many of these local waterways are

visible from viewpoints along local roadways, such as South Victoria Avenue and North Ventura Road. The city's northern, eastern, and western boundaries are defined by agricultural greenbelts, and are preserved formally for long-term agricultural use. The land preserved for agricultural use cannot convert to urban development without voter approval.

Urban landscape areas are also considered an important visual resource; particularly where neighborhoods have retained many of their original buildings and architectural features and where park or plaza features provide open space. The study area for aesthetics includes the areas in which the AHD Rezone Sites are situated and not the entire city. The AHD Rezone Sites are situated in areas currently zoned for commercial, business research, and light industrial uses outside the Coastal planning area. Site 33 is the nearest to the Santa Clara River 2.9 miles south.

*a. Would the project have a substantial adverse effect on a scenic vista?*

A scenic vista can generally be defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. In Oxnard, these include waterways, agricultural greenbelts, beaches, and coastline, as listed above. The 2021-2029 Housing Element prioritizes the development of new housing on infill sites in areas with existing public transit infrastructure. The AHD Rezone Sites would allow for the development of new housing on sites currently zoned C1, C-2, ML, and BRP, where non-residential development is allowed. The proposed project would have the potential to affect scenic views if new or intensified development blocked these coastal recreation areas.

Implementation of the proposed project would not result in any substantial physical effects as the City is fully developed with commercial, residential, utility, and open space, and institutional uses. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01.

Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting.

Therefore, the proposed project would not have a substantial adverse effect on a scenic vista. No impact would occur.

**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?*

There are no officially designated State Scenic Highways in Oxnard (California Department of Transportation [Caltrans] 2019). U.S. 101 is officially designated for a 21.4-mile stretch in Santa Barbara County, nearly 40 miles north of Oxnard. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element

and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. The proposed project would not damage scenic resources of any kind within a state scenic highway. There would be no impact.

**NO IMPACT**

- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Furthermore, the proposed project does not include any impacts to the City's Zoning Ordinance governing scenic quality. Therefore, there would be no impacts related to conflict with applicable zoning or other regulations governing scenic quality would occur.

**NO IMPACT**

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting.

As determined in the City of Oxnard's Amended 2021-2029 Housing Element (adopted on October 4, 2022), the proposed project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the city. For those future projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts. Therefore, similarly, the proposed project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the city. No impact would occur.

**NO IMPACT**

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## 2 Agriculture and Forestry 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 (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Environmental Setting

Ventura County is recognized as one of the principal agricultural counties in the state, with annual gross revenue from the sales of agricultural commodities of approximately 2.2 billion dollars (City of Oxnard 2006). Ventura County consistently ranks among the highest agricultural revenues of the 58 counties in the state. Agriculture generates a substantial number of jobs ranging from crop production to processing, shipping and other related industries.

The seasonal row crop production pattern throughout west Ventura County is divided into two general categories: cool season and warm season crops. The cool season crops are generally harvested from fall through spring or early summer. The warm season crops are harvested from mid-summer through fall. There are also a few year-round crops. Fruit and nut crops and vegetable crops comprise the most valuable crop groups. Strawberries are consistently among the leading crops in revenue. Other high value crops include citrus fruits, raspberries, and nursery stock. Based on information in the 2030 General Plan Background Report, over 24,500 acres in the Oxnard

Planning Area were designated for Agricultural use, which is just over half of the entire Oxnard Planning Area.

The California Department of Conservation prepares maps of important farmland throughout the state, based on categories of agricultural land defined by the U.S. Department of Agriculture land inventory and monitoring criteria, and regularly reports on the conversion of farmland to other uses (pursuant to Government Code Section 65570). The categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance designations are often referred to collectively as “Important Farmlands.”

The study area for agricultural resources includes the areas in which the AHD Rezone Sites are situated and not the entire city. The AHD Rezone Sites (sites not included in prior Housing Elements) are situated in developed areas outside the Coastal Zone planning area. No AHD Rezone Sites are currently under agricultural production; however, Housing Element site 35 and the Teal Club and Maulhardt specific plan application project sites are currently used for agricultural production. Both specific plan applications are under independent environmental review, and site 35 was evaluated in a prior housing element (not new sites resulting from the 2021-2029 Housing Element).

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Furthermore, there is no active Farmland or Williamson Act contract lands in or adjacent to Oxnard. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), or conflict with existing zoning and existing Williamson Act contracts, and no impact would occur.

**NO IMPACT**

- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to

be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur.

**NO IMPACT**

- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

As discussed under responses “2.a” through “2.d,” there would be no impacts associated with agricultural or forest lands. The proposed project would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use or the conversion of forest land to non-forest use. Therefore, no impact would occur.

**NO IMPACT**



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### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Environmental Setting

The federal and State Clean Air Acts (CAA) mandate the control and reduction of certain air pollutants. Under these laws, the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) for “criteria pollutants” and other pollutants. Some pollutants are emitted directly from a source (e.g., vehicle tailpipe, an exhaust stack of a factory, etc.) into the atmosphere, including carbon monoxide, volatile organic compounds (VOC)/reactive organic gases (ROG), nitrogen oxides (NOX), particulate matter with diameters of ten microns or less (PM10) and 2.5 microns or less (PM2.5), sulfur dioxide, and lead. Other pollutants are created indirectly through chemical reactions in the atmosphere, such as ozone, which is created by atmospheric chemical and photochemical reactions primarily between VOC and NOX. Secondary pollutants include oxidants, ozone, and sulfate and nitrate particulates (smog).

Air pollutant emissions are generated primarily by stationary and mobile sources. Stationary sources can be divided into two major subcategories:

- Point sources occur at a specific location and are often identified by an exhaust vent or stack. Examples include boilers or combustion equipment that produce electricity or generate heat.
- Area sources are widely distributed and include such sources as residential and commercial water heaters, painting operations, lawn mowers, agricultural fields, landfills, and some consumer products.

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and can also be divided into two major subcategories:

- On-road sources that may be legally operated on roadways and highways
- Off-road sources include aircraft, ships, trains, and self-propelled construction equipment

Air pollutants can also be generated by the natural environment, such as when high winds suspend fine dust particles.

*Air Quality Standards and Attainment*

The Ventura County Air Pollution Control District (VCAPCD) is required to monitor air pollutant levels to ensure that the NAAQS and CAAQS are met and, if they are not met, to develop strategies to meet the standards. Table 1 lists nationally recognized criteria pollutants and provides a brief description of their health effects. Ventura County’s strategy for attaining the federal 0.075 ppm ozone standard also relies on CARB’s 2007 State Implementation Plan (VCAPCD 2017). CARB’s Ambient Air Quality Standards Designation Tools shows Ventura County, including Oxnard as in non-attainment for federal ozone standards but in attainment for PM2.5, and PM10 standards, and in nonattainment for ozone and PM10, but in attainment for PM2.5 (CARB 2021).

**Table 1 Health Effects Associated with Non-Attainment Criteria Pollutants**

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter (PM <sub>10</sub> )	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma). <sup>a</sup>
Suspended particulate matter (PM <sub>2.5</sub> )	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma. <sup>a</sup>

<sup>a</sup>Detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in U.S. Environmental Protection Agency (USEPA) 2004.

Source: USEPA 2021

*a. Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Future development requiring discretionary approval accommodated under the Housing

Element Update would undergo project-specific developmental review to address potential impacts related to air quality. There are no impacts to the applicable air quality plan such as the VCAPCD AQMP associated with the Housing Element Update.

**NO IMPACT**

- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. As projects are proposed under the 2002 IS-MND, any short-term air quality impacts resulting from construction of the existing sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to VCAPCD rules and protocols and have been addressed in the adopted 2022 General Plan. Similarly, operational impacts would be addressed by provisions in the adopted 2022 General Plan and other regulations and standards that govern air quality in Oxnard. Any impacts identified for an individual project would be addressed through the project approval process specific to concerns for that project.

Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. For those future projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with a cumulatively considerable net increase of any criteria pollutant. Therefore, no impacts would occur.

**NO IMPACT**

- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The occurrence and severity of potential odor impacts depends on a number of factors, including the nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of the receiving location, each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Because it is a regulatory document that does not involve or approve physical development, the proposed project would not result in impacts related to odors or other potential emissions. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element

programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, implementation of the proposed project would not result in objectionable odors. No impact would occur.

**NO IMPACT**

# 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Oxnard contains a variety of biological communities that provide habitat for both rare and common species. These are mostly human-modified habitats, with the vast majority of the city including mostly urban, industrial, or agricultural production areas. In some areas, a series of industrial oil fields within agricultural lands exists. Native habitats exist mostly on the edges of the city and within the Coastal Zone.

For the purposes of these guidelines, a sensitive biological resource is defined as follows:

- A plant or animal that is currently listed by a state or federal agency(ies) as endangered, threatened, rare, protected, sensitive or a Species of Special Concern or federally listed critical habitat
- A plant or animal that is currently listed by a state or federal agency(ies) as a candidate species or proposed for state or federal listing
- A habitat that is under the jurisdiction of a state or federal resource agency that is responsible for resource protection (e.g., California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, National Marine Fisheries Service)
- A locally designated or recognized species or habitat

The study area for biological resources includes the areas in which the AHD Rezone Sites are situated and not the entire city. The AHD Rezone Sites are situated in developed areas outside the Coastal Zone planning area and other sensitive habitats, such as the Santa Clara River.

- 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?*
- 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?*
- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- 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?*

The city of Oxnard is located within the Oxnard Plain that also covers areas of unincorporated County land and consists of agricultural and urban land uses. Valley Foothill Riparian habitat can be found adjacent to the Santa Clara River and Marine, Coastal Scrub, and Saline Emergent Wetland habitats can be found along the western (or coastal) portion of the Planning Area (City of Oxnard 2006). These habitats also provide important foraging, dispersal, and migratory corridors for common and special-status species in Oxnard and the surrounding region.

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as Threatened or Endangered by the United States Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act. A number of sensitive plant species are known to occur or have the potential to occur in the habitats described above, including Ventura Marsh milk-vetch, Salt

Marsh's birdsbeak, and slender-horned spineflower. Similarly, numerous special-status bird, mammal, invertebrate, fish, and reptile species are found in these habitats, including western yellow-billed cuckoo, western snowy plover, California least tern, and tidewater goby (City of Oxnard 2009).

The proposed project is a regulatory document and as such does not propose specific development projects, but facilitates density needed to accommodate the additional housing in the City. Because it is a regulatory document that does not involve or approve physical development, the proposed project would not result in impacts to biological resources. In addition, future development requiring discretionary approval will be subject to project-level CEQA review would identify and require mitigation for any potential site-specific impacts. Any future short-term impacts resulting from construction of the sites would be subject to State and City regulations. Therefore, potential impacts to biological resources will be determined under the design review process. The proposed project will have no impact on biological resources.

**NO IMPACT**

- e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources. No impact would occur.

**NO IMPACT**

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

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. The proposed project would have no impact on an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan.

**NO IMPACT**



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# 5 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 a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

The earliest residents of the region were the Chumash Indians, known for their well-constructed canoes, fine basket work, and one of the most complex hunter-gatherer cultures. The Ventureño Chumash occupied the area from Topanga Canyon northwest to San Luis Obispo. European presence began in 1542 when Portuguese explorer Juan Rodriquez Cabrillo sailed into Point Mugu lagoon and described the area as “the land of everlasting summers.” After a number of Spanish explorations, Mission San Buenaventura was established in 1782 as a midway point between the San Diego and Monterey Missions. By the late 19th century, the agriculture potential of the Oxnard Plain became more and more evident. More crops were rotated in with lima beans, including sugar beets, barley and citrus. In addition, this success in the sugar beet industry led to the construction of the America Sugar Beet Factory in La Colonia. The local farming industry quickly reoriented to focus on the sugar beet industry, which created unprecedented economic growth.

A town quickly developed close to the beet factory to provide services for the factory and its workers. The Oxnard Improvement Company was created in 1898 to design the town site, focused around a town square called “the Plaza” (presently Plaza Park). Businesses and residences were constructed around the town square, followed by schools and churches. Incorporated in 1903, the City of Oxnard took its name from the Oxnard Brothers who founded the local sugar beet factory.

The study area for cultural resources and tribal cultural resources includes the areas in which the proposed project is situated and not the entire city. The proposed project is in developed areas of the city.

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting.

The proposed project not create adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5 or cause a substantial adverse change in the significance of an archaeological resource. In addition, future development would be required to comply with federal, State, and local regulations and policies to preserve historical and archeological resources. Therefore, the proposed project would have no impact on historical and archaeological resources.

**NO IMPACT**

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

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts to ground disturbances. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. The proposed project would have no impact pertaining to human remains disturbance.

**NO IMPACT**

# 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

California is one of the lowest per capita energy users in the United States, ranked 48th in among states, due to its energy efficiency programs and mild climate. In 2019, California consumed 662 million barrels of petroleum, 2,144 billion cubic feet of natural gas, and one million short tons of coal in 2018 (United States Energy Information Administration [EIA] 2021a). The single largest end-use sector for energy consumption in California is transportation (39.4 percent), followed by industrial (23.1 percent), commercial (18.8 percent), and residential (18.7 percent) (EIA 2021b).

Most of California’s electricity is generated in state with approximately 28 percent imported from the Northwest and Southwest in 2019; however, the state relies on out-of-state natural gas imports for nearly 90 percent of its supply (California Energy Commission [CEC] 2021a and 2021b). In addition, approximately 32 percent of California’s electricity supply comes from renewable energy sources, such as wind, solar photovoltaic, geothermal, and biomass (CEC 2021a). In 2018, Senate Bill 100 accelerated the state’s Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

To reduce statewide vehicle emissions, California requires all motorists to use California Reformulated Gasoline, which is sourced almost exclusively from in-state refineries. Gasoline is the most used transportation fuel in California with 14.0 billion gallons sold in 2020 and is used by light-duty cars, pickup trucks, sport utility vehicles, and aviation (California Department of Tax and Fee Administration 2021). Diesel is the second most used fuel in California with 4.2 billion gallons sold in 2015 and is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles (California Energy Commission 2016).

Energy consumption is directly related to environmental quality in that the consumption of nonrenewable energy resources releases criteria air pollutant and greenhouse gas (GHG) emissions into the atmosphere. The environmental impacts of air pollutant and GHG emissions associated with

the project's energy consumption are discussed in detail in Section 3, Air Quality, and Section 8, Greenhouse Gas Emissions, respectively.

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

The proposed project is a regulatory document that does not involve or approve physical development and therefore would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting.

Future development would also be required to adhere to requirements regarding energy reduction measures pursuant to the most updated Title 24 standards. Adherence to these requirements would minimize the potential for future development to result in the wasteful or unnecessary consumption of vehicle fuels. Therefore, there would be no impact.

**NO IMPACT**

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

The population projection associated with potential build-out of the 2021-2029 Housing Element falls within the SCAG projections for the 2035 planning horizon, including the development of up to 823 units on the AHD Rezone Sites. These potential future development projects would be served by the existing energy providers and would not require the construction of new facilities.

The proposed project is a regulatory document and as such does not propose specific development projects, but only facilitates density needed to accommodate the 6th cycle RHNA. Because specific projects are not known at this time and energy production, transmission, and distribution are not under the City's jurisdiction, the City cannot assess the specific impacts of development on the AHD Rezone Sites, which are largely situated in areas currently zoned for commercial, light industrial, mixed use, and residential uses. VCAPCD thresholds for the 2021-21029 Housing Element evaluation were used and review of potential population growth determined there was no impact associated with the 2022 HE, therefore, as no new projects are associated with the development of the proposed project, similarly no impact would occur here.

**NO IMPACT**

# 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>Would the project:</b>				
a. Directly or indirectly cause 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

### *Regional Geologic and Seismic Setting*

California is divided geologically into several physiographic or geomorphic provinces, including the Sierra Nevada range, the Central (Great) Valley, the Transverse Ranges, the Coast Ranges, and others. The Transverse Range includes Ventura County and portions of Los Angeles, San Bernardino, and Riverside counties. Locally, the Transverse Ranges are characterized by east-west trending mountains and faults. Major basins and ranges in the Transverse Ranges include the Ventura basin and the San Gabriel and San Bernardino Mountains.

Oxnard is in a highly active earthquake region of southern California and thus is subject to various seismic and geologic hazards, including ground shaking, surface rupture, and landslides. The study area for geology and soils includes the areas in which the AHD Rezone Sites are situated and not the entire city. The AHD Rezone Sites are situated in developed areas outside the Coastal planning area and are largely developed. Each potential geological hazard is described below.

### *Faulting*

A fault is a plane or surface in the earth along which failure has occurred and materials on opposite sides have moved relative to one another in response to the accumulation and release of stress. The U.S. Geological Survey defines active faults as those that have had surface displacement within Holocene time (about the last 11,000 years). Potentially active faults are those that have had surface displacement during Quaternary time, within the last 1.6 million years. Inactive faults have not had surface displacement within the last 1.6 million years. Ground surface displacement along a fault, although more limited in area than the ground shaking associated with it, can have disastrous consequences when structures are located across or near the fault zone.

### *Seismically Induced Ground Shaking*

Seismically induced ground acceleration is the shaking motion that is produced by an earthquake. Seismically induced ground shaking covers a wide area and is greatly influenced by the distance from the site to the seismic source, soil conditions, and depth to groundwater.

Based on DOC geology maps, there are no known earthquake faults in Oxnard (DOC 2021b). Several active or potentially active faults may affect Oxnard, including the San Andreas Fault, northeast of the project area, and onshore and offshore segments of the Oak Ridge Fault, which is the nearest potentially active fault. The most likely active faults to seismically affect the city and the plan area are the Oak Ridge, Ventura, Simi, and San Andreas faults.

### *Landslides*

A landslide is a perceptible downslope movement of earth mass. It is part of the continuous, natural, gravity-induced movement of soil, rock and debris. Landslides can range from downslope creep of soil and rock material to sudden failure of entire hillsides. Landslides include rockfalls, slumps, block glides, mudslides, debris flows, and mud flows. Landslides or slope instability may be caused by natural factors such as fractured or weak bedrock, heavy rainfall, erosion, earthquake activity, and fire, as well as by human alteration of topography and water content in the soil.

### *Liquefaction*

Liquefaction is a temporary, but substantial, loss of shear strength in granular solids, such as sand, silt, and gravel, usually occurring during or after a major earthquake. This occurs when the seismic waves from an earthquake of sufficient magnitude and duration shear a soil deposit that has a tendency to decrease in volume. If drainage cannot occur, this reduction in soil volume will increase the pressure exerted on the water contained in the soil. Liquefaction can result in slope and/or foundation failure, and also post-liquefaction settlement.

Liquefaction may occur in water-saturated sediment during moderate to great earthquakes. A moderate potential for liquefaction occurs throughout the city, including where the AHD Rezone Sites are located, because underlying sections of thick alluvial deposits, high groundwater levels (0 feet near the coastline to approximately 40 feet at the northeastern corner of the city), and the potential for strong regional ground shaking (City of Oxnard 2009). The combination of these factors constitutes a significant seismic hazard in Oxnard.

### *Settlement, Lateral Spreading, and Subsidence*

Extreme settling or ground subsidence may result from post-liquefaction reconsolidation. Ground settlement often occurs differentially because liquefiable deposits and groundwater elevations are seldom distributed evenly over broad areas. If the ground surface slopes even gently, liquefaction may lead to lateral spreading or low angle landsliding of soft saturated soils. This can result in the rapid or gradual loss of strength in the foundation materials, so that structures built upon them settle or break up as the foundation soil flows out from beneath them.

### *Expansive Soils*

Expansive soils are generally clayey and swell when wetted and shrink when dried. Wetting can occur naturally in a number of ways, (e.g., absorption from the air, rainfall, groundwater fluctuations, lawn watering and broken water or sewer lines). In hillside areas, as expansive soils expand and contract, gradual downslope creep may occur, eventually causing landsliding. Clay soils also retain water and may act as lubricated slippage planes between other soil/rock strata, producing landslides during earthquakes or unusually moist conditions.

### *Tsunami*

A tsunami is an ocean wave produced by offshore seismic activity.

- a.1. Would the project directly or indirectly cause 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?*

As with most of southern California, the planning area is within an area that is seismically active and has experienced historic earthquakes from various regional faults. The planning area is located approximately three miles south of the Ventura Fault, and one mile west of the Camarillo Fault, both of which are considered to have been active within the last 11,000 years. According to the California Geologic Survey probabilistic seismic hazard map for California, Oxnard could experience ground shaking from earthquake activity most likely associated with the historically active faults in the surrounding area. Ground shaking could be severe in the event of a rupture of a nearby fault. The proposed project involves amendments to the Zoning Code and Downtown Code to implement



state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. The proposed project includes design guidelines and other standards by reference only and does not include physical development. Rather, specific projects developed would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with earthquake faults. Therefore, the proposed project would not directly or indirectly cause or exacerbate potential substantial adverse effects involving the rupture of a known earthquake fault. No impact would occur.

**NO IMPACT**

*a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

As discussed under response “7.a.1,” the project site is situated in the seismically active Southern California Region and is therefore susceptible to ground shaking during a seismic event. Although the nearest mapped fault (i.e., the Camarillo Fault) is located approximately one mile east of the Plan Area, strong ground shaking within the Plan Area may occur in the event of a sufficiently large earthquake on this or other nearby faults. However, implementation of the proposed project described in the *Description of Project* section would not result in any substantial physical effects as the Plan Area is fully developed. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not increase the risk of loss, injury, or death involving ground shaking. No impact would occur.

**NO IMPACT**

*a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

Liquefaction is a process whereby soil is temporarily transformed to fluid form during intense and prolonged ground shaking or because of a sudden shock or strain. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. The Rezones Sites are not at risk for landslide, but as liquefaction is a possibility throughout the city, there is a risk for unstable soils to occur due to subsidence that could result due to withdrawal of groundwater, oil, or natural gas. Development projects proposed on the AHD Rezone Sites as implementation of the 2021-2029 Housing Element would be subject to the provisions in OCC, which include California Building Code requirements to reduce seismic impacts.

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to

adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring a discretionary action would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with liquefaction. Therefore, the proposed project would not directly or indirectly cause substantial adverse effects from liquefaction risk. No impact would occur.

**NO IMPACT**

*a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with landslides. Therefore, the proposed project would not directly or indirectly cause impacts related to landslides. No impact would occur.

**NO IMPACT**

*b. Would the project result in substantial soil erosion or the loss of topsoil?*

Soil erosion or the loss of topsoil may occur when soils are disturbed but not secured or restored, such that wind or rain events may mobilize disturbed soils, resulting in their transport off-site, and mobility objectives identified in the Housing Element. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts.. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with loss of topsoil. Therefore, the proposed project would not result in substantial soil erosion or the loss of topsoil. No impact would occur.

**NO IMPACT**

*c. 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?*

Lateral spreading is the horizontal movement or spreading of soil toward an open face. Lateral spreading may occur when soils liquefy during an earthquake event, and the liquefied soils with overlying soils move laterally to unconfined spaces. Subsidence is the sudden sinking or gradual

downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities that include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction.

As examined under impact response "7.a.1" of this section, although the proposed project is in a seismically active area, the Plan Area is not located on unstable soils or a geologic unit at risk for liquefaction or landslides. The Plan Area consists of compact, relatively flat land that is surrounded by developed land. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. For those projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with unstable geologic units or soils. Therefore, the proposed project would not create or exacerbate conditions related to unstable geologic units or soils. No impact would occur.

**NO IMPACT**

*d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Soils that volumetrically increase (swell) or expand when exposed to water and contract when dry (shrink) are considered expansive soils. A soil's potential to shrink and swell depends on the amount and types of clay in the soil. Highly expansive soils can cause structural damage to foundations and roads without proper structural engineering and are generally less suitable or desirable for development than non-expansive soils because of the necessity for detailed geologic investigations and costlier grading applications.

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with expansive soils. Therefore, the proposed project would not expose people or structures to risks associated with expansive soils. No impact would occur.

**NO IMPACT**

- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project is in a developed area that has existing sewer systems and other infrastructure capable of accommodating development. Additionally, the proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with septic tanks. Moreover, no septic tanks are proposed under the project. Therefore, there is no potential for adverse effects due to soil incompatibility with septic tanks. No impact would occur.

**NO IMPACT**

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

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with paleontological resources. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact would occur.

**NO IMPACT**

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# 8 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxides (N<sub>2</sub>O), fluorinated gases such as hydrofluorocarbons and perfluorocarbons, and sulfur hexafluoride. Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation. GHGs are emitted by both natural processes and human activities. Of these gases, CO<sub>2</sub> and CH<sub>4</sub> are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> are largely by-products of fossil fuel combustion, and CH<sub>4</sub> results from off-gassing associated with agricultural practices and landfills. Different types of GHGs have varying global warming potentials (GWP), which are 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<sub>2</sub>) is used to relate the amount of heat absorbed to the amount of the GHG emissions, referred to as carbon dioxide equivalent (CO<sub>2</sub>e), and is the amount of a GHG emitted multiplied by its GWP. CO<sub>2</sub> has a 100-year GWP of one. By contrast, CH<sub>4</sub> has a GWP of 28, meaning its global warming effect is 28 times greater than that of CO<sub>2</sub> on a molecule per molecule basis (Intergovernmental Panel on Climate Change [IPCC] 2014a).<sup>1</sup>

The accumulation of GHGs in the atmosphere regulates Earth’s temperature. Without the natural heat-trapping effect of GHGs, the Earth’s surface would be about 33 degrees Celsius cooler. However, emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of GHGs in the atmosphere beyond the level of naturally occurring concentrations.

<sup>1</sup> The IPCC’s Fifth Assessment Report determined that methane has a GWP of 28 (IPCC 2014a) . However, modeling of GHG emissions was completed using the California Emissions Estimator Model version 2016.3.2, which uses a GWP of 25 for methane, consistent with the IPCC’s (2007) Fourth Assessment Report.

As of 2015, the City of Oxnard adopted the 2030 General Plan, which includes a Sustainable Community chapter. The 2030 General Plan contains numerous statements of goals, policies, and implementation measures that relate to complying with the State direction to respond to the issue of GHG emissions and climate change. The policies are directed at improving energy conservation, and at reducing the consumption of energy for vehicle travel and other common urban purposes (the provision of water service, management of solid waste). In addition, the 2030 General Plan includes several policies to address the need for updated coastal planning in response to anticipated sea level rise (SLR).

The 2030 General Plan PEIR concluded that development of the Oxnard Planning Area consistent with the land uses and policies in the 2030 General Plan would have a significant and unavoidable impact for GHG emissions and climate change, because at that time, specific criteria was not available upon which to judge the effects of GHG emissions and at that time, plans and programs were evolving locally and to address the issue (City of Oxnard 2009). Thus, the PEIR found that the 2030 General Plan would potentially conflict with implementation of State goals for reducing greenhouse emissions.

For land use and transportation related projects, the degree of compliance with policies intended to minimize GHG emissions will remain an important element of assessing their impacts. The City is in the process of developing a climate action plan that will have extensive programs to support the policies in the 2030 General Plan designed to reduce GHG emissions.

- 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?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with GHG emissions and conflict with applicable plans or policies to reduce GHG emissions. Therefore, the proposed project would not generate GHG emissions that may have a significant environmental impact nor conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## Environmental Setting

### *Definition of Hazardous Materials*

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations as follows:

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed (California Code of Regulations, Title 22, Section 66261.10).

Chemical and physical properties cause a substance to be considered hazardous. Such properties include toxicity, ignitability, corrosiveness, and reactivity. California Code of Regulations, Title 22, Sections 66261.20 through 66261.24 defines the aforementioned properties. The release of hazardous materials into the environment can contaminate soils, surface water, and groundwater supplies.

### *Land Use Patterns*

Small quantities of hazardous materials are routinely used, stored, and transported in Oxnard in support of commercial and retail businesses as well as in educational facilities, hospitals, and households. Hazardous materials users and waste generators in the city include businesses, public and private institutions, and households. Federal, State, and local agency databases maintain comprehensive information on the locations of facilities using large quantities of hazardous materials, as well as facilities generating hazardous waste. Some of these facilities use certain classes of hazardous materials that require accidental release scenario modeling and risk management plans to protect surrounding land uses. Residential occupancies generally do not product significant environmental impacts

Past and present land use patterns are good predictors of the potential for past contamination by hazardous materials and the current use and storage of hazardous materials. Industrial sites and certain commercial land uses, such as dry cleaners, are more likely to use and store large quantities of hazardous materials than residential land uses. Land use patterns are also useful for identifying the location of sensitive receptors, such as schools, day-care facilities, hospitals, and nursing homes. In Oxnard, industrial and commercial land uses are concentrated along major transportation corridors, such as U.S. 101, the Downtown area, and the rail corridor. Schools are distributed fairly evenly throughout the city and may occur within 0.25 mile of an AHD Rezone Site.

Hazardous wastes generated by both residents and businesses in Oxnard contribute to environmental and human health hazards of increasing public concern. However, proper waste management and disposal practices can minimize public concern over toxicity and the contamination of soils, water, and the air. Locations known to contain hazardous materials or conditions include those facilities with operations that incorporate the use of underground or aboveground storage tanks. Additional facilities in the city include landfills, transfer stations, material recovery facilities, transformation facilities, waste tire sites, and closed disposal facilities.

The City of Oxnard Fire Department administers the Certified Unified Program Agency/Hazardous Materials Ordinance and has regulatory authority over the local Underground Storage Tank Program. The Leaking Underground Storage Tank (LUST) Incident Report contains an inventory of reported leaking underground tank incidents and is compiled from data provided by the SWRCB Leaking Underground Storage Tank Information System. LUST sites are predominately clustered around the City's primary transportation corridors, including Oxnard Boulevard and Hueneme Road and are associated with retail and commercial uses (e.g., gas stations, convenience stores, car washes). Additional sites are associated with local industrial and agricultural uses.

Other potential hazards affecting the city include earthquake, geologic, flooding, tsunami, coastal waves, noise, hazardous materials and potential terrorist acts. These hazards require an emergency response to inform the public and often generally redirect or evacuate residents to safer locations. City policies for safety and the evacuation of residents during a large-scale incident are managed through the Oxnard Fire Department. Transportation hazards involving interstate highways or State-maintained facilities, such as State Routes, are managed through Caltrans District 7 located in Los Angeles with the California Highway Patrol (CHP) usually the first to respond to the location of the hazard.

The study area for hazards and hazardous materials includes the areas in which the AHD Rezone Sites are situated and not the entire city. The AHD Rezone Sites are situated in areas currently zoned for commercial, business research, and light industrial uses that are already developed. Hazardous materials transport can occur on roadways and highways near or adjacent to the AHD Rezone Sites.

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. For those projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with the routine transport, use, or disposal of hazardous materials. Therefore, no impact would occur.

**NO IMPACT**

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

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element

programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts. Therefore, no impacts to the public or the environment resulting from the accidental release or exposure to hazardous materials as a result of project implementation would occur.

**NO IMPACT**

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within a quarter mile of an existing or proposed school. Therefore, no impact would occur.

**NO IMPACT**

- 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 significant hazard to the public or the environment?*

Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop an updated Cortese List, which includes information on hazardous material sites collected from the California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), and the USEPA. The analysis for this section included a review of the following resources on March 7, 2022, to provide hazardous material release information:

- SWRCB GeoTracker database (SWRCB 2022) 4
- DTSC EnviroStor database (DTSC 2022)
- USEPA Superfund Enterprise Management System (SEMS) (USEPA 2022)

The AHD Rezone Sites may be near or include hazardous land uses, including dry cleaner commercial uses and light industrial uses. If contamination were identified, as part of the development process, project proponents would be required to satisfy the remediation standards required by State and federal agencies, depending on the type of site.

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant

environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, no impact would occur.

**NO IMPACT**

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Oxnard Airport lies 1.5 miles east of the Pacific Ocean coastline on approximately 216 acres of land in northwestern Oxnard (Ventura County Airport Land Use Commission 2000). It is classified as a non-hub commercial airport because it enplanes less than 0.05 percent of U.S. domestic passengers. Furthermore, there are no private airstrips in the vicinity of the proposed project. Therefore, no impacts would occur.

**NO IMPACT**

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

The AHD Rezone Sites involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with impairing implementation of or physically interfering with an adopted emergency response or evacuation plan. Therefore, no impact would.

**NO IMPACT**

- g. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The proposed project is within an urban area of Oxnard. Undeveloped wildland areas are not located in proximity to the proposed project area. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project

would not expose people or structures to a significant risk of loss injury or death involving wildland fires. No impact would occur.

**NO 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. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **Environmental Setting**

### *Water Supply and Quality*

The City of Oxnard participates with other local governments in the Ventura Countywide Stormwater Quality Management Plan. This is a comprehensive regional effort to implement federal and state requirements for reducing water pollution from uncontrolled stormwater runoff. This program defines the best management practices applicable to management of stormwater runoff, and the prevention of dry weather runoff. It also establishes the design requirements for Low Impact Development to minimize the volume of stormwater discharge and pollutant levels that originate from newly developed areas. Compliance with these principles by construction and land development projects that may affect stormwater quality in the City stormwater drainage system is a requirement of the National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002, issued in 2010 by the California Regional Water Quality Control Board (RWQCB), Los Angeles Region.

### *Surface Water*

The Santa Clara River is the primary surface water feature in Oxnard and the longest free-flowing river in southern California. The river is also one of the few remaining in the area still in a relatively natural state. The total river length is approximately 70 miles, extending from its headwaters at Mount Pinos to the Santa Clara River Estuary adjacent to McGrath State Beach.

### *Groundwater*

The Oxnard Plain groundwater hydrographic sub-unit includes the Oxnard and Pleasant Valley Hydrographic Sub areas, each of which receives natural recharge from a system of nine groundwater basins along the Santa Clara River Basin. The Oxnard Hydrographic Subarea is located in the southwest corner of the Santa Clara River Basin and consists of the Montalvo, Mound, and Oxnard Plain Basins. The Oxnard Plain Basin is the most important to Oxnard and comprises two aquifer systems known as the Upper Aquifer System (UAS) and the Lower Aquifer System (LAS). The UAS consists of the Oxnard Aquifer and the Mugu Aquifer. The LAS comprises the Hueneme, Fox Canyon, and Grimes Canyon aquifers.

### *Flooding*

Due to its low land profile, Oxnard became a member of the National Flood Insurance Program (NFIP). The City adopted a Master Plan of Drainage (2003) and a Floodplain Management Ordinance (Chapter 35 of the Oxnard City Code) to protect its residents and businesses. Oxnard falls within the Santa Clara River's 1,600 square-mile watershed. Flooding in Oxnard caused by rainfall occurs mostly in the winter months when Ventura County receives most of its precipitation. In general, most of Oxnard's rain falls in the period between late January and mid-March. Rainfall in the Oxnard area increases sharply in early November and decreases in mid- to late-March. High winds or tides can cause seawater surges that result in coastal flooding beyond the high tide line. Wave action can directly impact seaside homes and infrastructure, and wave action can indirectly cause beach and bluff erosion, resulting in damage to seaside homes and infrastructure.

Several dams are located at least 35 miles to the east and northeast of Oxnard in Ventura and Los Angeles counties. These include the Santa Felicia Dam at Lake Piru, the Castaic Lake Dam, and the Pyramid Lake Dam. The biggest threat to Oxnard is upstream along the Santa Clara River corridor. Although the potential for a dam failure is low, should one or more of these dams fail, the entire city

is within the Dam Inundation Zone, also called the Dam Failure Hazard Area. Damage to the city could be in the form of a wall of fast-moving water, mud, and debris. Residential and commercial buildings as well as critical facilities could be impacted by a dam failure.

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The City's Stormwater Quality Management ordinance (OCC Chapter 22, Article XII) specifies various prohibitions intended to implement the Clean Water Act and prohibit non-storm water discharges into the storm drain system. BMP requirements are enforced through the City's plan approval and permit process and plans for all new development projects are subject to City inspection. Compliance with the LAMC would ensure that project development under the 2021-2029 Housing Element does not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality.

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Specific projects would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with the violation of water quality standards or waste discharge requirements or the substantial degradation of surface or ground water quality. Therefore, implementation of the proposed project would not violate any water quality standards or waste discharge requirements. No impact would occur.

**NO IMPACT**

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Ventura County Watershed Protection District, County of Ventura, and the cities of Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, San Buenaventura, Santa Paula, Simi Valley, and Thousand Oaks have joined together to form the Ventura Countywide Stormwater Quality Management Program and are named as co-permittees under a revised countywide municipal NPDES permit for stormwater discharges issued by RWQCB in 2010 (Order R4-2010-0108). Under Order R4-2010-0108, the co-permittees are required to administer, implement, and enforce a Stormwater Quality Management Program to reduce pollutants in urban runoff to the maximum extent practicable. Accordingly, the proposed project would be required by uniformly applied regulations and conditions of approval to comply with NPDES requirements. Compliance with the Oxnard building permit would require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and associated best management practices (BMP). BMPs would include measures that would be implemented to prevent discharge of eroded soils from the construction site and sedimentation of surface waters offsite. BMPs would also include measures to quickly contain and clean up any minor spills or leaks of fluids from construction equipment.

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be



developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting.

Therefore, implementation of the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No impact would occur.

**NO IMPACT**

- c.(i) 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 or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
- c.(ii) 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 or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) 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 or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, implementation of the proposed project would not generate a substantial increase in runoff that would result in substantial erosion, siltation, flooding on- or off-site, or increased polluted runoff. No impact would occur.

**NO IMPACT**

- c.(iv) 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 or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element

programs would be subject to subsequent environmental and other discretionary review and permitting. For those projects requiring discretionary actions, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with flood flows. Therefore, the proposed project would not substantially alter drainage patterns to an extent that would redirect or impede flood flows. No impact would occur.

**NO IMPACT**

- d. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

The proposed project area is located in developed areas and none of the AHD rezone sites are within a 100-year flood hazard area (FEMA 2021). The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. No impact would occur.

**NO IMPACT**

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. For those projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts related to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. Therefore, no impact would occur.

**NO IMPACT**

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# 11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

With the exception of several high-rise buildings in northern Oxnard, the City is characterized by low-rise development, low-density residential, and a large industrial base adjacent to agricultural and natural resources. Higher intensity development can be found adjacent to Oxnard Boulevard, U.S. 101, Saviers Road, and Hueneme Road. While residential land use is predominant within the urban center of the city, open space land is the predominant land use designation within the city, accounting for nearly 60 percent of all land.

a. *Would the project physically divide an established community?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not involve the construction of new roads, railroads, or other features that may physically divide established communities in the city. Consequently, there would be no impact associated with the physical division of an established community.

**NO IMPACT**

- b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not result in an increase in development and there would be no impacts related to conflict with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

**NO IMPACT**

# 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 that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Important mineral, sand, and gravel deposits are “primarily located along the Santa Clara River channel, along the U.S. 101 corridor, and along the eastern edge of the city, extending as far west as Oxnard Boulevard in several areas” (City of Oxnard 2006).

Significant mineral deposits, such as sand and gravel resources, can be found within the MRZ-2 and MRZ-3 areas of the city. As seen in Figure 5-15 in the 2030 General Plan Background Report, the MRZ-2 areas are located along the Santa Clara River and adjacent to the U.S. 101. The MRZ-3 areas are located south of the Santa Clara River and along State Route 1. The City of Oxnard currently has four active oil and gas fields with 30 active wells (DOC 2021c).

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The California Surface Mining and Reclamation Act of 1975 (SMARA) was enacted to promote conservation and protection of significant mineral deposits. SMARA requires the State to identify and classify mineral deposits within the State as either: (1) containing little or no mineral deposits (Mineral Resource Zone [MRZ]-1), (2) significant deposits (MRZ-2) or (3) deposits identified but further evaluation needed (MRZ-3 and MRZ-4). According to the California DOC Mineral Land Classification Maps, the proposed project area is designated MRZ-2 and MRZ-3, indicating that the area may contain mineral deposits; however, the significance cannot be evaluated using available data. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant

environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. For those projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with mineral resources. Therefore, the proposed project would not result in a loss of availability of a known mineral resource or further the loss of available mineral resources. No impact would occur.

**NO IMPACT**

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# 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

### Noise

The unit of measurement used to describe a noise level is the decibel (dB). However, the human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, a method called “A-weighting” is used to adjust actual sound pressure levels so that they are consistent with the human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz) and less sensitive to frequencies around and below 100 Hz, thus filtering out noise frequencies that are not audible to the human ear. A-weighting approximates the frequency response of the average young ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the “A-weighted” levels of those sounds. Therefore, the A-weighted noise scale is used for measurements and standards involving the human perception of noise. In this analysis, all noise levels are A-weighted, and “dBA” is understood to identify the A-weighted decibel.

Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB (Crocker 2007).



Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not “sound twice as loud” as one source. It is widely accepted that the average healthy ear can barely perceive an increase (or decrease) of up to 3 dBA in noise levels (i.e., twice [or half] the sound energy); that an increase (or decrease) of 5 dBA (8 times [or one eighth] the sound energy) is readily perceptible; and that an increase (or decrease) of 10 dBA (10.5 times [or approximately one tenth] the sound energy) sounds twice (or half) as loud (Crocker 2007).

### *Vibration Overview*

Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. 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 may also damage infrastructure when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

### *Descriptors*

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or Root Mean Square (RMS) vibration velocity. The PPV and RMS velocity are normally described in inches per second (in./sec.). PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020).

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with ambient noise levels. Therefore, the proposed project would not result in significant increases in permanent ambient noise levels or exceedance of City standards. No impact would occur.

**NO IMPACT**

- b. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. For those projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with groundborne vibration and noise levels. Therefore, the proposed project would not result in the excessive generation of groundborne vibration or groundborne noise levels. No impact would occur.

**NO IMPACT**

- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The Oxnard Municipal Airport is in the city of Oxnard and some AHD Rezone Sites are within 2.0 miles. At the time a specific project is proposed for development on those sites, environmental evaluation would determine if they were within the noise contours for the Oxnard Municipal Airport and appropriate mitigation would be applied as part of the standard conditions of project approval. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted IS/MND No. 2021-01. Future projects would be required to adhere to the mitigation measures in the adopted IS/MND No. 2021-01 for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, no impacts would occur.

**NO IMPACT**

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# 14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

### Population

As shown in Table 2, Oxnard’s estimated January 1, 2021 population was 204,675, making up 24.5 percent of the total population in Ventura County (DOF 2021). Table 2 also shows population growth in the city since census year 2000. Oxnard had the fourth highest growth rate of cities in Ventura County at four percent, but the city population growth was still lower than the state as a whole at seven percent. As evident from the percentage change depicted in Table 2, the population growth has been fairly flat since 2010, with an average increase of only 0.36 percent between 2010 and 2020 (DOF 2021). This falls below SCAGs anticipated growth, which estimated a growth of about 3,347 persons per year over the 20-year planning horizon.

City of Oxnard  
**2021-2029 Housing Element Zoning Code and Downtown Code Amendments**

**Table 2 Oxnard Population Trends and Forecast**

Year	Population	Numerical Change	Percentage Change
2000	170,358	—	—
2001	174,243	3,885	2.3%
2002	175,673	1,430	0.8%
2003	180,655	4,982	2.8%
2004	184,572	3,917	2.2%
2005	185,994	1,422	10%
2006	187,275	1,281	0.7%
2007	189,844	2,609	1.4%
2008	191,877	2,033	1.1%
2009	197,764	5,887	3.0%
2010	197,899	135	0.1%
2011	199,773	1,874	1.0%
2012	200,750	977	0.5%
2013	201,455	705	0.4%
2014	203,418	1,963	1.0%
2015	205,475	2,057	1.0%
2016	205,933	458	0.2%
2017	205,725	-208	-0.1%
2018	205,883	158	0.1%
2019	205,777	-106	-0.1%
2020	205,950	173	0.1%
2021	204,675	-1,275	-0.6%
<b>2030 (projection)</b>	<b>238,126</b>	<b>33,451</b>	<b>14%</b>

Note: percentages are rounded  
Source: DOF 2021, SCAG 2016

As shown in Table 2, SCAG’s 2016 Growth Forecast projected the 2030 population in Oxnard to be 238,126 (SCAG 2016). The 2021-2029 Housing Element projects that the population in Oxnard could reach 238,126 by 2029, an increase of approximately 14 percent over existing conditions, a number that is in line with the SCAG projections. Finally, current growth trends do not suggest that population would reach either projection over the next eight years.

*Housing Stock*

Between 2010 and 2020, Oxnard added 3,468 housing units, representing a growth rate greater than Ventura County overall and higher than most other cities in the county (City of Oxnard 2021a). Multi-family homes with five units or more (i.e., apartments or condominiums) increased at a high rate (25 percent), but single-family detached homes made up most of the housing stock (55 percent). Table 3 provides a summary of housing unit types and shows changes from 2000 to 2020.

**Table 3 Oxnard Housing Stock Characteristics and Changes**

Unit Type	2000 Number of Units	Percentage of Stock	2020 Number of Units	Percentage of Stock	Number of Units Change	Percentage Change
Single-family detached	30,226	57%	30,743	55%	517	2%
Single-family attached	5,632	11%	5,802	10%	170	3%
2 to 4 units	3,670	7%	3,842	7%	172	5%
5+ units	10,629	20%	13,238	24%	2,609	25%
Mobile home and other	2,615	5%	2,615	5%	0	0%
<b>Total</b>	<b>52,772</b>	<b>100%</b>	<b>56,240</b>	<b>100%</b>	<b>3,468</b>	<b>7%</b>

Source: City of Oxnard 2021a

*Households*

A household is defined as a group of people who occupy a housing unit (U.S. Census Bureau 2015). A household differs from a dwelling unit because the number of dwelling units includes both occupied and vacant dwelling units. Not all of the population lives in households. Some live in group quarters, such as board and care facilities, while others are unhoused. The 2020 Homeless Count and Survey identified 1,743 persons without permanent housing of which 567 were in Oxnard (VC Star 2020).

In Oxnard, there were an estimated 43,576 households in 2000 and 51,460 in 2018, including property owners and renters (City of Oxnard 2021a). SCAGs 2020 RTP/SCS projected an estimated 20 percent growth from 2016 to 2045, for a total of 61,600 households. This would require an increase in housing stock of up to 823 units. The population growth trend in Oxnard, however, does not support this projected increase.

The study area for population and housing includes the entire city, but the IS/MND No. 2021-01 only analyzes the impacts that development on the AHD Rezone Sites would have if full build-out were achieved (823 units over eight years). The analysis does not consider development of other projects approved or under development. The AHD Rezone Sites are predominantly situated in areas currently zoned for commercial, business research, and light industrial uses that are already developed.

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

According to the California Department of Finance (DOF), the City of Oxnard has an estimated population of 204,675 with an average household size of 3.64 persons (DOF 2023). SCAG estimates that the city's population will increase to 238,126 by 2030, an increase of approximately 14 percent or 33,451 persons (SCAG 2016). The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. The changes to the Zoning Ordinance do not directly result in new growth or substantial new development. For those projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with substantial unplanned population growth. Therefore, the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly. No impact would occur.

**NO IMPACT**

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with displacement. Therefore, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impact would occur.

**NO IMPACT**

# 15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

### Fire Protection

Fire prevention, fire suppression, and emergency medical services are provided throughout Oxnard by the Oxnard Fire Department (OFD). There are eight fire stations in Oxnard as of April 2020. The OFD is staffed by 124 uniformed members, with 36 on duty per shift. Based on the current population, Oxnard's ratio at the time this report was written is one firefighter per approximately 1,661 residents, and the eight fire stations serve approximately 26,000 residents per station. These numbers are below national standards, which state one firefighter for every 1,000 residents is the desired ratio (National Fire Protection Association 2020). Emergency calls per service unit are approximately 30,000 annually, distributed across 10 units. More than 70 percent of these originate from residential uses, which have the highest impact on fire protection services (OFD 2021). OFD can access additional manpower and equipment through an automatic aid agreement with Ventura County and mutual aid agreements with the City of Ventura and Point Mugu Naval Air Station. OFD maintains an emergency fire call response time of 80 seconds (1 minute, 20 seconds) and based on data from June 23 to Jul 23, 2021, the average response time for emergency fire calls was 60.1 seconds (OFD). Response time is only one factor contributing to fire protection services and all standards that affect the ability of the OFD to provide services to the residents of Oxnard need to be assessed when considering potential impacts.



### *Police Protection*

The Oxnard Police Department (OPD) is the local law enforcement agency responsible for providing police services to the city. The OPD operates several police storefronts and drop-in centers, but major operations are based in the Public Safety Building at 251 South C Street in Oxnard. The Patrol Division is part of OPD's Field Services Bureau and has four districts. In 2010, the OPD had 238 sworn officers and 152 civilian personnel. The 2021 population of Oxnard was 204,675 (DOF 2021), making the ratio 1.2 officers per 1,000 people. The OPD states its target service ratio is 1.3 officers per 1,000 residents, which is slightly more than current conditions. The OPD has 249 sworn officers and 126 civilian personnel.

Police units are usually mobile, making the actual distance between a headquarters facility and the project site less relevant. Instead, the number of officers on the street relates more directly to the realized response time. OPD has no official goal for emergency calls but strives to respond within five minutes or less. The OPD uses a metric of 0.5 police calls per year per resident. In 2007, OPD handled an average of 1,176 calls for service per year per patrol officer. In 2019, OPD handled an average of 1,134 calls for service per year per patrol officer. The optimum number is no more than 550 calls for service per person per patrol officer. Service response times average 5.8 minutes.

### *Libraries and Community Facilities*

The Oxnard Public Library (OPL) provides library services throughout the city at three locations: Downtown Main Library, South Oxnard Center Library, and the Colonia Branch Library. The OPL has nearly 400,000 items in its collection. The State of California library standards are a goal of 0.5 square-foot of library facility per resident. The 1996 American Library Association minimum standard for public library space was 0.6 square-foot per person residing in the library's service area.

- a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*
- a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*
- a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

*a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. No impact would occur.

**NO IMPACT**

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# 16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

### Park Facilities

The City of Oxnard Public Works Park Division manages all municipally owned and operated recreation and park facilities in the city. The Park Division operates and maintains 370 park acres, 81 miles of medians, and 129 acres of open space (City of Oxnard 2021b). With a 2021 population of approximately 204,675 residents (DOF 2021), the department had a ratio of 1.5 acres per 1,000 residents. As identified in the City of Oxnard 2030 General Plan, approximately 759 acres of developed or planned parks are in Oxnard (2030 General Plan page 1-21). When these are completed there will be about 2.76 acres of park facilities per 1,000 residents. If regional parks, beaches, and other accessible open space are all considered, then the parkland available to Oxnard residents is higher. The 2030 General Plan encourages the following standards for parks within the city (Table 4).

**Table 4 City Park Standards**

Type of Park	Net acres/1,000 Residents	Minimum Net Acres/Park	Service Radius
Mini/Pocket Park	no standard	no standard	0.33 mile
Neighborhood Park	1.5	5	0.5-1 mile
Community Park	1.5	20	1 to 1.5 miles
<b>Total</b>	<b>3.0</b>	<b>N/A</b>	<b>N/A</b>

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. For those future projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with the deterioration of existing neighborhood and regional parks or other recreational facilities. Therefore, the proposed project would not result in substantial deterioration of existing recreation facilities. No impact would occur.

**NO IMPACT**

- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. For those future projects requiring a discretionary action, project-level CEQA review would identify and require mitigation for any potential site-specific impacts associated with the construction or expansion of recreational facilities. Therefore, no impact would occur.

**NO IMPACT**

# 17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Oxnard is an urban/suburban city characterized by major arterial roadways that traverse the city north to south and east to west, described in detail in the 2030 General Plan Background Report (City of Oxnard 2006). U.S. 101 forms a northeasterly boundary and State Route 1 traverses the city from its intersection with U.S. 101 in the north to NAS Point Mugu in the southwest. SR 34 joins SR 1 at the eastern edge of the city and provides connectivity with Camarillo to the east. SR 232 connects U.S. 101 in the El Rio area and joins SR 118 just beyond the eastern city limits.

These roadways form a network for people traveling within and beyond the city and for the transport of goods within, from, and to the city. Other modes of transportation include walking and bicycling, passenger rail facilities, and other ride-share methods. Oxnard residents continue to rely on private automobiles for transportation in and out of the city, while the City continues to focus on reducing this dependency by providing opportunities for residential development in and near transportation corridors.

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The City has also adopted the Bicycle and Pedestrian Facilities Master Plan (City of Oxnard 2011), which provides a broad vision, strategies, and actions for the improvement of bicycling and walking in Oxnard. The 2011 Bicycle Master Plan updates the 2002 Bicycle and Pedestrian Facilities Master Plan and was developed to build upon and enhance that plan. The purpose of this Plan is to expand the existing networks, close gaps, address constrained areas, provide greater connectivity, educate, encourage, and maximize funding sources.

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. The City of Oxnard is in the process of developing a city-wide climate action and adaptation plan (CAAP) that will provide a robust and innovative approach to addressing future climate goals and develop a vision for how sustainability should be implemented in the city (City of Oxnard 2021c). Therefore, the proposed project would not conflict with a program, plan, ordinance or policy addressing the circulation system. No impact would occur.

**NO IMPACT**

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

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) and no impacts 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)?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not substantially increase hazards due to a geometric design feature or incompatible use and no impacts would occur.

**NO IMPACT**

*d. Would the project result in inadequate emergency access?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not result in inadequate emergency access and no impacts would occur.

**NO IMPACT**



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# 18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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:				
a. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?*

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expanded CEQA by defining a new resource category, "tribal cultural resources (TCR)." AB 52 establishes that "[A] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." (Public

Resources Code Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (Public Resources Code Section 21084.3).

Effects on tribal cultural resources are only knowable once a specific project has been proposed because the effects depend highly on the individual project site conditions and the characteristics of the proposed activity. New TCRs may be identified or established over the course of the phased implementation of the 2021-2029 Housing Element, which is expected to occur over the course of eight years. Therefore, as specific projects are proposed, consultation with tribes under AB 52 may occur to determine if any TCRs may be impacted by project specific elements.

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not result in substantial adverse change in the significance of a tribal cultural resource. No impact would occur.

**NO IMPACT**

# 19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>Would the project:</b>				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

### Water Supply

The City of Oxnard uses a combination of local groundwater and imported surface water to serve its customers. Generally, the City's water supply is provided by City-owned groundwater wells, groundwater purchased through the United Water Conservation District (UWCD) and imported surface water purchased through the Calleguas Municipal Water District. Currently all customers in the city receive a 1:1 ratio blend of imported water and local water (City of Oxnard 2006).

### *Wastewater*

The Wastewater Division of the City Public Works Department owns, operates, and maintains wastewater collection and treatment infrastructure, including over 400 miles of sewer pipelines and 15 wastewater pumping stations. The collection system conveys flow to the Oxnard Wastewater Treatment Plant (OWTP). Most of the flow in the system is conveyed through the Ventura Road, Rose Avenue, Redwood, Western, Central, and Eastern trunk sewers (City of Oxnard 2006). The OWTP has an average dry weather treatment capacity of 31.7 million gallons per day (City of Oxnard 2017b).

### *Solid Waste Disposal*

The City of Oxnard provides solid waste collection and recycling service to residences and businesses in Oxnard (City of Oxnard 2006). Solid waste collected in Oxnard is taken to the City-owned and operated Del Norte Regional Recycling and Transfer Station, a material recovery and waste transfer facility (MRF), located at the corner of Sturgis Road and Del Norte Road. Recoverable materials are removed from the waste stream at the MRF for recycling. The permitted capacity of the MRF is 2,779 tons per day (CalRecycle 2021a).

Solid waste that cannot be recycled is taken to either the Toland Road Landfill east of Santa Paula or the Simi Valley Landfill. The Toland Road Landfill has a permitted capacity of 1,500 tons of solid waste per day and has a projected closure date of May 31, 2027 (CalRecycle 2021b). The Ventura Regional Sanitation District operates the Toland Road Landfill, and recently adopted a Certified Use Permit (CUP) to replace the permitted disposal maximum of 15 million tons to a height maximum of 1,435 feet above mean sea level, which would be managed by various techniques that would allow for more capacity without increasing the landfill footprint (Ventura Regional Sanitation District 2020). The Simi Valley Landfill & Recycling Center is a private facility operated by Waste Management, Inc. with a daily capacity of 9,250 tons of solid waste. The projected closure date for the Simi Valley Landfill is May 31, 2063 (CalRecycle 2021c).

### *Stormwater*

Oxnard has a relatively flat topography, reaching a maximum of 80 feet above sea level. While much of the city is urbanized, a significant portion of Oxnard is undeveloped. These open areas allow for percolation and minimize runoff. Alternatively, developed areas with impervious surfaces generate increased surface runoff (City of Oxnard 2006). Storm drain facilities are maintained by the Public Works Department and the County of Ventura. This drainage system is used to handle stormwater runoff. Agricultural operations often use private underground tile lines to drain water into the city's storm drains or natural drainage courses.

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific future projects would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with water supply, wastewater generation and treatment, stormwater, electricity, natural gas, and telecommunications. Therefore, no impact would occur.

**NO IMPACT**

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not generate excess solid waste or conflict with any statutes or regulations pertaining to solid waste. No impact would occur.

**NO IMPACT**

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# 20 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Environmental Setting

Oxnard is a densely built, mostly flat urban area, with the City of Ventura to the north, agricultural land to the east, Port Hueneme to the south, and the Pacific Ocean to the west. Nonetheless, recent years have shown wildfire risk in urban areas to be increasing, particularly where they abut open space areas. The California Department of Forestry and Fire (CAL FIRE) prepared revised fire hazard severity maps in the wake of recent catastrophic wildfires that burned wildland and urban areas alike, including the 2017 Thomas Fire in Ventura, the seventh-largest wildfire in modern California history (CAL FIRE 2021a).

According to CAL FIRE, even though surrounding communities are in high or very high fire hazard severity zones, Oxnard is not in a State Responsibility Area, meaning that wildfire risk is the responsibility of local agencies (CAL FIRE 2021b). This, in turn, indicates that CAL FIRE does not consider Oxnard to be at high risk for wildfire due to the buffers provided by continuous urban



development between the city limits and the nearest wildland spaces. Furthermore, the City of Oxnard does not have any lands classified by the State as very high fire hazard severity zones.

- 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?*

The proposed project site is not in or near a designated very high fire hazard severity zone of local, state, or federal responsibility according to the CAL FIRE (CAL FIRE 22021b). Additionally, Oxnard is not a Wildland Urban Interface, which means development in the City is not located in areas prone to wildfire. Specific projects would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts associated with emergency plans. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. No impact would occur.

**NO IMPACT**

- 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?*
- 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?*

As discussed above, under response “20.a,” the proposed project area is not located near a state responsibility area or classified as having a high fire hazard. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts. associated with exacerbating wildfire risks and exposing people or structures to significant risks. No impact would occur.

**NO IMPACT**

- 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?*

As discussed above, under response “20.a,” the Plan Area is not located near a state responsibility area or classified as having a high fire hazard. The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not require additional roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk. No impact would occur.

**NO IMPACT**

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# 21 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?*

The proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to

subsequent environmental and other discretionary review and permitting. Therefore, the proposed project would not result in any impacts associated with eliminating important examples of the major periods of California history or prehistory. No impact would occur.

**NO 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 discussed in Sections 1 through 20, the proposed project involves amendments to the Zoning Code and Downtown Code to implement state law and Housing Element programs to promote housing on a citywide level. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts. The proposed project would not directly result in any impacts to the above-discussed areas and therefore, project impacts would not be cumulatively considerable. No impact would occur.

**NO IMPACT**

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

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise. As discussed in Section 3, *Air Quality*, Section 9, *Hazards and Hazardous Materials*, and Section 13, *Noise*, the proposed project would not directly result in a specific development project or a substantial amount of new development. Rather, the purpose of the project is to promote housing on a citywide level through the Zoning Code and Downtown Code amendments to implement state law and Housing Element programs. The proposed project adds no new residential sites, no additional units, and no increase in density for housing beyond those analyzed in the adopted 2021 IS-MND. Future projects would be required to adhere to the mitigation measures in the adopted 2021 IS-MND for the sites to be developed consistent with the Housing Element and to avoid or lessen any potentially significant environmental impacts. Future development facilitated by the 2021 – 2029 Housing Element programs would be subject to subsequent environmental and other discretionary review and permitting. Specific projects requiring discretion would require project-level CEQA review and identify and potentially require mitigation for any site-specific impacts. Therefore, the proposed project would not cause substantial adverse effects on human beings. No impact would occur.

**NO IMPACT**

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