



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

8-8

December 16, 1993

To: Board of Directors (Water Problems Committee--Action)
From: General Manager
Subject: Formal Terms and Conditions for Concurrent Annexation of Annexation No. 39 (Formerly known as Parcel B of Annexation No. 35) to Calleguas Municipal Water District and The Metropolitan Water District of Southern California

Report

Calleguas Municipal Water District's (Calleguas) Board of Directors has requested consent to annex certain territory designated as Annexation No. 39 to The Metropolitan Water District of Southern California (Metropolitan) concurrently with the annexation of said area to Calleguas. The subject annexation area is shown tinted red on the attached map. The annexation area comprises a gross area of 83.14 acres of which 7.70 acres are located within public streets leaving a net area of 75.44 acres. The request to annex the uninhabited territory was made to Metropolitan by Calleguas' Resolution No. 925 (copy attached) which was adopted by Calleguas' Board on December 1, 1993.

Metropolitan's Board, at its October 13, 1992 meeting, granted informal approval to this annexation. The proposed development for this annexation is shown on Attachment A".

On December 16, 1992, the Ventura Local Agency Formation Commission (LAFCO) approved this annexation by their Resolution No. 92-10, a copy of which is attached.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the \$2,132 per acre rate and the sum of \$3,000 for processing costs, the annexation charge amount is \$163,838.08 if the annexation is completed by December 31, 1994 or at the then current per-acre rate if completed during the 1995 calendar year. The \$3,000 processing charge has already been paid.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), EIR No. 88-3 was prepared by the City of Oxnard acting as the Lead Agency. The portions of the EIR which relate to Metropolitan's duties as a CEQA "Responsible Agency" are attached for your review and consideration. A copy of the EIR is available for your review at the Executive Secretary's Office.

Metropolitan, as a "Responsible Agency, has responsibility for mitigating or avoiding only those parts of the overall project which it decides to carry out, finance or **approve**" [State CEQA Guidelines, Section 15096 (g) (1)]. You are required to consider the information contained in the environmental documents. In this case, the EIR covering the annexation area indicates that implementation of adopted mitigation measures would reduce most of the potential impacts to a level below significance. The few impacts which have not been mitigated to a level of insignificance are the responsibility of another agency.

Transmitted herewith is a form of resolution fixing the terms and conditions for the annexation, including payment in cash of \$163,838.08 before the completion thereof. The resolution includes Metropolitan's standard provisions.

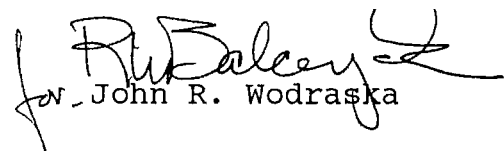
Board Committee Assisnment



This letter is referred for action to the Water Problems Committee because of its authority to review and consider requests for annexation, pursuant to Administrative Code Sections 2481 (g) and 3102.

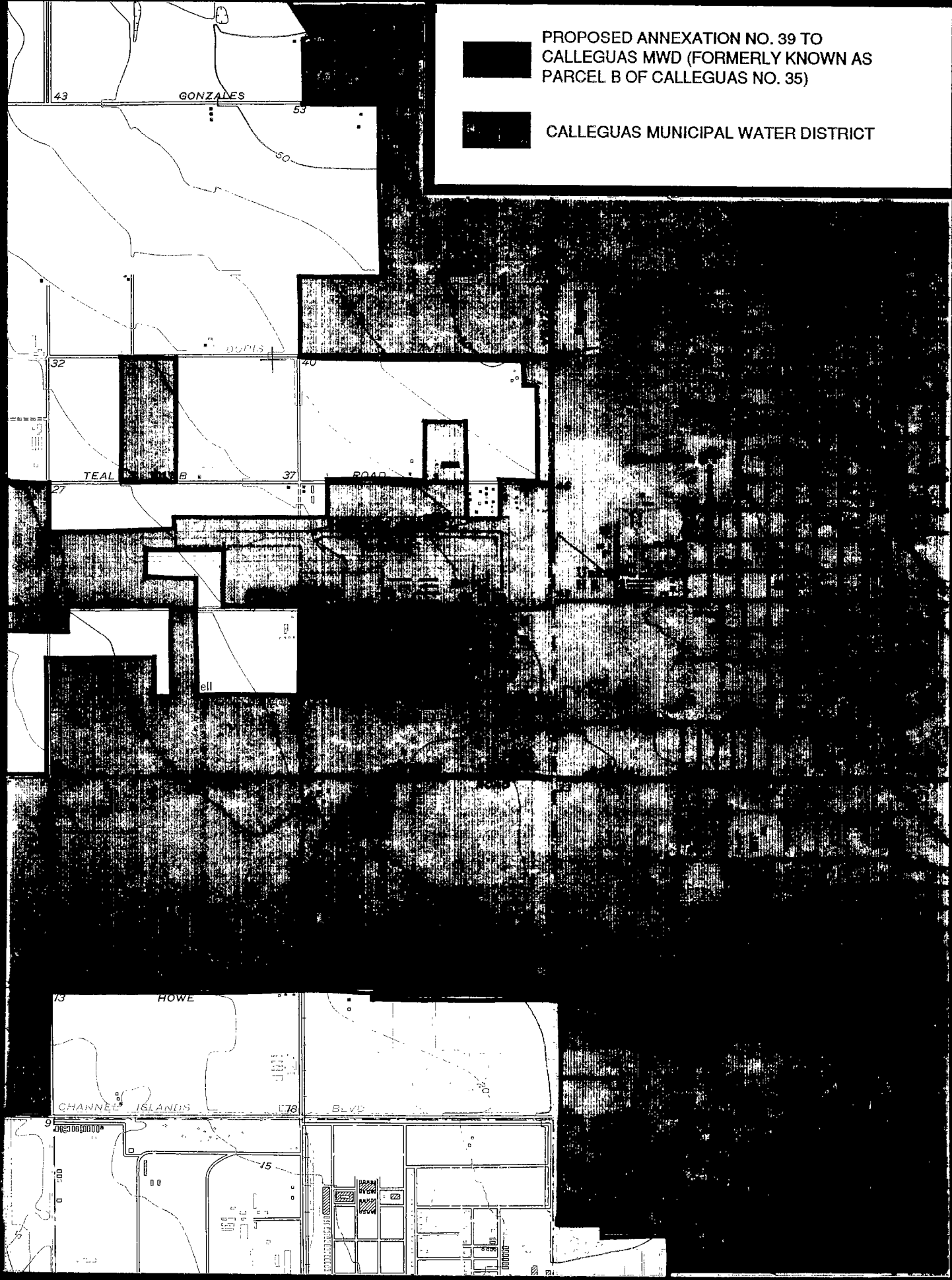
Recommendation

WATER PROBLEMS COMMITTEE FOR ACTION.

It is recommended that your Board and any committees acting upon this request (1) consider the environmental effects of the proposed annexation as shown on the environmental documentation (a copy of which is held in the Executive Secretary's Office) in reaching a decision on this action; and (2) adopt the transmitted resolution granting Calleguas' request for consent to the concurrent annexation of Annexation No. 39 to Calleguas and Metropolitan, and fixing Metropolitan's terms and conditions for the annexation, including a cash payment of \$163,838.08, if completed by December 31, 1994 or at the then current per-acre rate if completed during the 1995 calendar year.


for John R. Wodraska

 PROPOSED ANNEXATION NO. 39 TO CALLEGUAS MWD (FORMERLY KNOWN AS PARCEL B OF CALLEGUAS NO. 35)
 CALLEGUAS MUNICIPAL WATER DISTRICT



RESOLUTION

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA CONSENTING TO THE
ANNEXATION OF ANNEXATION NO. THIRTY-NINE
UPON CONCURRENT ANNEXATION TO CALLEGUAS
MUNICIPAL WATER DISTRICT
AND FIXING THE TERMS AND CONDITIONS OF SAID
ANNEXATION TO THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA

A. WHEREAS, the Board of Directors of Calleguas Municipal Water District (Calleguas), a municipal water district, situated in the County of Ventura, State of California, pursuant to Resolution No. 925 adopted December 1, 1993 in accordance with the provisions of the Metropolitan Water District Act, has applied to the Board of Directors of The Metropolitan Water District of Southern California (Metropolitan) for consent to annex thereto certain uninhabited territory situated in the County of Ventura, particularly described in the attachment to Ventura Local Agency Formation Commission Resolution adopted December 16, 1992, (hereinafter referred to as Annexation No. 39), concurrently with the annexation thereof to Calleguas, such annexation to Metropolitan to be upon such terms and conditions as may be fixed by the Board of Directors of Metropolitan; and

B. WHEREAS, on December 16, 1992 the Ventura Local Agency Formation Commission approved the proposed annexation, by Resolution No. 92-10; and

C. WHEREAS, the Board of Directors of Metropolitan has considered the information contained in the Environmental Documentation in relation to proposed Annexation No. 39; and

D. WHEREAS, it appears to this Board of Directors that such application should be granted, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan considered the information in the Environmental Documentation; and subject to the following terms and conditions, does hereby grant the application of the governing body of Calleguas for consent to annex Annexation No. 39 to Metropolitan and does hereby fix the terms and conditions of such annexation:

Section 1. The annexation of said area to Calleguas shall be made concurrently with the annexation thereof to Metropolitan, and all necessary certificates, statements, maps, and other documents required to be filed by or on behalf of

Calleguas to effectuate the annexation shall be filed as required by law, on or before December 31, 1995.

Section 2. Prior to filing a request for a certificate of completion of the annexation proceedings with the Ventura Local Agency Formation Commission, Calleguas shall pay to Metropolitan, in cash, the sum of \$163,838.08 if the annexation will be completed by December 31, 1994. If the completion occurs during the 1995 calendar year, the then current per-acre rate shall be utilized in the annexation charge calculation.

Section 3.

a. Metropolitan shall be under no obligation to provide, construct, operate, or maintain feeder pipelines structures, connections, and other facilities required for the delivery of water to said area from works owned or operated by Metropolitan.

b. Calleguas shall not be entitled to demand that Metropolitan deliver to Calleguas for use, directly or indirectly, within said area, any Metropolitan water, except for domestic or municipal use therein.

c. The delivery of all water by Metropolitan, regardless of the nature of time or use of such water, shall be subject to regulations promulgated from time to time by Metropolitan.

d. Except upon terms and conditions specifically approved by the Board of Directors of Metropolitan, water sold and delivered by Metropolitan shall not be used in any manner which intentionally or avoidably results in the direct or indirect benefit of areas outside Metropolitan, including use of such water outside Metropolitan or use thereof within Metropolitan in substitution for other water used outside Metropolitan.

E. BE IT FURTHER RESOLVED that the Executive Secretary be, and she hereby is, directed to transmit forthwith to the governing body of Calleguas a certified copy of this resolution.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held January 11, 1994.

Executive Secretary
The Metropolitan Water District
of Southern California

GWV/betb38

RESOLUTION NO. 925

RESOLUTION OF THE BOARD OF DIRECTORS
OF CALLEGUAS MUNICIPAL WATER DISTRICT
APPLYING TO THE BOARD OF DIRECTORS OF
THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA FOR CONSENT TO
CONCURRENTLY ANNEX TERRITORY WITHIN
THE COUNTY OF VENTURA AND FOR
FORMAL TERMS AND CONDITIONS

Calleguas Annexation No. 39

WHEREAS, Calleguas Municipal Water District (hereinafter referred to as "Calleguas") is a member municipality of The Metropolitan Water District of Southern California (hereinafter referred to as "Metropolitan"); and

WHEREAS, Calleguas has received from proposed annexee a request to concurrently annex to Calleguas and to Metropolitan certain territory situate in the County of Ventura, State of California; and

WHEREAS, Calleguas and the annexee sent maps and legal descriptions of the proposed annexation area to Metropolitan with a request for informal terms and conditions for annexation; and

WHEREAS, Metropolitan reviewed and considered the map and legal description and informally consented to annexation subject to certain terms and conditions prescribed and set forth by Metropolitan; and

WHEREAS, the Annexee and the acreage to be annexed is now:

Patterson Park (previously Laguna Pacific) owning

83.14 acres

WHEREAS, Calleguas informally consented to annexation subject

to and in accordance with certain terms and conditions: and

WHEREAS, the annexee was fully informed of the informal terms and conditions of both Metropolitan and Calleguas; and

WHEREAS, Calleguas applied to the Ventura County Local Agency Formation Commission pursuant to the **Cortese/Knox** Local Government Reorganization Act (Section 56000 of the California Government Code), to annex to Calleguas and to Metropolitan certain territory in the County of Ventura, said territory being designated at the time as Parcel B of Calleguas Annexation No. 35; and

WHEREAS, on December 16, 1992, the Ventura County Local Agency Formation Commission considered and approved the Calleguas Annexation No. 35 and found that the boundaries of the territory to be annexed are definite and certain, and passed its Resolution No. 92-10; and

WHEREAS, after approval and immediately before the Calleguas hearing on approval of said annexation, Parcel B (Laguna Pacific) withdrew from the annexation and Annexation No. 35 was approved by Calleguas and by Metropolitan without said parcel, and the Ventura County Local Agency Formation Commission recorded its Certificate of Completion of Calleguas Annexation No. 35 without said parcel; and

WHEREAS, said annexee is now ready to complete the annexation of said parcel: and

WHEREAS, the territory proposed to be annexed in Calleguas Annexation No. 39 is described and set forth in Exhibit A; and

WHEREAS, pursuant to the Metropolitan Water District Act,

Article 3, the governing body of Calleguas may apply to the **Board** of Directors of Metropolitan for consent to the annexation to Metropolitan and Calleguas of said property, and in granting such application Metropolitan may fix the terms and conditions upon which the territory may be annexed to and become part of Metropolitan;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF CALLEGUAS MUNICIPAL WATER DISTRICT RESOLVES AS FOLLOWS:

1. Pursuant to the Metropolitan Water District Act, Article 3, application is hereby made to Metropolitan for consent to the concurrent annexation to Metropolitan and Calleguas of all that territory in the County of Ventura heretofore referred to and which is described in more detail by the legal description and parcel map submitted to Metropolitan.

2. Request is hereby made to Metropolitan to fix the formal terms and conditions upon which such territory may be annexed and become part of Metropolitan.

3. That this Resolution, containing the application and request of Calleguas, be placed on the agenda of Metropolitan for the next meeting of the Board of Directors of Metropolitan.

ADOPTED, SIGNED AND APPROVED this 1st day of December, 1993.



President of the Board of Directors

ATTEST:



Secretary of the Board of Directors

PARCEL B
OF
ANNEXATION NO. 35
TO THE
CALLEGLJAS MUNICIPAL WATER DISTRICT

All of Lots 103 and 104 and those portions of Lots 102, 107, 108, and 109 of the Patterson Ranch Subdivision, in the County of Ventura, State of California, as shown on the map recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records, described as follows:

Beginning at the southeast corner of said Lot 104, said corner being the easterly terminus of the 10th course of Parcel 14-4A of the Oxnard Seventh Fringe Area Annexation to Calleguas Municipal Water District as recorded in the office of said County Recorder on December 17, 1976 as Document No. 119719 in Book 4734, Page 209 of Official Records; thence, along the existing Calleguas Municipal Water District boundary by the following two courses:

- 1st - NORTH 1370.00 feet; thence,
- 2nd - WEST 1320.00 feet to the east line of said Lot 108; thence, along said east line,
- 3rd - NORTH 4.00 feet to the north line of Fifth Street, 110.00 feet wide; thence, along said north line,
- 4th - WEST 508.51 feet; thence,
- 5th - SOUTH 4.00 feet to said existing boundary of Calleguas Municipal Water District; thence, along said boundary,
- 6th - WEST 836.49 feet; thence,
- 7th - SOUTH 106.00 feet to the beginning of a nontangent curve concave southwesterly, having a radius of 25.00 feet, and having a radial to said beginning of said curve bearing NORTH, said beginning of curve being in the westerly line of Patterson Road; thence, along said curve and along said westerly line by the following two courses:
- 8th - Easterly, southeasterly, and southerly 39.27 feet through a central angle of 90°00'00"; thence,
- 9th - SOUTH 1239.00 feet to said existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
- 10th - EAST 2640.00 feet to the point of beginning and containing 83.14 acres.

EXHIBIT A

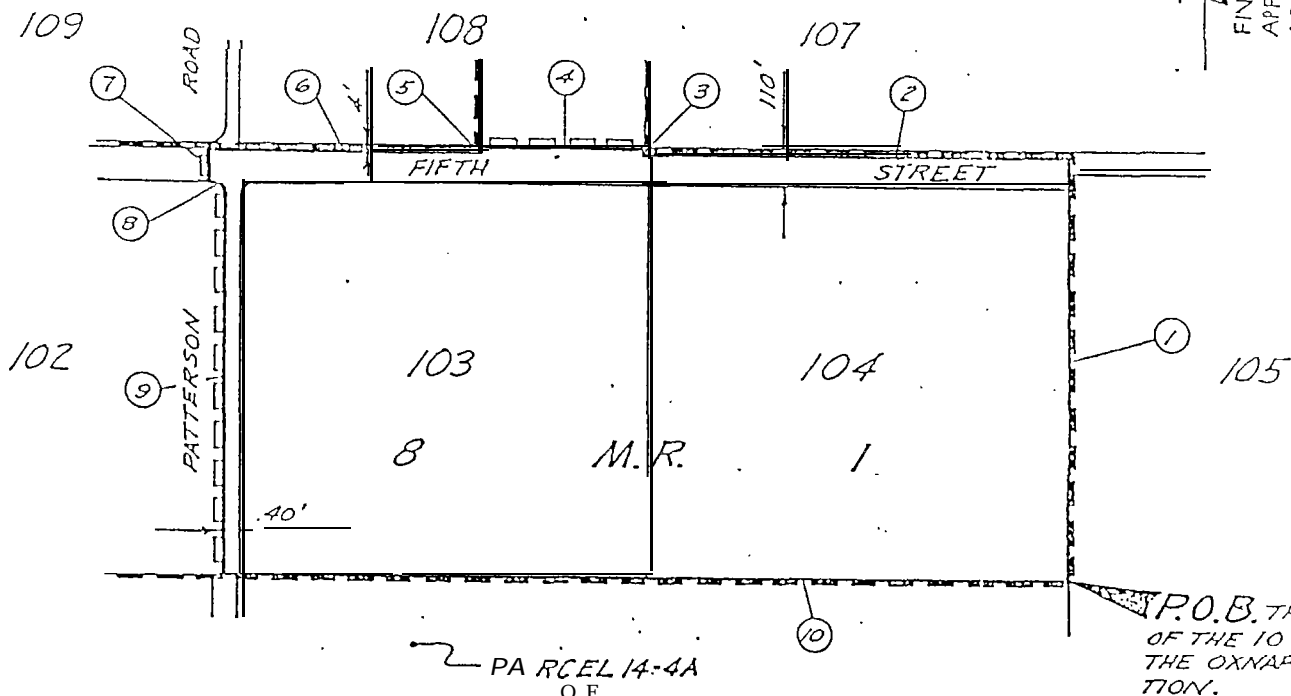
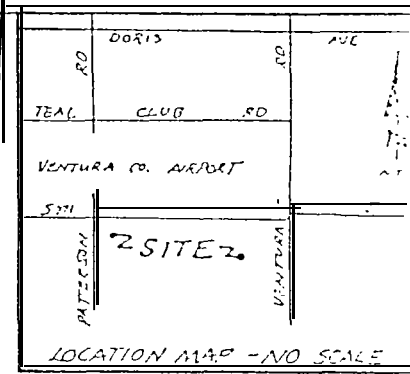
FINAL MAP/LEGAL DESCRIPTION
APPROVED BY VENTURA LOCAL
AGENCY FORMATION COMMISSION
ON 12-16-92
L. (Signature)

12-11-92
92-10

COURSES			
1 - NORTH	1370.00'	6 - WEST	836.49'
2 - WEST	1320.00'	7 - SOUTH	106.00'
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4 - WEST	508.51'	9 - SOUTH	1239.00'
5 - SOUTH	4.00'	10 - EAST	2640.00'

83.14 ACRES

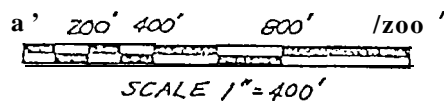
FINAL MAP/LEGAL DESCRIPTION
 APPROVED BY VENTURA LOCAL
 AGENCY FORMATION COMMISSION
 ON 2-16-92
 BY *[Signature]*



--- EXIST. DIST. BDY.
 --- PROP. DIST. BDY.

PREPARED BY:
 STEPHEN F. BOVEE
 DRAFTING & GRAPHICS
 P.O. BOX 635
 OAK VIEW CA 93023
 805-649-9104

PARCEL 14-4A
 OF
 OXNARD SEVENTH FRINGE AREA
 ANNEXATION TO CALLEGUAS MUNI-
 CIPAL WATER DISTRICT-12/17/76-
 4734 OR 209



PARCEL B
 OF
 ANNEXATION NO. 35
 TO
 CALLEGUAS MUNICIPAL WATER DISTRICT
 VENTURA CALIFORNIA
 JUNE 1992

Sheet 1 of 1

92-10

STATE OF CALIFORNIA)
) ss
COUNTY OF VENTURA)

I, DONALD G. HAUSER, Secretary of the Board of Directors of Calleguas Municipal Water District, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Board of Directors of said District at a regular meeting of said Board held on the 1st day of December, 1993, and that it was adopted by a unanimous vote.

Secretary of the Board of Directors

Annexation No. 39 to Calleguas MWD

(Formerly known as Parcel B of Calleguas No. 35)

OWNER(S)

- Patterson Park Partners

PROPERTY USE

Current Land Use

Vacant / Agricultural

Current Zoning

Agricultural

PROPOSED USE

Proposed Land Use

210 single family residences on 50 acres & business park on 23.5 acres

PROPOSED WATER USE

TOTAL DEMAND

130.93 AFY

$\frac{1}{3}$ United Conservation Ground Water

$\frac{2}{3}$ Calleguas/MWD Water

Demand on Calleguas/MWD = 87.28 AFY

COPY

LAFCO 92-1 0

RESOLUTION OF THE
VENTURA LOCAL AGENCY **FORMATION COMMISSION**
MAKING **DETERMINATIONS AND APPROVING THE**
CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION NO. 35

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox Local Government Reorganization Act (Section 56000 of the California Government Code) ; and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the public hearing by the Commission on the proposal ; and

WHEREAS, the proposal was duly considered on December 16, 1992, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal ; and

WHEREAS, the Local Agency Formation Commission finds the

proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

(1) Said annexation is hereby approved as submitted.

(2) The Board of Directors is designated as the Conducting Authority .

(3) Said territory is found to be uninhabited.

(4) The subject proposal is assigned the following distinctive short form designation:

92-10 Calleguas Municipal Water District Annexation No. 35

(5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibits A, B, and D, attached hereto and made a part hereof.

(6) The proposal has been reviewed and found to be categorically exempt (Class 19) from the California Environmental Quality Act.

(7) The proposal is subject to the following terms and conditions:

-- The subject territory shall be liable for any existing bonded indebtedness of the Calleguas Municipal Water District and Metropolitan Water District of Southern California.

(8) Satisfactory proof having been given that all landowners within the affected territory have given their written

consent to the proposal, Board of Directors is hereby authorized to proceed without notice, hearing and/or election.

(9) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution was adopted on December 16, 1992.

AYES: FLYNN, WRIGHT, ROSE, FLORE

NOES:

ABSTAINS:

Dated: 12-16-92



Chair, Ventura Local Agency
Formation Commission

Copies: Clerk, Conducting
Authority vi a
Certi f i ed Mail

Assessor
Auditor
Elections
Surveyor

PARCEL B
OF
ANNEXATION NO. 35
TO THE
CALLEGUAS MUNICIPAL WATER DISTRICT

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FINAL MAP/LEGAL DESCRIPTION
APPROVED BY VENTURA LOCAL
AGENCY FORMATION COMMISSION

O N 12-16-92

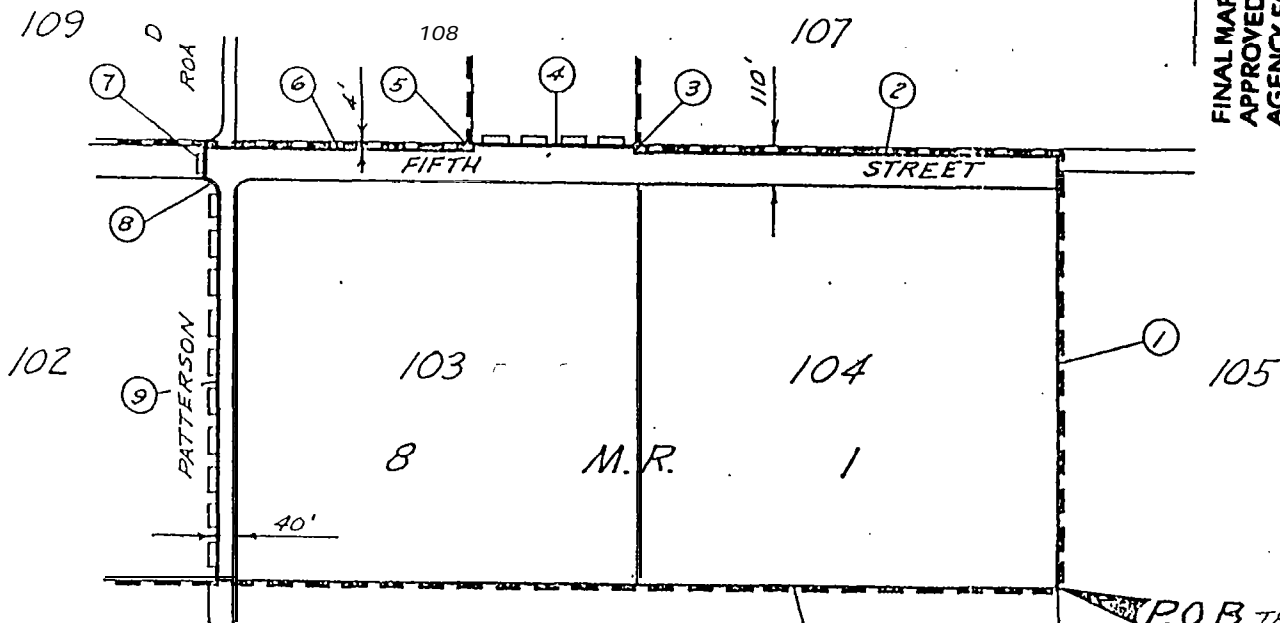
BY White

12-11-92

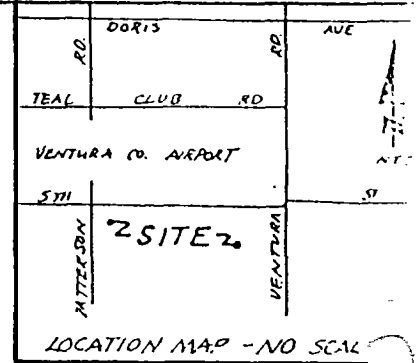
92-10

COURSES			
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FINAL MAP/LEGAL DESCRIPTION
APPROVED BY VENTURA LOCAL
AGENCY FORMATION COMMISSION
ON 12-16-92
BY *Chute*

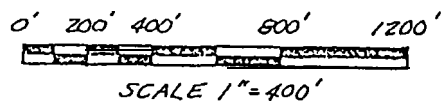


— EXIST. DIST. BDY.
- - - PROP. DIST. BDY.

P.O.B. THE E'LY TERMINUS
OF THE 10 TH COURSE OF PARCEL 14-4A OF
THE OXNARD SEVENTH FRINGE AREA ANNEXA-
TION.

PREPARED BY:
STEPHEN F. BOVEE
DRAFTING & GRAPHICS
P.O. BOX 635
OAK VIEW CA 93023
805-649-9104

PARCEL 14-4A
OF
OXNARD SEVENTH FRINGE AREA
ANNEXATION TO CALLEGUAS MUNI-
CIPAL WATER DISTRICT T-12/17/76
4734 OR 209



PARCEL B
OF
ANNEXATION NO. 35
TO
CALLEGUAS MUNICIPAL WATER DISTRICT
VENTURA CALIFORNIA

JUNE 1992

Sheet 1 of 1

92-10

VENTURA LOCAL AGENCY FORMATION COMMISSION

Hall of Administration
800 South Victoria Avenue, L#1850
Ventura, CA 93009
(805) 654-2576 FAX (805) 654-5106

MINUTES OF MEETING WEDNESDAY, DECEMBER 15, 1993

1. Chairman Larry Rose called the meeting to order at **9:02** am.
2. Roll was called. Present were Commissioners Flynn, Fiore, **McKinney**, McCormick, and Carson, and Chairman Rose.
3. The oath was administered for interested parties who wished to give testimony.
4. Dennis Hargrave of **Camarillo** spoke in favor of the General Plan Amendment for Knightsbridge Holdings Inc.
5. The minutes of the November **17** meeting were approved as mailed.
6. Comments on Hidden Creek Ranch

After Commission discussion it was decided to respond to the City of **Moorpark** asking for inclusion of the following items in work program for the **EIR**: Possible areas for deannexation to compensate for the annexation of Specific Plan No. 8 (Hidden Valley Ranch); long-term availability of potable water.

7. Comments on Las Posas Valley GPA

After discussion regarding the General Plan Amendment, a motion was made by Commissioner Fiore and seconded by Commissioner Flynn to modify the draft letter by eliminating the any direct recommendation for denial, changing "prime" to "irrigated agricultural", and adding the words "spirit of the" to item three relating to guidelines for orderly **development**. The motion was passed on a 4-0 vote.

8. Adoption of Policy regarding annexations to the City of Oxnard

After discussion, on a motion by Commissioner Flynn **and seconded by Commissioner McKinney**, a policy was adopted by a 4-0 vote that specifically states

MEMBERS

COUNTY:

John K. Flynn
Maria E. VanderKolk
Vicky Howard, *Alternate*

CITY:

Alex Fiore
Robert N. McKinney
Gregory Carson, *Alternate*

PUBLIC:

Larry Rose
Janis McCormick, *Alternate*

EXECUTIVE OFFICER:

Stanley A. Eisner, AICP

"IT SHALL BE THE POLICY OF VENTURA LOCAL AGENCY FORMATION COMMISSION (LAFCO) THAT ANY ANNEXATION TO THE CITY OF OXNARD SHALL **ONLY** BE CONSIDERED AND APPROVED IF THE **SUBJECT** PROPERTY IS ALREADY WITHIN **THE CALLEGUAS MUNICIPAL WATER DISTRICT**, OR IS APPROVED CONCURRENTLY WITH AN ANNEXATION TO THE CALLEGUAS MUNICIPAL WATER DISTRICT".

9. LAFCO 93-12 - Ortiz Annexation to the Saticov Sanitary District

Mr. Eisner presented the Staff Report and answered questions from the Commissioners. On a motion made by Commissioner Flynn and seconded by Commissioner **McKinney**, the motion passed on a 4-0 vote.

10. LAFCO 92-10 - **Calleguas** Municipal Water District Annexation #35

Mr. Eisner presented the letter from Mr. Thomas Anderle representing the **Calleguas** Municipal Water District requesting extension of the above proposal which was **originally** approved on December **16, 1992**. On a motion made by Commissioner **Flynn** and setonded by Commissioner Fiore, the request for 90 day extension was granted on a **4-0** vote.

11. There being no further business to come before the Commission, the meeting was adjourned at **10:18** am.

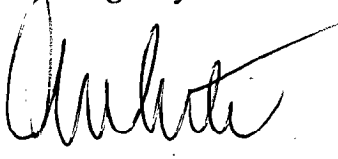
* * * * *

Detailed information concerning these minutes, **including** a taping of the proceedings, is available in the LAFCO office.

HEREBY **CERTIFY THAT THE ANNEXED INSTRUMENT IS A TRUE AND CORRECT COPY OF THE DOCUMENT WHICH IS ON FILE IN THE LAFCO OFFICE.**

DATED 12-15-93
BY White

STANLEY A. EISNER
Executive Officer
Ventura Local Agency Formation Commission

By 
COLLEEN M. WHITE
Secretary to the Commission



**Draft Environmental Impact Report
State Clearinghouse Number 92031032
SPECIAL USE PERMIT No. 1489
"SHOPPING AT THE ROSE"
Volume I:
Environmental Impact Report**

Prepared for:

**City of Oxnard
Community Development Department
305 West Third Street
Oxnard, California 93030**

Prepared by:

**Impact Sciences, Inc.
267 West Hillcrest Drive, First Floor
Thousand Oaks, California 91360**

April 20, 1992

2.0 SUMMARY

PURPOSE

*It is the intent **of** the Summary to provide the reader with a clear and simple description of the proposed project, its impact potential and mitigation measures. Section 15123 of the CEQA Guidelines indicates that the Summary should identify each significant effect, recommended mitigation measures, identify project alternatives that would reduce or avoid potential significant impacts, describe areas of project development controversy, and identify any issues remaining to be resolved. This section focuses on the major areas of importance to decision-makers and utilizes non-technical language to promote understanding.*

INTRODUCTION

The goal of the applicant is to create a retail shopping center with retail shops, restaurants and financial services, that will offer a comprehensive range of goods and services needed within a regional trade area along the Ventura Freeway (U.S. 101) corridor. The project is intended to provide goods and services in many void and underserved retail categories for this area, such as apparel, eating/food services, specialty retail, and discount department store. The City of Oxnard’s primary objective for this project is to increase its sales tax base through development of a high quality regional shopping center on a Ventura Freeway-oriented site, while minimizing the adverse effects of site development on surrounding land uses and the circulation system.

SITE LOCATION

The proposed project site is located at the northwest corner of the intersection of Rose Avenue and Gonzales Road, in the north-central portion of the City of Oxnard, in Ventura County. The site is approximately 62.2 acres in size and is surrounded by the Ventura Freeway on the north, Rose Avenue on the east, Gonzales Road on the south and a row of single family homes on the west. Regional access is immediately available from the Rose **Avenue/Ventura** Freeway, just northeast of this site. For further details concerning site’s regional and local setting, please refer to Section 3.0, Project Description.

SITE CHARACTERISTICS

The land is nearly flat, sloping very gently toward the southeast. The soils are of prime farmland quality and the land has been actively farmed with various row crops for many years. Irrigation is provided by an on-site water well; pumping equipment is located at the corner of Rose Avenue and Gonzales Road. The City of Oxnard's Gonzales Blending Station facility is located along the Gonzales Road site frontage, on a separate parcel of land. Overhead utility pole lines are found along the north, west and south site borders. Street frontages along both Rose Avenue and Gonzales Road are unimproved.

Surrounding land uses include: the Ventura Freeway and residential uses to the north, light industrial uses to the east, the new St. Johns regional Medical Center nearing completion to the southeast, a large farm site to the south and a **single-family** residential neighborhood to the west. Noise sources in the project vicinity are dominated by traffic along the adjacent Ventura Freeway and along Rose Avenue and Gonzales Road. Sources of outdoor illumination include street lights, residential and industrial lighting fixtures and headlight beams from evening traffic. The City's General Plan identifies the Rose Avenue/Ventura Freeway interchange as a "major gateway" to the City, Rose Avenue northbound as a "mountain view corridor," and Gonzales Road and the freeway as "scenic routes."

The Environmental Setting section of this EIR (Section 4.0) provides additional detail regarding existing site conditions and surrounding land uses.

PROJECT DESCRIPTION

The proposed project entails the development of a regional shopping center. The center would initially be developed with 523,702 square feet of building and pad areas, consisting of five major anchor tenant buildings (404,602 sq. ft.), four buildings to be occupied by miscellaneous shops (85,500 sq. ft.) and five building pads to be built to suit for future tenants (33,600 sq. ft.). Adjacent to two of the major tenant buildings and shop building

"B", space would be set aside for future expansion areas, with 30,000 square feet for Major Tenant One, and 28,800 square feet for Major Tenant Five and 9,750 square feet for Building "B", bringing the total potential building area to 592,252 square feet. The expansions would take place if there is adequate market demand and would not require any additional site area. Uses would consist of various retail, service, financial and restaurants/fast food businesses. The applicant estimates that the project would generate an estimated 1,200 to 1,500 jobs, at full **buildout** and occupancy. Approximately 6.5 acres of **site** area would be dedicated, reserved, or sold for public improvements. These include: the expansion of the Gonzales Blending Station, street frontage improvements, and land to be set aside along the north site boundary for the future construction of a southbound Rose Avenue off-ramp, and a portion of the future Ventura Freeway/Rose Avenue interchange improvements.

AREAS OF KNOWN CONTROVERSY

At this time, no public controversy concerning this project has been identified. The treatment of the interface between the developed project site and the adjoining single family home sites and the potential nuisance effects resulting from an active shopping center are expected to be a matter of strong concern for those residents. The project's impacts on the local and regional roadway system and the Oxnard Plain **Airshed**, and the project's contribution toward mitigation of significant impacts are also expected to be a matter of general concern. Conversion of the historic farming use of the site to an intensive urban use, although previously evaluated and adopted as official land use policy in the **Land** Use Element of the recently updated City of Oxnard General Plan, may become an issue of controversy with some persons or agencies.

ISSUES TO BE RESOLVED

The applicant is requesting approval of Special Use Permit No. 1489, to permit construction of a retail shopping center in the Business Research Park (BRP) Zone. Other approvals

requested include Tentative Tract Map 4827, to subdivide the property into 19 parcels, and a Development Agreement to effectuate a contract between the City and the applicant relative to development guarantees and public improvements/contributions. The project design features, overall site plan quality and conformance with the purpose and standards of the BRP Zone will be resolved through the City's evaluation of the Special Use Permit request. Specific measures to mitigate the potentially significant environmental impacts of this project below a level of significance, are identified in Sections 5.1-5.10 of this EIR. These measures may, however be modified, expanded or even reduced, following public review of the Draft EIR and deliberations by the City of Oxnard Planning Commission and City Council. No unresolved issues relative to the environmental effects of this project are known at this time.

**ENVIRONMENTAL IMPACTS,
MITIGATION MEASURES
AND UNAVOIDABLE
SIGNIFICANT IMPACTS**

This Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental effects that would result from the proposed project, to develop ways to mitigate any significant impacts to below the level of significance and to identify any impacts that would remain significant, even after implementation of available mitigation measures. The detailed assessment of potential impacts is presented in Sections 5.0-8.0 of this EIR. A summary of the project's impacts, the recommended mitigation measures and the residual impact remaining after implementation of these measures is presented in Table 1, following.

ALTERNATIVES

Section 6.0 of this EIR evaluates three alternatives to the proposed project, in an effort to assist the City of Oxnard in identifying an environmentally superior project scenario that accomplishes the project objectives, while reducing the

environmental consequences associated with the proposed project. The alternatives examined include:

- No-Project, that is continuation of site use for production of agricultural row crops.
- Business Research Park, that is development of the project site with uses permitted in the City of Oxnard's Business and Research Park Zoning District regulations, such as manufacturing, fabrication, wholesaling, distribution, offices, warehouses, assembly, and research and development.
- Alternative Sites, that is development of the proposed regional shopping center on other sites located in Oxnard and along the Ventura Freeway, that could feasibly be developed as a regional shopping center. Two such alternative sites are evaluated.

The No-Project scenario would result in the least environmental impact of these alternatives. However, the CEQA Guidelines require that, if this is the case, the environmentally preferable scenario among the other alternatives must be identified. Of the alternative development scenarios evaluated, the proposed project and development at Alternative Site B were found to result in similar overall impact on the environment, and less overall impact than the other two development scenarios considered. Alternative Site B is located along the south side of the Ventura Freeway, between the Rice Road and Del Norte Boulevard interchanges. The applicant has indicated that development at this site would not be economically feasible, due to its location outside of the major population bases and its lack of good surface street access.

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
TRAFFIC AND CIRCULATION		
<p>At full occupancy of the initial phase of development, the proposed project would generate approximately 20,095 trips daily, of which 400 would occur during the AM peak hour and 1,900 would occur during the PM peak hour. Under background-plus-initial phase conditions, five intersections would operate at an unacceptable level of service with the addition of project-generated traffic. Intersection improvements are identified, which would bring these intersections to an acceptable level of service. The project applicant would also be responsible for completing ultimate street improvements along the project frontage on both Rose Avenue and Gonzales Road and would install capacity improvements, including a traffic signal, at the intersection of Rose Avenue/Lockwood Street.</p> <p>At ultimate development and full occupancy, following future expansion, the project would generate between 21,909 and 24,783 total average daily vehicle trips. These additional trips are projected to require additional mitigation at the intersection of Rose Avenue/Wooley Road, in addition to the measures required to reduce impacts from the initial phase of development.</p> <p>With the completion of the recommended intersection improvements, project traffic impacts would be mitigated below the level of significance. Unavoidable significant cumulative impacts are projected in the year '2000, at the intersections of Gonzales Road/Oxnard Boulevard, Gonzales Road/Rose Avenue, Oxnard Boulevard/Vineyard Avenue, until planned improvements are completed several years from now.</p>	<ol style="list-style-type: none"> 1. "H" Street and Gonzales • Add westbound right-turn lane, restripe within existing right-of-way. 2. "C" Street and Gonzales • Add northbound right-turn lane, add westbound right-turn lane, widen east side of south leg within existing right-of-way, restripe east leg within existing right-of-way. 3. Oxnard and Vineyard • Add second westbound through lane, through reconstruction of the existing median. 4. Oxnard and Gonzales • Add second westbound left-turn lane, median relocation and restriping. (Widen two feet within existing right-of-way.) 5. Rose and Wooley • Add northbound right-turn lane, restripe north and south legs to eliminate southbound right- turn lane and shift northbound and southbound through lanes to the west. 6. Rose Avenue and Lockwood Street • Provide a northbound left-turn lane, a southbound left-turn lane, two southbound through lanes, a southbound right-turn lane, two eastbound left-turn lanes, an eastbound through lane and an eastbound right-turn lane. This intersection will be controlled with a coordinated and fully actuated traffic signal. This measure is proposed by the applicant and is considered part of the project description. 7. A second westbound through lane added at the intersection of Rose and Wooley would result in LOS "C" during the PM peak hour. (This measure is required for background-plus-ultimate development conditions.) 	<p>Significant</p>

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
AIR QUALITY		
<p>Implementation of the proposed project would increase both short- and long-term pollutant emissions. Short-term project-related emissions would include fugitive dust generated by site preparation activities (i.e., grading) and air pollutants generated by heavy equipment and construction vehicle use. The short-term emissions would exceed County of Ventura Air Pollution Control District (APCD) criteria for air quality impacts but are not considered significant by the District because they are short-term in nature. Long-term project operation would generate emissions that would also exceed APCD criteria for reactive organic compounds (ROC) and oxides of nitrogen (NO_x) and, because they would be long-term in nature, are considered significant. The proposed project would not exceed Federal or State ambient air quality standards for carbon monoxide. In addition, the project would be consistent with the Air Quality Management Plan. Mitigation measures are proposed that would reduce the magnitude of both short- and long-term project-generated emissions to levels below the APCD significance criteria.</p>	<ol style="list-style-type: none"> 8. Water all material excavated or graded on- or off-site to prevent excessive amounts of fugitive dust. Watering shall occur at least two times daily, preferably in the late morning and after the completion of work for the day. 9. Cease all clearing, grading, earth moving, or excavation operations during periods of high winds (20 mph or greater in one hour). The contractor shall maintain contact with the APCD meteorologist for current information about average wind speeds. 10. Water or securely cover all material transported off-site and on-site to prevent excessive amounts of dust. 11. Minimize the area disturbed at any one time by clearing, grading, earth moving and excavation so as to prevent excessive amounts of dust. 12. Keep all grading and construction equipment on or near the site, until these activities are completed. 13. Apply nonhazardous chemical stabilizers to all inactive portions of the construction site. When appropriate, seed exposed surfaces with a fast-growing, soil-binding plant to reduce wind erosion and its contribution to local particulate levels. The application of chemical stabilizers to completed grading areas can reduce fugitive dust emissions from inactive portions of a project site by up to 80 percent. 14. Observe a 15 mile per hour speed limit for the construction area. This measure could reduce fugitive dust emissions from unpaved roads and areas of construction sites by up to 60 percent. 	<p>Not significant</p>

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
AIR QUALITY (Cont.)	<p>15. Sweep streets adjacent to the project site, as needed, to remove silt that may have accumulated from the construction activities, to further reduce dust generation.</p> <p>16. Maintain equipment engines in good condition and in proper tune, per manufacturers' specifications, to prevent excessive emissions.</p> <p>17. The applicant' shall choose from, and implement, measures from the following list which are, singly or in combination, capable of reducing air pollutant emissions by a total of 0.091 ppd of ROC and 0.146 ppd of NO_x for each 1,000 square feet of regional commercial space, 0.211 ppd of ROC and 0.339 ppd of NO_x for each 1,000 square feet of restaurant space, 1.777 ppd of ROC and 3.856 ppd of NO_x would be mitigated for each 1,000 square feet of fast food space, and 0.475 ppd of ROC and 0.763 ppd of NO_x for each 1,000 square feet of financial uses approved for development on the project site. Each is considered feasible and implementable within the framework of this project. Emission reduction and cost information presented below were obtained from the <u>Guidelines for the Preparation of Air Quality Impact Analyses</u> and other various agencies as referenced.</p> <p>A. Obtain emission offsets for ROC and NO_x currently banked by a source within the Oxnard Plain Airshed. These may be purchased in any volume.</p> <p>B. Develop a portion of the on-site parking area as a park and ride lot. The APCD indicates that 4.14 ppd of ROC and 9.12 ppd of NO_x would be reduced for each 80 spaces.</p> <p>C. Develop, or fund, the development of Class 2 Bike Lanes within the City of Oxnard. The APCD indicates that 1.18 ppd of ROC and 1.66 ppd of NO_x would be reduced for each 1 mile segment (both direction).</p>	

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
AIR QUALITY (Cont.)	<p>D. Fund the price difference between gasoline-powered vehicles and electric-powered vehicles for City owned fleet vehicles. City staff indicate that the City of Oxnard will be replacing fleet vehicles with electric-powered vehicles. The difference in price between new gasoline-powered vehicles and new electric-powered vehicles is estimated at between \$1,600 and \$2,000. The reduction in emissions associated with this measure is estimated at 0.012 ppd of ROC and 0.017 ppd of NO_x for each vehicle funded.</p> <p>E. Contribute to a City-managed off-site Transportation Demand Management (TDM) fund. This may be done for any amount of emissions at a cost of \$8,833.28 per ppd reduced of ROC. With this measure only, each ppd of ROC reduced would be equivalent to a 1.45 ppd reduction of NO_x.</p> <p>A total of \$515,863.68 would be required to fully reduce the long-term impacts to air quality generated by full project buildout (without fast food) if other mitigation measures cannot be implemented. The total three-year fee required for the initial phase of development would be \$498661.62. The total fee required for the worst-case traffic scenario, including fast food, would be \$615,056.87. Should other measures be implemented which are capable of reducing only a portion of the emissions, each additional pound could be mitigated with a contribution of \$8,833.28 per pound of ROC. These amounts would be payable by the developer of each use prior to occupancy.</p> <p>The APCD indicates that the following conditions should apply to the use of these funds and all accumulated interest earned from the funds:</p> <ul style="list-style-type: none"> • The approving jurisdiction should determine the basis for collection and how the funds are to be spent. The funds should be spent or committed to a project within five years of receipt of the funds. 	

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
AIR QUALITY (Cont.)	<ul style="list-style-type: none"> • TDM funds must be used for projects or programs in the airshed in which the proposed project will be located (i.e., either the Oxnard Plain Airshed or the Ojai Valley Airshed). Ridesharing arrangements or public transit services which originate outside the airshed but which serve the airshed are also eligible uses of the funds. • The approving jurisdiction should establish a TDM fund to receive and hold the funds until such time as the funds are spent on an approved project or program • TDM funds should not be used for traffic engineering projects, including signal synchronization, intersection improvements, and channelization, as the benefits from these projects are primarily traffic-related and not air quality-related. <p>F. Subsidize a South Coast Area Transit bus route for the project site and area. The cost for a route proposed for this area is estimated to be \$88,500 per year and must be subsidized for a minimum of three years to be considered adequate mitigation.</p> <p>G. Contribute to the City of Oxnard's SCOOT (Split, Cancel Offset Optimization Technique) traffic signal system program. This program is designed to automatically adjust traffic signal timing at various intersections throughout the City and reduce vehicle delay times at these intersections. Such a program is consistent with transportation control measures identified in the 1991 AQMP. The cost of implementing the SCOOT program is \$8,000.00 per intersection and the applicant must commit to implementing the program at a minimum of six intersections. There are currently 40 intersections within the City with the potential for using the SCOOT program. Although the APCD indicates that traffic signal improvements can reduce ROC, NO_x</p>	

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
<p>AIR QUALITY (Cont.)</p>	<p>and carbon monoxide emissions, at this time, it is not possible to quantify the change in daily emissions at various intersections associated with this program. Therefore, although it would likely reduce emissions, it cannot be quantitatively counted towards the reduction of ROC and NO_x emissions associated with project-generated traffic.</p> <p>18. Relocate all exterior trash enclosures which are currently planned for the buffer area along the western border of the site to areas adjacent to the main buildings. This would increase the distance between trash enclosures and residential structures and minimize the potential for odors at the residences.</p>	
<p>NOISE</p> <p>The existing noise environment in the project vicinity is currently affected by agricultural operations and vehicular traffic on the Ventura Freeway, Rose Avenue and Gonzales Road. Project implementation would result in the creation of construction-related and operational noise sources. Construction noise levels would exceed recommended standards, but since construction activities would be restricted on a daily basis and would be limited to approximately one year in duration, these impacts would not be considered significant. During long-term project operation, on-site activities would result in increased noise levels affecting adjacent single-family homes, however, no threshold of significance is expected to be exceeded and the project design provides buffering of such noise impacts via a proposed eleven-foot grade separation/noise barrier. Off-site traffic noise levels would be below State and City standards. Mitigation measures</p>	<p>19. Contractor shall limit on-site construction activities to between the hours of 7:00 A.M. and 7:00 P.M., and exclude Sundays.</p> <p>20. Contractor shall prohibit off-site heavy truck activities in local residential areas.</p> <p>21. Contractor shall provide staging areas on-site to minimize off-site transportation of heavy construction equipment. Locate these areas to maximize the distance between activity and residential areas.</p> <p>22. Contractor shall ensure that construction equipment is fitted with modern sound-reduction equipment.</p> <p>23. Restrict deliveries and City trash pick-up to between the hours of 7:00 A.M. and 7:00 P.M., and exclude Sundays. Revise site plan to locate trash enclosure areas in west edge of site, adjacent to the rear of the main buildings.</p>	<p>Not significant</p>

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
<p>NOISE (Cont.)</p> <p>have been identified which would minimize construction-related noise levels and to reduce the effects of long-term on-site activity on the adjacent residential neighborhood. Project-related noise impacts would thus not be significant.</p>	<p>24. Restrict the use of parking lot vacuums and other facility-cleaning activities behind the main buildings near the west site boundary and the adjacent home sites to between the hours of 7:00 A.M. and 7:00 P.M., and exclude Sundays.</p>	
<p>SOLID WASTE</p> <p>The proposed project would generate small amounts of solid waste during site preparation (demolition of existing water well and irrigation system improvements) and during project occupancy. Approximately 1,175 tons of solid waste would be generated per year upon project buildout. Solid wastes from the proposed project would increase the average daily volumes transferred to Bailard Landfill by approximately 0.21 percent. Given the County of Ventura's significance thresholds, the project would have an adverse impact on the County's waste management system because it would dispose of more than 50 tons of solid waste per year.</p> <p>Mitigation measures, such as trash compaction, and separation and recycling, would reduce the volume and tonnage, respectively, of solid wastes that are transferred to the landfill; however, not all solid wastes can be recycled due to their nature or cost of recycling. Because there is an existing shortage of landfill space available for long-term solid waste disposal within Ventura County, if the Bailard Landfill closes in 1993 and if Weldon Canyon Landfill is not approved, proposed project impacts would be unavoidably significant.</p>	<p>25. Prior to issuance of building permits, design a permanent recycling program to the satisfaction of the City of Oxnard Department of Public Works, Refuse Division which would be implemented project-wide. The program is to include:</p> <ul style="list-style-type: none"> • designated areas for trash separation bins which are accessible to the tenants and waste haulers • identification of materials that would be recycled • a recycling coordinator to be designated for each structure of over 15,000 square feet, and one recycling coordinator for each three buildings of under 15,000 square feet • a tenant educational program • means by which the separated recyclables would be removed from the project site • identification of local markets for the recyclables • means by which no less than 25 percent of non-yard solid wastes generated on the site are diverted from waste streams otherwise going to the landfills by 1995, and 50 percent by the year 2000 	<p>Significant</p>

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
SOLID WASTE (Cont.)	<ul style="list-style-type: none"> • provisions for annual monitoring of solid waste generated and total waste diverted, with reports to be filed with the City of Oxnard, Department of Public Works, Refuse Division • all elements of the approved recycling program to be recorded as a covenant on the land title <p>26. Revise the site plan to include the following provisions:</p> <ul style="list-style-type: none"> • locate recycling areas in close proximity to the location of dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points • provide one recycling area for each structure greater than 15,000 square feet, and one shared recycling area for every two structures less than 15,000 square feet. With the written approval of the Public Works Director of the Refuse Superintendent, trash and recycling areas may be combined into one enclosure area • provide enough space to accommodate all containers and accessibility for on-site maintenance crew • place all containers for recyclables so that they do not block access to each other • provide adequate space in each recycling area so that it does not interfere with waste hauler vehicle or pedestrian access • construct all recycling areas to conform with locally adopted health, safety, building and fire codes <p>27. Wherever possible, require building products made of recycled materials within the construction specifications for the proposed improvements.</p>	

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
<p>SOLID WASTE (Cont.)</p>	<p>28. Reduce yard waste on the project site through use of xeriscape techniques, and use of drought-tolerant and native vegetation in landscaping.</p> <p>29. Recycle yard wastes 25-50% through any or all of the following techniques:</p> <ul style="list-style-type: none"> • Mulching • Grasscycling (Reuse of grass clippings as mulch, in compost mixes, etc.) • Separation of yard waste with delivery to agricultural re-use, worm composting operation, wood grinding company or similar reuse or recycling facility. 	
<p>STORM DRAINAGE</p> <p>The proposed project includes a project-wide storm drainage system consisting of surface and subsurface drainage facilities which would channel storm flows off site and eventually into the Drain. In any storm event, this project may not discharge more than one cubic foot per second (cfs) of storm water per acre into the off-site storm drain system, pursuant to an agreement between the City of Oxnard and the Ventura County Flood Control District. In order to accommodate this requirement, the applicant's engineers propose to use the parking lots for storm water detention, and to control site runoff with flow-restricting outlets. In all cases, all building pads would be elevated no less than ONE foot above the hydraulic gradeline for the parking lot detention area during a 100-year frequency storm event. The applicant will also be required to install several downstream storm drain improvements to mitigate cumulative impacts on the Rice Road Drain.</p>	<p>None required.</p>	<p>Not significant</p>

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
STORM DRAINAGE (Cont.)		
<p>If the proposed storm drainage improvements do not release greater than 1 cfs/acre of storm water into off-site drainage facilities, and if proposed building pads are constructed at a minimum of one foot above the 7-inch hydraulic gradeline of the on-site detention areas, no significant project impacts would occur.</p>		
LAND USE		
<p>The project site is currently used for agricultural row crop production. The proposed project site is designated for a Business and Research Park on the City of Oxnard Zoning Map and in the Land Use Element of the <u>City of Oxnard 2020 General Plan</u>. Both permit a regional shopping center at the project site, subject to the approval of a Special Use Permit by the Planning Commission. Therefore, no Zone Change or General Plan Amendment is required for the implementation of the proposed project. The proposed project is also consistent with the goals, objectives, and policies of the Land Use Element of the City's General Plan, in particular, those involving agricultural land conversion, freeway corridor development and development intensity. No significant land use impacts would result from project implementation.</p>	None required.	Not significant

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
SCHOOLS		
<p>The Rio and Oxnard Union High School Districts are presently operating over enrollment capacity for their current physical facilities. Development of the proposed project would generate 273 students within the Rio School District, and approximately 86 students within the Oxnard Union High School District. Given the continuation of enrollments exceeding facility design capacity within each district, the project would significantly impact school facilities. Required developer impact fees are considered sufficient to mitigate these impacts below the level of significance. Cumulative impacts can also be mitigated below the level of significance, through the payment of required development impact fees, through additional sources of funding for school districts, and through actions by local government agencies to require measures in addition to the required impact fees, for projects involving a re-zoning or general plan amendment that would intensify the planned land use.</p>	<p>30. The applicant shall pay the impact fee established by the Rio and Oxnard Union High School Districts, prior to the issuance of any building permits for new buildings on the project site.</p>	<p>Not Significant</p>
FIRE PROTECTION		
<p>The Oxnard Fire Department is currently at minimum staffing levels, with 0.56 fire fighters per 1,000 residents, compared to other California cities, which average 1.1 fire fighters per 1,000 residents. Emergency response times to the project area are currently within an acceptable three minutes for first response, but much slower for secondary response units. No plans have been authorized to expand the fire department.</p>	<p>31 Implement the City of Oxnard Fire Department fire prevention recommendations through project design. Include the Oxnard Fire Department in the plan check process for new tenant improvements so the department can recommend and inspect specific tenant improvements prior to the opening of business. This increases the level of fire prevention and allows for the fire department to better plan for calls that may be generated.</p>	<p>Not Significant</p>

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
FIRE PROTECTION (Cont.)		
<p>Development of the proposed project would increase the potential for property damage and human injury due to fire, compared to existing conditions at the site. The project design would be subject to compliance with fire department recommendation for improving fire prevention and enhancing emergency response efforts, which would sufficiently mitigate project impacts. Assuming implementation of such recommendations in all new projects, cumulative impacts on the City's fire protection resources would not be significant.</p>		
POLICE PROTECTION		
<p>The Oxnard Police Department is presently understaffed, with a current officer to population ratio of 1.0/1,000, compared to the target ratio of 1.2/1,000. Emergency response times to the project area are currently at the upper range of desirability at five minutes, while non-emergency calls have a generally much slower response.</p> <p>The proposed project would result in an increase in the number of calls per year to the department for police protection services. Crime prevention measures would be implemented through project design that would mitigate project impacts to an acceptable level. However, cumulative impacts would remain unavoidably significant, until the sworn officer to population ratio reaches 1.2 per 1,000.</p>	<p>32. Comply with all recommendations of the Oxnard Police Department, relative to building design, doors, locks, access, visibility, etc. in the preparation of final plans.</p> <p>33. Include the Oxnard Police Department in the plan check process, so the department can recommend specific tenant improvements prior to the opening for business. This increases the level of crime prevention for the project and allows for the police to better plan for calls that may be generated by the tenant.</p>	Significant

Table 1
Summary of Project Impacts and Recommended Mitigation Measures

PROJECT IMPACTS	RECOMMENDED MITIGATION MEASURES	RESIDUAL LEVEL OF IMPACT
AESTHETICS, LIGHT AND GLARE		
<p>Implementation of the proposed project would result in a substantial change in the visual character of the site from cultivated farmland to an urbanized appearance. The developed site would not significantly impact scenic views from surrounding viewpoints. Proposed landscaping would soften the effect of building massing, would buffer the adjoining single-family residences and would implement the City's Master Street Tree Plan. Interim screening measures are required along the west and north site boundaries, to mitigate potentially significant visual impacts during on-site construction activities, and until a future freeway off-ramp alignment is constructed. No unavoidable -significant impacts on the visual setting would occur, and new lighting would not result in glare on surrounding properties or roadways.</p>	<p>34. All lighting fixtures in the western part of the site shall be fully hooded, shielded, and located so as to prevent glare on the adjacent residential lots.</p> <p>35. The City Planning Division will review the project's lighting plan to ensure 'consistency with the City's Zoning Ordinance, which identifies the following standards for on-site lighting:</p> <ul style="list-style-type: none"> • Lighting within physical limits of the area required to be lighted shall not exceed seven (7) footcandles, nor be less than one (1) footcandle at any point. • A light source shall not shine upon, nor directly illuminate directly any surface other than the are required to be lighted. • No lighting shall be of the type or in a location such that constitutes a hazard to vehicular traffic, either on private property or on abutting street. <p>36. To reduce impacts of adjacent construction on the residents along Almanor Street, the developer shall erect a decorative screening barrier along the western boundary of the project site, adjacent to those residential lots with open rear fencing, prior to commencement of site grading. The barrier shall remain in place until the proposed six-foot high wall along the west boundary line has been completed. Barrier design shall be approved by the Director of Community Development.</p> <p>37. To reduce potential impacts associated with the future off-ramp alignment along the north site boundary, the future freeway off-ramp area shall be landscaped with drought-tolerant plants and maintained free from litter and garbage, until the freeway off-ramp improvements are constructed.</p>	<p>Not significant</p>