

APR 12 1994



MWD

Daren E. Duff
EXECUTIVE SECRETARY
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

March 14, 1994

To: Board of Directors (Water Problems Committee--Action)
From: General Manager
Subject: Formal Terms and Conditions for Concurrent Annexation of
Annexation No. 40 to Calleguas Municipal Water District and
The Metropolitan Water District of Southern California

Report

The Calleguas Municipal Water District (Calleguas) Board of Directors has requested consent to annex certain territory designated as Annexation No. 40 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 total gross area of 55.55 acres of which 2.98 acres are located within a public street, leaving a net area of 52.57 acres. The request to annex the uninhabited territory was made to Metropolitan by Calleguas' Resolution No. 933 (copy attached) which was adopted by Calleguas' Board on March 2, 1994.

Metropolitan's Board, at its October 12, 1993 meeting, granted informal approval to this annexation. The site proposed to be annexed was until the Spring of 1993 a lemon grove. The property which is owned by the Oxnard Union High School District is intended to be developed as Oxnard High School.

On February 16, 1994, the Ventura Local Agency Formation Commission (LAFCO) approved this annexation by their Resolution No. 93-10, 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 \$5,000 processing charge, the annexation charge is \$117,079.24 if the annexation is completed by December 31, 1994. The \$5,000 processing charge has already been paid. If the

annexation is completed during the 1995 calendar year, the annexation charge will be based on the then current per-acre rate.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the Oxnard Union High School District, acting as Lead Agency, has prepared Environmental Impact Report SCH# 91031064, for the replacement of Oxnard High School. Your Board and its advisory committees are required to consider the information contained in the EIR prior to reaching a decision on the proposed action. Pertinent pages from the EIR are attached to this letter to facilitate your review of the document. The full EIR is available for review in the Executive Secretary's office.

Metropolitan, as a "Responsible Agency, has responsibility for mitigating or avoiding only the direct or indirect effects of those parts of the overall project which it decides to carry out, finance or approve" [State CEQA Guidelines, Section 15096 (g) (1)]. In this case, the EIR indicates that alterations to the project to avoid or mitigate environmental impacts have been adopted by the Oxnard Union High School District. Since the Oxnard Union High School District has adopted the required changes and mitigation measures, your Board's only remaining responsibility under CEQA is to consider the information contained in the EIR prior to reaching a decision on this project.

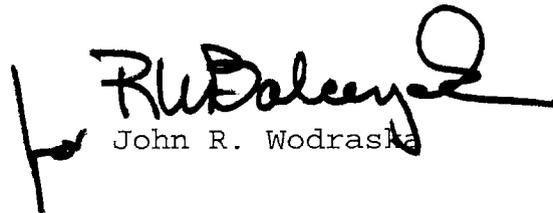
Transmitted herewith is a form of resolution fixing the terms and conditions for the annexation, including payment in cash of \$117,079.24 if completed by December 31, 1994 or the then current per-acre rate if completed during the 1995 calendar year. The resolution includes Metropolitan's standard provisions.

Board Committee Assignment

This letter is referred to the Water Problems Committee for action 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. 40 to Calleguas and Metropolitan, and fixing Metropolitan's terms and conditions for the annexation, including a cash payment of \$117,079.24 if completed by December 31, 1994 or at the then current per-acre rate if completed during the 1995 calendar year.



John R. Wodraska

GWW/wbetb45

RESOLUTION 8436

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA CONSENTING TO
ANNEXATION NO. 40
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, a municipal water district, situated in the County of Ventura, State of California, pursuant to Resolution No. 933 adopted March 2, 1994, 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 an attachment to the Ventura Local Agency Formation Commission Resolution adopted February 16, 1994, 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 February 16, 1994, the Ventura Local Agency Formation Commission approved the proposed annexation, by Resolution No. 93-10; and

C. WHEREAS, the Board of Directors of Metropolitan has considered the information contained in the Environmental Documentation in relation to proposed Annexation No. 40; 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.40 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 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 \$117,079.24 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 water 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 and time of use of such water, shall be subject to regulations promulgated from time to time by Metropolitan.

d. Except upon the 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 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.

Resolution

-3-

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 April 12, 1994.

Executive Secretary
The Metropolitan Water District
of Southern California

GWW/wbetb46

RESOLUTION NO. 933

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. 40

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, Oxnard High School District, 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 maps and legal descriptions 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 are:

Oxnard High School District owning 52.57 acres;

WHEREAS, Calleguas informally consented to annexation subject to and in accordance with certain terms and conditions; and

WHEREAS, the annexee has been 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 as Calleguas Annexation No. 40; and

WHEREAS, on February 16, 1994, the Ventura County Local Agency Formation Commission by its Resolution No. 93-10, a copy of which is attached hereto and marked Exhibit A, considered and approved the proposed Calleguas Annexation No. 40 of the territory to Calleguas and Metropolitan, and found that the boundaries of the territory to be annexed are definite and certain; and

WHEREAS, the territory proposed to be annexed in Calleguas Annexation No. 40 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 properties, 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:

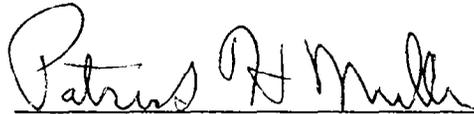
1. Pursuant to the Metropolitan Water District Act, Article

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 descriptions and parcel maps 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 2nd day of March, 1994.



President of the Board of Directors

ATTEST:



Secretary of the Board of Directors

LAFCO 93-10

RESOLUTION OF THE
VENTURA LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING THE
CALLEGUAS MWD ANNEXATION NO. 40 -
OXNARD HIGH SCHOOL AND
AMENDMENT TO THE CALLEGUAS MWD
SPHERE OF INFLUENCE

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 November 17, 1993, as specified in the notice of hearing, and reconsidered January 19, 1994 and continued to February 16, 1994; 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 of the Calleguas Municipal Water District 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:

LAFCO 93-10 - Calleguas MWD Annexation No. 40 - Oxnard High School/Amendment to the Calleguas MWD Sphere of Influence

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

(6) The environmental impact of the proposal has been reviewed and the EIR, on file in the LAFCO office, is hereby certified as being completed in compliance with the California Environmental Quality Act and the State Guidelines and the LAFCO Guidelines. The Commission hereby adopts the mitigation measures and statement of overriding considerations.

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

- a. Any water lines extended by the City of Oxnard as purveyor of water received from the Calleguas MWD shall be sized for the sole purpose of providing potable water to said high school, and shall not be used to

benefit any other property. (Section 56844 (j) -- Right of use of water; capacity rights in facilities and Section 56846 -- Condition may be made applicable to territory.)

b. The proposed territory is subject to the bonded indebtedness of the Calleguas Municipal Water District.

(8) Satisfactory proof having been given that all landowners within the affected territory have given their written consent to the proposal, the Board of Directors of Calleguas Municipal Water District is hereby authorized to proceed without notice, hearing and/or election.

(9) All subsequent proceedings in connection with this annexation 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 February 16, 1994.

AYES: VanderKolk, Flynn, Fiore, McKinney

NOES: Rose

ABSTAINS: None

Dated:

Feb 22, 1994



Chair, Ventura Local Agency
Formation Commission

Copies:
Clerk, Conducting Authority via Certified Mail
Assessor
Auditor
Elections
Surveyor

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

DATED

2-22-94

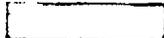
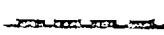
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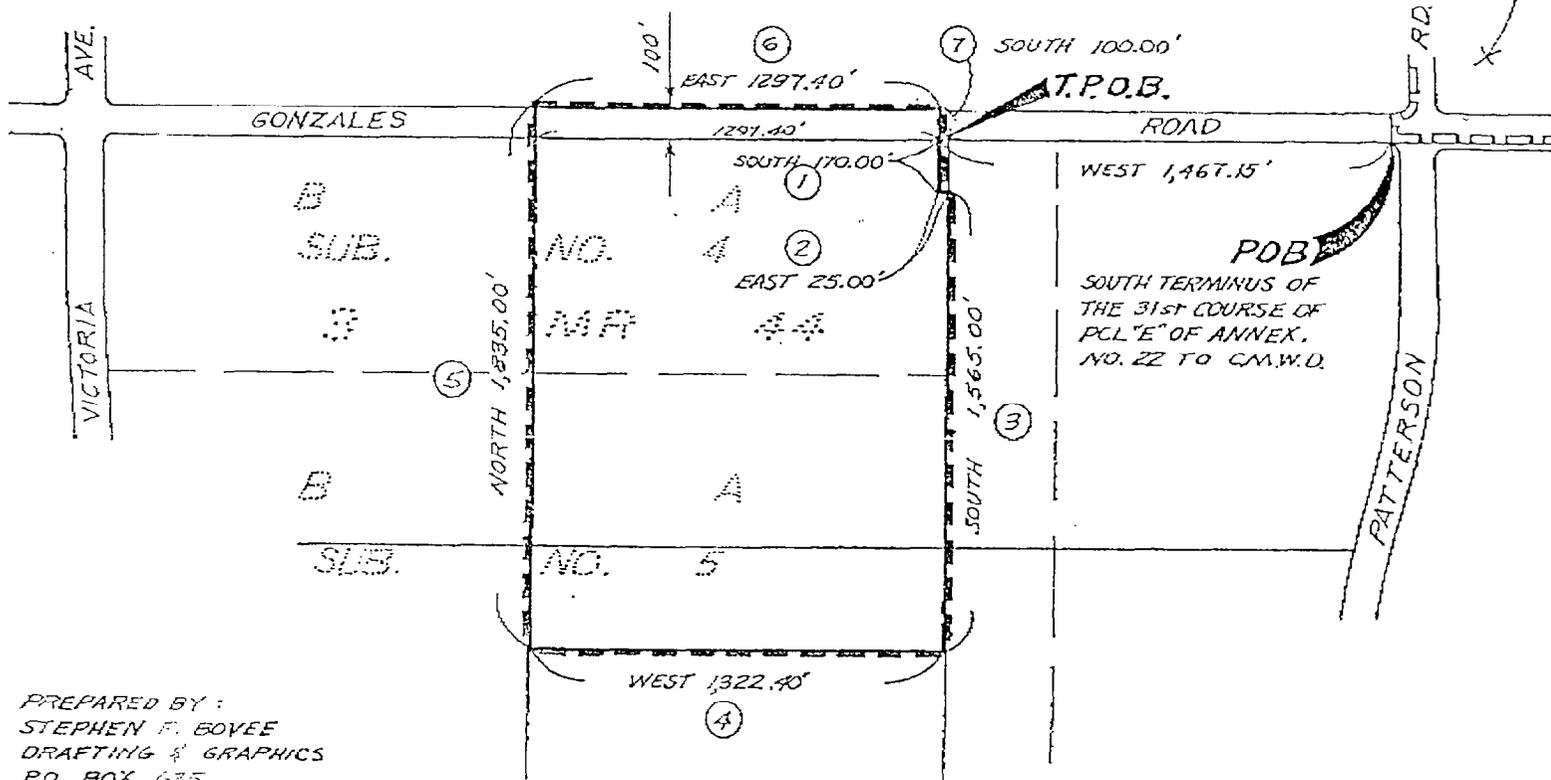
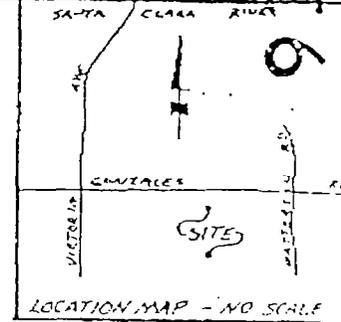
FINAL MAP/LEGAL DESCRIPTION
APPROVED BY VENTURA LOCAL
AGENCY FORMATION COMMISSION

ON 2-22-94
BY [Signature]

93-10

-  PROPOSED ANNEXATION AREA
-  EXISTING DISTRICT BOUNDARY
-  PROPOSED DISTRICT BOUNDARY

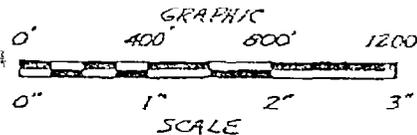
PCL "E"
ANNEXATION NO. 22
CALLEGUAS MUNICIPAL WATER DIST.
12-2-83 Doc. No. 137012 O.R.



55.55	GROSS ACRES
- 2.98	ROAD ACRES
<hr/>	
52.57	NET ACRES

PREPARED BY:
STEPHEN F. BOVEE
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OAK VIEW, CA 93022
805-649-9104

REVISED JULY 1993
REVISED OCTOBER 1993



ANNEXATION NO. 40

TO
CALLEGUAS MUNICIPAL WATER DISTRICT
COUNTY OF VENTURA, STATE OF CALIFORNIA
SEPTEMBER 1992 Sheet 1 of 1

ANNEXATION NO. 40
TO
CALLEGUAS MUNICIPAL WATER DISTRICT

That portion of Parcel A of Subdivision No. 4 and a portion of Parcel A of Subdivision No. 5 of Rancho El Rio De Santa Clara O'La Colonia, 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 3, Page 44 of Miscellaneous Records (Maps), and a portion of Gonzales Road, described as follows:

Beginning at a point in the south line of said Gonzales Road, 100.00 feet wide, said point being the south terminus of the 31st course of Parcel E of Annexation No. 22 to the Calleguas Municipal Water District as recorded on December 2, 1983 in the office of said County Recorder in Document No. 137072 of Official Records; thence, along said south line, West 1467.15 feet to a point in a line that is parallel with and distant 25.00 westerly from the east line of said Parcel A of Said Subdivision No. 4, said point being the True Point of Beginning; thence, along said parallel line,

- 1st - South 170.00 feet: thence,
- 2nd - East 25.00 feet to said east line of said Parcel A of Said Subdivision No. 4; thence, along said east line to and along the east line of said Parcel A of said Subdivision No. 5,
- 3rd - South 1565.00 feet; thence,
- 4th - West 1322.40 feet to the west line of said Parcel A of said Subdivision No. 5; thence, along said west line to and along the east line of said Parcel A of said Subdivision No. 4,
- 5th - North 1835.00 Feet to the north line of said Gonzales Road, 100.00 feet wide; thence, along said north line,
- 6th - East 1297.40 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
- 7th - South 100.00 feet to the True Point of Beginning.

55.55 Gross Acres
-2.98 Road Acres
52.57 Net Acres

FINAL MAP/LEGAL DESCRIPTION
APPROVED BY VENTURA LOCAL
AGENCY FORMATION COMMISSION
ON 2-27-14
BY *[Signature]*

93-10

93-11

LAFCO 93-10

**RESOLUTION OF THE
VENTURA LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING THE
CALLEGUAS MWD ANNEXATION NO. 40 -
OXNARD HIGH SCHOOL AND
AMENDMENT TO THE CALLEGUAS MWD
SPHERE OF INFLUENCE**

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 November 17, 1993, as specified in the notice of hearing, and reconsidered January 19, 1994 and continued to February 16, 1994; 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 of the Calleguas Municipal Water District 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:

LAFCO 93-10 - Calleguas MWD Annexation No. 40 - Oxnard High School/Amendment to the Calleguas MWD Sphere of Influence

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

(6) The environmental impact of the proposal has been reviewed and the EIR, on file in the LAFCO office, is hereby certified as being completed in compliance with the California Environmental Quality Act and the State Guidelines and the LAFCO Guidelines. The Commission hereby adopts the mitigation measures and statement of overriding considerations.

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

- a. Any water lines extended by the City of Oxnard as purveyor of water received from the Calleguas MWD shall be sized for the sole purpose of providing potable water to said high school, and shall not be used to

benefit any other property. (Section 56844 (j) -- Right of use of water; capacity rights in facilities and Section 56846 -- Condition may be made applicable to territory.)

- b. The proposed territory is subject to the bonded indebtedness of the Calleguas Municipal Water District.

(8) Satisfactory proof having been given that all landowners within the affected territory have given their written consent to the proposal, the Board of Directors of Calleguas Municipal Water District is hereby authorized to proceed without notice, hearing and/or election.

(9) All subsequent proceedings in connection with this annexation 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 February 16, 1994.

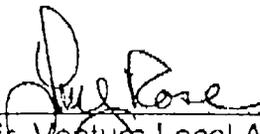
AYES: VanderKolk, Flynn, Fiore, McKinney

NOES: Rose

ABSTAINS: None

Dated:

Feb 22, 1994



Chair, Ventura Local Agency
Formation Commission

Copies:
Clerk, Conducting Authority via Certified Mail
Assessor
Auditor
Elections
Surveyor

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

DATED

2-22-94

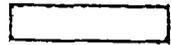
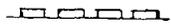
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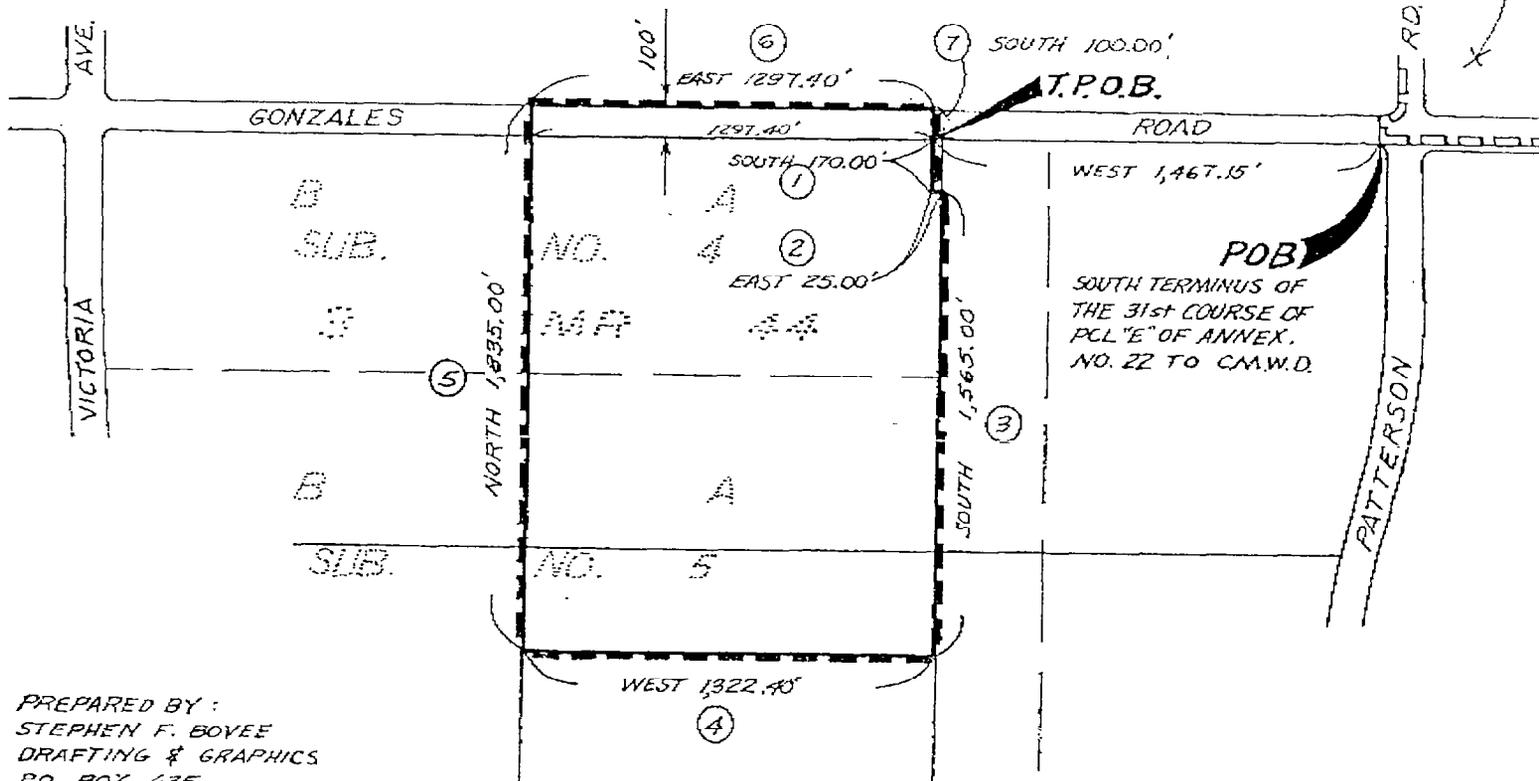
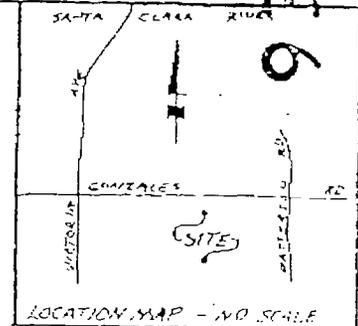
FINAL MAP/LEGAL DESCRIPTION
APPROVED BY VENTURA LOCAL
AGENCY FORMATION COMMISSION

ON 2-22-94
BY [Signature]

93-10

-  PROPOSED ANNEXATION AREA
-  EXISTING DISTRICT BOUNDARY
-  PROPOSED DISTRICT BOUNDARY

PCL "E"
ANNEXATION NO. 22
CALLEGUAS MUNICIPAL WATER DIST.
12-2-83 DOC. NO. 137012 O.R.

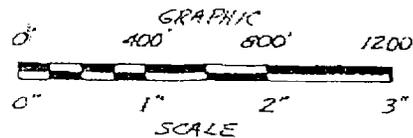


55.55 GROSS ACRES
- 2.98 ROAD ACRES
52.57 NET ACRES



REVISED JULY 1993
REVISED OCTOBER 1993

PREPARED BY:
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ANNEXATION NO. 40

TO
CALLEGUAS MUNICIPAL WATER DISTRICT
COUNTY OF VENTURA, STATE OF CALIFORNIA
SEPTEMBER, 1992 Sheet 1 of 1

ANNEXATION NO. 40
TO
CALLEGUAS MUNICIPAL WATER DISTRICT

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Beginning at a point in the south line of said Gonzales Road, 100.00 feet wide, said point being the south terminus of the 31st course of Parcel E of Annexation No. 22 to the Calleguas Municipal Water District as recorded on December 2, 1983 in the office of said County Recorder in Document No. 137072 of Official Records; thence, along said south line, West 1467.15 feet to a point in a line that is parallel with and distant 25.00 westerly from the east line of said Parcel A of Said Subdivision No. 4, said point being the True Point of Beginning; thence, along said parallel line,

- 1st - South 170.00 feet: thence,
- 2nd - East 25.00 feet to said east line of said Parcel A of Said Subdivision No. 4; thence, along said east line to and along the east line of said Parcel A of said Subdivision No. 5,
- 3rd - South 1565.00 feet; thence,
- 4th - West 1322.40 feet to the west line of said Parcel A of said Subdivision No. 5; thence, along said west line to and along the east line of said Parcel A of said Subdivision No. 4.
- 5th - North 1835.00 Feet to the north line of said Gonzales Road, 100.00 feet wide; thence, along said north line,
- 6th - East 1297.40 feet to the existing boundary of said Calleguas Municipal Water District; thence, along said boundary,
- 7th - South 100.00 feet to the True Point of Beginning.

55.55 Gross Acres
-2.98 Road Acres
52.57 Net Acres

FINAL MAP/LEGAL DESCRIPTION
APPROVED BY VENTURA LOCAL
AGENCY FORMATION COMMISSION
ON 2-27-84
BY *[Signature]*

93-10
93-11

Final Environmental Impact Report
S.C.H. #91031064

Oxnard High School Replacement Campus

Oxnard Union High School District

December 1991

1.0 INTRODUCTION

1.1 Purpose and Use of the EIR

The Purpose of this EIR is to provide a description and analysis of the proposed relocation and development of a new Oxnard High School. This report is intended to be a full disclosure document, and is provided to assist in the evaluation of the proposed project.

The California Environmental Quality Act (CEQA) requires that potential impacts of a project be identified, and mitigation measures that may reduce significant impacts be recommended. In accordance with Section 15121 (a) of the State CEQA Guidelines, this EIR serves as an information document to inform public agency decision-makers and the general public of significant environmental effects, identify ways to minimize adverse significant effects, and describe reasonable alternatives to the project.

The Oxnard Union High School District (OUHSD) is the lead agency for the proposed project and has determined that this EIR be prepared. State law (CEQA) requires that the lead agency consider the information in the EIR prior to taking discretionary action on the proposed project.

1.2 Background

Oxnard High School was originally constructed in 1922 and has had various additions constructed through the 1960's. The High School is located near the intersection of 5th Street and Hobson Way, and 1800 feet east of and directly under the flight path of the runway of the Oxnard Airport.

Oxnard Airport was constructed in 1932, and a commuter terminal was added in 1970. During the period between 1986 through 1989, the OUHSD was made aware of three off-site aircraft incidents (one near miss aircraft collision, one crash on take-off, and one crash on landing) in the proximity of this airport. The airport has continued to increase its flight activity. During this same period (1986 through 1989) the Airport increased its activity by 6% to a level of 139,000 operations (takeoffs and landings) per year. This continued activity at the Oxnard Airport has created an air safety hazard for approximately 2300 students and 180 staff members of the current high school.

In 1987, the OUHSD prepared a Master Plan for its school facilities and evaluated some 17 sites for land acquisition and development of high schools. These sites were evaluated in accordance with State Dept. of Education criteria, additional local criteria, and with consultation with other public agencies having interest or having advisory capacity.

The OUHSD Master Plan includes land acquisition and development of high schools to provide educational facilities for students in various geographic service areas within the district. The District determined that a high school was needed within the northeastern portion of the district as well as the northwestern portion. A similar process of selection and

environmental review was conducted for a proposed high school in the northeastern portion of the district.

The proposed project here is the relocation of the Oxnard High School. This high school will serve the northwestern portions of the district which is the current service area of Oxnard High School. Several sites were considered for relocation of the Oxnard High School. The proposed project discussed in this EIR, is a result of approval in June 1989 by the State Allocation Board of a request by the Oxnard Union High School District to relocate Oxnard High School.

The relocation of this high school would eliminate the existing air safety hazard. Furthermore, the construction of a new high school will alleviate current overcrowded conditions, and enable the School District to accommodate elementary school students expected to soon grow to high school age.

1.3 Scope of the EIR

In January of 1991, the OUHSD prepared an Initial Environmental Study for the relocation and development of a new Oxnard High School. This study was circulated with the intent of declaring a Negative Declaration of Environmental Impact. Based on public testimony and comments received from various local public agencies, the OUHSD determined that preparation of an Environmental Impact Report was an appropriate action to more specifically describe possible environmental effects. A Notice of Preparation was circulated to various public agencies and interested individuals in March of 1991. Appendix A contains a copy of the Notice of Preparation, Initial Study, and the Responses received from both.

The Initial Study and responses to the Notice of Preparation were used to define the Scope of this EIR. The specific environmental elements analyzed as part of this EIR includes:

- Earth Resources
- Hydrology
- Flora
- Agricultural Resources
- Land Use
- Traffic and Circulation
- Noise
- Air Quality
- Light and Glare
- Public Services
- Utilities
- Human Health

In addition, concern was expressed as a result of the Initial Study and Notice of Preparation, of the need to fully document the consideration of alternative locations for development of a new high school. The EIR contains all sections required by CEQA which includes a requirement for discussion of Alternatives.

Other environmental elements were discussed in the Initial Study and determined not to have potential for adverse impacts. The following paragraphs summarize the factors and reasons for their earlier determination of no significant impact.

Fauna

The Initial Study indicated that there would be no loss or reduction of habitat or change in diversity of animal species, or reduction of the numbers of any unique, rare or endangered specie or deterioration to existing fish or wildlife. The proposed location of the new high school is within an area that has been historically farmed for truck crops and citrus orchard, and no natural habitat currently exists on the sites.

Risk of Upset

The proposed high school is not expected to incorporate use, storage or transportation of hazardous substances within its operations and therefore, the risk of upset is not an impact that may be expected. Further, the State criteria for location of new schools incorporates consideration and avoidance of potential safety risks to students and staff.

Population and Socioeconomics

The project seeks to provide educational facilities to current and new students expected to be generated by future development in the City of Oxnard. The distance involved for this proposed high school relocation is approximately two miles. With the short distance involved and the accommodating nature of the project, it is not expected that relocation of the high school will create a significant shift in current distribution, density or growth rate of the area.

Housing

Staff for the new school is expected to transfer from the existing high school. Since the distance of the relocation is less than two miles, it is not expected that new housing will be required by the staff.

Energy

The proposed relocation of the high school should not result in substantial use of additional fuel or energy, or require development of new sources of energy. Development of a new more modern school will enable use of more energy efficient

design and materials. This greater degree of energy efficiency may result in a net improvement from current usage.

Aesthetics

The proposed project would obstruct the view of flat agricultural row crops to passerbys and residents living east of Patterson Road. The conversion of basically flat terrain, consisting of a rural visual character, to an urban use could be considered a significant adverse impact by people residing in the area. However, the proposed project takes up only a small portion of the agricultural fields that are planned to remain as agriculture within the County's General Plan.

The project is planned to be a aesthetically pleasing and is not to be a visually offensive or incompatible facility.

Cultural Resources

The proposed project is not expected to result in the alteration or destruction of a prehistoric or historic archaeological site. The soils on site have been previously disturbed by agricultural production. Should any cultural resources be encountered during construction activities, construction shall be halted until a qualified archaeologist can evaluate the significance of the find, and develop appropriate mitigation measures.

Previous agricultural production has disturbed the soil conditions and no paleontologic resources are expected to be altered or destroyed. Geologic strata of the area are not expected to contain paleontological resources. However, a consulting paleontologist should review the site and determine if inspection is needed during construction excavation.

1.4 EIR Format and Organization

This EIR consists of six chapters which conform to the requirements of CEQA guidelines. The chapters include:

Chapter 1 is this introduction. This introduction describes the background, purpose, and scope of the EIR.

Chapter 2 provides an Executive Summary of environmental impacts and mitigation measures.

Chapter 3 provides a detail description of the proposed project including, the characteristics of the proposed new high school and the disposition of the old high school.

Chapter 4 contains the Environmental Impact Analysis performed for the project. Each of the environmental elements are described here as to their existing condition, the impact of the project to the element and the mitigation measures needed to minimize the impacts. A list of significant adverse impacts where mitigation measures are not able to be reduced to a level of insignificance, are also listed here.

Chapter 5 provides a description of alternative locations considered by the OUHSD for the relocation of the high school. Further, this chapter describes the reasoning utilized for the selection of the preferred location. The preferred location is the focus of this EIR.

Chapter 6 covers several other items required of an EIR. These elements deal with the Long Term Implications of the Proposed Project, including growth inducement and significant irreversible impacts.

Chapter 7 lists persons and organizations contacted during the preparation of this EIR and those directly involved in the preparation of the report.

2.0 EXECUTIVE SUMMARY

Table 2-1 provides a summary of the proposed project and the related actions necessary to implement the project.

Table 2-1, DESCRIPTION OF PROJECT AND ALTERNATIVES

<p>Project Location</p>	<ul style="list-style-type: none"> ■ Site A and Site B at and near the intersection of Patterson and Gonzales Road.
<p>Project Characteristics</p>	<ul style="list-style-type: none"> ■ Relocation and development of Oxnard High School from its present location at Fifth Street between "H" and "K" Streets to two possible sites at and near the intersection of Patterson and Gonzales Road. ■ Fifty acres of land development. ■ Eleven structures including Administration building, library, gymnasium, performing arts center, multi-purpose room, 53 general classrooms, 34 laboratories and special class rooms, and a Nueva Vida special education facility. Total size is estimated to be approximately 206,100 square feet. ■ Additional facilities will include playing fields, stadium, and parking. ■ The new high school is expected to accommodate approximately 2,300 students and 180 staff.
<p>Proposed Actions to Implement the Project</p>	<ul style="list-style-type: none"> ■ Annexation to the City of Oxnard with approval of the Local Agency Formation Commission. ■ Annexation to the Calleguas Municipal Water District ■ Necessary construction permits

Table 2-1, DESCRIPTION OF PROJECT AND ALTERNATIVES

Alternatives	<ul style="list-style-type: none">■ "No Project Alternative" will retain the existing Oxnard High School at its present location and continue a hazardous condition from the flight path of the Oxnard Airport, and subject students and staff to noise distractions from aircraft and poor classroom environment and overcrowding.■ Six other locations within the northwest sector of the district have been considered and eliminated for reasons specific to their conditions.■ Development of a new school in unincorporated land under Ventura County jurisdiction is an option but, is in conflict with County land development policies, and would be inefficient in provision of public services
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Table 2-2 provides a summary of the environmental impacts and mitigation measures that could be associated with the proposed project. Indication is also made as to the residual effect (or impact significance) after mitigation measures.

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
EARTH RESOURCES				
<p>The area is subject to regional earthquake events and subsequent ground shaking and liquefaction.</p> <p>Subsidence has also been a problem within the region</p>	<p>Ground acceleration could cause damage to structures</p> <p>A severe earthquake could induce liquefaction and damage to structures</p> <p>Long term subsidence could damage structures</p>	<p>Adherence to Uniform Building Code requirements and recommendations of the Structural Engineers Association of California in the design and engineering of all structures</p>	<p>OUHSD and office of the State Architect</p>	<p>No significant adverse impact</p>
FLORA				
<p>The present site flora consists of cultivated crops including row crops and a lemon orchard.</p> <p>Two large eucalyptus windrows exist on Site B</p>	<p>Development of a new high school will change flora to ornamental landscape plant materials</p>	<p>Incorporate lemon trees and windrows into the landscape development of the new school</p>	<p>OUHSD</p>	<p>Cannot be reduced to a level of non-significance</p>

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
HYDROLOGY				
<p>There are no drainage facilities adjacent to the sites. The nearest drainage channel is the Doris Avenue Drain owned by Drainage District #1 and maintained by the City of Oxnard through agreement. This channel is not currently able to accommodate 50 and 100 year floods.</p>	<p>The development of a new high school will increase run-off. Storm flows will need to be conveyed to the regional storm drainage system through the Doris Avenue drain.</p> <p>Extent of run-off and plans for handling this run-off have not been determined at this time.</p>	<p>A drainage study and engineering plans will need to be prepared and approval of a preferred drainage plan will need approval by Oxnard Drainage District and Ventura County Flood Control District.</p> <p>Application will need to be made for connection to the Oxnard Drainage District directly or through annexation to the City of Oxnard.</p> <p>Drainage facilities will need to be constructed to convey storm flows to the Doris Avenue drain in accordance with the City's Master Plan of Drainage.</p> <p>Necessary improvements to the Doris Avenue Drain to accommodate increased flows will need to be made.</p> <p>Consideration of on site detention basins, collection of runoff and spreading onto open pervious areas, and minimize areas of impervious paving will further reduce storm flows and allow management of storm flows.</p>	<p>OUHSD, Drainage District #1, City of Oxnard, and Ventura County Flood Control District</p>	<p>No significant adverse impact</p>

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
AGRICULTURAL RESOURCES				
<p>Both sites are of prime agricultural soils and are being utilized for agricultural production</p> <p>Site A is currently being farmed for row crops and is under Ag Preserve status</p> <p>Site B is a lemon orchard and is not under Ag Preserve status</p>	<p>Development of a new high school would convert 50 acres of prime agricultural soils to an urban use.</p> <p>Assuming development of a high school at Site B would entail extension of public utilities and services, there would most likely be growth induced on lands that would also benefit from the extension of these utilities and services.</p>	<p>OUHSD should seek to protect other prime agricultural lands by purchase of development rights or payment of fees for such a purpose.</p> <p>OUHSD could sell or lease the lands of the old high school with deed restrictions to limit its use to agriculture.</p> <p>OUHSD could utilize a portion of the lands for the new high school as part of an agricultural education program.</p> <p>OUHSD, in cooperation with the City of Oxnard, could set aside a portion of the lands for the new high school for a community garden.</p>	<p>OUHSD</p>	<p>Conversion of prime agricultural land to a high school is an unavoidable adverse impact.</p>

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
LAND USE				
<p>Both sites are in agricultural use under Ag Exclusive zoning of the County, and are outside the adopted Sphere of Influence boundary of the City of Oxnard.</p> <p>Site A is currently being farmed for row crops and is under Ag Preserve status.</p> <p>Site B is a lemon orchard and is not under Ag Preserve status.</p> <p>The City of Oxnard's General Plan designates the general vicinity of the southwest corner of Patterson and Gonzales Roads for a school use.</p> <p>Adjacent and surrounding lands are either in agricultural use or residential use.</p>	<p>Development of a high school would not conform to the County's General Plan and policies and agreements between the County, LAFCO, and the City of Oxnard to limit growth to the area east of Patterson Road.</p> <p>The land development parcels of Site A and B are both 50 acres.</p> <p>A high school use could create policing and nuisance problems (ie dust, odors, trespassing, loitering, etc) with adjacent land uses.</p> <p>Development of the high school would create beneficial opportunities for public use and enjoyment of recreational facilities such as play fields, swimming pools, play courts, gymnasium, and meeting rooms.</p>	<p>OUHSD is exempt from local planning regulations. OUHSD should work with the county and resolve issues for orderly growth and seek annexation to the City of Oxnard.</p> <p>By annexing the lands to the City of Oxnard, the land use would be consistent with the City's General Plan.</p> <p>OUHSD should provide a 100 foot buffer area in areas adjacent to agricultural use, and provide fencing around the proposed school. Furthermore, OUHSD should institute a closed campus policy and work with the Police Department of the City to control truancy.</p> <p>OUHSD should work with the adjacent farm owners to establish communication and procedures to mutually resolve potential problems of nuisance to each others operations.</p>	<p>OUHSD, LAFCO, County of Ventura, City of Oxnard, and adjacent farm operators.</p>	<p>Impact to established land use policies are significant but, with appropriate negotiations and mitigation measures, the impacts could be reduced to a level of non-significance.</p> <p>Similarly, incompatibilities between different land uses could be reduced to a level of non-significance with appropriate mitigation measures.</p>

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
TRAFFIC				
<p>Traffic conditions have been analyzed with the City of Oxnard's Traffic Model. The analysis has reviewed current conditions, background conditions, and year 2000 conditions. Current traffic in the area is generally not congested with the exception of the intersections of Ventura Road and Fifth Street, and Oxnard Boulevard and Gonzales Road. These intersections operate above a level of service C during PM peak hours. Non-signalized intersections at Patterson Road at Doris, and Patterson Road at Teal Club Drive are also heavily used for unsignalized intersections.</p>	<p>The proposed project will generate 5,004 daily vehicle trips. This impact is overstated since the Traffic Model has assumed a student population of 3600 at the new school. OUHSD estimates that 2,295 students and 130 staff are to be accommodated at the new school.</p> <p>The Oxnard Traffic Model has predicted the level service at Victoria and Gonzales, and Oxnard and Gonzales will be above level of service C without the proposed project in the year 2000. The proposed project will further add to this congestion and will also cause the intersection of Ventura and Gonzales to increase above a level of service C by the year 2000.</p>	<p>For sites A and B, street improvements along the project's frontage on and Gonzales Road will need to be made. In addition, a traffic signal may be warranted at the main driveway entrance to the school on Patterson Road with Site A and additional street improvements on Patterson with site A.</p> <p>In the near term, an addition of an eastbound right turn lane at Ventura Road and Fifth Street will be needed and has been identified as a required mitigation measure for another proposed development project.</p> <p>By the year 2000, a 3rd northbound through lane will be required at Victoria and Gonzales. A westbound right turn lane will also need to be converted to a 3rd through lane at Ventura and Gonzales.</p>	<p>OUHSD, and the City of Oxnard.</p>	<p>The traffic improvement measures will reduce traffic impacts to a level of non-significance.</p>

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
AIR QUALITY				
<p>The South Central Coast Air Basin, which includes Ventura County, has not been able to attain National Ambient Air Quality Standards. In the Oxnard area, recurring violations of the hourly standards for ozone and occasional violations of total suspended particulate matter have been recorded.</p>	<p>Development of the new high school will create air pollutant emissions from both construction and vehicular emissions.</p> <p>Construction impacts are expected to add approximately 125 tons of dust over a three month period. Construction related vehicular emissions are also expected but are relatively small on a daily or hourly basis.</p> <p>Long term vehicular emissions are above the Ventura County Air Pollution Control District's threshold levels of insignificance for ozone-causing air pollution emissions. This may be greater than what may actually be expected since the air quality analysis has utilized a student population of 3600 rather than the OUHSD projection of 2300 students and 180 staff.</p>	<p>Reduction of construction +related dust emissions can be minimized by regular watering and reduced speed practices.</p> <p>Long term vehicular emissions need to be minimized by Transportation Control Measures including:</p> <ul style="list-style-type: none"> • Improved Public Transit • Area-wide carpool programs • On street parking controls • Park and Ride lots • Incentives for carpools, transit, bicycles, and walking • Bicycle lanes and safe storage • Staggered work hours • Traffic flow improvements • Convert vehicles to lower pollution emitting fuel. • Minimize construction dust by watering 2 times a day. • Clearing, grading, earth moving or excavation should cease in winds in excess of 20 MPH. • Limit on site vehicles to 15 MPH. • Meet APCD Rule 74.4 for dust palliatives • Sweep silt from adjacent streets • Keep engines in proper tune • Reduce activities during smog season • Control ozone with available new technology 	<p>UHSD, South Coast Area Transit, City of Oxnard</p>	<p>The long term vehicular emissions are considered to be significant. However, the extent of emissions calculated may be substantially less than predicted here.</p>

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
NOISE				
Existing noise from traffic on Patterson Road and Gonzales Road.	Site A: Noise from outside activities: Sports, bands and other similar functions.	Location and scheduling activities. Limit activities to no later than 10:00 PM at night. Relocate football stadium farthest away from the nearest residence.	OUHSD	Site A: Significant Site B: Significant but slightly less than A.
LIGHT AND GLARE				
No significant light sources except for existing street lights on Patterson Road and intersection of Gonzales Road and Patterson Road.	Site A: Football field lights impact residences to the east.	Site A & B: Glare control system, direct lights away from residences. Relocate football stadium farthest away from the nearest residence. Retain tall windrow of trees on Site B.	OUHSD	Site A: mitigated to acceptable levels, however lighting will still be apparent.

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
PUBLIC SERVICES				
<p>Fire and police protection are currently provided by the Ventura County Fire Department and the County Sheriffs Department. Average response time for the County Fire Department is six minutes from the El Rio Station #51.</p> <p>Average response time for the Sheriffs Department is five to six minutes from the West County station.</p> <p>If the project is annexed to the City of Oxnard, Fire Protection service would come from Fire Station #4 and average response time would be three to four minutes. Similarly, police protection from the Oxnard Police Department would come from their headquarters at 251 So. C St.</p>	<p>No additional fire protection personnel or equipment is expected with the development of a new high school with either County or City Fire Departments. The proximity of the City fire station would provide quicker response time.</p> <p>The City Police Department anticipates the need for one additional officer to serve the project.</p>	<p>Fire service demands can be reduced by:</p> <ul style="list-style-type: none"> • Installation of automatic sprinkler and alarm systems • Fire flow of 4,500 gallons per minute • Appropriate hydrant spacing and fire department accessibility <p>Police service demands can be reduced by:</p> <ul style="list-style-type: none"> • Consultation with staff of the "COPS" program during project design. • Continued participation in the Serious Offender Program. • Enclosure of the school grounds with fencing. • Security lighting at building entrances and parking sites. 	<p>OUHSD, Ventura County Sheriffs and Fire Departments, City of Oxnard Fire and Police Departments.</p>	<p>No significant adverse impact</p>

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
UTILITIES				
<p>Natural gas and electricity are available in the vicinity of the proposed project sites from the Southern Calif. Gas Co. and Southern Calif Edison.</p> <p>Solid waste is disposed at the Bailard Sanitary Landfill operated by the Ventura Regional Sanitation District. The landfill is scheduled to close in December 1993, unless extension is granted by state and local authorities.</p>	<p>Project demand for natural gas and electricity are able to be supplied by So. Calif. Gas Co. and SCE.</p> <p>In the short term, the Bailard landfill will be able to accommodate solid wastes from the proposed project. Scarcity of available capacity and disposal areas for solid wastes require reduction in waste generation.</p>	<p>No mitigation measures required for natural gas and electrical service.</p> <p>Solid waste reduction is mandated by state regulation. Development and operation of the high school will need to implement measures to reduce wastes such as:</p> <ul style="list-style-type: none"> • Chipping and mulching of wood construction debris • Re-use of materials • Recycling programs for paper, plastics, wood, and composting of organic wastes 	<p>OUHSD</p>	<p>Reduced to a level of non-significance</p>

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
UTILITIES continued				
<p>Water Supply is dependent on the ability of the project to annex to the Calleguas Municipal Water District. CMWD would only be able to provide domestic water if annexation is approved. Annexations have been sharply limited recently due to drought conditions. If annexation is not able to be approved, the high school would need to pursue use of well water.</p> <p>Wastewater Collection and Treatment facilities of Regional County Sanitation District are the nearest available wastewater facilities. The nearest wastewater trunk lines are located in Teal Club Road and Patterson Road.</p>	<p>Water demand is estimated to be 462 acre feet per year. This is substantially greater than the well allocation established by the Fox Canyon Groundwater Management Agency. Connection to the Oxnard water supply system and annexation to CMWD would be the preferable alternative.</p> <p>The project is estimated to generate .42 million gallons per day. If the project is not annexed to the City, OUHSD would need to directly seek wastewater treatment service from the Regional County Sanitation District.</p>	<p>If annexation to CMWD is denied and well water is to be utilized, additional extraction agreements will need to be acquired and treatment of the water will be necessary to comply with County and State Health requirements.</p> <p>An engineering study of wastewater collection and treatment facilities needed will be required to determine the extent of improvements necessary to connect to the regional wastewater system.</p>	<p>OUHSD, CMWD, Fox Canyon Groundwater Management Agency, United Water Conservation District, State and County Health Departments</p> <p>OUHSD, Ventura Regional County Sanitation District</p>	

Table 2-2, SUMMARY OF ENVIRONMENTAL IMPACTS

Existing Condition	Impacts	Mitigation	Responsible for Mitigation	Residual Impact
HUMAN HEALTH				
<p>Ventura County APCD indicates that there may be a health risk associated with air emissions from the nearby Bailard Landfill and other adjacent landfills as a result of their gas collection and venting systems.</p> <p>Since the proposed sites are also adjacent to and have been used for agricultural purpose, there may be the potential for exposure to chemicals used.</p>	<p>The health risk from exposure to emissions from the landfills are the result of small amounts of carcinogenic materials released into the air. The risk of cancer from this exposure is estimated to be approximately 2-4 in one million near the northwest sector of Patterson Road and Gonzales Road (Site C). A risk of between 1-10 in a million would be considered to be excessive.</p> <p>Exposure to chemical use by adjacent agricultural use would be intermittent and limited.</p> <p>Residual chemicals in the soil could provide exposure to students and staff</p>	<p>The most appropriate mitigation measure to avoid this health risk is to maintain as much distance as possible from the sources. Site C would be the least preferred. Site B would also not be as preferable as Site A. Design of the buildings could incorporate filters and orientation away from these risks.</p> <p>VPAPCD also indicates that emissions from Bailard may be reduced when the vent there is replaced by a flare.</p> <p>Adequate buffer area between the school and adjacent agricultural use would further reduce exposure.</p> <p>Use of drip irrigation by adjacent farmers would also limit air borne dispersal of chemical materials.</p> <p>A soil testing prior to school construction and removal and replacement of any soils having high levels of toxic materials should also be done.</p>	<p>OUHSD</p> <p>Ventura County Regional Sanitation District</p>	<p>Development at Site A with proper design could reduce this impact to a level of non-significance</p>