

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019029101

Project Title: New High School No. 8

Lead Agency: Oxnard Union High School District

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Project Location: Oxnard Ventura  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The OUHSD proposes to construct and operate a new state of the art neighborhood high school to accommodate existing and anticipated future enrollment in the District. The new school facilities are designed to meet the educational and recreational needs of up to 2,500 students in grades 9-12 on-site. In total, the proposed project would comprise approximately 281,311 square feet (sq. ft.) of building and structures and provide approximately 722 parking spaces on Site. The proposed project includes a variety of recreational features including a pool, football/ track and field stadium, baseball/softball fields, soccer fields, tennis courts, and basketball courts. A Civic Center Act (CCA) is proposed for community use to provide additional recreation opportunities after school hours. Facilities proposed for community use under the CCA include practice fields, JV baseball and softball fields, pool, outdoor basketball courts, tennis courts, performing arts center, and parking.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please refer to attached sheet for the projects significant or potentially significant effects and associated mitigation measures that would reduce or avoid that effect.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Development of Remaining Portions of the Maulhardt Property - The land owner has publicly identified in a pre-application and associated public City meetings potential changes to the remaining portions of the Maulhardt Property that are being considered for a potential residential project. As such, this can be considered a potentially reasonably foreseeable future project for the purpose of the OUHSD High School No. 8 EIR cumulative analysis. Therefore, this potential "project" is also being included in the EIR cumulative analysis since the proposed development intensity is greater than what is currently allowed under the previously approved specific plan for the property.

Agriculture Mitigation - While the proposed project would be a different development scenario than previously evaluated, it would nonetheless also convert the Site to non-agricultural use. No new or increased impact related to conversion of important farmland would result given the location of the project Site within a developed urban environment. Mitigation Measure AG-1 is provided as partial mitigation measure for the loss of important farmland. Nonetheless, conversion of agricultural land at the project level would remain a significant and unavoidable impact.

AG-1: In accordance with the mitigation described in the 2030 General Plan EIR and East Village Phase III EIR for the loss of prime agricultural soils, the OUHSD shall:

- Offer at cost the top 12 inches of the Prime Farmland soils for relocation to a farm site or farm sites that have lower quality soils. The cost will include suitable replacement soil, if needed for Site improvements.

Provide a list of the responsible or trustee agencies for the project.

Other public agencies whose approval is required for permits, financing approval, or participation agreement is as follows:

- Oxnard Union High School District
- City of Oxnard
- California Department of General Services, Division of State Architect
- California Department of Toxic Substances Control
- Los Angeles Regional Water Quality Control Board
- Office of Public School Construction (OPSC)
- California Department of Education (CDE)

## Proposed New High School No. 8 Project Mitigation Measures

**Aesthetics:** Significant and unavoidable impact associated with the removal of windrow trees. Mitigation Measure AES-1 will minimize this impact.

AES-1: Removal of windrow trees shall be subject to the following requirements:

- A certified arborist report shall be required, which contains a description of the health of each tree.
- A tree valuation report shall be provided for each tree (as prepared by a certified arborist) based upon, *Valuation of Landscape Trees, Shrubs, and Other Plants* (an official publication by the International Society of Arborists).
- Tree rows authorized for removal shall be replaced and/or additional landscape enhancement shall be provided to the same dollar value as the trees designated to be removed. This is in addition to the minimum landscaping required per the City's Landscape Standards. The species to be replanted shall be approved by the Oxnard Parks Division.

**Agriculture and Forestry Resources:** Significant and unavoidable impact associated with the loss of important farmland. Mitigation Measure AG-1 will minimize this impact.

AG-1: In accordance with the mitigation described in the 2030 General Plan EIR and East Village Phase III EIR for the loss of prime agricultural soils, the OUHSD shall:

- Offer at cost the top 12 inches of the Prime Farmland soils for relocation to a farm site or farm sites that have lower quality soils. The cost will include suitable replacement soil, if needed for Site improvements.

**Air Quality:** Potential impact on short-term pollutant concentrations.

AQ-1: In accordance with standard practice pursuant to the Oxnard General Plan, VCAPCD Rules, and CARB's off-road regulations during project construction the contractor shall ensure that:

- All soil excavated or graded shall be sufficiently watered to prevent excessive dust. Watering shall occur as needed with complete coverage of disturbed soil areas. Watering shall be a minimum of twice daily on unpaved/untreated roads and on disturbed soil areas with active operations.
- All clearing, earth moving, and excavation activities shall cease during periods of winds greater than 20 miles per hour (mph) (averaged over one hour), if disturbed material is easily windblown, or when dust plumes of 20% or greater opacity impact public roads, occupied structures, or neighboring property.
- All fine material transported off-Site shall be either sufficiently watered or securely covered to prevent excessive dust.
- All haul trucks shall be required to exit the Site via an access point where a gravel pad or grizzly has been installed.
- Stockpiles of soil or other fine loose material shall be stabilized by watering or other appropriate method to prevent wind-blown fugitive dust.
- Once initial leveling has ceased, all inactive soil areas within the construction Site shall either be seeded and watered until plant growth is evident, treated with a dust palliative, or watered twice daily until soil has sufficiently crusted to prevent fugitive dust emission.
- On-Site vehicle speed should be limited to 15 mph.
- All areas with vehicle traffic should be paved, treated with dust palliatives or watered a minimum of twice daily.
- Properly maintain and tune all internal combustion engine powered equipment;

- Require employees and subcontractors to comply with the CARB idling restrictions for compression ignition engines; and use California ultra-low sulfur diesel fuel; use construction equipment with Tier 2 engines; and use interior and exterior paint with a VOC content of 100 grams per liter.

**Biological Resources:** Potential impacts to special status species and nesting birds.

BIO-1: A preconstruction nesting bird survey shall be conducted by a qualified biologist prior to tree removal, the use of heavy machinery, or significant ground disturbance if activities are to be conducted within the bird nesting season (February 15 – September 15). The survey shall be required within 72 hours prior to the commencement of construction activities if they occur in the bird nesting season. The survey shall occur within the Site and a 250-foot buffer area around the Site, access permitting, which will include any adjacent trees. If construction activity as defined above halts for a period of 7 days or more, the survey will be considered invalid and need to be conducted again prior to the continuation of construction activities. If birds are found to be actively nesting within the project Site or within 250 feet of the work area, an appropriate exclusionary buffer around the active nest shall be established by the qualified biologist. The buffer distance will be determined based on the nesting species. No construction activities would be allowed within the buffer until the birds have fledged from the nest. Active nests and buffers would be monitored as needed by a qualified biologist to determine if active nests are being adversely affected by project activities. At a minimum, a qualified biologist would visit an active nest weekly to determine the status of the nest. Only when the nest becomes inactive (nestlings have fledged) will the buffer and biological monitoring no longer be needed.

BIO-2: A preconstruction survey for burrows and burrowing owl shall be conducted by a qualified biologist prior to the use of heavy machinery and/or significant ground disturbance associated with construction activities. The survey shall be required within 5 days prior to the commencement of construction activities and shall occur within the Site and a 150-foot buffer area around the Site, access permitting. If construction activity as defined above halts for a period of 7 days or more, the survey will be considered invalid and need to be conducted again prior to the continuation of construction activities. Should a suitable burrow and/or burrow surrogate (>11 cm in diameter (height and width) and >150 cm in depth) (Johnson et al. 2010) be identified on Site or within the 150-foot project Site buffer, wintering and nesting season surveys shall be conducted in accordance with the guidelines described in the *CDFW Staff Report on Burrowing Owl Mitigation, 2012* (CDFW 2012). If burrowing owls are detected within the project Site or within the 150-foot project Site buffer, no construction work can occur, and the CDFW shall be contacted immediately to develop and implement a mitigation plan to protect burrowing owls and their nest sites. The burrowing owl survey can be conducted in conjunction with the nesting bird survey, if timing is appropriate.

BIO-3: Any construction materials stored on-Site that could serve as a burrow surrogate for burrowing owl, such as sedentary above ground pipes or sedentary rip rap, shall be covered when not in use as to not attract burrowing owls to the project Site.

**Cultural and Tribal Cultural Resources:** Necessary monitoring, potential inadvertent discoveries, and potential indirect visual impacts to historic ranch buildings.

CUL-1: Worker Environmental Awareness Training. Prior to any proposed construction ground disturbing activities within the project APE, the District Project Manager shall require the construction contractor to provide for all non-cultural resources personnel to be briefed, by a qualified project archaeologist (retained on-call by construction contractor) about the potential and procedures for an inadvertent discovery of prehistoric and historic archaeological resources. In addition, the training will include established procedures for temporarily halting or redirecting work in the event of a discovery, identification and evaluation procedures for finds, and a discussion on the importance of, and the legal basis for, the protection of archaeological resources. Personnel will be

given a training brochure/handout regarding identification of cultural resources, protocols for inadvertent discoveries, and contact procedures in the event of a discovery.

CUL-2: Archaeological Monitoring Plan and Monitoring. Should project construction ground disturbing activities reach depths containing undisturbed native soils (below 60 inches), then an archaeological monitoring plan and monitoring will be required. A qualified project archaeologist shall prepare an archaeological monitoring plan and a qualified archaeological monitor and Native American monitor (if requested) will be present on-Site during ground disturbing activities that occur within native soils. If any cultural resources are identified by the monitor(s) during ground disturbing activities, the resource will be treated as an inadvertent discovery and the protocols outlined in the monitoring plan will be adhered to. In general, if cultural resources are encountered during ground disturbing activities in native soils, the archaeological monitor will stop work within 100-feet of the find in order to assess its significance. Construction activities can continue outside the established 100-foot radius exclusion zone. Work may not resume within the 100 feet exclusion zone until the project archaeologist can evaluate the significance of the find and complete any necessary recordation and evaluation of the find (may include recording, testing and/or data recovery efforts) in consultation with the District. Construction will not proceed within the 100-foot area around the discovery until the appropriate approvals are obtained. If requested by interested Tribes, a Native American Monitor will also be present during construction ground disturbing activities. A final report documenting the results of the monitoring program will be prepared by the qualified project archaeologist.

CUL-3: Maulhardt Property Landscaping Treatment Plan. To shield the view of the existing historic buildings present on the Maulhardt Property that will remain in place from the proposed development, a landscaping treatment plan (design) will be required. The landscape design will be implemented to the north and east of the existing historic buildings present on the Maulhardt Property that will remain in place and include planting of vegetation such as a row of tall trees and bushes to visually obscure the school complex from the historic ranch buildings. The design will follow the guidelines set forth in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (NPS 2017). Before final approval, the proposed landscape design will be reviewed by a qualified architectural historian professional(s) to ensure the design meets the Secretary of the Interior's Standards and Guidelines.

**Geology and Soils:** Potential risk related to seismic ground shaking, potential soil erosion, and potential impacts to paleontological resources.

GEO-1: The building design for structures at the project shall use geotechnical building design recommendations that are based on a Site-specific ground motion hazard analysis for the project Site performed in accordance with ASCE 7-10 (ASCE 2013) Chapter 21 as modified by Section 1803A.6 of the 2016 CBC (ICC 2017). The Site-specific ground motion hazard analysis and geotechnical building design recommendations shall be approved by the CGS and the DSA.

GEO-2: An erosion plan shall be developed for project construction activities that includes measures such as the use of hay bales and other erosion control devices as determined by Site-specific conditions, limiting construction to the dry season, and soil wetting, applied as required under applicable regulatory guidelines and standards.

GEO-3: Paleontological Resource Impact Mitigation Program: Prior to any ground-disturbing activities, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared by a qualified paleontologist if project construction will exceed Holocene soils (estimated depth of Holocene soils is at least to 70 feet bgs). A qualified paleontologist shall also attend the worker environmental awareness program training and provide information on paleontological resources and a

brochure/handout outlining procedures in the event of a paleontological find during construction. The District Project Manager will require the construction contractor to initiate implementation of the PRIMP at the beginning of ground disturbing activities. The PRIMP will address and define the following specific activities and responsibilities:

- Full-time monitoring by a qualified paleontologist during all grading and excavation extending more than 10 feet (ft) below ground surface (bgs) or beyond Holocene deposits.
- Spot-check monitoring by a qualified paleontologist for all grading and excavation between 5 and 10 ft bgs to determine whether older sediments with a potential to contain paleontological resources are present.
- Procedures for project personnel and/or paleontological monitor to halt work and temporarily redirect construction away from an area if paleontological resources are encountered during grading or excavation in order to assess the significance of the find.
- Procedures for recommendations regarding level of monitoring effort (e.g. spot check, full-time) depending upon sensitivity of soil depth, identification of finds, etc.
- Procedures for handling collected material and curation.
- Procedures for reporting and documenting the results of the monitoring program.
- Provide brochure of environmental awareness training.

**Hydrology and Water Quality:** Potential impacts to surface or groundwater quality, groundwater supply, and potential release of pollutants due to inundation.

HYDRO-1: If perched groundwater is encountered during construction, the OUHSD shall apply for coverage under the Los Angeles RWQCB's Groundwater Discharge Permit and adhere to the permit provisions therein.

HYDRO-2: The project shall meet its City of Oxnard Water Neutrality Policy requirements by completing at least one of the following:

- Transfer of existing FCGMA groundwater allocations to the City;
- Contributing to increased efficiency by funding City water conservation programs;
- Funding recycled water retrofit projects; or
- Providing additional water supplies.

HYDRO-3: The OUHSD shall develop and implement a Site evacuation plan to be implemented in conjunction with the County of Ventura OES Dam Failure Response Plan.

**Noise:** Potential impacts associated with construction noise.

N-1: Construction noise levels fluctuate depending on the construction phase, equipment types and duration of use; distance between noise source and sensitive receptor; and the presence or absence of barriers between noise source and receptors. Therefore, the project proponent should require construction contractors to limit standard construction activities as follows:

- Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. In addition, the time allowed for equipment and trucks to idle will be limited to the extent practicable.

- Stationary noise sources shall be located as far from adjacent receptors as possible and shall be muffled and enclosed within temporary sheds, incorporate insulation barriers or other measures to the extent feasible.
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible. This could achieve a reduction of 5 dBA. Quieter procedures shall be used such as drilling rather than impact equipment whenever feasible.
- Heavy construction equipment operations should be limited during the school period when classrooms are being utilized in the adjacent building.
- When heavy construction activities are located within 75 feet of a residential structure deploy a temporary portable sound barrier between the construction activities and nearest sensitive receptor.

**Transportation:** Potential impacts to the circulation system and cumulative traffic impacts.

TRAF-1: Rose Avenue/Cesar Chavez Drive Intersection (Project-Specific). The project-specific analysis found that the project would generate a project-specific impact based on City of Oxnard impact thresholds at the Rose Avenue/Cesar Chavez Drive intersection. The project would degrade the level of service from LOS C to LOS D during the AM peak hour. The project-specific analysis includes the widening of Rose Avenue from Camino De La Luna to Camino Del Sol. Construction of the Urban Village development will widen Rose Avenue from Cesar Chavez Drive to Camino Del Luna, thereby adding a third NB and SB travel lane to the Rose Avenue/Cesar Chavez Drive intersection. As shown in Table 3-22 of the Draft EIR, the intersection is forecast to operate in the LOS B range after widening is completed.

To mitigate the project-specific impact, the project would need to construct the intersection improvements at the Rose Avenue/Cesar Chavez Drive intersection. The addition of a third NB and SB travel lane would result in LOS B during the AM peak hour (V/C 0.68).

TRAF-2: Camino Del Sol/Colonia Road Intersection (Project-Specific). The intersection would operate at the cusp of LOS C/D under project-specific conditions. The intersection is controlled by an all-way stop. While existing plus project traffic volumes would satisfy Warrant 3 – Peak Hour contained in Chapter 4C. Traffic Control Signal Needs Studies of the CAMUTCD, the current CAMUTCD guidelines indicate that Warrant 3 – Peak Hour shall be applied “only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.”

It is recommended that the intersection be monitored through a yearly count program and signal warrant analysis as the high school attendance increases, to determine if a traffic signal is warranted under future conditions.

TRAF-3: Camino Del Sol/Gibraltar Street Intersection (Project-Specific). The Site analysis indicated that the eastbound left-turn lane should be extended to the maximum length available to accommodate the eastbound left-turn movement into the school main driveway (461 AM PHT), The peak queue was shown as 880 feet during the 25-minute AM peak period. Given that the spacing between Gibraltar Street and the Camino Del Sol Senior Apartments driveway to the west is approximately 950 feet, back to back left-turn lanes could be provided to adequately accommodate left-turns into the senior center and the high school.

TRAF-4: Camino Del Sol/Colonia Road Intersection (Cumulative). The intersection would operate at LOS E under cumulative conditions. As discussed in TRAF-2, the intersection is controlled by an all-way stop. While cumulative plus project traffic volumes would satisfy Warrant 3 – Peak Hour contained in Chapter 4C. Traffic Control Signal Needs Studies of the CAMUTCD, the current CAMUTCD guidelines indicate that Warrant 3 – Peak Hour shall be applied “only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.”

It is recommended that the intersection be monitored through a yearly count program and signal warrant analysis as the high school attendance increases, to determine if a traffic signal or is warranted under future conditions. The project’s proportionate share to the cumulative traffic is 77 percent.

TRAF-5: Camino Del Sol/Juanita Avenue and Camino Del Sol/Colonia Road Intersections (Buildout). The cumulative analysis indicated that the project would generate a buildout impact based on City of Oxnard impact thresholds at the intersections of Camino Del Sol with Juanita Avenue and Colonia Road, which are all-way stop controlled. The project would not exceed the City’s impact threshold of V/C 0.02 at the remaining intersections that would operate below LOS C.

Similarly, to TRAF-2 and TRAF-4, the currently stop controlled intersections could be signalized when conditions warrant. The programmed extension of Camino Del Sol to Oxnard Boulevard will result in traffic pattern changes, and intersection improvements as part of Camino Del Sol redesign should be evaluated through an ICE process to determine the appropriate improvements.

**Utilities and Service Systems:** Potential impacts to water supply, existing wastewater treatment facilities, and sewer systems.

HYDRO-2: The project shall meet its City of Oxnard Water Neutrality Policy requirements by completing at least one of the following:

- Transfer of existing FCGMA groundwater allocations to the City;
- Contributing to increased efficiency by funding City water conservation programs;
- Funding recycled water retrofit projects; or
- Providing additional water supplies.

UTIL-1: OUHSD shall submit the anticipated sewer flow rates for the high school to the City so that it can be analyzed using the City’s sewer model. Based on the results, OUHSD shall coordinate with the City regarding the final sewer design including any required improvements needed to provide adequate sewer service to the project Site.