

**DRAFT
ENVIRONMENTAL IMPACT REPORT
OXNARD AIRPORT MASTER PLAN**

Prepared for:

County of Ventura
Aviation Department
Camarillo Airport
233 Durley Avenue
Camarillo, California 93010
(805) 388-4205

Contact Person: Ms. Katie Punzal

Prepared by:

Michael Brandman Associates, Inc.
3140 Red Hill Avenue, Suite 200
Costa Mesa, California 92626
(714) 641-8042

Contact Person: Mr. Thomas W. Fitzwater, AICP
Project Manager

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4.0 ENVIRONMENTAL IMPACT

4.1 LAND USE

The discussion that follows is based upon information presented in the ANCLUC Study prepared by PRC Engineering, Inc., 1984; field investigations, a review of recent aerial photographs, topographic maps, general plan land use and zoning maps, and other information provided by the City of Oxnard. The primary study area is bounded by Doris Avenue to the north, Oxnard Boulevard to the east, Wooley Road to the south, and the Pacific Ocean to the west.

4.1.1 Existing Conditions

Existing Land Uses

The Oxnard Airport is located in an area generally within Teal Club Road to the north, Ventura Road to east, West Fifth Street to the south, and Victoria Avenue to the west. The area within the primary sphere of airport operations consists of approximately 350 acres. Airside facilities at the 216-acre airport include a single east-west runway, 56,100 square feet of hangar space with the capacity to store 100 aircraft, and a tie-down area with the capacity to store 140 aircraft. Landside facilities on the airport property consist of a passenger terminal of approximately 10,000 square feet and a paved parking lot with a capacity of 360 cars.

The existing jurisdictional boundaries are shown in Exhibit 3. The exhibit shows the corporate boundary of the City of Oxnard and the Local Agency Formation Commission (LAFCO) sphere of influence line for the city. The sphere line represents the probable ultimate boundary of the city as agreed upon by the city and LAFCO.

A description of the existing land uses for the four specific areas comprising the study area is shown in Exhibit 4 and presented below.