Socio–Economic Systems
INCORPORATED

FINAL
ENVIRONMENTAL IMPACT REPORT
OXNARD COLLEGE

Education & Training/Environmental Studies/Urban Systems & Management/Evaluation & Computer Applications
6420 WILSHIRE BOULEVARD, SUITE 870 • LOS ANGELES, CALIFORNIA 90048 • (213) 655-1798

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April 24, 1975

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SECTION I. SUMMARY

This Draft Environmental Impact Report was prepared regarding the proposed Oxnard College. It was performed under a contract between the City of Oxnard and Socio-Economic Systems, Inc.

Project Description

The proposed project is a comprehensive community college of a 6,000 full-time student ultimate capacity to be built by the Ventura County Community College District to serve the residents of the Oxnard Plains area of the County. The college is to be developed on a rectangular 118.75-acre site, in Southeastern Oxnard. The site has been in agricultural use for many years.

The site is bounded by Olds Road on the east, a proposed extension of Bard Road on the south, a planned extension of Rose Avenue on the west, and by undeveloped land planned for residential development and a proposed 50-acre park (Petit Park) on the north.

The proposed college will offer standard lower division collegiate courses in preparation for transfer to higher institutions, technical-vocational programs designed to meet the needs of business and industry, and continuing adult education courses and programs.

The first college buildings are scheduled for completion in 1978-79, although instruction will begin in temporary leased facilities in September, 1975.

Construction is scheduled as follows:

Phase	I:	Site Development - by mid-1976 ($1,031,974)
	II:	Site Development - by mid-1976 ($1,192,526)
	III:	Learning Resources Center - by September 1978 ($3,503,387)
	IV:	Library Book Acquisition - in 1978 ($240,000)

Phase	V:	General Classroom Building - in 1978 ($2,632,214)
	VI:	Physical Education Building - in 1978 ($2,570,444)
	VII:	Outdoor Physical Education Facility - in 1978 ($600,000)
	VIII:	Occupational Education Building - in 1979 ($2,784,340)
	IX:	Science Building - in 1980 ($3,710,276)
	X:	Maintenance Building - in 1980 $504,212)
	XI:	Industrial Technology Shop Building - in 1981 ($2,500,000)
	XII:	Student Center/Food Service - in 1981 ($2,607,635)
	XIII:	Gymnasium - in 1981 ($1,531,500)
	XIV:	Academic and Administrative Services Center - in 1982 ($760,000)
	XV:	Remodel Learning Resources Center - in 1981 ($175,000)
	XVI:	Fine Arts Building - in 1983 ($1,191,200)
	XVII:	Site Development - in 1983 ($500,000)

Some off-site development will be required, including sewer lines, underground drainage, and extensions of Rose Avenue and Bard Road.

The college buildings will be masonry structures with exposed concrete block exteriors, wood framing, and asphalt shingle roofs. All two-story buildings will be supported by driven piles. The basic architectural approach is to create a park-like feeling, using mounded areas, tree groupings, shrubbery and lawn areas, and a fountain and pool. A row of trees will extend around the college perimeter with the exception of that portion facing the proposed Petit Park.

Construction of the College will meet the expanding needs of the Oxnard Plains area for college facilities. The College will serve to meet the needs of the entire population in advancing their education, job training, and cultural development.

Current projections show that the existing Moorpark and Ventura Colleges will be significantly overcrowded by the late-1970's. Oxnard College will relieve this overcrowding.

Environmental Setting

The proposed Oxnard College will be developed on the site described above. The immediate project vicinity is in transition from agricultural to more urban land use. Most of the surrounding area, although still in agricultural use in some places, is planned for ultimate development as a middle density residential area.

The City of Oxnard grew by over 102% from 1960 to 1974. As a whole, the Oxnard Plains area has grown faster than Ventura County: 19.5% from 1970 to 1974 for the Plains; 18.1% for the County.

The economic life in Ventura County is reliant on agriculture which has increased in terms of gross revenues while declining in employment. Second in income generation are the County's manufacturing payrolls, with the Oxnard-Port Hueneme area maintaining the largest industrial base in the County. Military facilities at Pt. Mugu and Port Hueneme constitute a major source of County income. The leading employment categories in Ventura County in 1974 were government, trade, services, manufacturing, and agriculture.

Environmental Effects

The overall environmental effects of the proposed project are slightly positive. These effects -- and the impacts of the no-project alternative -- are displayed in Section III of this report.

The following table summarizes the environmental effects. All of the ratings shown are for weighted ratings.

CATEGORY SUB-CATEGORY	Weight	RATING Proposed Project	Alternative
ENVIRONMENTAL IMPACTS	100	-3.2	-3.0
Environmental Qualities	90	-3.6	-1.0
Alteration of Biological Environment	25	0	0
Alteration of Physical Environment	50	-3.0	-4.0
Traffic Effects	100	-2.0	-3.0
RESOURCE IMPACTS	35	+0.6	+0.2
Utilities Service Systems	100	-1.5	-0.5
Municipal Services	85	+5.6	+1.0
Natural Resources	40	0	0
ECONOMIC IMPACTS	95	-1.6	-0.1
Direct Effects	100	-3.5	-1.0
Indirect Effects	80	+0.4	0
SOCIO-CULTURAL IMPACTS	75	+6.7	0
Social Impacts	100	+9.3	-1.0
Cultural & Aesthetic Impacts	75	+6.2	+1.0
OVERALL WEIGHTED VALUE		+0.82	-0.95

The column labelled "Weight" gives the category and sub-category weights used. The "Rating" column contains the weighted rating for each category and sub-category for the proposed project and for the No-Project Alternative. The bottom line of the table, labelled "Overall Weighted Value", gives overall impact scores for the project and alternative for easy comparison.

Environmental Impacts

The overall environmental impacts of the proposed project can be considered to be "within acceptable limits" (between 0 and -10 on a scale of +100 to -100).

The following negative ratings (less than -5) were made:

Criterion	Rating	Reason
External Noise	-10	Increase in noise over ambient conditions
Seismic Hazards	-25	Project is a school built in an area of seismic hazards
Changes in Property Tax Revenues	-8	Property removed from tax rolls; development for higher use not possible
Changes in Property Tax Rates	-25	Property taxes raised approximately $0.12/$100 assessed valuation for a ten year period

The following positive ratings (greater than +5) were made:

Criterion	Rating	Reason
Public Schools	+75	The project supplies an important educational facility in the community
Employment Potential	+ 8	340 full-time and 370 part-time jobs are created by the proposed project
Loans (Bonds) and Subsidies	+10	The proposed project will receive approximately 50% subsidy of construction from State funds.
Compatibility with Planned Land Use Patterns	+10	Project directly follows requirements of General Plan and forces installation of planned streets
Social Groups and Interrelationships	+25	Proposed project makes higher education and vocational training more accessible to minority and other disadvantaged residents of the area
Entertainment and Recreational Facilities	+15	Project provides extensive athletic and sports fields, and a full community service program

ADVERSE ENVIRONMENTAL EFFECTS

As noted above, the adverse environmental impacts discovered during analysis of the proposed project were due to traffic-generated noise of students attending the College, the (mitigated) hazard of building a school in a seismically unstable area, the removal of more than 100 acres from the tax rolls, and an increase in the property tax to residents of Ventura County of $0.12/$100 assessed valuation for a period of ten years.

Mitigating Measures

Of the four adverse environmental impacts, two are mitigated and two cannot be. External noise cannot be mitigated: it is generated by the vehicular traffic attributed to the project (student and faculty car trips). While the State motor vehicle requirements become more stringent over the years, traffic will continue to remain a significant noise generator. The change in property tax revenues cannot be mitigated: government owned property, of which the College is an example, is exempt from property taxes. Construction of a permanent facility, such as a college, precludes development of the land in the future by a tax-paying entity.

The adverse impact of seismic hazards is mitigated as much as possible. The college site -- as is true for Southern California as a whole -- lies in an area of high seismicity. The composition of the soils may tend to liquefaction if certain seismic levels are reached. These potential problems will be combatted by designing all structures to meet strict State (Field Act) standards for earthquake safety. All project plans must be approved by the State Office of Architecture (OAC). Additionally an OAC-approved inspector must be on the site at all times during construction.

The increase in the property tax rates is mitigated by the Community College Construction Act subsidy. Had the College been financed through a bond issue, the property tax increase would have been considerably larger due to interest payments on the bonds of close to 6% per year over a 21 year period.

Alternatives

In addition to the proposed project, the following "no project" alternatives were considered:

1. No Oxnard College, no expansion of Ventura and Moorpark Colleges, no additional extension services in Oxnard.

2. No Oxnard College, Ventura and Moorpark Colleges expanded, extension services in Oxnard expanded.

3. Oxnard College developed at Oxnard Air Force Base.

4. Develop a "College of the Community" rather than a traditional community college.

Only the second alternative was analyzed and rated. The other alternatives are not viable -- and were not analyzed and rated -- for the following reasons:

Alternative 1. - Severe overcrowding of the existing colleges would occur with rapid decline in the quality of educational services offered.

Alternative 3. - There is no commitment to turn this Base over to the District; current approved State funds would be lost, and approval of the project would delay implementation about two to three years.

Alternative 4. This is an unproven concept. Although construction costs would be reduced, it is estimated that operating costs would not. Moreover, residents of the Oxnard area would feel that they are getting less than a "real" college.

Short-Term/Long-Term

The cumulative effects of the proposed project are to:

1. Slightly increase air and noise pollution in the immediate college vicinity.

2. Remove an amount of agricultural land from the County inventory.

3. Increase property tax rates by $0.12/$100 assessed valuation for ten years.

4. Create about 340 full-time and 370 part-time new permanent jobs.

5. Upgrade vocational skills and general educational levels of the community.

6. Expand local recreational and cultural opportunities.

7. Foster increased social cohesion in the community.

8. Implement aspects of the Oxnard General Plan.

The project should go forward now rather than at a future date because of the District's commitment to the Oxnard area residents, the need for new College facilities in the area due to population increases, and the current inflation rate which makes future construction significantly more expensive.

Irreversible Changes

The change of land use from agricultural to educational is permanent and desirable. The extensions of Bard Road and Rose Avenue are according to the Oxnard General Plan. There are no commitments of scarce or non-renewable resources attributable to this project.

Growth-Inducing Impacts

The proposed project will have little effect on population growth in Ventura County. The maximum increase in population is about 500 people (faculty and their families) added to a base of about 156,000 population in the Oxnard Plains area.

SECTION II - METHODOLGY AND INVESTIGATIONS PERFORMED

A. Methodology

The Environmental Impact Report format used herein is based on the Socio-Economic Systems, Inc. EVAL methodology.

The EVAL methodology is a system which assists in developing long-range goals, measurable objectives, evaluation criteria, relative rating factors, value relationships, and methods for the resolution of conflicting interests.

The methodology is particularly useful in difficult evaluation assignments where it is imperative that some control on subjectivity be imposed, where interdiciplinary activities must be given consideration, and where a broad basic opinion among technical and non-technical people must be sampled.

EVAL can be described as a sophisticated, regularized evaluation system which is used to provide qualitative and quantitative impact determinations and to compare alternative solutions to potential environmental problems. The EVAL system is characterized by four primary procedural steps:

1. Weighting factors are developed for each of the four basic environmental impact categories and numerous sub-categories. In this way, the most important considerations in evaluating a project can be determined prior to examination of that project. These weighting factors reflect the problems which might be existent in the jurisdiction. As a result, factors detrimental to the environment, such as air pollution potential, or traffic congestion, receive greater weight in the final determination of total impact than other, less important and more subjective factors such as aesthetics.

2. The impact criteria are divided into four categories:

   a. Physical Impacts: Those aspects of the proposed project which physically degrade or enhance the environment: e.g. air pollution, noise, traffic congestion, etc.

   b. Resource Demand: Those aspects of the proposed project which demand or supply services and/or resources: e.g. power demands, municipal service demands, transportation demand, etc.

c. Economic Impacts: Those aspects of the proposed project which affect the economic conditions in the relevant area: e.g. employment, tax base, etc.

d. Socio-Cultural Impacts: Those aspects of the project which affect the social, cultural and aesthetic conditions in the relevant areas: e.g. architectural features, maintenance of historical sites in the area, unique physical characteristics, etc.

3. All pertinent impact criteria are analyzed separately in order to allow complete review of project components with particular attention to specific potentially negative impacts.

4. Based on predetermined quantitative scales, numerical ratings are given for each individual criterion. Weighting factors are then applied, resulting in composite ratings for the proposed project and its alternatives, in particular, the "no project" alternative. Generally, the "0" rating indicates no impact. A positive number indicates a beneficial impact, and a negative number indicates a negative impact.

While composite ratings representing a qualitative evaluation of environmental impact are included in the EIR prepared by Socio-Economic Systems, detailed information is included on each rating form describing conditions relative to each individual criterion.

By including the detailed information and the cumulative rating, individuals interested in the proposed project or involved in the decision-making process may quickly and easily scan the various ratings or may examine the descriptions included for each individual criterion as they please. On the first page of each criterion form are listed:

1. Criterion title
2. Criterion definition
3. Boundary of the affected area
4. Method of analysis
5. Discussion of synthesis of pertinent information
6. The source or reference from which the data came and with whom the data was verified.

In this manner the relevant facts are presented on the same basis on which each rating was determined, so that interested people may make their own judgements on specific impacts.

In determining the set of weighting factors used to denote cumulative impact of the proposed project, various officials were contacted in order to ascertain which criteria groups were the most critical in terms of the long-range goals of the City of Oxnard.

The four major impact categories were given the following weights:

Physical Impacts	100%
Economic Impacts	95%
Socio-Cultural Impacts	75%
Resource Impacts	35%

Within each category, each component sub-category was also assigned a weighting factor which was applied within the particular category.

Physical Impacts:

Traffic	100%
Environmental Qualities	90%
Alteration of Physical Environment	50%
Alteration of Biological Environment	25%

Economic Impacts:

Direct Effects	100%
Indirect Effects	80%

Socio-Cultural Impacts:

Social Impacts	100%
Cultural and Aesthetic Impacts	75%

Resource Impacts:

Utilities Service Systems	100%
Municipal Services	85%
Natural Resources	40%

Thus, while it is possible for an individual criterion to be separately considered by decision-makers, the EVAL methodology makes it possible to determine the total impact of a proposed project by quantitative evaluation, emphasizing during the process the more important criteria, and, therefore, the most critical environmental impacts.

Figure II-1 on the next page shows the generalized format of the criterion form used in the SES methodology. As can be seen from this generalized format, +100 indicates great benefit; -100 is an extremely negative impact, and the band between 0 and -10 is an area of acceptable limits. By using this methodology to compare alternatives, the relative differences in value between proposed projects can readily be seen. In complying with the requirements of the California Environmental Quality Act, it is hoped that a proposed project will have a positive rating (higher than "0") so that the environment can be upgraded.

B. Investigations

Investigations performed to collect data for this Environmental Impact Report were, for the most part, consultations with those individuals directly concerned with regulating the criteria under investigation. For example, when considering the criterion "Municipal Services-Police," the Police Department was contacted. For "Utilities Service Systems-Electrical," representatives of the Southern California Edison Company and the project engineering firm were contacted.

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SES Project No. _____

☐ *Category:* _____

☐ *Sub-Category:* _____

☐ *Criterion:* _____

☐ *Sub-Criterion:* _____

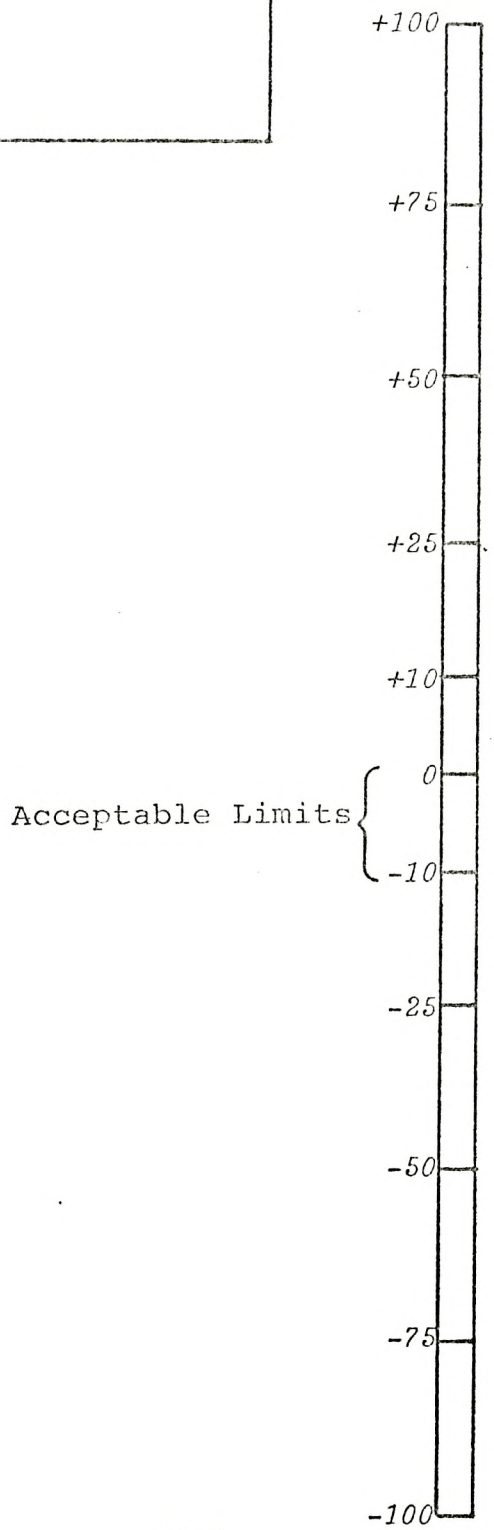
DEFINITION:

RATING:

BOUNDARY:

METHOD OF ANALYSIS:

DISCUSSION:



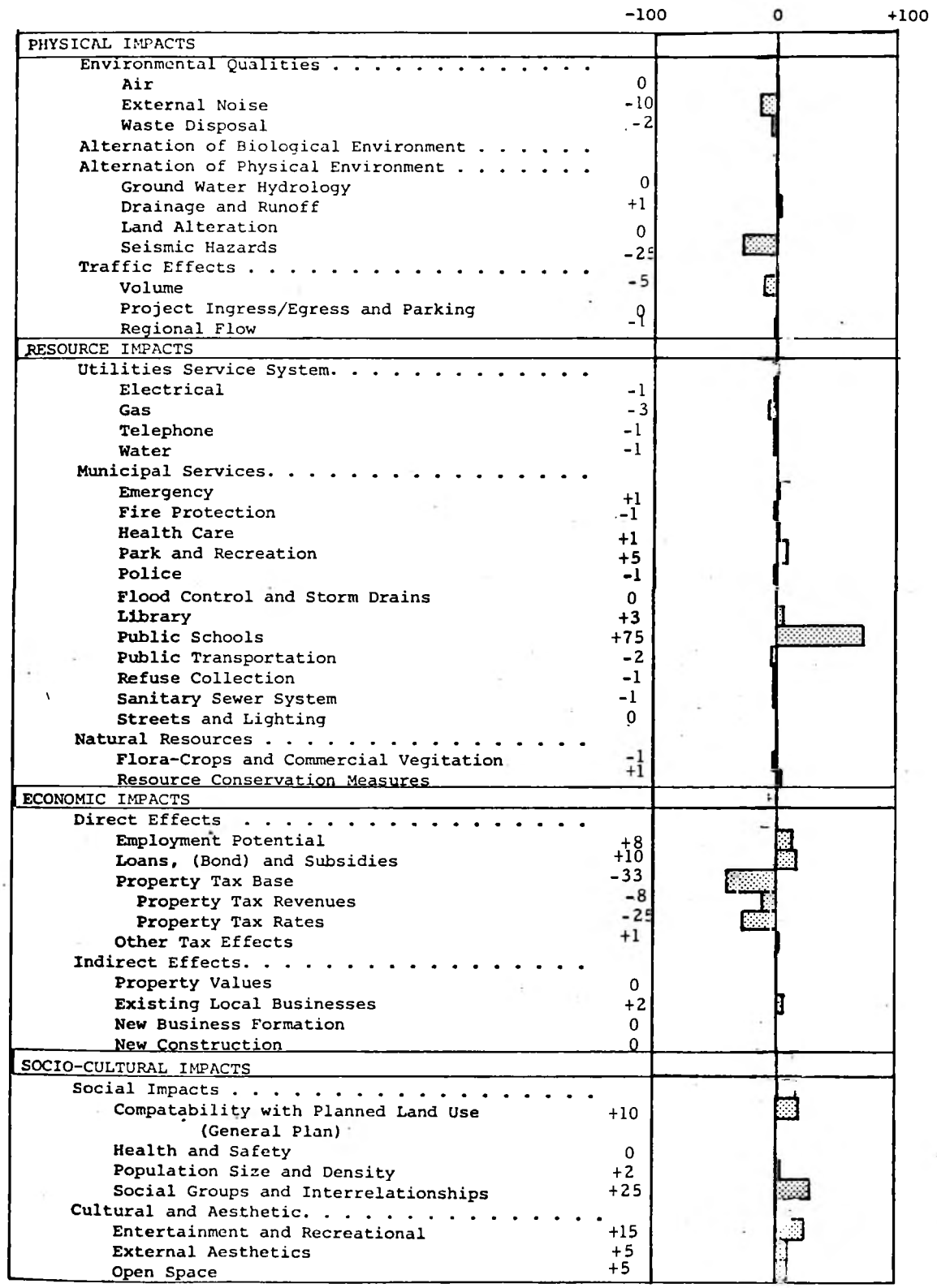
SOURCE OF REFERENCE:

III. GRAPHICAL DISPLAY OF CRITERION RATINGS AND COMPARISON OF ALTERNATIVES.

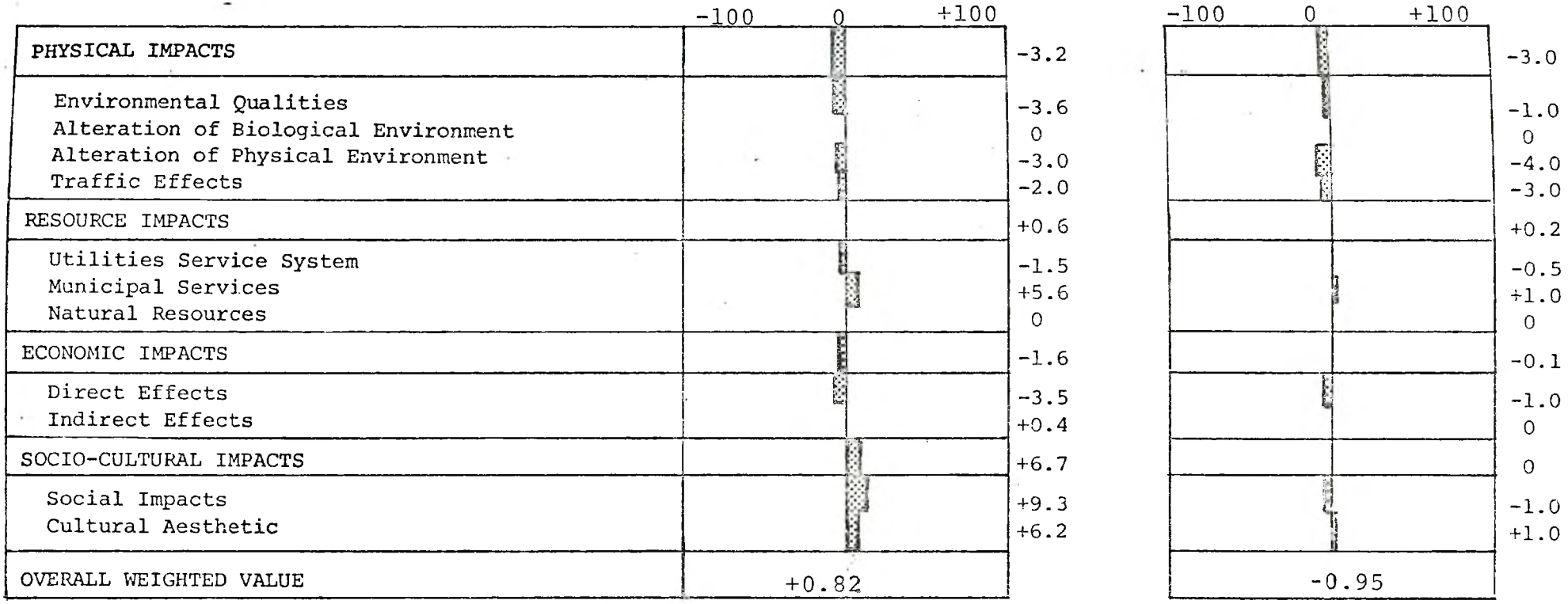
This section consists of graphical displays of the criterion ratings of environmental impact and a comparison of the project and no-project alternative. Figure III-1: "Criterion Ratings" (unweighted) includes only the actual criterion ratings as they were individually analyzed and rated on rating scales from -100 to +100. Ratings at the Category (i.e. physical, resource, economic and socio-cultural impacts) and Sub-Category levels (e.g. Environmental Qualities, Alteration of Biological and Physical Environment and Traffic Effects under Physical Impacts) are composite scores, adjusted by the weighting factors specified in Section II. Methodology of this report. Category and sub-category ratings for both the project and the no-project alternative are shown in Figure III-2: "Comparison of Alternatives (Weighted)."

FIGURE III-I CRITERION RATINGS
(unweighted)

Proposed Project



Numerical ratings for each criterion appear to the left of the bar graph.



*"No Project" Alternative - No Oxnard College; Expansion of Ventura and Moorpark Colleges.

The weighted category and sub-category ratings for the project and no-project alternative are presented in bar graph form and in numerical form to the right of each bar graph. The weighted overall impact score for the project and no-project alternatives appear on the bottom line, labelled "Overall Weighted Value".

FIGURE III-II COMPARISON OF ALTERNATIVES (WEIGHTED)

No-Project Alternative (No Oxnard College, Expansion of Ventura College and Moorpark College)

The ratings for this alternative were based on the following assumptions, using the weighting factors developed for the Oxnard College project:

Physical Impacts: There are fewer physical impacts attributable to this alternative. As the other District college sites are already developed, we assume that the impacts on ambient noise would be less severe than for the proposed project. There would be fewer alterations to the physical environment (drainage, slopes, etc.). We also assume that there are fewer seismic hazards (liquefaction) at the existing college sites.

Resource Impacts: The load on utilities service systems would be lower at the existing sites than for Oxnard College which requires new installation of services. The rating on the "Public Schools" criterion would be less positive (+10 as opposed to +75) for expansion of a developed school site. The other resource criteria would be rated essentially the same as for the proposed project.

Economic Impacts: The direct economic effects would rate slightly less negatively for the alternative than for the proposed project. While there would be less new employment, the property tax revenue and rate scores would be significantly less negative.

Socio-Cultural Impacts: The overall social impact scores would be lower for the alternative: there is a negative score because of the void left by not building the needed facility to serve the residents of the Oxnard Plains.

SECTION IV. PROJECT DESCRIPTION

Overview: The District and the Oxnard College Project

The proposed project is a comprehensive community college of 6,000 full-time student ultimate capacity, to be built by the Ventura County Community College District to serve the residents of the Oxnard Plains area of Ventura County. Oxnard College is to be developed on a rectangular 118.75 acre site, owned by the District, in southeastern Oxnard. The site, in agricultural use for many years, is bounded by Olds Road on the east, a proposed extension of Bard Road on the south, a planned extension of Rose Avenue on the west, and by undeveloped land planned for residential development and by a proposed 50 acre park (Petit Park) to the north.

The Ventura County Community College District is a county-wide district which presently operates two colleges, Ventura College and Moorpark College. The present countywide district was formed in 1962, although it functioned as a one-campus (Ventura) district as part of the Ventura Union High School District since 1925. Moorpark College, located between Moorpark and Simi Valley, was opened in 1967.

Total enrollment in fall, 1974 at the two colleges and "satellite" centers throughout the county was 24,699 day and evening students. This represents an increase of 3,251 (over 15%) over fall, 1973 levels, and of 5,666 over a fall, 1972 total enrollment of 19,033.

The District currently offers classes at more than 60 different locations throughout the county - at Oxnard Air Force Base, in an old beauty college in Oxnard, in an old movie theater in Camarillo, in classrooms in elementary, junior and senior high schools, in community service rooms of businesses, churches, city and county buildings, among many others.

While these wide spread course offerings have served the purpose of bringing education to people with a minimum of travel, a major reason for their extent has been the District's inability to secure public support for bond issues to finance construction of an additional college campus.

Since the opening of Moorpark College in 1967, plans have been underway to provide a third community college campus to serve the Oxnard Plains. In 1968, with state participation, the District acquired the present 118.75 acre site for this purpose. In March, 1970 the District conducted a bond election which included $12,600,000 for the construction of Oxnard College. Although

this bond issue failed, as did a June, 1972 bond election which contained approximately $540,000 for Oxnard College site development, the District has continued to affirm its intention to develop Oxnard College.

Oxnard College will be a comprehensive community college offering:

a) Standard lower division collegiate (freshman and sophomore) courses in preparation for transfer to higher institutions.

b) Technical-vocational programs and courses designed to meet the needs of business, industry and the public for occupationally-trained people.

c) Continuing (adult) education courses and programs "to meet the changing needs of individuals and communities... in accordance with public needs and support". (Statement of District goals in 2000 A.D. Master Plan Study).

Basic District philosophy is to consider the District as a unified whole, "to consider one campus an extension of the others." (Quoted from "Maximization of Student Opinions in Educational Programs" VCCCD, July 17, 1974.) There will be no statutory division of service areas whereby residents of Ventura, for example, can only attend Ventura College. There will be cooperative budgets for programs and cooperative scheduling, common course numbers or course content, a common Work Experience system, uniform certificate structures, registration at one location for all courses at any location.

Plans call for Oxnard College to actually come into existence in the spring of 1975. The selection of a president for the college should be completed in February, 1975. Staffing should proceed during the spring, with summer session instruction beginning in June, 1975 in temporary facilities in Oxnard, Camarillo and Port Hueneme, and fall semester instruction beginning in September. The first three permanent buildings on the campus, the Learning Resources Center, a General Classroom Building and the shower and locker room facility are scheduled for occupancy in 1978-79.

A possible delay in State Community College Construction Act funding for these first buildings may delay their opening by a year. The District is currently planning to open the campus with relocatable buildings on the site in 1976, after site development is completed. Specific plans - i.e. the number of relocatables their size, student capacity, etc. are not yet available. However,

the relocatable structures will have to meet strict state architectural standards, as will all permanent campus buildings.

Project Financing and Phases of Construction

Since bond issue financing has proven unobtainable, the District intends to finance construction through the Community College Construction Act (Stiern Bill). The Stiern Bill provides matching state funds for community college construction projects approved by the State Community College Chancellor's Office, and by the State Departments of Finance and Public Works. Community college districts are permitted to assess local funds without voter approval, but within the bounds of reasonable local tax assessments, to raise the required local contribution.

This method of financing has resulted in a phased, incremental approach to the construction of Oxnard College. The District has adopted a Ten Year Master Plan of Construction (1974-83) which identifies the capital projects required to complete the first major increment of Oxnard College. The Master Plan specifies a District-wide total of $33,153,910 in capital expenditures in the ten year period, of which $28,741,879 or 87 per cent of the District total are Oxnard College projects. Given a 10 per cent annual rate of inflation, the inflated District total reaches $51,595,022 by 1983. The Oxnard share (87 per cent) inflates to approximately $44,888,000. With Stiern Bill financing involving essentially 50:50 state and local expenditures, the District taxpayers' share of Oxnard College construction costs between 1974 and 1983 amounts to approximately $22,444,000.

A breakdown of the various specific projects, including estimated costs, and completion dates from the District Ten Year Master Plan of Construction follows:

1. Site Development - Phase I: $1,031,974. Completion in mid-1976.

   Includes site clearance, off-site construction, off-site service installation, and on-site construction. Off-site construction activities are immediately adjacent to the perimeter of the site. Off-site costs are shared with the City of Oxnard and/or the Southern California Edison Company.

2. Site Development - Phase II: $1,192,526. Completion in mid-1976.

Includes additional construction on-site of campus streets, basic utilities (sewer, water, gas, electrical and communication) and site work only to the extent that these extensions serve the first buildings. (Also see "Project Description: Off-Site Development, Utilities and Perimeter Streets").

3. Learning Resources Center: $3,503,387. Completion in September, 1978.

   A one story plus mezzanine, Type III (block masonry construction) building comprised of a library, an audio-visual center, a television studio, supporting service areas and offices and seven general classrooms.

4. Library Book Acquisition: $240,000. Completion in 1978.

5. General Classroom Building: $2,632,214. Completion in 1978.

   A one story, Type III building which will accommodate teaching laboratories for Chemistry, English (language laboratory), Business (typing and shorthand), faculty offices and lecture-type classrooms. Agriculture (landscape maintenance and related areas) and Engineering Technology classes will be taught in this facility until vocational technology and science buildings are constructed.

6. Physical Education Building (Phase A): $2,570,444. Completion in 1978.

   A single-story, Type III building designed to provide shower and locker facilities for physical education classes. Includes showers, lockers, dressing areas, restrooms, first aid, equipment storage and equipment, faculty offices, and three indoor areas for individual and group P.E. activity classes.

7. Outdoor Physical Education Facility: $600,000. Completion in 1978.

   Primarily site development in order to provide space for the development of outdoor physical education facilities. Will require fill, compaction, grading, and preparing surface for intended use. A total of 50 acres are involved, including areas for basketball, volleyball, tennis and handball courts, baseball

diamond, archery range, oval track, practice field for football and soccer, and areas for other field activities.

8. Occupational Education Building: $2,784,340. Completion in 1979.

   A one story, Type III building which will house Occupational Education programs. It will include laboratories, with office and storage space for 12 faculty and division personnel.

9. Science Building: $3,710,276. Completion in 1980.

   A two-story, Type III building, containing ten science laboratories, two large lecture rooms and one classroom, plus offices, prep rooms and storage areas.

   It will provide instructional space for both the life and physical sciences.

10. Maintenance Building: $504,212. Completion in 1980.

    A large one-story Type V metal building for storage/maintenance plus a service yard.

11. Industrial Technology Shop Building: $2,500,000. Completion in 1981.

    A large one-story, Type I building housing programs such as welding, auto mechanics and industrial technology.

12. Student Center/Food Service: $2,607,635. Completion in 1981.

    A two-story, Type Type III structure designed to provide space for a cafeteria, snack bar, student body offices and other ancillary services. Until an auditorium or other assembly facilities are completed, this building will be used for large group meetings, drama and music productions, etc.

13. Gymnasium: $1,531,500. Completion in 1981.

    A one-story, Type III building including basketball courts and two classrooms. It will provide space for health and P.E. classes which require a large indoor facility, such as basketball, wrestling meets, etc.

14. Academic and Administrative Services Center: $760,000. Completion in 1982.

    A one-story Type III building accommodating the various college administrative services and personnel.

15. Remodel Learning Resources Center: $175,000. Completion in 1981.

    Remodel to expand audio-visual, television and library facilities.

16. Fine Arts Building: $1,191,200. Completion in 1983.

    A two-story, Type III building designed to provide teaching laboratories for instruction in art and ceramics.

17. Site Development - Phase III: $500,000. Completion in 1983.

    Includes the final construction of landscaping, sprinklers, fences, gates, streets, lighting and sidewalks which have not been included in prior projects.

Off-Site Development:

Utilities:

The District will be required to install a 12" sewer line along Rose Avenue from a proposed 12" sewer, which will end at Bard and Rose, to the northern boundary of the college site. Installation of a 12" water line along Rose Avenue, from an existing main at Rose and Bard, ultimately to link up with the 12" Channel Islands High School water main, will also be necessary.

Plans also call for installation of a 45" underground drainage pipe along Rose Avenue to carry runnoff from the campus to the County Flood Control Channel at Rose and Pleasant Valley Road.

Perimeter Streets:

The Oxnard City General Plan indicates that Rose Avenue (western College boundary) will eventually be developed as a major six lane north-south street, and that Bard Road (southern college boundary) will become a major four lane east-west street.

Rose Avenue currently does not go all the way through from

Pleasant Valley Road to Channel Islands Boulevard. A two-lane segment extends north from Pleasant Valley Road to Bard Road. Another two-lane segment extends south from Channel Island Boulevard part way along the eastern boundary of Channel Islands High School. An additional, as yet unimproved, easement extends to the southern boundary of the high school. As part of the college development, the District will put in two lanes plus curb, gutter and sidewalk on the segment of Rose Avenue fronting the college site.

It is expected that by the time Oxnard College opens, Rose Avenue will go all the way through from Pleasant Valley Road to Channel Islands Boulevard, although not in its ultimate six lane, divided and landscaped form. A traffic signal will probably be installed at the intersection of Pleasant Valley and Rose to facilitate access to the college site.

Bard Road in the immediate project area extends only a few hundred yards west from Rose Avenue. The elementary school district (Williams Elementary School lies just south of Bard Road, west of Rose) will be required to extend Bard west to Anchorage Street. As part of the college development, the District will eventually extend Bard Road from Rose Avenue all the way to Olds Road. Current District planning calls for initially extending Bard only far enough to provide access to the college parking lots. Completing Bard Road to Olds Road will require a bridge over a flood control channel, for which the District has been asked to assume one-third of the cost.

Project Architecture and Landscaping:

Most project buildings will be Type III (block masonry construction) structures with exposed concrete block exteriors, wood framing and asphalt shingle roofs. Driven piles will be used to support foundations of all two-story campus buildings. In most instances one-story buildings will be supported on spread footings.

Although, due to the phased nature of project construction, landscaping design is underway only for the first two buildings, the basic approach will be to create a park-like feeling, using vegetation complementary to vegetation in the local area. This will include mounded areas, tree groupings, shrubbery and lawn areas and a sculpture fountain and pool in front of the Learning Resources Center. The Master Site Plan also shows a row of trees extending around the entire college perimeter except for the northern section of the property which faces the planned Petit Park.

Project Objectives, Enrollment and Area Population Projections

The basic objective of Oxnard College is to provide college facilities for the Oxnard Plains area, both for expanding enrollments of students graduating from grade 12 and to meet the needs of the entire population in advancing their education, job training, and cultural development.

Current projections show continued growth in both total population and student population in the District. The State Department of Finance, in Form BD-240, prepares projections of student enrollment which the District is required to use. The most recent BD-240 indicates a projected District FTE (full-time enrollment) of 12,725 day-graded students by September, 1978 (vs. an estimated 9,647 in September, 1974). This will leave Moorpark College and Ventura College, each with a capacity of 5000+ students, significantly overcrowded. Current District plans call for enrolling approximately 2036 students at Oxnard College in fall 1978, with Ventura and Moorpark enrolling 5472 and 5217, respectively.

It should be noted that the District estimates that full-time day-graded enrollment will constitute approximately 46 per cent of the total enrollment, both day and evening, graded and ungraded. Thus, total District enrollment should approximate 27,700 in 1978 (vs. 12,725 day-graded only). For Oxnard College this translates to 4420 total enrollment vs. 2030 day-graded only.

The 1978 enrollment projections are based on Oxnard College enrolling approximately 16 per cent of total District enrollment (vs. 43 per cent for Ventura College and 41 per cent for Moorpark). This ratio will even out as more facilities are completed at Oxnard, so that by 1983 Oxnard is expected to enroll approximately 28 per cent of the District total, evening out to about 33 per cent at each campus, perhaps by as early as 1985.

Growth in District enrollment is, of course, based on projected growth in Ventura County population. By all accounts, County population will show considerable growth over the next few decades, despite the fact that population growth projections have been continually revised downward in recent years.

The District bases its future enrollment projections on population projections prepared by the State Department of Finance in June, 1974. The state prepared alternate projections based on varying levels of fertility combined with varying levels of net immigration into California. The District has used the average between Series E-O (Level E fertility - 2.1 births per woman;

zero net immigration) and Series D-100 (Level D fertility - 2.5 births per woman, 100,000 annual net immigration). Projected 1990 and 2000 county populations, according to the District, are 672,900 in 1990 and 773,450 in 2000.

The District projection is, in fact, somewhat lower than the most recent (January, 1975) population projection adopted by VCAG (Ventura County Association of Governments). The VCAG study projected 1990 county population at a "preferred" level of 672,900 (low projection of 625,744, high projection of 706,000). The VCAG projections are accepted as the most authoritative available because they were prepared cooperatively and agreed upon by the various local jurisdictions. (See Table IV-1). The VCAG projection of 1990 population for the Oxnard Plains area is estimated at a "preferred" level of 229,000 (low projection of 208,185, high projection of 235,101). This compares with a July 1, 1974 population (including unincorporated areas) of 156,669. (See Table IV-2).

The Department of Finance predicts future college enrollment by projecting current trends in elementary and secondary school enrollments into the future. Thus, given a current downturn in elementary school enrollments, the state anticipates a slight downturn in District enrollment in 1982-84, as current elementary pupils work their way up to college age. However, the District believes that community college enrollment will more closely reflect total county population than it will elementary and high school enrollment.

Recent trends have shown an increasing percentage of county population enrolling in District courses, up to a level of 5.1 per cent in 1973 and 5.8 per cent in 1974. This has been due, in part, to increasing the availability of community college courses to county residents, particularly by extension programs offered in the Oxnard Plains and elsewhere in the county, and to a large number of Viet Nam era veterans returning to college. Additionally, several other major factors, such as an increasing emphasis in modern society on upgrading of employees in their jobs and retraining for new jobs, the vocational emphasis in community college programs, and an increased interest in continuing education by adults, have contributed to the beliefs that District enrollment should not be expected to decline, merely because of declining grade school population.

VENTURA COUNTY POPULATION PROJECTIONS (1975-2000)

(Figures in Thousands)

	1971 County Planning Department Projection	1973 County Planning Department Projection	1975 VCAG-1990 Projections Other Years' Projections Oxnard Planning Department	1975[2] College District Projections	1974 State Dept. of Finance Projections	
					Series E-O	Series D-100
1975	526.0	484.5(High) 479.5(Low)	455.3	430.0[1]	444.0	446.2
1980	734.0	593.4(High) 582.9(Low)	510.6	510.5	497.7	523.3
1985	892.0	717.2(High) 696.9(Low)	583.7	581.2	550.2	612.1
1990	1,025.0	835.4(High) 799.9(Low)	672.9	652.9	601.6	704.4
1995		959.8(High) 909.4(Low)	737.2	717.2	643.3	791.0
2000		1,080.4(High) 1,001.7(Low)	834.7	773.5	676.0	870.9

1. Based on July 1, 1974 Department of Finance estimate of 426,000. County Planning Department estimate of July 1, 1974 = 447,078.

2. District projections 1980-2000 are average of State Department of Finance E-O and D-100 projections.

3. 1971 and 1973 County Planning Department projections are included to illustrate the trend of downward revision of future population estimate.

TABLE IV-2

OXNARD PLAINS POPULATION PROJECTION (1975-2000)

(Figures in Thousands)

	RSA 3[1] (Oxnard Plains)	Oxnard Planning Area (75% of RSA 3)	Oxnard Planning Area (Less Port Hueneme)
1975	158.8	119.1	99.6
1980	173.6	130.2	107.7
1985	198.5	148.8	123.8
1990	229.0[2]	173.0	146.0
1995	250.6	188.0	159.5
2000	283.8	212.8	182.8

Source: Oxnard Planning Department, 1990 Projections are from Ventura County Planning Department.

1. Regional Statistical Area 3.

2. 1990 population estimate (from 1975 VCAG study):
Camarillo = 51,000, Port Hueneme = 27,000, Oxnard = 146,000
Other (unincorporated) = 5,000.
Ultimate population of Camarillo is estimated at between 56,000 and 61,000 according to Camarillo Planning Department personnel. 2000 population in Port Hueneme is estimated at "between 25,000 and 30,000" according to the City Planning Director.

District enrollment projections for Oxnard College are as follows:

TABLE IV-3

OXNARD COLLEGE ENROLLMENT PROJECTIONS 1978-2000

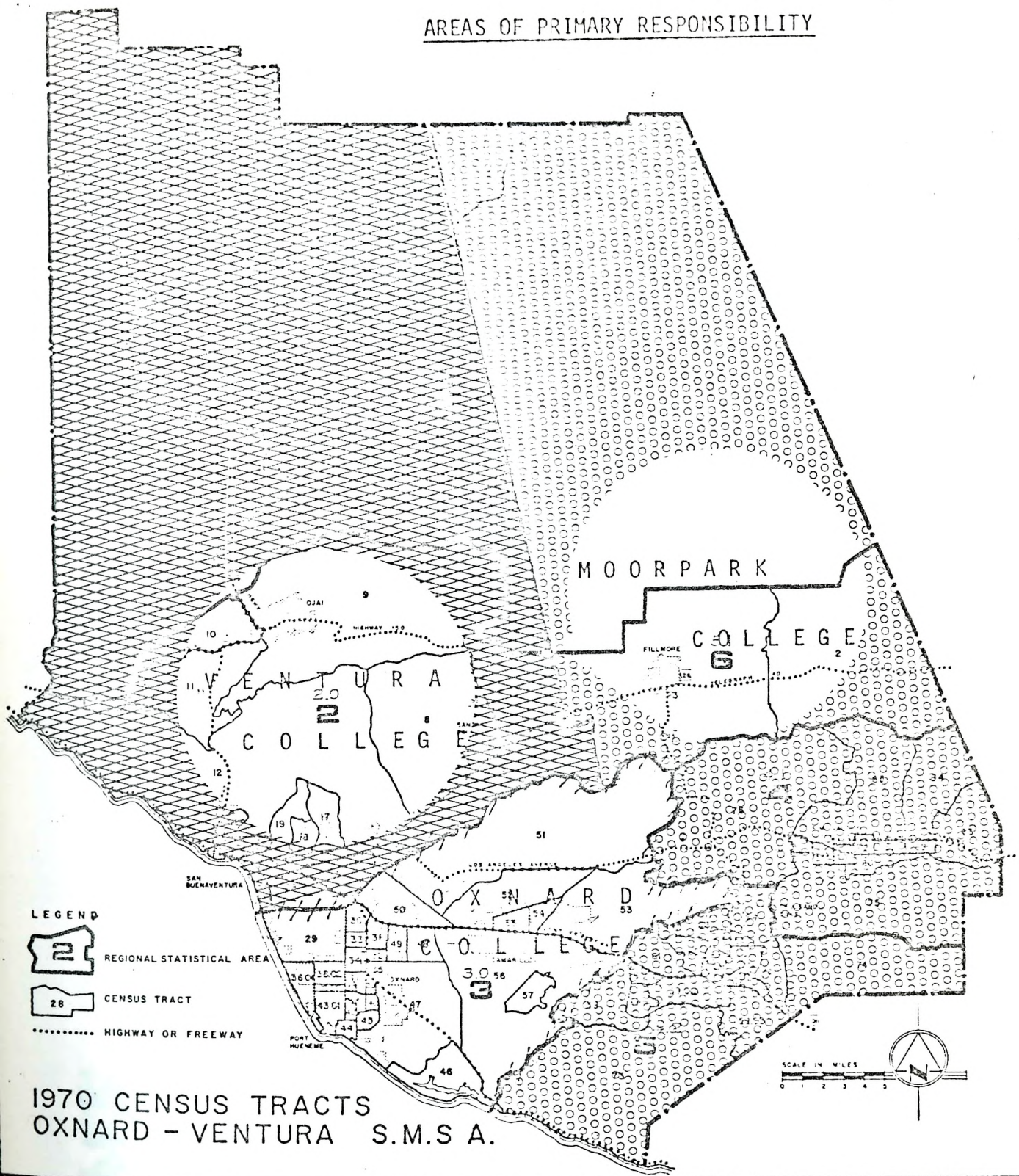
	Day-Graded Only	Day and Evening Graded & Ungraded
1978	2036	4426
1979	2600	5653
1980	3263	7094
1981	3850	8369
1982	3779	8215
1983	3679	7999
1985	4456 - (Low) 5168 - (High)	9686 (Low) 11236 (High)
1990	5006 (Low) 5806 (High)	10882 (Low) 12623 (High)
1995	5498 (Low) 6378 (High)	11953 (Low) 13865 (High)
2000	5930 (Low) 6877 (High)	12891 (Low) 14953 (High)

1. 1978-1983 projections are from the State BD-240 Form, which the District is required to use. The District disagrees with 1982 and 1983 projections showing declining enrollment, because of the District position that total per county population rather than grade and high school enrollments are a better predictive measure (see text).

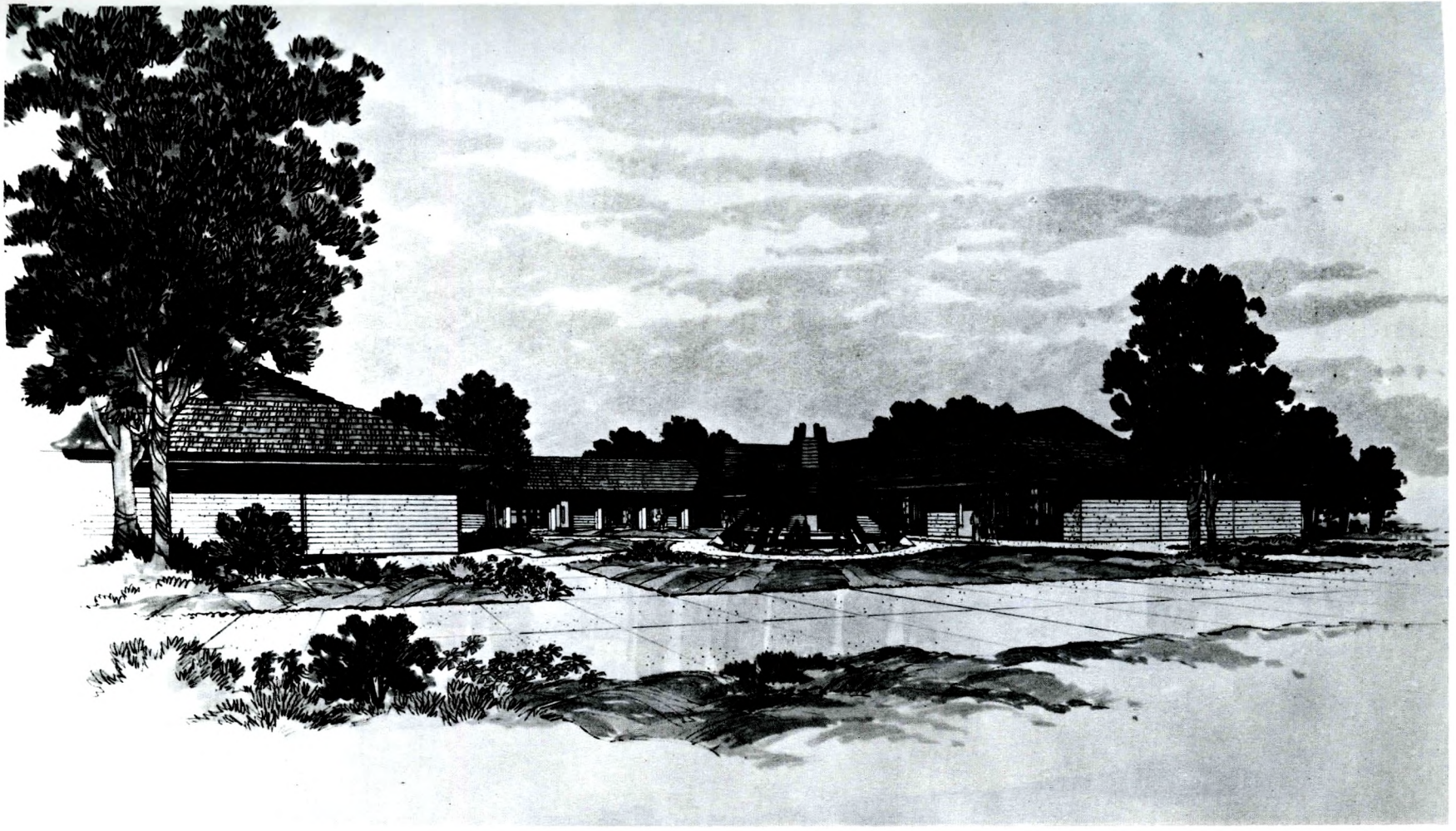
2. 1985-2000 projections are based on different percentages of total population enrolling in District courses. Low projection is based on 5.0% (1973 actual percentage was 5.1%). High projection is based on 5.8% (1974 actual percentage is 5.8%).

3. Projections for the 1990's are based on the District developing no other college campuses. This would leave Oxnard and other District colleges over capacity of roughly 6000 if the projections are borne out. The District anticipates that another campus, probably in the Conejo Valley area, may be needed in the 1990's.

AREAS OF PRIMARY RESPONSIBILITY

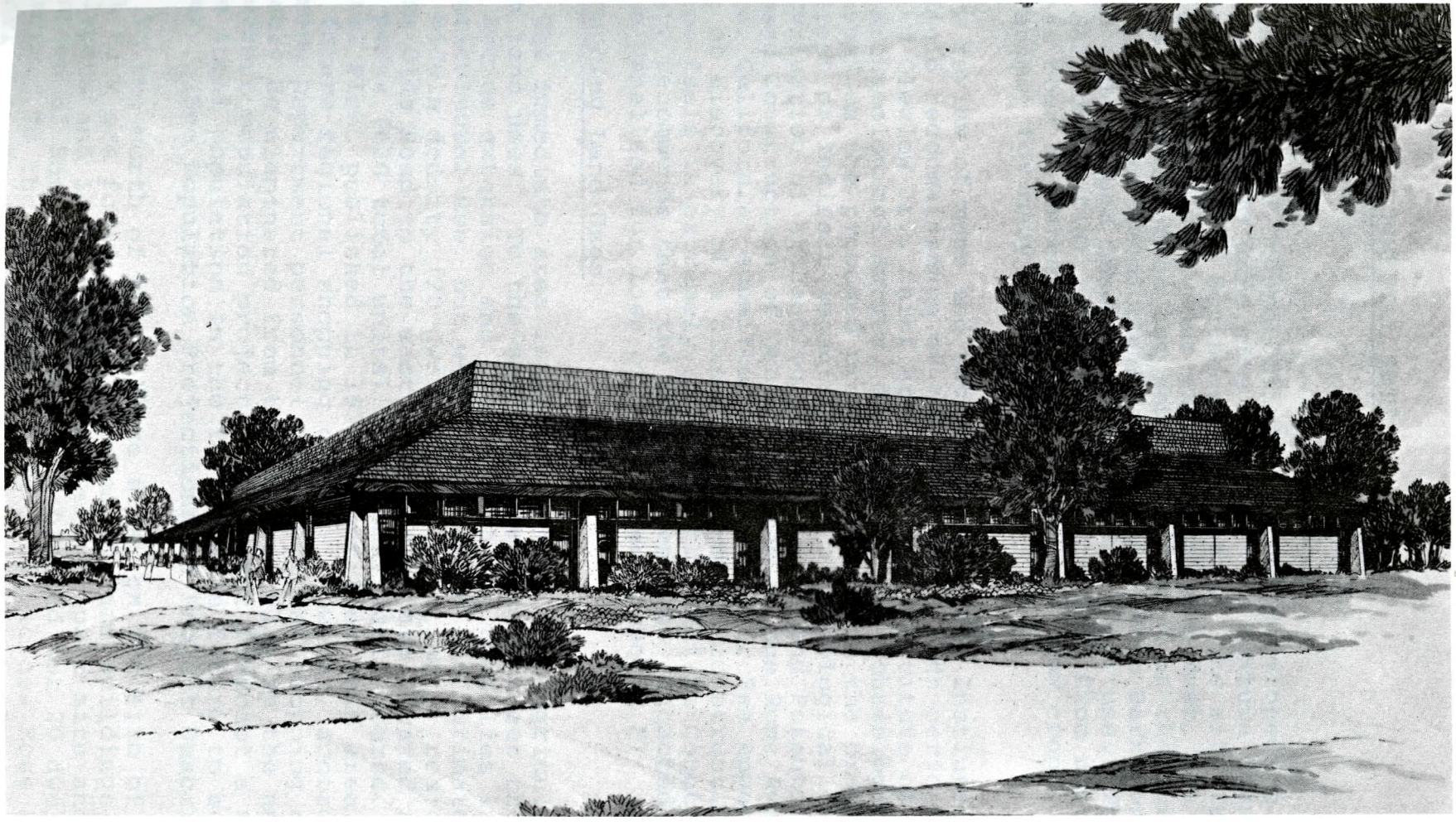


1970 CENSUS TRACTS
OXNARD – VENTURA S.M.S A.



GENERAL CLASSROOM BUILDING
OXNARD COLLEGE
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

AUSTIN, FIELD & FRY AND FISHER & WILDE A.I.A.
ASSOCIATED ARCHITECTS



LEARNING RESOURCES CENTER
OXNARD COLLEGE
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

AUSTIN, FIELD & FRY AND FISHER & WILDE A.I.A.
ASSOCIATED ARCHITECTS

SECTION V. ENVIRONMENTAL SETTING

Site Description

The proposed Oxnard College will be developed on an essentially rectangular 118.75 acre site owned by the Ventura County Community College District, in Southeastern Oxnard. The site is bounded by the planned Rose Avenue extension on the west, the proposed Bard Road extension on the south, Olds Road on the east and by land planned for development as a park (Petit Park) on the north and by undeveloped land zoned for residential use. The site is almost completely flat (a slope of 4 to 5 feet from north to south) and has been in intensive agriculture use (row crops, mostly vegetables) for many years.

A review of maps and records at the UCLA Instiute of Archaeology and field reconnaissance of the site area, both performed by Dr. C. William Clewlow Jr., Chief Archaeologist, Institute of Archaeology, UCLA Archaeological Survey, discovered "no archaeological resources of any type" on the proposed project area. Thus the project "will have no direct or indirect impact on known archaeological resources." (Page 2, "Evaluation of Archaeological Resources and Potential Impact of Proposed Construction of Oxnard College at the Rose Avenue Plot in Oxnard, California" submitted April 10, 1975. See Appendix G) In the event of discovery of a site during project construction (which Dr. Clewlow feels is extremely unlikely) the Ventura County Archaeological Society recommends that the proper agency be contacted and the contractor not be penalized for loss of time. (See Appendix F)

Surrounding Land Uses

The immediate area is in transition from agricultural to more urban land uses. To the south of the site between the proposed Bard Avenue extension and Pleasant Valley Road lies land currently in agricultural use, but which is planned for ultimate development as a middle density (20 dwelling units per acre) residential area. Across Olds Road to the east of the site are located several mobile home parks (420 total units) and a small golf course. The Oxnard General Plan, published in 1970, identifies this area as the site of a future regional shopping center. However, according to City Planning Department personnel, the regional shopping center will probably be eleminated from the General Plan in the near future, as current population projections, do not forecast a sufficiently large local population in the foreseeable future to support such a center. (See Population Projections in Project Description).

To the north of the college site, on the site of the planned Petit Park are found several condemned farm buildings, as well as eucalyptus and lemon trees. Between the park site and the planned extension of Rose Avenue lies land planned for 20 dwelling units per acre. To the northwest of the site, across Rose Avenue, lies Channel Islands High School. Due west across Rose is currently undeveloped agricultural land planned for 7 dwelling units per acre. To the southwest of the site, between Bard Road and Pleasant Valley Road, is found a mixed single-family and multi-family residential area.

Local Geologic Setting

The City of Oxnard lies on a broad alluvial plain called the Oxnard Plain, which is composed of a number of smaller alluvial fans washed down from the hilly areas. Sub-surface soils on the project site itself consist generally of silty fine sands with discontinuous deposits of silts, clays and some localized gravelly sands. While the near surface silty sands are relatively loose, clean sands found below 10 feet are compact. A semi-perched water level is located immediately below the surface soils at a depth of 7 to 10 feet (2 to 3 feet after a wet season). Between the semi-perched level and the Oxnard Aquifer lies a clay cap which effectively prevents the downward migration of surface and sub - surface waters.

These geologic conditions will require that existing loose surface soils be excavated to a depth of 5 to 6 feet in all building areas and that extensive fill be brought in and compacted to at least 95% in all building areas and to at least 90% in all other fill areas.

Ventura County is an area of high seismic activity although there are no known active faults in the immediate project area. The nearest known fault is the Bailey Fault in the Calluegas Creek area. Active faults also exist in the Santa Barbara Channel. The nearest recent epicenter was a 5.0* magnitude quake near Anacapa Island which was felt and did minor damage in Oxnard. Because of the nature of the materials underlying the coastal plain and the shallow water table, the site is in an area felt to be prone to earthquake damage from both groundshaking and liquefaction.

Regional Environmental Setting

The City of Oxnard is located in southern Ventura County, about 62 miles northwest of downtown Los Angeles. Oxnard lies in the roughly triangular Oxnard coastal plain which extends roughly 18 miles along the coast and 9 miles inland. The Oxnard Plains area (including the Cities of Oxnard, Port Hueneme, Camarillo and unincorporated areas) plus the Las Posas Valley constitute the service area of the proposed Oxnard College.

Climate in the Oxnard area is most strongly influenced by its proximity to the Pacific Ocean, which results in wet, cool winters and dry warm summers. Average January temperatures range from a 41° low to a 72° high. July has an average high temperature of 74° and a low of 55°. Average annual rainfall is 14.75 inches.

*Anacapa quake in August, 1973. Magnitude verified at 5.0 by Barton Friedman, Associate Research Seismologist, Cal Tech Seismological Laboratory on March 31, 1975.

Population

The story of Ventura County population from 1950 into the early 1970's has been one of spectacular growth, much of it in spillover from Los Angeles County. From 1950 to 1960 County population increased by 74%, from 114,647 to 199,138. From 1960 to 1970 population almost doubled again, to 378,497. Since 1970, county population has grown by approximately 18% to a County Planning Department estimated July 1, 1974, population of 447,078 (the State Department of Finance estimates July 1, 1974 population somewhat lower at 426,000). The rate of growth has been slowing down, however, (1.84% growth from January to July, 1974 vs. 3.7% in the period of July, 1973 to January, 1974).

The most rapid growth has taken place in the Simi-Thousand Oaks area in Eastern Ventura County, which has grown enormously in the 1960's and into the 1970's. From 1970 to 1974 the Simi-Thousand Oaks area grew by roughly 33% (vs. 18.1% for the whole county).

The Oxnard Plains area (Oxnard, Port Hueneme, Camarillo) has been the second fastest growing part of the county. From 1960 to 1974 the City of Oxnard grew from 40,265 residents to 81,563 an increase of over 102%. Port Hueneme population in the same period grew by over 72%, from 11,067 to 19,091 in 1974. Note: (1960-1974 population growth for Camarillo cannot be estimated because Camarillo was not incorporated in 1960, hence no 1960 totals are available. However from 1970 to 1974, Camarillo went from a population of 19,219 to 24,365 an increase of 27%).

Taken as a whole the Oxnard Plains Cities grew by 19.5% from 1970 to 1974, from 104,629 to 125,019 (vs. 18.1% for the whole county). To the 125,019 1974 estimate must be added another 31,650 people in the unincorporated areas in the Plains, bringing total estimated July 1, 1974 population to 156,669. (See Table V-1 for historical population trends. See Project Description for population projections).

Economics

Agriculture has,for many years, been the largest source of income in Ventura County, accounting for $277,793,400 in gross revenue in 1973, an increase of over $57,000,000 from 1972. The ratio of agricultural employment to total employment has been declining (from approximately 20% in the late 1950's to approximately 8.5% in 1974) as prime agriculatural land has been taken over for urban land uses. However, output in terms of gross revenues has continued to increase due to increased agricultural efficiency and rising prices of agricultural commodities.

Military facilities including Pt. Mugu, headquarters of the Pacific Missile Range and the Naval Construction Battalion Center at Port Hueneme, constitute another major source of county income. Over 19,000 people, both civilian and military, were employed at the installations in 1973, earning a total of $167,657,673, the county's third largest source of income.

Manufacturing payrolls constitute Ventura County's second largest source of income totalling $188,500,000 from July, 1972 to July, 1973 up from $121,730,167 in the previous year. The Oxnard-Port Hueneme area maintains the largest industrial base in the county. There are currently approximately 120 manufacturing plants in the Oxnard area, in product areas dealing with aircraft, food processing, plastics, chemicals, missile systems, farm equipment, among others. Produce packing and shipping is a major non - manufacturing industry in the area, with the 50 packers and shippers employing over 4,000 people in 1974.

The leading employment categories in Ventura County in 1974 were government (34,400 vs. 31,900 in 1973), trade (25,000 vs. 24,600 in 1973), services (19,900 vs. 19,800 in 1973), manufacturing (16,700 vs. 15,500 in 1973), and agriculture (13,400 vs. 12,900 in 1973). Unemployment rose in 1974 to an annual average of 6.7 per cent, up from 5.9 per cent in 1973, but still below the 7.2 per cent unemployment rate in 1971. (See Table V-2)

Taxable retail sales in the county and in Oxnard dropped somewhat in 1974 from 1973 levels. 1974 County retail sales are estimated at $903,100,000 (Oxnard $243,220,000) down from $969,618,000 (Oxnard $263,757,000) in 1973. (See Table V-3)

Table V-1

POPULATION VENTURA COUNTY AND OXNARD PLAINS CITIES
(1960-1974)

	Total County	Oxnard	Port Hueneme	Camarillo
1960	199,138	40,265	11,067	----- [1]
1970	378,497	71,225	14,185	19,219
1973 (July)	423,367	77,824	15,660	22,915
1974 (July)	447,078	81,563	19,091 [2]	24,365

Source: "Population" published periodically by the Ventura County Planning Department and U. S. Census of Population and Housing, 1960 and 1970.

1. 1960 Camarillo population is unavailable because the City of Camarillo was not yet incorporated at that time.

2. From July, 1974 "Population" published by the Ventura County Planning Department. The Port Hueneme Planning Director estimated 1975 population at 17,650, about 1500 lower than the County's July, 1974 estimate.

Table V-2

TAXABLE RETAIL SALES: VENTURA COUNTY AND CITY OF OXNARD
1970-1974
(Figures in Millions of Dollars)

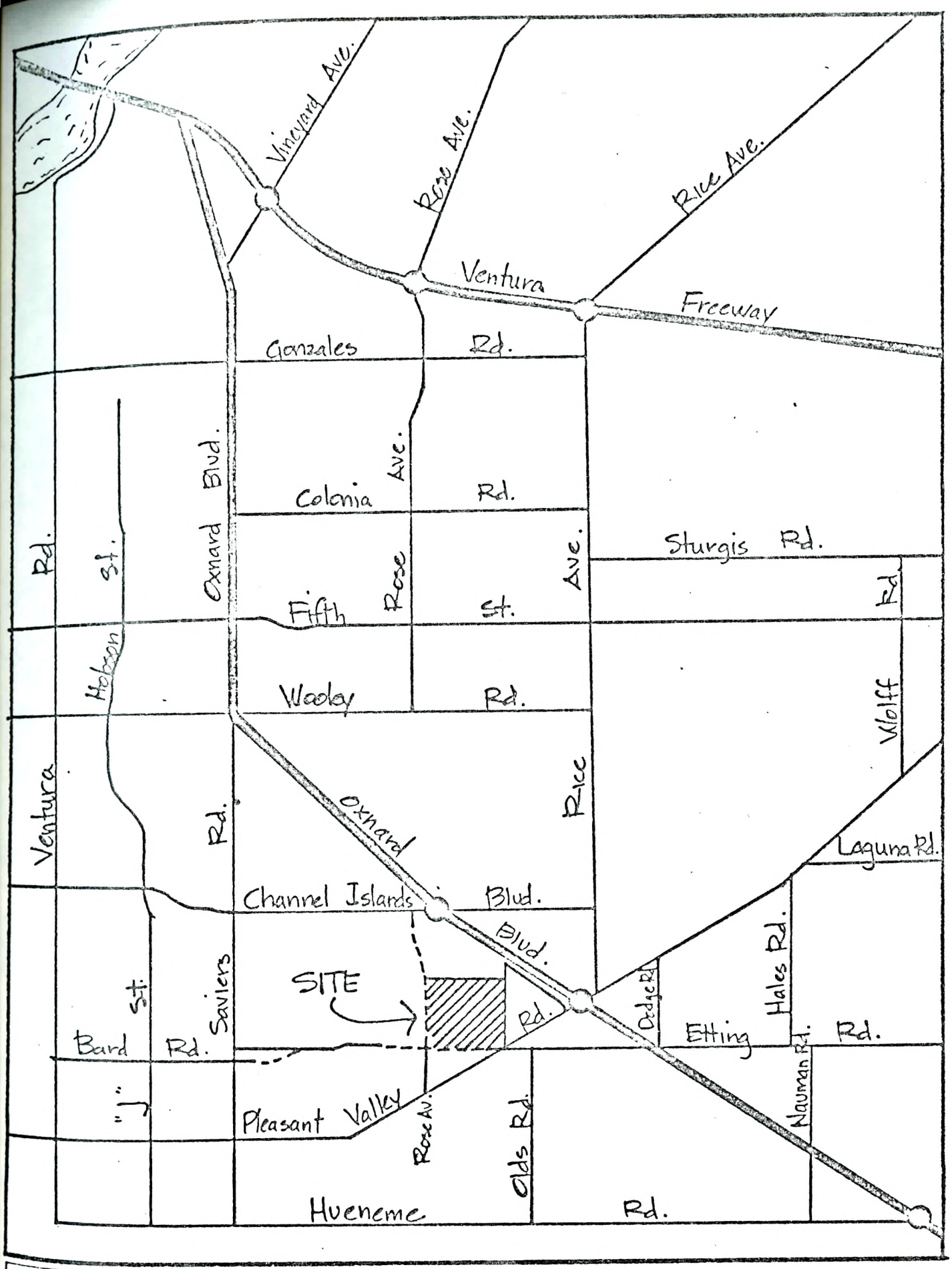
	1970	1971	1972	1973	1974
otal County	670.6	752.5	831.9	969.6	903.1
ity of Oxnard	186.4	213.0	244.6	263.8	243.2

Table V-3

VENTURA COUNTY EMPLOYMENT
1970-1974
(Figures in Thousands)

	1970	1971	1972	1973	1974
bor Force	123.8	128.2	132.4	165.5	174.4
tal Civilian Emp.	115.8	119.0	124.6	155.7	162.8
employment	8.0	9.2	7.8	9.8	11.6
Unemployed	6.5%	7.2%	5.9%	5.9%	6.7%
ning	1.8	1.7	1.6	1.7	1.8
nstruction	4.6	4.8	5.2	4.9	4.8
nufacturing	13.7	13.2	15.0	15.5	16.7
ansport.,Communicat. & Utilities	4.0	4.3	4.6	4.5	4.3
ade	22.0	22.7	24.8	24.6	25.0
nance, Ins.. & Real Estate	3.3	3.4	3.6	3.7	4.0
rvices	14.8	15.3	18.2	18.8	19.9
vernment	28.8	29.8	31.6	31.9	34.4
riculture	11.2	12.1	12.9	12.9	13.4

URCE: Employment Data and Research, State Employment Development Department.



CRAA

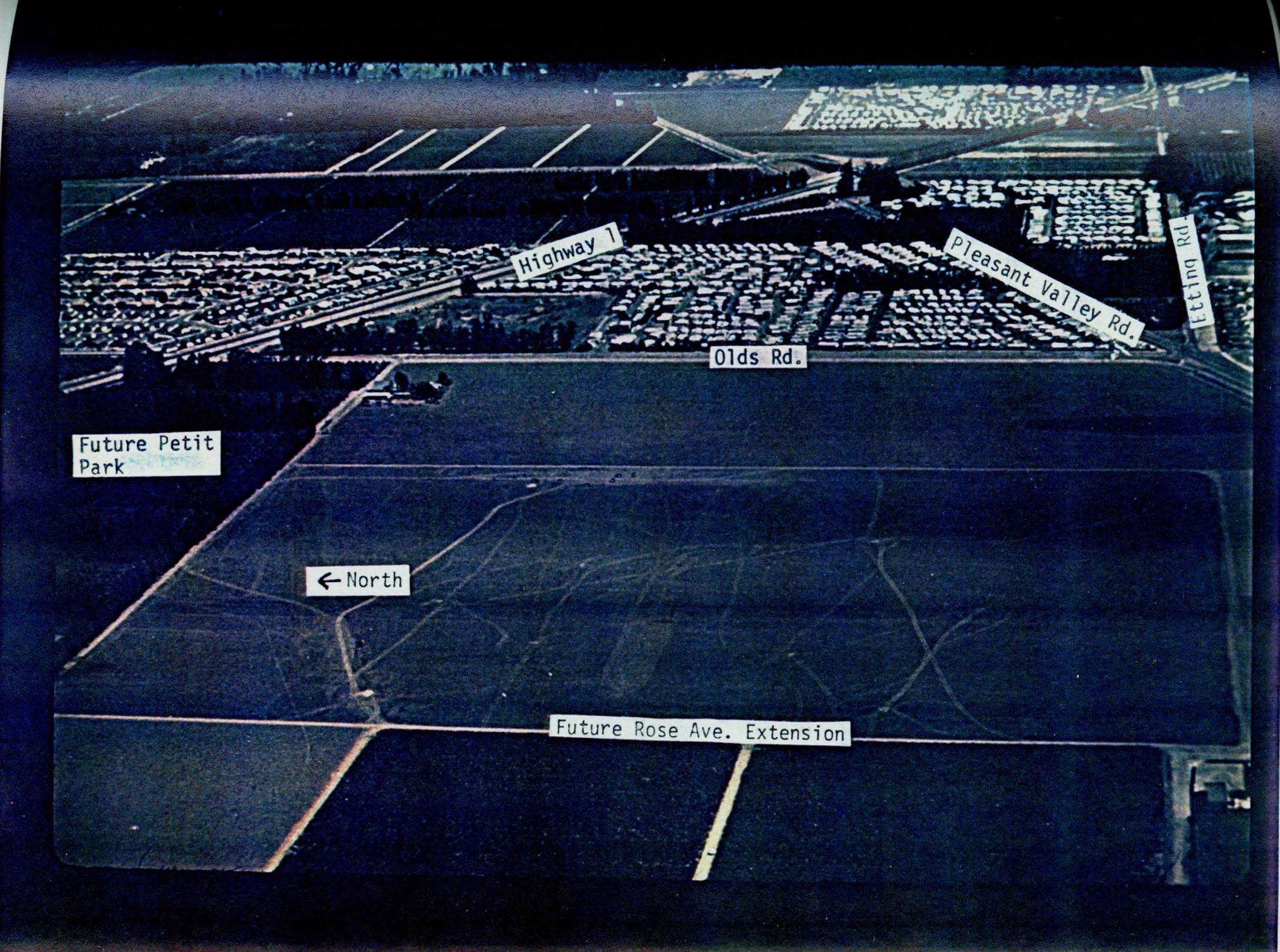
CROMMELIN • PRINGLE AND ASSOCIATES, INC.

NORTH

V-8

1

VICINITY MAP


Highway 1
Pleasant Valley Rd.
Etting Rd.
Olds Rd.
Future Petit Park
← North
Future Rose Ave. Extension

SECTION VI. ENVIRONMENTAL IMPACTS

The EIR format used in this section is based on the Socio-Economic Systems EVAL methodology described in Section II.

The criteria are divided into four main categories: Physical Impacts, Resources Impacts, Socio-Economic Impacts, and Cultural-Aesthetic Impacts. The criteria ratings were obtained as the result of investigations performed by SES staff members and consultants together with numerous cognizant agencies who supervise the various criterion areas. Each criterion rating form indicates the proper authority.

A. Environmental Impacts of Proposed Action

In the listing of environmental impact criteria on the following pages certain criteria are indicated as not applicable to this project. The reasons for not assessing these criteria are reasonably obvious. As an example, no coal or nuclear power will be used in this project; no odor or thermal effects will be produced; the project makes no demands on public social services, air transportation, and so on.

The assigned ratings are shown opposite each impact item from major category through sub-criteria. The sub-category ratings are a composite of the included criterion ratings (which are added together and divided by the number of items). The category ratings are composites of the weighted sub-category ratings.

Note that the page numbers listed in the Environmental Impact Criteria index on the following pages refer to Section VI.

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
PHYSICAL IMPACTS	11		-3.2	100%	-3.2	
Environmental Qualities	12		-4.0	90%	-3.6	
Air Quality	13		0	-	0	
Carbon Monoxide	-	-				
Reactive Hydrocarbons	-	-				
Oxides of Nitrogen	-	-				
Particulate Matter	-	-				
Sulfur Dioxide	-	-				
External Noise	15	-10		-	-	
Internal Noise	-	-		-	-	Not Applicable
Odor	-	-		-	-	Not Applicable
Thermal Effects	-	-		-	-	Not Applicable
Vibration	-	-		-	-	Not Applicable
Waste Disposal	17		-2	-	-	
Solid Waste	-	-		-	-	
Waste Water Discharge	-	-		-	-	
Alteration of Biological Environment	18		0	25%	0	
Fauna	-		-			Assessed but not rated because of minimal impact.
Animal Food Chains	-	-				
Habitats	-	-				
Migration Patterns	-	-				
Rare or Endangered Species	-	-				
Sources of Water	-	-				
Fish and Game	-		-			Not Applicable
Animal Food Chains	-	-				
Habitats	-	-				
Migration Patterns	-	-				
Sources of Water	-	-				

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
Flora	-		-			Asses sed but not rated because of minimal impact.
Habitats	-	-				
Indigeneous Communities	-	-				
Natural Plant Propagation	-	-				
Rare or Endangered Species	-	-				
Forests	-		NA			Not Applicable.
Animal Food Chains	-	-				
Plant Food Chains	-	-				
Sources of Water	-	-				
Ecological Balance	-	-				
Potential for Environmentally Damaging Accidents	-	-				
Alteration of Physical Environment	19		-6.0	50%	-3.0	
Ground Water Hydrology	20		0			
Alteration of Basin Configuration	-	-				
Groundwater Quality	-	-				
Percolation	-	-				
Seawater Instrusion	-	-				
Drainage and Runoff	22		+1			
Erosion Potential	-	-				
Flooding Potential	-	-				
Siltation	-	-				
Fresh Water Quality	-	-				
Ocean Water Quality	-	-				
Land Alteration	24		0			
Slope Stability	-	-				
Expanse Stability	-	-				

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
Potential for Environmentally Damaging Accidents	-	-				Not Applicable
Seismic Hazards	25	-25				
Traffic Effects			-2.0	100%	-2.0	
Volume	27	-5				
Project Ingress/Egress and Parking	28	0				
Pedestrian Traffic	-	-				Assessed, but not rated, no impact.
Regional Flow	30	-1				

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
RESOURCE IMPACTS	31		+1.8	35%	+0.5	
Utilities Service Systems	32		-1.5	100%	-1.5	
Coal	-	-				Not Applicable
Electrical	33	-1				
Gas	34	-3				
Petroleum	-	-				Not Applicable
Nuclear	-	-				Not Applicable
Telephone	36	-1				
Water	37	-1				
Municipal Services	38		+6.6	85%	+5.6	
Emergency	39	+1				
Environmental Health	-	-				Not Applicable
Fire Protection	40	-1				
Health Care Delivery	41	+1				
Parks and Recreation	42	+5				
Police	43	-1				
Social Welfare	-	-				Not Applicable
Traffic Control	-	-				See "Traffic Effects"
Municipal Services						
Flood Control and Storm Drains	44	0				
Library	45	+3				
Postal Services	-	-				Not Applicable
Public Schools	46	+75				
Public Transportation	47	-2				
Refuse Collection System	48	-1				
Sanitary Sewer System	49	-1				
Streets and Lighting	50	0				

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
RESOURCE IMPACTS	31		+1.8	35%	+0.6	
Utilities Service Systems	32		-1.5	100%	-1.5	
Coal	-	-				Not Applicable
Electrical	33	-1				
Gas	34	-3				
Petroleum	-	-				Not Applicable
Nuclear	-	-				Not Applicable
Telephone	36	-1				
Water	37	-1				
Municipal Services	38		+0.6	85%	+5.6	
Emergency	39	+1				
Environmental Health	-	-				Not Applicable
Fire Protection	40	-1				
Health Care Delivery	41	+1				
Parks and Recreation	42	+5				
Police	43	-1				
Social Welfare	-	-				Not Applicable
Traffic Control	-	-				See "Traffic Effects"
Municipal Services						
Flood Control and Storm Drains	44	0				
Library	45	+3				
Postal Services	-	-				Not Applicable
Public Schools	46	+75				
Public Transportation	47	-2				
Refuse Collection System	48	-1				
Sanitary Sewer System	49	-1				
Streets and Lighting	50	0				

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
Natural Resources	51		0	40%	0	
Water Resources - Underground	-		-			Covered under "Groundwater Hydrology"
Potable	-	-				
Industrial	-	-				
Agricultural	-	-				
Water Resources - Surface			-			Not Rated, No Impact
Potable	-	-				
Industrial	-	-				
Agricultural	-	-				
Recreational	-	-				
Fossil Fuels and Mineral Ores	-	-				
Construction Materials	-	-				
Fauna - Economic Species	-	-				
Flora - Crops and Commercial Vegetation	52	-1				
Resource Conservation Measures	53		+1			
Heating/Cooling	-	-				
Illumination	-	-				
Processes	-	-				
Transportation Services	-		-			Not Applicable
Air Transportation	-	-				
Rail Transportation	-	-				
Sea Transportation	-	-				
Pipeline Systems	-	-				

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
ECONOMIC IMPACTS	54		-1.7	95%	-1.6	
Direct Effects	55		-3.5	100%	-3.5	
Employment Potential	56	+8				See "Property Tax Rates", No impact on services, except schools
Municipal Services Costs	-	-				
Loans (Bonds) and Subsidies	58		+10			
Loans (Bonds)	-	-				
Subsidies	59	+10				
Property Tax Base	61		-33			
Changes in Property Tax Revenues	62	-8				
Changes in Property Tax Rates	63	-25				
Other Tax Effects	66		+1			
Changes in Sales Tax Revenues	-	-				
Other Subventions	-	-				
Indirect Effects	67		+0.5	80%	+0.4	
Property Values	68	0				
Existing Local Businesses	69	+2				
New Business Formation	70	0				
New Construction	71	0				

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
SOCIO-CULTURAL IMPACTS	72		+8.9	75%	+6.7	
Social Impacts	73		+9.3	100%	+9.3	
Compatibility with Existing Land Use Patterns	-	-				Covered under "Planned Land Use"
Compatibility with Planned Land Use Patterns	74	+10				
Compatibility with General Plan	-		-			
Circulation	-	-				See "Traffic Effects"
Conservation	-	-				See "Resource Conservation
Housing	-	-				See "Pop. Sz. & Density"
Land Use	-	-				See "Planned Land Use"
Noise	-	-				See "External Noise"
Open Space	-	-				See "Open Space Qualities"
Safety	-	-				See "Health & Saefty"
Scenic Highway	-	-				Not Applicable
Seismic Safety	-	-				See "Seismic Hazards"
Health and Safety	75	0				
Population Size and Density	77	+2				
Population Displacement and Relocation	-	-				Not Applicable
Social Groups and Interrelationships	79	+25				
Cultural and Aesthetic Impacts	81		+8.3	75%	+6.2	
Archeological and Historical Sites	-	-				None Known at Project Site (See "Environ. Setting")
Cultural and Religious Facilities	-	-				
Entertainment and Recreational Facilities	82	+15				See "Entertainment and Recreational Facilities

ENVIRONMENTAL IMPACT CRITERIA

	Page	Rating	Composite Rating	Weight	Weighted Composite	REASON FOR NOT ASSESSING
External Esthetic Impression	84		+5			
Architecture	-	-				
Landscape Design	-	-				
Open Space Qualities	85	+5				
Wilderness Qualities	-	-				Not Applicable
Scenic Views and Vistas	-	-				Not Applicable
Unique Physical Features	-	-				Not Applicable

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☒ *Category:* Physical Impacts

☐ *Sub-Category:* _____

☐ *Criterion:* _____

☐ *Sub-Criterion:* _____

DEFINITION: The degree to which the proposed project has beneficial or adverse physical impacts in the project area.

RATING: -3.2

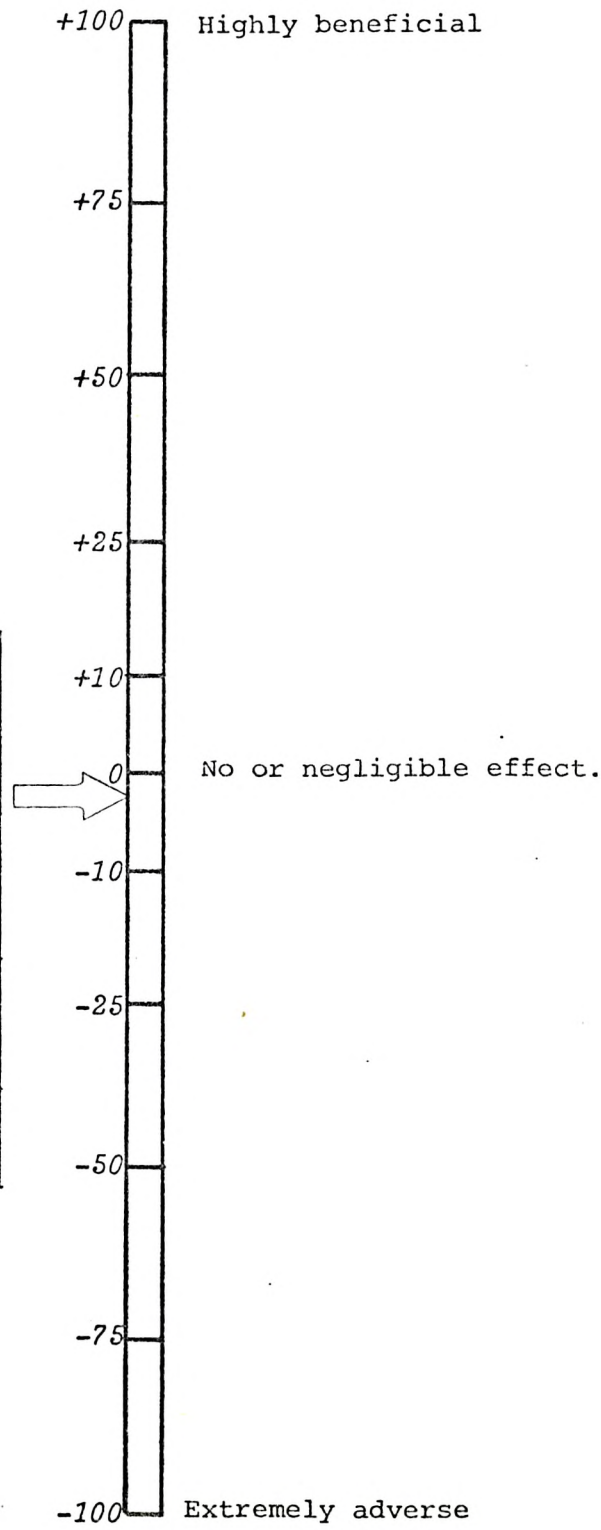
BOUNDARY:

METHOD OF ANALYSIS:

DISCUSSION: This rating is derived by averaging the ratings for the pertinent physical impact sub-categories.

Sub-category	Rating	Weight	Adusted Rating
Environmental Qualities	-4.0	90%	-3.6
Alteration of Biological Environment	0	25%	0
Alteration of Physical Environment	-6.0	50%	-3.0
Traffic Effects	-2.0	100%	-2.0

Composite Adjusted Rating: -3.2



SOURCE OF REFERENCE:

Socio-Economic Systems
INCORPORATED

SES Project No. _____

☐ *Category:* Physical Impacts

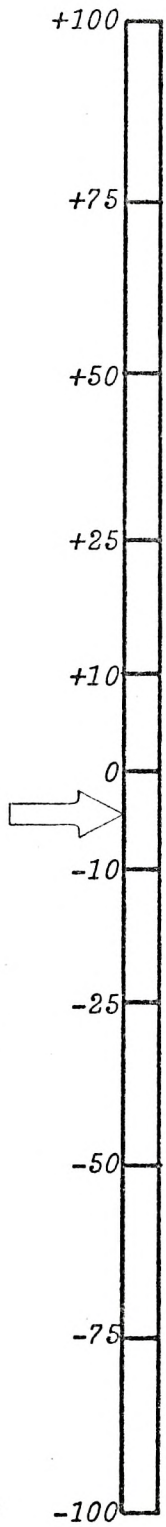
☒ *Sub-Category:* Environmental Qualities

☐ *Criterion:* _____

☐ *Sub-Criterion:* _____

DEFINITION: The degree to which the proposed project affects environmental qualities in the project area.

RATING: -4



Continuously enhances.

No or negligible effect.

Detrimental to life.

BOUNDARY:

METHOD OF ANALYSIS:

DISCUSSION: This rating is derived by averaging the ratings for the pertinent Environmental Qualities Criteria.

Criterion	Rating
Air Quality:	0
External Noise:	-10
Waste Disposal:	-2
Composite	-4.0

SOURCE OF REFERENCE:

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* Air Quality

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project produces air pollution emissions based on fuel usage, under current regulations in the project area.

RATING: 0

BOUNDARY: Ventura County Air Pollution Control District.

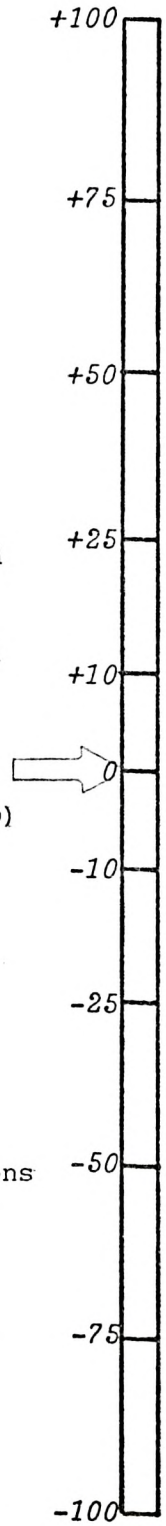
METHOD OF ANALYSIS: Review of VCAPCD data; examination of traffic study.

DISCUSSION: Air quality in the area surrounding the proposed project is determined by the topographic and meteorologic character of the region and by the rate of emission of air contaminants. The topographic and meteorologic characteristics of the area are well documented elsewhere (in previously submitted EIRs and in publications of the Air Pollution Control District). Air contaminant emissions are also documented in these publications. In particular, the Ventura County Air Pollution Control District (VCAPCD) monitors air quality, establishes and enforces standards, and acquires, stores, and publishes data within the County.

Air contaminants are derived from stationary sources, from gasoline powered and from other mobile sources. Of the contaminants of greatest concern, highly reactive organic gases, oxides of nitrogen, and carbon monoxide, gasoline powered vehicles are responsible for 85%, 58%, and 94%, respectively.

The VCAPCD maintains eight air monitoring stations within the County. Comparison of Ventura County and State and Federal air quality standards indicates that only photochemical oxidants and particulate matter are significant pollution problems. Oxides of nitrogen and carbon monoxide are not considered a problem by VCAPCD, at present.

SOURCE OF REFERENCE: (continued)



☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* Air Quality

☐ *Sub-Criterion:* _____

ONTINUED:

As the basic source of photochemical oxidants (derived from highly reactive gases) are attributed to automobiles (85% for the County), this discussion will focus on vehicular traffic attributable to the proposed project. (There are no significant stationary sources of air contaminants attributable to the proposed project).

When the first phase of development is completed by September 1978, there will be an initial day enrollment of about 2,000 students, increasing to over 5,000 (over 11,000 day and evening) by 1990. With reference to the traffic analysis presented elsewhere in this report, the day students in 1978 will generate 5,200 vehicle trips per day, reaching about 14,000 vehicle trips per day by 1990.

Each of these vehicles is a potential source of air contaminants. We can safely estimate, however, that most of these students would be from the Oxnard area, and would attend either Ventura or Moorpark College in the absence of the proposed project. By reducing the number of vehicle miles travelled, then, the total potential air contamination attributable to student college travel may well be reduced when the proposed facility is in operation.

As the potential regional air pollution without the proposed college may well be greater than with it, we rate air quality at +2 for the region.

Locally, there will be an increase in air pollution due to the introduction of the college-generated vehicles into the area. This increase in air pollution attributable to traffic is within the planning for the area: the extension of Bard and Rose Avenues, without the college, will serve to increase the number of motor vehicles passing through the local area. We estimate that there will be a slight degradation of local air quality due to the college, and rate the local effect as -2.

The overall rating for air quality, then, is (+2) + (-2) = 0.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* Air Quality

☐ *Sub-Criterion:* _____

CONTINUED:

Critical Data

Motor Vehicle Emission Factors				
VEHICLE AGE (IN YEARS)	% OF AUTOS	POLLUTANT EMISSIONS (IN GRAMS/MILE)		
		HC	CO	NOX
1	8	1.7	14.0	3.6
2	12	2.4	32.0	2.4
3	10	3.2	43.0	4.0
4	11	4.0	53.0	4.0
5	11	4.4	55.0	4.0
6	10	4.3	52.0	4.0
7	9	4.6	58.0	4.0
7+	29	11.0	80.0	4.0

Source: Auto Club of Southern California, 1973.

Estimated Project Motor Vehicle Emissions
Within One Mile Radius of Project

VEHICLE AGE (IN YEARS)	% OF AUTOS	# OF VEHICLE TRIPS		POLLUTANT EMISSIONS					
				HC		CO		NOX	
		1978	1990	1978	1990	1978	1990	1978	1990
1	8	416	1,123	707	1,909	5,824	15,722	1,498	4,043
2	12	624	1,685	1,498	4,044	19,968	53,920	1,498	4,044
3	10	520	1,404	1,664	4,493	22,360	60,372	2,080	5,616
4	11	572	1,544	2,288	6,176	30,316	81,832	2,288	6,176
5	11	572	1,544	2,517	6,794	31,460	84,920	2,288	6,176
6	10	520	1,404	2,236	6,037	27,040	73,008	2,080	5,616
7	9	468	1,264	2,153	5,814	27,144	124,874	1,872	5,056
7+	29	1,508	4,072	16,588	44,792	120,640	325,760	6,016	66,352
	100%	5,200	14,040	29,651	80,059	284,752	820,408	19,620	103,079

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* Air Quality

☐ *Sub-Criterion:*

CONTINUED:

Estimated total 1978 college-related vehicle emissions = 334,023 grams/mile

Estimated total 1990[2] college-related vehicle emissions = 1,003,546 grams/mile

Estimated 1978 ambient vehicle emissions (based on approximately 55,000 vehicle trips/day in the local area) = 3,532,935 grams/mile

Estimated 1990 ambient vehicle emissions (based on 3.5% annual increase in vehicle trips from 1978 to 1990 resulting in 80,000 vehicle trips/day) = = 5,138,815 grams/mile

Increase over ambient levels due to Oxnard College, 1978 $\frac{334,023}{3,532,935} = 9.5\%$

Increase over ambient levels due to Oxnard College, 1990 $\frac{1,003,546}{5,138,815} = 19.5\%$

[1] The general patterns of air movement in the area, which is dominated by the sea breeze which flows across the coastal plain and through the major valleys and toward the interior during daylight and evening hours, tends to mitigate the local adverse effects of motor vehicle emissions by dispersing and mixing the pollutants in the deep marine layer of air.

[2] Estimated 1990 emission levels, particularly for HC (reactive hydrocarbons) and NOX (oxide of nitrogen), may actually be lower than this estimate as EPA regulations become more stringent and motor vehicle emission characteristics are improved.

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* External Noise

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects the quality of and quantity of perceived noise in the noise impact area.

RATING: -10

BOUNDARY: Project vicinity.

METHOD OF ANALYSIS: Review of noise studies, Noise Element of the General Plan, and traffic study.

DISCUSSION: Noise generated by the proposed project is primarily automobile related. According to standard tables and studies, such as the widely accepted Bruel and Kjaer Instruments, Community Abatement study, light traffic at 100 feet in an urban residential community has a perceived intensity of between 40 and 50 dB(A). The "Community Response to Ambient Noise Levels" graph in the Paul S. Veneklassen and Associates study shows that at 40 dB(A), "noise is noticeable" and at 50 dB(A) "sporadic or mild complaints" can be expected.

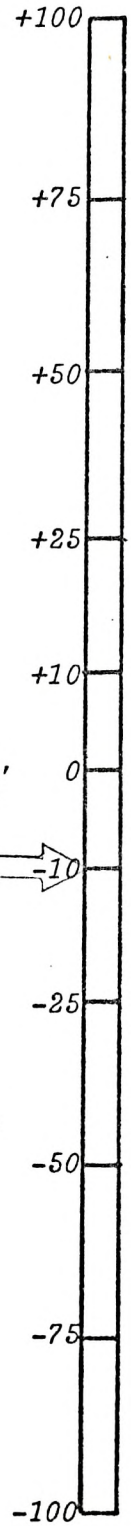
Currently, the ambient noise level at the residential areas abutting the project area estimated to be around 40 dB(A), and is mainly due to traffic-generated noises from Pleasant Valley Road, and to the "normal" sounds of people's activities.

With reference to the General Plan of the City of Oxnard:

1. Rose and Bard Avenues have been designated as arterials, to carry an increasing traffic load from their point of inception. (Currently, these streets are not completed). In addition, Rice Avenue and Pleasant Valley Road, both improved with two lanes in each direction, are major arterials. All of these streets will be used by college students.

(continued)

SOURCE OF REFERENCE:



+100 Significantly decreases noise levels in the impact area.

+50 Noticeably decreases noise levels in the impact area.

0 Noise equal to ambient level (unless ambient exceeds noise ordinance)

-10 Meets noise ordinance, exceeds ambient levels.

-50 Perceived noise at noise ordinance maximum.

-100 Requires noise variance.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* External Noise

☐ *Sub-Criterion:*

CONTINUED:

2. The Noise Element of the General Plan states that "vehicular traffic may be the most significant noise generator in Oxnard."

It seems, then, that the traffic generated by the proposed project will have a mild impact on the adjacent community residences. The traffic, however, will be generated on streets designated in the General Plan as arterials. Traffic-generated noise attributed to the project will be within limits established by City ordinance, but will exceed current ambient levels by up to 10 dB(A). The project is, therefore, rated at -10.

A football stadium is scheduled for the time period around 1990. It is estimated that 8-10 football events per year will take place at the stadium with crowds of up to 12,000. The noise generated by this stadium is not considered here: the facility is planned for the distant future, and its existence is not yet assured. In addition, the noise generated by the stadium will be infrequent.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* Waste Disposal

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects the quality of local solid wastes and waste water discharge.

RATING: -2

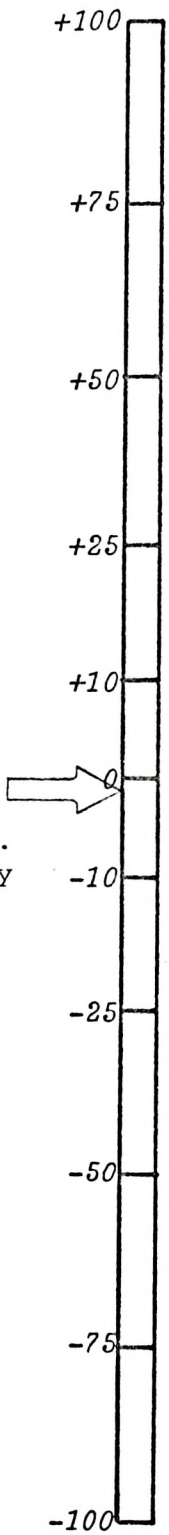
BOUNDARY: City of Oxnard, Sanitary Sewer System.

METHOD OF ANALYSIS: Consultation with Oxnard City Public Works Department: Sanitation Division.

DISCUSSION: In addition to human wastes, college activities will introduce wastes from both chemical and photography laboratories into the sanitary sewer system. These lab wastes will, however, be diluted by the waste water discharged from the college, (approximately 325 GPM (Gallons per Minute) at 6,000 student enrollment, approximately 172 GPM at 2,000 student enrollment in 1978-79).

Oxnard City Ordinance #1510 outlines the wastes which cannot be introduced into the City sewer system. Some of the chemicals used in chemical and photography laboratories are listed in this ordinance. However, with the dilution from college waste water, all chemical concentrations are expected to come within allowable limits.

As per City policy, the Sanitation Division of the City Public Works Department will monitor college waste discharge.



+100 Continuously converts or reclaims wastes into usable form.

+50 Facilitiates treatment or reclamation of wastes.

0 No or negligible effect.

-25 Slightly reduces quality.

-50 Significantly reduces qualit

-75 Produces hazardous or toxic wastes which require special processing.

-100 Produces hazardous or toxic wastes whose adverse effects cannot be mitigated.

SOURCE OF REFERENCE: G. M. Cianko, Sanitation Division, City of Oxnard, Public Works Department.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Biological Environment

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects the local biosphere.

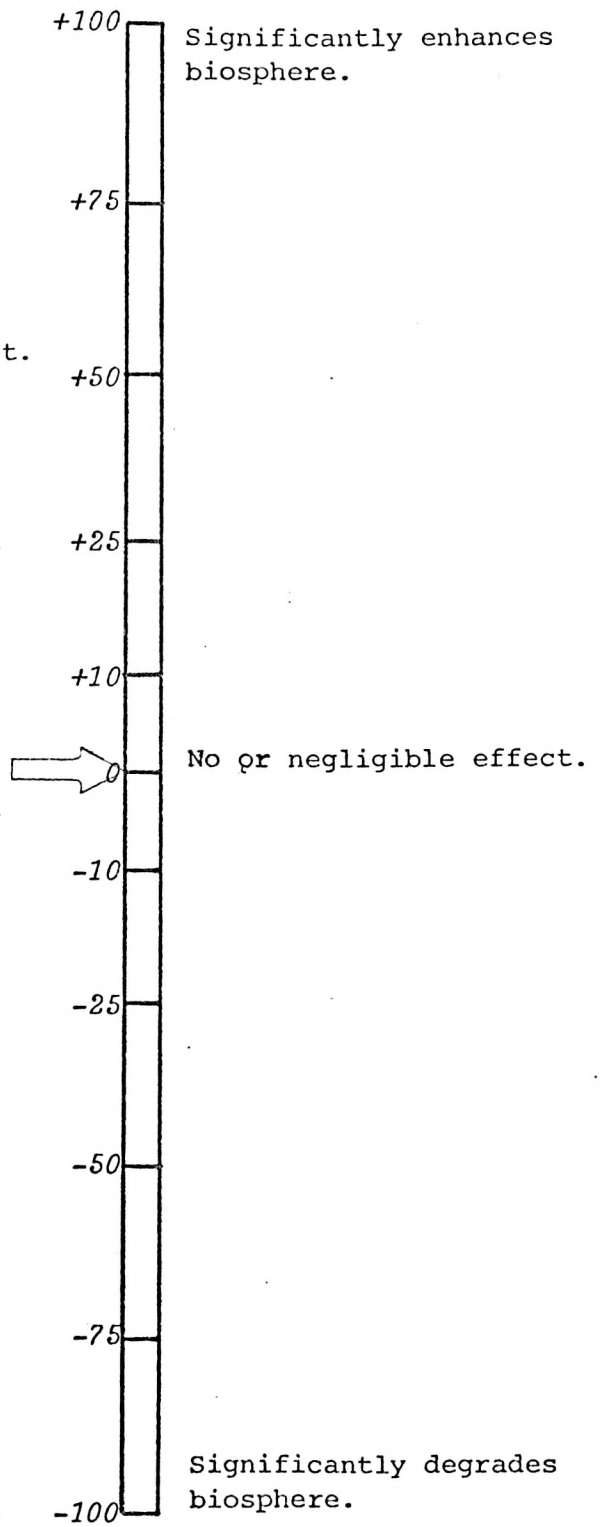
RATING: 0

BOUNDARY: Project Site.

METHOD OF ANALYSIS: Consultation with Local Biologist.

DISCUSSION: The project site has been used for agriculture for many years and the original communities of flora and fauna have long since disappeared. Approximately 60% of the site will be devoted to planted areas, converting the agricultural use to one of ornamental and turf plantings. This conversion will result in the area being green all year rather than just during the commercial agricultural growing season. It is expected that this condition will tend to attract some birds to the area, as well as ground squirrels and other small indigenous animals.

In the opinion of the biological consultant, "the changes brought about by building this campus will not materially be detrimental to the natural plant and animal communities."



SOURCE OF REFERENCE: Orley A. Casella, Chairman
Division of Life Sciences,
Ventura College

☐ *Category:* Physical Impacts

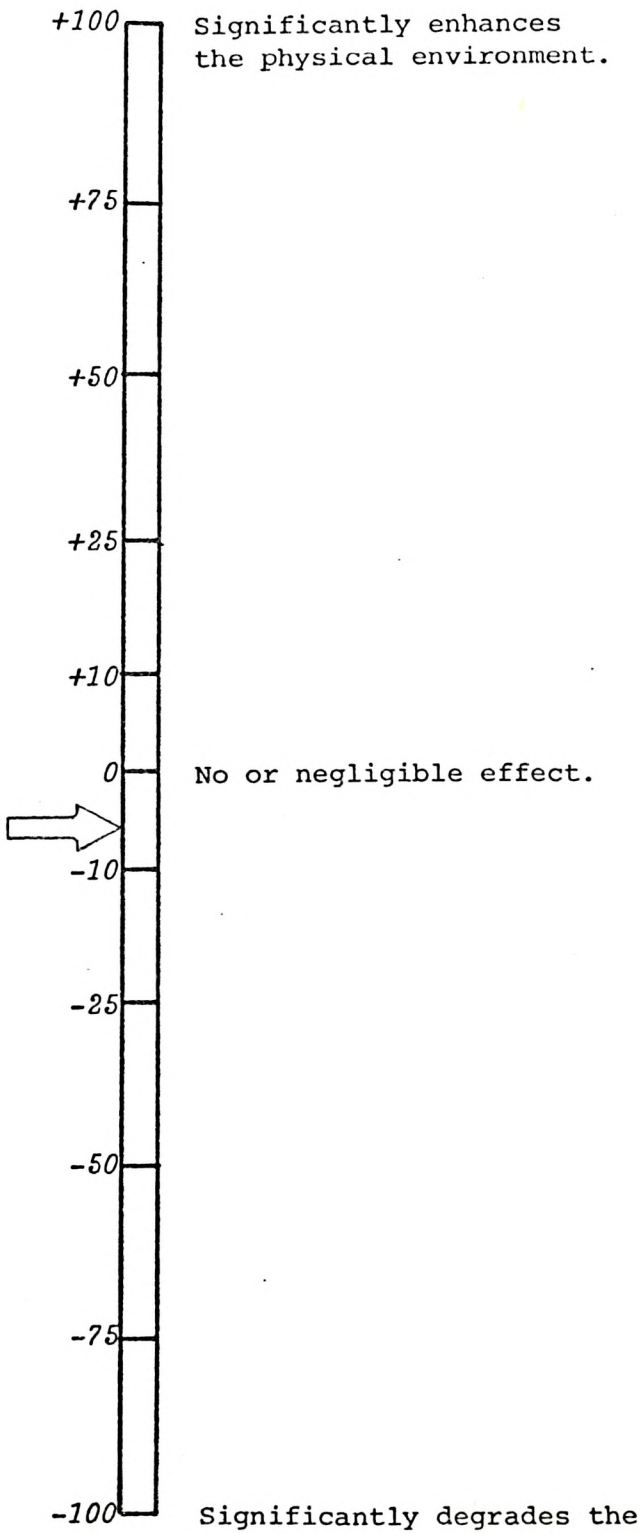
☒ *Sub-Category:* Alteration of Physical Environment

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects hydrology, water quality, and land alteration.

RATING: -6.0



BOUNDARY:

METHOD OF ANALYSIS:

DISCUSSION: This rating is derived by averaging the ratings for the following pertinent criteria:

Criterion	Rating
Groundwater Hydrology:	0
Drainage and Runoff:	+1
Land Alteration:	0
Seismic Hazards:	-25
Composite:	-6.0

SOURCE OF REFERENCE:

EIR Form #1016/ SES Staff

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Ground Water Hydrology

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project effects the quality and extractability of ground water in the project area.

RATING: 0

BOUNDARY: Project Area and Underlying Aquifers

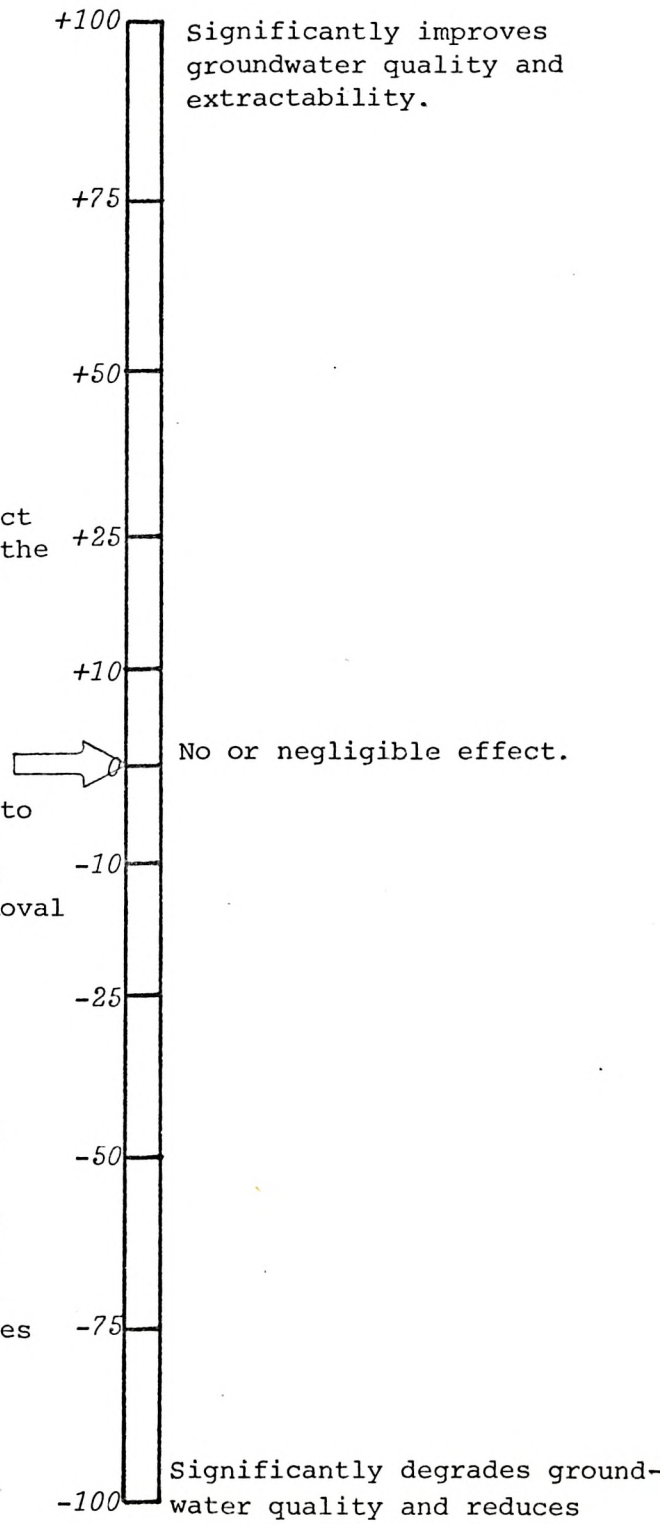
METHOD OF ANALYSIS: Examination of Soils Report; Consultation with Ventura County Public Works Department Hydrology Expert.

DISCUSSION: The proposed project will have no effect on the quality of groundwater in the area. Between the Oxnard Aquifer which underlies the site and the semi-perched zone just beneath the surface there is a clay cap which serves as an effective barrier to the downward migration of surface waters.

The primary hydrological problem on the site is the extremely shallow semi-perched water table, which may range from 7 to 10 feet to a minimum of 2 to 3 feet after a wet season. This high water table, stemming both from natural local drainage conditions and from agricultural return water, will require removal of loose surface soils to a depth of 5 to 6 feet and extensive fill and compaction to at least 95% in building areas in order to provide adequate foundation support.

"Based on the observed water table at the time of this investigation, dewatering of the site within the depth of such (soil) removal will probably not be necessary, although the soil at the base of the excavation will likely be saturated. Fluctuation of groundwater in this area should be expected depending upon the season and irrigation of the area. Dewatering of the site may be necessary at certain times of the year." Soils Report pg. 4

continued. . . . .



☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Ground Water Hydrology

☐ *Sub-Criterion:*

CONTINUED:

While seawater intrusion problems have appeared in the Port Hueneme area, there is no evidence of any seawater intrusion in the vicinity of the proposed college site.

SOURCE OR REFERENCE:

John Turner, Groundwater Hydrologist, Ventura County Department of Public Works

Soil and Foundation Investigation Report prepared by Soils International, Consulting Foundation Engineers and Geologists.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Drainage and Runoff

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects drainage and runoff patterns in the local area.

RATING +1

BOUNDARY: Immediate Project Area.

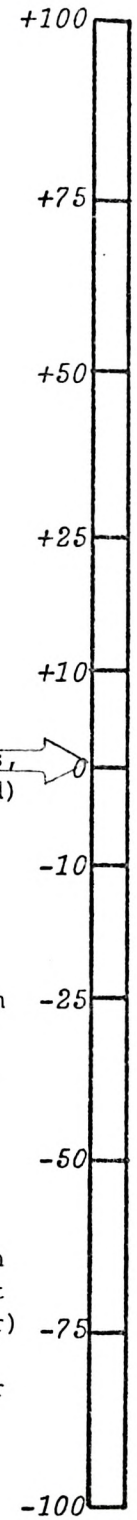
METHOD OF ANALYSIS: Examination of Seismic Safety and Safety Element of the General Plan; Consultation with Project Architect and Ventura County Flood Control District Personnel.

DISCUSSION: Erosion potential on the project site is minimal as the site is essentially flat. Planned site slopes range from 1% in building areas, ½% on playing fields and other turf areas, with some mounding in landscaped areas.

Site drainage will be handled by a planned 45" storm drain pipe running beneath Rose Avenue which will connect with the Ventura County Flood Control District "Rice Road Drain" (which runs along Pleasant Valley Road) at Pleasant Valley Road and Rose Avenue.

The City of Oxnard has no underground storm water collection system in the project area. Thus since runoff from the college site would otherwise simply flow off the site onto surrounding streets, the college drainage system, although it will drain only the interim campus itself, will improve drainage in the immediate area by introducing storm water directly into the Flood Control Channel.

The Seismic Safety and Safety Element of the General Plan, prepared by Ventura County for the City of Oxnard, indicates that the project site is not within the designated flood plain for either a standard project flood (a flood which may be reasonably expected to occur) or for floods of a greater severity (a 50 year flood or 100 year flood). In the opinion of Bill Hopkins, Senior



+100 Significantly improves local drainage and runoff pattern

+50 Improves local drainage.

0 No or negligible effect on drainage patterns.

-50 Degrades local drainage patterns.

-100 Significantly degrades local drainage and runoff patterns.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Drainage and Runoff

☐ *Sub-Criterion:*

ONTINUED:

Engineer, Planning Section, Ventura County Flood Control District, the site is "reasonably well protected from flooding."

SOURCE OR REFERENCE:

Dale Barlow, Project Architect, Austin, Field and Fry
Bill Hopkins, Senior Engineer, Planning Section, Ventura County Flood Control District
Seismic Safety and Safety Element of the General Plan, prepared by Ventura County Environmental Resources Agency, Planning Division for the City of Oxnard.

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Land Alteration (Slope Stability-Expanse Stability)

☐ *Sub-Criterion:* _____

DEFINITION: The degree to which the proposed project affects or is affected by the stability of landforms in the project area.

RATING: 0

BOUNDARY: Project Site.

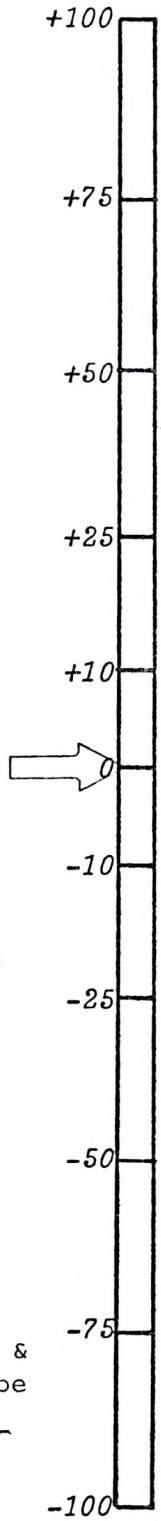
METHOD OF ANALYSIS: Analysis of Soil and Foundation Investigation Report.

DISCUSSION: The project site is essentially flat, with a slope of 4 to 5 feet from north to south over the 118.75 acres. Planned slopes range from 1% in building areas, ½% on playing fields and other turf areas, with some mounding in landscaped areas. Thus slope stability is not a problem.

Surface soils on the site are generally soft and loose with some compact clean sands below 10 feet. The Soil and Foundation Investigation prepared for the project recommends that in order to maintain adequate structural support (e.g. prevent subsidence) "the existing loose surface soils within the areas where major structures are planned, be removed and replaced with adequately compacted soil. The depth of removal should be at least 6 feet where the present grades within the building areas are to be raised less than 3 feet, and 5 feet where grades are raised 3 feet or more."

All fill supporting major structures will be compacted to at least 95%. All fills other than those supporting structures will be compacted to at least 90%. Compaction in paving areas shall be at least 95% in the top 6 inches and 90% immediately below the top 6 inches. Since fills placed above existing grades, will cause consolidation of underlying soils, the Soil & Foundation Investigation Report recommends that fills be placed as early as possible.

SOURCE OR REFERENCE: Report Soil and Foundation Investigation, prepared by Soils International; Consulting Foundation Engineers and Geologists.



+100 Provides numerous permanent positive changes.

+50 Improves stability or reduces seismic hazards.

0 No or negligible effect.

-50 Excacerbates existing unstable conditions.

-100 Causes permanent hazardous conditions.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Seismic Hazards

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project is susceptible to seismic effects.

RATING: -25

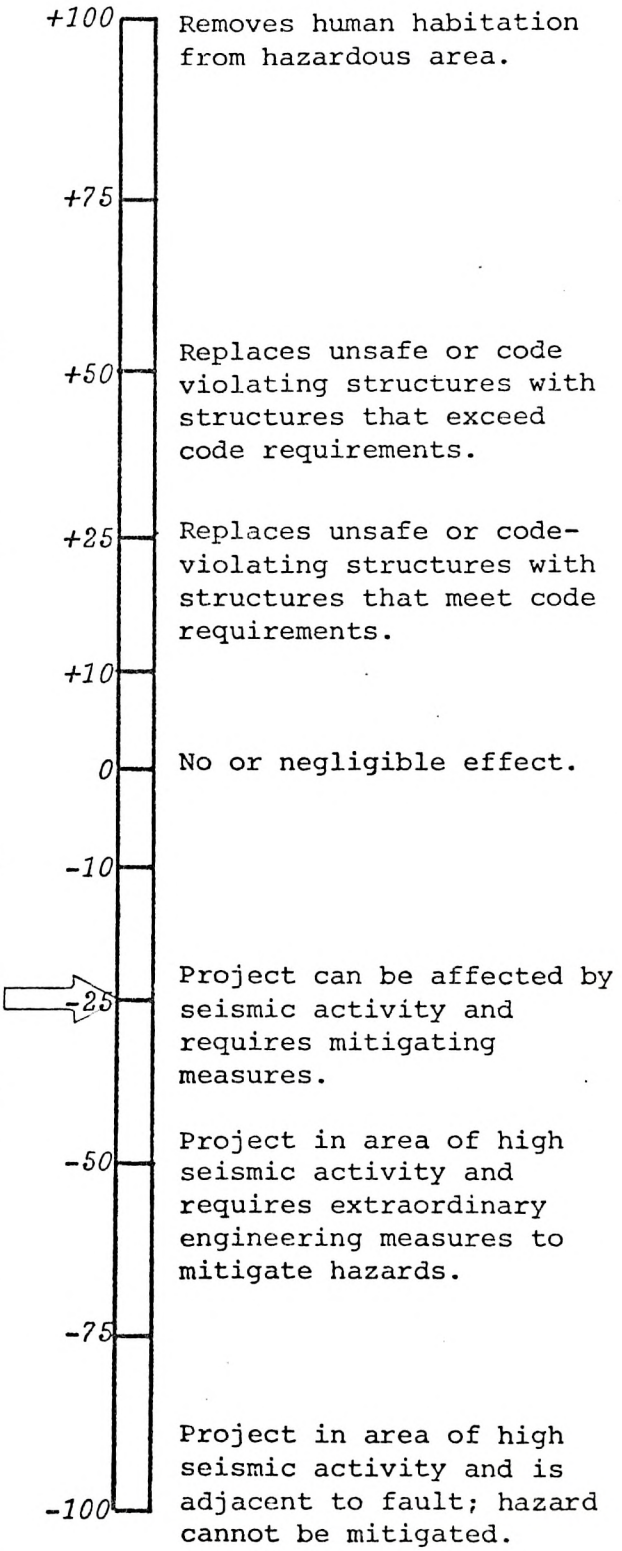
BOUNDARY: Project site.

METHOD OF ANALYSIS: Examination of Project Soil and Foundation Reports and Seismic Safety Element of the General Plan; Consultation with Soils Engineers, Project Architect County Public Works and College District Personnel.

DISCUSSION: Although all of Ventura County is in an area of generally high seismic activity, there are no known active faults in the vicinity of the college site. The nearest known fault is the Bailey Fault in the Calluegas Creek area. Other known active faults exist offshore in the Santa Barbara Channel. The 1973 5.0 magnitude Anacapa quake, centered near Anacapa Island, was felt and caused some minor damage in Oxnard.

According to the Preliminary Soil and Geology Report, "because of the absence of potentially active faults close to the site, it is considered unlikely that ground surface rupture will take place." (1971 Preliminary Soil and Geology Investigation, page 8). However, due to the alluvial nature of the materials underlying the Oxnard Plains, and the shallow water table on the site, the area is seen by Ventura County Public Works Department Engineering Geologists as prone to damage from groundshaking and consequent liquefaction in the event of a strong earthquake. Soils International, the firm of consulting foundation engineers and geologists, which performed the project soil and foundation studies, feels that the liquefaction potential on the site is not as great as feared by County personnel. (See letter from Soils International regarding liquefaction in appendices of this report).

SOURCE OF REFERENCE: (continued)



☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Seismic Hazards

☐ *Sub-Criterion:* _____

CONTINUED:

The Soil and Foundation Investigation Report (1974) recommends removal of loose surface soils to a depth of 5 or 6 feet in all building areas and that extensive fill be brought in and compacted to at least 95% in all building areas, and to at least 90% in all other fill areas. Project architects indicate that driven piles will be used to support all two-story buildings and a combination of driven piles and compaction to support the one-story buildings.

The Field Act requires that all school buildings meet strict standards of earthquake safety. To this end, plans for all Oxnard College buildings must be approved by the Office of Architecture and Construction (OAC) of the State Department of General Services. Also an OAC-approved inspector must be present on the construction site at all times to ensure compliance with the approved plans.

SOURCE OF REFERENCE:

Ben Brown, Business Assistant for Maintenance Operation and Construction, Ventura County Community College District.

Dale Barlow (Project Architect), Austin Field and Fry.

Blase Silweck, Engineering Geologist, Ventura County Department of Public Works.

Robert D. Cousineau, R.C.E. Soils International, Consulting Foundation Engineers and Geologists.

Seismic Safety and Safety Elements of the General Plan, City of Oxnard

Preliminary Soil and Geology Investigation, Oxnard College, Maurseth, Howe, Lockwood and Associates, Consulting Foundation Engineers and Geologist, 1971.

Report Soil and Foundation Investigation, Soils International, Inc. Consulting Foundation Engineers and Geologists, 1974.

Barton Friedman, Associate Research Seismologist, Cal Tech Seismological Laboratory.

☐ *Category:* Physical Impacts

☒ *Sub-Category:* Traffic Effects

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects traffic volumes and flow in the local area.

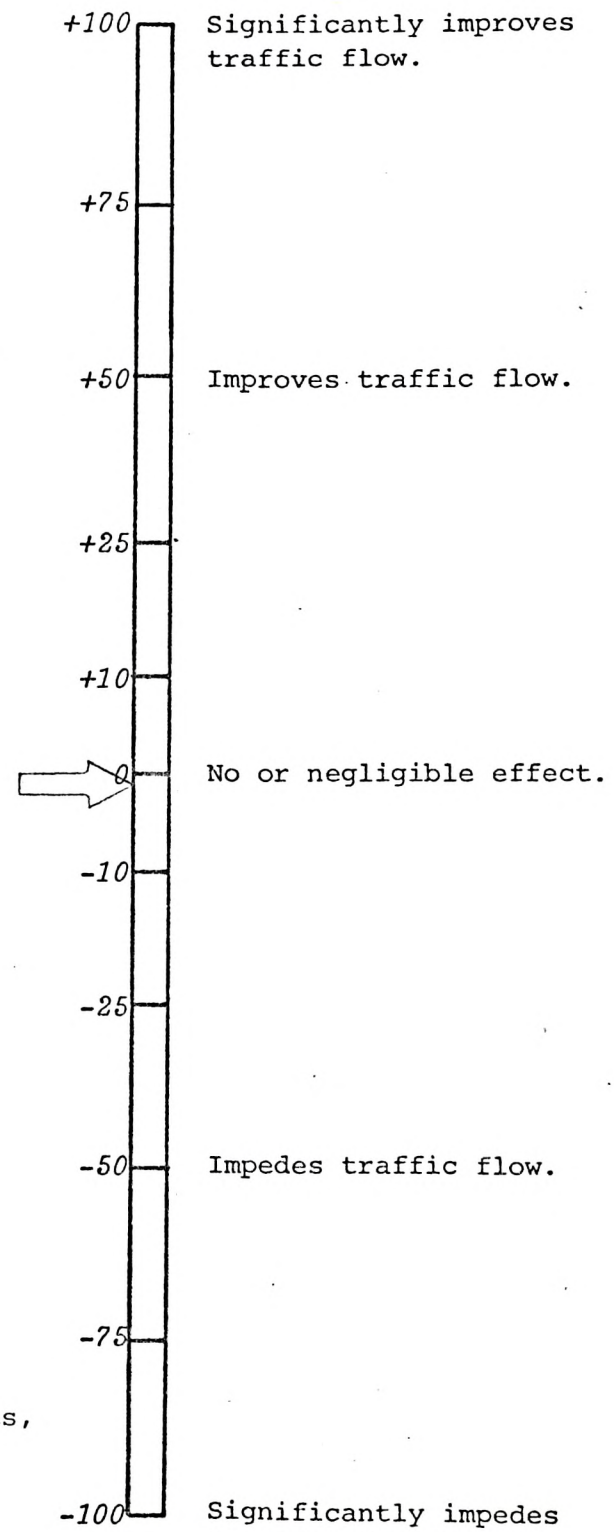
RATING: -2

BOUNDARY: See individual criteria sheets.

METHOD OF ANALYSIS: See individual criteria sheets.

DISCUSSION: This rating is derived by averaging the ratings for the relevant criteria.

Volume:	-5
Project Ingress/Egress:	0
Required Flow:	-1
Composite	-2



SOURCE OF REFERENCE: Crommelin-Pringle and Associates, Urban Transportation and Traffic Engineers (See Appendix for copy of Traffic Study).

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Traffic Effects

☒ *Criterion:* Volume

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects traffic volume in the local area.

RATING: -5

BOUNDARY: Project Vicinity.

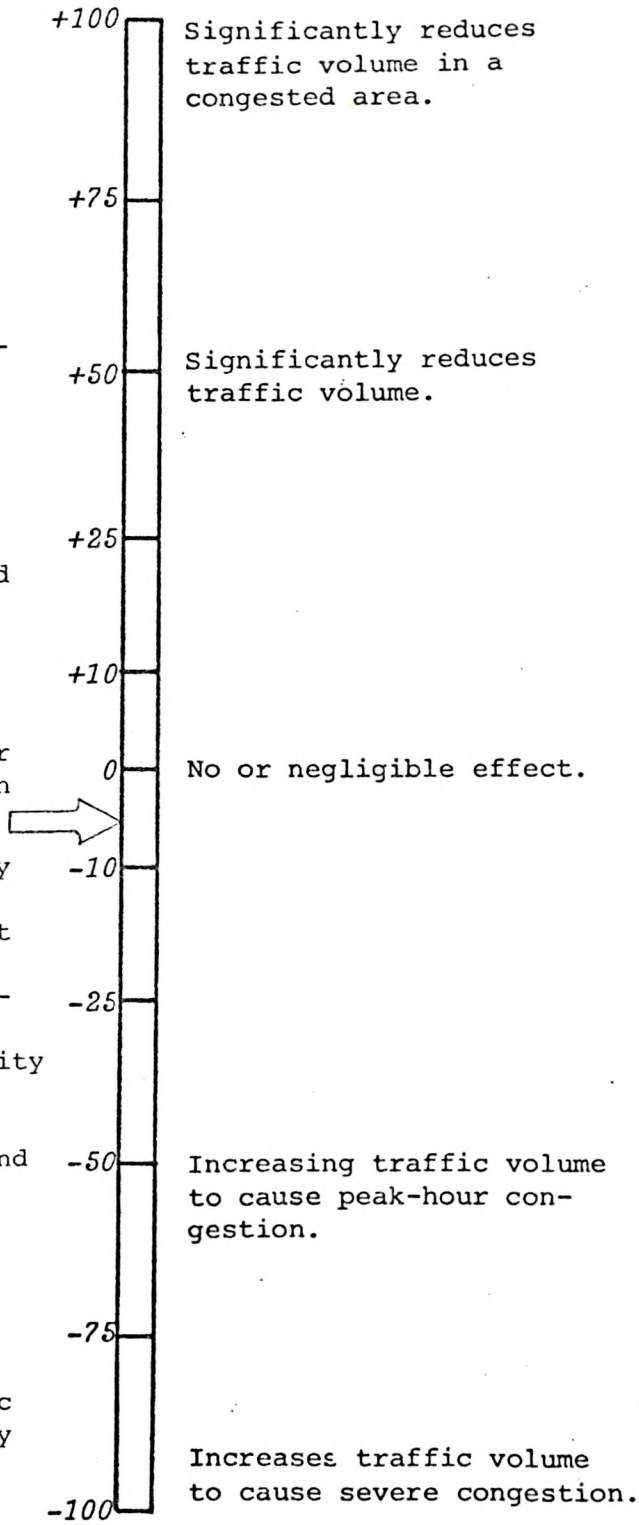
METHOD OF ANALYSIS: Study of Traffic Data; Consultation with Oxnard Traffic Department; Site and Plan Examination.

DISCUSSION: With the exception of the morning peak-hour minor congestion eastbound on Channel Island Blvd., current traffic demands are relatively low and the street system operates at a relatively higher level of service.

Traffic volumes in the vicinity of the proposed project -- without the college -- are estimated to increase by about 5% per year up to 1978 and 3.3% per year up to 1990 due to additional land development in the area.

The proposed project in 1978 would approximately double the volume expected without the college (5000 trips per day of non-site traffic, plus 5,200 student trips per day in 1978). Although this appears to be a large increase in volume, the increase must be considered in light of the street capacity in the area. The existing and planned sheet will have ample capacity to accommodate future traffic at a high level of service.

Given the ample capacity of the street system and the favorable volume-capacity ratios detailed in the traffic study appendix, a rating of -5 is given.



SOURCE OF REFERENCE: Urban Transportation and Traffic Engineers (See Appendix for copy of Traffic Study)

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Traffic Effects

☒ *Criterion:* Project Ingress/Egress and Parking

☐ *Sub-Criterion:*

DEFINITION: The degree to which project ingress/egress and parking design affect traffic flow.

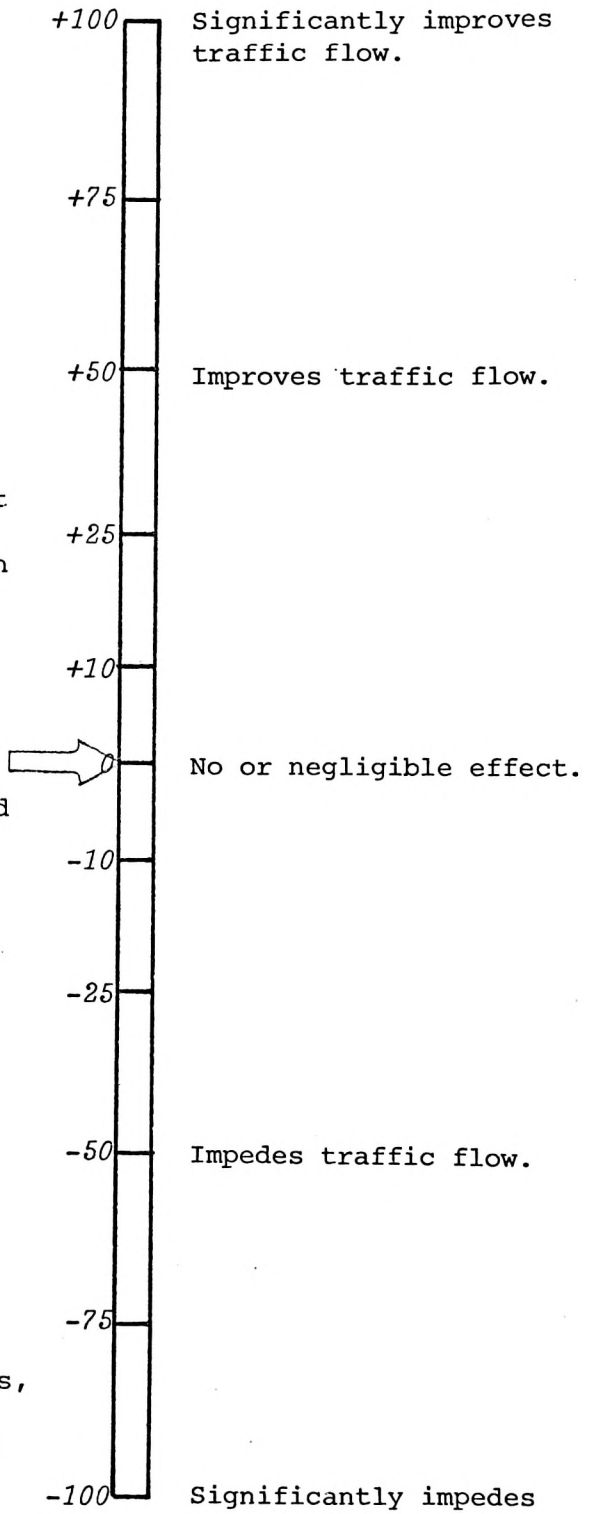
RATING: 0

BOUNDARY: Project boundary.

METHOD OF ANALYSIS: Study of Traffic Data, Consultation with Oxnard Traffic Department, Site and Plan Inspection.

DISCUSSION: Relatively low opposing traffic will not impede left turn from Bard Road into the parking areas; traffic signal control with separate left turn phasing will not be required. The project ingress/egress will have a negligible effect on local traffic flow.

Campus parking lots will provide spaces for 3307 vehicles, which should be more than adequate. Some on-street parking will be needed for major campus events (e.g. football games) after the planned stadium is completed, although this should not take place before the 1990's.



SOURCE OF REFERENCE: Crommelin-Pringle and Associates, Inc., Urban Transportation and Traffic Engineers (See Appendix for copy of Traffic Study).

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Traffic Effects

☒ *Criterion:* Regional Flow

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects regional traffic flow (freeways, highways, surface arterials).

RATING: -1

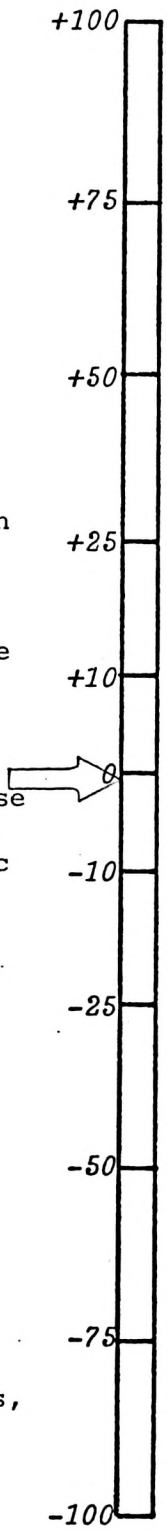
BOUNDARY: Project Vicinity.

METHOD OF ANALYSIS: Examination of Traffic Data, Consultation with Oxnard Traffic Department; Site and Plan Inspection.

DISCUSSION: Current traffic on existing streets in the vicinity is relatively low and the street system operates at a relatively high level of service (Oxnard Blvd., Channel Island Blvd., Pleasant Valley Road). The planned street improvements to service the college site (Bard Rd. and Rose Ave.) have been designed with sufficient capacity to handle college traffic.

Although traffic demands in the area will increase significantly between now and 1990, the street system will have ample capacity to accommodate future traffic at a high level of service.

The rating, therefore, is -1.



SOURCE OF REFERENCE: Crommelin-Pringle and Associates, Inc., Urban Transportation and Traffic Engineers (See Appendix for copy of Traffic Study).

☒ *Category:* Resource Impacts

☐ *Sub-Category:* _____

☐ *Criterion:* _____

☐ *Sub-Criterion:* _____

DEFINITION: The degree to which the proposed project supplies and/or imposes demands on local resources, both natural and human.

RATING: +1.8

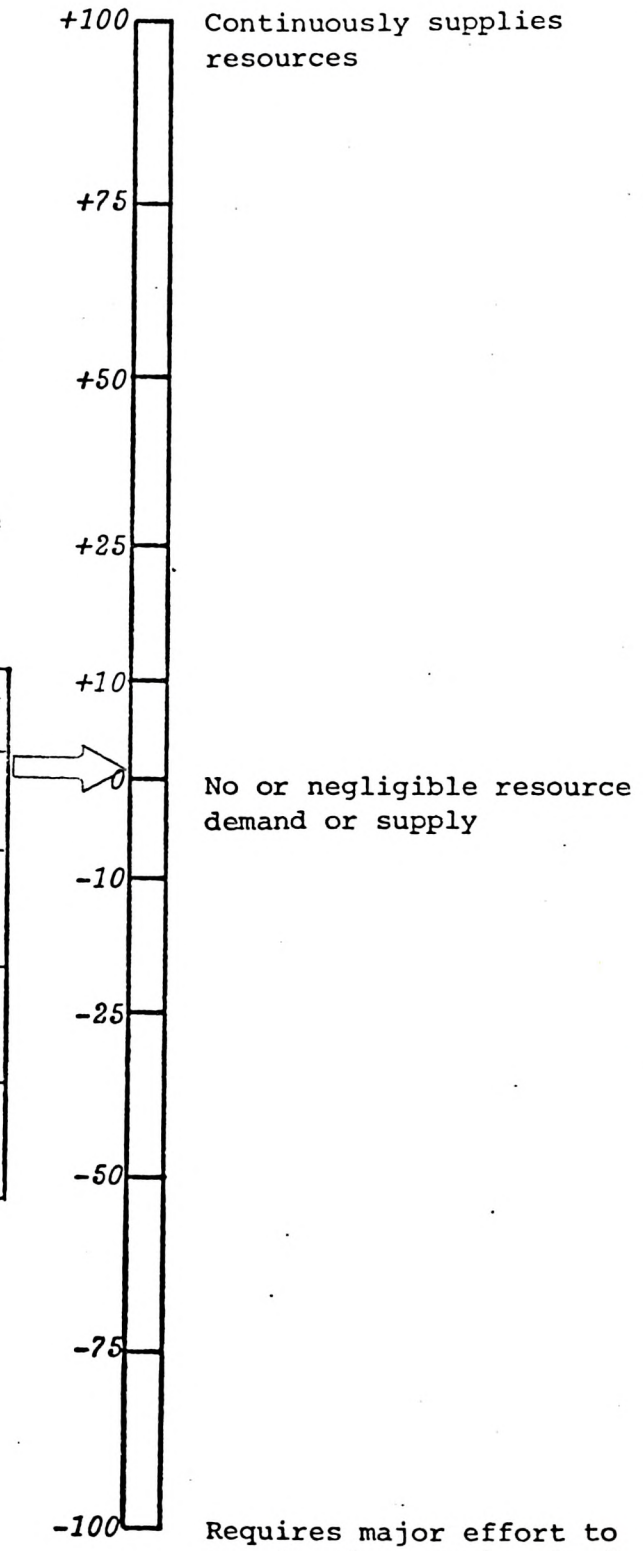
BOUNDARY: See Individual Criterion Sheets

METHOD OF ANALYSIS: See Individual Criterion Sheets

DISCUSSION: This rating is derived by averaging the ratings for the pertinent Resource Impact sub-categories.

Sub-category	Rating	Weight	Adjusted Rating
Utilities Service Systems	-1.5	100%	-1.5
Municipal Services	+6.6	85%	+5.6
Natural Resources	0	40%	0
Transportation Services	-----Not Applicable		-----

Composite Adjusted Rating: +1.8



SOURCE OF REFERENCE: See Individual Criterion Sheets

☐ *Category:* Resource Impacts

☒ *Sub-Category:* Utilities Service Systems

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project supplies and/or imposes demands on local utilities service systems.

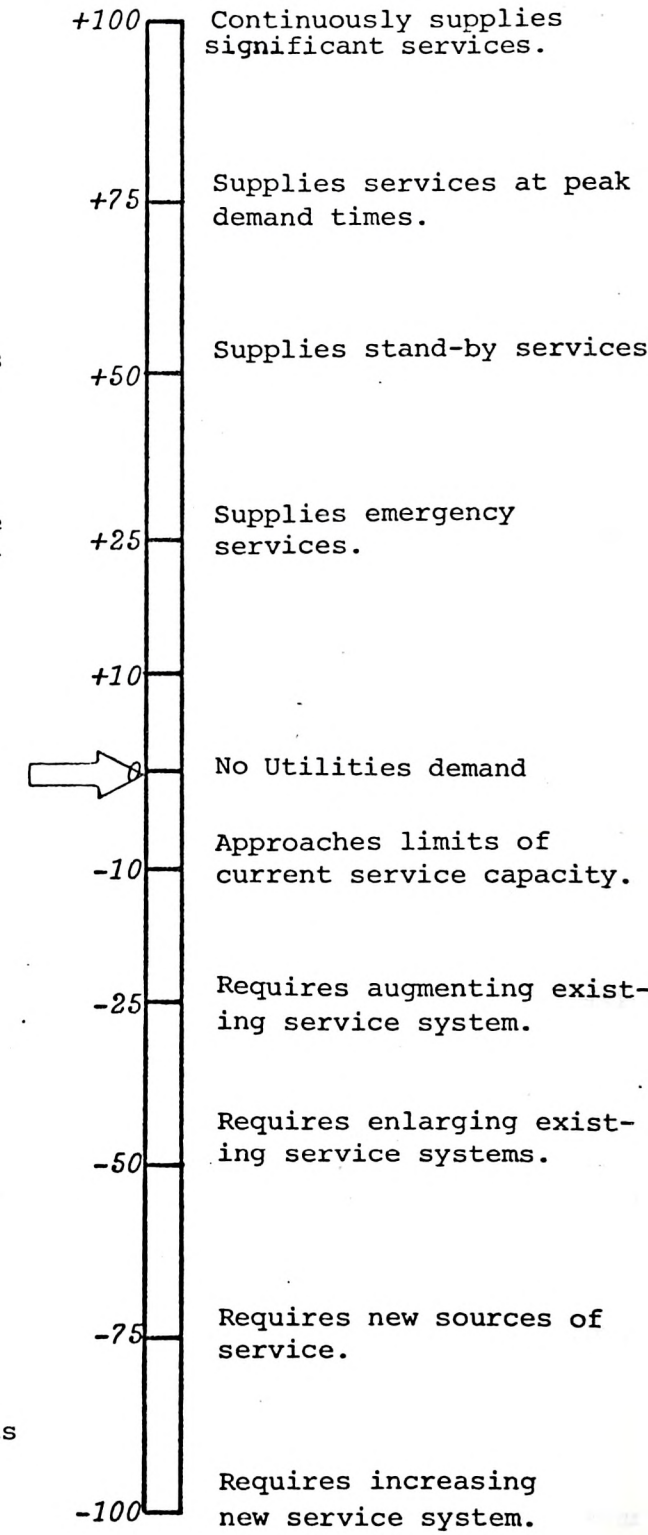
RATING: -1.50

BOUNDARY: See Individual Criterion Sheets.

METHOD OF ANALYSIS: See Individual Criterion Sheets

DISCUSSION: This rating is derived by averaging the ratings for the following pertinent Utilities Service System criteria:

Criterion	Rating
Electrical:	-1
Gas:	-3
Telephone:	-1
Water:	-1
Composite:	-1.5



SOURCE OF REFERENCE: See Individual Criterion Sheets

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Utilities Service Systems

☒ *Criterion:* Electrical

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the local electrical power supply system.

RATING: -1

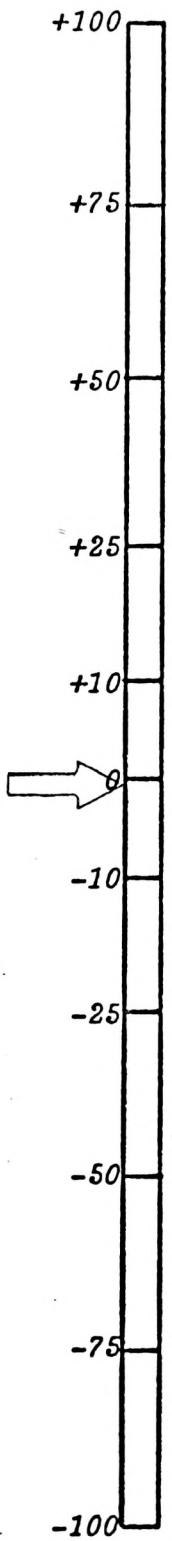
BOUNDARY: Southern California Edison Company; Oxnard Service Area.

METHOD OF ANALYSIS: Consultation with Project Engineers and Staff of the Southern California Edison Company.

DISCUSSION: The Southern California Edison Company, which supplies the project area, indicates that they can serve Oxnard College with no strain on their system. The campus will be fed from underground lines on Olds Road to a customer sub-station and then to the campus high voltage switchboard.

Ultimate college electrical demand at 6,000 student enrollment is estimated at 4000 KVA (Killavolts per year). The first two permanent buildings, the Learning Resources Center and the General Classroom Building, are estimated to demand 300 KVA each.

There is one existing power line on the site, which feeds an irrigation pump. It is anticipated that this line will be incorporated into the service lines delivering power to the campus high voltage switchboard.



SOURCE OF REFERENCE:
Stanley Kluff; Southern California Edison Company
John Lee; Sampson, Randall & Press (Project Engineers)

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Utilities Service Systems

☒ *Criterion:* Gas

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the local natural gas system.

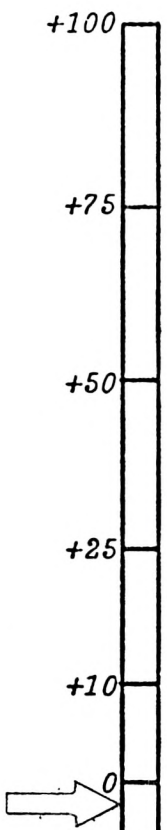
RATING: -3

BOUNDARY: Southern California Gas Company; Oxnard Service Area.

METHOD OF ANALYSIS: Consultation with project engineers.

DISCUSSION: Estimated total gas demand to serve a 6,000 student campus is 180,000 cubic feet per day. The 2,000 students who are expected in the Fall of 1978 will require approximately 95,400 cubic feet per day. The college will be supplied from gas lines on Olds Road.

Although service demands of this size in the Oxnard area have previously been handled without difficulty, the Public Utilities Commission has adopted a new policy of evaluating service demands that may substantially drain available resources. Personnel of the Gas Company indicated that an evaluation of Oxnard College service demand will be made in the near future.



+100 Continuously supplies gas.
+75 Supplies gas at peak demand times.
+50 Supplies stand-by gas.
+25 Supplies emergency gas.
+10
0 No gas demand.
-10 Approaches limits of current service capacity.
-25 Requires enlarging local supply lines.
-50 Requires enlarging gas service.
-75 Requires increased supply lines and services.
-100 Requires major increase in supply lines and facilitie

SOURCE OF REFERENCE: See attached page.

SOURCE OF REFERENCE: Jim Belna , F. T. Andrews Company (Engineers), Wes Sizer, Distribution Planning Supervisor, Southern California Gas Company;

Tom Bennet, Technical Supervisor, Southern California Gas Company

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Utilities Service Systems

☒ *Criterion:* Telephone

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the local telephone system.

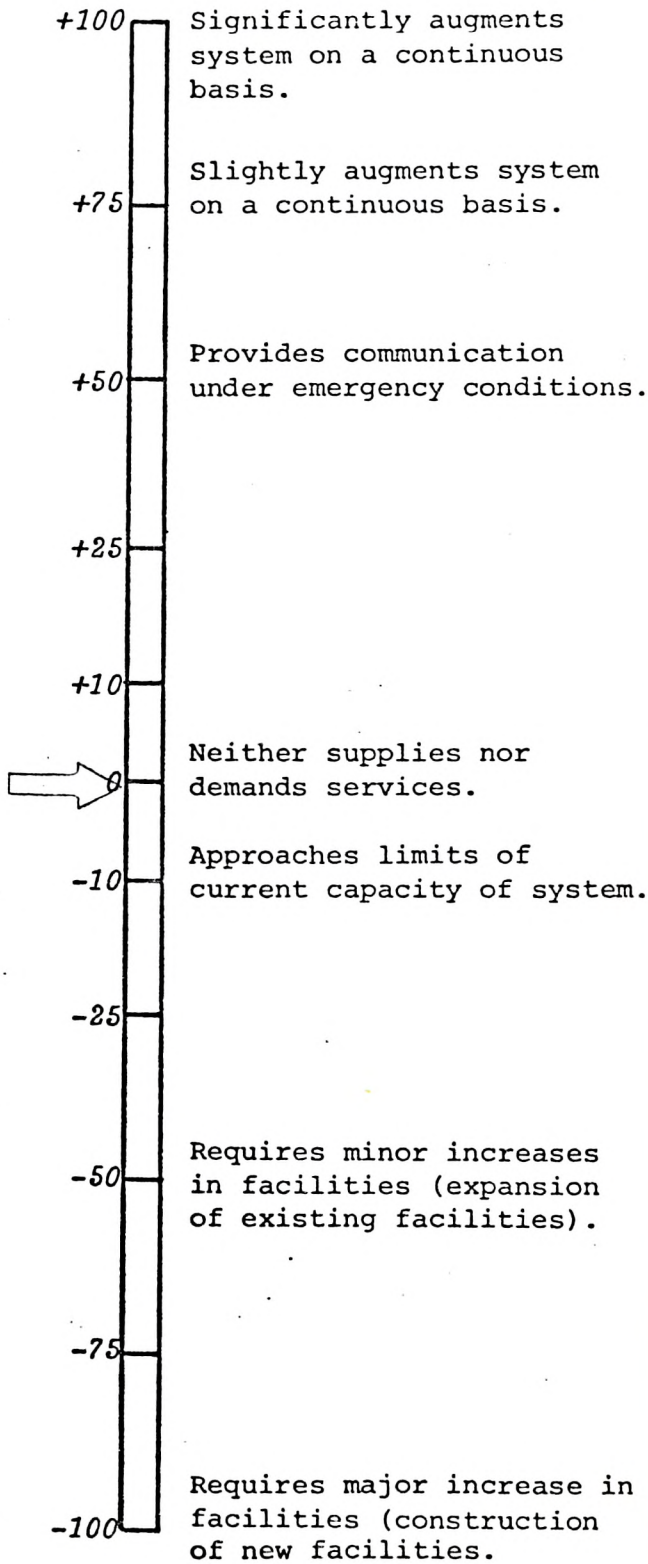
RATING: -1

BOUNDARY: General Telephone Company; Oxnard Service Area.

METHOD OF ANALYSIS: Consultation with Staff of the General Telephone Company.

DISCUSSION: Project telephone service demand will be relatively small and can readily be absorbed within the current service system capacity of the General Telephone Company.

Campus offices will eventually be served by a college switchboard. There will also be a few pay telephones on campus for student use.



SOURCE OF REFERENCE: Marian Springs, Service Representative, General Telephone Company

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Utilities Service System

☒ *Criterion:* Water

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the local water supply system.

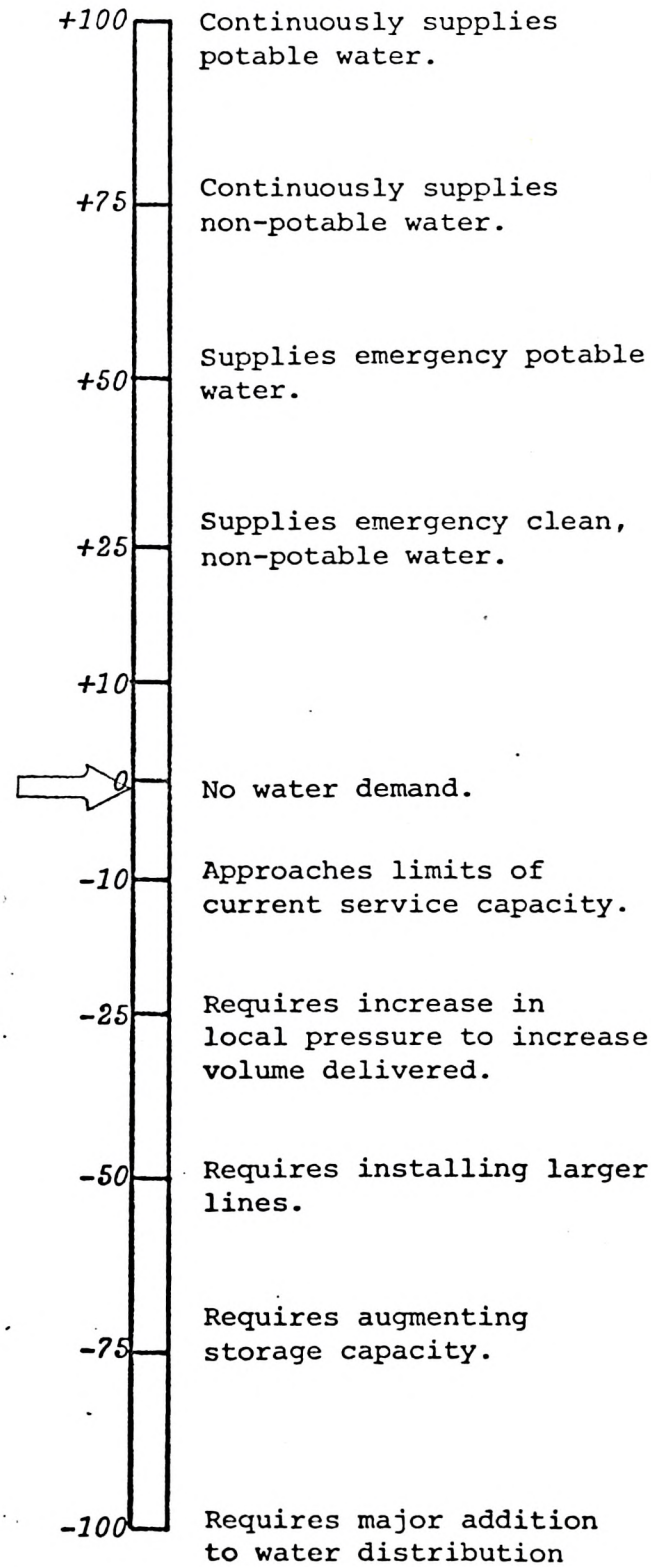
RATING: -1

BOUNDARY: City of Oxnard

METHOD OF ANALYSIS:
Consultation with Project Engineers and with City of Oxnard Public Works Department Personnel.

DISCUSSION: Project water demand when the first permanent facilities are opened (1978) is estimated at 172 GPM (Gallons per Minute), increasing to 325 GPM at 6,000 student enrollment.

The project will be supplied via the existing 12" water line extending to the intersection of Rose Avenue and Bard Road plus a 12" line extending the length of the college site along Rose Avenue, to be installed as part of the college development project. Personnel of the City of Oxnard Public Works Department, indicate that there should be no difficulty in meeting college water demand.



SOURCE OF REFERENCE:
Jim Bellna, F. T. Andrews Company (Engineers)
Robert Reitz, City of Oxnard Public Works Dept.

☐ *Category:* Resource Impacts

☒ *Sub-Category:* Municipal Services

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the municipal services and facilities in the local area.

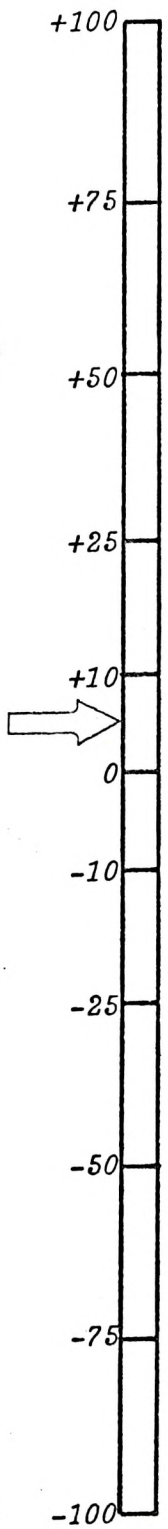
BOUNDARY: See Individual Criterion Sheets

METHOD OF ANALYSIS: See Individual Criterion Sheets

DISCUSSION: This rating is derived by averaging the ratings for the following relevant criteria.

Criterion	Rating
Emergency:	+1
Fire Protection:	-1
Health Care Delivery:	+1
Parks and Recreation:	+5
Police:	-1
Flood Control & Storm Drains:	0
Library	+3
Public Schools:	+75
Public Transportation:	-2
Refuse Collection System:	-1
Sanitary Sewer System:	-1
Streets and Lighting:	0
Composite:	+6.6

RATING: +6.6



SOURCE OF REFERENCE: See Individual Criterion Sheets.

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Emergency

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the emergency services (ambulance, disaster teams, etc.) in the local area.

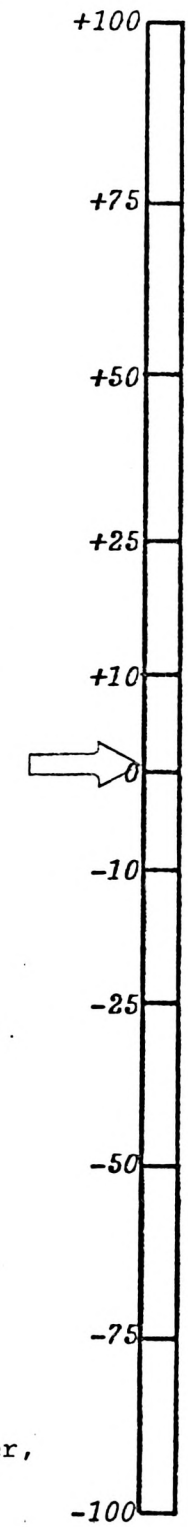
RATING: +1

BOUNDARY: Oxnard area.

METHOD OF ANALYSIS: Consultation with Oxnard City Fire Department and Staff Member of St. John's Hospital.

DISCUSSION: The City of Oxnard Fire Department, Pleasant Valley Road Fire Station, would respond to campus emergency calls. Although the Department does not have paramedics, all engine companies carry oxygen and first aid equipment and Department personnel are well trained and experienced in administering first aid. The nearest emergency receiving hospital is St. John's Hospital, approximately 7 miles from the college site.

The college itself will employ a full-time school nurse and a doctor who will be on call. However, the campus will not have extensive medical facilities and serious emergency situations are expected to be handled by the Fire Department and local hospitals.



+100 Continuously supplies services.

+50 Provides services under overload or disaster conditions.

0 Neither supplies nor demands services.

-10 Approaches limits of current service capacity.

-25 Requires minor increase in services.

-50 Requires major increase in services.

-75 Requires major increase in services and expansion of existing facilities or minor new construction.

-100 Requires major increases in facilities and services.

SOURCE OF REFERENCE: Fireman, James Mullins, City of Oxnard Fire Department; Nancy Marsh, Office Manager, Emergency Admittance, St. John's Hospital.

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Fire Protection

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the fire-fighting services and facilities in the local area (services include personnel and equipment).

BOUNDARY: Oxnard area.

METHOD OF ANALYSIS: Consultation with members of the Oxnard City Fire Department.

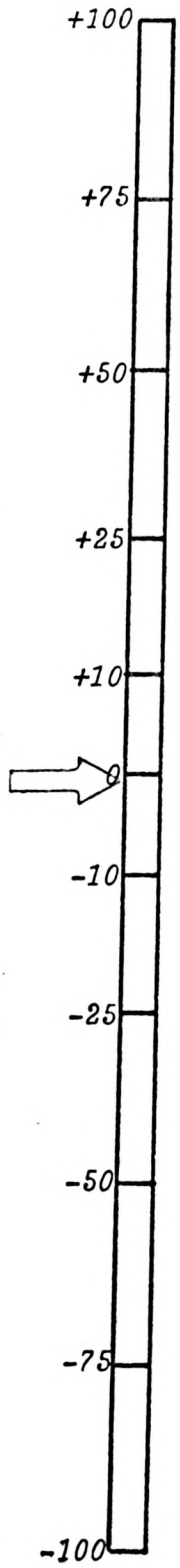
DISCUSSION: The Oxnard City Fire Department is the agency responsible for fire protection within the project area. The nearest firefighting service is the Pleasant Valley Road Fire Station, located at 531 East Pleasant Valley Road, less than one mile from the college site. Response time is estimated to be 2-3 minutes.

Should back up units be needed a second engine company would be dispatched from the Ventura County Fire Department, Port Hueneme Fire Station with an estimated response time of 5 minutes. A third engine company would be dispatched from the Oxnard City Fire Department, Central Oxnard Station with an estimated response time of 5-6 minutes.

Although the Oxnard City Fire Department does not have paramedics, all engine companies carry oxygen and first aid materials and members of the fire department are well trained and experienced in administration of first aid.

SOURCE OF REFERENCE:
Fireman James Mullins, City of Oxnard Fire Department

RATING: -1



+100 Continuously provides services and facilities.

+75 Continuously provides services.

+50 Supplies fire-fighting resources on a standby basis.

+25 Supplies fire-fighting resources in emergency situations.

+10

0 Neither supplies nor demands services.

-10 Approaches limits of service capacity.

-25 Requires minor increase in services.

-50 Requires major increase in services.

-75 Requires major increase in services and minor increase in facilities.

-100 Requires major increases in services and facilities.

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Health Care Delivery

☐ *Sub-Criterion:* _____

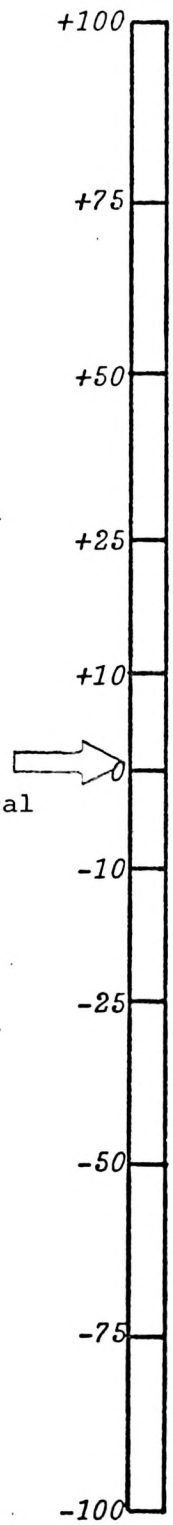
DEFINITION: The degree to which the proposed project imposes demands on the local public health care delivery services and facilities.

RATING: +1

BOUNDARY: Oxnard area.

METHOD OF ANALYSIS: Examination of Health Care Services planned at the proposed college and evaluation of availability of existing community health care services.

DISCUSSION: The college will provide certain health care services on campus. A full-time school nurse will be employed, plus a school doctor who will assist in clinics, innoculations (e.g. flu shots), provide medical services at athletic events (e.g. football games) and also be available on call. Professional counseling services will also be available on campus. While no extensive medical facilities will be maintained on campus, campus health services may slightly ease the load on the local health care delivery system, particularly for relatively minor emergency and preventive medical situastions. (Also see "Emergency" criterion.)



SOURCE OF REFERENCE: Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County Community College District; SES Staff.

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Parks and Recreation

☐ *Sub-Criterion:*

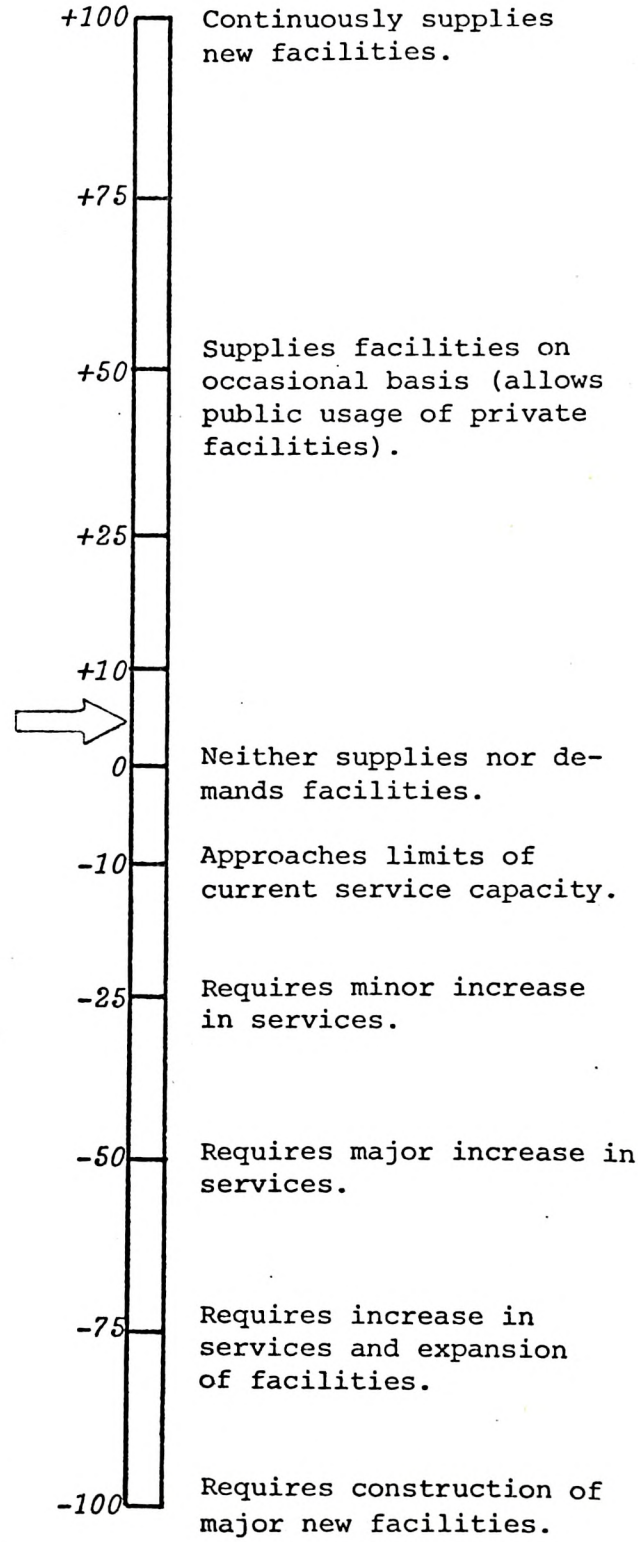
DEFINITION: The degree to which the proposed project imposes demands on local parks and recreation facilities and services (services include personnel and equipment).

RATING: +5

BOUNDARY: Oxnard area.

METHOD OF ANALYSIS: Consultation with members of the Oxnard City Parks and Recreation Department.

DISCUSSION: The Oxnard City Parks and Recreation Department will benefit from the proposed community college. The city is sponsoring a 50 acre park, Petit Park, on property adjoining the college site. It is planned that public use of college facilities (parking lots, restrooms, playing fields) be permitted when they are not required for college use. By enhancing Petit Park in this manner, the college will augment the local recreational facilities inventory, thus benefitting the City Parks and Recreation Department.



SOURCE OF REFERENCE:
Fletcher Freedman; City of Oxnard Parks & Recreation Department

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Police

☐ *Sub-Criterion:* _____

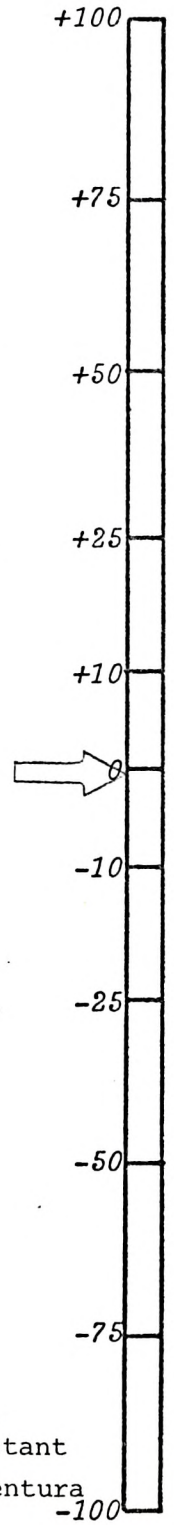
DEFINITION: The degree to which the proposed project imposes demands on local police services and facilities.

RATING: -1

BOUNDARY: City of Oxnard.

METHOD OF ANALYSIS: Consultation with Personnel of the Oxnard City Police Department and with District Personnel.

DISCUSSION: The Oxnard College will have its own three-man campus police force. Any additional need for police services will be handled by the Oxnard City Police Department. A specific response time can not be stated because it would depend upon the location of the police units at the time of the request for service. However, it is unlikely that response time would exceed 10 minutes. The District will also request police services at major campus events (e.g. football games).



URCE OF REFERENCE: Kerry Turner, Information Cler, ity of Oxnard Police Department; Harry Myers, Assistant o the Superintendent for Planning and Personnel, Ventura ommunity College District.

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Flood Control and Storm Drains

☐ *Sub-Criterion:*

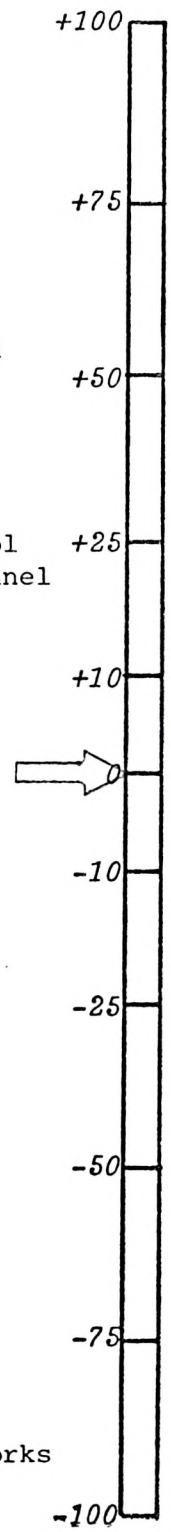
DEFINITION: The degree to which the proposed project imposes demands for drainage and flood control on surrounding properties and local flood control systems.

RATING: 0

BOUNDARY: Flood Control System in the Project Area.

METHOD OF ANALYSIS: Consultation with City of Oxnard Public Works Department Personnel.

DISCUSSION: Runoff from the college site is not expected to strain the capacity of local flood control facilities. The "Rice Road Drain" flood control channel runs along Pleasant Valley Road just south of the college. The campus will be graded so that site runoff will be directed into a planned 45" storm drain to be installed in Rose Avenue as part of the college project. This 45" drain will introduce site runoff directly into the flood control channel.



+100 Removes requirement for flood control system.

+75 Significantly reduces demands on flood control system.

+50 Provides emergency storage or flood control.

+25 Enhances drainage system.

+10

0 No or negligible effect on flood control system.

-10 Approaches limits of current capacity of flood control system.

-25 Requires enlarging drainage system.

-50 Requires enlarging flood control system.

-75 Requires enlarging drainage and flood control system

-100 Requires construction of new flood control system.

SOURCE OF REFERENCE:
Robert Reitz, City of Oxnard, Department of Public Works

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Library

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the local library system.

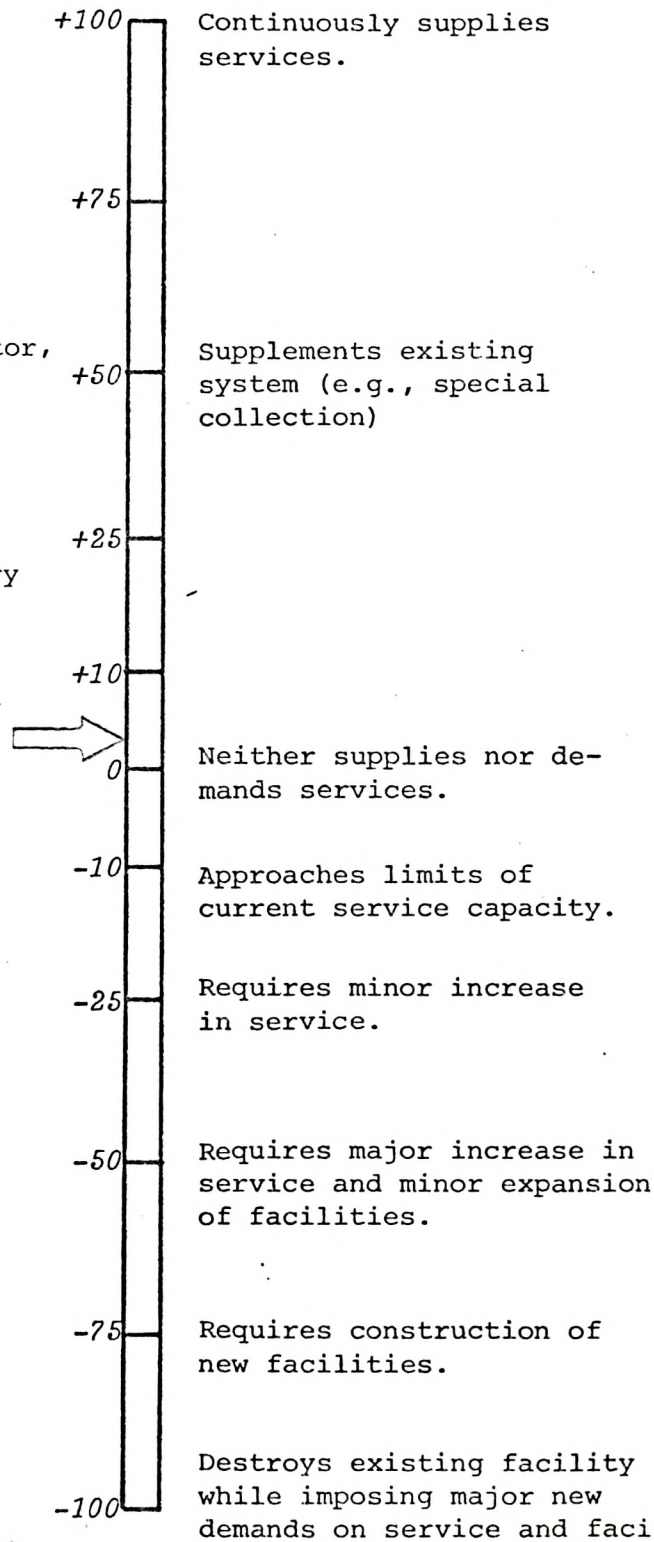
RATING: +3

BOUNDARY: Oxnard area.

METHOD OF ANALYSIS: Consultation with Library Director, City of Oxnard.

DISCUSSION: The Oxnard community is served by both Ventura County Library facilities and by the Oxnard City Library. The El Rio branch is the public library nearest to the campus.

As college students will now have the college library to use, general demand on City library facilities will be somewhat reduced. Further, local residents will be able to use library facilities for reference, periodicals, etc, although only students will be allowed to check out library materials.



SOURCE OF REFERENCE:
Edwin Hughes, Library Director, City of Oxnard

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Public Schools

☐ *Sub-Criterion:* _____

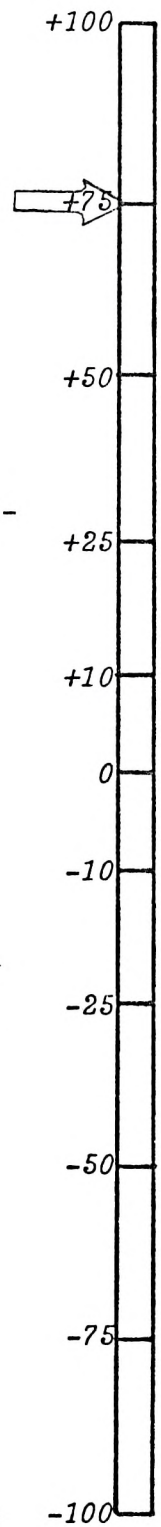
DEFINITION: The degree to which the proposed project imposes demands on the local school system.

RATING: +75

BOUNDARY: Ventura County Community College District.

METHOD OF ANALYSIS:

DISCUSSION: Oxnard College will constitute a significant new public school resource for the residents of Ventura County. A new elementary or secondary school, in which attendance is required by law, would receive a rating of +100. As a needed but not mandatory educational facility, this project is rated +75.



+100 Project's primary purpose is to supply services to public school systems.

+75 Supplies facilities or services for school system use on a regular basis.

+50 Supplies facilities or services for school system use in emergency situations.

+25

+10

0 Neither supplies nor demands services.

-10 Approaches limits of current service capacity.

-25 Requires minor increase in services.

-50 Requires major increase in services.

-75 Requires increase in services and expansion or minor construction of facilities.

-100 Requires major increases in services and facilities.

SOURCE OF REFERENCE: SES Staff

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Public Transportation

☐ *Sub-Criterion:* _____

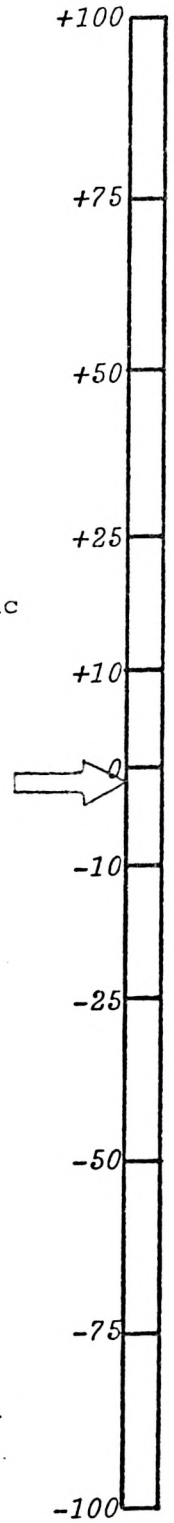
DEFINITION: The degree to which the proposed project imposes demands on the local public transportation system.

BOUNDARY: South Coast Area Transit: Oxnard Service Area.

METHOD OF ANALYSIS: Consultation with South Coast Area Transit Personnel.

DISCUSSION: South Coast Area Transit (SCAT), the local public transportation entity, currently serves the Olds Road area via the "Pleasant Valley/Beach Route." SCAT presently provides service to all public schools in Ventura County. Administrative personnel indicate that SCAT plans to increase service and facilities and will try to meet the public transportation needs of the new community college. The campus itself will be designed with a loading and unloading area to facilitate bus access.

RATING: -2



+100	Significantly augments system on a continuous basis.
+75	Slightly augments system on a continuous basis.
+50	Supplies service under overload or disaster conditions.
+25	Occasionally supplies service on an unscheduled basis.
+10	
0	Within current service capacity.
-10	Approaches limits of current capacity.
-25	Requires minor increase in services.
-50	Requires major increase in services.
-75	Requires increase in services and expansion or minor new construction of facilties.
-100	Requires major increases in services and facilities.

SOURCE OF REFERENCE: Bob Fornes, Administrative Assistant, SCAT

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Refuse Collection System

☐ *Sub-Criterion:*

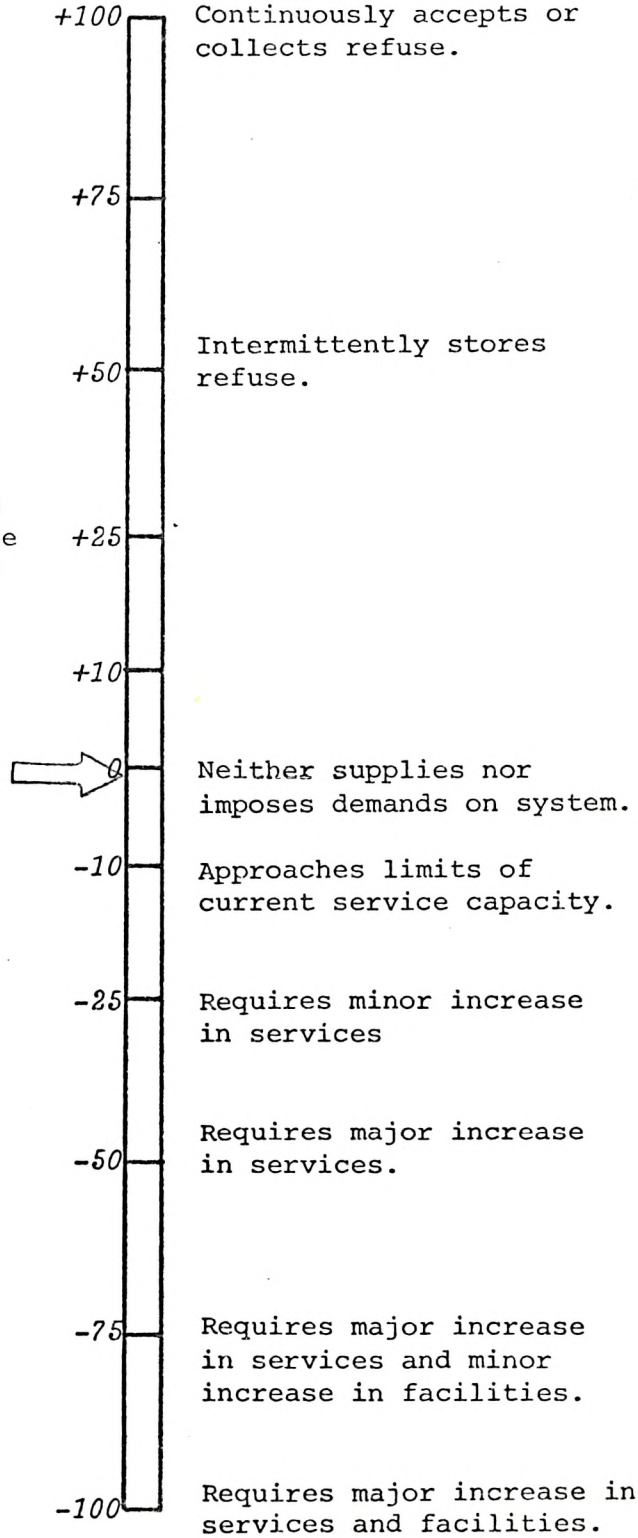
DEFINITION: The degree to which the proposed project imposes demands on the local refuse collection system (services include personnel and equipment).

RATING: -1

BOUNDARY: City of Oxnard.

METHOD OF ANALYSIS: Consultation with Personnel of the City of Oxnard Public Works Department.

DISCUSSION: The City of Oxnard will provide refuse collection services for Oxnard College. Campus refuse will then be transported to the Oxnard landfill site The City Public Works Department indicates that providing service to Oxnard College will be well within the current service capacity of the Refuse Collection Service.



SOURCE OF REFERENCE:
Bill Shaw, City of Oxnard Public Works Department.

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Sanitary Sewer System

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes demands on the local sanitary sewer system.

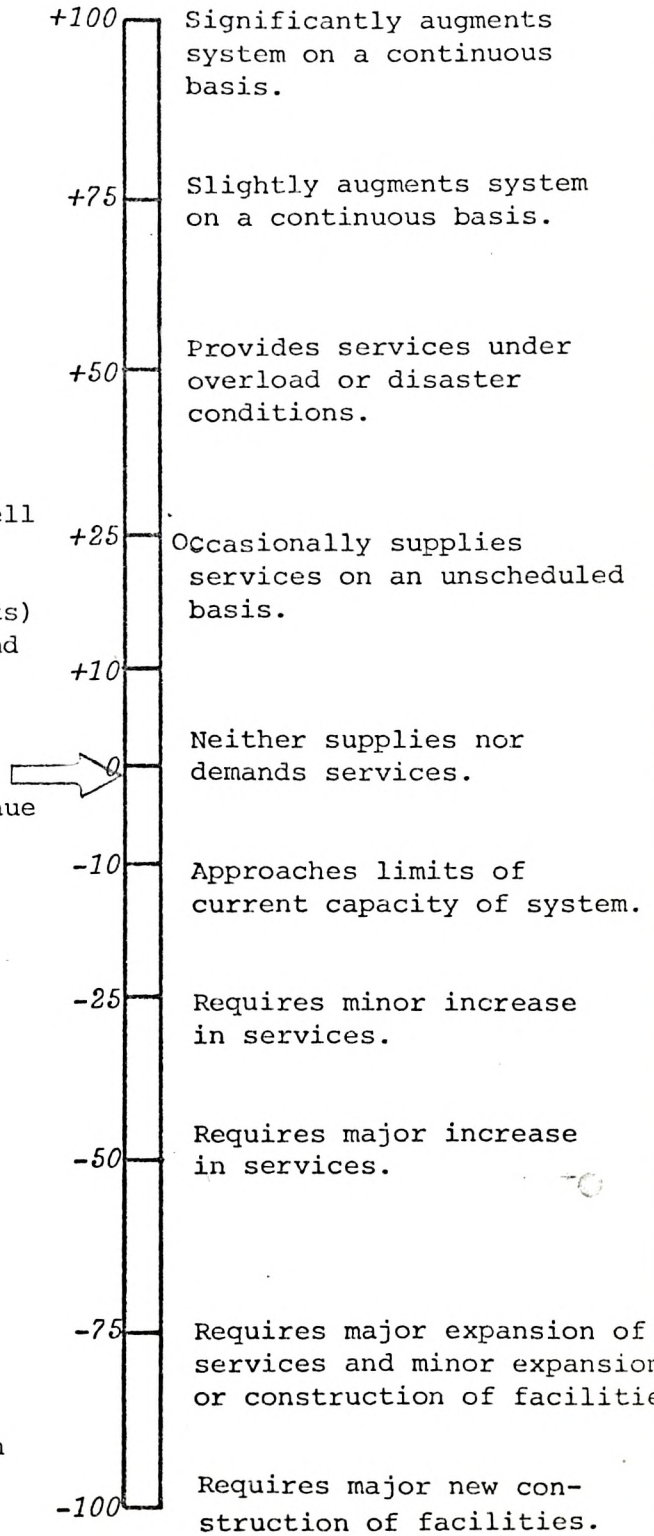
RATING: -1

BOUNDARY: City of Oxnard Sanitary Sewer System.

METHOD OF ANALYSIS: Examination of Project Plans; Consultation with Personnel of the City of Oxnard Public Works Department.

DISCUSSION: College sanitary sewer demand will be well within the service capacity of the Oxnard City sewer system. Project sewer demand at estimated 1978 enrollment levels (2,036 full-time day-graded students) will approximate 172 GPM (Gallons per Minute). Demand at ultimate college capacity (6,000 students) will approximate 325 GPM.

The project will be served via an existing 12" sewer line extending to the intersection of Rose Avenue and Bard Road, plus a 12" sewer line to be installed along Rose Avenue as part of the development of Oxnard College. These 12" lines are more than adequate to handle the expected sewage volumes.



SOURCE OF REFERENCE:
G. M. Cianko, Industrial Waste Coordinator Sanitation Division, City of Oxnard Public Works Department.

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Municipal Services

☒ *Criterion:* Streets and Lighting

☐ *Sub-Criterion:*

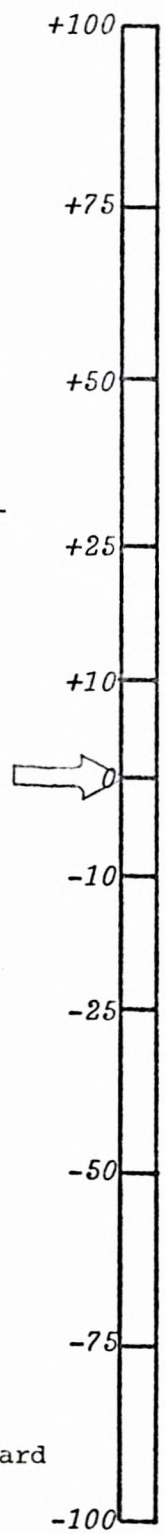
DEFINITION: The degree to which the proposed project imposes demands on local street and lighting services.

RATING: 0

BOUNDARY: Olds Road, Rose Avenue & Bard Road Extension's fronting the Project Site.

METHOD OF ANALYSIS: Consultation with Street Department, City of Oxnard Department of Public Works.

DISCUSSION: The college will assume the responsibility of installation of street lighting along the sections of Rose Avenue and Bard Road, fronting the college site. The Oxnard City Streets Department will then maintain the street improvements and assume the energy charges. Since these costs to the city are absorbed by the General Fund, according to Public Works officials there will be no significant impact on the municipal service capacity.



SOURCE OF REFERENCE:
George Hazlett, Public Works Coordinator, City of Oxnard

☐ *Category:* Resource Impacts

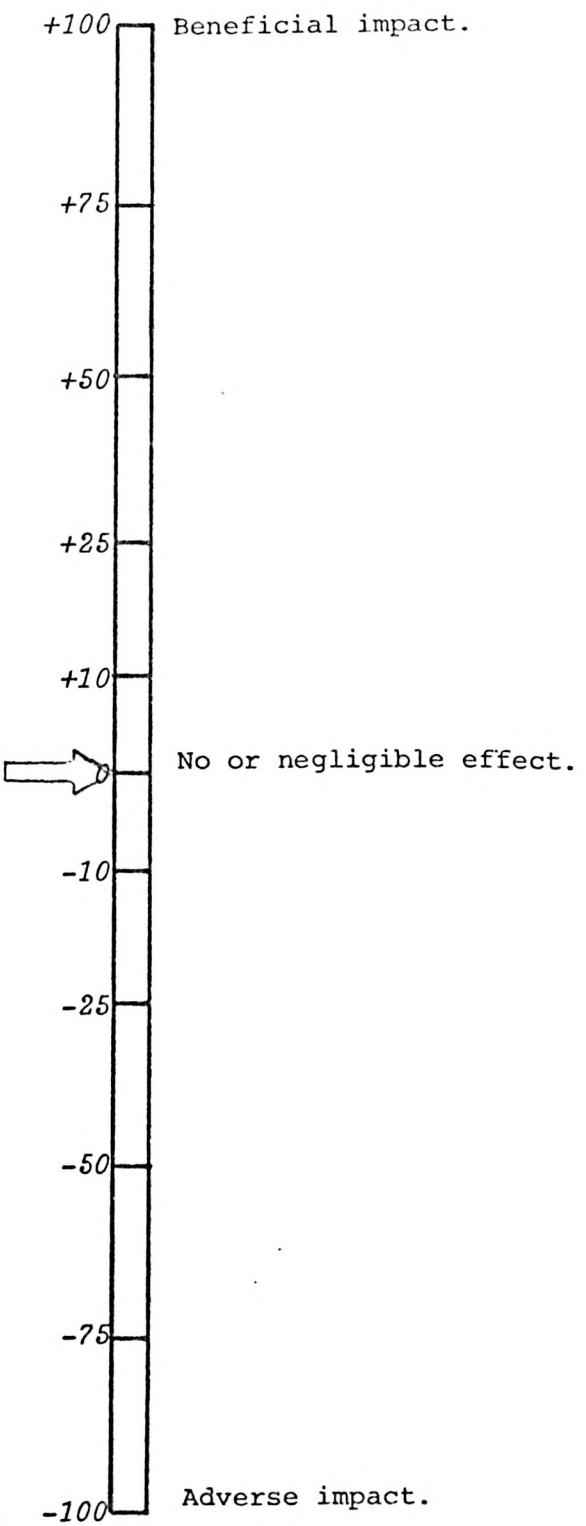
☒ *Sub-Category:* Natural Resources

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project modifies the use or availability of natural resources in the project impact area.

RATING: 0



BOUNDARY: See Individual Criterion Sheets

METHOD OF ANALYSIS: See Individual Criterion Sheets

DISCUSSION: This rating is derived by averaging the ratings for the following pertinent Natural Resources criteria:

Criterion	Rating
Flora-Crops and Commercial Vegetation:	-1
Resource Conservation Measures:	+1
Composite:	0

SOURCE OF REFERENCE: See Individual Criterion Sheets

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Natural Resources

☒ *Criterion:* Flora-Crops and Commercial Vegetation

☐ *Sub-Criterion:*

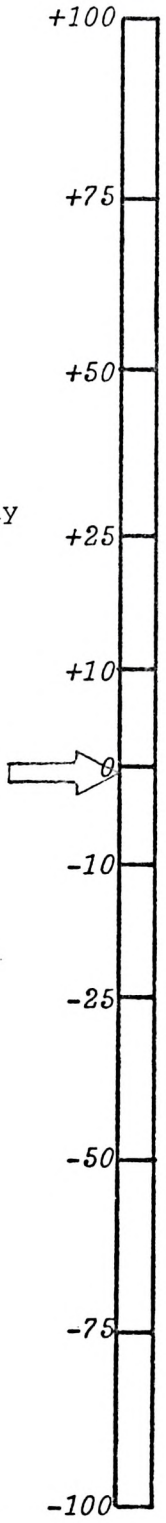
DEFINITION: The degree to which the proposed project affects yields and consumer costs of crops and commercial vegetation.

RATING: -1

BOUNDARY: Ventura County.

METHOD OF ANALYSIS: Consultation with the Ventura County Agricultural Commissioner; Examination of County Land Use Inventory.

DISCUSSION: The 118.75 acre project site is currently used in growing of "row crops," (vegetables and other produce, e.g. strawberries). Given the fact that 43,234 acres are currently in "row crop" production in Ventura County, the 118.75 acres which will be going out of production will not significantly affect total county output.



+100 Significantly increases yields and acreage of crops.

+50 Significantly increases yields or acreage of crops.

0 No or negligible effect.

-50 Removes significant acreage from production; replacement not available locally.

-100 Removes significant acreage from production; replacement acreage not available.

SOURCE OF REFERENCE:
Mr. Cline; Ventura County Agricultural Commissioner.

☐ *Category:* Resource Impacts

☐ *Sub-Category:* Natural Resources

☒ *Criterion:* Resource Conservation Measures

☐ *Sub-Criterion:*

DEFINITION: The degree to which resource conservation measures are utilized in the proposed project.

RATING: +1

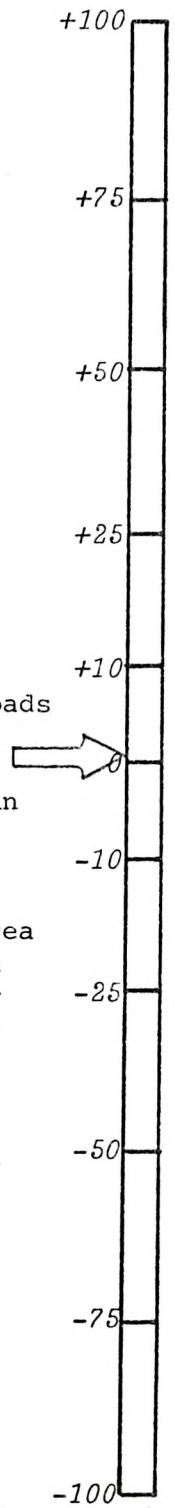
BOUNDARY: Oxnard Plains Area.

METHOD OF ANALYSIS: Examination of Project Plans; Consultation with Project Architect.

DISCUSSION: Project layout and building design is intended to make maximum use of prevailing breezes and the mild local climate to reduce energy use for heating and cooling. Plans call for all buildings except the library to be cooled by natural ventilation rather than by air conditioning systems. Increased insulation will be used to reduce heating loads and heat loss.

Fluorescent lighting, which uses less energy than incandescent lighting, will be used in building interiors. Another energy conservation dimension of the project is the savings in gasoline stemming from the fact that residents of the Oxnard Plains area will be able to attend college in Oxnard rather than making the longer drive to either Ventura College or Moorpark College.

The District also plans to provide extensive bicycle parking facilities on campus to encourage students to take advantage of the flat local terrain and use bicycles rather than auto transportation to the campus.



+100 Establishes new standards of efficient resource use

+50 Significant conservation measures

0 Minimal conservation measures

-10 No conservation measures

-50 Overutilizes resources

-100 Significantly overutilizes resources by current standards.

SOURCE OF REFERENCE:

Dale Barlow, Project Architect, Austin, Field and Fry

☒ *Category:* Economic Impacts

☐ *Sub-Category:* _____

☐ *Criterion:* _____

☐ *Sub-Criterion:* _____

DEFINITION: The degree to which the proposed project causes economic changes in the local area.

RATING: -1.7

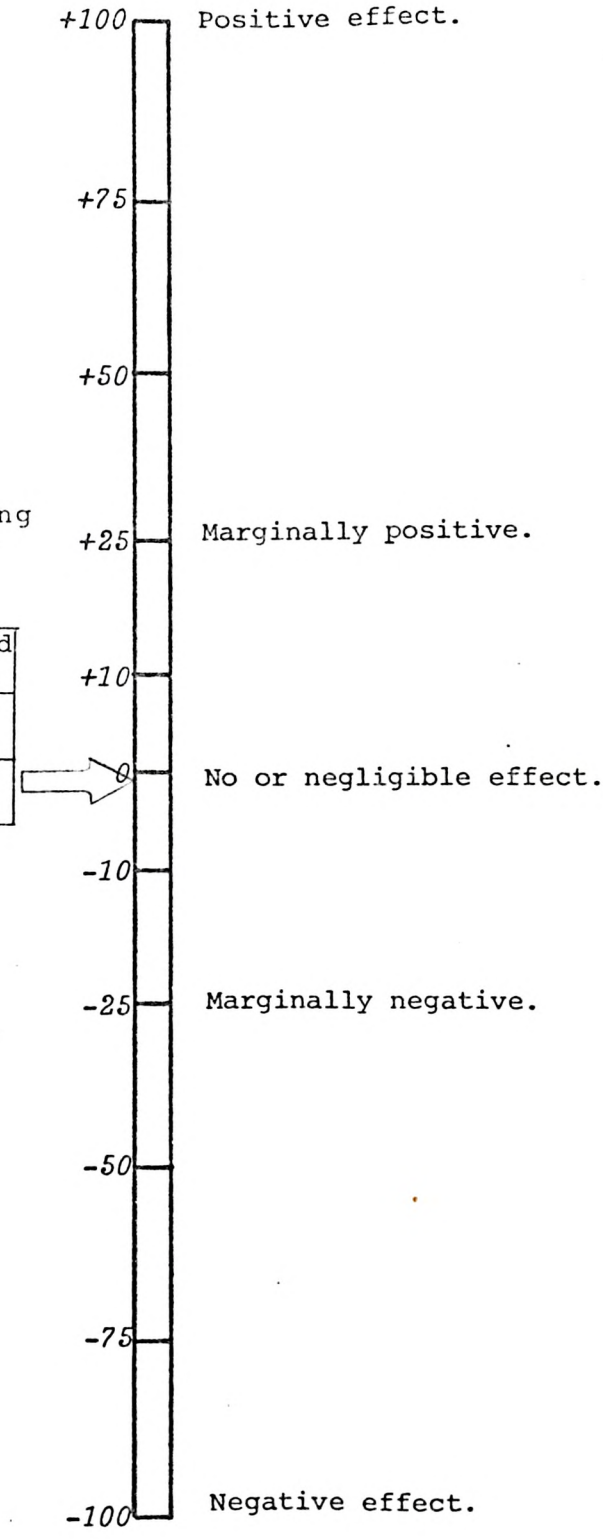
BOUNDARY: See Individual Criterion Sheets.

METHOD OF ANALYSIS: See Individual Criterion Sheets.

DISCUSSION: This rating is derived by averaging the ratings for the two economic impact sub-categories:

Sub-Category	Rating	Weight	Adjusted Rating
Direct Effects	-3.5	100%	-3.5
Indirect Effects	+0.5	80%	+0.4

Composite Adjusted Rating: -1.7



SOURCE OF REFERENCE: See Individual Criterion Sheets.

☐ *Category:* Economic Impacts

☒ *Sub-Category:* Direct Effects

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project directly affects the economy of the impact area in terms of employment, local taxation and costs of municipal services.

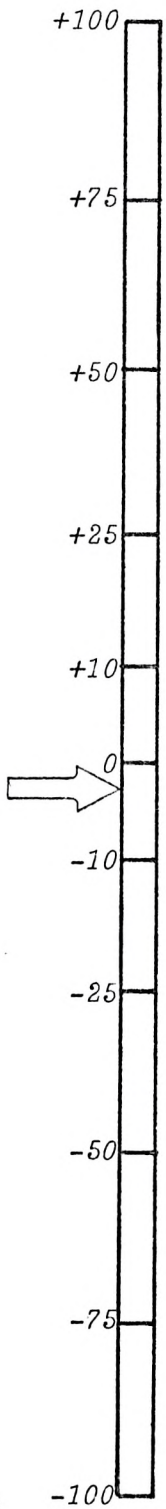
RATING: -3.5

BOUNDARY: See Individual Criterion Sheets

METHOD OF ANALYSIS: See Individual Criterion Sheets.

DISCUSSION: This rating is derived by averaging the ratings for the following pertinent criteria:

Criterion	Rating
Employment Potential:	+ 8
Loans (Bonds) & Subsidies:	+10
Property Tax Base:	-33
Other Tax Effects:	+ 1
Composite:	-3.5



Significantly positive direct economic effects

Positive direct economi effects

No or negligible effect

Negative direct economic effects

Significantly negative direct economic effects

SOURCE OF REFERENCE: See Individual Criterion Sheets.

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☒ *Criterion:* Employment Potential

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects the employment potential of the local area by creating or eliminating employment.

RATING: +8

BOUNDARY: Ventura County

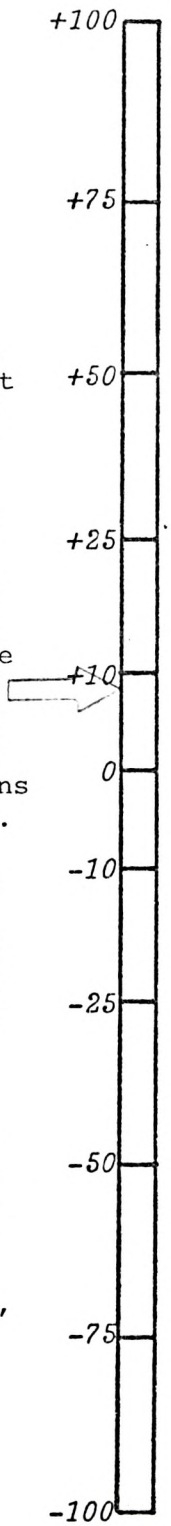
METHOD OF ANALYSIS: Analysis of District employment data; consultation with District Personnel and with Personnel of Los Angeles area construction companies.

DISCUSSION: Based on comparable employment patterns at Moorpark and Ventura Colleges, an estimated 340 full-time employees will be working at Oxnard College when the college reaches 5000+ FTE (Full Time Enrollment). This would include approximately 190 full-time certificated employees (instructors, administrators, counselors, nurse, librarian, etc.) and approximately 150 support personnel (clerical, secretarial, maintenance, etc.). In addition, approximately 370 positions for part-time and evening instructors will be created.

In the fall of 1978, when the campus is expected to open in permanent facilities with approximately 2000 full-time enrollees, roughly 70 certificated and 70 support personnel will be employed, for a total of 140 full-time employees. Approximately 110 part-time and evening instructors will also be needed.

Project construction, phased from 1975 to 1984, could provide as many as 75 jobs during the peak construction period of 1977-78, which represents approximately 1.5 per cent of the 48000 construction workers estimated in Ventura County in 1974 by the State Employment Development Department. Assuming a work force of about 50 during other phases of construction, about 1 per cent of the available 1974 labor force could find work on the project.

SOURCE OF REFERENCE: See next page.



+100 Provides continuous new employment on a large scale.

+50 Provides substantial new employment

0 No or negligible effect on local employment.

-25 Eliminates some existing jobs but offers other higher skilled jobs.

-50 Eliminates some existing jobs.

-75 Eliminates many lower skilled jobs and offers higher skilled ones.

-100 Causes large-scale unemployment.

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☒ *Criterion:* Employment Potential

☐ *Sub-Criterion:*

CONTINUED:

If a general contractor from outside Ventura County is hired, some 10 to 15 per cent of the work force might not be local, reducing the number of local hires to about 65 (1.3 per cent of the 1974 construction labor force) during the peak period and about 43 (0.9 per cent of the local work force) during other phases.

The District expects that all support personnel and part-time and evening instructors will come from the local area. Advertising for full-time instructors will be statewide. However, some of the full-time instructors may turn out to already be county residents, although it is impossible to estimate their number at this time.

An additional indirect project benefit on local employment potential stems from the opportunity for upgrading of vocational and general educational skill levels by local residents. Both in terms of retraining for new occupations and advancement within an occupational area, the college can be seen as promoting the development of a more highly trained and educated local labor force.

SOURCE OR REFERENCE:

Harry Meyers, Assistant to the Superintendent for Planning and Personnel, Ventura County Community College District

Ventura Community College District Fact Sheet: 1974-75

Gary Moore, Steed Brothers Construction Company

Olin Lesh, Vice President, McKee Construction Co., Pasadena

Employment Development Department, State of California

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☒ *Criterion:* Loans (Bonds) and Subsidies

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project imposes financial obligations on the community.

RATING: +10

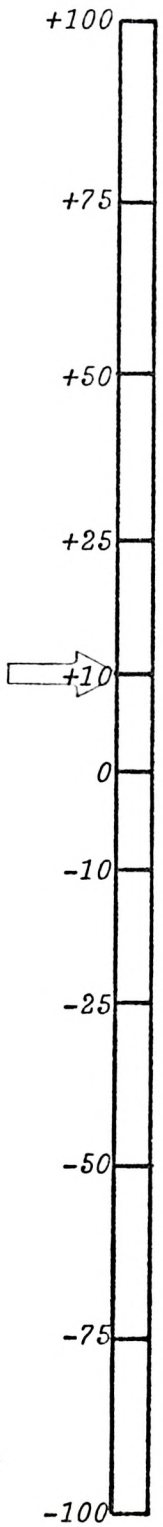
BOUNDARY: Ventura County Community College District

METHOD OF ANALYSIS: Analysis of District Planning Documents; Consultation with District Personnel.

DISCUSSION: As no bond issues are involved in the proposed project, this rating is identical to the rating for the "subsidies" sub-criterion.

Sub-Criterion	Rating
Subsidies	+10
Composite	+10

Also see "Property Tax Rates" for a discussion of the financial impact of raising the required local funds to match State Stiern Bill (Community College Constuction Act) subsidies.



Project Totally subsidized; requires no loans or bond issues.

No subsidies available, no loans or bonds required.

Project requires expensive, hard-to-place loans or bond issues.

SOURCE OF REFERENCE: District 2000 A.D. Study, Harry Myers, Assistant to the Superintendent for Planning & Personnel, Ventura County Community College District

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☐ *Criterion:* Loans (Bonds) and Subsidies

☒ *Sub-Criterion:* Subsidies

DEFINITION: The degree to which the proposed peoject attracts outside funding.

RATING: +10

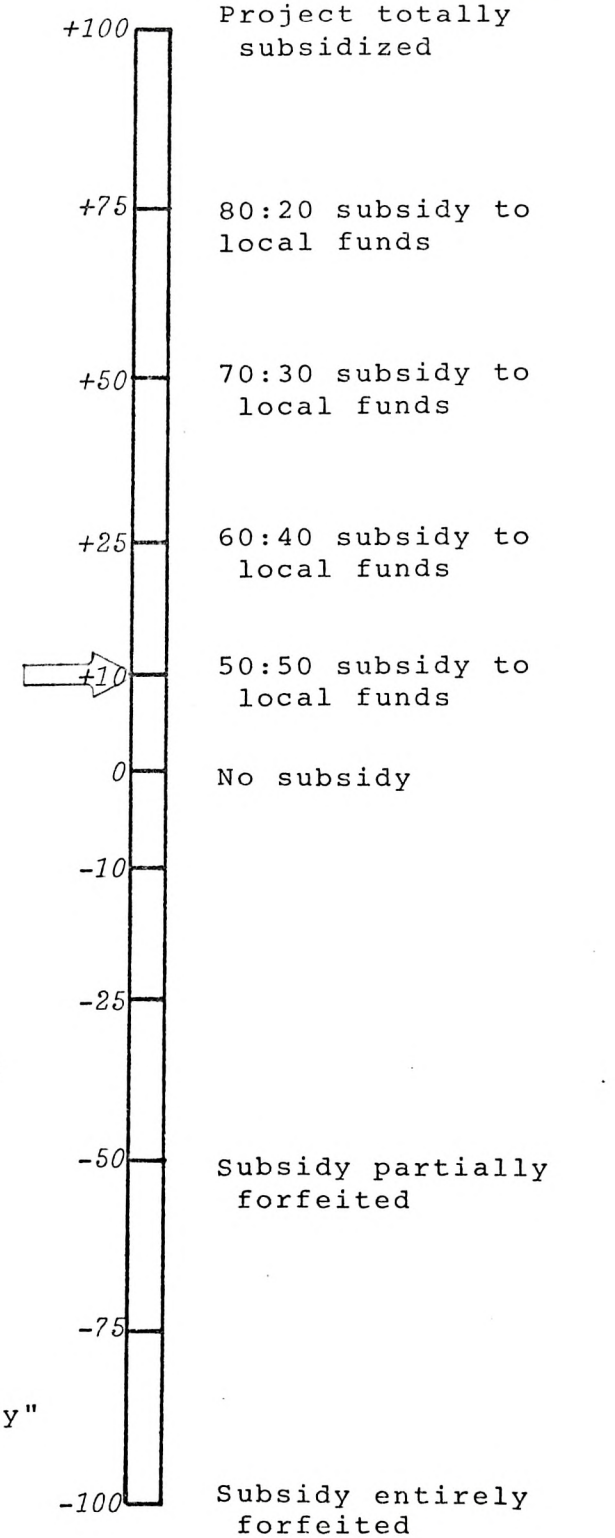
BOUNDARY: Ventura County Community College District

METHOD OF ANALYSIS: Analysis of District Planning Documents; Consultation with District Personnel.

DISCUSSION: The District plans to finance the construction of Oxnard College through the Community College Construction Act (Stiern Bill). This legislation provides matching state funds (raised through periodic statewide bond elections) for state approved junior (community) college construction projects with the remaining required funds raised locally from local tax levies. (See "Property Tax Rates"for annual breakdown of required Stiern Tax Levies).

State funding for Oxnard College Site Development Phase I has already been obtained; funds for Site Development Phase II are allocated in the Governor's budget for the coming fiscal year. The District's 10 year plan for construction (1974-83) estimates $28,741,879 as the cost of constructing Oxnard College. Given planned phasing of construction and an annual inflation factor of 10%, total inflated cost is estmated at $44,887,669. Of this total, Community College Construction Act subsidies from the state would yield one-half of total project costs, or an estimated $22,443,834.

SOURCE OF REFERENCE: District "2000 A.D. Study"
"Projection of Stiern Tax Levy 1974-75 to 1983-84"



(continued)

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☒ *Criterion:* Loans (Bonds) and Subsidies

☐ *Sub-Criterion:* ____

CONTINUED:

SOURCE: Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County Community College District.

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☒ *Criterion:* Property Tax Base

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed projects affects property tax revenues and rates in the impact area.

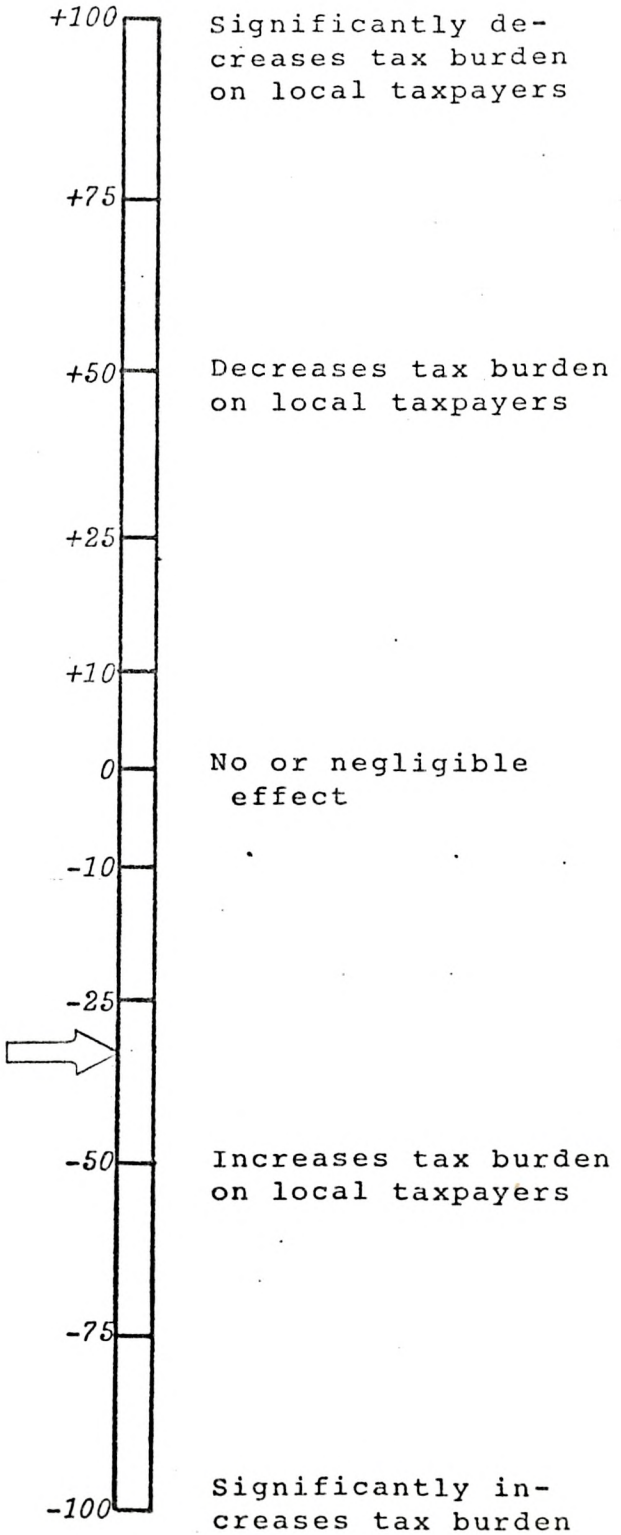
RATING: -33

BOUNDARY:

METHOD OF ANALYSIS:

DISCUSSION: The net effect of the proposed project on the local tax base is both to decrease property tax revenues (by removing potential revenue producing land from the property tax rolls) and to increase property tax rates (to finance the local share of college construction costs). Thus this rating is derived by summing the ratings for the relevant sub-criteria:

Sub-Criterion	Rating
Property Tax Revenues	-8
Property Tax Rates	-25
Composite:	-33



SOURCE OF REFERENCE:

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☒ *Criterion:* Property Tax Base

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed projects affects property tax revenues and rates in the impact area.

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BOUNDARY:

METHOD OF ANALYSIS:

DISCUSSION: The net effect of the proposed project on the local tax base is both to decrease property tax revenues (by removing potential revenue producing land from the property tax rolls) and to increase property tax rates (to finance the local share of college construction costs). Thus this rating is derived by summing the ratings for the relevant sub-criteria:

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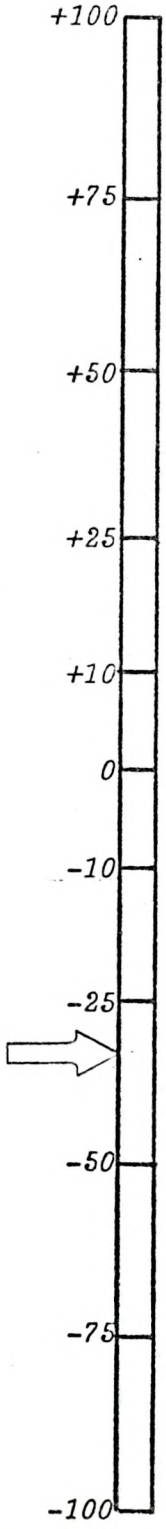


+100 Significantly decreases tax burden on local taxpayers

+50 Decreases tax burden on local taxpayers

0 No or negligible effect

-50 Increases tax burden on local taxpayers

-100 Significantly increases tax burden on local taxpayers

SOURCE OF REFERENCE:

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☐ *Criterion:* Property Tax Base

☒ *Sub-Criterion:* Property Tax Revenues

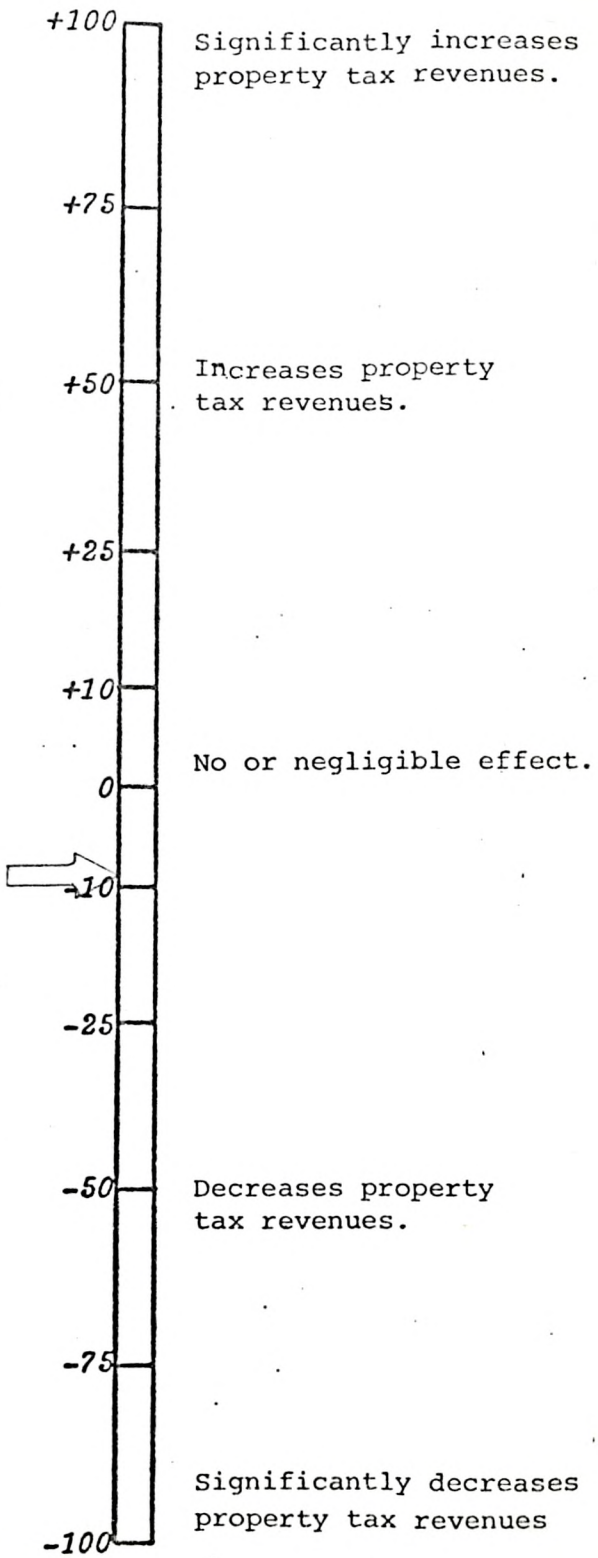
DEFINITION: The degree to which the proposed project affects property tax revenues in the impact area.

RATING: -8

BOUNDARY: Ventura County

METHOD OF ANALYSIS: Consultation with Personnel of the Ventura County Tax Assessor's and Tax Collector's Office

DISCUSSION: The project site has been owned by the Community College District since 1968 and, as publicly owned property, is no longer on the property tax rolls. Similar undeveloped land in the immediate area is currently appraised at approximately $12,000/acre. The 118.75 acre college site would thus be appraised at approximately $1,425,000 and assessed at $356,250. Applying the $11.00 tax rate in the Oxnard area, the site, if it were still on the tax rolls, would yield approximately $39,200 annually in property tax revenues. When compared to total County property tax charges of $140,781,526.50 for 1974-75, this is a relatively insignificant amount. However, since the site will be permanently off the tax rolls, thus precluding potential development which would produce far greater tax revenue than the site in its current undeveloped state, the impact is more significantly negative.



SOURCE OF REFERENCE: R. J. Sanford, Supervising Appraiser, Ventura County Assessor's Office;

Mollie Thrower, Tax Collections Supervisor, Ventura County Tax Collector's Office.

☐ *Category:* Economic Impacts

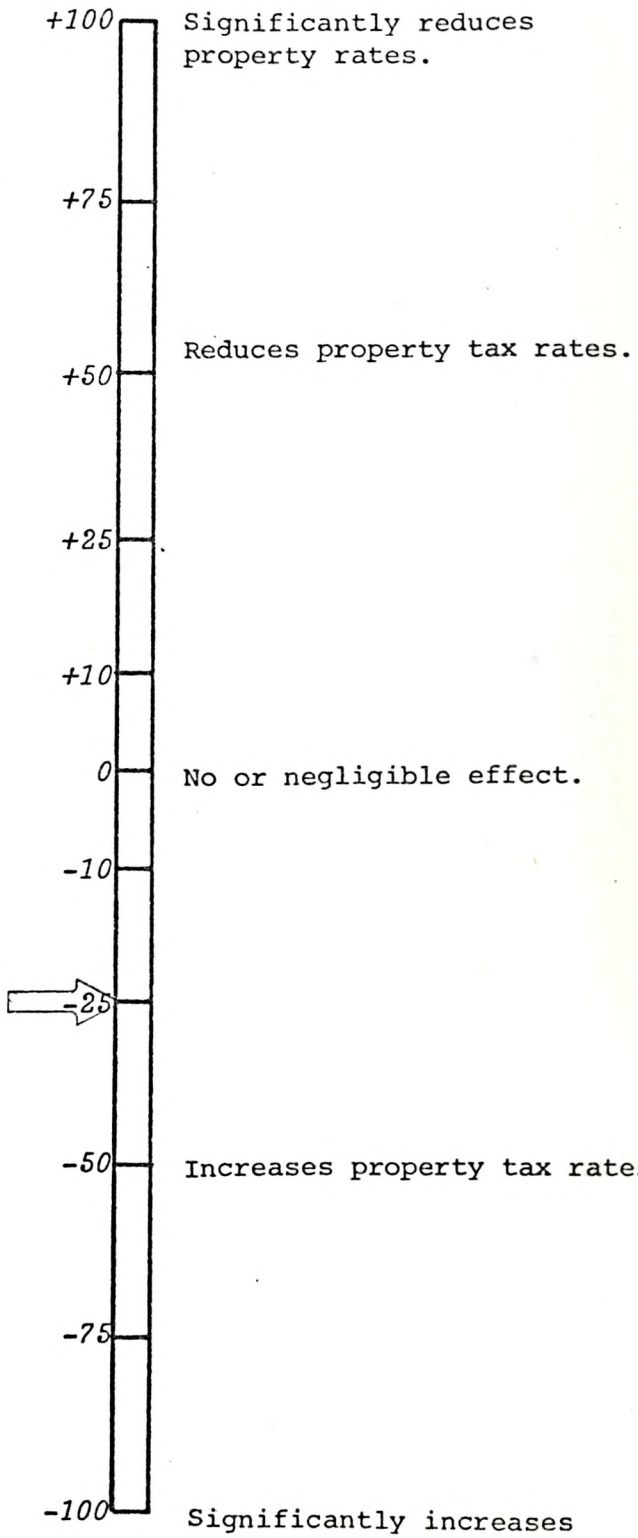
☐ *Sub-Category:* Direct Effects

☐ *Criterion:* Property Tax Base

☒ *Sub-Criterion:* Changes in Property Tax Rates

DEFINITION: The degree to which the proposed project affects property tax rates in the local area.

RATING: -25



BOUNDARY: Ventura County Community College District (Ventura County)

METHOD OF ANALYSIS: Examination of Project Plans, and other District Planning Documents; Consultation with District Director of Accounting, and with County Auditors Office Personnel.

DISCUSSION: 1974-75 Ventura County property tax rates range from a high of over $14.00 in the Westlake area to around $9.00 in certain undeveloped areas near Santa Paula. The estimated average tax rate for Ventura County taxpayers is approximately $11.25/$100.00 of assessed valuation.

Based on the District's plans to finance Oxnard College Construction through the Community College Construction Act (Stiern Bill), projections were prepared of the required local tax rates. The Stiern Bill Tax Levy required for completion of the District's 10 Year Master Plan (1974-83) for construction is estimated at an average rate of $.1378 per year. Of this total an estimated 87% or $.1199 of this amount can be attributed to the construction of Oxnard College (Oxnard College cost = $28,741,879 vs. Total District 10 Year Master Plan Cost = $33,153.910.)

(continued)

SOURCE OF REFERENCE: See next page

CONTINUED:

TOTAL TAX REQUIREMENTS WITH COMMUNITY COLLEGE CONSTRUCTION ACT

(STIERN BILL)

FINANCING OF CURRENT TEN-YEAR FACILITIES MASTER PLAN

	Max. Gen'l Fund Tax Levy (1)	Comm. Service Tax	Comm. College Constr. Act Tax. Req.	Bond Issue of 1962	Bond Issue of 1965	Total Tax Rate
1974-75	.5135	.0500	.0736	.0620(3)		.6551
1975-76	.5341	.0500	.1270	.0306	.0428	.7845
1976-77	.5316	.0500	.2156	.0276	.0387	.8635
1977-78	.5299	.0500	.3351	.0249	.0350	.9749
1978-79	.5285	.0500	.2349	.0225	.0316	.8675
1979-80	.5263	.0500	.1502	.0205	.0289	.7759
1980-81	.5229	.0500	.1138	.0186	.0288	.7341
1981-82	.5173	.0500	.0870	.0170	.0265	.6978
1982-83	.5111	.0500	.0197	.0089	.0243	.6140
1983-84	.5049	.0500	.0206	-0-	.0225	.5980

Average Tax for Ten Years .1378 (Oxnard College share is 87% of total planned District construction, or approximately .1199.)

(1) Does not include community service tax of .05

(2) 1974-75 tax data is actual. 1975-76 to 1983-84 totals are estimates.

(3) .0620 represents total for both 1962 and 1965 Bond Issues.

Source: 2000 A.D. Master Plan Study

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☐ *Criterion:* Property Tax Base

☒ *Sub-Criterion:* Changes in Property Tax Rates

CONTINUED:

To complete Oxnard College to its full planned complement of facilities (including stadium, swimming pool, theatre and music buildings) in the period 1985-2000, an estimated .02 to .03/$100 in additional Stiern Bill Tax Levies may be required.

The District hopes that increased enrollment (particularly at Oxnard College) which will increase state funding (state "apportionment" funding is on a per pupil basis), plus increased assessed valuation in the District (raising more money at the same tax rate) will offset the increased cost to the District of operating a third college (Oxnard).

The District faces a general problem in meeting inflated operating and maintenance costs for all District facilities. State legislation, called SB 6, sets local revenue limits based on a combination of state apportionment and local property tax revenues, and sets District tax rate limitations. SB 6, however, is based on a rate of inflation of between 5 and 6 per cent per year, while District costs are inflating at closer to 10 per cent per year. Thus, unless the funding system is changed, either by raising the level of state funding per student, or permitting additional property tax increases, the District could face operating deficits before 1980.

SOURCE OR REFERENCE: Joyce Walker, Accounting Technician,
Ventura County Auditor's Office

Sam Black, Director of Accounting
Ventura Community College District

Harry Myers, Assistant to the Superintendent
Ventura County Community College District

Ventura County Community College District
2000 A.D. Master Plan Study

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☒ *Criterion:* Other Tax Effects

☐ *Sub-Criterion:*

DEFINITION: The degree to which sales tax revenues and other subventions are affected by the proposed project.

RATING: +1

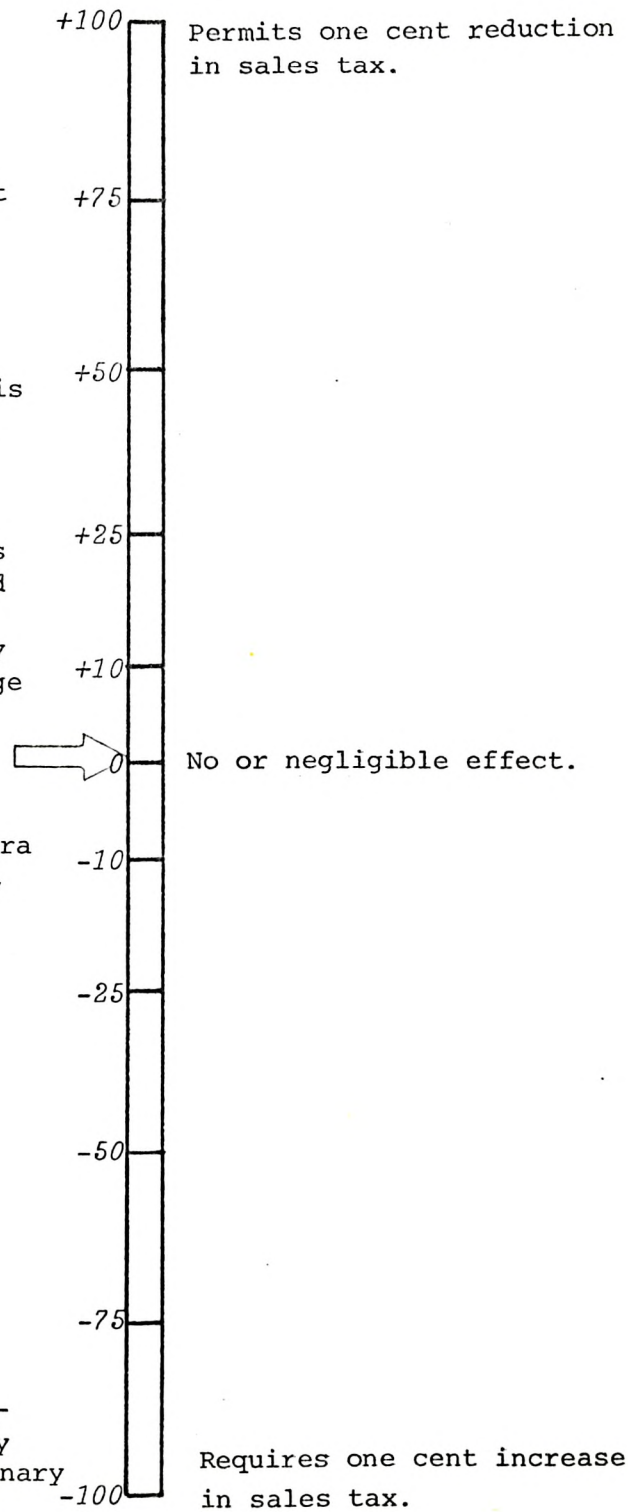
BOUNDARY: Ventura County Community College District

METHOD OF ANALYSIS: Consultation with District Director of Accounting; Analysis of City of Oxnard and Economic Data.

DISCUSSION: The City of Oxnard collects a 1% sales tax. Oxnard College bookstore and food service sales will contribute to this tax base. Bookstore and food service sales at Moorpark College in 1973-74, with roughly 5000 full-time students grossed approximately $440,000. Comparable gross revenues at Oxnard College would produce approximately $4,400 in sales tax revenues for the City of Oxnard.

When compared to total City of Oxnard taxable retail sales of $243,220,000 in 1974 and to the Ventura County total of $903,100,000, the impact of $440,000, although positive, is quite trivial. Furthermore, much of this impact is redistributive.

Students attending Oxnard College rather than Ventura College will be paying sales tax to Oxnard rather than Ventura, so that Oxnard's gain will be Ventura's loss.



SOURCE OF REFERENCE: Sam Black, Director of Accounting, Ventura County Community College District; City of Oxnard, Community Economic Profile, 1975 (Preliminary Draft); SES Staff

EIR Form #1016/

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Economic Impacts

☒ *Sub-Category:* Indirect Effects

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project indirectly affects existing local businesses, local property values, new construction and new business formation.

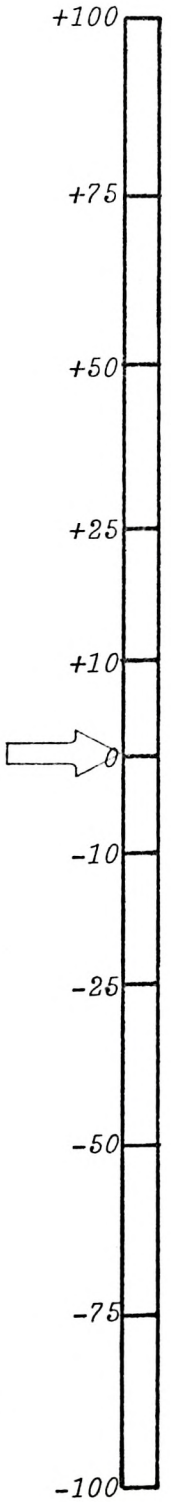
RATING: +0.5

BOUNDARY: See Individual Criterion Sheets

METHOD OF ANALYSIS: See Individual Criterion Sheets.

DISCUSSION: This rating is derived by averaging the ratings for the following pertinent criteria:

Criterion	Rating
Property Values:	0
Existing Local Businesses:	+2
New Business Formation:	0
New Construction:	0
Composite:	+0.5



Significantly increases beneficial economic activity

Increases beneficial economic activity

No or negligible effect

Reduces economic activity in impact area

Significantly reduces economic activity in impact area

SOURCE OF REFERENCE: See Indidual Criterion Sheets

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Indirect Effects

☒ *Criterion:* Property Values

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects property values in the local area.

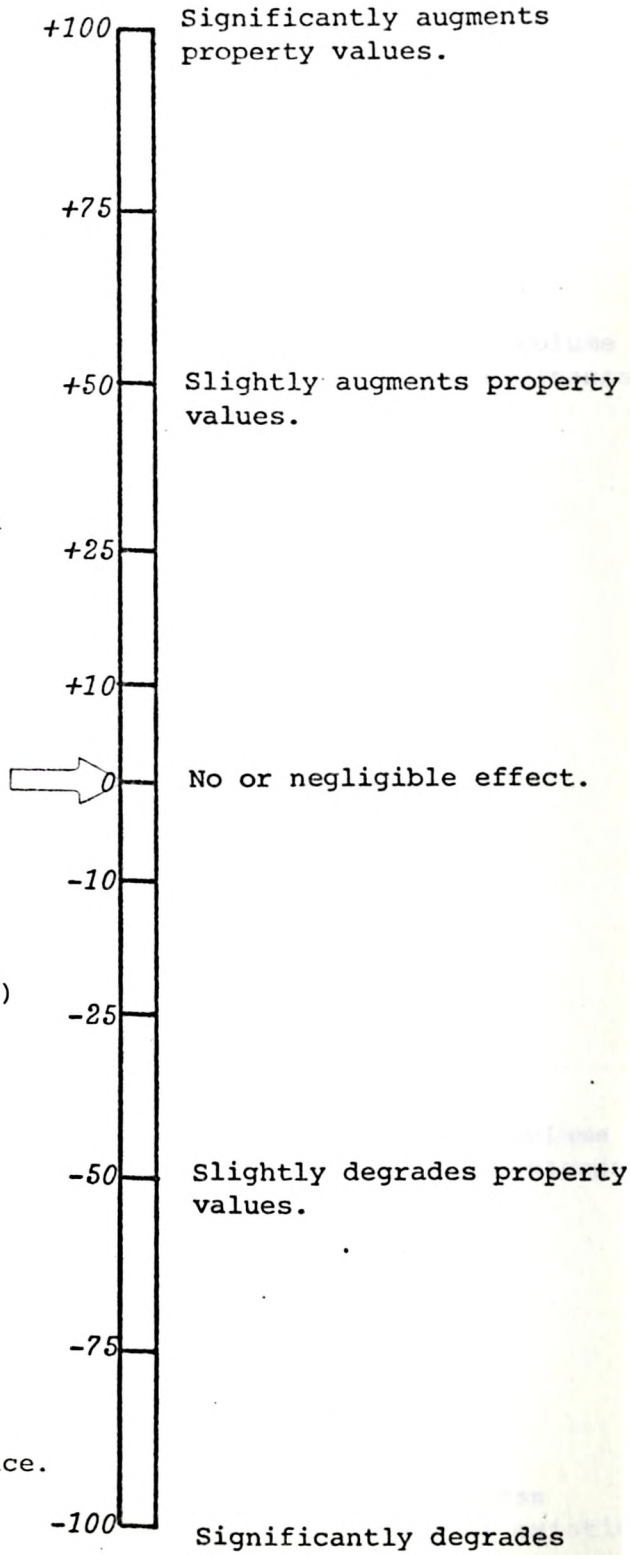
RATING: 0

BOUNDARY: Property in the area surrounding the project site.

METHOD OF ANALYSIS: Consultation with the Chief Appraiser, Ventura County Assessor's Office.

DISCUSSION: The development of Oxnard College is not expected to significantly affect local property values. Property values are much more strongly affected by local market forces (supply and demand), than by the existence of a community college nearby. These market forces will not be greatly affected by the college, as college-related demand both for housing (residential property values) and commercial services (commercial property values) is expected to be low, and the supply of existing housing in the Oxnard area is quite adequate. (See "New Business Formation" and "New Construction").

To cite a relevant example, the opening of Moorpark College in 1967 has not stimulated significant development (and hence increased property values) in the area surrounding the college. This, in large part, is due to the fact that Moorpark (and Ventura) Colleges are "commuter colleges" with no college-centered development around the campus. The same pattern is expected around Oxnard College.



SOURCE OF REFERENCE: Nicol Cook, Chief Appraiser, Ventura County Assessor's Office.

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Indirect Effects

☒ *Criterion:* Existing Local Businesses

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project effects the volume of trade in local businesses.

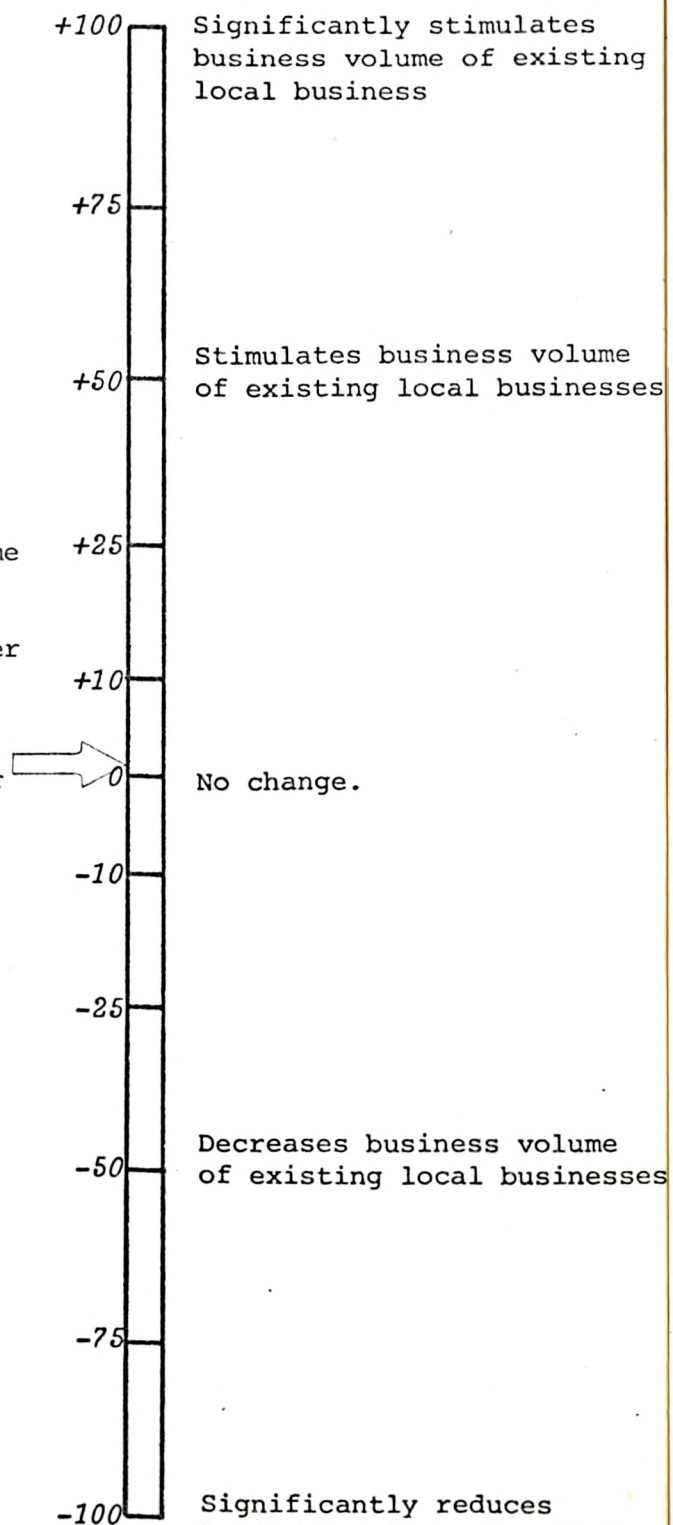
RATING: +2

BOUNDARY: Oxnard Area.

METHOD OF ANALYSIS: Examination of Project Plans; Consultation with District Personnel.

DISCUSSION: The development of Oxnard College can be expected to have only a slight effect on the volume of business in the surrounding area. Experience at other community colleges in the District (Moorpark and Ventura) indicate that enrolees at these "commuter colleges" do not significantly stimulate business near the campuses. The same can be expected at Oxnard College. There may be a slight increase in trade at an existing gas station and nearby hamburger stand on Pleasant Valley Road near Olds Road, and at the shopping center on Rose Avenue just south of Pleasant Valley Road.

The increase in local employment (both permanent college employment and construction employment) will bring additional money into the local communities, and can be expected to stimulate business slightly throughout the local area.



SOURCE OF REFERENCE: Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County Community College District

EIR Form #1016/ SES Staff

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Indirect Effects

☒ *Criterion:* New Business Formation

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project indirectly affects local businesses and surrounding property values, and stimulates new construction.

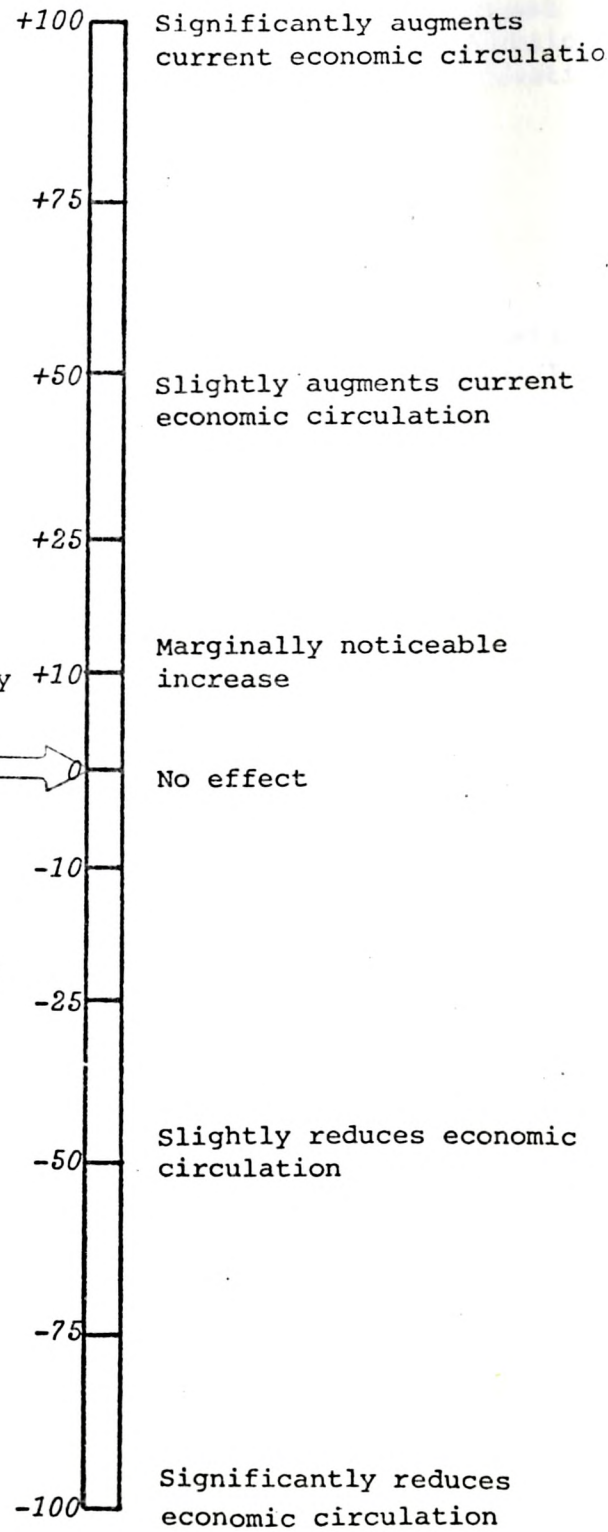
RATING: 0

BOUNDARY: Local area.

METHOD OF ANALYSIS: Examination of Project Plans, Local Zoning and Existing Local Commercial Inventory; Consultation with District Personnel.

DISCUSSION: The development of Oxnard College is expected to have a negligible effect on the formation of new businesses in the local area.

Some commercial facilities already exist -- a shopping center on Rose Avenue south of Pleasant Valley Road, a gas station, hamburger stand, and "7-11" Store on Pleasant Valley near Olds Road. Student commercial services (cafeteria, snack bar, book store) will be available on campus. Further, Oxnard College will be a "commuter" campus. District experience at Ventura and Moorpark Colleges, also "commuter colleges," indicate that enrollees generally attend classes on campus and shop elsewhere. Thus, because of minimal project-related demand, because of existing local supply of commercial services, and because most of the undeveloped land in the area is planned for residential or park development, Oxnard College is not expected to stimulate new business formation locally.



SOURCE OF REFERENCE: Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County Community College District; SES Staff.

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Indirect Effects

☒ *Criterion:* New Construction

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects future construction in the local area.

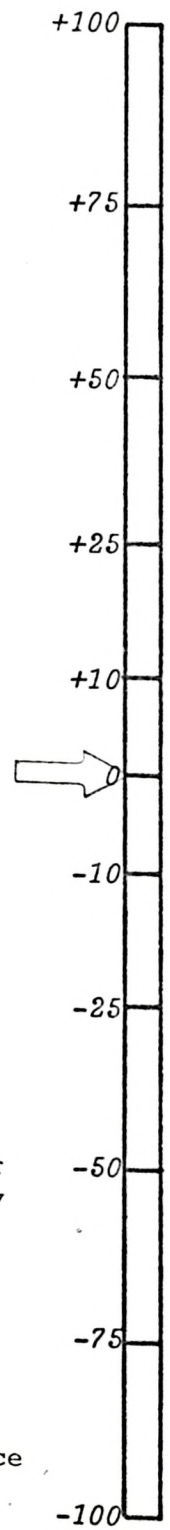
RATING: 0

BOUNDARY: Oxnard Area.

METHOD OF ANALYSIS: Examination of Project Plans; Consultation with College District and County Assessor's Office Personnel.

DISCUSSION: Oxnard College is not expected to significantly stimulate new construction in the area. The reasons for minimal effect on new commercial construction are discussed under "New Business Formation". The demand for new residential construction is also not expected to be greatly affected. College support personnel (secretarial, clerical, maintenance, etc.) will be hired locally. Some "immigration" can be expected from hiring of full-time faculty as recruitment will be state-wide. However, this involves a maximum total of 160 people, by the mid-1980's, of whom some will already be residents of the general area.

Given the fact that housing in the Oxnard area is not in short supply, and that college-related housing demand will be low, housing construction should not be greatly affected. In the long run, the quality of new housing constructed in the adjacent undeveloped areas may be slightly higher than it would be without the college, because of developer expectation that some college professional people may want to live within walking distance of the campus. However, it is not expected that this factor will significantly accelerate the development process.



+100 Stimulates a significant amount of new construction in accordance with existing plan.

+50 Generates new construction in accordance with existing plan.

0 No or negligible effect.

-50 Generates new construction in negation of the existing plan.

-100 Stimulates construction in negation of the existing plan.

SOURCE OF REFERENCE: Nicol Cook, Chief Appraiser, Ventura County Assessor's Office

☒ *Category:* Socio-Cultural Impacts

☐ *Sub-Category:* _____

☐ *Criterion:* _____

☐ *Sub-Criterion:* _____

DEFINITION: The degree to which the proposed project has beneficial or adverse impacts on the socio-cultural life of the local population.

RATING: 8.9

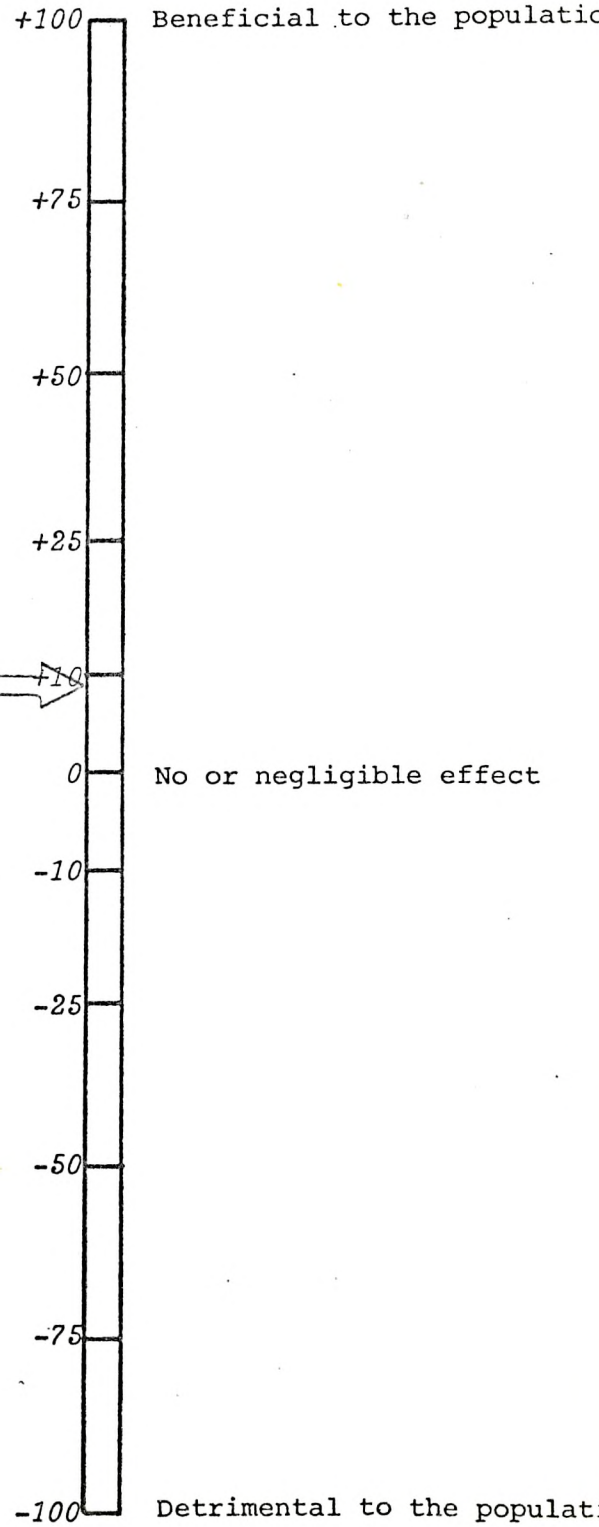
BOUNDARY: See Individual Criterion Sheets

METHOD OF ANALYSIS: See Individual Criterion Sheets

DISCUSSION: This rating is derived by averaging the ratings for the pertinent Socio-Cultural Impact sub-categories.

Sub-category	Rating	Weight	Adjusted Rating
Social Impacts	+9.3	100%	+9.3
Cultural and Aesthetic Impacts	+8.3	75%	+6.2

Composite Adjusted Rating: +8.9



SOURCE OF REFERENCE:

☐ *Category:* Soci-Cultural Impacts

☒ *Sub-Category:* Social Impacts

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects area growth patterns, health, safety, population size and density, and community interrelationships.

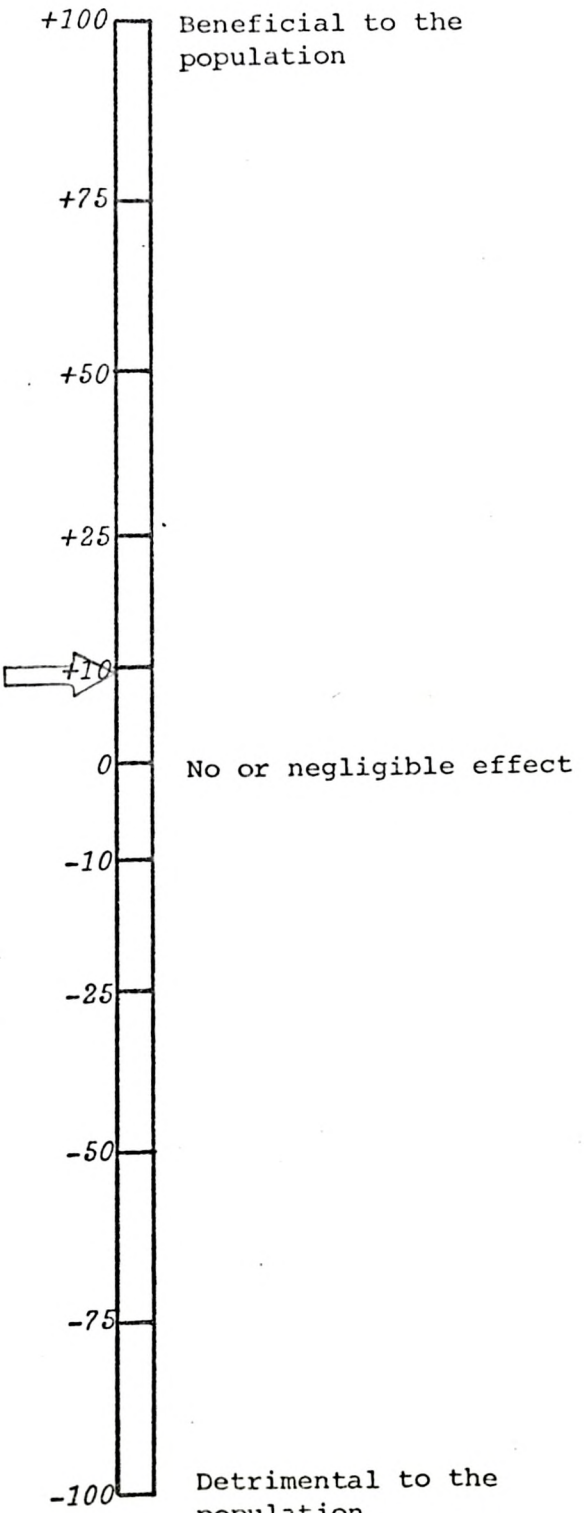
RATING: +9.3

BOUNDARY: See Individual Criterion Sheets

METHOD OF ANALYSIS: See Individual Criterion Sheets

DISCUSSION: This rating is derived by averaging the ratings for the pertinent Social Impact criteria.

Criterion	Rating
Compatibility with Planned Land Use Patterns (General Plan):	+10
Health and Safety:	0
Population Size and Density:	+2
Social Groups and Interrelationships:	+25
Composite	+9.3



SOURCE OF REFERENCE:

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Socio-Cultural Impacts

☐ *Sub-Category:* Social Impacts

☒ *Criterion:* Compatibility with Planned Land Use Patterns (General Plan)

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project conforms to planned land use in the project area.

RATING: +10

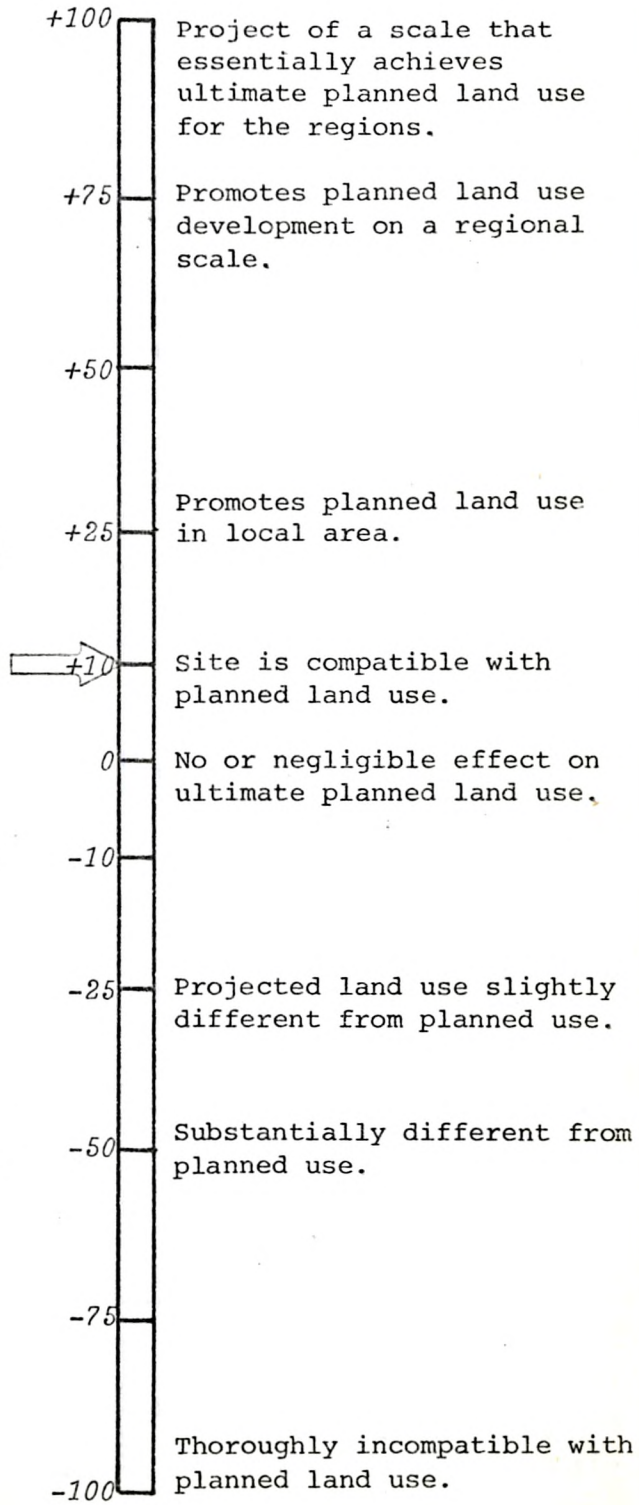
BOUNDARY: City of Oxnard

METHOD OF ANALYSIS: Visits to Project Area; Examination of City of Oxnard General Plan.

DISCUSSION: The area surrounding the project site is in transition from agricultural to more urbanized land use. Two other schools already exist in the immediate area, Williams Elementary School and Channel Islands High School. In addition to the existing residential development west of Rose Avenue between Bard Road and Pleasant Valley, and the mobile home parks east of Olds Road, most of the remaining undeveloped land near the site is planned for residential development.

The City of Oxnard General Plan , published in 1970, "recognizes the commitment to locate a new junior college in the vicinity of the existing terminus of the Route 1 Freeway" (II-p.197) and shows the project site on the year 2000 City Land Use Plan as "public" land, obviously referring to the community ("junior") college.

Since there is essential compatibility between residential land use and school land use, because there already are two other schools in the immediate area, and because the project is explicitly identified in the General Plan, the project is judged compatible with planned land use patterns.



SOURCE OF REFERENCE: Oxnard-2000: The General Plan for the City of Oxnard, California, prepared by Gruen Associates, Los Angeles.

Socio-Economic Systems
INCORPORATED

SES Project No. 176

☐ *Category:* Socio-Cultural Impacts

☐ *Sub-Category:* Social Impacts

☒ *Criterion:* Health and Safety

☐ *Sub-Criterion:* _____

DEFINITION: The degree to which the proposed project affects health and safety in the local area and within the project itself.

RATING: 0

BOUNDARY: Ventura County and immediate project area.

METHOD OF ANALYSIS: Examination of Project Plans; Consultation with College District Personnel; Analysis of Project Noise, Air and Traffic Effects.

DISCUSSION: The proposed project will have a negligible effect on local health and safety. The immediate project area will experience somewhat higher levels of traffic hazards, air pollution and noise, (all essentially traffic-related) which can be seen as detrimental to health and safety in the immediate area. However, the same would be true of <u>any</u> project which brought more people and vehicles in the neighborhood.

However from a broader geographical perspective the traffic hazard, noise and air pollution impacts are mainly redistributive in nature. For the most part these impacts will come from people who are already in the County, and who will be bringing pollution to this neighborhood rather than elsewhere in the county. Net county noise air pollution and traffic will be relatively unaffected. To the extent that vehicle trips to Oxnard College replace longer trips to Ventura College or Moorpark College, and to the extent that the flat terrain in the project area will encourage bicycle rather than automobile use, net pollution (and consequently hazards to health and safety) in the county may be even slightly reduced.

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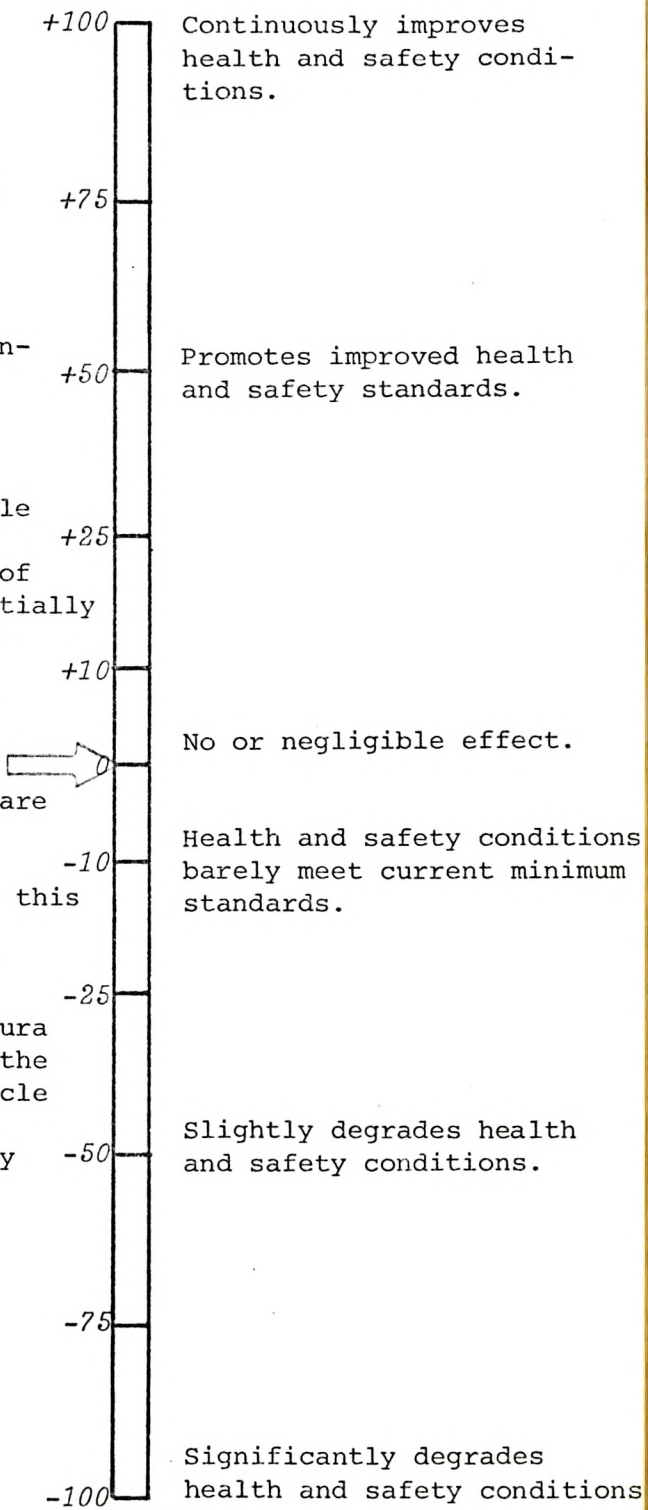

SOURCE OF REFERENCE: (See attached page)

An additional positive impact on health and safety will be campus health services. Oxnard College will have a full-time school nurse, and a contracted school doctor who will run clinics, assist in examinations and innoculation programs (e.g. flu shots), attend athletic events (e.g. football games). As part of comprehensive community services, psychological counseling will be available, both from school counseling personnel and from part-time outside psychologists.

On balance, considering both local and regional effects, the rating is O.

SOURCE OF REFERENCE: Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County College District.

☐ *Category:* Socio-Cultural Impacts

☐ *Sub-Category:* Social Impacts

☒ *Criterion:* Population Size and Density

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project promotes desired (General Plan, Zoning Laws) local population size and density without overtaxing the local infrastructure.

RATING: +2

BOUNDARY: Oxnard Plains Area.

METHOD OF ANALYSIS: Examination of Project Plans; Consultation with District Personnel.

DISCUSSION: Local population density is controlled by zoning laws and will not be affected by the development of Oxnard College. The primary effect of the college on population size will stem from new employment provided by the college, particularly the roughly 160 new full-time faculty members (at 5000+ college enrollment by the mid-1980's).

The District expects that college support personnel (clerical, secretarial, maintenance, etc.) will be hired from the available local labor pool. Full-time faculty recruitment will be state-wide. Since the District must hire on the basis of competence, it is impossible to estimate how many new faculty members will already be residents of the Oxnard Plains (if not residents of other parts of the county) and how many will be new "immigrants" to the area. The absolute maximum number of faculty "immigrants" is 160 instructors plus their families.

Additionally, the existence of Oxnard College may make the area slightly more attractive to prospective Ventura County residents. Given a current Oxnard Plains population of 156,668 (July, 1974) the expected maximum total of roughly 500 new immigrants (instructors plus families) by the mid-1980's, constitutes a minor impact. Since local General Plans indicate an expec-

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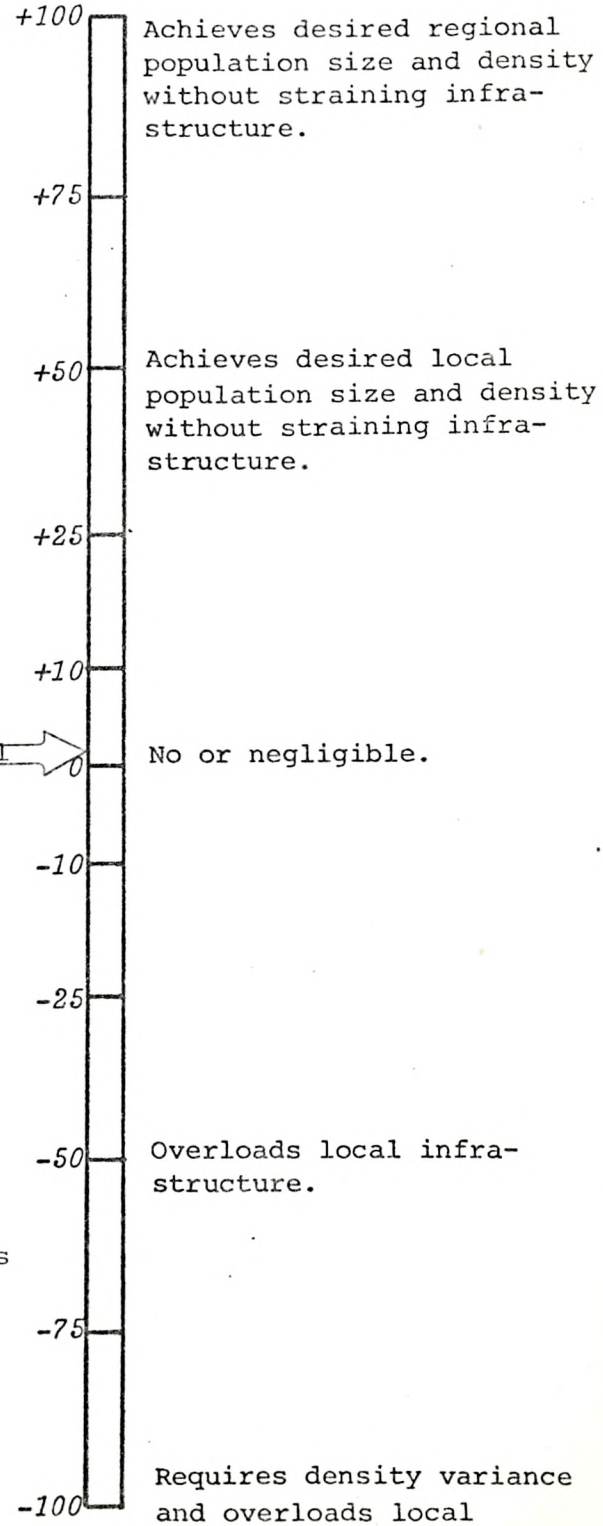
SOURCE OF REFERENCE:



tation (and hence a desire) for population growth, (within planned limits of density), this impact is seen as positive.

SOURCE OF REFERENCE: Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County Comm. College District.

☐ *Category:* Socio-Cultural Impacts

☐ *Sub-Category:* Social Impacts

☒ *Criterion:* Social Groups and Interrelationships

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project modifies patterns of social interaction among the various community segments in the project impact area.

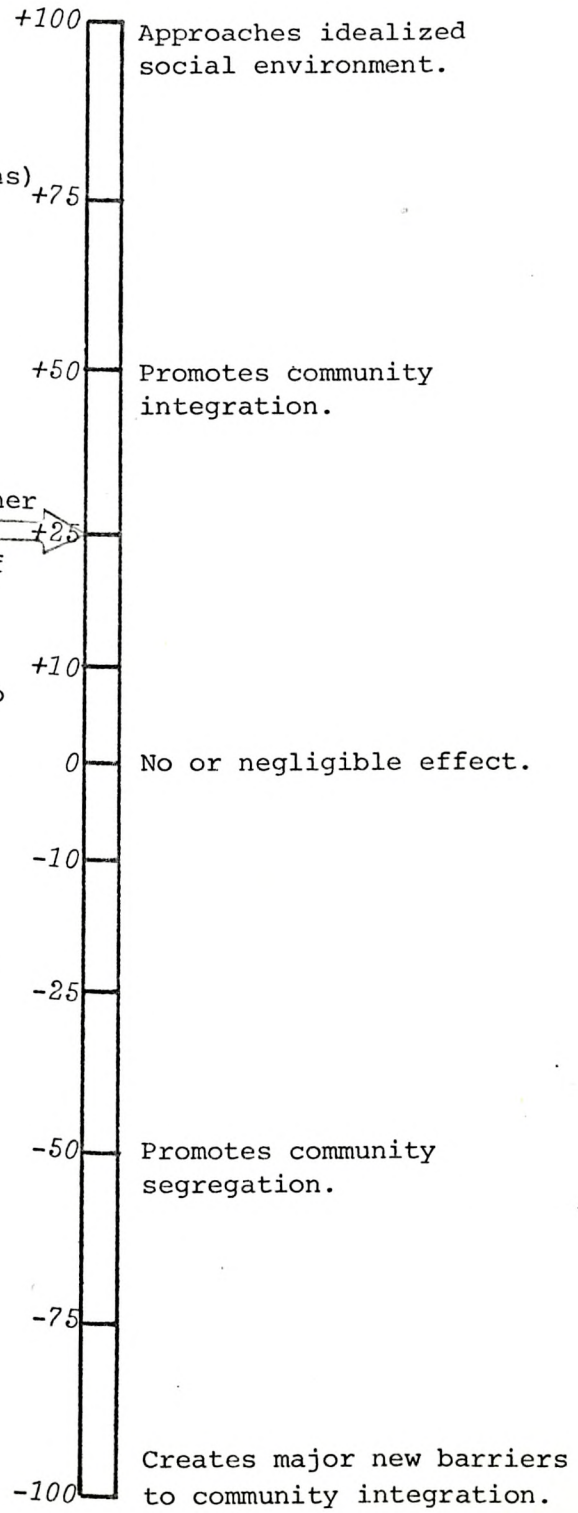
RATING: +25

BOUNDARY: Service Area of Oxnard College (Oxnard Plains)

METHOD OF ANALYSIS: Analysis of Project Plans and Current District Commjnity Service Programs; Consultation with College District Personnel.

DISCUSSION: The proposed Oxnard College will make higher education and vocational training more accessible to minority groups and other "disadvantaged" residents of the Oxnard area by providing a college campus in the local area. As all local residents, "disadvantaged" and non-disadvantaged, will be enrolled in the same college, there is an opportunity for Oxnard College to serve as a "melting pot" to some degree; to provide a common focus for the interests of all segments of the local population.

In addition, college community service programs can foster social interaction and cohesion. Current programs at Ventura and Moorpark Colleges (Oxnard College programs will be similar) are illustrative. To cite only a few examples, the Spring, 1975 Community Service Calendar of Events at Moorpark College includes performances by the Farm Works Theater (El Teatro Campesino) and a program presenting the whole range of black dance from African beginnings to modern social dances. To cite another dimension of community services, the District is offering (administered by Ventura College) 19 different classes in the Spring, 1975 semester for mentally retarded and autistic adults at Camarillo State Hospital.



SOURCE OF REFERENCE: (See attached page)

SOURCE OF REFERENCE: Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura Community College District.

Spring, 1975 Community Service Calendars from Ventura College and Moorpark College.

☐ *Category:* Socio-Cultural Impacts

☒ *Sub-Category:* Cultural and Aesthetic Impacts

☐ *Criterion:*

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects the cultural life and aesthetics of populations in the project area.

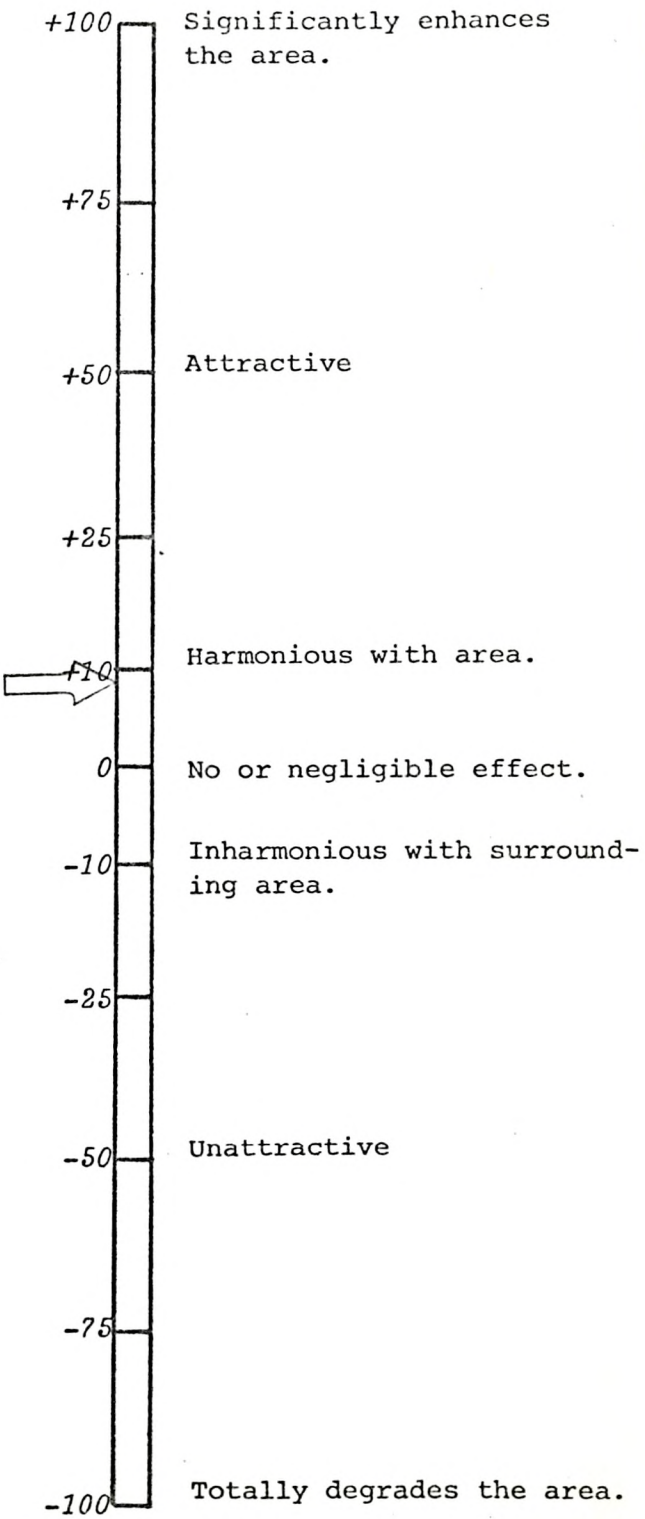
RATING: +8.3

BOUNDARY: See Individual Criterion Sheets.

METHOD OF ANALYSIS: See Individual Criterion Sheets

DISCUSSION: This rating is derived by averaging the following pertinent Cultural and Aesthetic Impact criteria:

Criterion	Rating
Entertainment and Recreational Facilities:	+15
External Aesthetic Impression:	+5
Open Space Qualities:	+5
Composite	+8.3



SOURCE OF REFERENCE:

☐ *Category:* Socio-Cultural Impacts

☐ *Sub-Category:* Cultural and Aesthetic Impacts

☒ *Criterion:* Entertainment and Recreational Facilities

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project supplies or demands entertainment and recreational facilities.

RATING: +15

BOUNDARY: Oxnard Area

METHOD OF ANALYSIS: Analysis of Project Plans and District Policy; Consultation with College District and City of Oxnard Personnel.

DISCUSSION: The property adjacent to the proposed College site to the north is planned for development as a park (Petit Park) scheduled for 1978 opening. The City and the District have agreed to work out an arrangement for shared use of facilities. Park users will be able to use college playing fields, and courts, parking lots and restoom facilities when they are not needed for college use. To this extent Oxnard College will augment the inventory of recreational facilities available to local residents.

As part of the college community service program, the college will offer film series, lectures and courses on topics of general community interest, which have both entertainment and educational value. Further college dramatics and music presentations and athletic events have community entertainment value.

The District Board Policy Manual also specifies that: "College facilities may be used without charge by any group formed for recreational, educational, political, economic, artistic or moral activities of the District if the majority of the members are residents of the Ventura County Junior College District, provided that the facilities are to be used for supervised recreation or for the

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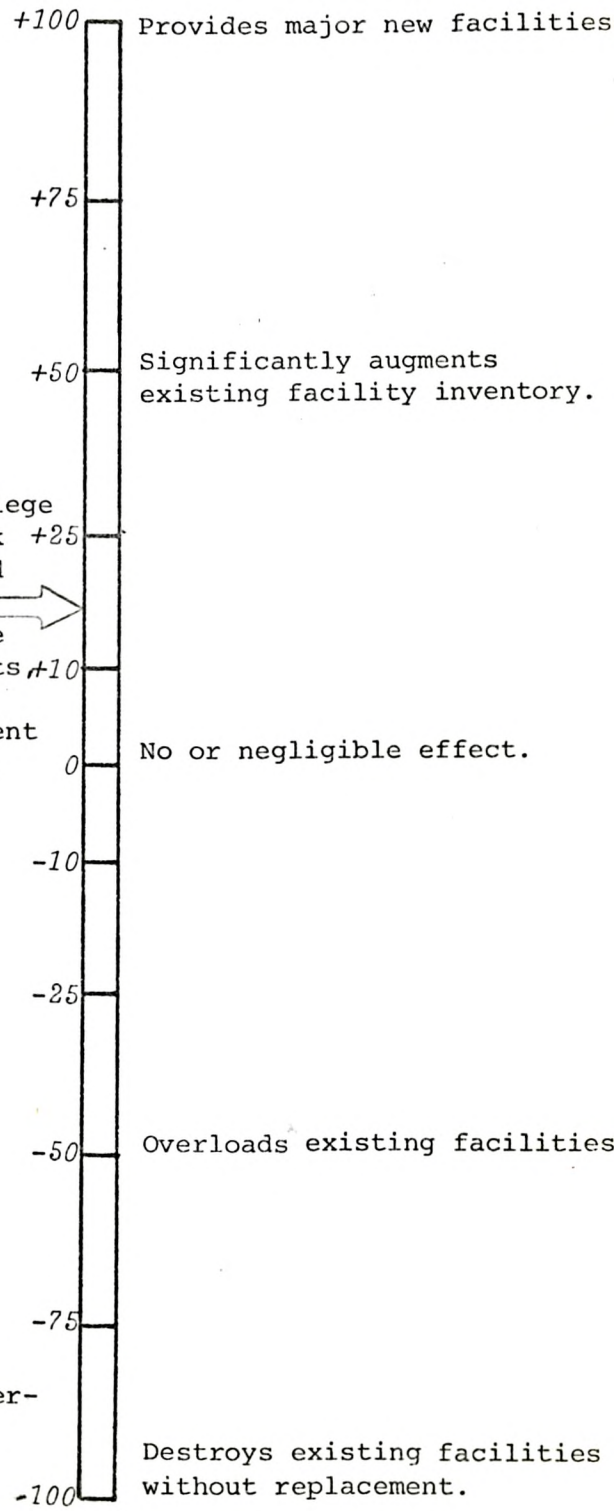
SOURCE OF REFERENCE: Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County Community College District; Fletcher Freedman, City of Oxnard Department of Parks and Recreation



SOURCE:

discussion of a subject which pertains to the interests of the citizens of Ventura County Junior College District, and that the meetings are open to the public." (Appendix K, Board Policy Manual).

☐ *Category:* Socio-Cultural Impacts

☐ *Sub-Category:* Cultural and Aesthetic Impacts

☒ *Criterion:* External Aesthetic Impression

☐ *Sub-Criterion:*

DEFINITION: The degree to which the appearance of the proposed project enhances or degrades the general aesthetics of the local area.

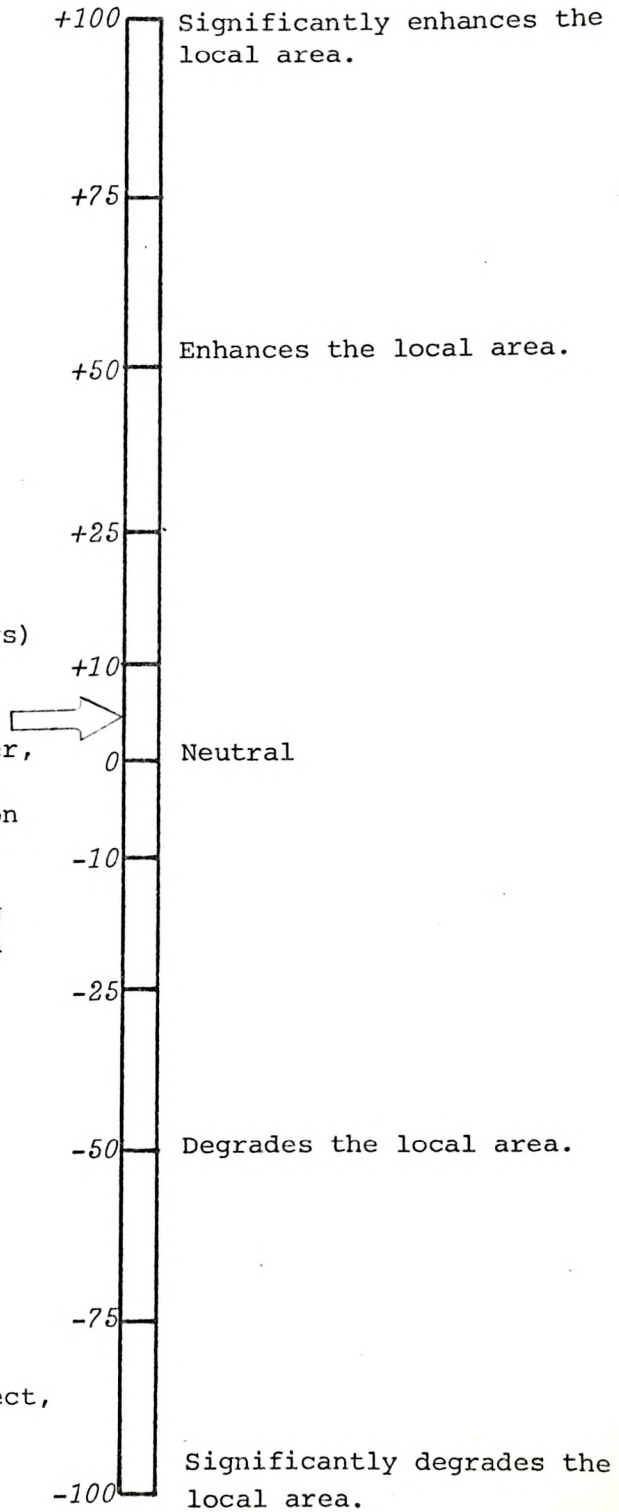
RATING: +5

BOUNDARY: Project Area.

METHOD OF ANALYSIS: Examination of Architect's Rendering of Building Elevations; Consultation with Project Architects and Landscape Architects*

DISCUSSION: Architecture: Most project buildings will be one story Type III (ordinary masonry construction) structures with exposed concrete block exteriors, wood framing and asphalt shingle roofs. (See included photographs of architectural renderings)

Landscape Design: Due to the phased nature of project construction, landscaping design is underway only for the first two campus buildings. However, the basic approach will be to create a park-like feeling, using vegetation complementary to vegetation in the local area. This will include mounded areas, tree groupings, shrubbery and lawn areas and a sculpture fountain and pool in front of the Learning Resources Center. The Master Site Plan also shows a row of trees extending around the entire campus perimeter except for the northern perimeter facing the planned Petit Park.



SOURCE OF REFERENCE: Yoshiro Befu, Landscape Architect, Peterson and Befu; Dale Barlow, Project Architect, Austin, Field and Fry, Marvin Berman, A.I.A.

☐ *Category:* Socio-Cultural Impacts

☐ *Sub-Category:* Cultural and Aesthetic Impacts

☒ *Criterion:* Open Space Qualities

☐ *Sub-Criterion:*

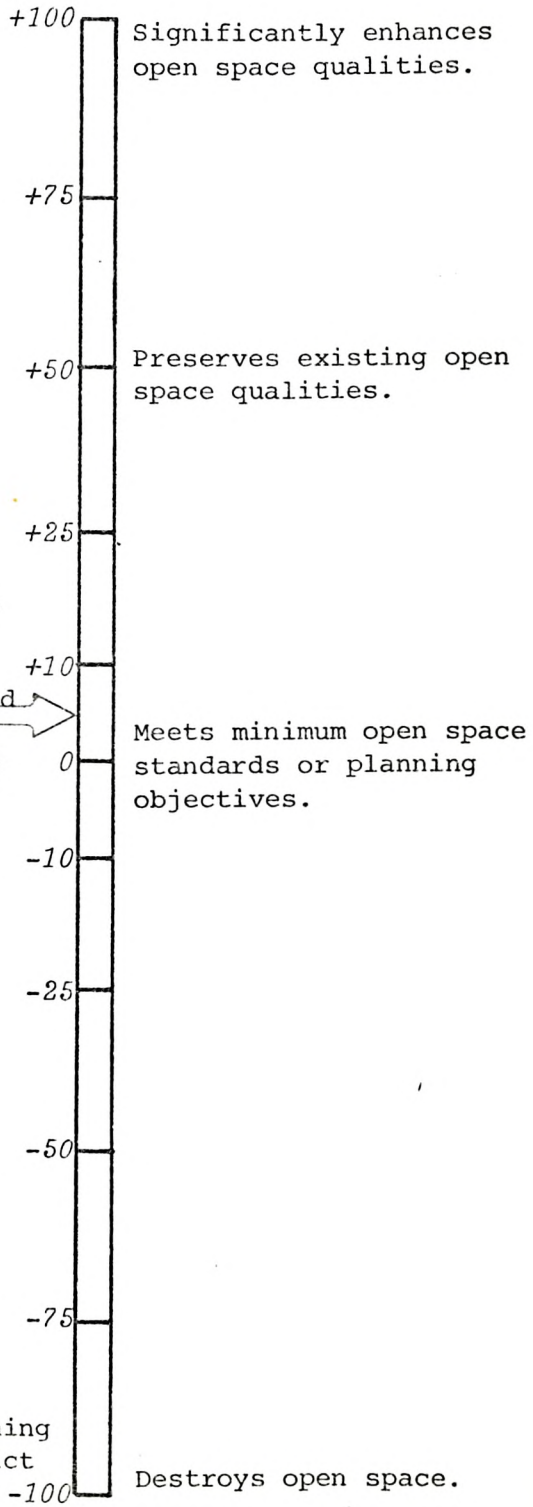
DEFINITION: The degree to which open space qualities are enhanced or reduced by the proposed project.

RATING: +5

BOUNDARY: Oxnard Area

METHOD OF ANALYSIS: Analysis of Project Plans; Consultation with College District and City Personnel.

DISCUSSION: Petit Park, to be developed on property adjacent to the college site, is identified in the General Plan as one element in the City of Oxnard's inventory of parks and open space. To the extent that Petit Park will be enhanced by a planned arrangement between the College District and the City for public use of College playing fields, courts, parking lots and restroom facilities, when they are not in college use, Oxnard College will contribute to the amount of usable open space available to Oxnard residents.



SOURCE OF REFERENCE: City of Oxnard General Plan
Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County Community College District
Fletcher Freedman, City of Oxnard Department of Parks and Recreation.

b. Any Adverse Environmental Effects Which Cannot Be Avoided If the Proposal Is Implemented

For the convenience of the reader, those criterion forms discussing adverse environmental impacts (ratings between 0 and -5) are repeated on the following pages.

It should be noted that there are a number of criteria with ratings between 0 and -5. These are considered to have relatively minor significance and mainly relate to project demands on municipal services and utilities.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* External Noise

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project affects the quality of and quantity of perceived noise in the noise impact area.

RATING: -10

BOUNDARY: Project vicinity.

METHOD OF ANALYSIS: Review of noise studies, Noise Element of the General Plan, and traffic study.

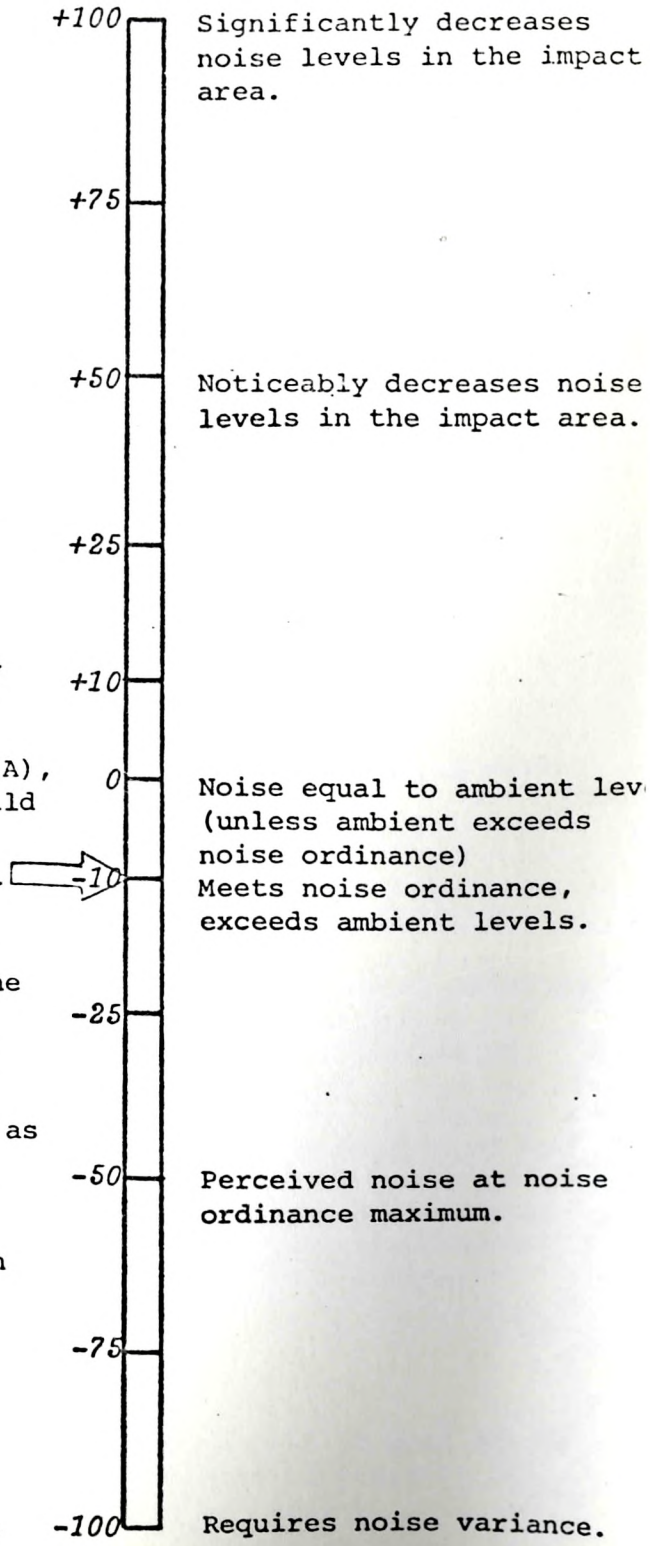
DISCUSSION: Noise generated by the proposed project is primarily automobile related. According to standard tables and studies, such as the widely accepted Bruel and Kjaer Instruments, Community Abatement study, light traffic at 100 feet in an urban residential community has a perceived intensity of between 40 and 50 dB(A). The "Community Response to Ambient Noise Levels" graph in the Paul S. Veneklassen and Associates study shows that at 40 dB(A), "noise is noticeable" and at 50 dB(A) "sporadic or mild complaints" can be expected.

Currently, the ambient noise level at the residential areas abutting the project area estimated to be around 40 dB(A), and is mainly due to traffic-generated noises from Pleasant Valley Road, and to the "normal" sounds of people's activities.

With reference to the General Plan of the City of Oxnard:

1. Rose and Bard Avenues have been designated as arterials, to carry an increasing traffic load from their point of inception. (Currently, these streets are not completed). In addition, Rice Avenue and Pleasant Valley Road, both improved with two lanes in each direction, are major arterials. All of these streets will be used by college students.

(continued)



SOURCE OF REFERENCE:

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Environmental Qualities

☒ *Criterion:* External Noise

☐ *Sub-Criterion:*

ONTINUED:

2. The Noise Element of the General Plan states that "vehicular traffic may be the most significant noise generator in Oxnard."

It seems, then, that the traffic generated by the proposed project will have a mild impact on the adjacent community residences. The traffic, however, will be generated on streets designated in the General Plan as arterials. Traffic-generated noise attributed to the project will be within limits established by City ordinance, but will exceed current ambient levels by up to 10 dB(A). The project is, therefore, rated at -10.

A football stadium is scheduled for the time period around 1990. It is estimated that 8-10 football events per year will take place at the stadium with crowds of up to 12,000. The noise generated by this stadium is not considered here: the facility is planned for the distant future, and its existence is not yet assured. In addition, the noise generated by the stadium will be infrequent.

☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Seismic Hazards

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed project is susceptible to seismic effects.

RATING: -25

BOUNDARY: Project site.

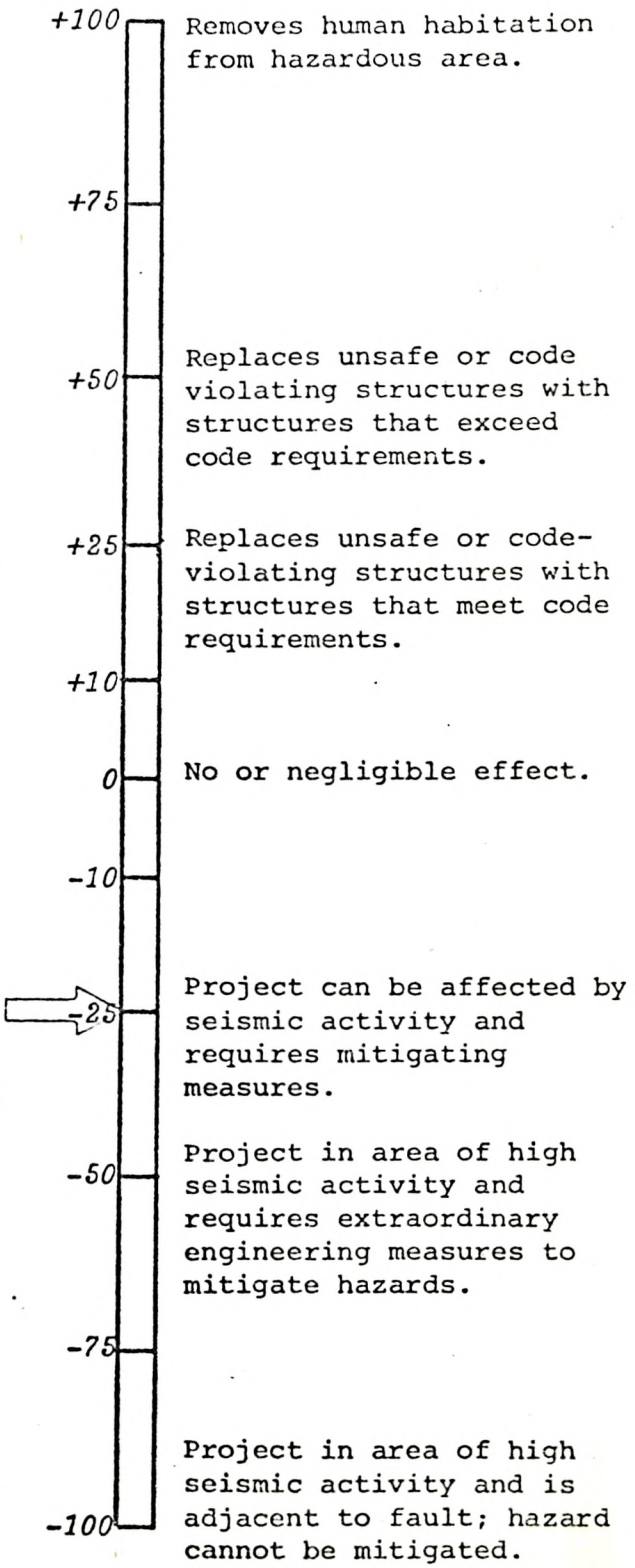
METHOD OF ANALYSIS: Examination of Project Soil and Foundation Reports and Seismic Safety Element of the General Plan; Consultation with Soils Engineers, Project Architect County Public Works and College District Personnel.

DISCUSSION: Although all of Ventura County is in an area of generally high seismic activity, there are no known active faults in the vicinity of the college site. The nearest known fault is the Bailey Fault in the Calluegas Creek area. Other known active faults exist offshore in the Santa Barbara Channel. The 1973 5.0 magnitude Anacapa quake, centered near Anacapa Island, was felt and caused some minor damage in Oxnard.

According to the Preliminary Soil and Geology Report, "because of the absence of potentially active faults close to the site, it is considered unlikely that ground surface rupture will take place." (1971 Preliminary Soil and Geology Investigation, page 8). However, due to the alluvial nature of the materials underlying the Oxnard Plains, and the shallow water table on the site, the area is seen by Ventura County Public Works Department Engineering Geologists as prone to damage from groundshaking and consequent liquefaction in the event of a strong earthquake. Soils International, the firm of consulting foundation engineers and geologists, which performed the project soil and foundation studies, feels that the liquefaction potential on the site is not as great as feared by County personnel. (See letter from Soils International regarding liquefaction in appendices of this report).

SOURCE OF REFERENCE:

(continued)



☐ *Category:* Physical Impacts

☐ *Sub-Category:* Alteration of Physical Environment

☒ *Criterion:* Seismic Hazards

☐ *Sub-Criterion:* _____

NTINUED:

The Soil and Foundation Investigation Report (1974) recommends removal of loose surface soils to a depth of 5 or 6 feet in all building areas and that extensive fill be brought in and compacted to at least 95% in all building areas, and to at least 90% in all other fill areas. Project architects indicate that driven piles will be used to support all two-story buildings and a combination of driven piles and compaction to support the one-story buildings.

The Field Act requires that all school buildings meet strict standards of earthquake safety. To this end, plans for all Oxnard College buildings must be approved by the Office of Architecture and Construction (OAC) of the State Department of General Services. Also an OAC-approved inspector must be present on the construction site at all times to ensure compliance with the approved plans.

SOURCE OF REFERENCE:

Ben Brown, Business Assistant for Maintenance Operation and Construction, Ventura County Community College District.

Dale Barlow (Project Architect), Austin Field and Fry.

Blase Silweck, Engineering Geologist, Ventura County Department of Public Works.

Robert D. Cousineau, R.C.E. Soils International, Consulting Foundation Engineers and Geologists.

Seismic Safety and Safety Elements of the General Plan, City of Oxnard

Preliminary Soil and Geology Investigation, Oxnard College, Maurseth, Howe, Lockwood and Associates, Consulting Foundation Engineers and Geologist, 1971.

Barton Friedman, Associate Research Seismologist, Cal Tech Seismological Laboratory.

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☒ *Criterion:* Property Tax Base

☐ *Sub-Criterion:*

DEFINITION: The degree to which the proposed projects affects property tax revenues and rates in the impact area.

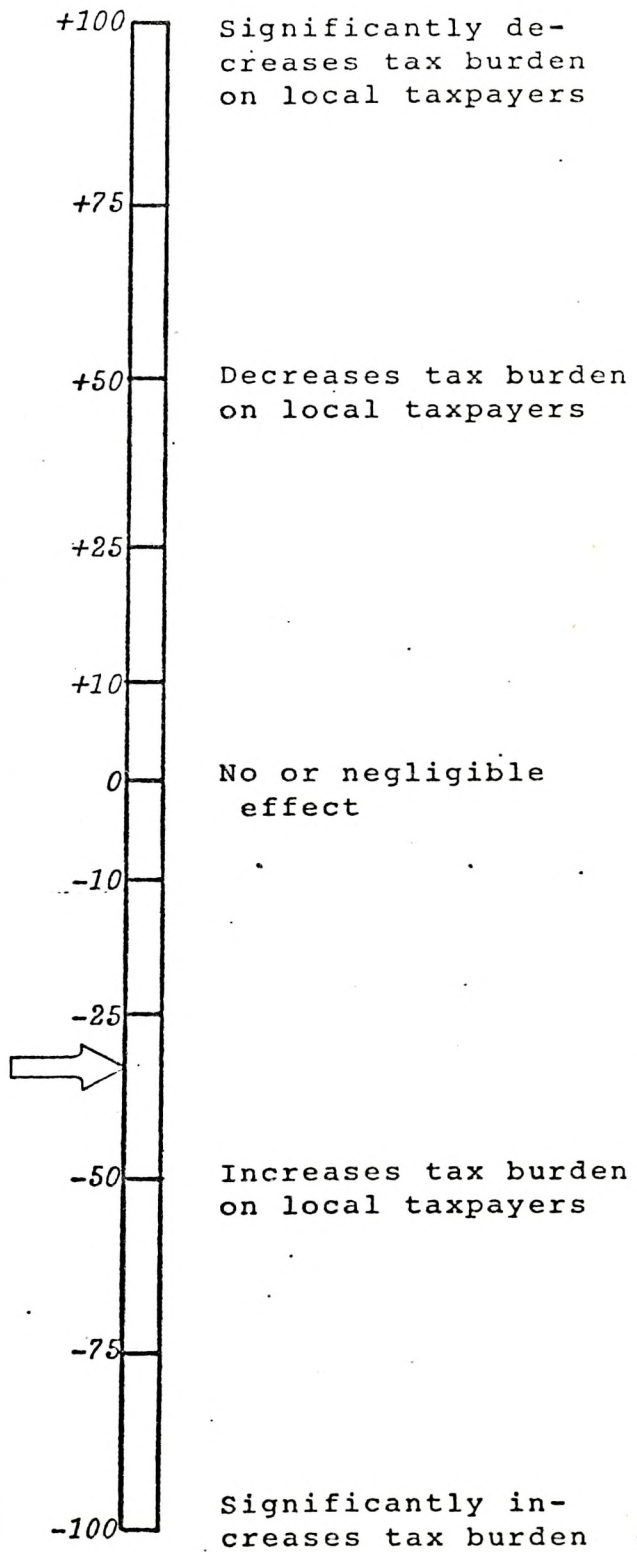
RATING: -33

BOUNDARY:

METHOD OF ANALYSIS:

DISCUSSION: The net effect of the proposed project on the local tax base is both to decrease property tax revenues (by removing potential revenue producing land from the property tax rolls) and to increase property tax rates (to finance the local share of college construction costs). Thus this rating is derived by summing the ratings for the relevant sub-criteria:

Sub-Criterion	Rating
Property Tax Revenues	-8
Property Tax Rates	-25
Composite:	-33



SOURCE OF REFERENCE:

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☐ *Criterion:* Property Tax Base

☒ *Sub-Criterion:* Property Tax Revenues

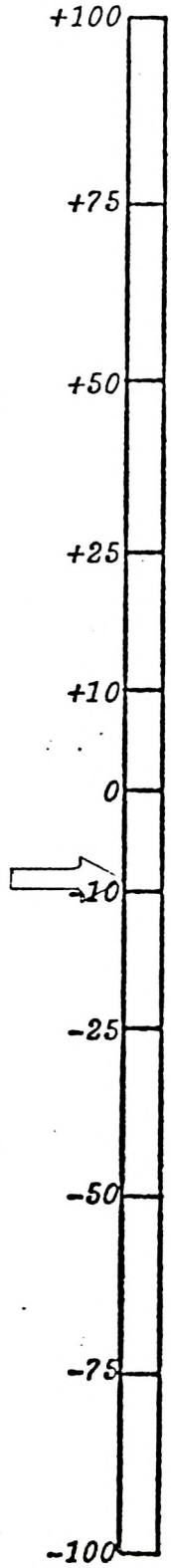
EFINITION: The degree to which the proposed roject affects property tax revenues in the mpact area.

RATING: -8

OUNDARY: Ventura County

ETHOD OF ANALYSIS: Consultation with Personnel of the Ventura County Tax Assessor's and Tax Collector's Office

ISCUSSION: The project site has been owned by the ommunity College District since 1968 and, as publicly wned property, is no longer on the property tax rolls. imilar undeveloped land in the immediate area is urrently appraised at approximately $12,000/acre. he 118.75 acre college site would thus be appraised t approximately $1,425,000 and assessed at $356,250. pplying the $11.00 tax rate in the Oxnard area, he site, if it were still on the tax rolls, would ield approximately $39,200 annually in property tax evenues. When compared to total County property tax harges of $140,781,526.50 for 1974-75, this is a elatively insignificant amount. However, since the ite will be permanently off the tax rolls, thus pre-luding potential development which would produce far reater tax revenue than the site in its current ndeveloped state, the impact is more significantly egative.



OURCE OF REFERENCE: R. J. Sanford, Supervising Appraiser, Ventura County Assessor's Office;

Mollie Thrower, Tax Collections Supervisor, Ventura County Tax Collector's Office.

☐ *Category:* Economic Impacts

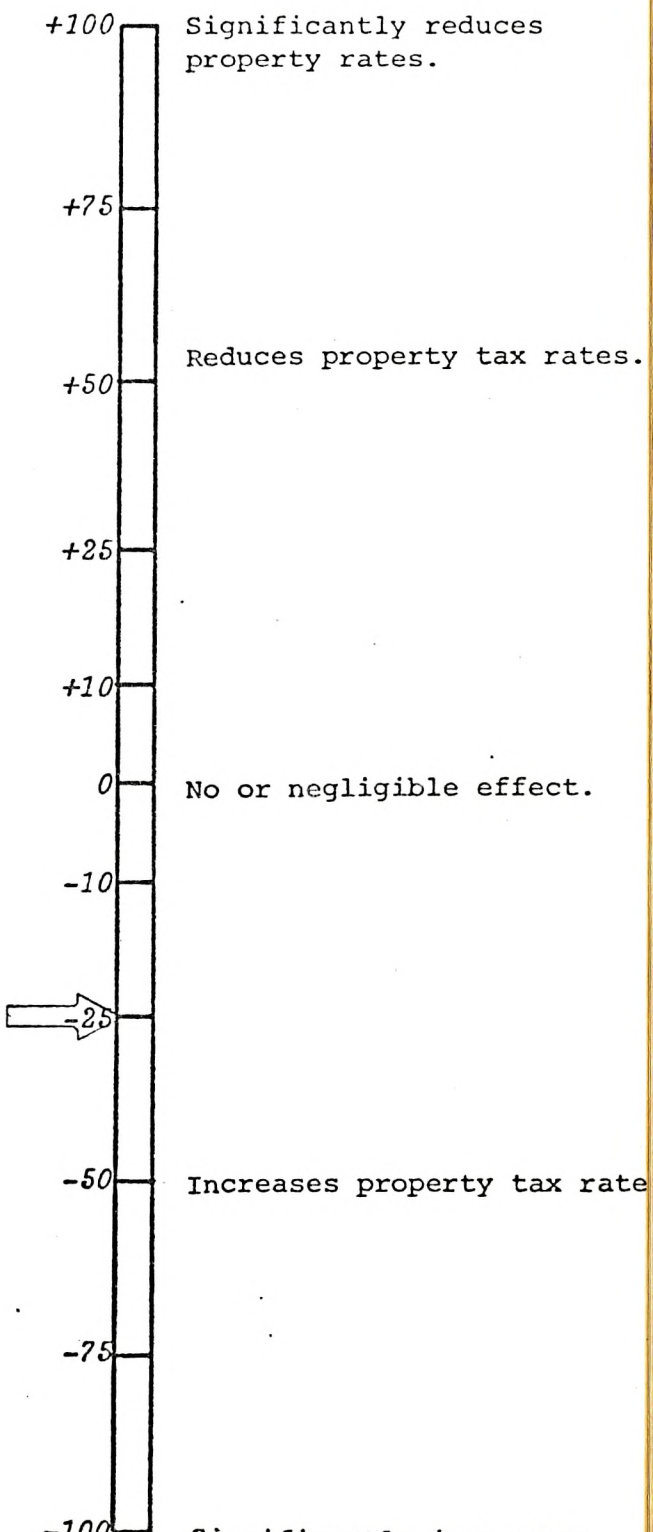
☐ *Sub-Category:* Direct Effects

☐ *Criterion:* Property Tax Base

☒ *Sub-Criterion:* Changes in Property Tax Rates

DEFINITION: The degree to which the proposed project affects property tax rates in the local area.

RATING: -25



BOUNDARY: Ventura County Community College District (Ventura County)

METHOD OF ANALYSIS: Examination of Project Plans, and other District Planning Documents; Consultation with District Director of Accounting, and with County Auditors Office Personnel.

DISCUSSION: 1974-75 Ventura County property tax rates range from a high of over $14.00 in the Westlake area to around $9.00 in certain undeveloped areas near Santa Paula. The estimated average tax rate for Ventura County taxpayers is approximately $11.25/$100.00 of assessed valuation.

Based on the District's plans to finance Oxnard College Construction through the Community College Construction Act (Stiern Bill), projections were prepared of the required local tax rates. The Stiern Bill Tax Levy required for completion of the District's 10 Year Master Plan (1974-83) for construction is estimated at an average rate of $.1378 per year. Of this total an estimated 87% or $.1199 of this amount can be attributed to the construction of Oxnard College (Oxnard College cost = $28,741,879 vs. Total District 10 Year Master Plan Cost = $33,153.910.)

(continued)

SOURCE OF REFERENCE: See next page

ONTINUED:

TOTAL TAX REQUIREMENTS WITH COMMUNITY COLLEGE CONSTRUCTION ACT

(STIERN BILL)

FINANCING OF CURRENT TEN-YEAR FACILITIES MASTER PLAN

	Max. Gen'l Fund Tax Levy (1)	Comm. Service Tax	Comm. College Constr. Act Tax. Req.	Bond Issue of 1962	Bond Issue of 1965	Total Tax Rate
1974-75	.5135	.0500	.0736	.0620(3)		.6551
1975-76	.5341	.0500	.1270	.0306	.0428	.7845
1976-77	.5316	.0500	.2156	.0276	.0387	.8635
1977-78	.5299	.0500	.3351	.0249	.0350	.9749
1978-79	.5285	.0500	.2349	.0225	.0316	.8675
1979-80	.5263	.0500	.1502	.0205	.0289	.7759
1980-81	.5229	.0500	.1138	.0186	.0288	.7341
1981-82	.5173	.0500	.0870	.0170	.0265	.6978
1982-83	.5111	.0500	.0197	.0089	.0243	.6140
1983-84	.5049	.0500	.0206	-0-	.0225	.5980

Average Tax for Ten Years .1378 (Oxnard College share is 87% of total planned District construction, or approximately .1199.)

(1) Does not include community service tax of .05

(2) 1974-75 tax data is actual. 1975-76 to 1983-84 totals are estimates.

(3) .0620 represents total for both 1962 and 1965 Bond Issues.

Source: 2000 A.D. Master Plan Study

☐ *Category:* Economic Impacts

☐ *Sub-Category:* Direct Effects

☐ *Criterion:* Property Tax Base

☒ *Sub-Criterion:* Changes in Property Tax Rates

ONTINUED:

To complete Oxnard College to its full planned complement of facilities (including stadium, swimming pool, theatre and music buildings) in the period 1985-2000, an estimated .02 to .03/$100 in additional Stiern Bill Tax Levies may be required.

The District hopes that increased enrollment (particularly at Oxnard College) which will increase state funding (state "apportionment" funding is on a per pupil basis), plus increased assessed valuation in the District (raising more money at the same tax rate) will offset the increased cost to the District of operating a third college (Oxnard).

The District faces a general problem in meeting inflated operating and maintenance costs for all District facilities. State legislation, called SB 6, sets local revenue limits based on a combination of state apportionment and local property tax revenues, and sets District tax rate limitations. SB 6, however, is based on a rate of inflation of between 5 and 6 per cent per year, while District costs are inflating at closer to 10 per cent per year. Thus, unless the funding system is changed,either by raising the level of state funding per student, or permitting additional property tax increases, the District could face operating deficits before 1980.

SOURCE OR REFERENCE: Joyce Walker, Accounting Technician,
Ventura County Auditor's Office

Sam Black, Director of Accounting
Ventura Community College District

Harry Myers, Assistant to the Superintendent
Ventura County Community College District

Ventura County Community College District
2000 A.D. Master Plan Study

c. Mitigating Measures

In essence none of the project's adverse impacts can be fully mitigated. Seismic hazards, the most severe adverse physical impact, has a rating of -25, because the project site - as is all of Southern California - is in an area of high seismicity. The particular site, although not near any known active faults, is considered prone to potential damage from liquefaction due to the shallow ground water table. All school buildings must comply with stringent earthquake safety standards (Field Act). The proposed structures will be built on thoroughly compacted fill, and will, for the most part, rest on driven foundation piles. Further, all project plans must be approved by the Office of Architecture (OAC), State Department of General Services and an OAC-approved inspector must be on site at all times during construction.

The adverse effects of traffic and resulting noise and air quality (local only) degradation cannot be mitigated. The air and noise impacts result from private automobile use, for which there is currently no alternative or mitigation.

The adverse economic impact of raising property tax rates by $.12/$100 of assessed valuation for a ten-year period cannot, in actuality, be mitigated. However, as Oxnard College will be financed through a combination of state subsidies (Community College Construction Act) and local funds raised through property taxes, this financing method mitigates a potentially more adverse impact. Although bond issuing financing was rejected by the electorate, the bond issue would have involved total local financing of project costs. These costs would have resulted in higher tax rates for a 21 year period. Included in the bond debt would have been interest payments at a rate of 5.75% per year, which would have significantly increased the cost of such a bond issue.

d. Alternatives to the Proposed Action

A number of alternatives to the proposed project are considered:

1) "No-Project" Alternative - no Oxnard College and no corresponding expansion of Ventura College and Moorpark College and of extension services in the Oxnard area.

2) "No-Project" Alternative - no Oxnard college, with expansion of facilities at Ventura and Moorpark College and of Oxnard Plains extension services.

3) Develop Oxnard College at Oxnard Air Force Base rather than at the proposed site.

4) Develop "College of the Community" in Oxnard rather than a traditional community college.

The first alternative involves the District doing nothing in the way of expanding District educational services. This alternative would obviously be the lowest cost alternative. However, based on the most reliable available population and enrollment projections, existing District facilities would be overcrowded by the late 1970's, resulting in a subsequent decline in the quality of education services offered by the District. Given the District's mandate to meet the educational needs of the area, this is felt to be unacceptable.

It would leave the Oxnard Plains, currently containing roughly 28 per cent of total county population, and growing more rapidly than any other part of the county, except Thousand Oaks-Simi, without a college campus. The District and the residents of the Oxnard area feel that this would be reneging on a long-standing "promise made to the Oxnard-Port Hueneme taxpayers that a college be developed in the area" (Editorial on Page 4, Oxnard Press-Courier, February 22, 1974).

The socal and economic benefits of the college to the Oxnard Plains would be lost, e.g. jobs, increased access to education by local "disadvantaged" groups, increased opportunity for upgrading employable skill levels by all local residents,

and the potential cohesive social effect of a community institution serving all segments of the community.

Another problem which might develop, relates to the reliance on extension services in leased facilities (e.g. the old beauty college in Oxnard, the old theater in Camarillo). Current legislation seems to require leased off-campus facilities to meet stringent earthquake standards after three years of occupancy (1975 in Camarillo, 1976 in Oxnard). The prohibitive cost of remodelling these leased facilities might require their abandonment by the District.

The second alternative involves no Oxnard College development, but corresponding expansion of capacity at Ventura and Moorpark Colleges and expansion of extension services. Cost to District taxpayers would be lower, but the Oxnard Plains would still be without a college, violating the felt need and commitment (by the District and by Oxnard residents) to provide a college. The earthquake safety problems of leased off-campus extension facilities would be exacerbated if their expansion was contemplated, requiring significant District expenditures.

In overall terms, extension services in scattered facilities cannot provide all the benefits of a local campus. A college is more than the sum of administrators, teachers and students. A campus provides an institutional identity, allowing better coordination of effort by administration, faculty, staff and students.

A third possible alternative would be to develop Oxnard College at the abandoned Oxnard Air Force Base. Costs would be somewhat lower although the Base buildings would require extensive remodelling before they would be suitable for use as a college. More fundamentally, despite the fact that the Base has been abandoned for years, no commitment to turn over the Base to the District (or to any other local jurisdiction) has yet been obtainable from the Air Force. Thus, there is no guarantee that the Air Force Base is a real alternative.

Further, the already approved state funding for the present project (Site Development Phases I and II) would be lost. Repeating the whole process of obtaining state approval (the State Community College Chancellor's Office, the Department of Finance, etc.) would result in a delay of 2 to 3 years. During this time, educational needs would continue to be unmet, while project costs would continue to escalate due to inflation.

The fourth alternative considered is the "College of the Community/Learning Pavilion" concept which was considered by the District in 2000 A.D. Master Plan Study. A "College of the Community" would consist of a "pavilion" on an approximately 5-acre site, housing administrative offices as well as headquarters for running classes, most of which would be housed in community facilities. Construction costs would be lower than for a traditional college. However, no such "colleges of the community" yet exist and the District feels that operating costs would be roughly the same as for a traditional college without providing the institutional identity and coordination. Further, the residents of the Oxnard area oppose the concept as short-changing the community by providing what is seen to be <u>less</u> than a traditional community college.

e. Relationship Between Local Short-Term Uses of the Environment and the Maintenance and Enhancement of Long-Term Productivity.

The cumulative effect of the proposed project in terms of physical impacts will be to increase air and noise pollution and traffic in the area surrounding the college site, although net air pollution in the County due to vehicle emissions may be slightly decreased due to decreased travel distances for students from the Oxnard area. Also, the ongoing trend of converting prime agricultural land to more urban land uses is continued by this project. The biological environment in the project area will be essentially unaffected.

In terms of the economic and social environment there are a number of cumulative effects:

1) Increasing property tax rates by $.12/$100 assessed valuation for a ten year period in order to finance the local share of college construction costs.

2) Creating approximately 340 full-time and 370 part-time new permanent jobs, plus a relatively small number of construction jobs over the period 1974-83.

3) Upgrading the vocational skills and general educational levels of the local labor force and the community as a whole by providing increased educational opportunity.

4) Expanding local recreational and cultural opportunities through public use of college facilities and through college community service programs.

5) Creating an institution which, in the long run, may foster increased social cohesion in the community.

6) Implementing aspects of the Oxnard General Plan by completing a project identified in and compatible with the land use element of the General Plan and by stimulating development of planned local street improvements.

****

The reasons cited for proceeding with the project now rather than at a future date are:

1) Meeting the need and the District's felt commitment to the residents of the Oxnard area for a college in the Oxnard Plains.

2) Providing adequate community college facilities to meet the future needs of a projected increased future population. At anticipated population and enrollment growth rates, Ventura and Moorpark Colleges will be significantly overcrowded by the late 1970's. Given the long lead-time for major construction projects, the District must act now in order to meet future demand.

3) Given the current annual rate of inflation of construction costs (approximately 12%), delaying needed construction will result in significantly higher project costs.

f. Any Irreversible Environmental Changes Which Would Be Involved in the Proposed Action Should it Be Implemented.

The proposed project will commit a flat 118.75 acre parcel, currently in agricultural use, to use as a community college. It is likely that this change will be irreversible, in that the community college will almost certainly occupy the site well into the next century. Inasmuch as the entire area surrounding the project site is in transition from agricultural to urbanized land uses, the change from agricultural to approved use is expected and desirable.

The perimeter street improvements associated with the project, namely the extensions of Bard Road and of Rose Avenue, represent movement toward the ultimate planned local traffic circulation patterns for the area as described in the City of Oxnard General Plan.

Aside from the land itself, no commitment of particularly scarce or non-renewable resources is involved in the project. The project will not modify natural geology nor will it cause any environmental accidents.

g. The Growth-Inducing Impacts of the Proposed Action

The proposed project will have relatively little effect on population growth in Ventura County generally and in the Oxnard area in specific. The factors on which projected population growth for the area are based -- attractive climate, available land, a desire to leave the crowded megalopolis to the south, etc., are not greatly affected by the presence or absence of Oxnard College.

The primary growth-inducing impact of the college will be in the roughly 160 new full-time faculty positions which will be created by the mid-1980's. Assuming three people per family and assuming that all new faculty members are "immigrants" to the area, the maximum college-related potential population growth in the Oxnard Plains is around 500 people. Given a current Plains population of 156,000 people, this is a minor impact.

There may also be a small indirect economic stimulus due primarily to goods and services required by the new area residents employed at the college. No significant effect on existing local businesses or on new business formation in the project vicinity attributable to the college population are expected. Experience at Ventura and Moorpark colleges, both commuter-oriented campuses (as Oxnard college will be) indicate that students generally attend classes on campus and shop elsewhere. (See "Economic Impacts - Indirect Effects"). All in all, as the project's primary growth impacts are expected to be minor, the indirect or secondary effects can be expected to be quite trivial.

Oxnard College may, in a sense, remove a slight "obstacle to growth" for the Oxnard Plains -- if the absence of a local college can be seen as an obstacle to growth. It is possible that a few prospective county residents might find the Oxnard area more attractive because of the college's presence.

The perimeter street developments associated with the project, namely the extensions of Rose Avenue and Bard Road, will serve to remove "obstacles to growth" by facilitating access to the area. However, these street extensions represent implementation of the Oxnard General Plan, which identifies Rose Avenue and Bard Road as major arterials, and thus constitute planned and desired growth.

VIII. ORGANIZATIONS AND PERSONS CONSULTED

Dale Barlow, A.I.A., Austin, Field and Fry, Los Angeles.
Jim Belna, F. T. Andrews Company, (Project Engineers).
Tom Bennet, Technical Supervisor, Southern California Gas Company.
Marvin Berman, A.I.A.
Merle Betz, Long Range Planning, Planning Department City of Oxnard.
Yoshiro Befu, Landscape Architect, Peterson and Befu.
Sam Black, Director of Accounting, Ventura County Community College District.
Ben Brown, Business Assistant for Maintenance, Operations and Construction, Ventura County Community College District
R.A. Byers, Economic Development Office, City of Oxnard.
Orley A. Casella, Chairman, Division of Life Sciences, Ventura College.
G.M. Cianko, Industrial Waste Coordinator, Sanitation Division, Department of Public Works, City of Oxnard.
F. Cline, Ventura County Agricultural Commissioner.
Nicol Cook, Chief Appraiser, Ventura County Tax Assessor's Office.
John Fitzgerald, Assistant to Director, Ventura County School Claims Office.
Robert Fornes, Administrative Assistant, South Coast Area Transit.
Fletcher Freedman, Parks and Recreation Department, City of Oxnard.
James Hall, Planning Department, City of Oxnard.
George Hazlett, Public Works Coordinator, City of Oxnard.
Leonard C. Hayes, Traffic Engineer, City of Oxnard.
Karl Hinderer, Comprehensive Planning, Ventura County Planning Department.
Kim Hocking, Comprehensive Planning, Ventura County Planning Department.
Lane Holt, Accountant, Ventura County Auditor's Office.
William Hopkins, Senior Engineer, Planning Section, Ventura County Flood Control District.
Edwin Hughes, Library Director, City of Oxnard.
Joe Hunter, Assistant Planning Director, City of Oxnard.
Marge Indie, Administrative Assistant, Camarillo Chamber of Commerce.
Jim Kirkgestler, Employment Data and Research, State of California Employment Development Department.
Stanley Kluff, Southern California Edison Company.
John Lee, Sampson, Randall and Press (Project Engineers).
Olin Lesh, Vice President, McKee Construction Company.
Nancy Marsh, Office Manager, Emergency Admittance, St. Johns Hospital.
William McMahon, Public Works Department, City of Oxnard.
Thomas S. Montgomery, Principal Associate, Crommelin-Pringle and Associates: Urban Transporatation and Traffic Engineers.
Gary Moore, Steed Brothers Construction Company.

James Mullins, Fireman, Fire Department, City of Oxnard.
Harry Myers, Assistant to the Superintendent for Planning and Personnel, Ventura County Community College District.
Gerald Olsen, Public Information Officer, Ventura County Community College District.
Dr. R. W. Pax, Assistant Superintendent for Business, Ventura Community College District.
Robert Reitz, Public Works Department, City of Oxnard.
R. J. Sanford, Supervising Appraiser, Ventura County Tax Assessor's Office.
Blase Silweck, Engineering Geologist, Ventura County Public Works Department.
William Shaw, Public Works Department, City of Oxnard.
Wes Sizer, Distribution Planning Supervisor, Southern California Gas Company.
Marian Springs, Service Representative, General Telephone.
John Turner, Groundwater Hydrologist, Ventura County Public Works Department.
Kerry Turner, Information Clerk, Police Department, City of Oxnard.
Steven Thurston, City Engineer, Department of Public Works, City of Oxnard.
Mollie Thrower, Tax Collections Supervisor, Ventura County Tax Assessor's Office.
Joyce Walker, Accounting Technician, Ventura County Auditor's Office.
Barton Friedman, Associate Research Seismologist, Cal Tech Seismological Laboratory, Pasadena.
Robert Lopez, Ventura County Archaeological Society.

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