



EXISTING CAMPUS CONDITIONS



By the late 1970's the Ventura County Community College District had acquired land and constructed the first stage of Oxnard College, a campus envisioned to address the community college needs of Oxnard and surrounding communities. The Oxnard College Facilities Master Plan 2004 extends that vision to accommodate the needs of a projected ultimate student body of 20,500.

HISTORY OF THE CAMPUS

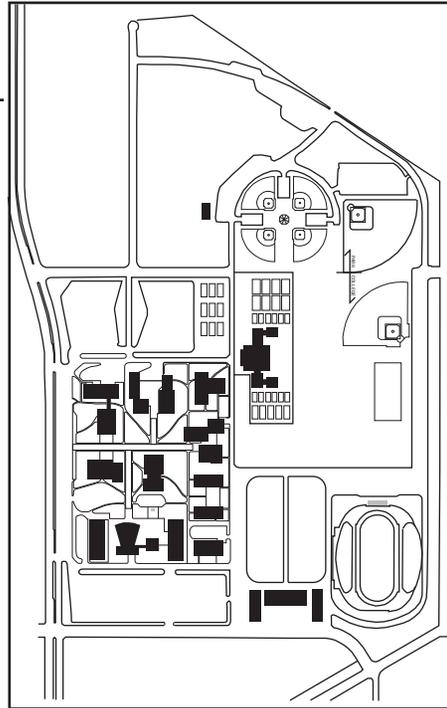
In 1975, to better serve students in the greater Oxnard area, the Ventura County Community College District (VCCCD) established Oxnard College. Conveniently located for students living in Oxnard, Camarillo and Port Hueneme, the Oxnard College campus was conceived as a facility that could accommodate a large student body served with a full complement facilities.

In accommodating an expanding student body, the college has added both permanent and temporary facilities over a twenty year period. Notwithstanding its relatively brief history, by 2000, it was evident to community leaders that a series of new facilities and campus upgrades were needed to meet current and projected student enrollments. At this time, insufficient funding capabilities of the California Community College system, (the traditional source for campus facility funding), also became increasingly apparent. Facing this dilemma, the VCCCD placed a campus improvement bond measure, Measure S, before the voters of Ventura County. In March 2002 Measure S was approved, thereby paving the way for a new and improved Oxnard College. A detailed plan, one which would explore expanding, repairing and upgrading the campus and its physical facilities, became necessary. Although an earlier campus planning effort helped define the need for and description of the Measure S campus projects (Imirzian, June 11, 2002), a more detailed and comprehensive campus master plan was requested to further define the size, location and exact nature of such projects.

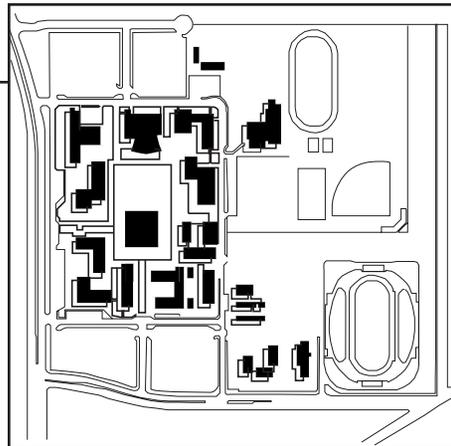
To assist Oxnard College and the VCCCD

with developing a master plan for the Oxnard College campus, the Los Angeles based architectural and planning firm AC Martin Partners in addition to seven local engineering and specialized consulting firms were selected to lead the effort.

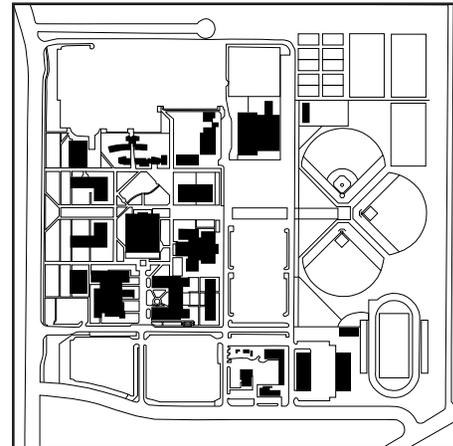
1970 Oxnard College Master Plan prepared by Austin, Field & Fry and Fisher & Wilde Associated Architects.



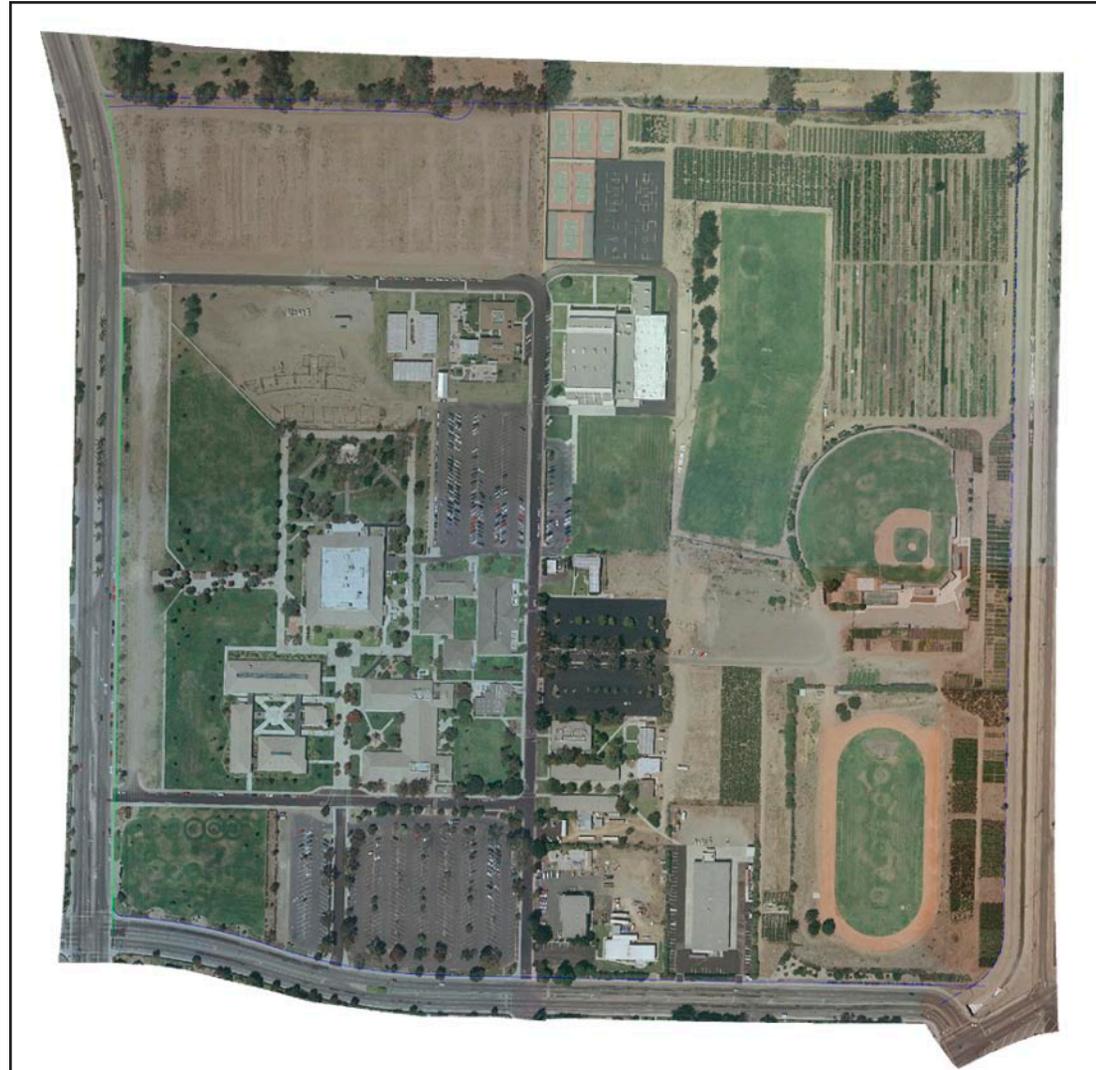
1977 Oxnard College Master Plan prepared by Austin, Field & Fry and Fisher & Wilde Associated Architects.



2000 Oxnard College Facility Master Plan prepared by Marlene Imirzian & Associates, Architects.



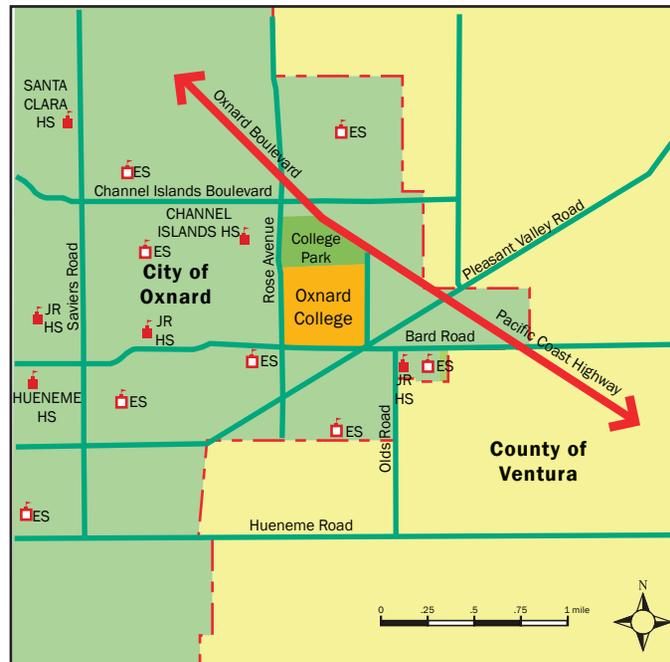
Campus Aerial Photograph, 2001



AERIAL PHOTO

A number of Oxnard College issues discussed elsewhere in the Master Plan document are apparent from an aerial view taken of the campus circa 2001.

- The 2,000 foot long image-setting campus 'face' adjacent to Rose Avenue is largely devoid of landscaping;
- The current campus buildings are concentrated in the southeast core area whereas major future development sites lie to the west and east--areas flanking the natural campus center defined by the campus Quad and the Learning Resource Center;
- The north campus unimproved dirt parking area represents a major surface area needing proper planning and design to address visual, drainage and functional issues associated with this large area.
- The east half of the campus contains the largest portions of undeveloped campus property which are good candidates for future play fields, parking facilities and drainage facility locations.



VICINITY MAP

Oxnard College lies at the edge of the City of Oxnard adjacent to large agricultural areas of the Oxnard plain. Three area high schools are within a one mile radius of the campus. The campus is within easy access to the District Service Center, the VCCCD's main headquarters. Adjoining the campus to the north is College Park, a 75-acre community park with a pending comprehensive master plan that would transform it into a planned community-regional park offering a variety of recreational opportunities. College Park is currently the site of the California Strawberry Festival an event that attracts over 85,000 people and contributes an estimated \$7.4 million to the local economy.

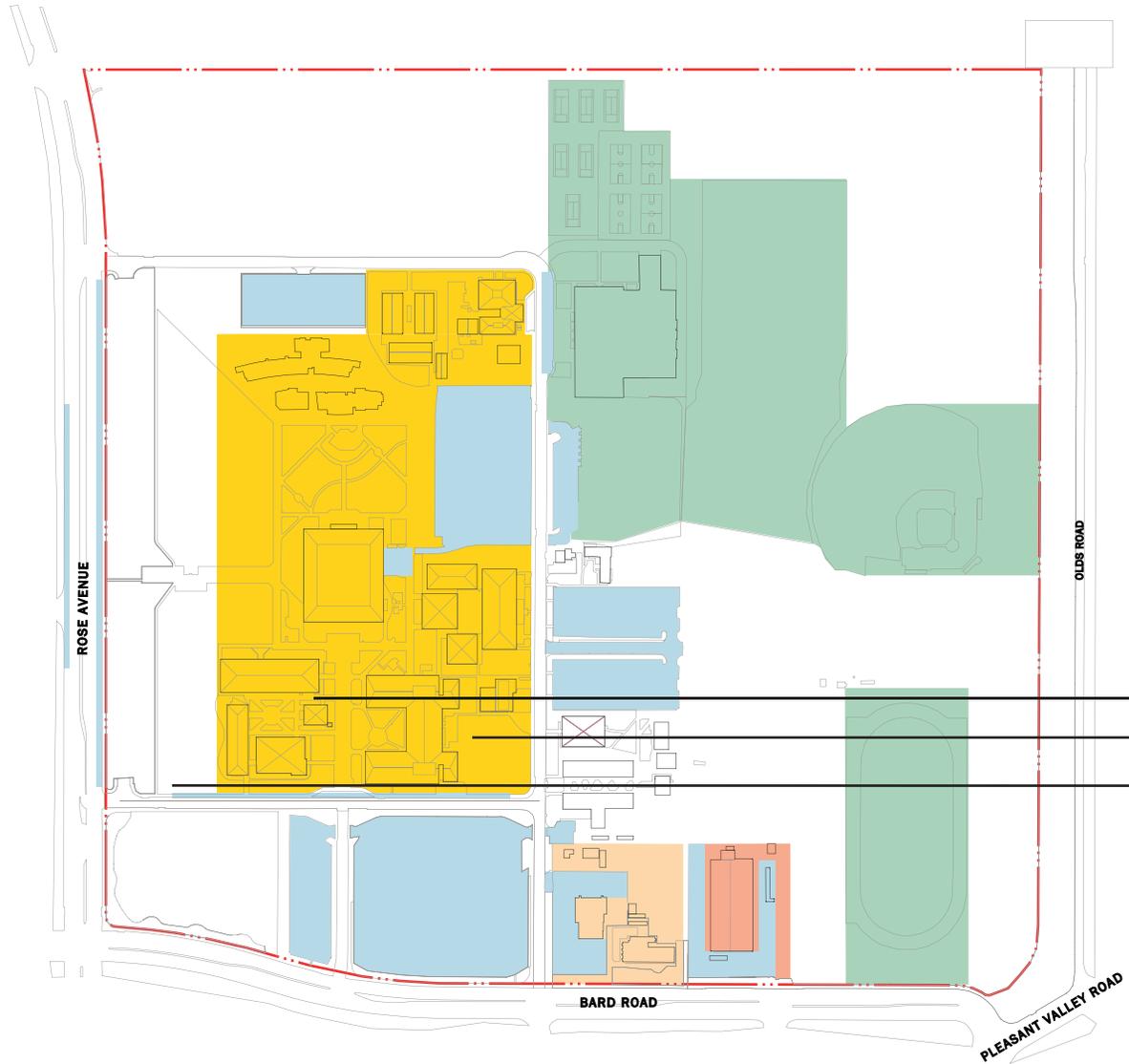
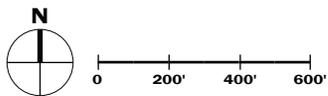
ELEMENTARY SCHOOL
 JUNIOR HIGH SCHOOL HIGH SCHOOL

EXISTING LAND USE

FINDINGS:

Campus core is surrounded by open space; parking creates a buffer between the campus and the surrounding uses.

-  CAMPUS CORE
-  AUTO TECHNOLOGY
-  PHYSICAL EDUCATION, ATHLETICS
-  CAMPUS SERVICE
-  PARKING
-  CAMPUS RESERVES + OPEN SPACE



GOALS:

Encourage clear delineation of land usage to **enhance** legibility of campus.



The campus core is devoted to one story academic buildings punctuated by a system of pathways and open spaces. Together these components establish the campus experience.



This open space, adjacent to the cafeteria and the Liberal Arts Building, helps define the southeast edge of the campus core.



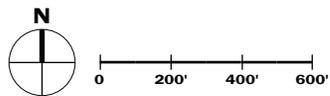
This extensive open space along Rose Avenue is a currently underutilized "no man's land" on campus.

EXISTING CAMPUS FUNCTIONS BY DISTRICT

FINDINGS:

Major campus buildings generally defined by districts, student services functions dispersed. Some academic functions located outside of campus core.

- ACADEMIC BUILDINGS
- STUDENT SERVICE/ ADMINISTRATION FACILITIES
- PHYSICAL EDUCATION, ATHLETICS
- AUTO TECHNOLOGY
- MAINTENANCE/ CAMPUS SUPPORT
- LEARNING RESOURCE CENTER
- CHILD DEVELOPMENT CENTER
- PARKING



GOALS:

Group common functions into **campus districts**, around **open spaces** and/or into areas easily accessible to the intended user group(s).

PHYSICAL EDUCATION / ATHLETICS / RECREATION AREAS

Play field areas centered around the Gymnasium facility with the exception of the track area that lies further to the south. Future facilities should consider pedestrian connections to all facilities as well as potential connections to future College Park facilities the north.

PARKING FACILITIES

Parking facilities are a series of separated surface parking areas peripheral to the existing campus building concentrations. Future larger and interconnected lots will be needed to efficiently address the projected enrollment increases.

STUDENT SERVICES

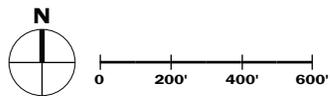
Student services are housed within several permanent and temporary buildings scattered throughout the campus. Some services under this category are programs run by the County of Ventura tenants for which the long term residency at the Oxnard College site is projected to be five years. Major student service programs are currently housed within the LRC and are programmed for relocation to a new consolidated facility under Measure S proposals.

ACADEMIC BUILDINGS

The core classroom, laboratory and faculty office-type buildings at Oxnard College are located in close proximity to each other. They are concentrated within the campus core, west of Simpson Drive.

EXISTING CAMPUS FACILITIES

- PERMANENT BUILDING
- TEMPORARY BUILDING
- SURFACE PARKING LOT
(CAMPUS LETTER IDENTIFIER GIVEN IN *ITALICS*)
- Q** OTHER FACILITIES





PERMANENT BUILDINGS

LRC	Learning Resource Center	(1979)
LA	Liberal Arts Building	(1979)
PE	Physical Education	(1981)
AT	Automotive Technology	(1976)
CDC	Child Development Center	(1991)
M&O	Maintenance/Operations	(1977)
OE	Occupational Education	(1987)
FS	Food Service	(1982)
LS	Letters and Sciences	(1997)
CSSC	Community/Student Service Center	(2003)



TEMPORARY BUILDINGS

NH	North Hall	(1976)
SH	South Hall	(1976)
SS	Student Services Center	(1977)
SC	Student Center	(1990)
DH	Dental Hygiene	
CECD	Center for Economic and Community Development	(1999)
CP	Campus Police	

OTHER FACILITIES

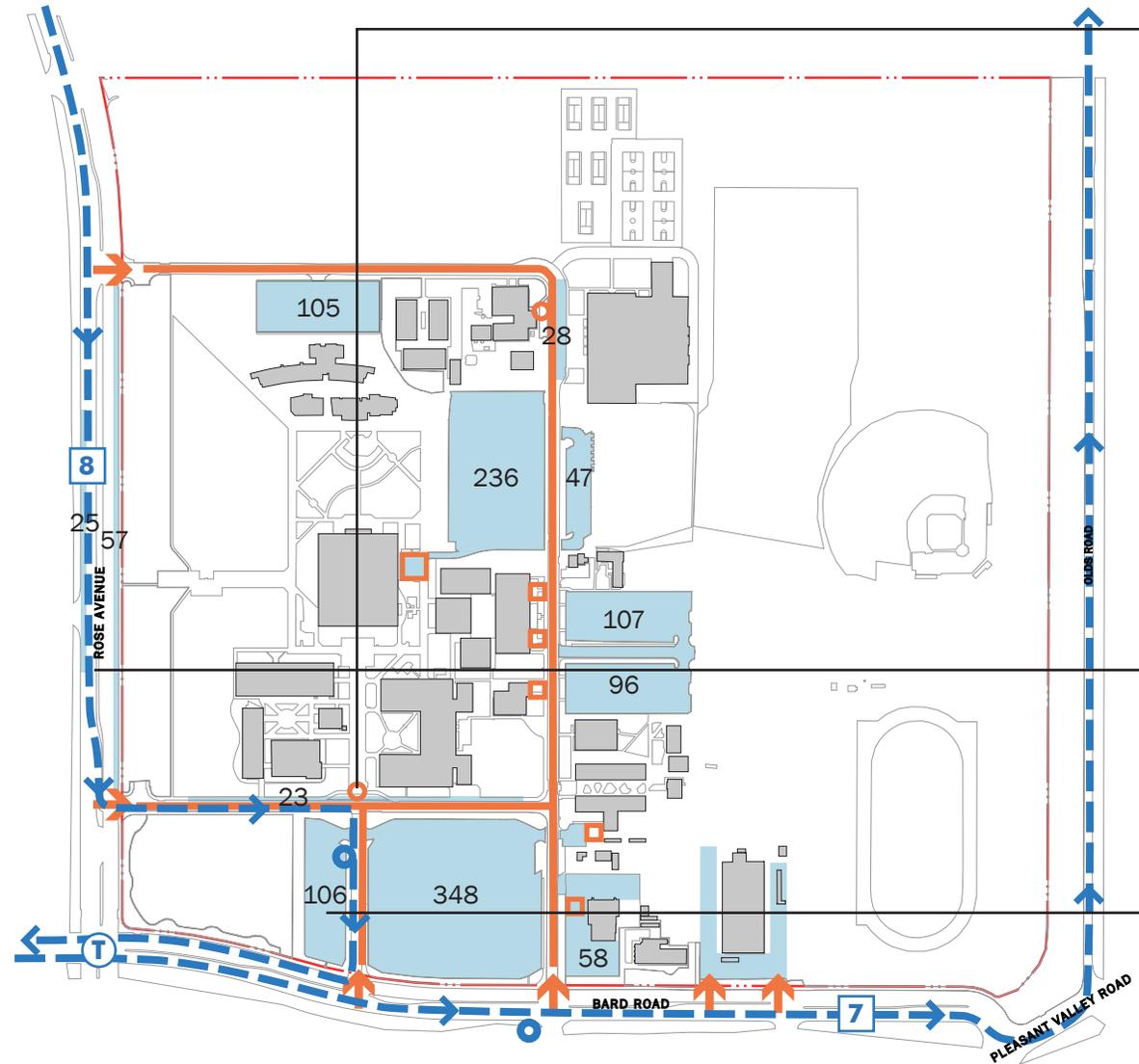
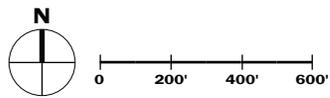
Q	Campus Quad
SL	South Lawn
AM	Amphitheater

EXISTING VEHICULAR CIRCULATION / PARKING

FINDINGS:

Major campus circulation route creates division between campus programs
 Large surface lots are not systematically arranged around major campus circulation.

-  CAMPUS ENTRY
-  MAJOR CAMPUS CIRCULATION
-  MAJOR PARKING FACILITIES
(number of spaces indicated)
-  STUDENT DROP-OFF AREA
-  DEDICATED SERVICE AREA
-  CAMPUS BUS STOP
-  SCAT BUS ROUTE
(route number indicated)
-  SCAT TRANSFER POINT



GOALS:

Organize parking around main circulation of campus; create **ample and accessible parking** without defining the campus by it; **minimize conflicts** between vehicular circulation and pedestrian circulation.



View of campus bus stop.



View of Rose Avenue looking north.



View of existing parking lot B from Bard Road. Lot B is one of the parking areas currently used for the Oxnard Community Marketplace.

PARKING CONDITIONS AND ISSUES

In the Spring of 2003, Associated Transportation Engineers (ATE) of Santa Barbara conducted a parking utilization and demand analysis for the Oxnard College campus. Based on student class schedules, their survey determined that the peak parking demand was for 978 vehicles and that this demand occurs between the hours of 10:00 a.m. and 11:00 a.m. Correlating this demand with student enrollment data, a parking rate of .127 spaces per student (head count) was identified. This rate was then applied to the future enrollment estimates assumed in Facilities Master Plan 2004 resulting in a estimated future parking demand. A five to ten percent parking reserve factor was applied to these estimates to ensure efficient peak time space availability/utilization. The total future parking demand estimates are as follows:

11,400 HC	1,520 Spaces
20,500 HC	2,725 Spaces

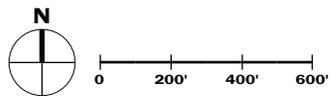
In a similar survey, ATE also identified the current weekend demand for parking at the Oxnard Community Marketplace that leases the parking lot facilities from Oxnard College. The current total demand was placed at 722 parking spaces, of which about 600 were supplied on campus. Visitors also used surrounding on-street parking surveyed at 120 parking spaces. Construction of new Measure S funded parking facilities at Oxnard College is expected to eliminate the need for visitors to use surrounding street parking when visiting the Community Marketplace.

EXISTING CAMPUS LANDSCAPING

FINDINGS:

Existing soil conditions less than optimal for plant growth; some plant materials not well suited to site conditions; current irrigation systems are substandard.

- EXISTING CAMPUS TREES
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GOALS:

Improve campus aesthetics; reduce maintenance; remove inappropriate plant materials; **revitalize** deteriorated landscaping; improve soil fertility; install an efficient irrigation system.

EXISTING LANDSCAPE CONDITIONS**SOILS**

Fruit Growers Laboratory of Santa Paula analyzed soil samples taken by CPS Landscape Architecture. The fertility analysis suggested that the Oxnard College Campus suffers from sandy, slightly alkaline soil with little organic matter and trouble retaining water. Soil fertility can be further summarized as follows:

- Soils are either a Loamy Sand or a Sandy Loam.
- Soils have either near neutral or slightly alkaline pH, extremely low moisture and saturation percentages.
- Soils do not have salt inundation.
- Most of the soils have low amounts of nitrogen, although secondary nutrients and micro nutrients are either acceptable or only slightly low.

VEGETATION / LANDSCAPING

The existing campus landscaping conditions including extent, type and health are summarized here:

- Most species exhibit fair health and growth, some species show extreme signs of stress.
- Most vegetation show signs of chlorosis.
- Planting areas have little ground cover and soil is hard-packed.

- Lawns are well-kept, although in some areas grass is patchy and drought-stressed.
- Most species are not native to either California or the U.S.

Some existing species pose hazards to automobiles, buildings, and students, while others are difficult to maintain, consuming disproportionate amounts of maintenance time.

Removal of the following species should occur:

- Eucalyptus sp. (except for historic windrow at College Park)
- Melaleuca sp.
- Callistemon sp.
- Pinus sp. (except native sp. such as monterey or torrey)

If certain specimens of the above species are doing well and do not pose significant hazards, they may be kept, but new plantings of these species are discouraged.

IRRIGATION

The existing campus irrigation systems are characterized as having the following conditions:

- Leaking pipes, chewed wires, outdated valves and controllers.
- No existing irrigation master plan.
- Organization of existing systems is haphazard.

The entire irrigation system should be removed and replaced. Please see the Landscape Guidelines in Chapter 6 for specifications.

VISUAL ANALYSIS

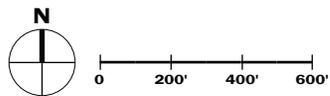
FINDINGS:

Lack of campus edges denies a campus feel.

Lack of architectural continuity creates a confusing and visually weak experience.

Poorly landscaped parking areas contribute to a poor campus image.

-  EUCALYPTUS WIND ROW
-  STRONG CAMPUS LANDMARK
-  MAJOR CAMPUS OPEN SPACES
-  POOR CAMPUS IMAGE
-  CONFUSING PEDESTRIAN EXPERIENCE
-  BUILDING WITH VISUALLY WEAK APPEARANCE



GOALS:

Create visual continuity and elegance through both architecture and landscape to create a **unified campus experience;**



Some key areas of the core campus lack visual clarity and design intent: Major buildings are obscured, pathway destinations are unclear, landscape and hard-scape areas form a patchwork of spaces of heterogeneous size, shape, materials and intended use.



Adjacent to the food service facility lies a large, pleasant campus open space commonly used for campus activities.



The southwestern edge of campus at Rose Avenue and Bard Road lacks a strong unified system of landscaping and campus identification.

VISUAL ANALYSIS EXHIBIT / ARCHITECTURE



View of Letters & Science (L&S) building covered arcade and clock tower as seen from the interior courtyard.



Exterior view of food service facility.



Interior courtyard of Community/Student Service Center



View of L&S arcade connection, an example of the campus arcade system expressed on several campus buildings.



The Liberal Arts (LA) building contains several uninviting, dark corridors appearing uninviting. Minor design interventions have the potential for making improvements to the campus image.



Garage bays of the Auto Tech Building (eastern facade).



Eastern facade of LRC building with its dark clearstory windows, fascia and exposed rafters.



Northern facade of LA Building shows dark wall panels and dark stained roof fascia.

VISUAL ANALYSIS EXHIBIT / LANDSCAPE



The original principal pathways were designed with regularly spaced trees, creating an orderly rhythm to the campus. This concept will be utilized in future campus expansions.



Various areas of the campus lack ground covers and contain temporary asphalt pathways.



Some plant materials used on the campus are inappropriate for the local micro-climate and soil types.



This modestly sized campus amphitheater is forced into an inappropriate location.



The Letters and Science courtyard.



Today's campus entries lack a visual sense of formal arrival, a quality often achieved through the use of landscaping, decorative hardscape and appropriate signage.



Campus seating and gathering areas are important features contributing to a pleasant and collegiate environment.



Various campus landscape improvements have occurred over time without reference to an overall plan as illustrated with this container inserted onto a corner buttress of the LRC Building.

VISUAL ANALYSIS EXHIBIT / WAYFINDING



This sign evokes an earlier period potentially associated with high school. More solid modern sign systems are needed to update the campus image.



The electronic "Home of the Condors" sign is framed by an entry wall monument located at North Campus Drive and Rose Avenue.



Building signs occur on the fascia ledger of several campus buildings.



Current typical campus directional sign.



Small building identification sign of an additional and different character than others used on campus.



Yet another very different sign type used for the technology building contributes to a non-unified image of the campus. The Campus Wayfinding and Sign Plan contained in Chapter 7 puts forth a family of campus wide signs that are not only clear, appropriately placed, sized and graphically portrayed but that together, contribute to a unique and unified campus.

EXISTING HEATING, VENTILATING AND AIR CONDITIONING (HVAC) SYSTEMS

As part of the Facilities Master Plan 2004 project, the Ventura-based mechanical engineering firm Alternative Energy and Environmental Engineering (AEEE) inspected and evaluated the existing HVAC equipment at Oxnard College.

AEEE documented the variety of systems, serving the buildings at Oxnard College. A summary of the existing HVAC conditions and recommended upgrades is provided in the table below.

An Energy Management System (EMS) that connects to most HVAC systems on the campus is in place. To achieve better energy savings it will need to be integrated with new equipment and connected with deeper levels of monitoring and control (e.g. extended to thermostat controls). A more detailed analysis and related recommendations are provided in Chapter 8 and in Appendix 4.

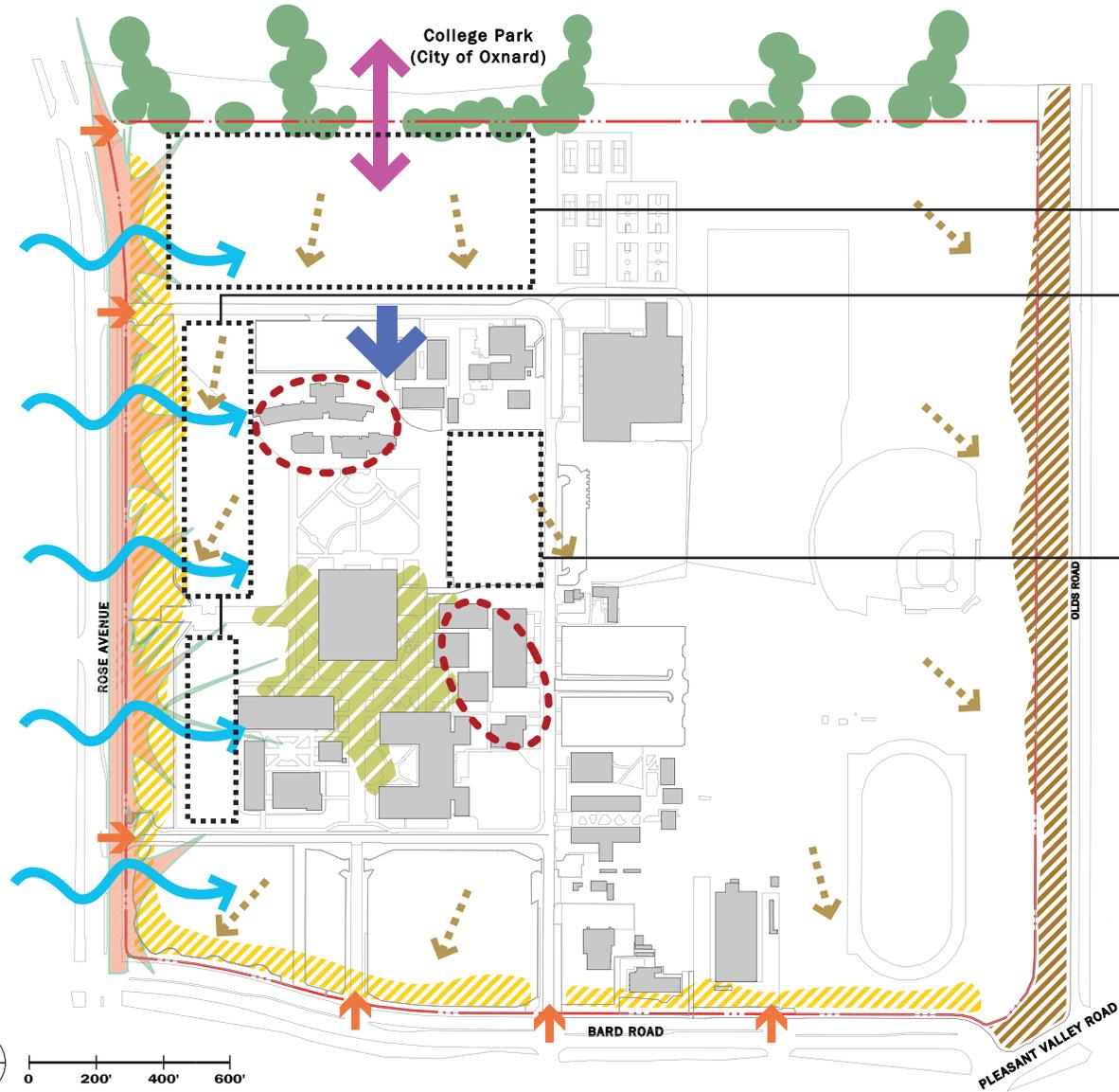
HVAC RECOMMENDATIONS			
HVAC System	Condition	Recommendations	EMS Status
LRC	Rooftop HVAC equipment is basically new and in good condition	Air handling and air conditioning systems will need to be sized and upgraded to meet planned reconfiguration of LRC building and program.	Connected. Extend to thermostat level.
Liberal Arts Building	System currently includes only heating and ventilating. Air handling systems need replacement. Water intrusion into air intakes occurring.	Any upgrades should consider inclusion of air conditioning.	Connected. Extend to thermostat level.
Occupational Educaton Building	OE Building served by fan coils integrated with boiler and new chillers.	Develop new separate cooling system for computer server room integrated with emergency power/operational capability. Replace boiler.	Connected.
Letters and Science Buildings A,B,C,D	Building and existing furnace system built in 1997 are in good condition. Plan for air conditioning is complete and needed condensing units have been purchased and are available for installation.	Install air conditioning condensing units to serve the identified rooms needing air conditioning.	Connected.
Physical Education Building	Air handlers in good condition.	Reconfiguration/system improvements to serve Bond S upgrades to the Gymnasium.	Connected.
Food Service / Cafeteria	Single furnace system in poor condition.	Replace furnace with new high efficiency model. Connected with EMS. Install A/C system.	Connect new systems with EMS.
Child Care	HVAC systems in good condition.	Minor upgrades may take place with other system (e.g. ceiling) upgrades.	Connect system with EMS.

OPPORTUNITIES AND CONSTRAINTS

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-  EUCALYPTUS WIND ROW
-  POTENTIAL VEHICULAR ENTRANCES
-  NEW CAMPUS GATEWAY
-  POOR CAMPUS IMAGE
-  POORLY DEFINED OPEN SPACE
-  FLAT SITE; POOR DRAINAGE
-  BARRIER
-  REPROGRAMMING POTENTIAL
-  PREVAILING WIND
-  POTENTIAL CONNECTION
-  STREET NOISE
-  POTENTIAL DEVELOPMENT SITES





Vacant campus land north of the core is an ideal area for future parking.



Major vacant land parcels within the campus core provide the land necessary for future building sites.



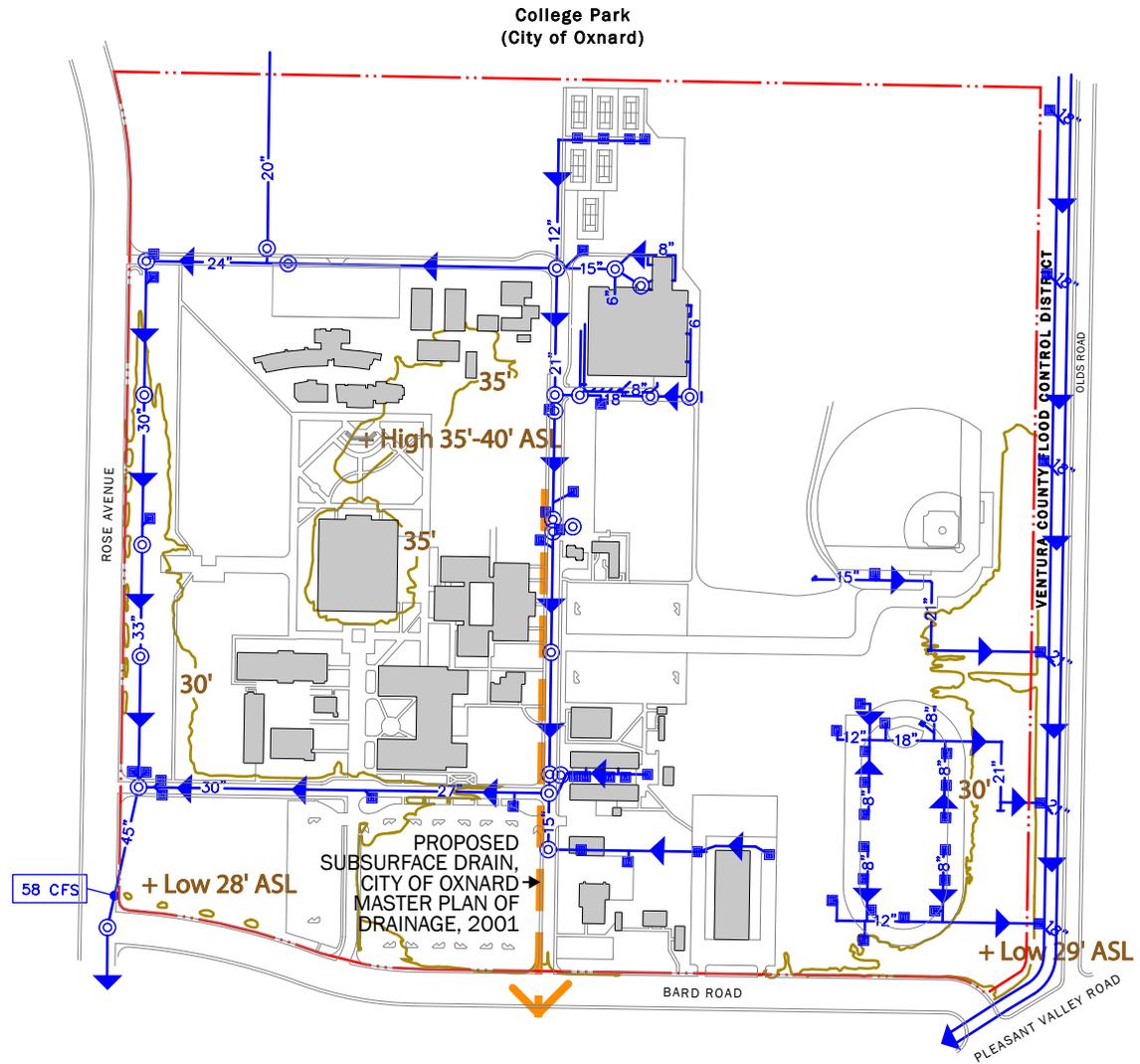
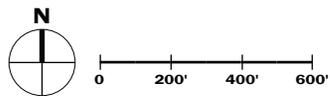
This parking lot currently located within the campus core will provide a large site available for building development.

EXISTING CAMPUS DRAINAGE

FINDINGS:

Flat site, high water table and water quality regulations constrain range of drainage solutions.

-  PROPOSED SUBSURFACE DRAIN
-  STORM DRAIN
(size and direction indicated)
-  30'
MAXIMUM AND MINIMUM
ELEVATION TOPO LINES
(ASL=elevation Above Sea Level)
-  MAN HOLE
-  STORM DRAIN INLET



GOALS:

Detain storm water run-off on site to avoid costly public storm drain costs; **treat run-off** to **maintain** community and regional **water quality**.

EXISTING DRAINAGE CONDITIONS

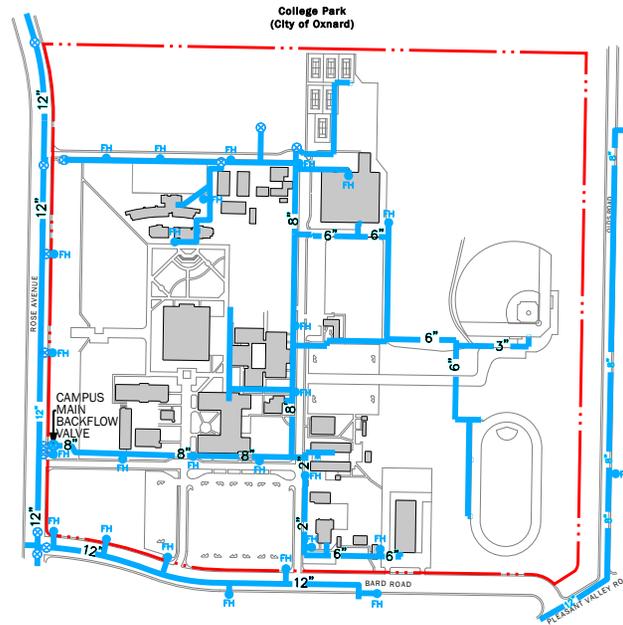
Penfield & Smith of Camarillo conducted an analysis of on-site and off-site storm water facilities related to the Oxnard College Campus.

Oxnard College has an existing storm drain system that connects to various offsite facilities. The drainage area includes, but is not limited to the College and most of the City-owned property to the north of the campus known as College Park. A study titled "City of Oxnard Master Plan of Drainage" dated January 2001 depicts the total drainage area of approximately 197 acres. According to the above-mentioned report, these 197 acres produce a 10-year storm event runoff of approximately 140 cubic feet per second (cfs). The western two-thirds of the drainage area, produces roughly 93 cfs discharges at the southwest corner of the campus into an existing 45-inch diameter pipe in Rose Avenue which has a calculated full-flow pipe capacity of only 58 cfs. The easterly one-third of the drainage area, producing roughly 47 cfs, discharges into a series of smaller pipes along the eastern edge of the campus that connect directly into the Ventura County Flood Control District drainage channel paralleling Olds Road. To relieve the deficit of the Rose Avenue system and any additional deficit created by increases in developed area, remedial storm drainage measures were be evaluated. These could be: optimizing or providing for additional drain

lines on campus; improving infiltration by constructing porous pavement or landscape areas; constructing on-site detention basins to reduce peak flows; constructing additional drainage lines offsite to connect to the County Flood Control drain. Storm water runoff quality requirements should comply with prevailing water quality requirements of the State and surrounding local governmental agencies.

EXISTING CAMPUS WATER SERVICE

- FH FIRE HYDRANT
- ⊗ SHUT OFF VALVE
- WATER DISTRIBUTION LINE (SIZE INDICATED)



EXISTING WATER SERVICE CONDITIONS

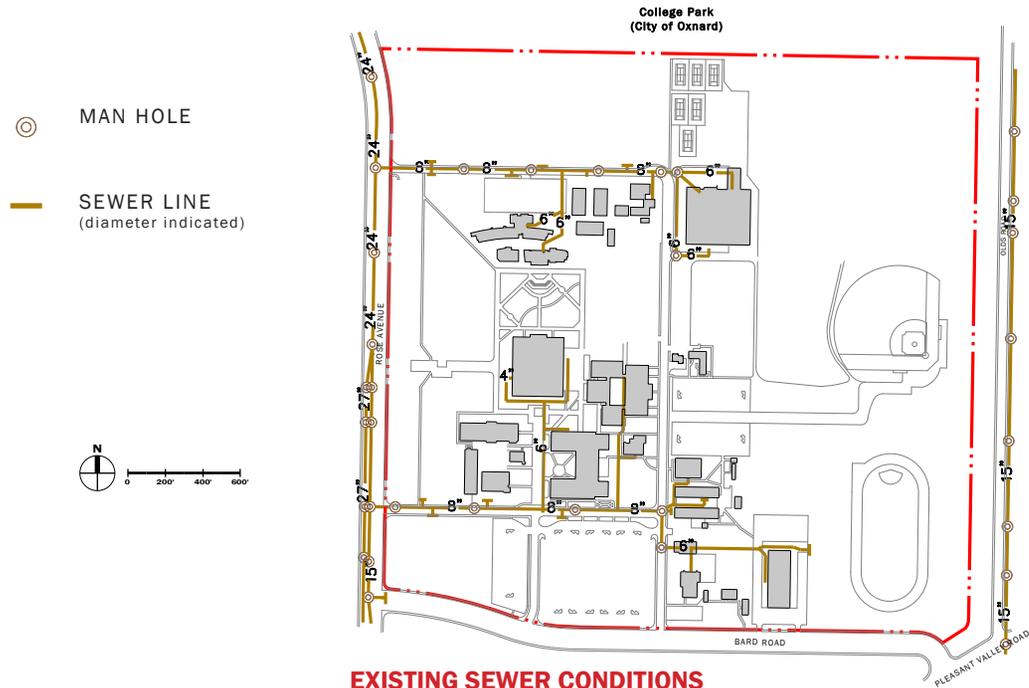
Penfield & Smith Civil Engineers of Camarillo, CA analyzed the existing water service system for Oxnard College. A Concept Water Service Master Plan and related recommendations are contained in Chapter 8.

Oxnard College on-site water service system connects to a 12-inch diameter waterline in Rose Avenue, owned and operated by the City of Oxnard. The main 8-inch diameter connection line enters the campus at South Campus Drive proceeding eastward to a point near Simpson Drive where the 8" line continues north to supply water to most campus demands, including domestic,

fire hydrants and irrigation uses. The fire hydrants along the southern edge of the campus are served directly from a 12-inch diameter waterline in Bard Road. The fire hydrants along the western edge of the campus are served directly from the 12-inch waterline in Rose Avenue.

It is anticipated that new system upgrades needed to achieve expected demand requirements would require replacement of the existing 8-inch system with a 12" system to be located in the same basic layout configuration.

EXISTING CAMPUS SEWER SYSTEM

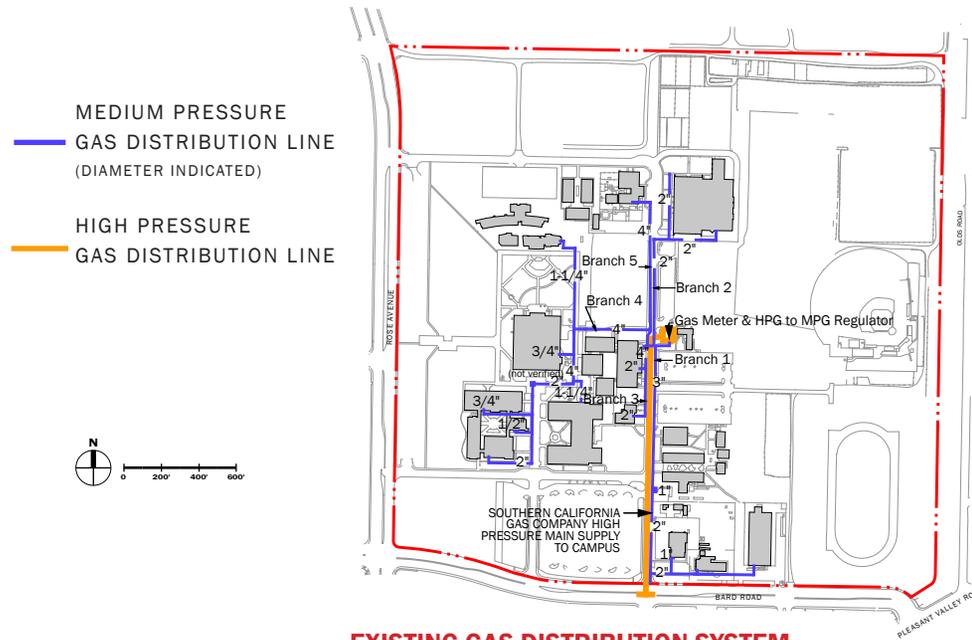


EXISTING SEWER CONDITIONS

Penfield & Smith Civil Engineers of Camarillo, CA conducted an analysis of the campus sanitary sewer system. The firm developed a Conceptual Sewer Master Plan and related recommendations that are contained in Chapter 8.

Oxnard College has an existing sewage collection system consisting of 4- and 6-inch diameter sewers that connect the buildings to two 8-inch diameter main trunk sewer systems. The two 8-inch diameter trunks connect to 24- and 15-inch sewers in Rose Avenue, owned and operated by the City of Oxnard. The City of Oxnard wastewater master plan indicates that the sewers adjacent to the college have plenty of capacity for the ultimate expansion of the College.

EXISTING CAMPUS GAS DISTRIBUTION SYSTEM



EXISTING GAS DISTRIBUTION SYSTEM

As part of the Facilities Master Plan 2004 project, the Alternative Energy and Environmental Engineering (AEEE) company of Ventura evaluated the existing gas distribution system at Oxnard College. It was discovered that approximately 50 percent of the existing gas piping, consisting mostly of steel pipe, was in various stages of deterioration/corrosion. The deteriorated pipe sections and runs are generally associated with the oldest portions of the system. Moist and salty soils at the College have led to the rapid deterioration of these systems. For safety reasons, AEEE recommends the replacement of deteriorated pipes with polyethylene pipes, as they are resistant to corrosion (See Chapter 8, Gas Distribution Plan).

The current gas load on campus is approximately 23,000 cubic feet per hour. The existing system configuration is adequately sized to meet this load. The medium pressure distribution system consists of 2” to 4” pipe fed from a central meter and regulator point. Both are located in the central utility building at the center of the campus. The medium pressure campus system is connected to a high pressure Southern California Gas Company (SCG) line that lies under Simpson Drive. This line is connected to a 3-inch SCG line located in Bard Road.

EXISTING CAMPUS LIGHTING PLAN

-  SINGLE LAMP
-  DOUBLE LAMP
-  QUAD LAMP
-  BOLLARD



EXISTING EXTERIOR LIGHTING

The majority of the existing parking lot and driveway street lighting consists of shoebox style light fixtures mounted on 20-foot high, 4-inch square steel poles. Existing street light fixtures carry 400 watt metal halide lamps. Street lighting and parking lot lighting are fed from a 480V panel board located at the main service/utility building. The existing area lighting is controlled by a time clock. Known to be in need upgrades, the existing branch circuit conduit and wire is 25 years old. North Campus Road and the west portion of South Campus Road are not currently illuminated

Pedestrian walkways are lit with 14-foot high, 4-inch square steel poles. These light fixtures are a smaller version of the street lighting fixtures. The existing walkway lighting fixtures use 175 watt metal halide lamping. Walkway lighting is typically fed from the adjacent buildings and controlled by a local time clock.

ENVIRONMENTAL ISSUES

Consideration of the local environment is imperative to any planning project. Such conditions include climate, site conditions and surrounding land use. All of these may influence the development possibilities for a site in question.

OXNARD PLAIN CLIMATE

At Oxnard College the coastal climate exerts a strong influence on both the campus environment and infrastructure. The generally low range of outdoor temperatures has a positive impact on energy needs, such that several of the campus buildings were not built with air-conditioning systems. However, the campus is subject to seasonally strong, cool, diurnal, southwesterly winds making outdoor activities uncomfortable at times. Carrying salty moisture, these winds also affect the growth potential of plant species thereby limiting the range of plant types available for campus landscaping.

SOILS

The soils at Oxnard College were evaluated by both a soils engineer (Earth Systems Southern California, Ventura, CA) and by Fruit Growers Laboratory (FGL), Inc. Analytical Chemists of Santa Paula to identify any special building requirements needed for optimal construction on the college site. These studies also allowed for a greater understanding of the soil fertility.

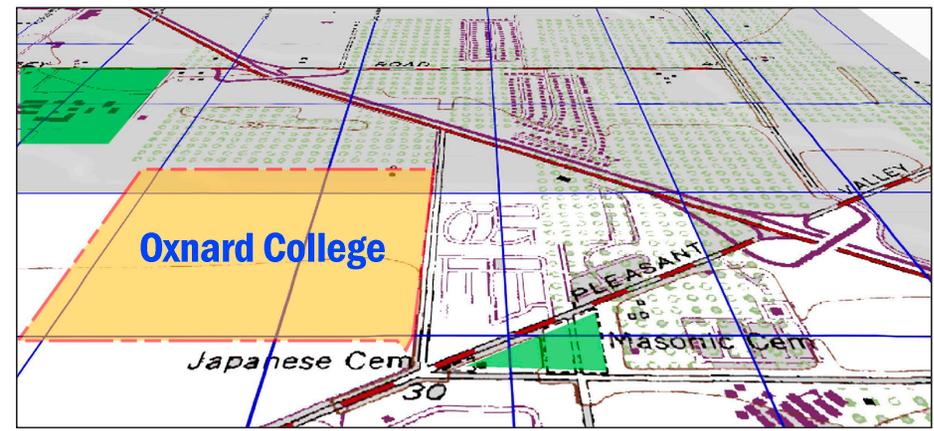
In general, the site surface and near surface soils extending to 4 - 5 feet are of a sandy and silty composition, requiring specialized preparation and/or special foundations for

construction. The high water table, generally ranging from 10' - 14' below surface, may require special foundation considerations as well. The soils are rated as corrosive to severely corrosive, a condition confirmed by metal pipe deterioration, discussed previously (see Existing Gas Distribution System Section above).

Earth Systems Southern California conducted a series of soil percolation tests. These determined the rate of water infiltration and retention in the proposed North Parking facility and proposed southwest detention basin areas. It was found that the near-surface soils are relatively permeable, generally exhibiting a rate of infiltration between 8 to 20 minutes per inch. Test holes located in the west side of the proposed parking area registered a much lower rate of infiltration at 300 minutes/inch.

The firm FGL analyzed upper zone soils for nutrients and minerals as facilitated by CPS Landscape Architecture. CPS took fifteen soil samples across the campus to a depth of 2 to 8 inches. In general, soils were found to have low amounts of nitrogen with secondary and micro-nutriments found at acceptable or nearly acceptable levels. Soil pH levels were neutral to slightly alkaline. Surface soils did not contain excessive salts but were low in moisture content. In summary, from a plant growth perspective, the Oxnard College soils are suitable for most types of plants but will require a program of soil amendments, mulching and soil reconstruction to better support the long term health and growth of campus landscaping.

THE OXNARD COLLEGE LOCATED NEAR THE URBAN-AGRICULTURAL MARGIN



TYPICAL SOIL PROFILE BASED ON BORING SAMPLES

Range of Ground Water Below Surface	FEET BELOW SURFACE	Description
	0-5	Alluvial Deposits--Clayey silty fine sand with trace of gravel, dense
	5-10	Alluvial Deposits--Fine sandy clayey silt, medium dense
	10-15	Silty clay (0% gravel/18.6% sand/49.8% silt/31.6% clay)
	15-20	
	20-25	Alluvial Deposits--Silty fine to medium sand, medium dense or dense
	25-30	Silty clay
	30-35	Alluvial Deposits--Fine to medium sand(12.2% gravel/87.8% sand/0% silt/0% clay)
	35-40	Alluvial Deposits--Silty clay with minor interbedded sands, moderately stiff
	40-45	Alluvial Deposits--Silty fine to medium sand, dense (0.1% gravel/93.7% sand/6.2% silt/0% clay)
	45-50	
	>50	Alluvial Deposits--Silty fine to medium sand, medium dense or dense
		LIMIT OF BORING

CAMPUS LANDSCAPE ENVIRONMENT

Oxnard College exhibits a variety of landscape plantings across the campus property. Although some of the plants/trees are in a robust condition, most can be characterized as in fair or poor condition, showing signs of extreme stress and/or disease. In general, the plant materials on the main campus show signs of chlorosis (lack of iron) and stunted growth. Planting areas have little ground cover and numerous areas have become hard-packed. Lawn areas are well-kept and relatively healthy where the maintenance crew has been able to give them proper care. In other areas, the grass is patchy, drought-stressed, and invaded by weeds. Most plant species on the campus are not native to either Southern California or the United States. However, a small area recently planted with natives *Salvia sp.* and *Eschscholzia californica* is thriving.

There are some plant species on campus that pose hazards to automobiles, buildings, and students (falling branches, trunks splitting), as well as others that are difficult to maintain and therefore consume disproportionate amounts of maintenance time (droppings, needles). For these reasons, the removal and replacement of some species is recommended. Other species, if they are doing well and do not pose significant hazards, may be kept, but any new inappropriate exotic plantings are discouraged. The 'problem' species are: *Eucalyptus sp.*, *Melaleuca sp.*, *Callistemon sp.* and *Pinus sp.*

In general, the entire assemblage of campus landscaping at Oxnard College needs to be examined and evaluated in terms of its health, contribution to campus appearance, and amount of maintenance required. Existing landscaping that will be kept should have new irrigation, fertilizer, and other treatments to insure quality growth and optimum aesthetics (see also Existing Landscape Conditions Section above).

SURROUNDING INFLUENCES

Traffic levels on Rose Avenue and Bard Road exert the greatest impact on this site. Rincon Consultants of Ventura evaluated current and projected noise levels associated with current and future traffic levels along Rose Avenue and Bard Road. It was projected that the current Noise Contour (level) of 60 dba Community Noise Equivalent Level (CNEL) extends to a distance of about 140 feet from the edge of Rose Avenue into the Oxnard College site. This contour is expected to move about 100 feet towards the campus interior (to 290 feet from Rose Avenue) by the time of campus build-out in the year 2018. Chapter 4 includes standards for the construction of campus buildings subjected to noise impacts associated with Rose Avenue and Bard Road insuring that indoor noise levels are reduced to levels conducive to peaceful study and concentration. State of California standards indicate that interior noise levels for schools should not exceed 45 CNEL.