



Planning Division
501 Poli Street
Ventura, CA 93001
Phone: 805.654.7893
Fax: 805.654.7560

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION FOR A CHANGE OF ZONE
CITY OF SAN BUENAVENTURA, CALIFORNIA**

The City of Ventura has reviewed an application for the following proposed project:

- A. Project Title:** PROJ-7287, Z-6-14-22206, EIR-6-14-22205
- B. Project Applicant:** Ron Polito
- C. Project Description for Case #PROJ-7287:** This environmental document analyzes a change of zone from General Commercial (C-2) to Mixed Use (MXD) following parcel lines as created by Project-7050, LLA-3-14-20665 located at 1461 Arundell Avenue.

There is no proposed development or redevelopment of the site associated with this zone change.

- D. Proposed Finding.** In accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 *et seq.*), and consistent with State CEQA Guidelines (California Code of Regulations) Section 15070, and following the completion of an Initial Study (IS), the Planning Division of the City of Ventura has determined that there is no substantial evidence that the proposed project would have a significant adverse effect on the environment, and that a negative declaration (ND) may be adopted.
- E. Fish and Wildlife Impacts:** On the basis of the information contained in the IS, and on the record as a whole, there is no evidence that there will be an adverse effect on fish or wildlife habitats or resources since none of the factors listed in Section 2R.450.630 of the Municipal Code are present.
- D. Hazards:** The project site is not on any of the lists enumerated under California Government Code Section 65962.5 including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.
- E. Document Review Period and Comment.** A 20-day public review period for the proposed Negative Declaration will be held from April 15, 2015 and ends on May 4, 2015. The document and reference materials are available for public review at the City

of Ventura, Planning Division, Room 117, 501 Poli Street, Ventura, CA 93002 or on the city's website at:

www.cityofventura.net/cd/planning/EIRs

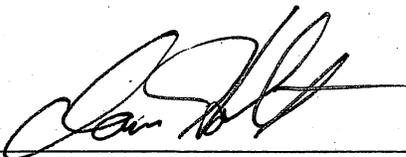
Alternatively, the draft IS/MND and referenced project documents are available for review between 8:00 a.m. to 5:00 p.m., Monday through Friday (closed on alternate Fridays, including April 17th during the review period) at the Planning Counter, City Hall, 501 Poli Street, Ventura CA 93001.

F. Public Hearing and Comments. A public hearing on the project described above is approximately scheduled before the Planning Commission on:

Date: May 13, 2015
Time: 6:00 pm or as soon thereafter as possible
Location: City Hall Council Chambers, 501 Poli Street, Ventura, CA 93001

Separate public noticing, confirming the date, time and location, will be provided prior to the public hearing. All comments concerning the draft IS/ND should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Iain Holt, Senior Planner, at (805) 654-7752. Written comments may be mailed or faxed [(805) 654-7560] to the City of Ventura, Planning Division, 501 Poli Street, CA 93001, or emailed directly to iholt@ci.ventura.ca.us.

4/15/15
Date


Iain Holt, AICP Senior Planner

**INITIAL STUDY / ENVIRONMENTAL CHECKLIST
FOR THE
1144 Arundell Avenue Zone Change**

A. PROJECT INFORMATION:

1. PROJECT TITLE:

1144 Arundell Avenue Zone Change
Project-7287; Case Numbers: Z-6-14-22206; EIR-6-14-22205

2. LEAD AGENCY NAME AND ADDRESS:

City of San Buenaventura
501 Poli Street
Ventura, CA 93001

3. CONTACT PERSON AND PHONE NUMBER:

Iain Holt, Senior Planner
(805) 654-7752,
iholt@cityofventura.net

4. PROJECT LOCATION:

1461 Arundel Avenue
APN 138-0-160-105 & a portion of 138-0-160-095
The project site is a 103,148 square feet (2.37 acres) parcel as created by Project-7050, LLA-3-14-20665. The nearest cross streets are East Main Street to the north and Market Street to the south.

5. PROJECT SPONSOR'S NAME AND ADDRESS:

Ron Polito
1369 Beachmont Street
Ventura, CA 93001

6. GENERAL PLAN/SPECIFIC PLAN DESIGNATION:

Commerce: Encourages a wide range of building types of anywhere from two to six stories (depending on neighborhood characteristics) that house a mix of functions, including commercial, entertainment, office and housing.

7. ZONING:

General Commercial (C-2): provides for a variety of commercial, entertainment, office and residential uses and performance measures for the uses.

8. DESCRIPTION OF PROJECT:

The proposed project consists of a Zone Change from General Commercial (C-2) to Mixed Use (MXD) following parcel lines as created by Project-7050, LLA-3-14-20665.

There is no proposed development or redevelopment of the site associated with this zone change. When no proposed physical development and no proposed use accompanies a rezone request, the project description by which to evaluate all potential environmental impacts under CEQA analysis becomes what are the changes in the development standards and the permitted or conditionally

permitted uses from changing one zoning classification to another. In this case the following C-2 to MXD designation comparison tables identify those changes and are used in the analysis, as applicable, for each environmental impact section of this initial study.

Chart 1: Zoning Three-dimensional Building Standards Comparison:

This chart compares the maximum buildable area for a potential future project regarding the existing zoning (C-2) and the proposed future zoning (MXD: commercial/mixed use and exclusively residential).

| | C-2 Development Standards | MXD Development Standards (NOT Exclusively Residential) | MXD Development Standards (Exclusively Residential = R-3) |
|---------------------------|----------------------------------|--|--|
| Lot Area | No Minimum Required | No Minimum Required | 6,000 square feet |
| Lot Width | No Minimum Required | No Minimum Required | 60 feet |
| Front yard setback | No Minimum Required | No Minimum Required | Not less than 20% of lot depth; not greater than 20 feet |
| Side yard setback | No Minimum Required | No Minimum Required | Not less than 10% of lot width; not greater than 5 feet |
| Rear yard setback | 20 feet | 20 feet | Not less than 25% of lot depth; not greater than 25 feet |
| Height | 6 stories; 75 feet maximum | 6 stories; 75 feet maximum | 3 stories; 45 feet maximum |
| Lot Coverage | No Minimum Required | No Minimum Required | Not more than 60% |

Chart 2: Permitted and Conditionally Permitted Uses Zone District Comparison:

This chart identifies all of the additional uses that would be allowed, either by right or with a use permit, with a change of zone from the C-2 to the MXD. Additionally, not listed within this table, both the existing C-2 zone and the proposed MXD zone allow for the same residential use types, either by right or with a use permit.

| C-2 Zone – Permitted Uses with Similar Intensity | MXD Zone – Additional Uses Permitted |
|---|---|
| Automotive and Accessories: Automotive Sales, Retail; Boating and Harbor Activities: Boat Sales and Services | Auto Sales – Wholesale |
| Equipment Rentals, Sales, and Services: Light | Building Contractor Yards |
| | General Industrial |
| | Light Industrial |
| | Personal Storage |
| | Research or Laboratory Services |
| | Wholesaling and Distribution |

9. EXISTING AND SURROUNDING LAND USES AND SETTING:

The project site is a 103,148 square foot parcel located within a highly urbanized and altered environment.

The site is currently developed as a Recreational Vehicle (RV) dealership occupied by Barber RV. The dealership was originally permitted on April 18, 2000 (Case Numbers Z-871/V-992/AM-4368) and spanned several parcels located at 3650 East Main Street (APN 138-0-160-095 and 138-0-160-115) and 1144 Arundell Avenue (APN 138-0-160-105). 1144 Arundell Avenue is developed with a 6,785-square foot commercial building currently occupied by Barber RV.

Chart 3 identifies the surrounding land uses:

Chart 3: Surrounding Land Uses

| | |
|-----------|---|
| Northeast | Existing Automobile Dealership (C-2 zoning; Commerce land use designation) |
| Northwest | Highway 101; Commercial & Residential (C-2 & R-3-2 zoning; Commerce and Neighborhood Medium land use designation) |
| Southeast | Arundell Barranca & Industrial development (M-1 & M-2 zoning; Industry land use designation) |
| Southwest | National Guard Armory (R-1-7 zoning; Industry land use designation) |

10. ENVIRONMENTAL BASELINE DETERMINATION:

The project location was part of property that has been historically associated with vehicles sales. The existing commercial use was included and analyzed at the program level of the City of Ventura 2005 General Plan FEIR SCH#2004101014.

11. APPROVALS REQUIRED BY OTHER PUBLIC AGENCIES:

None

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

C. DETERMINATION:

This Initial Study has been prepared in accordance with the CEQA Guidelines and relevant provisions of the California Environmental Act (CEQA) of 1970, as amended, and in accordance with the City of San Buenaventura Community Development Department CEQA process and procedures. Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. Among the purposes of an Initial Study are:

- 1) To provide the Lead Agency (the City of San Buenaventura) with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration;
- 2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR (if possible); and
- 3) Assist in the preparation of an EIR, if one is required.

This Initial Study assessment for the 1461 Arundell Avenue Zone Change project has been prepared by Iain Holt, Senior Planner on April 1, 2015.

Based upon review of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

4/15/15

Date

DAVE WARD

Planning Manager (print)

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

A brief explanation is provided for all answers. Responses take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

A "No Impact" answer is adequately supported if the referenced information source(s) show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

When determined that a particular physical impact may occur, the checklist response indicates whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

When determined that a physical impact may occur, but that the level of effect has been demonstrated to be less than potentially significant, the checklist response may indicate if the impact is "Less Than Significant Impact" based on substantial evidence. "Less Than Significant With Mitigation Incorporated" would apply where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." As appropriate, mitigation measures are identified along with a brief explanation how they reduce the effect to a less than significant level.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (pursuant to CEQA Guidelines Section 15063(c)(3)(D)). Mitigation measures from "Earlier Analyses" may be cross-referenced to support a response of "Less Than Significant With Mitigation Incorporated." References to information sources for potential impacts (e.g., general plans, zoning ordinances) and/or previously prepared or outside document are identified in each environmental issue category, with the full reference list at the end of the checklist.

E. ENVIRONMENTAL ISSUES:

| <u>I. AESTHETICS</u> | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site is located to the south of East Main Street and Highway 101. The project site is surrounded by existing commercial development to the northeast, and the National Guard Armory and industrial development to the south. The project site is physically separated from the commercial and residential communities to the north and west by Highway 101.

The project site is adjacent to Highway 101, which is identified in the City of San Buenaventura 2005 Final Environmental Impact Report (FEIR) for the General Plan as routes having scenic value, offering background views of the hillsides behind the City (to the north of the project site) and intermittent views of the ocean, beaches and harbor (these views are not available at this location). Policy 4D of the FEIR requires the protection of views along scenic routes, and Action 4.37 directs the City to request Highway 101 be designated a State Scenic Highway.

The site is currently developed as a Recreational Vehicle (RV) dealership with a 6,785-square foot commercial building. 3650 East Main Street, the adjacent property to the north, is developed with a total of 14,503-square feet of building area comprised of retail, showroom, office and service bays currently occupied by Ventura Volkswagen.

Explanation:

a through d. No Impact. The Proposed Project consists of a zone change only with no associated development. As identified in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. The C-2 zone district three-dimensional building standards are identical to the MXD development standards for projects that are not exclusively residential, and the MXD zone district three-dimensional building standards are more restrictive than the C-2 zone district standards. Therefore, no net Aesthetic impact would occur on the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards would be equal to or more restrictive to the existing baseline condition, **a)** the Proposed Project will not have a substantial adverse effect on a scenic vista because there are no scenic vistas in proximity to the project site; **b)** the Proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway, because there are no important scenic resources located on or adjacent to project site and while Highway 101 is eligible as a State scenic highway, it is currently not designated as such; **c)** the Proposed Project will not substantially degrade the existing visual character or quality of the site and its surroundings area because it consists of a zone change with no associated project development or redevelopment; and **d)** the Proposed Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the project area. **Therefore, the Proposed Project will have no impact on aesthetic resources.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: A (Project Application, Site Plan); C (2005 General Plan EIR, Section 4.1 (Aesthetics), pgs. 4.1-1 through 4.1-26)

| II. AGRICULTURE AND FORESTRY RESOURCES | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site is not designated as Farmland, forestland, or timberland.

Explanation:

a through e. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen above in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, ground disturbing activities would be equal to or more restrictive to the existing baseline condition, and no net Agriculture or Forestry Resources impact would occur on the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards would be equal to or more restrictive to existing baseline condition, **a & b)** the Proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use nor would the Proposed Project conflict with existing zoning for agricultural use, or a Williamson Act contract, because the project site is already developed and located within a highly urbanized area; and **c, d & e)** the Proposed Project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, nor would the Proposed Project result in loss of forest land or conversion of forest land to non-forest use, nor will the Proposed Project directly involve changes in the existing environment, which due to its location or nature, could result in conversion of Farmland to non-agricultural use because the project site is not designated solely for agricultural uses and the Proposed Project will be consistent with the underlying land use which allows for non-agricultural urban uses. **Therefore, the Proposed Project will**

have no impact on Agriculture or Forestry Resources.

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.2 (Agriculture), pgs. 4.2-1 through 4.2-12)

| III. AIR QUALITY | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. The population forecasts upon which the Ventura County AQMP are used to estimate future emissions and devise appropriate strategies to attain state and federal air quality standards. When population growth exceeds the forecasts upon which the AQMP is based, emission inventories could be surpassed, which could affect attainment of standards. The Ventura County AQMP relies on the most recent population estimates developed by the Metropolitan Planning Organization (MPO). The Southern California Association of Governments (SCAG) acts as the MPO for Ventura County. Accordingly, the Ventura County AQMP uses SCAG's 2012 RTP for its population forecasts. SCAG's projected 2020 population for Ventura is 116,900 and 2035 population for Ventura is 128,800. The projected 2025 population under the 2005 General Plan is 126,153 for the year 2025.

Explanation:

a through e. No Impact. The project site is located within the Ventura County Air Basin, which is managed by the Ventura County Air Pollution Control District (VCAPCD).

For purposes of identifying established air quality impact thresholds, the VCAPCD considers operational air quality impacts to be significant if more than 25 pounds per day of Reactive Organic Compounds (ROC) or Nitrogen Oxides (NOx) would result from a project. Significant construction-related air quality impacts would result if fugitive dust emissions occur in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which may endanger the comfort, repose, health, or safety of any such person or the public.

The Proposed Project consists of a zone change only with no associated development project. As seen above in the Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional

building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition.

Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen below in Chart 4, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Air Quality impact would occur on the project site with a C-2 zone compared to a MXD zone.

Chart 4: Trip Generation Rate Comparison:

| MXD Zone – Additional Uses Permitted | C-2 Zone – Permitted Uses with Similar Intensity | ITE Trip Generation by Use |
|---|--|---|
| Auto Sales – Wholesale | Automotive and Accessories: Automotive Sales, Retail; Boating and Harbor Activities: Boat Sales and Services | 2.59 Trips per 1,000 square-feet 0.96 Trips per Employee |
| <u>Building Contractor Yards</u> | <u>Equipment Rentals, Sales, and Services: Light</u> | <u>4.49 Trips per 1,000 square-feet</u> <u>2.77 Trips per Employee</u> |
| <u>General Industrial</u> | | <u>0.68 Trips per 1,000 square-feet</u> <u>0.88 Trips per Employee</u> |
| <u>Light Industrial</u> | | <u>0.97 Trips per 1,000 square-feet</u> <u>0.42 Trips per Employee</u> |
| <u>Personal Storage</u> | | <u>2.50 Trips per 1,000 square-feet</u> <u>0.25 Trips per Storage Unit</u> <u>6.04 Trips per Employee</u> |
| <u>Research or Laboratory Services</u> | | <u>1.07 Trips per 1,000 square-feet</u> <u>0.41 Trips per Employee</u> |
| <u>Wholesaling and Distribution</u> | | <u>0.88 Trips per 1,000 square-feet</u> |

Since the three-dimensional building standards and the additional permitted uses would be equal to or more restrictive to existing baseline condition, a) the Proposed Project will not conflict with or obstruct implementation of the applicable air quality plan or result in any physical change to the property or existing use of the property; as a result there will be no additional air quality impacts above what is existing on the property.

b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) The proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

d and e) The Proposed Project will not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

Therefore, the Proposed Project will have no Air Quality impact.

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review.

Reference: C (2005 General Plan EIR, Section 4.3 (Air Quality), pgs. 4.3-1 through 4.3-26), H. ITE Trip Generation Rates – 8th Edition Pass-by rates from ITE Trip Generation Handbook – 2nd Edition

| IV. BIOLOGICAL RESOURCES | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

Explanation:

a through f. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, ground disturbing activities would be equal to or more restrictive to the existing baseline condition, and no net Biological Resource impact would occur on the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards would be equal to or more restrictive to existing baseline condition, **a)** the Proposed Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because no listed species are known or expected to occur at the project site; **b)** the Proposed Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project site is not considered to be conducive to important biological resources or their habitat. Hence candidate, sensitive, or special status species or habitat, nor migratory fish and wildlife and their associated habitat, are not thought or

known to exist on the site. **c)** the Proposed Project is located near the Arundell Barranca, which has been completely channelized, lined with concrete, and acts as a storm drain. The Barranca was identified on the Ventura County Wetlands Inventory by the California Department of Fish and Wildlife; however, since the project consists only of a zone change with no associated development or redevelopment, there are no impacts; **d)** the project site is not located within a Biological Resources Area which is thought to meet habitat needs for plants and animals, nor promote wildlife migration or movement. The project site does not have any natural standing bodies of water. Riparian habitat and other sensitive natural communities, and federally protected wetlands communities are not thought or known to exist on the site. Hence, the Proposed Project will not result in a substantial adverse impact to federally protected wetlands as defined by Section 404 of the Clean Water Act nor interfere substantially with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors. **e)** The Proposed Project will not conflict with any local policies or ordinances protecting biological resources, nor **f)** would the Proposed Project conflict with the provisions of an adopted habitat conservation plan, because there are no such plans or provisions affecting the project site.

Because implementation of the Proposed Project would not impact any significant biological resources, and the previously certified General Plan EIR concluded that development consistent with the adopted General Plan would result in less than significant impacts to biological resources, no impacts to biological resources due to the Proposed Project are anticipated. **Therefore, the Proposed Project will have no Biological Resources impact.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.4 (Biological Resources), pgs. 4.4-1 through 4.4-32)

| <u>V. CULTURAL RESOURCES</u> | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Environmental Setting:</u> | | | | |
| The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses. | | | | |
| <u>Explanation:</u> | | | | |
| a through d. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, ground disturbing activities would be equal to or more restrictive to the existing baseline condition, and no net Cultural Resource impact would occur on | | | | |

the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards would be equal to or more restrictive to existing baseline condition, **a)** the Proposed Project will not cause a substantial adverse change in the significance of a historical resource (as defined in CEQA Guidelines Section 15064.5), because neither the project site or adjacent and nearby properties are designated or potentially eligible as historic resources; **b)** the Proposed Project will not cause a substantial adverse change in the significance of an archaeological resource (pursuant to CEQA Guidelines Section 15064.5) none are known or anticipated to exist at the project site or **c)** any known paleontological resource/site or **d)** unique geologic feature, as none are known or anticipated to exist at the project site. Because the project site has no known archaeological significance, no impact related to disturbance of human remains is anticipated. In the unlikely event that human remains are discovered during implementation or operation of the future physical development of the site, State law establishes notification and recovery procedures if human remains are discovered during the development process. Therefore, implementation of the Proposed Project will not substantially degrade the quality of known or potential historic, archaeological or paleontological resources within the City or result in disturbance of human remains, and no impact is anticipated. **Therefore, the Proposed Project will have no Cultural Resources impact.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.5 (Cultural and Historic Resources), pgs. 4.5-1 through 4.5-18)

| VI. GEOLOGY AND SOILS | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental Setting: | | | | |

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses. According to the General Plan EIR the project site is located outside the Ventura-Foothill Alquist-Priolo earthquake fault zone (Figure 4.6-1), but is within the Liquefaction Hazard Zone (Figure 4.6-4). Additionally, the project site potentially has moderate expansive soils, as identified in Figure 4.6-5 of the General Plan EIR.

Explanation:

a through e. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, ground disturbing activities would be equal to or more restrictive to the existing baseline condition, and no net Geology and Soils impacts would occur on the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards would be equal to or more restrictive to existing baseline condition, **a)** implementation of the Proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving a rupture of a known fault, strong seismic ground shaking, seismic related ground failure, and/or landslide, **b)** result in substantial soil erosion or the loss of topsoil, **c)** cause a geologic unit or soil that is unstable to result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, **d)** create a substantial risk to life or property due to expansive soils, and **e)** no septic tank use because the city requires new development's wastewater to be served by Ventura Water sewer system. **Therefore, the Proposed Project will have no Geology and Soils impact.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during the project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.6 (Geologic Hazards), pgs. 4.6-1 through 4.6-32)

| <u>VII. GREENHOUSE GAS EMISSIONS</u> | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

Neither the Ventura County Air Pollution Control District (VCAPCD) nor the City of Ventura has adopted a plan, policy, or regulations for the purpose of reducing the emissions of Greenhouse Gases (GHG) to a level that would be considered less than significant under CEQA. As no such plan, policy, or regulation has been adopted, the proposed project cannot conflict with an adopted plan, policy, or regulation for the purpose of reducing the emissions of greenhouse gases. However, the South Coast Air Quality

management District (SCAQMD) and California AIR Quality Pollution Control officers Association (CAPCOA) have each adopted thresholds of significance for GHGs.

The South Coast Air Quality Management District (SCAQMD) has adopted quantitative significance thresholds for GHGs. The SCAQMD has also convened a GHG CEQA Significance Threshold Working Group, the goal of which is to develop and reach consensus on an acceptable CEQA significance threshold for GHG emissions that could be utilized on an interim basis until CARB or another state agency developed statewide guidance on assessing the significance for GHG emissions under CEQA. In September 2010, the Working Group announced its more recent iteration of the draft thresholds, which recommended a single numerical threshold for all non-industrial projects of 3,000 MT CO₂e per year (million metric tons Carbon Dioxide Equivalent).

Explanation:

a and b. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition.

Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Greenhouse Gas Emission impact would occur on the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards and the additional permitted uses would be equal to or more restrictive to existing baseline condition, **a)** the Proposed Project will not generate greenhouse gas emissions either directly or indirectly, or **b)** conflict with an applicable adopted plan, policy, or regulation for the purpose of reducing greenhouse gas emissions because the amount of future development and the additional uses permitted in the MXD zone would be expected to generate equivalent CO₂e per year. **Therefore, the Proposed Project will have no Greenhouse Gas Emissions impact.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: F (California Air Pollution Control Officers Association (CAPCOA). January 2008. CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act.) G South Coast Air Quality Management District. 2010. *Greenhouse Gases (GHG) CEQA Significance Thresholds Working Group Meeting #15.* <http://www.aqmd.gov/ceqa/handbook/GHG/2010/sept28met/sept29.html>

| VIII. HAZARDS AND HAZARDOUS MATERIALS | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a safety hazard for people residing or working in a project area located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in a safety hazard for people residing or working in a project area within the vicinity of a private airstrip? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses. The project site is located approximately 0.53 miles away from an existing or proposed school. The project site is located approximately 4.3 miles away from a public or private airport/airstrip.

Explanation:

a through h. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition. Additionally, as seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Hazards or Hazardous Materials impacts would occur on the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards and the additional permitted uses would be equal to or more restrictive to existing baseline condition, **a)** the Proposed Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, **b)** create a reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, **c)** emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, **d)** or be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. **e & f)** The project site is not located near or within two miles a public or private airstrip.

g) The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because, pursuant to the City's Municipal Code, construction activities that may temporarily restrict vehicular traffic would be required to implement measures to facilitate the passage of people and vehicles through or around any required road closures. Any road closures would have to be approved the City Public Works Department and would have to conform to all applicable standards.

h) The project site is located within a highly urbanized area and is not located in an area that will expose people or structures to a significant risk of loss, injury, or death involving wildland fires. **Therefore, the**

Proposed Project will have no Hazards and Hazardous Materials impact.

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.7 (Hazards and Hazardous Materials), pgs. 4.7-1 through 4.7-20)

| <u>IX. HYDROLOGY AND WATER QUALITY</u> | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

The City of Ventura supplies water to the Project site. Five distinct water sources currently provide water to the City water system:

- Casitas Municipal Water District (Casitas)
- Ventura River Foster Park Area (Foster Park)
- Mound Groundwater Basin
- Oxnard Plain Groundwater Basin (Fox Canyon Aquifer)
- Santa Paula Groundwater Basin

The City also provides reclaimed water from the Ventura Water Reclamation Facility. In addition, the City has a 10,000 acre-feet per year (AFY) contract from the California State Water Project, which is not utilized within the City service area because there are no facilities to deliver the water to the City.

The Project site is located at the west corner of the 210 Zone within the City. The current water supply sources for the 210 Zone include the following:

- Casitas Municipal Water District Turnout No. 1
- Casitas Municipal Water District
- Turnout No. 2 Ventura River and Nye Wells, treated by the Avenue Treatment Plant, and boosted into the 210 Zone by the Power Booster Pump Station
- Main and Mills Pressure Reducing Station (Emergency Only)
- Palma Pressure Reducing Station

Supply is taken from the 210 Zone by the following facilities:

- Valley Vista Booster Pump Station
- Gosnell Booster Pump Station
- Modella Booster Pump Station
- Hall Canyon Booster Pump Station
- Foothill Booster Pump Station
- Seaward and Poli Booster Pump Station
- 5 Pts Booster Pump Station
- 330 Booster Pump Station

Storage for the 210 Zone is provided by the following water storage tanks:

- Hall Canyon (2)
- Power (1)
- Kingston (1) – (Raw water storage, not included in 210 Zone storage volume)

A significant impact would occur if sufficient domestic and/or fire protection water supply were not available to serve the proposed Project's long-term needs. Based on a detailed analysis of the City's water supply and demand, the City's 2013 Comprehensive Water Resources Report (2013 CWRR), adopted in June 2013, concluded that the City's water supplies are currently being used at or near full capacity. The City's existing water use is 19,625 AFY. The 2005 General Plan EIR estimated the total water available for City use in 2015 to be 28,262 AFY. This number was based on the 2000 Urban Water Management Plan (UWMP). However, the 2010 UWMP, amended in 2011, estimated the total water available for City use to be 22,000 AFY (based on Casitas MWD demands declining from 6,000 to 5,000 AFY). The 2010 UWMP estimated a 6.5% annual water loss (due to leaks in the infrastructure and evaporation); therefore, the total water available for City use in 2015 is estimated to be approximately 19,700 AFY.

As indicated on Figure 4.8-4 of the 2005 General Plan FEIR, the project site is located inside the 100-year flood zone, and within the 500-year flood zone.

As indicated on Figure 4.8-5 of the 2005 General Plan FEIR, the project site is located within the Castaic and Pyramid Dam (coterminous) inundation flood hazard area. Additionally, the 2005 General Plan FEIR indicated that a new debris basin is proposed for Lake Canyon, which contains the upper portions of the

Arundell Barranca, in order to alleviate downstream flooding problems; the State Division of Safety of Dams will conduct a technical review of the final design and will perform inspections throughout the construction period to verify design assumptions and ensure adherence to the plans and specifications.

As indicated on Figure 4.6-6 of the 2005 General Plan FEIR, the project site is located outside of the tsunami hazard risk zone established by the City of Ventura, and outside of the tsunami hazard zone maps established by the California Department of Conservation for the City of Ventura (http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Ventura/Documents/Tsunami_Inundation_Ventura_Quad_Ventura.pdf).

Explanation:

a through j. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition.

Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Hazards or Hazardous Materials impacts would occur on the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards and the additional permitted uses would be equal to or more restrictive to existing baseline condition, **a)** the Proposed Project will not violate any water quality standards or waste discharge requirements.

b) The proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The stated goal of the City is to deliver a reliable and high quality water supply for customers, even during dry periods. Based on the City of Ventura's Comprehensive Water Resources Report (CWRR) water use factors, the Project would not alter the current AFY for the project because no physical development of the site is associated with the change of zone. Therefore, the proposed Project would not cause the City's water demand to exceed the projected supply and groundwater supplies would not be depleted.

c & d) The proposed Project will not substantially alter the existing drainage pattern of the site or area, **e)** create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or **f)** otherwise substantially degrade water quality because a project under new zone designation would be evaluated separately under a separate permit.

g & h) The project site is located within the 100-year floodplain, however the Proposed Project does not propose any new structures that would impede or redirect flood flows.

i & j) The Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam, or as a result of inundation by seiche, tsunami, or mudflow because the project site is not located next to, or near, an inland body of water that is susceptible to a seiche, is located outside of the tsunami hazard zone. **Therefore, the Proposed Project will have no Hydrology and Water Quality impact.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.8 (Hydrology and Water Quality), pgs. 4.8-1 through 4.8-28)

| X. LAND USE AND PLANNING | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

The project site is physically separated from the commercial and residential communities to the north and west by Highway 101, but is part of the greater industrial district; this district contains a mix of uses that range from residential, commercial, and industrial uses.

The project site is not included within a habitat conservation plan or natural community conservation plan as indicated within the 2005 General Plan FEIR.

Explanation:

a through c. No Impact. The Proposed Project consists of a zone change only with no associated development project. **a)** As the existing project site is already physically separated from the commercial and residential communities to the north and west by Highway 101, the Proposed Project will not physically divide a community.

b) The Proposed Project would not conflict with any applicable land use plan policy, or regulation of an agency with jurisdiction over the project because, as seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition. Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Land Use and Planning impact would occur on the project site with a C-2 zone compared to a MXD zone. These uses are generally consistent and meet the intent of the General Plan Land Use designation of Commerce: Encourages a wide range of building types of anywhere from two to six stories (depending on neighborhood characteristics) that house a mix of functions, including commercial, entertainment, office and housing. Additionally the San Buenaventura Municipal Code contains performance measures for industrial type uses that will further bring these uses into conformance with the General Plan designation. As the three-dimensional building standards and the additional permitted uses would be equal to or more restrictive to existing baseline condition,

c) The Proposed Project would not conflict with any applicable habitat conservation plan or natural community conservation plan because the project site is not included within a habitat conservation plan or natural community conservation plan (2005 General Plan EIR). Therefore the proposed project would not impact or conflict with any habitat conservation plan or natural community conservation plan.

Therefore, the Proposed Project will have no Land Use and Planning impact.

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.14 (Land Use and Planning), pgs. 4.14-1 through 4.14-27), E (City of Ventura Municipal Code, Chapter 24 (Zoning Ordinance))

| XI. MINERAL RESOURCES | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The two principal mineral resources within the Ventura area are aggregate and petroleum resources, each of which is discussed below.

a. **Aggregate.** Aggregate resources comprise the basic ingredients for a large variety of rock products including fill, construction-grade concrete, and riprap. Aggregate resources include sand, gravel, and rock material.

"Red line" restrictions imposed by a joint resolution of the Ventura County Board of Supervisors have removed the portion of the Santa Clara River downstream of Highway 118 from consideration as an area for possible future mining activities.

b. **Petroleum.** The project site is located approximately 0.9 miles away from the Montalvo-West Oil and Gas Field and approximately 2.8 miles away from the Ventura Oil and Gas Field. The only remaining petroleum wells in the project vicinity are located approximately 0.50 and 0.60 miles southwest of the project site; these wells have been plugged and abandoned according to the California Division of Oil, Gas, & Geothermal Resources.

Explanation:

a and b. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, ground disturbing activities would be equal to or more restrictive to the existing baseline condition, and no net Mineral Resources impact would occur on the project site with a C-2 zone compared to a MXD zone.

As the three-dimensional building standards would be equal to or more restrictive to existing baseline condition, **a)** the Proposed Project will not result in the loss of availability of a known mineral resource, or **b)** result in the loss of availability of a locally-important mineral resource recovery site. **Therefore, the Proposed Project will have no Mineral Resource impact.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

| XII. NOISE | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Exposure of people residing or working in a project area, which is located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Exposure of people residing or working in the project area, which is within the vicinity of a private airstrip, to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Environmental Setting:</u> | | | | |
| <p>The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.</p> <p>The project site is adjacent to Highway 101 and results in noise contours across the site ranging from 65 dB to greater than 75 dB.</p> <p>The project site is located approximately 4.3 miles away from Oxnard Airport, 8.3 miles away from Camarillo Airport, 10.8 miles away from Point Mugu Naval Air Station, and 11.6 miles away from Santa Paula Airport; there are no other known public or private airports/airstrips within the southern Ventura County region.</p> | | | | |
| <u>Explanation:</u> | | | | |
| <p>a through f. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition.</p> <p>Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen above in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Noise impact would occur on the project site with a C-2 zone compared to a MXD zone.</p> | | | | |

Implementation of the Proposed Project will not **a & b)** expose persons to or generate noise levels in excess of established standards, expose persons to or generate excessive groundbourne vibration or noise levels, and **c & d)** cause a substantial permanent or temporary/periodic increase in ambient noise levels in the project vicinity above existing levels.

e & f) The project site is not located adjacent to or within two miles of a public or private airport/airstrip.

Therefore, the Proposed Project will have no Noise impact.

Any impact to/of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.10 (Noise), pgs. 4.10-1 through 4.10-31)

| XIII. POPULATION AND HOUSING | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

The project site is located approximately 120 feet away from the nearest residence; however these residences are located across the Arundell Barranca and are not being demolished or physically affected by the proposed project.

Explanation:

a through c. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition. Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen above in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Population and Housing impact would occur on the project site with a C-2 zone compared to a MXD zone.

Implementation of the Proposed Project will not induce substantial population growth in the area either directly or indirectly, displace substantial numbers of existing housing, and will not displace a substantial number of people, necessitating the construction of replacement housing elsewhere. **Therefore the Proposed Project will have no Population and Housing impact.**

The existing C-2 zone, the proposed MXD zone, and the General Plan Commerce designation allow for the site to be developed with housing in conjunction with a mix of other uses. Additionally, the project site is identified in the 2014-2021 Housing Element as a underutilized parcel that could support 53 very low/low income units; the change of zone does not preclude the development of residential on the site, therefore the zone change complies with the Housing Element.

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.15 (Population and Housing), pgs. 4.15-1 through 4.15-11)

| XIV. PUBLIC SERVICES | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

The project site is located approximately 0.41 miles away from the nearest fire station.

The project site is located approximately 1.06 miles away from the nearest police station

The project site is located approximately 0.48 miles away from the nearest elementary school, 0.54 miles from the nearest middle school, and 0.27 miles away from the nearest high school; the project site is also located 0.86 miles away from Ventura Community College:

The project site is located approximately 0.31 miles away from the nearest park.

Explanation:

a. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition.

Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net impact to Public Services would occur on the project site with a C-2 zone compared to a MXD zone.

Implementation of the Proposed Project will not result in a substantial adverse physical impact associated with the provision of new physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire and police protection, schools, parks, and other public facilities. **Therefore the Proposed Project will have no Public Services impact.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.11 (Public Services), pgs. 4.11-1 through 4.11-51)\

| <u>XV. RECREATION</u> | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project; | | | | |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

The project site is located approximately 0.31 miles away from the nearest park.

Explanation:

a and b. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition. Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Recreational impact would occur on the project site with a C-2 zone compared to a MXD zone.

Implementation of the Proposed Project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and will not include new or expanded recreational facilities which might have an adverse physical effect on the environment. **Therefore the Proposed Project will have no Recreation**

impact.

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: A (Project Application, Site Plan), D (2005 General Plan Chapter 6 (Our Active Community), pgs. 6-1 through 6-7)

| <u>XVI. TRANSPORTATION AND TRAFFIC</u> | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

Explanation:

a through f. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition. Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Transportation and Traffic impact would occur on the project site with a C-2 zone compared to a MXD zone.

Implementation of the Proposed Project will not conflict with **a, b, & f)** an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, conflict with an applicable congestion management program, substantially increase hazards due to a design feature or incompatible uses, result in inadequate emergency access or conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

c) The project site is not located adjacent to or within two miles of a public or private airport/airstrip, thus it will not result in a change to air traffic patterns.

d) The proposed project will not increase hazards due to design features or incompatible uses because there will be no physical changes or alterations to the site.

e) The proposed project will not result in inadequate emergency access because there will be no physical changes to the site. Any new use and/or construction activities that will occur on the site are required to be reviewed by the fire department.

Therefore the Proposed Project will have no Transportation and Traffic impacts.

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.12 (Transportation and Circulation), pgs. 4.12-1 through 4.12-94)

| <u>XVII. UTILITIES AND SERVICE SYSTEMS</u> | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Environmental Setting:</u> | | | | |

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

Explanation:

a through g. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition. Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Utility and Service Systems impact would occur on the project site with a C-2 zone compared to a MXD zone.

Implementation of the Proposed Project **a, b, & e** will not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (which covers Ventura County), require or result in the construction of new or expansion of existing water or wastewater treatment facilities, and will not require or result in the construction of new or expansion of existing storm water drainage facilities because the proposed project does not involve any physical changes or alterations to the existing site.

d, f, & g) The Proposed Project is currently served by existing municipal water sources and trash removal. The Proposed Project will not result in new or expanded water entitlements, and will continue to be served by the existing rubbish company, E.J. Harrison & Sons, with a landfill that has a sufficient permitted capacity. The Proposed Project will continue to comply with federal, state, and local statues and regulations related to solid waste. **Therefore the Proposed Project will have no Utilities and Service Systems impact.**

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

Reference: C (2005 General Plan EIR, Section 4.13 (Utilities and Service Systems), pgs. 4.13-1 through 4.13-46)

| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE | <i>Potentially Significant Impact</i> | <i>Less Than Significant Impact with Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| Does the project: | | | | |
| a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?



Environmental Setting:

The project site and surrounding area is characterized as an urban and developed with a range of commercial, industrial, residential, and transportation uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses.

Explanation:

a through c. No Impact. The Proposed Project consists of a zone change only with no associated development project. As seen in Project Description Chart 1, altering the project site from the existing baseline (C-2 zone) to the proposed condition (MXD zone) would either result in the same or more restrictive three-dimensional building standards. Therefore, potential development would be equal to or more restricted as compared to the existing baseline condition. Additionally, the proposed zone change from the existing baseline (C-2 zone) to the proposed condition (MXD zone) will allow for seven (7) additional uses that are currently prohibited under the C-2 designation uses. As seen in Project Description Chart 2, the additional uses permitted in the MXD zone are similar in intensity to uses currently permitted in the C-2 zone, and no net Mandatory Findings of Significance impacts would occur on the project site with a C-2 zone compared to a MXD zone.

a) Implementation of the Proposed Project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

b) Based on the information obtained in preparation of this Initial Study, as well as City Ordinance Code requirements, no potentially significant individually limited or cumulative impacts were identified. The zone change and the seven (7) new allowed uses complies with and meets the intent of the General Plan Commerce designation. Even though no cumulative impacts were identified, the 2005 General Plan has identified and anticipated future growth of the community which the project site is located.

c) Based on the information contained in this Initial Study, the proposed project does not have the potential to directly or indirectly cause substantial adverse effects on humans

Therefore the Proposed Project will have no impact.

Any impact of a future project that will result in development or redevelopment of the project site will have to be determined during that project's preliminary review of the site specific physical development and proposed use.

F. REFERENCES:

- A. Project Application, PROJ-7287, EIR-6-14-22205, Z-6-14-22206, dated June 5, 2014
- B. Ventura, City of. 2005. *City of San Buenaventura, 2005 Ventura General Plan*. Ventura, CA: City of Ventura. 8 August 2005.
<<http://www.cityofventura.net/files/file/comm-develop/General%20Plan/General%20Plan.pdf>>
- C. Ventura, City of. 2005. *City of Ventura 2005 General Plan Final Environmental Impact Report*, SCH No. 2004101014. Ventura, CA: City of Ventura. August 2005 (Certified 8 August 2005).
< http://www.cityofventura.net/files/file/comm-develop/ventura_general_plan_feir_2005.pdf>

- D. Ventura, City of. 2005. *Achieving the vision: 2005 Ventura General Plan*. Ventura, CA: City of Ventura. August 2005.
<<http://www.cityofventura.net/files/file/comm-develop/General%20Plan/General%20Plan.pdf>>
- E. Ventura, City of. 1971. *Municipal Code, City of San Buenaventura, California*.
<http://library.municode.com/index.aspx?clientId=10135&stateId=5&stateName=California>
- F. California Air Pollution Control Officers Association (CAPCOA). January 2008. CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act
- G. South Coast Air Quality Management District. 2010. *Greenhouse Gases (GHG) CEQA Significance Thresholds Working Group Meeting #15*.
<http://www.aqmd.gov/ceqa/handbook/GHG/2010/sept28met/sept29.html>
- H. ITE Trip Generation Rates – 8th Edition Pass-by rates from ITE Trip Generation Handbook – 2nd Edition

ATTACHMENTS:

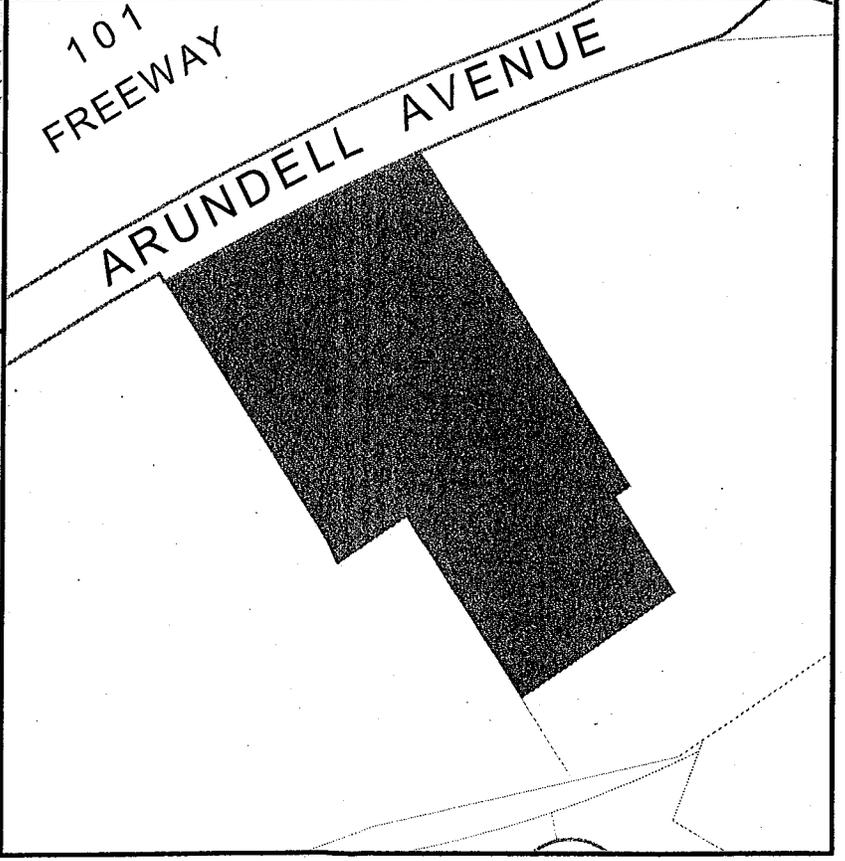
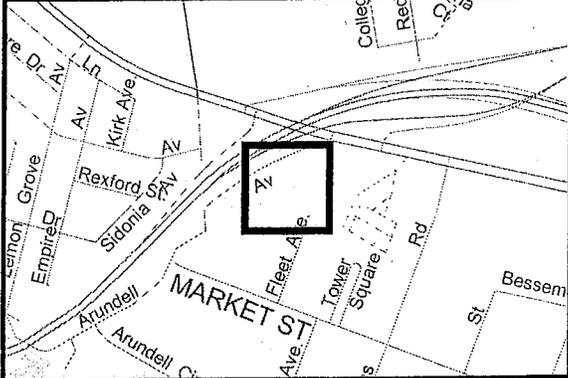
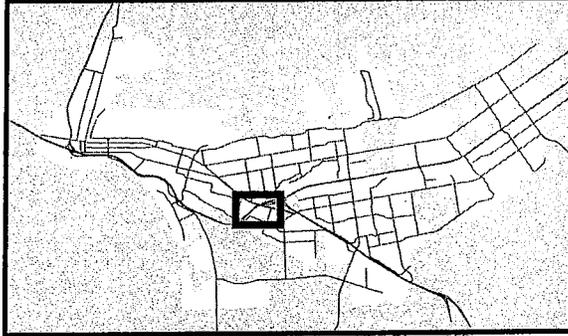
- A. Project Location and Vicinity Map
- B. Site Plan

Attachment A
Project Location and Vicinity Map

| | | | | |
|----------------------------|--|-------------------------------------|---------------------|-----------------------------|
| Parcel: | 138-0-160-105 | | Zoning: | |
| Property Owner: | BEACHMONT LIMITED PART | | | |
| | 1369 BEACHMONT ST | | Sale Date: | 0 |
| | VENTURA CA | | 93001-4225 | Homeowner Exemption(Y/N): N |
| Site Address: | 1461 ARUNDELL AV | | Year Built: | 1988 |
| Site Use: | 5511: <<this Site Use Code Not Found On The Vax Lookup Table>> | | | Site Zip: 93001 |
| Tax Rate Area Code: | 05011 | Assessed Value per County Assessor: | Land Value: 404,847 | Improvement Value: 422,225 |
| Tract: | Block: | Lot: 2 | Sq.Ft.Land: 85,813 | Acres: 1.970 |
| Land Use: | Coastal Zone: | Flood Zone: | Hillside: | |
| Community: | Fault Zone(Y/N): | Parking(1,2,3): | | |
| Special Features/Overlays: | Click 'APN Details' for more info | | | Redev. Areas: |
| Street Code: | Water District: | U.S. Census Tract/Block Group: | | |

Date of Query: 15 APR 2015

Data Notes: THIS REPORT IS BASED ON DATA COMPILED FROM A NUMBER OF SOURCES INCLUDING PARCEL DATA SUPPLIED BY THE COUNTY ASSESSOR AND SEVERAL TABLES MAINTAINED ON THE CITY OF VENTURA'S LEGACY COMPUTER SYSTEM. ALL DATA IS SUBJECT TO CHANGE AT ANY TIME AND IS ONLY AS CURRENT AS THE SYSTEMS FROM WHICH IT CAME.



REFER TO ASSESSOR'S PARCEL MAP IN BOOK 138 PAGE 16

0 150 300 FEET

| | | | | | |
|---------------------------------------|--|--|--|----------------------|--|
| APN: 138-0-160-105 | | Site Address: 1144 ARUNDELL AV | | IN CITY | |
| Owner Name 1: BEACHMONT LIMITED PART | | | | Prop. Taxes | |
| Owner Name 2: | | | | Parcel Map | |
| Mailing Address: 1369 BEACHMONT ST | | | | City Map | |
| City/State/Zip: VENTURA CA 93001-4225 | | | | Java Map | |
| Tax Rate Area Code: 05011 | | Lot Size: 85813 sq.ft. (1.970 acres) | | Year Built: 1988 | |
| Base Year: 7576* | | Lot Width: | | Total Units: | |
| Date of Sale: | | Lot Depth: | | Building Size: | |
| Transfer Tax: | | Frontage: | | | |
| Document No: 980207518 | | Tract: | | Floor 1 Area: | |
| Document Type: GD | | Block: | | Floor 2 Area: | |
| Document Date: 25-Nov-1998 | | Lot: 2 | | Floor 3 Area: | |
| Effective Date: | | Lot Sub-Number: | | Balcony Area: | |
| Non-Tax Code: | | Map Number: 13 PM 26 | | Porch Area: | |
| Net Assessed Value: \$827072 | | Condo Ref. Plan: | | Basement Area: | |
| Land Value: \$404847 | | Condo Building: | | Addition 1 Area: | |
| Improvement Value: \$422225 | | Condo Unit Number: | | Addition 2 Area: | |
| Mineral Rights Value: | | Mobile Home Valued Flag: | | Other Area: | |
| Trees/Vines Value: | | Mobile Home Model Year: | | Garage Area: | |
| Trade Fixtures Value: | | Mobile Home Size: | | Carport Area: | |
| Personal Prop. Value: | | Mobile Home Space: | | Patio Area: | |
| Unit Trade Fix. Value: | | MH Park: | | Enclosed Patio Area: | |
| Unit Per. Prop. Value: | | Bedroom Count: | | Pool Area: | |
| Exemption Code 1: | | Bathroom Count: | | Deck Area: | |
| Exemption Value 1: | | Family Room / Den Count: | | Office Area: | |
| Exemption Code 2: | | Dining Room Count: | | Mezzanine Area: | |
| Exemption Value 2: | | Utility Room Count: | | Retail Area: 6785 | |
| Exemption Code 3: | | Other Room Count: | | Shop Area: | |
| Exemption Value 3: | | Total Room Count: | | Storage Area: | |
| Site Use Code: 5511 | | Site Use Desc: AUTOMOBILE REPAIR, SALES (NEW AND USED) | | | |
| | | Fireplace Count: | | | |

The above parcel details reflect March 2, 2015 data provided to the City of San Buenaventura by the Ventura County Assessor's Office.

The Assessors Parcel Number (APN) is subject to change at any time, as is any of the associated parcel information.

While reasonable effort has been made to ensure the accuracy of the data contained herein, no guarantee can be made as to its accuracy.

No decision that may result in the loss of life or property should be made on the basis of the information contained in this document.

| | | |
|---|---|--|
| APN: 138-0-160-105 | Information below was derived by comparing the shape of this parcel to those of other GIS features. | |
| City Zoning: C-2 (100%) | | |
| Specific/Community/Corridor Plan: --- | | |
| Coastal Zone: No | Hillside Management Zoning Overlay: No | |
| Land Use Designation: GP = Commerce (100%) | | |
| General Plan Planning Community: Arundell (100%) | | |
| FEMA Flood Zone: ===SEE MAP=== A (16.15%), B (83.85%) | | |
| Alquist-Priolo Liquefaction Zone: YES (100%) | | |
| Alquist-Priolo Landslide Area: --- | | |

Alquist-Priolo Fault Zone: ---

Alquist-Priolo Fault Line on Parcel: ---

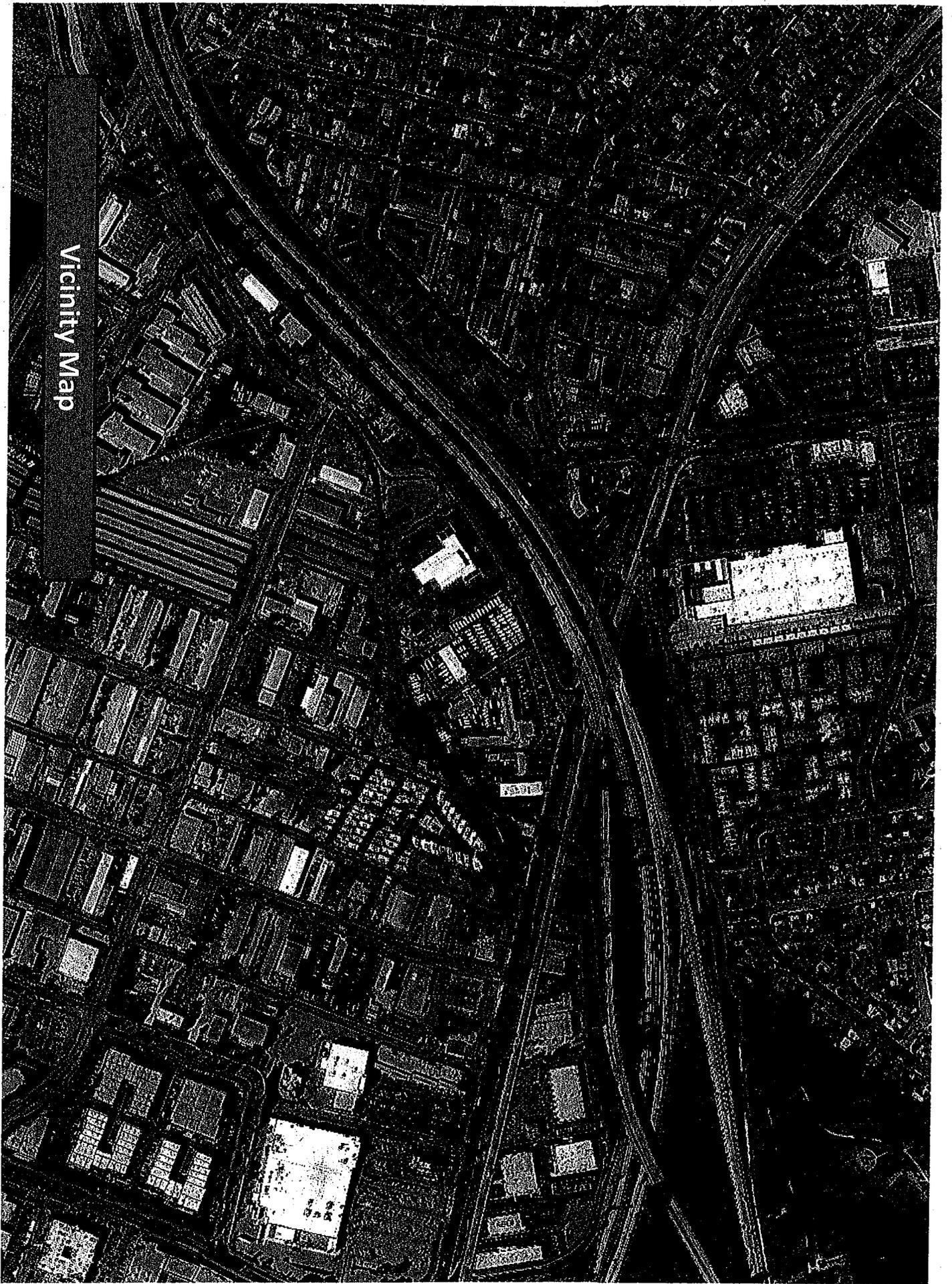
Soil Number per County: ===SEE MAP=== 5 (6.15%), 4 (93.85%)

Water District: **United (100%)**

Historic Resource Summary: **Nothing found**

How to Contact Us: If you have questions about this product, please send email to GIS@cityofventura.net

Vicinity Map

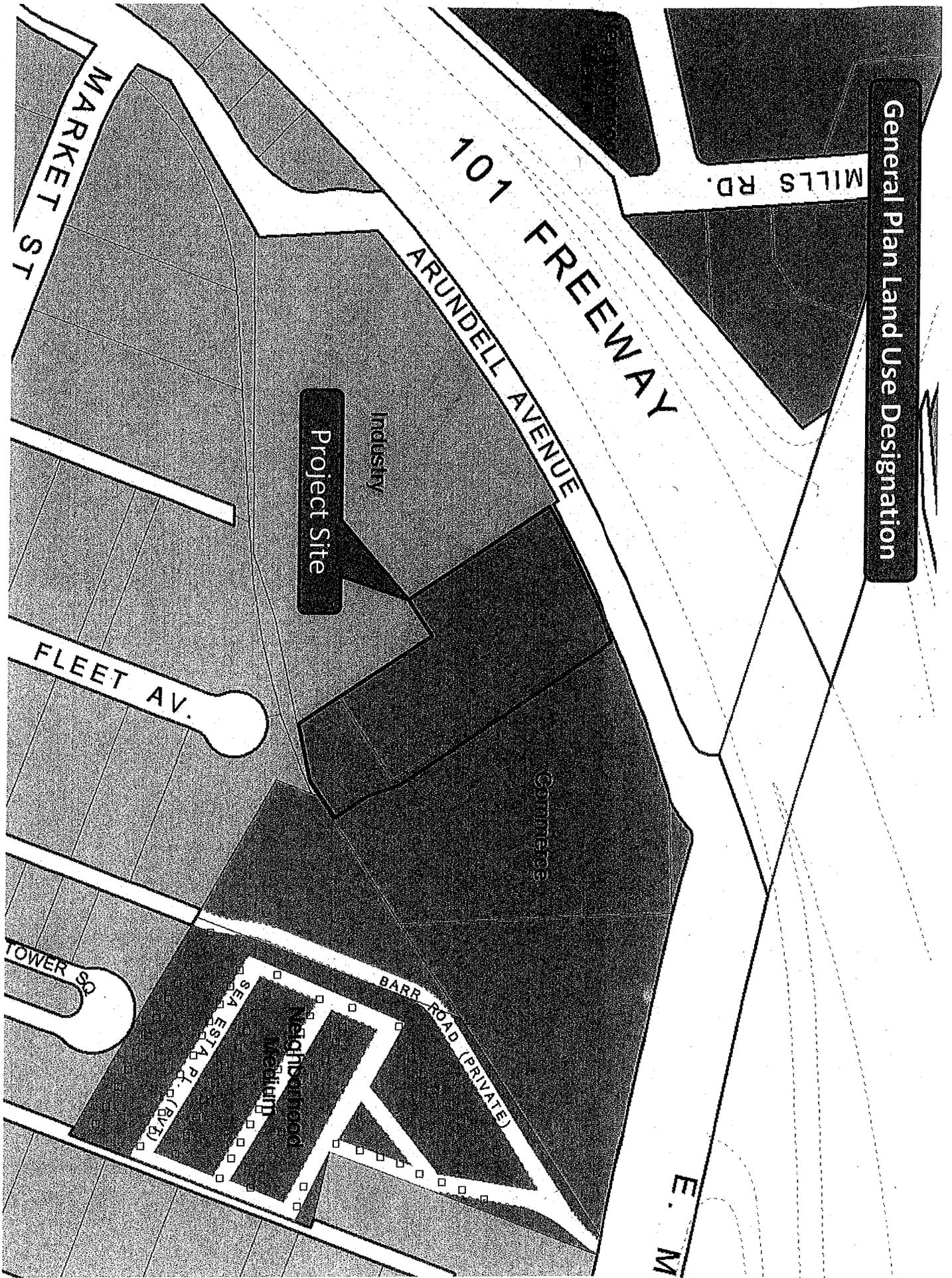


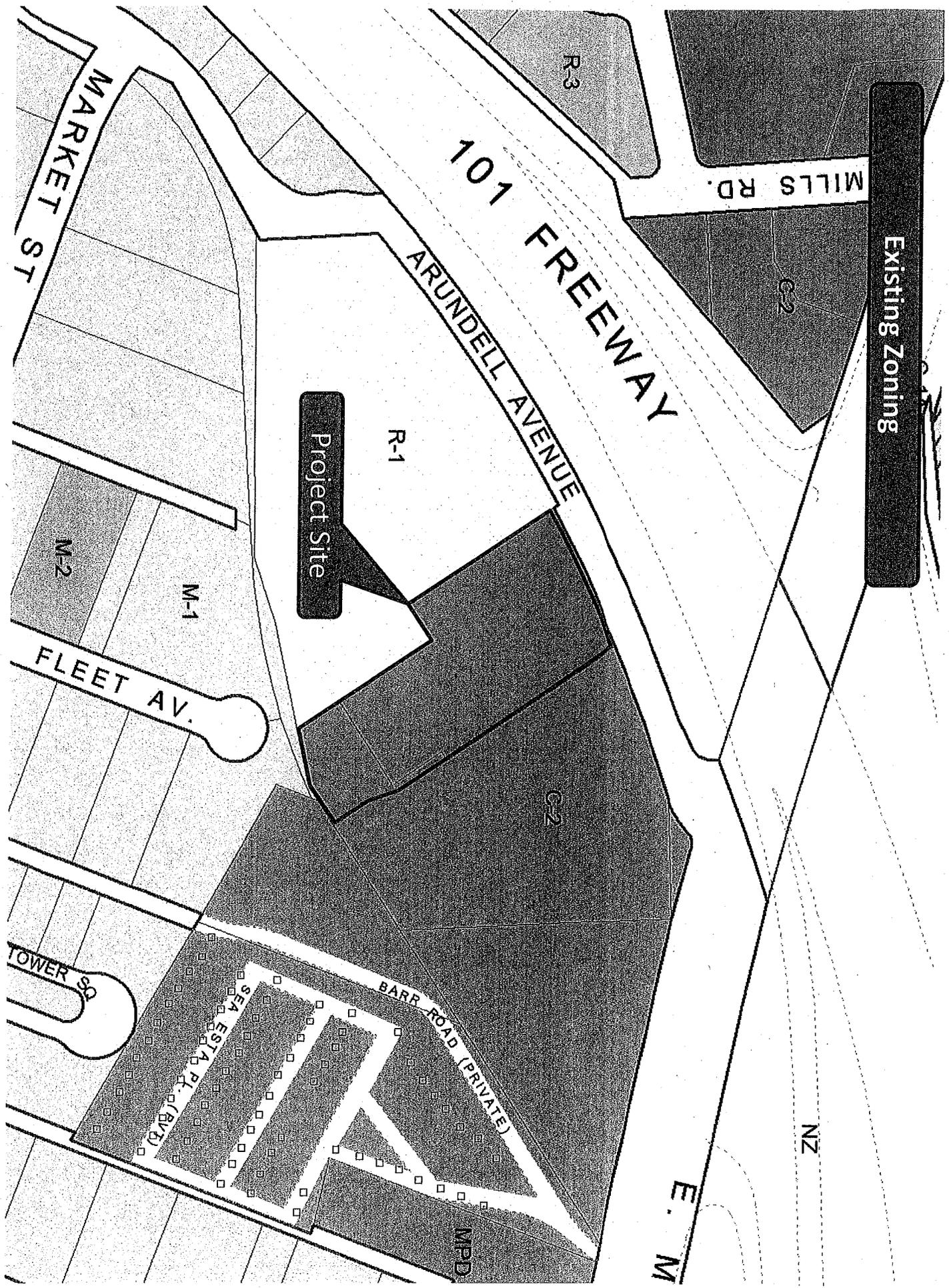
Satellite View

Project Site



General Plan Land Use Designation





Existing Zoning

Project Site

101 FREEWAY

ARUNDELL AVENUE

MILLS RD.

MARKET ST

FLEET AV.

TOWER ST

SEA VISTA PL. (BVD)

BARR ROAD (PRIVATE)

R-1

R-3

C-2

M-2

M-1

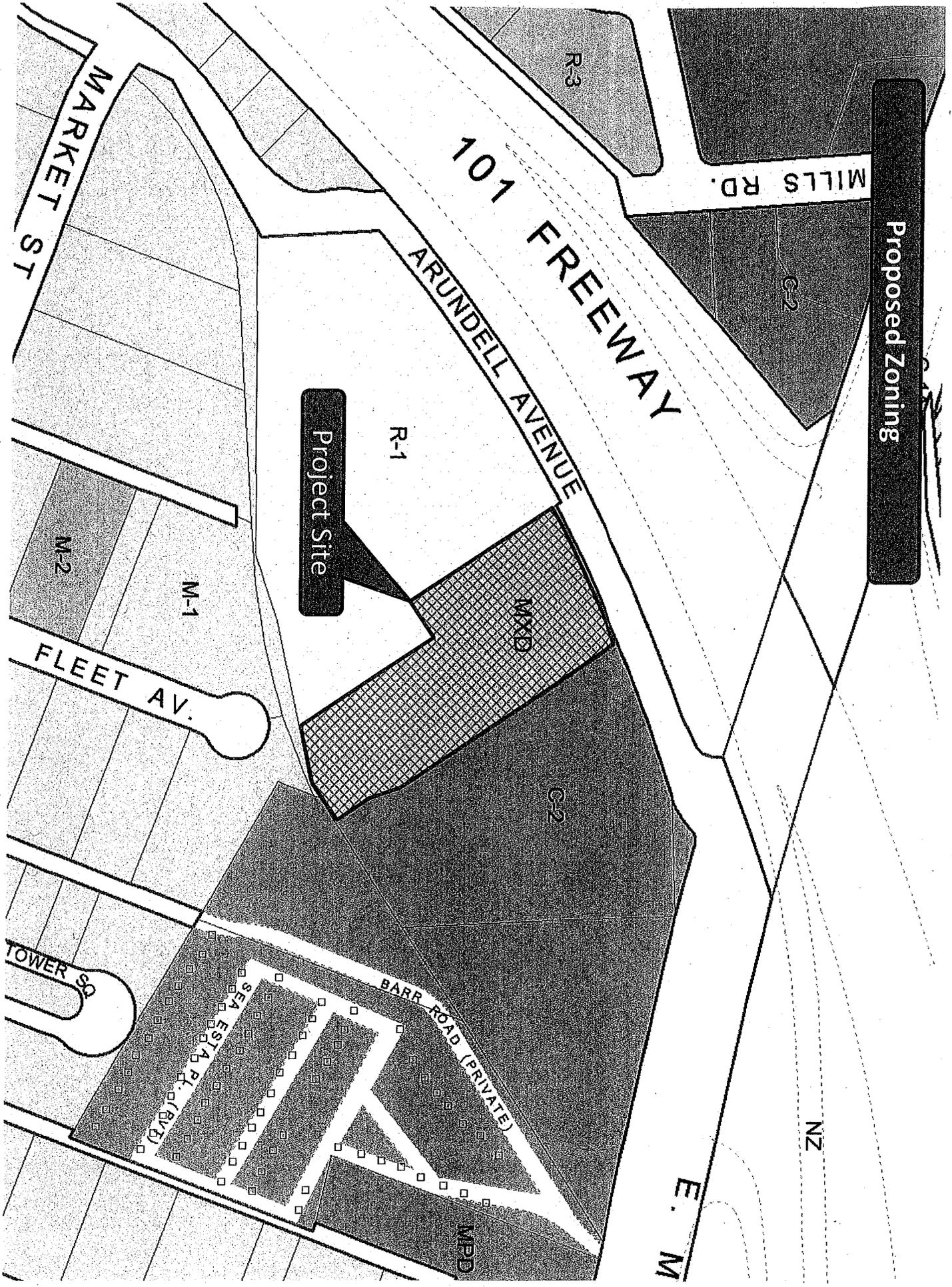
C-2

MPD

E. M.

NZ

Proposed Zoning



MARKET ST

101 FREEWAY

MILLS RD.

ARUNDELL AVENUE

Project Site

R-1

R-3

C-2

M-2

M-1

FLEET AV.

MPD

C-2

TOWER ST

SEA EST PT.

BARR ROAD (PRIVATE)

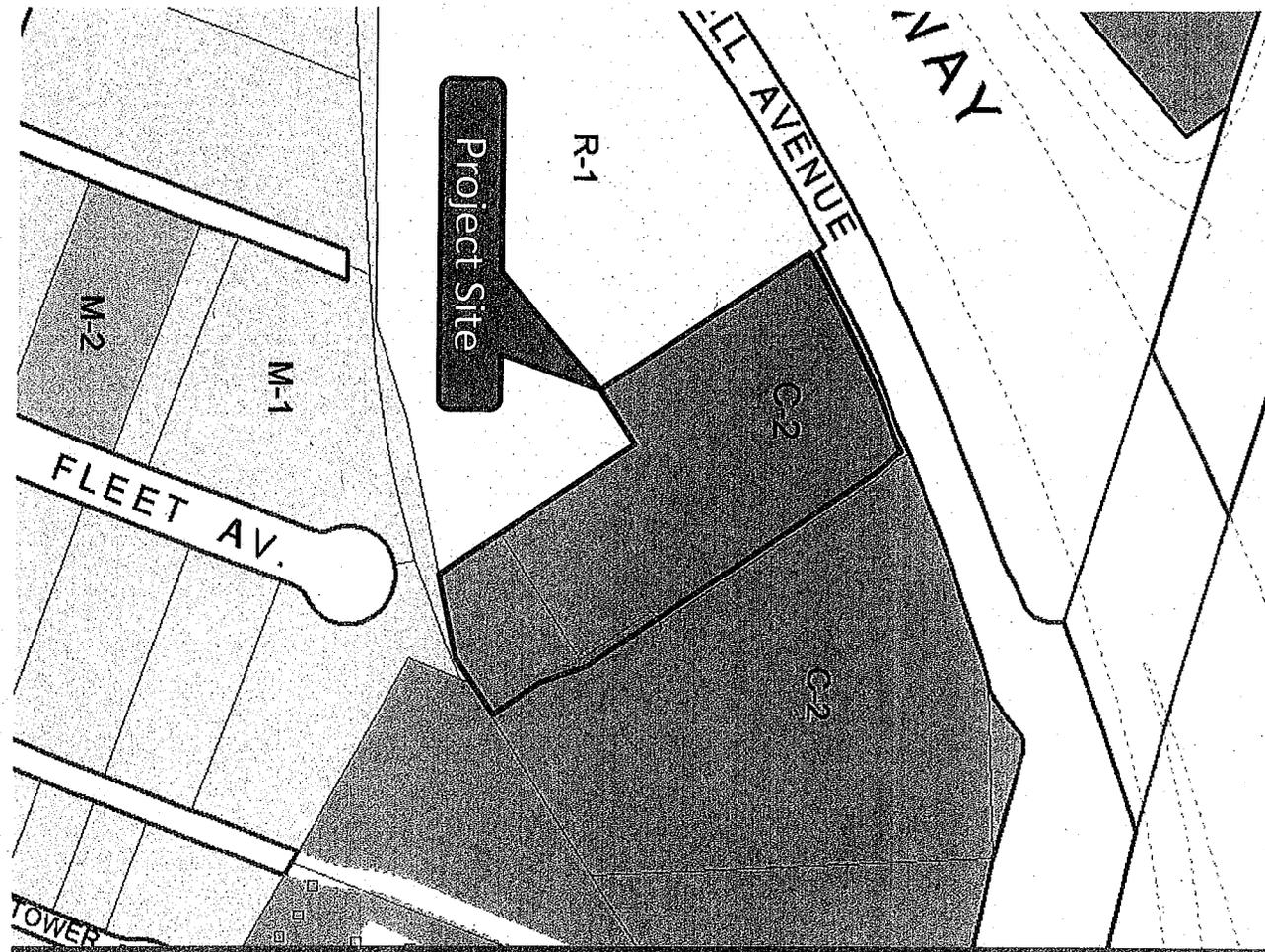
MPD

E. M.

N.Z.

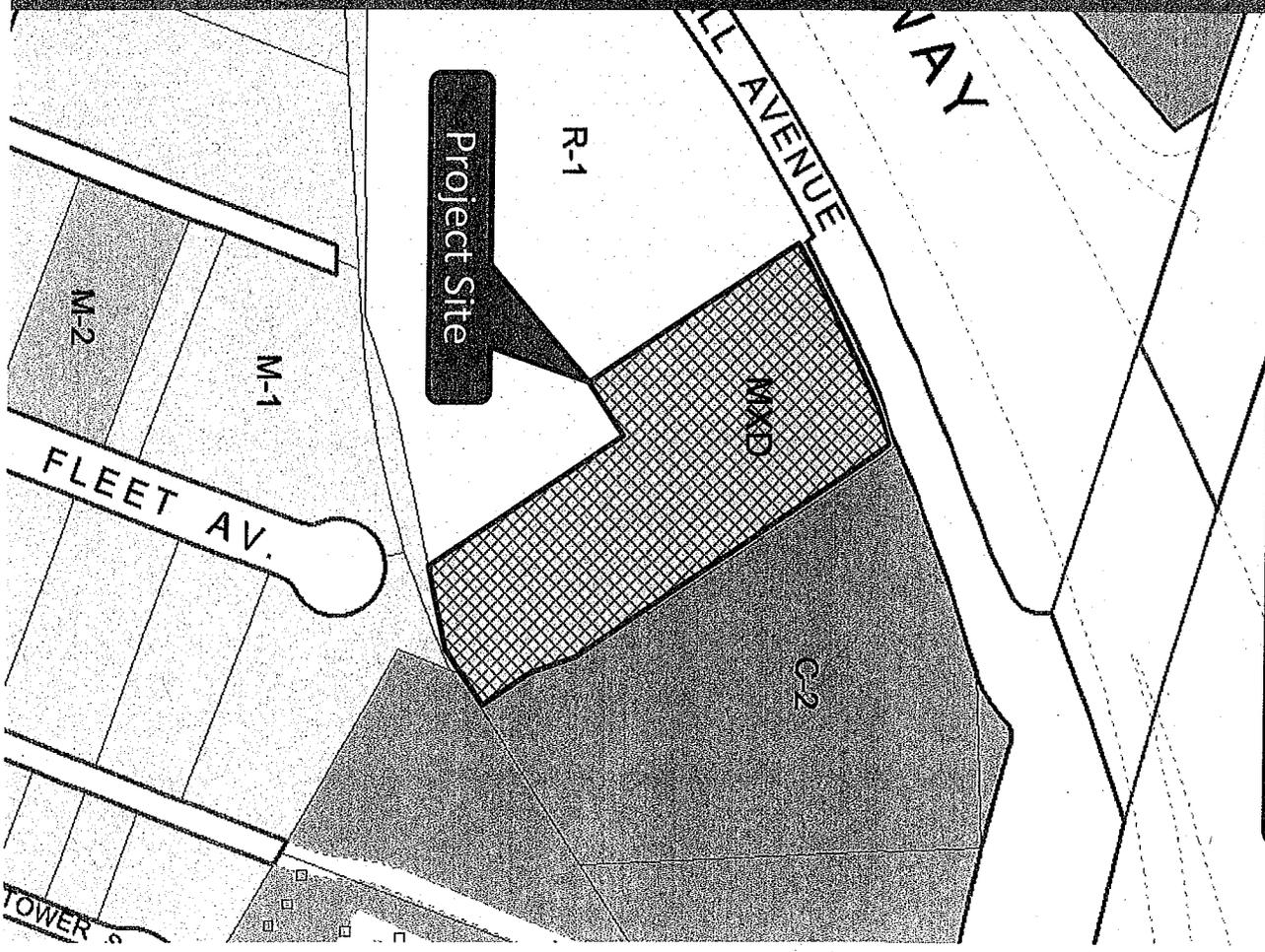
C-1A

Existing Zoning



C-1A

Proposed Zoning



Attachment B
Site Plan

LAND USE DATA

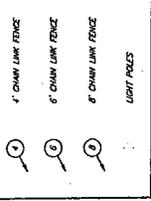
APN: 138-0-160-105
 ADDRESS: 1461 ARVINDELL AVENUE
 VENTURA, CA 93003
 PARCEL B OF LOT LINE ADJUSTMENT LA-3-14-20865
 CURRENT/PROPOSED ZONING: C-2/RAND
 GENERAL PLAN DESIGNATION: COMMERCIAL
 PARCEL SIZE: 2.37 ACRES
 PERCENT OF BUILDING COVERAGE: 6.63%
 PARKING PROVIDED: 21 + 1 MC = 22 TOTAL

APPLICANT/OWNER:
 BEACHMONT LIMITED PARTNERSHIP
 2500 HERRING STREET
 VENTURA, CA 93001
 (805) 794-9665

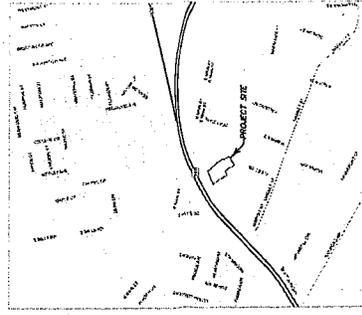
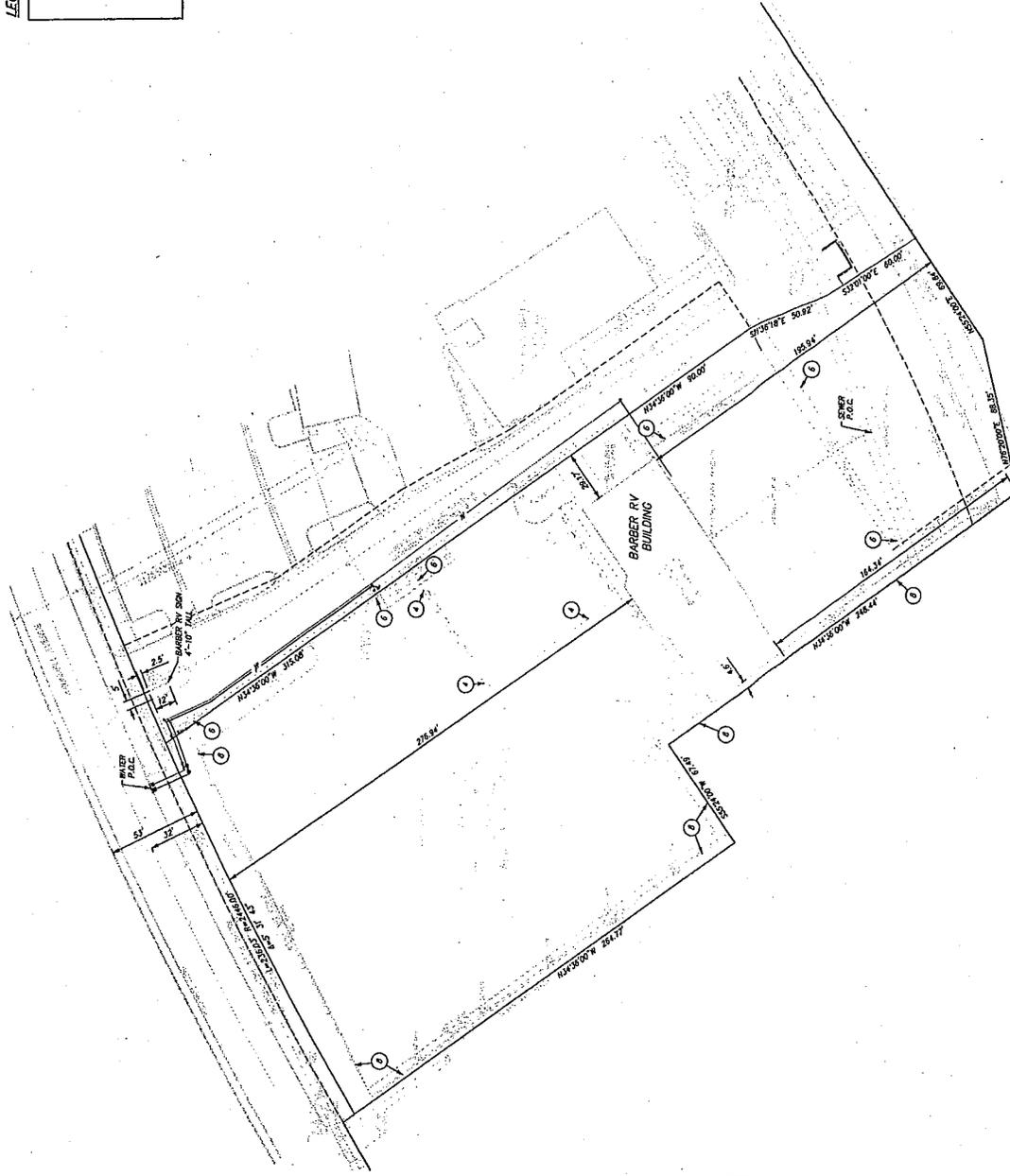
CONTACT:
 LISA WOODBURN
 JENSEN DESIGN & SURVEY
 1872 DONLON STREET
 VENTURA, CA 93003
 (805) 654-8877

LAND USE

| LAND USE | SIZE |
|----------------------------|---------------------|
| 1. RV SALES BUILDING | 6,665 S.F. |
| 2. PARKING/DRIVES/WALKWAYS | 87,813 S.F. |
| 3. LANDSCAPED AREA | 8,470 S.F. |
| TOTAL: | 103,148 S.F. |



LEGEND:



SITE PLAN FOR PROPOSED ZONE CHANGE
 BARBER RV 1461 ARVINDELL AVENUE
 CITY OF SAN BERNARDINO
 COUNTY OF SAN BERNARDINO
 STATE OF CALIFORNIA

SHEET 1 OF 1

JENSEN DESIGN & SURVEY, INC.
 1872 DONLON STREET
 VENTURA, CALIF. 93003
 TEL: 805/654-8877
 FAX: 805/654-8878
 (IN: 85402.0391)
 DATE: 6/14/2014
 (PWS: NAME:SDR, SDR: PWS:SDR)

NOTE:
 INFORMATION SHOWN HEREON, SUCH AS ASSessor'S PARCEL LIST & NUMBERS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY PURPOSES. THIS PLAN IS BASED ON A FIELD SURVEY. ADDITIONAL EXAMINATION OF RECORDS NOT SHOWN ON THIS PLAN MAY REVEAL DISCREPANCIES. THE SURVEYOR'S FIELD NOTES AND FIELD BOOKS ARE THE SOURCE OF ALL DATA SHOWN ON THIS PLAN. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE SURVEYOR'S FINAL REVIEW.

