



Planning Division
501 Poli Street
Ventura, CA 93001
Phone: 805.654.7893
Fax: 805.653.0763

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

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

- A. Project Description for Case #PROJ-3996:** The project proposal is for a General Plan Amendment (GPA) and Zone Change to change the land use designation from Neighborhood Low to Commerce and change the zone from Single Family Residential (R-1) to Limited Commercial (C-1). The site is currently developed with a single-family residence and is located adjacent to a commercial center. Currently, no development is proposed for the property. Filed by MJL Capital Partners, LLC, 1875 Century Park East, Suite 2230, Los Angeles, CA 90067, (310) 286-2060.
- B. Proposed Finding.** In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the City of Ventura has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and that a negative declaration (ND) may be adopted.
- C. Fish and Wildlife Impacts:** On the basis of the information contained in the Initial Study (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.450.530 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 and Comment.** The public review and comment period of the draft ND begins on August 1, 2012 and ends 20 days thereafter on August 20, 2012. To view the draft document, please visit the city's website at: <http://www.cityofventura.net/cd/planning/devreview>.
Alternatively, the draft IS/ND 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 August 10th 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 tentatively scheduled before the Planning Commission on **September 12, 2012 at 6:00 pm in the City Council Chambers at City Hall located at 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 Elizabeth Richardson, Assistant Planner, at (805) 658-4722. 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 erichardson@cityofventura.net

8/1/12
Date


Elizabeth Richardson, Assistant Planner

cc: Applicant and property owner, County Clerk, and ND Distribution List.





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**NEGATIVE DECLARATION PROJ-3996
CITY OF SAN BUENAVENTURA, CALIFORNIA**

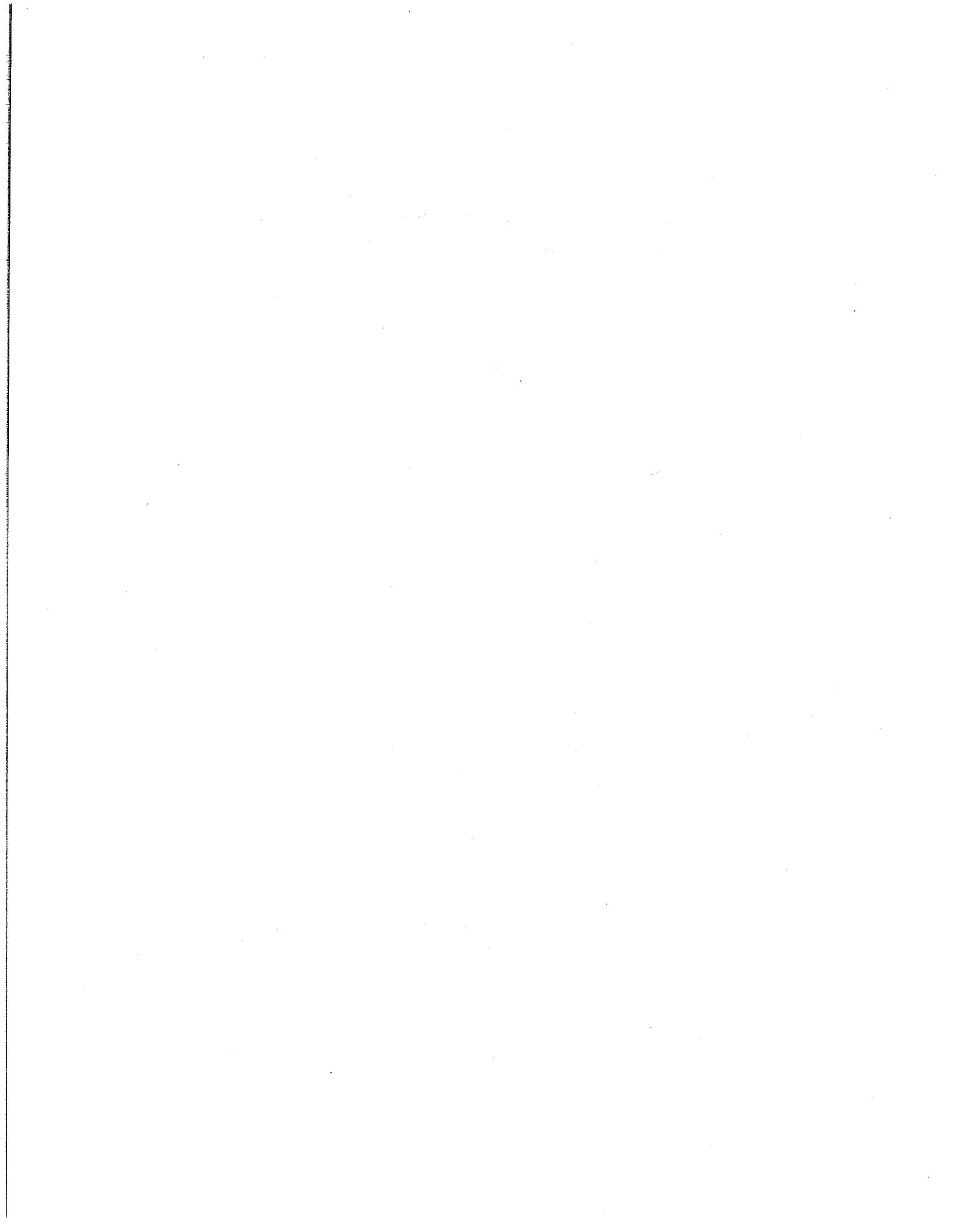
On the basis of an initial study, and in accordance with Section 15070 of the California Code of Regulations, the Planning Division has determined that there is no substantial evidence that the proposed project may have a significant adverse effect on the environment:

- A. Case PROJ-3996:** The project proposal is for a General Plan Amendment (GPA) and Zone Change to change the land use designation from Neighborhood Low to Commerce and change the zone from Single Family Residential (R-1) to Limited Commercial (C-1). The site is currently developed with a single-family residence and is located adjacent to a commercial center. No development is proposed for the property at this time. Filed by MJL Capital Partners, LLC, 1875 Century Park East, Suite 2230, Los Angeles, CA 90067, (310) 286-2060.

I. INTRODUCTION:

This initial study (IS) has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and the CEQA Guidelines, as revised. CEQA Guidelines Section 15063(c) indicates that the purpose of an Initial Study is to:

1. Provide the Lead Agency (i.e.: the City of Ventura) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration.
2. Enable the applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
3. Assist the preparation of an EIR, if one is required, by:
 - Focusing the EIR on the effects determined to be significant;
 - Identifying the effects determined not to be significant;
 - Explaining the reasons why potentially significant effects would not be significant; and
 - Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
4. Facilitate environmental assessment early in the design of a project;
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
6. Eliminate unnecessary EIRs; and
7. Determine whether a previous EIR could be used with the project.



CITY OF VENTURA

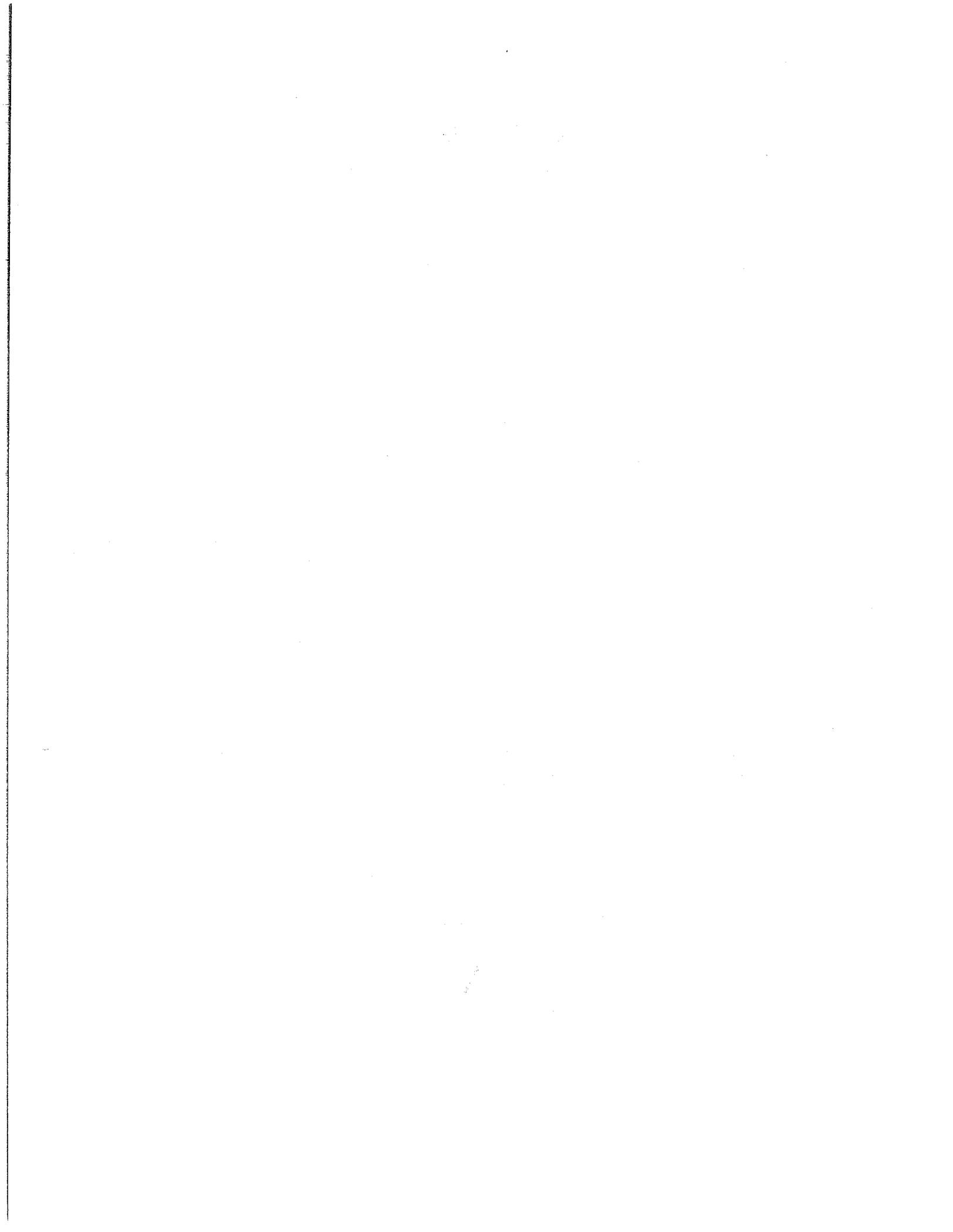
II. INITIAL STUDY CHECKLIST FORM

1. **Project Title:** 54 Day Road General Plan Amendment and Zone Change
2. **Lead Agency Name and Address:** City of Ventura, Planning Division, 501 Poli Street, Ventura, CA 93001.
3. **Contact Person and Phone Number** Elizabeth Richardson, Assistant Planner (805) 658-4722
4. **Project Location:** 54 Day Road
5. **Assessor Parcel Numbers:** 082-0-110-340
6. **Project Applicant/Name and Address:** MJL Capital Partners, LLC, 1875 Century Park East, Suite 2230, Los Angeles, CA 90067
7. **Land Use Characteristics and Adjacent Land Use:** Site developed with a single-family residence and surrounded by other developed properties, including residential to the north, commercial center to the south, residential to the east and the Ventura College to the west.
8. **General Plan Land Use Designations:** Neighborhood Low
9. **Zoning:** R-1-1AC
10. **Project Description:** General Plan Amendment (GPA) and Zone Change to change the land use designation from Neighborhood Low to Commerce and change the zone from Single Family Residential (R-1) to Limited Commercial (C-1). The site is developed with a single-family residence and is located adjacent to a commercial center.

Discretionary Permits and Approvals Required:

General Plan Amendment
Zone Change

11. **Approvals required by other public agencies:** None



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

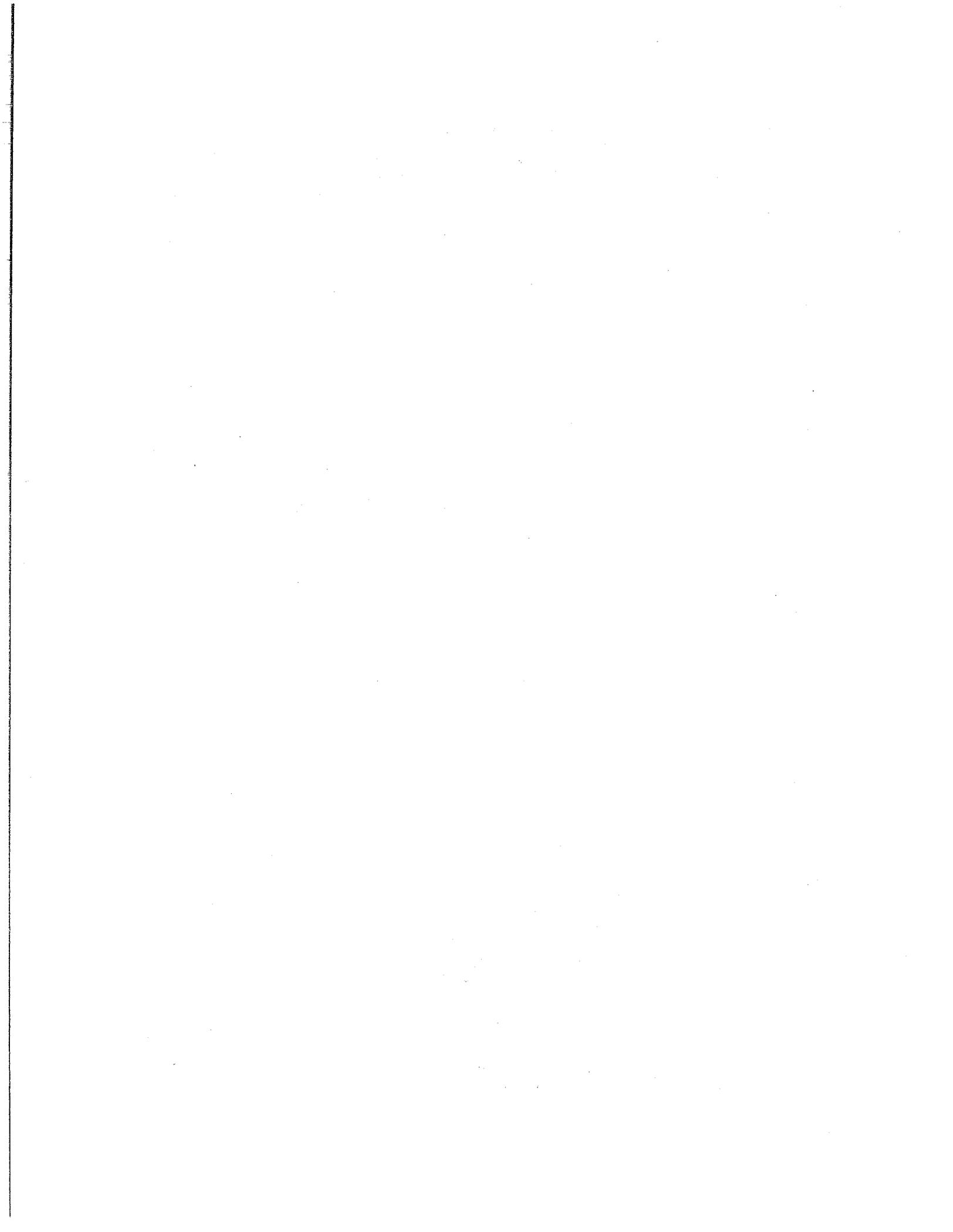
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture 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 |

IV. CONCLUSION AND ACTION.

On the basis of this initial evaluation:

X	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

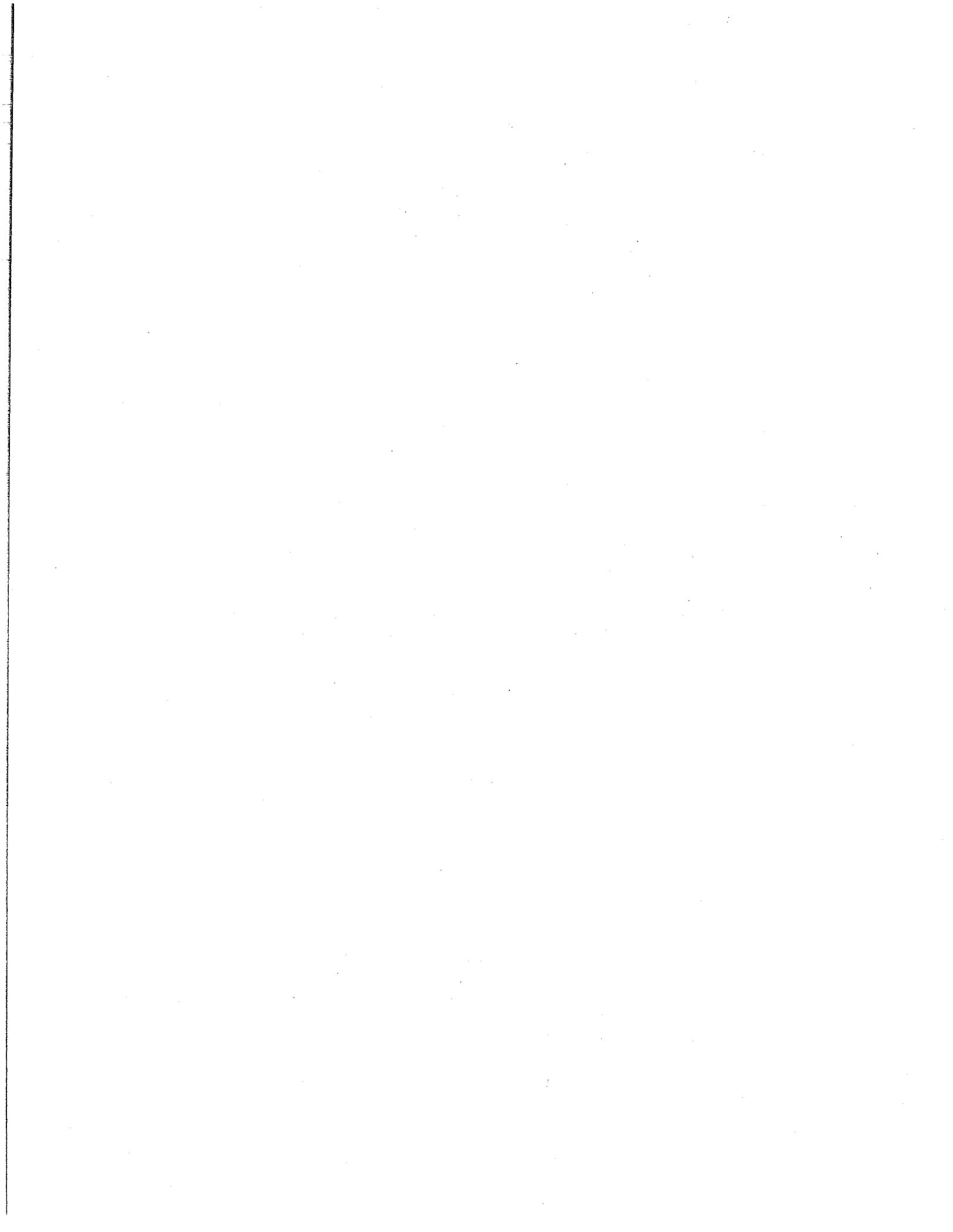
Date

Print Name

Title

V. EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources 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 should be 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).
- 2) All answers must 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.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate 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.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other



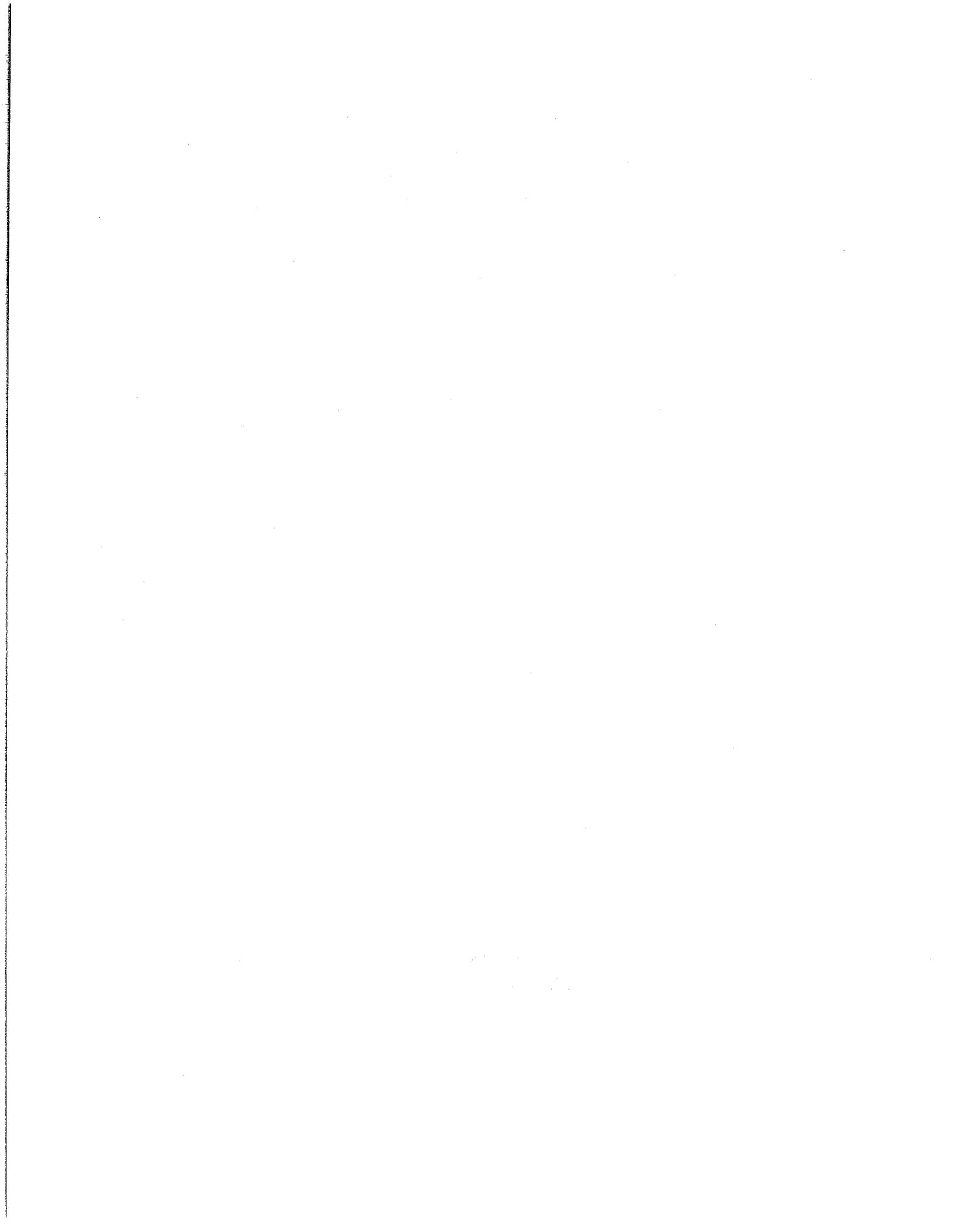
CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

VI. ENVIRONMENTAL IMPACT EVALUATION.

A. Aesthetics:

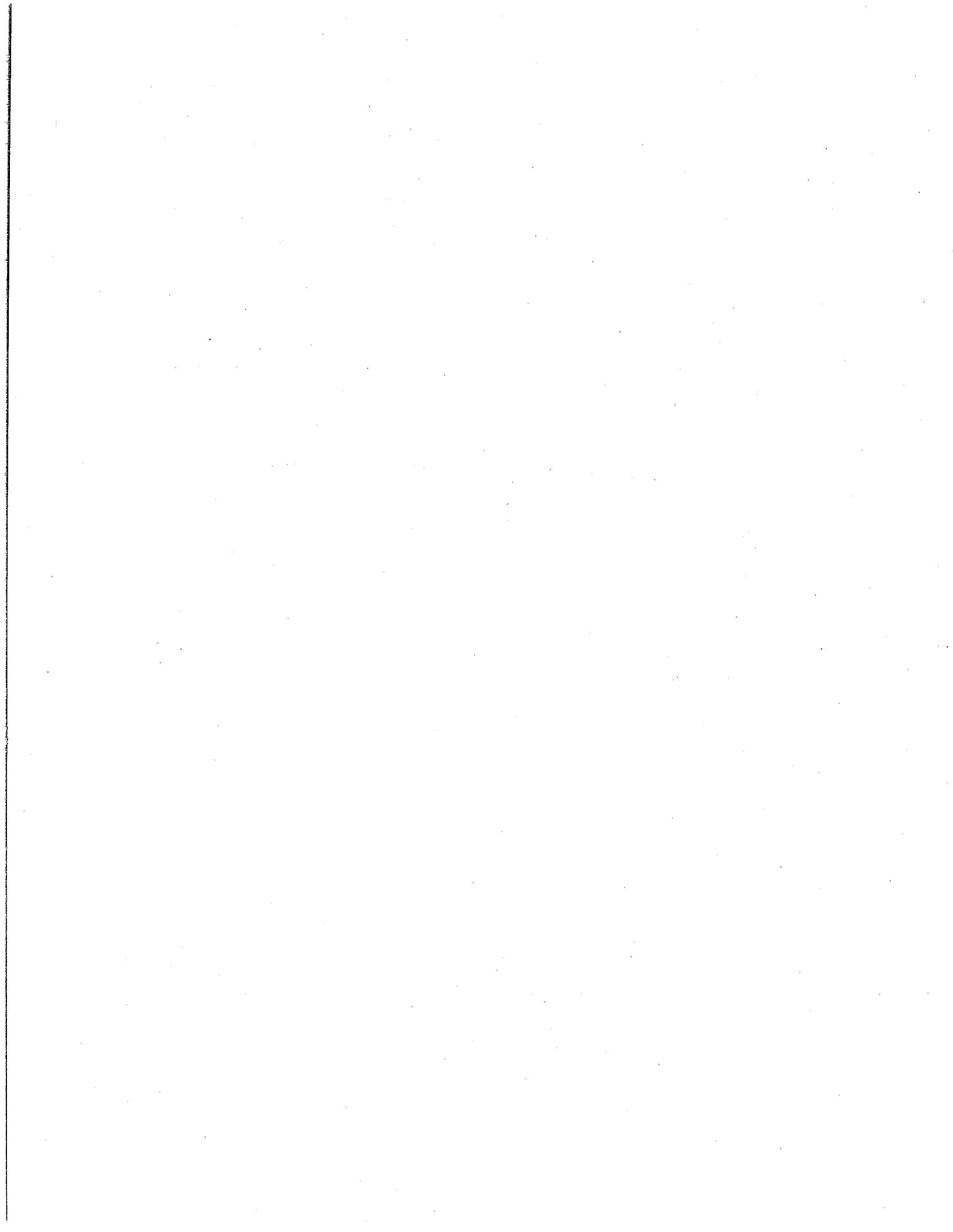
Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Have a substantial adverse effect on a scenic vista? (2005 General Plan [GP]- Well Planned & Designed Community; FEIR GP, 4.1-			X	



Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
Aesthetics)				
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (2005 GP-Well Planned & Designed Community, Our Natural Community; FEIR GP, 4.1-Aesthetics; SBRA)			X	
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (2005 GP-Well Planned & Designed Community; FEIR GP, 4.1-Aesthetics; Community Design Guidelines; MCDC)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (2005 GP-Well Planned & Designed Community; FEIR GP, 4.1-Aesthetics)			X	

Impact Discussion:

1. The project site is located in an area designated for residential, commercial and institutional uses and is located along Day Road. The 2005 General Plan Final Environmental Impact Report (FEIR) does not designate the area as a scenic view corridor.
2. The project site and surrounding residential uses were developed in the 1950s and 1960s and the adjacent commercial uses developed between 1980s and 2010. Currently the



project site is developed with a single-family residence. New site development, when proposed at a future date through a separate application, would require future review and analysis to determine on a project-specific basis any effects it may have on the surrounding area in regards to the impact of the aesthetics of the area.

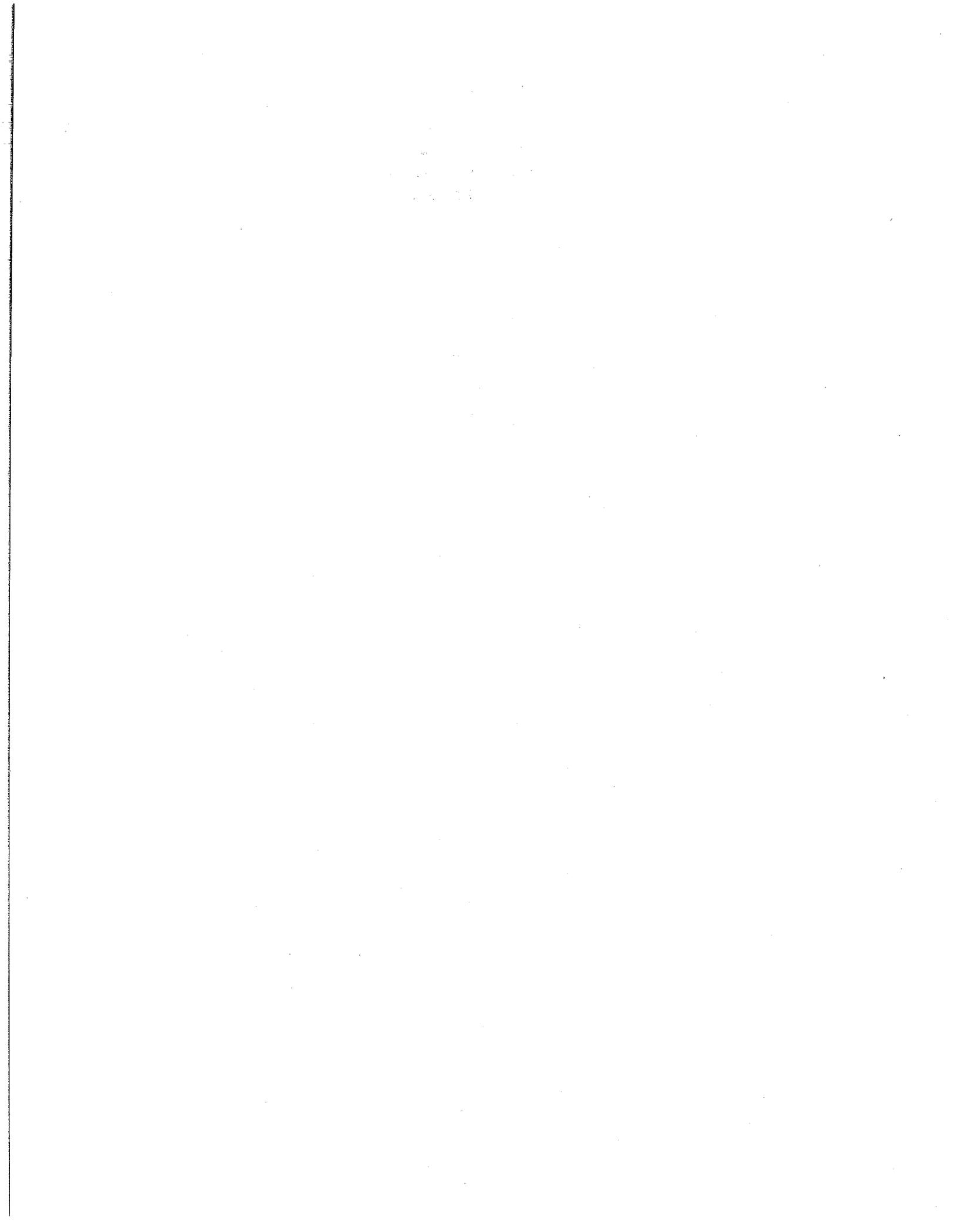
Mitigation/Residual Impact(s): Based on the above discussion, the proposed project would result in a less than significant impact with regard to aesthetic resources. Therefore, no mitigation would be required.

B. Agricultural Resources:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Convert prime, unique, or statewide importance farmland, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use? (2005 General Plan; FEIR, 4.2- Agriculture)				X
2. Conflict with an existing agricultural zone or Williamson Act contract? (2005 General Plan; FEIR, 4.2- Agriculture)				X
3. Involve other changes to the existing environment that, due to their location or nature, could result in a conversion of farmland to non-agricultural use? (2005 General Plan; FEIR, 4.2- Agriculture)				X

Impact Discussion:

1. The project site is not designated as Prime or Unique Farmland, or Farmland of Statewide Importance (State of California Department of Conservation, Farmland, Mapping and Monitoring Program, 2002). There are no existing agricultural operations located on or adjacent to the proposed project site.
2. The project site is not subject to a Williamson Act contract. The property is



designated neighborhood low under the City's 2005 General Plan and the current city zoning designation is Single Family Residential (R-1-1AC). Furthermore, the property has been developed with a single family residence for the last 60 years. Thus, the project would not conflict with an agricultural land use or zoning designation and no impact would occur.

3. The property has not been used for agricultural purposes within the last 60 years.

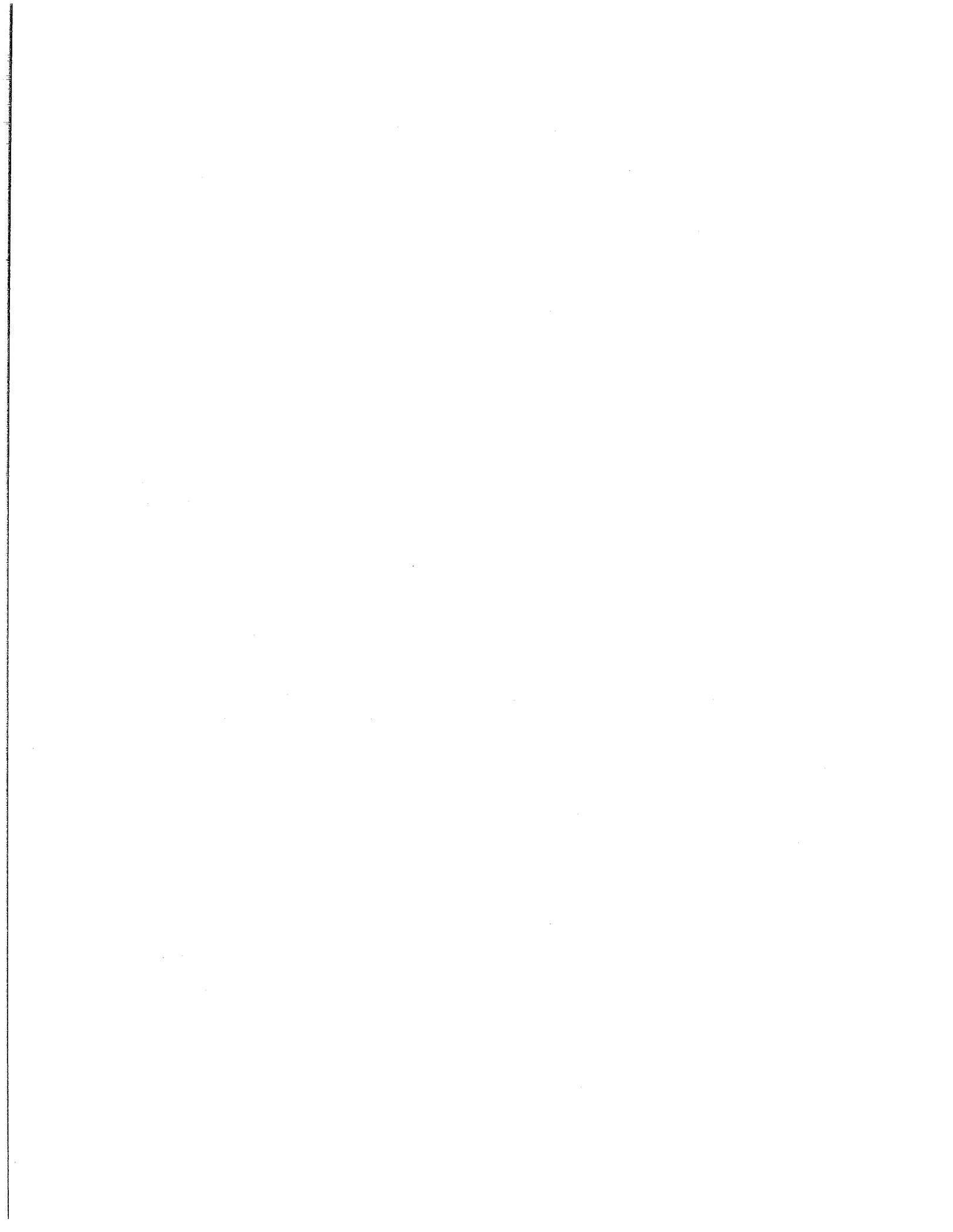
Mitigation/Residual Impact(s): Based on the above, the proposed project would have a less than significant impact to agricultural resources and no mitigation would be required.

C. Air Quality:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Conflict with or obstruct implementation of the applicable air quality plan?				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
3. 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)?				X
4. Expose sensitive receptors to substantial pollutant concentrations?				X
5. Create objectionable odors affecting a substantial number of people?				X

Impact Discussion:

1. 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.

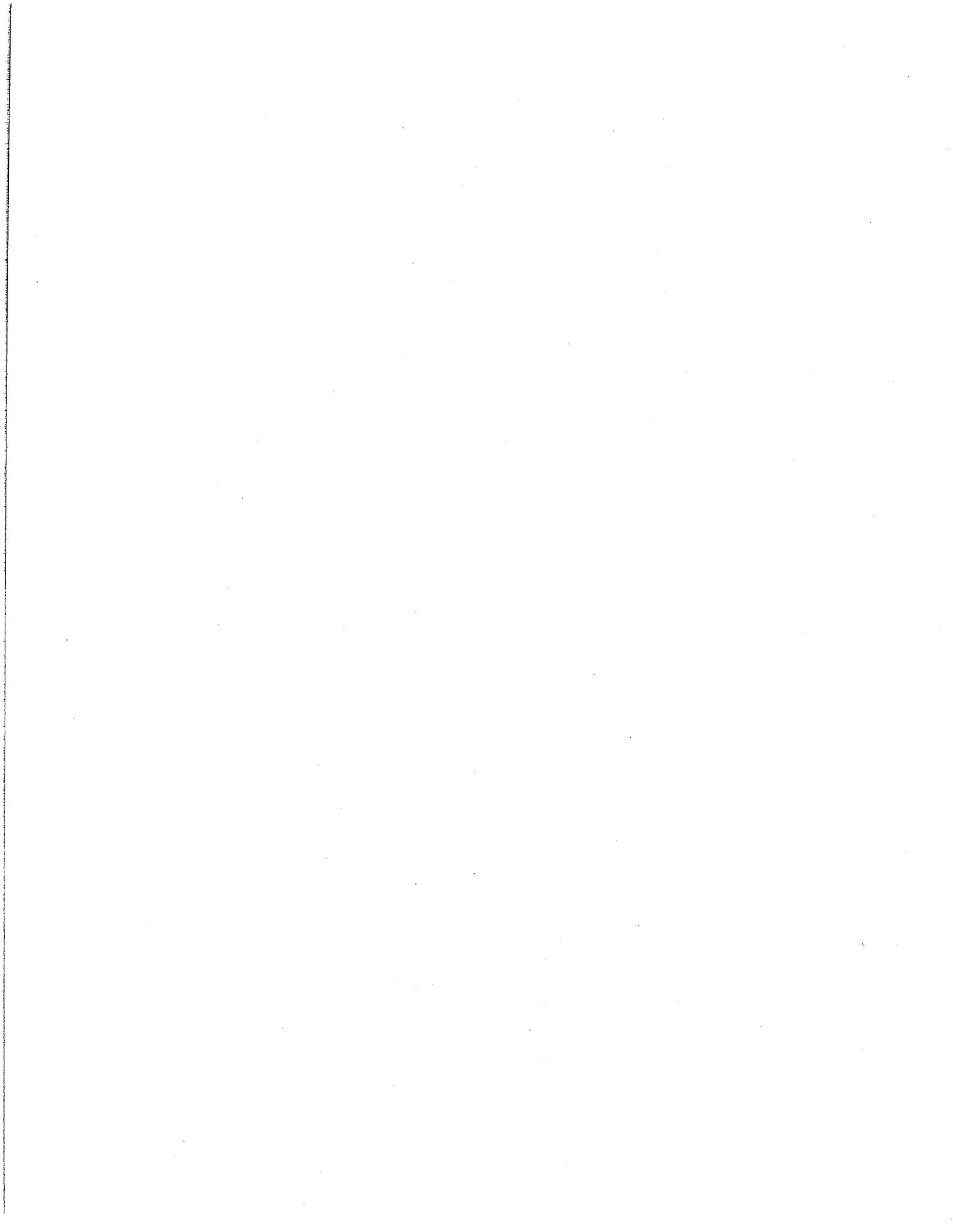
The project does not propose new construction as the project is only for a change in land use and zone that would not result in any physical change to the property or existing use of the property. The site is currently developed with a single-family residence. Future uses, when proposed through a separate application, are anticipated to be similar the adjacent commercial uses. When proposed, any future development proposal would be reviewed and a study of traffic trips and air quality completed. The proposed land use and zone change, which would not result in any physical change to the current use of the property, would not result in ROC and/or NOx emissions in excess of 25 pounds per day.

2. See item one above.
3. See item one above.
4. The proposed project is for a change of the underlying land use designation and zone only, and is located in an area that does not contain sensitive receptors. While the land use and zone change would allow for commercial uses not currently allowed under the existing residential zone, most potential commercial uses that could be implemented at the property would be subject to a conditional use permit, to be considered on a case-by-case basis through a separate application process.
5. See item 4 above.

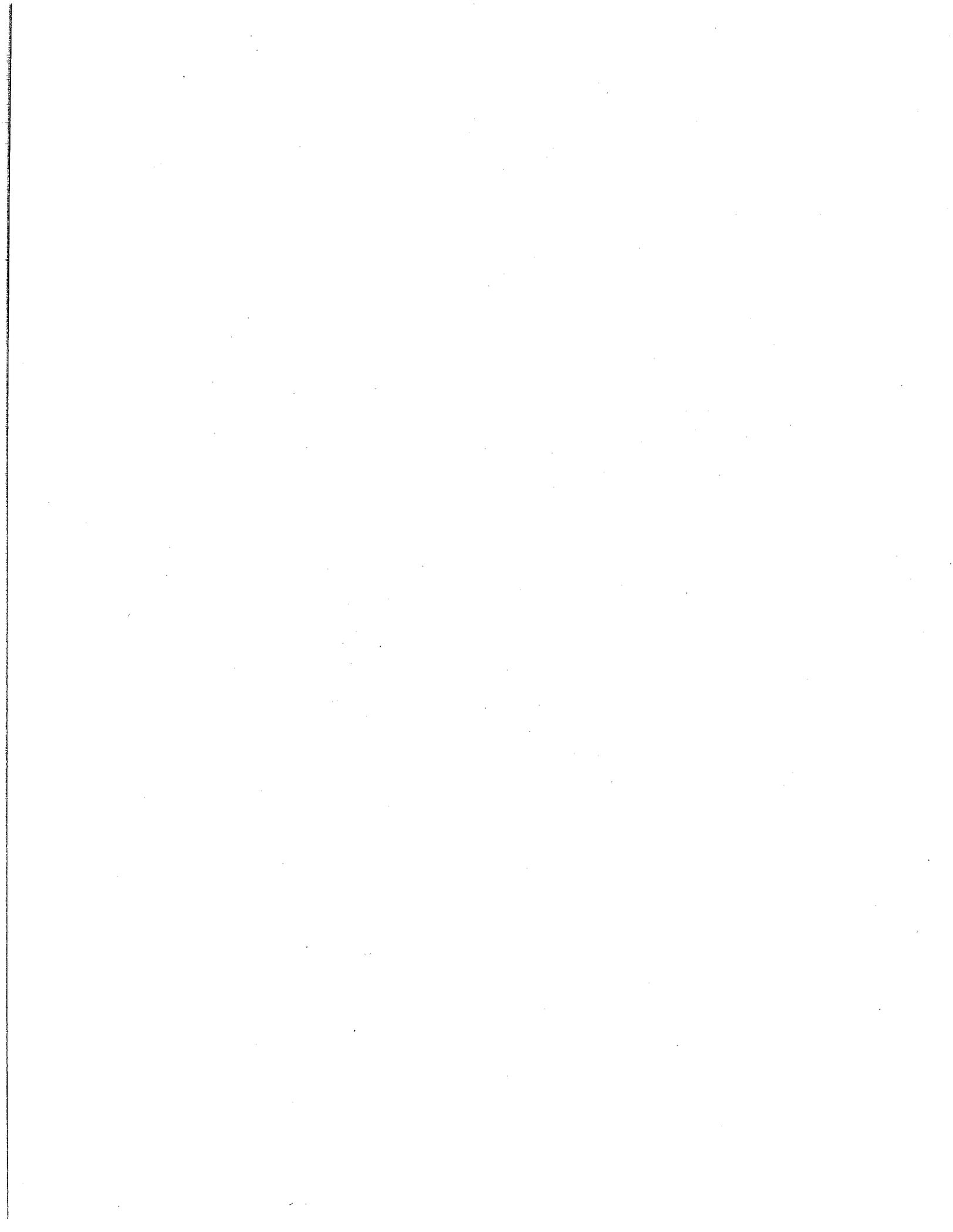
Mitigation/Residual Impact(s): Based on the evaluation provided above, the proposed project would have no impact to air emission or air quality impacts because no physical development or change of existing uses are proposed at this time. Therefore, no mitigation measures are required.

D. Biological Resources:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Have a substantial adverse effect, either directly or				X



Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
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? (GP FEIR, 4.4- Biological Resources; Local Coastal Plan)				
2. 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? (GP FEIR, 4.4- Biological Resources; Local Coastal Plan)				X
3. 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? (GP FEIR, 4.4- Biological Resources; Local Coastal Plan)				X
4. 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				X

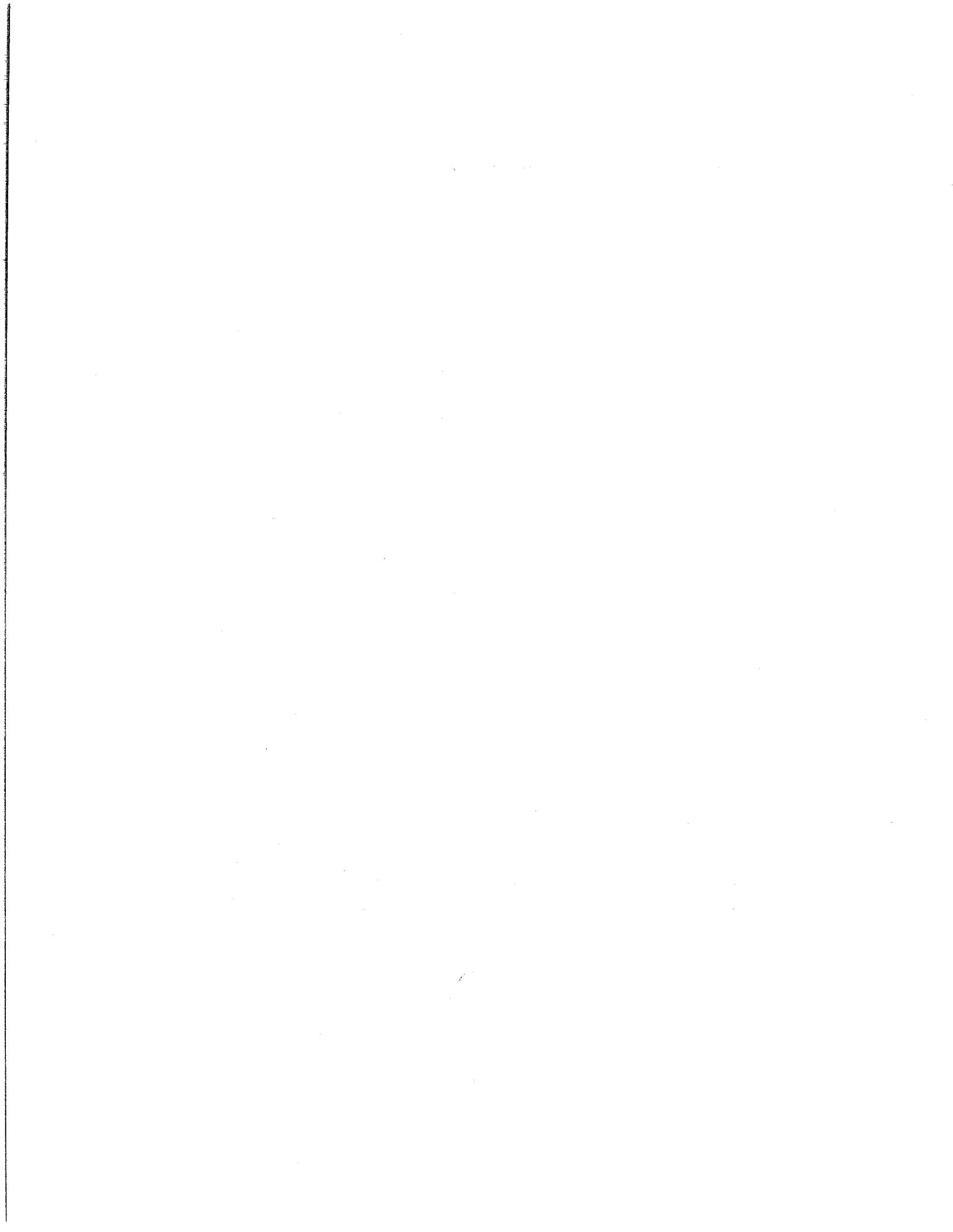


Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
wildlife nursery sites? (GP FEIR, 4.4- Biological Resources; Local Coastal Plan)				
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (MCDC, GP FEIR, 4.4- Biological Resources; Local Coastal Plan)				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (GP FEIR, 4.4- Biological Resources; Local Coastal Plan)				X

Impact Discussion:

1-6) The project site is 100% developed with structures and concrete. The only vegetation on the site is ornamental landscaping. As a result of previous development and site disturbance, the project site contains no wetlands, riparian habitat or native plant or animal communities. This lack of natural habitat results in the absences of any unique, rare, threatened or endangered species or habitat on the site.

Mitigation/Residual Impact(s): Based on the above discussion, the proposed project would have no impact to biological resource.

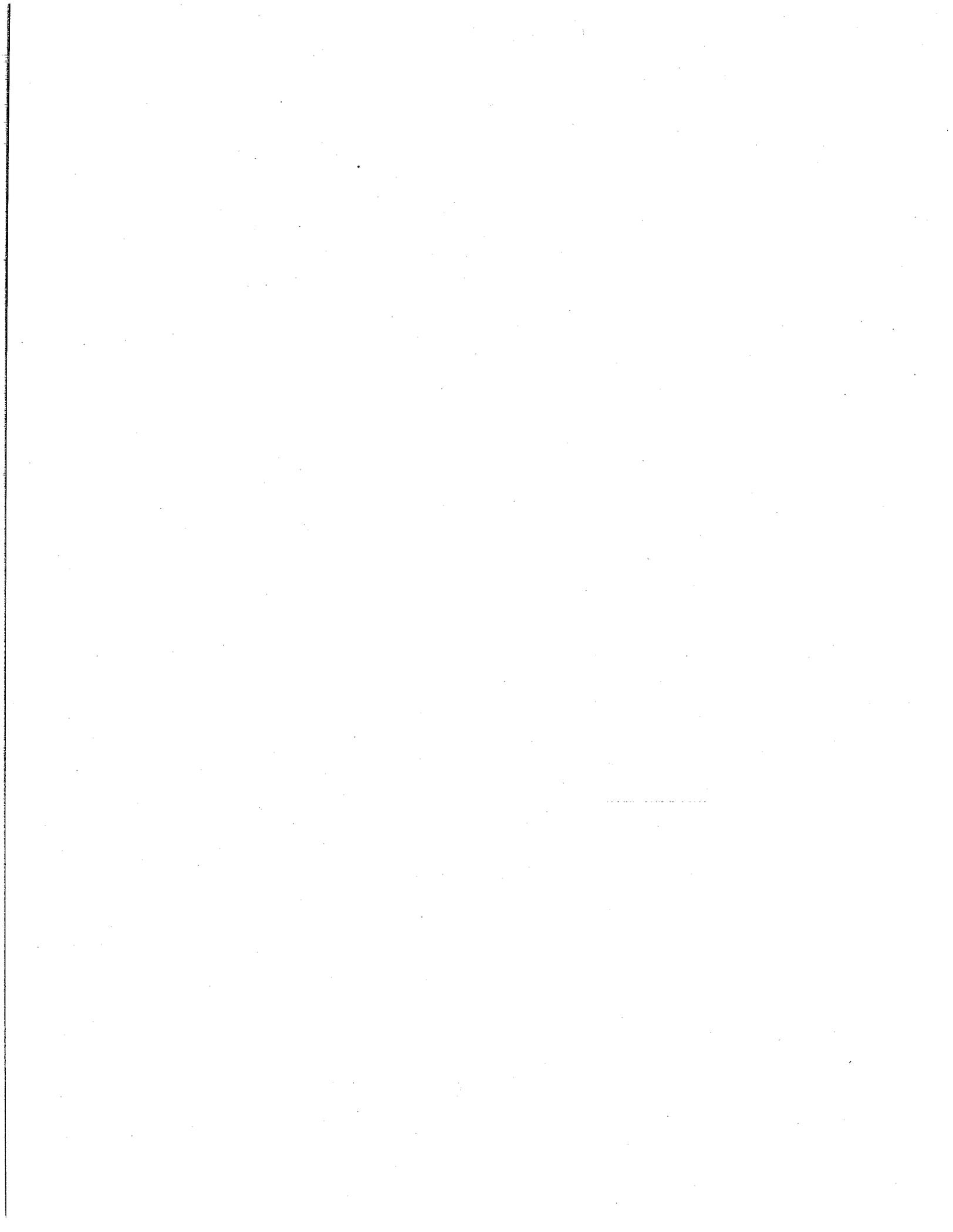


E. Cultural Resources:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (GP FEIR, 4.5- Cultural Resources; San Buenaventura Research Assoc. [SBRA])			X	
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (GP FEIR, 4.5- Cultural Resources; SBRA)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (GP FEIR, 4.5- Cultural Resources; SBRA)				X
4. Disturb any human remains, including those interred outside of formal cemeteries? (GP FEIR, 4.5- Cultural Resources; SBRA)				X

Impact Discussion:

1. The residence on the subject property was constructed in 1950. A Historic Phase I study was prepared by San Buenaventura Research Associates to evaluate the potential historic significance of the property. A copy of this study is attached. The study was reviewed and approved by the Historic Preservation Committee on June 25, 2012. The study found that the home is not eligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or for designation as a City Landmark and should not be regarded as contributing to the setting of any eligible properties.
2. Based on a review of available cultural resources maps, the project site is not identified within a Sensitive Native American Resources area. The land use and zone change would not encounter archaeological resources and human remains because no physical change to the property or existing uses are proposed at this time. Any future development of the site, when proposed through a separate application, would address the potential for archaeological resources on a case-by-case basis.

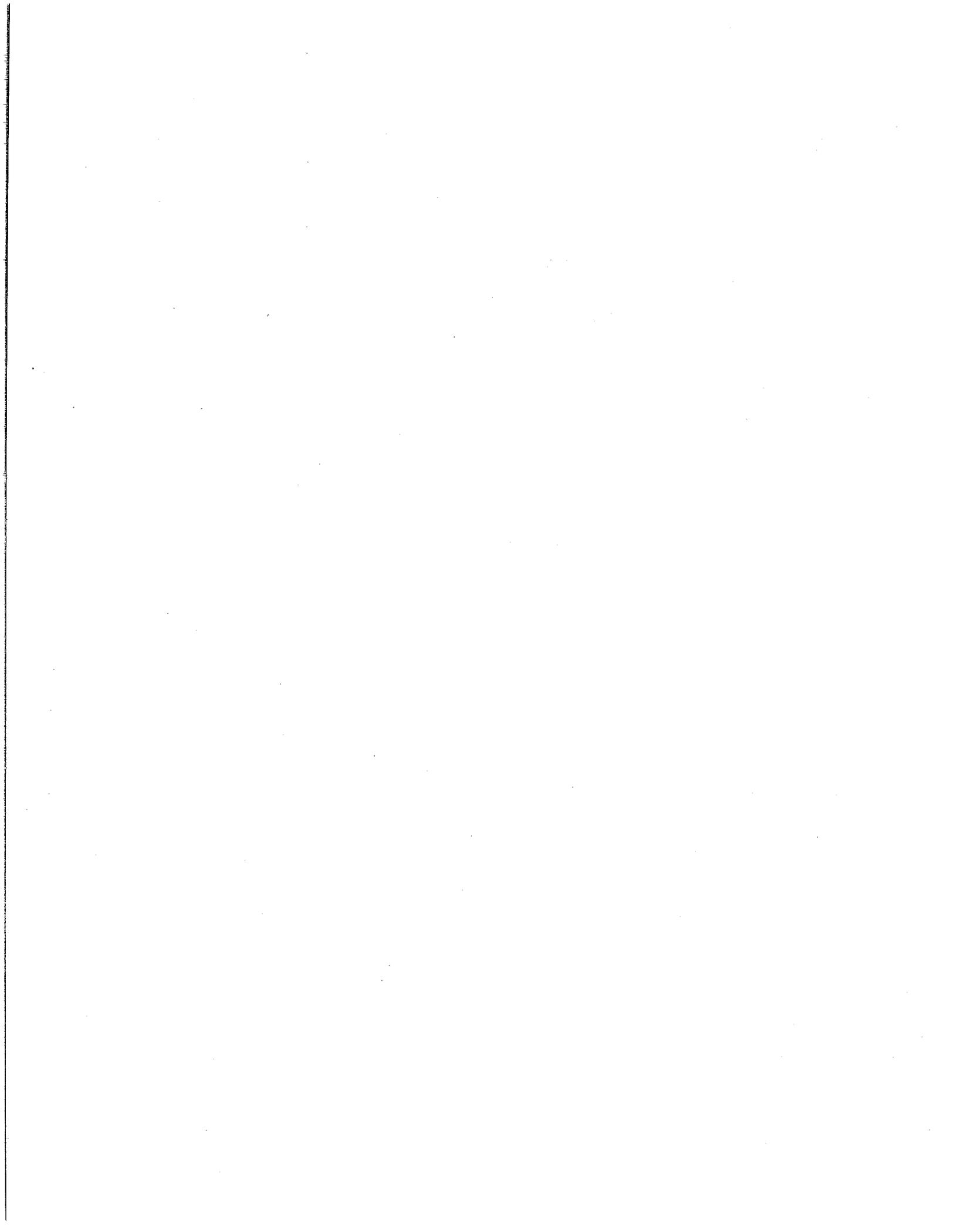


3. The site is not known to contain paleontological resources, nor are there currently unique geologic features on the property.
4. The proposed project is not located within the proximity of existing cemeteries or burial grounds.

Mitigation/Residual Impact(s): Based on the analysis provided above, the proposed project would have no impact or a less than significant impact to the cultural resources. Therefore, no mitigation measures are required.

F. Geology and Soils:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. 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. (GP FEIR, 4.6- Geologic Hazards)			X	
ii) Strong seismic ground shaking? (GP FEIR, 4.6- Geologic Hazards)			X	
iii) Seismic-related ground failure, including liquefaction? (GP FEIR, 4.6- Geologic Hazards)			X	
iv) Landslides? (GP FEIR, 4.6- Geologic Hazards)			X	
2. Result in substantial soil erosion or the loss of topsoil? (GP FEIR, 4.6- Geologic Hazards)				X
3. 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-			X	



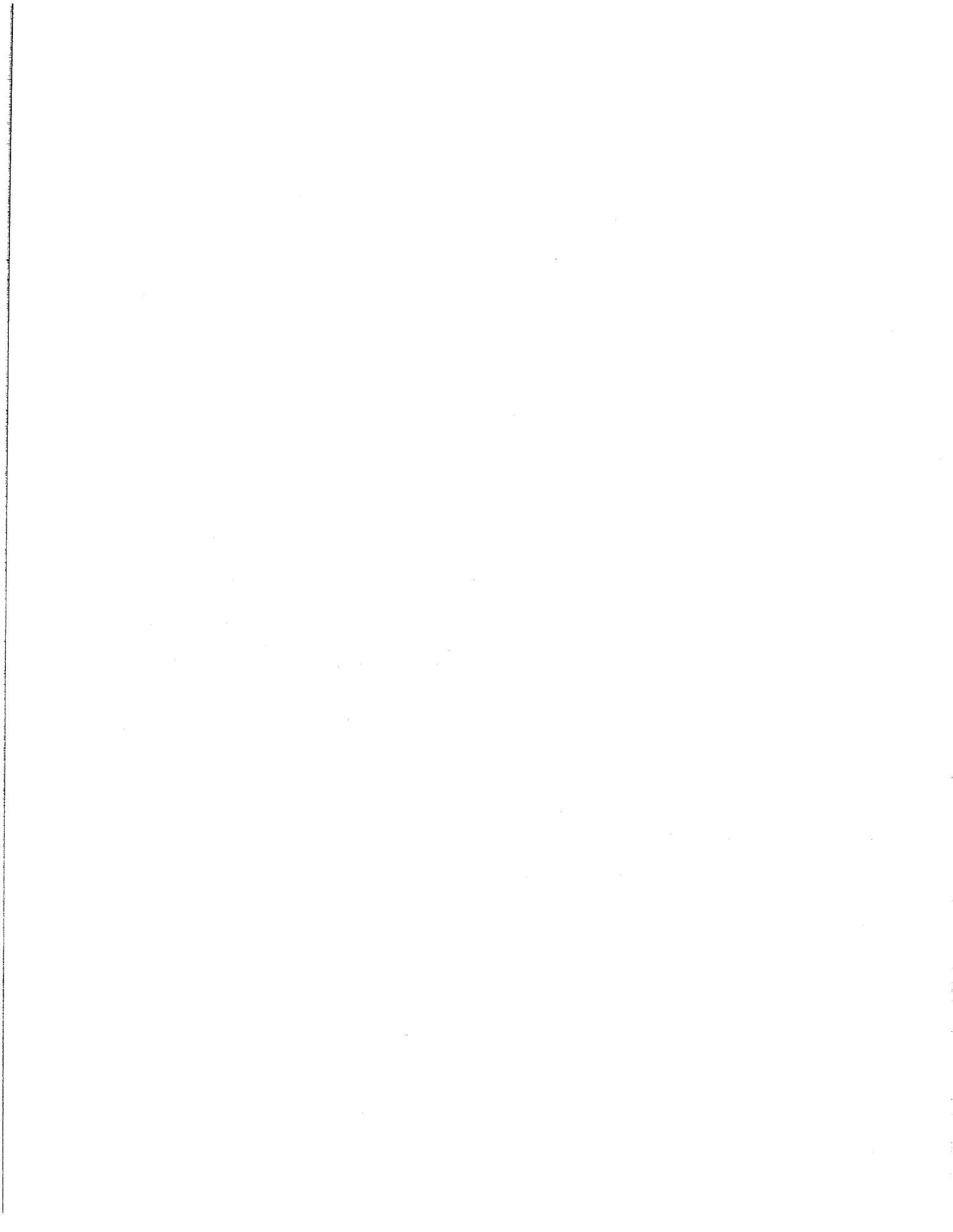
Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (GP FEIR, 4.6- Geologic Hazards)				
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

Impact Discussion:

1. -4. The City of Ventura lies in a highly active earthquake region and is subject to various seismic and geologic hazards. The entire planning area of Ventura is subject to severe groundshaking from a number of faults in the region. The Ventura-Foothill Alquist-Priolo is the nearest known fault and fault zone to the project area, located approximately 600 feet away and it trends east to west across the northern section of the city near the base of the foothills. Properties along this fault have the highest potential for surface rupture in the city. Ground shaking and surface rupture could damage structures and/or create adverse safety conditions. However, compliance with City policies, in combination with the requirements of the California Building Code and the Alquist-Priolo legislation, would reduce the risk associated with ground shaking and surface ruptures to a less than significant level.

The proposed project is located within an area not subject to subsidence/landslide. The property is located in an area known to have low expansive soils and is only 100 feet away from the Liquefaction hazard zone as identified in the 2005 General Plan EIR. The land use and zone change proposal does not propose development at this time. When development is proposed under a separate application, a soil study would be reviewed to determine potential impacts on a case-by-case basis.

Mitigation/Residual Impact(s): Given the above, the project would have no impact or a less than significant impact with regard to the geology and soils issue area. No mitigation measures are required.



G. Greenhouse Gas Emissions:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
2. Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.				X

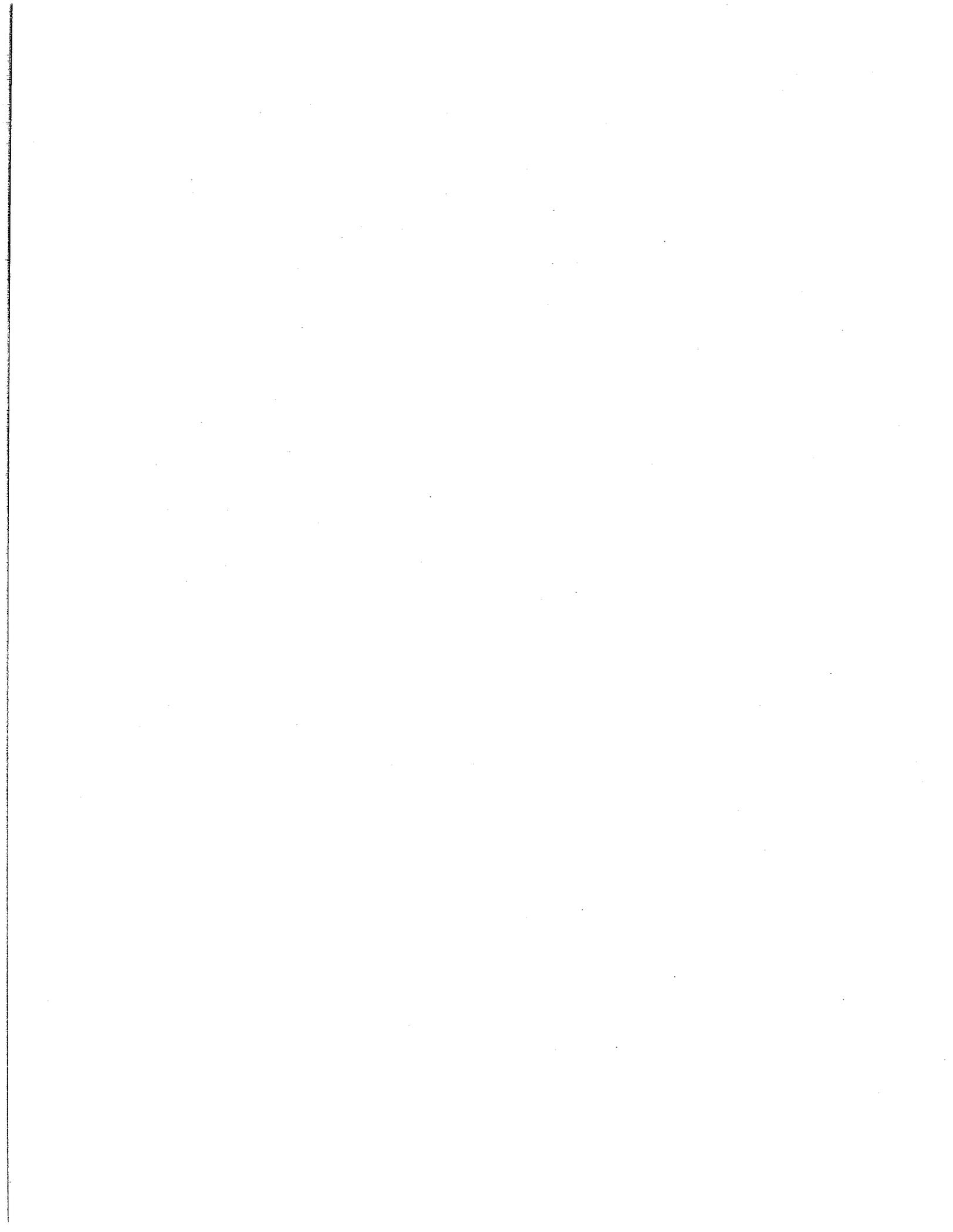
Impact Discussion:

1. The General Plan Amendment and Zone Change do not include a proposal for new development at this time. The sites have been historically used as a residence and while the new land use and zone designations will allow more intense uses on the site, no physical change to the property or exiting use is proposed at this time.
2. See #1 above.

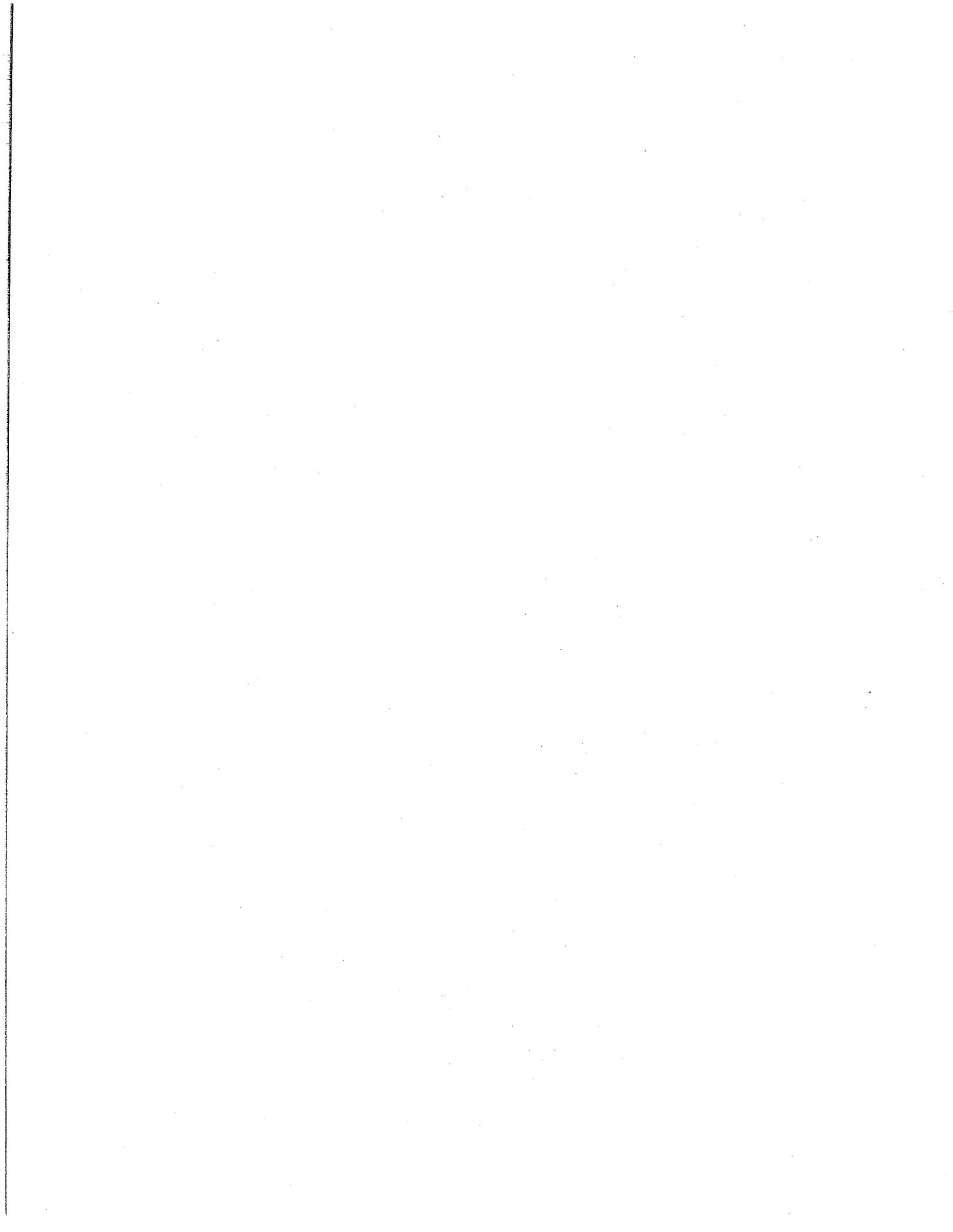
Mitigation/Residual Impact(s): Given the above, the project would have no impact with regard to the greenhouse gas emissions issue area. No mitigation measures are required.

H. Hazards and Hazardous Materials.

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X



Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
2. 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?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. 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?				X
5. For a project 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, would the project result in a safety hazard for people residing or working in the project area?				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
8. 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				X

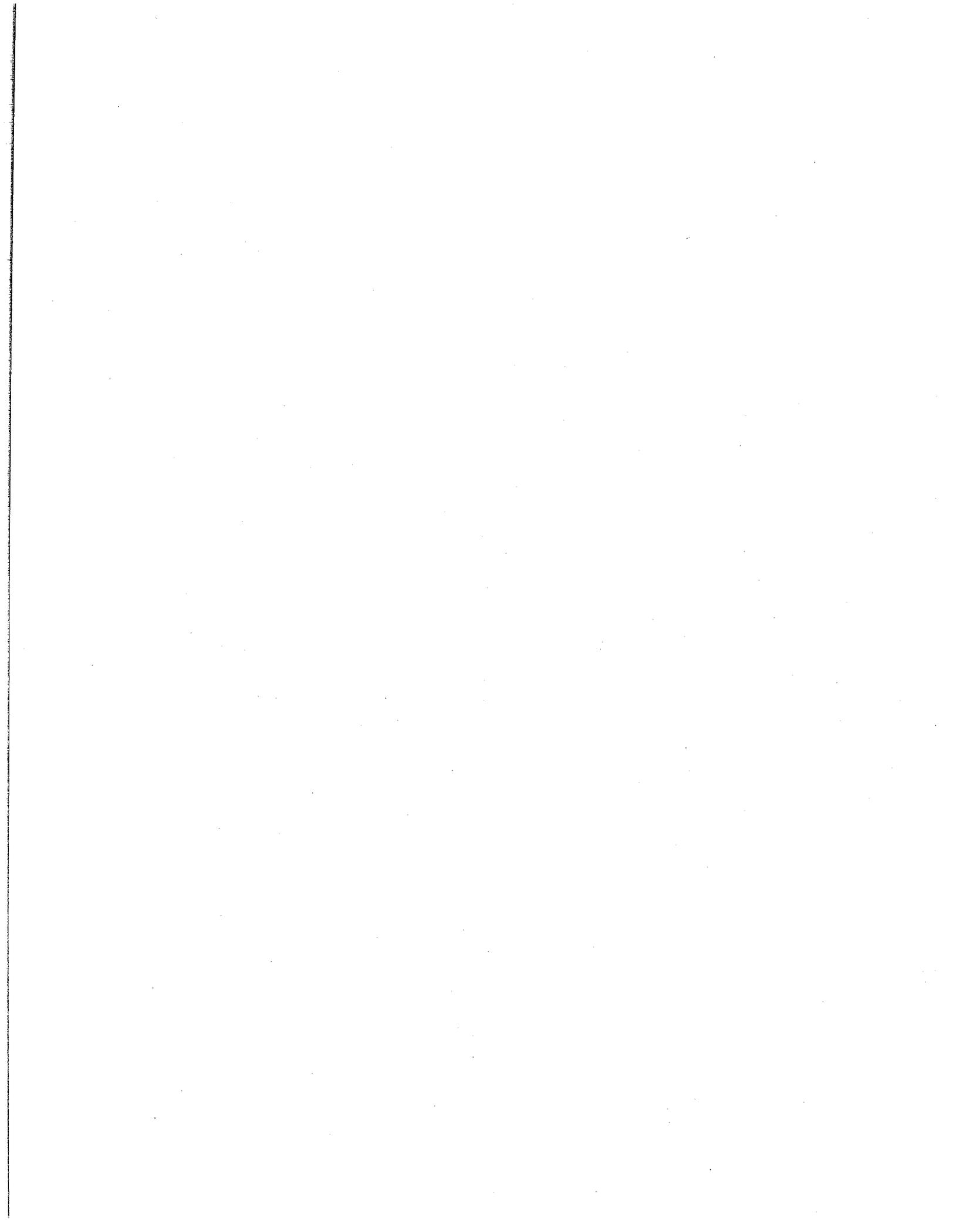


Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
with wildlands?				

Impact Discussion:

1. The proposed land use and zone change would have the potential to change and intensify uses on the property. However, it is not anticipated that uses permitted by the proposed Commerce land use designation and Limited Commercial zone would result in transport, use or disposal of hazardous materials.
2. The proposed project does not propose any physical development on the site at this time, and proposes only a change of land use designation and zoning from residential to commerce. Future development, which would be evaluated and considered on a case-by-case basis through a separate application, would be required to comply with the City's Hazardous material regulations regarding storing, using and discarding chemical products typically used during the operation of commercial development.
3. Based on the 2005 General Plan, there is a presence of a two public academic institutions, Foothill Technology High School and Ventura College, located on Day Road. The project does not propose any development at this time. Therefore, no impact would result within the vicinity of the educational institutions.
4. The City of Ventura Fire Department maintains records on hazardous material use and storage and the installation of USTs for properties within the city. According to the Fire Prevention Technician in the department, no records regarding hazardous materials were or are present of the subject property.
5. The subject property is not located in the vicinity of a designated airport land use, nor is within a two-mile radius of a public airport; therefore, no hazards are known to impact public safety.
6. The subject property is not located within the vicinity of a private airstrip.
7. The subject property and proposed development would not conflict or otherwise interfere with emergency response or emergency evacuation plans. No development or uses would conflict with existing evacuation routes.
8. The subject property does not identify any neighboring wildlands that would be subject to wildland fires. Therefore, no impact would result to threaten public safety and amenities.

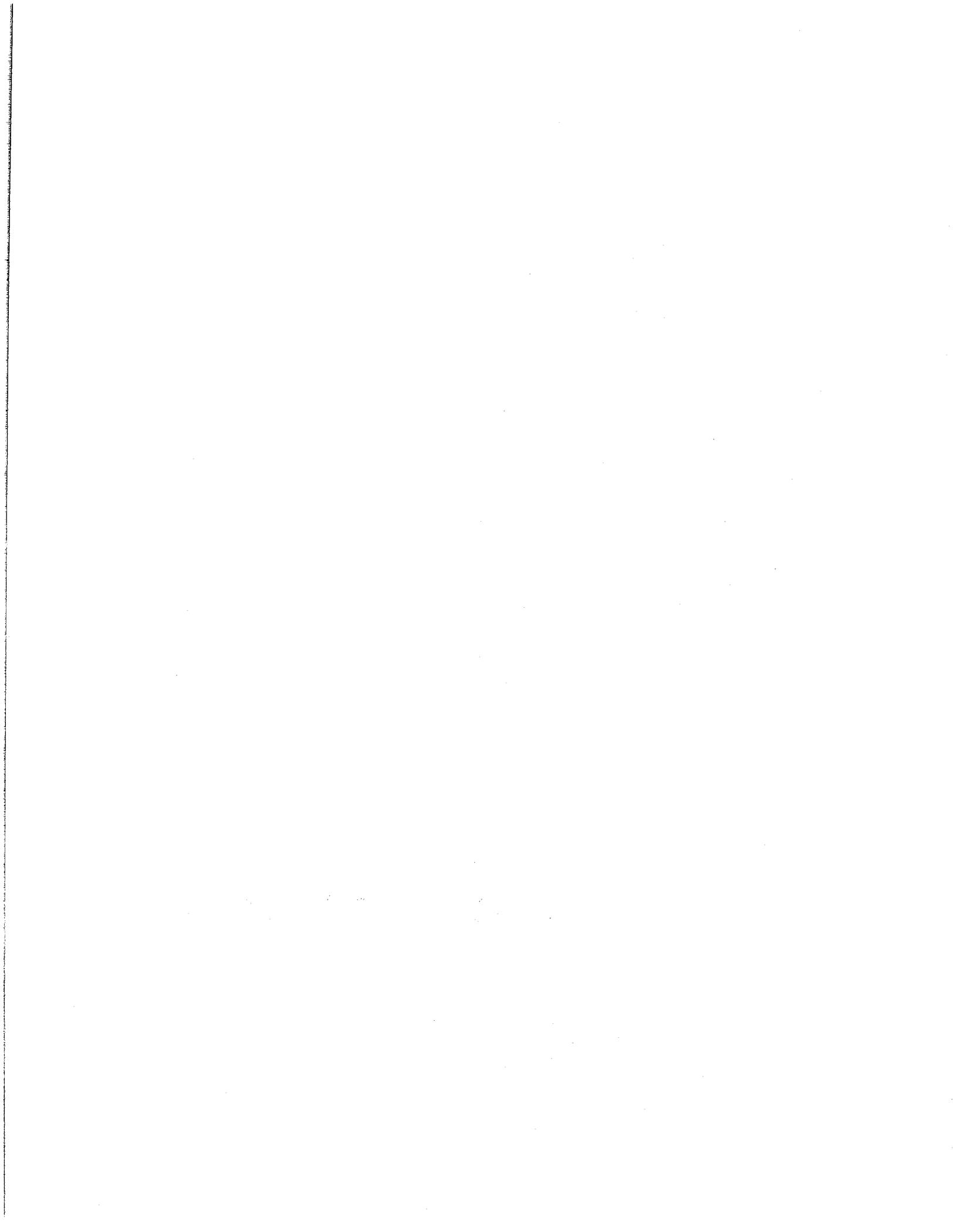
Mitigation/Residual Impact(s): Based on the above discussion, the project would have no impacts or less than significant impacts with regard to Hazards and Hazardous Materials.



Therefore, no mitigation measures are required.

I. Hydrology and Water Quality:

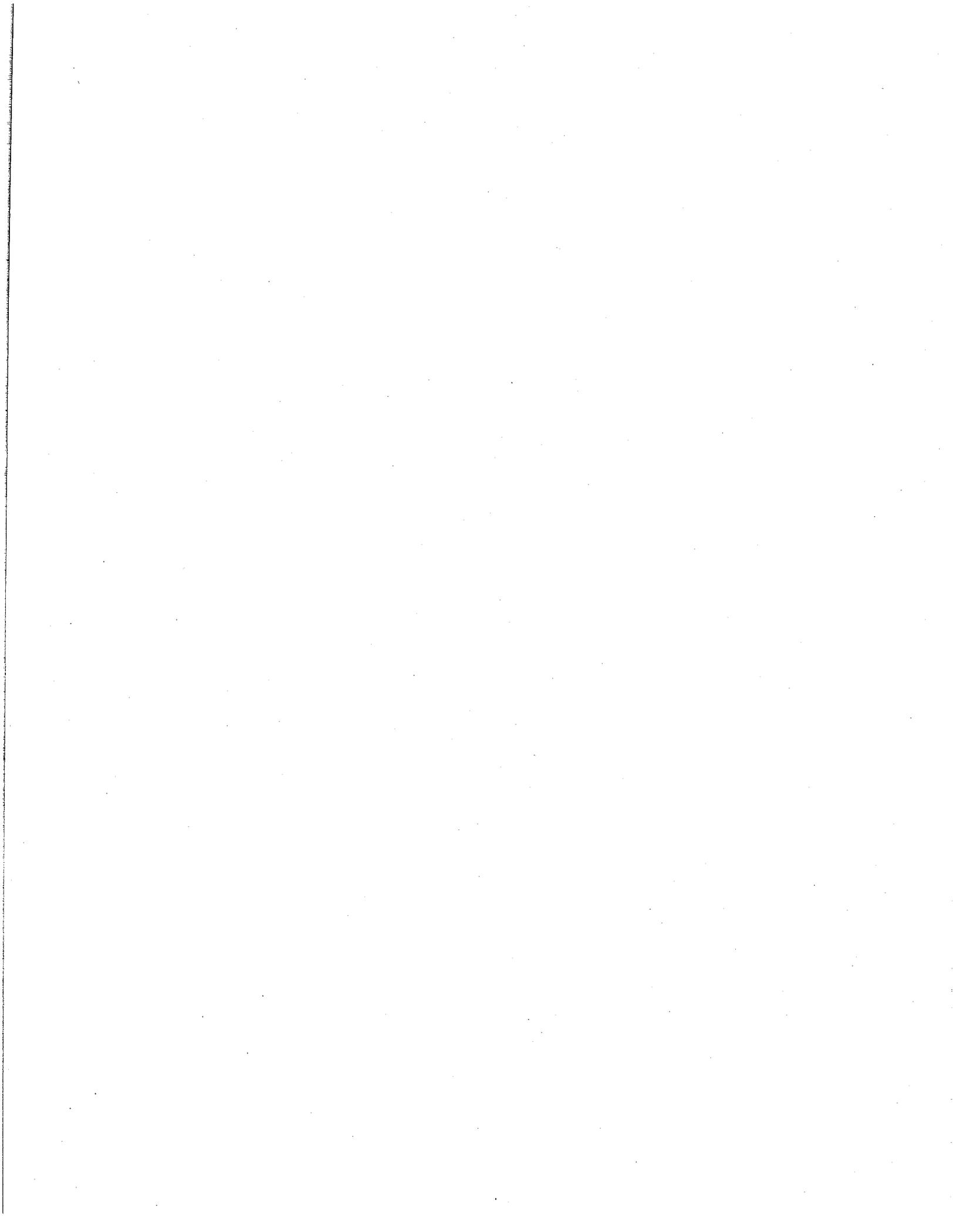
Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Violate any water quality standards or waste discharge requirements?			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge 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)?				X
3. 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 that would result in substantial erosion or siltation on- or off-site?				X
4. 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?				X
5. Otherwise substantially degrade water quality?				X
6. 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?				X



Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
7. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
8. 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?				X
9. Inundation by seiche, tsunami, or mudflow?				X

Impact Discussion:

1. New construction is not proposed as part of this project. Any new construction must comply with Ventura County National Pollution Discharge Elimination System (NPDES) to ensure compliance with adopted water quality standards and waste discharge requirements. Future development, which would be evaluated and considered on a case-by-case basis through a separate application, will obtain NPDES permit approval in order to proceed.
2. The project would result in no impact with regard to the addition/withdrawal of groundwater since it would utilize city water.
3. The project would not alter the existing drainage pattern of the site, as the site is currently developed with structures and parking lots. Future development, which would be evaluated and considered on a case-by-case basis through a separate application, will review and identify new drainage patterns related to new development on the site.
4. See item 3 above.
5. The site is currently developed with a single-family residence and paved driveway. Future development will be evaluated and considered on a case by case basis through a separate application process and will review potential runoff generated by new construction.
6. According to the 2005 General Plan FEIR, the project area is not located within a 500-year flood plain, a 100-year flood plain, or a floodway. The flood boundaries utilized in this map are derived from the September 1986 and August 1987 Flood Insurance Rate Maps (FIRM) compiled for the Federal Insurance Administration to implement the National Flood Insurance Act. Therefore, the project will not place



any structures within a flood hazard area and no impacts are anticipated.

7. See item 6 above.
8. See item 6 above.
9. The project site is not located within a Tsunami Hazard Zone or subject to seiche and mudflow from adjacent lands or watersheds in the vicinity.

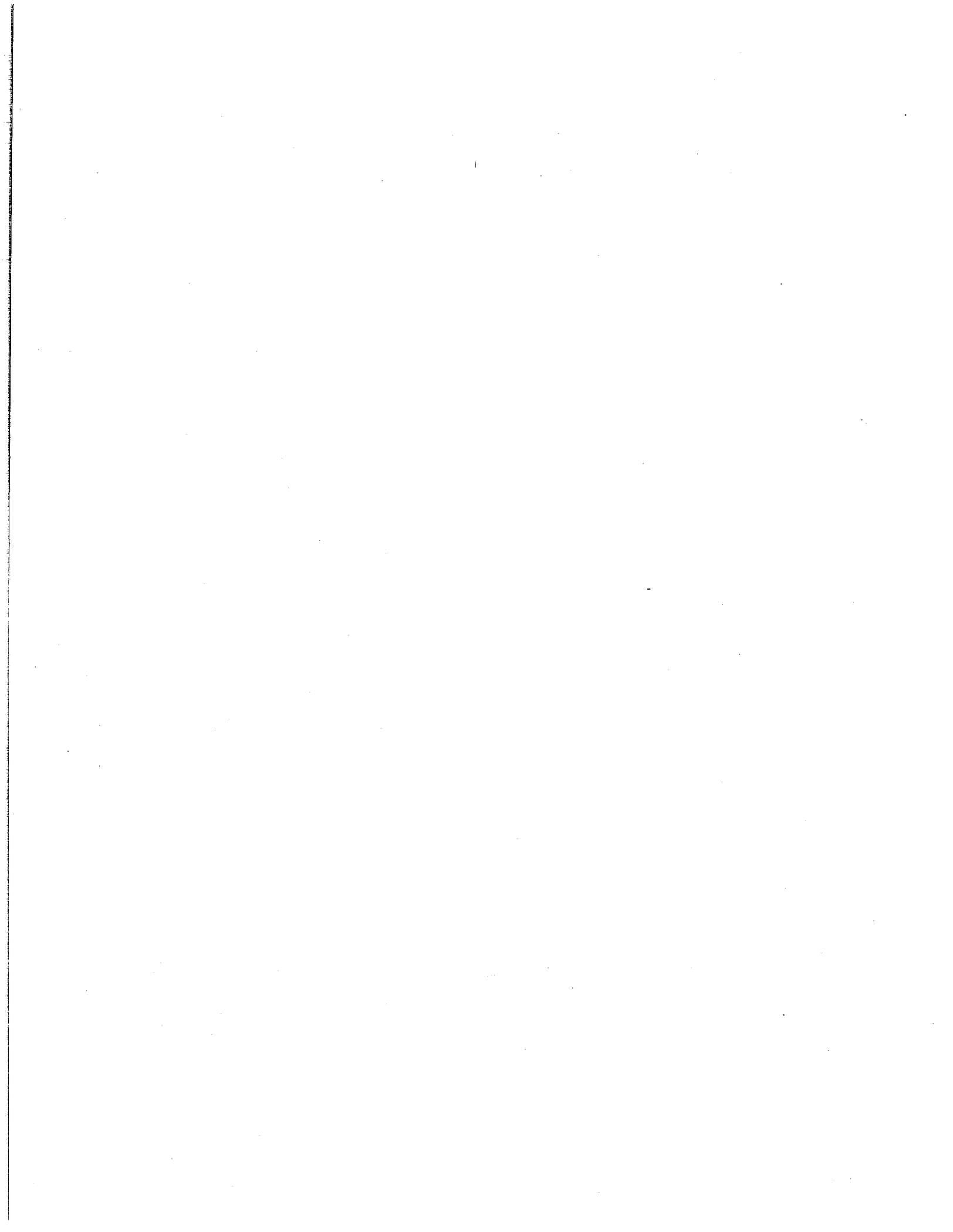
Mitigation/Residual Impact(s): Given the above, the proposed project would have a less than significant impact with regard to the Hydrology and Water Quality issue area. No mitigation measures are required.

J. Land Use and Planning:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Physically divide an established community?				X
2. 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?			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Impact Discussion:

1. The project does not propose new construction that would divide the area.
2. The proposed project involves a land use designation change to commerce and zone change to Limited Commercial (C-1). The land use and zone change would be consistent with the land use/zoning of the adjacent properties along Telegraph Road and would be compatible with the Neighborhood Center designation the subject property is located within. Any future commercial development at the property would be evaluated and considered on a case-by-case basis consistent with the zoning regulations in effect at the time of application; a conditional use permit would be



required for more intense commercial uses. Under current zoning, uses that would be permitted by right include: Administrative Offices; Community Meeting; Day Care Centers; Dining establishments, excluding drive thru; Medical offices; Personal Services; Indoor Sports and Recreation; and Retail. Uses that would require a use permit include: Drive thru restaurants; Hotels and motels; and outdoor recreation and entertainment venues. The Use Permit process allows the ability to add conditions related to the site in order to mitigate potential impacts the use may have in the area.

3. The site is not located within a habitat or natural community conservation plan area.

Mitigation/Residual Impacts: Based on the above discussion, the project would have no impacts or less than significant impacts with regard to Land Use. Therefore, no mitigation measures are required.

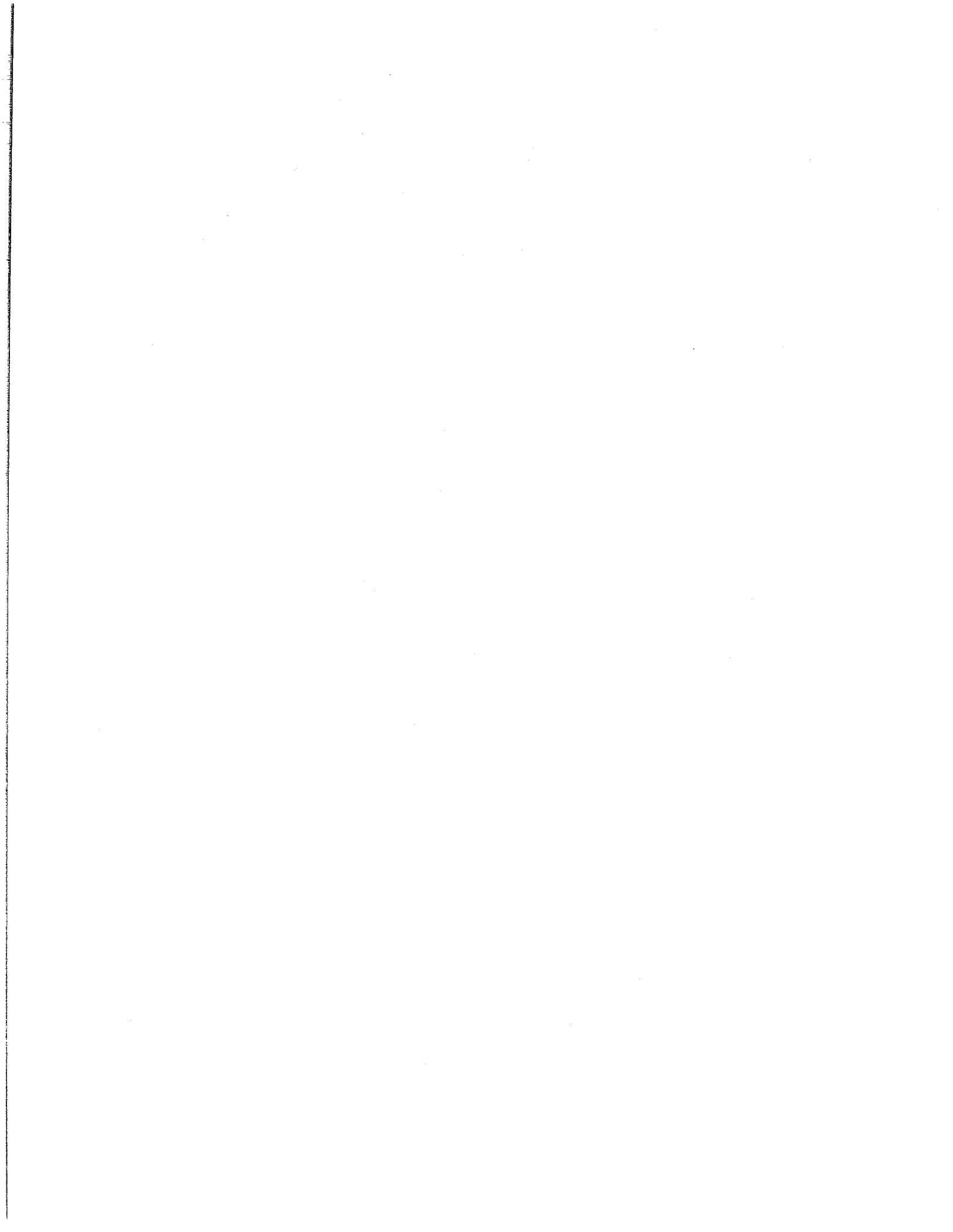
K. Mineral Resources:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. 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?				X
2. 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?				X

Impact Discussion:

1. -2. The subject site is not situated in an area that contains petroleum or aggregate resources or any other known mineral resources per the 2005 General Plan EIR. The 2005 General Plan FEIR does not identify the site as a designated mineral resource recovery site.

Mitigation/Residual Impacts: Given the above, the proposed project would have no impact with regard to the Mineral Resources issue area. No mitigation measures are required.

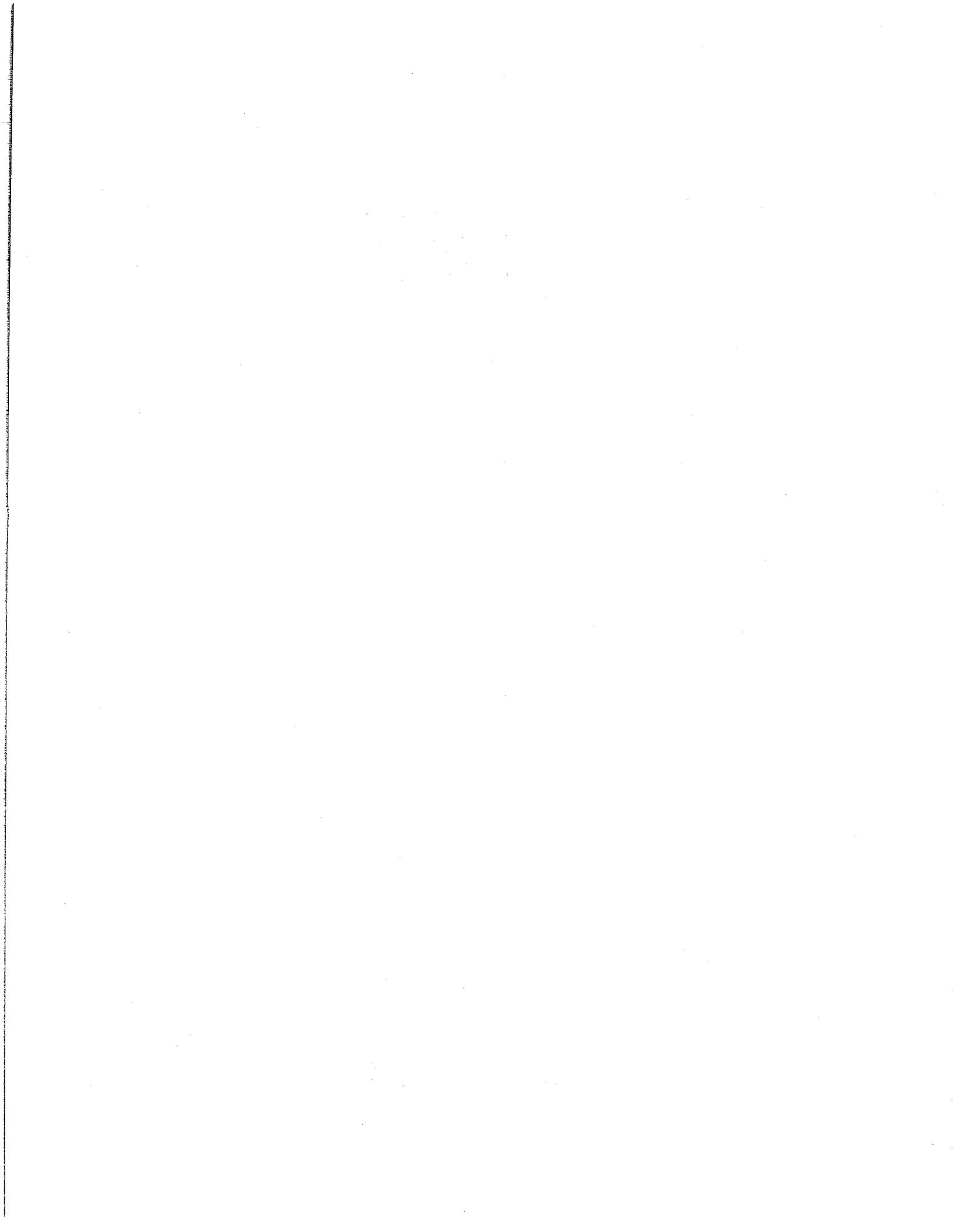


L. Noise:

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. 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?				X
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
5. For a project 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, would the project expose people residing or working in the project area to excessive noise levels?				X
6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Impact Discussion:

1. The 2005 General Plan identifies the project site is located within a 60 dba noise contour. The City's noise ordinance restricts noise in the residential area to 50 dba between 7:00 AM and 10:00 PM and 45 dba from 10:00 PM to 7:00 AM. When residential and commercial are directly adjacent the residential noise requirements are used. Although commercial uses allowed under the proposed Commerce land use and C-1 zone have



the potential to generate noise levels in excess of what currently exists on the property, compliance with existing City standards would ensure noise levels would not exceed the maximum noise levels allowed by code.

2. The proposed project would not result in the establishment of a land use that would have the potential to expose people to excessive ground borne vibration or noise levels
3. The proposed project would allow commercial development of the site. Due to the small size of the parcel, new development is not anticipated to result in a substantial permanent increase in ambient noise levels in the project vicinity
4. The subject property is currently developed with a single-family residence and new development is not proposed at this time. Future development of the site would be reviewed and construction and grading noise would be subject to the City's Noise Ordinance.
5. -6. The subject property is not located in the vicinity of a designated airport land use, private airstrip, nor is within a two-mile radius of a public airport; therefore, no impact is known to public safety.

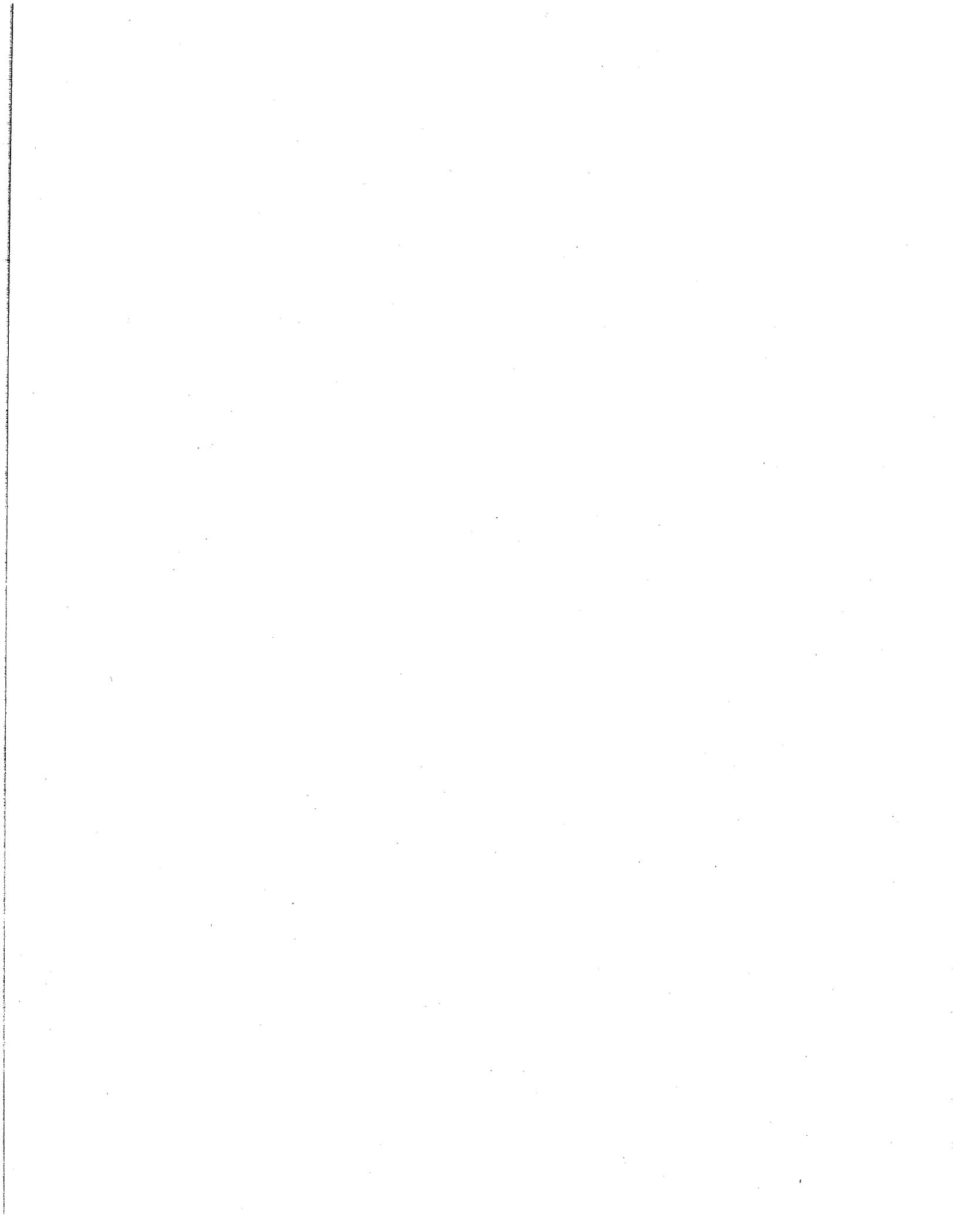
Mitigation/Residual Impact(s): The proposed project would have a less than significant level on noise issues. No mitigation is required.

M. Population and Housing:

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. 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)?				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	

Impact Discussion:

1. Development can result in a growth inducing impact when it requires the extension of urban infrastructure or utility services into or near areas that are presently not provided



with those services. The project site is currently 100% developed and located in an urbanized area that is served by infrastructure and utility systems. The proposed land use and zone change would not require the extension of urban infrastructure or result in the urbanization of land in an isolated location. Therefore, the project would not result in a significant growth inducing impact.

- The subject property is developed with one single-family residence and is permitted under the existing residential land use designation and zoning. The proposed project would change the intended land use to commercial. Although no physical development or change of the property is proposed at this time, the proposed change in land use designation and zoning to commercial is anticipated to ultimately result in the removal of residential uses from this property. Because only one residential unit would be affected, the loss of housing stock would be less than significant. Therefore, no substantial number of people would be displaced by the land use and zone change.

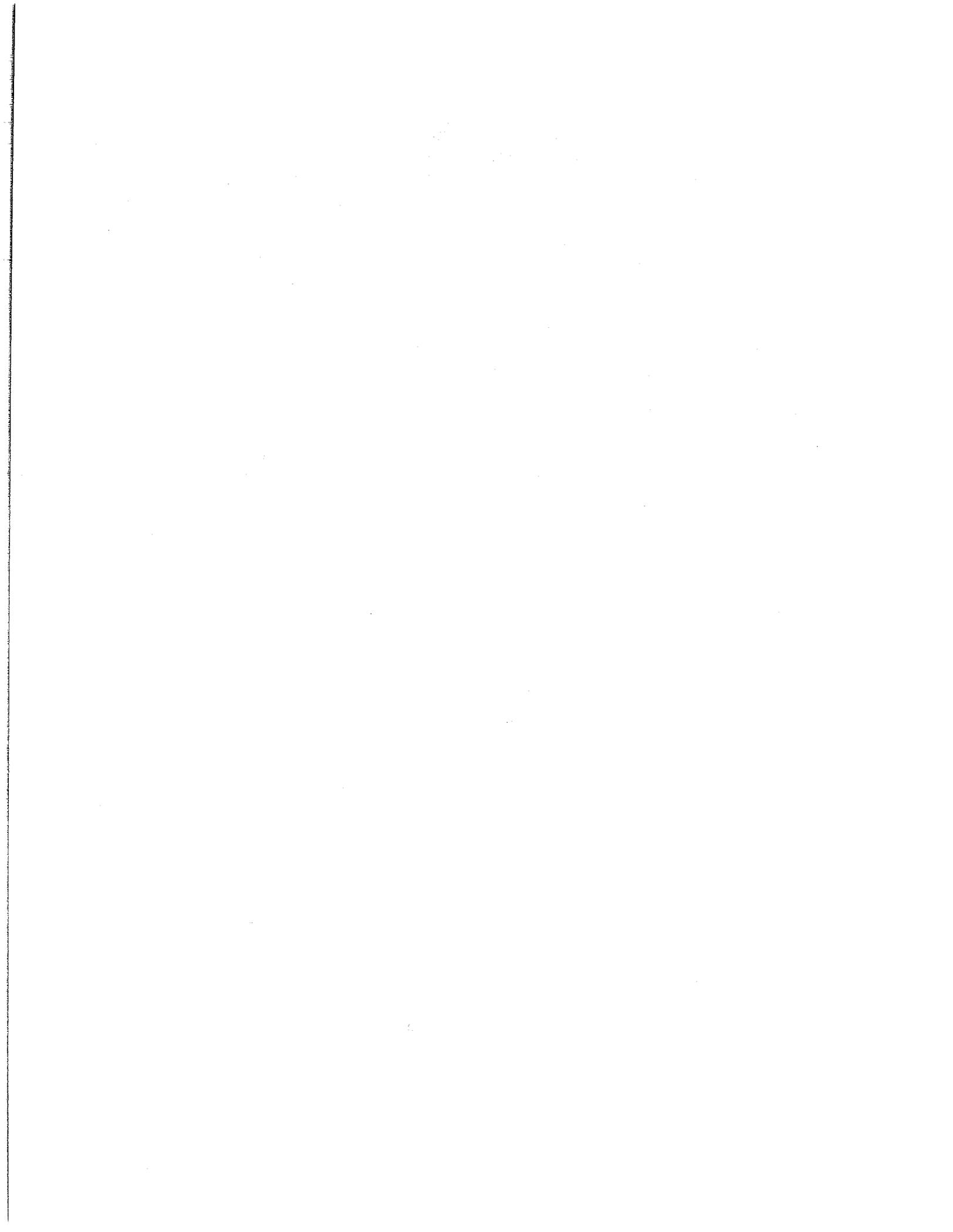
Mitigation/Residual Impact(s): Based on the above discussion, the project would have no impact with regard to Population and Housing. Therefore, no mitigation measures are required.

N. Public Services:

Would the project have an effect on or result in a need for new or altered government services in any of the following areas:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks?				X
5. Other public facilities?				X

Impact Discussion:

- The Ventura Fire Department (VFD) provides fire protection service for the City. The VFD Fire Suppression Division provides direct responses to fire, emergency medical, hazardous material, hazardous conditions and public service incidents from six fire stations. All fire-fighting personnel are certified medical technicians. The project site is located approximately one mile from City Fire Station No. 3, at 5838 Telegraph Road and



the site can be reached within reasonable response times. The land use and zone change could add additional commercial buildings to the area and at that time the fire protection services would be evaluated further.

2. The Ventura Police Department (PD) provides law enforcement and police protection within the City. The Ventura PD maintains a countywide mutual aid agreement with all law enforcement agencies within Ventura County. The closest police station is located approximately 2 ½ miles from the project site at 1425 Dowell Drive. The proposed land use and zone change would not place undue demand on police protection services.
3. All new development in the City is subject to payment of School Mitigation Fees at issuance of building permits pursuant to state law. The proposed land use and zone change does not have the potential to generate substantial population growth and therefore would not result in the need for construction of new school facilities.
4. The General Plan does not intend for the project site to provide public recreational facilities. Therefore, there is no impact related to this issue area.
5. The project site does not propose to construct or expand any new recreation facilities.

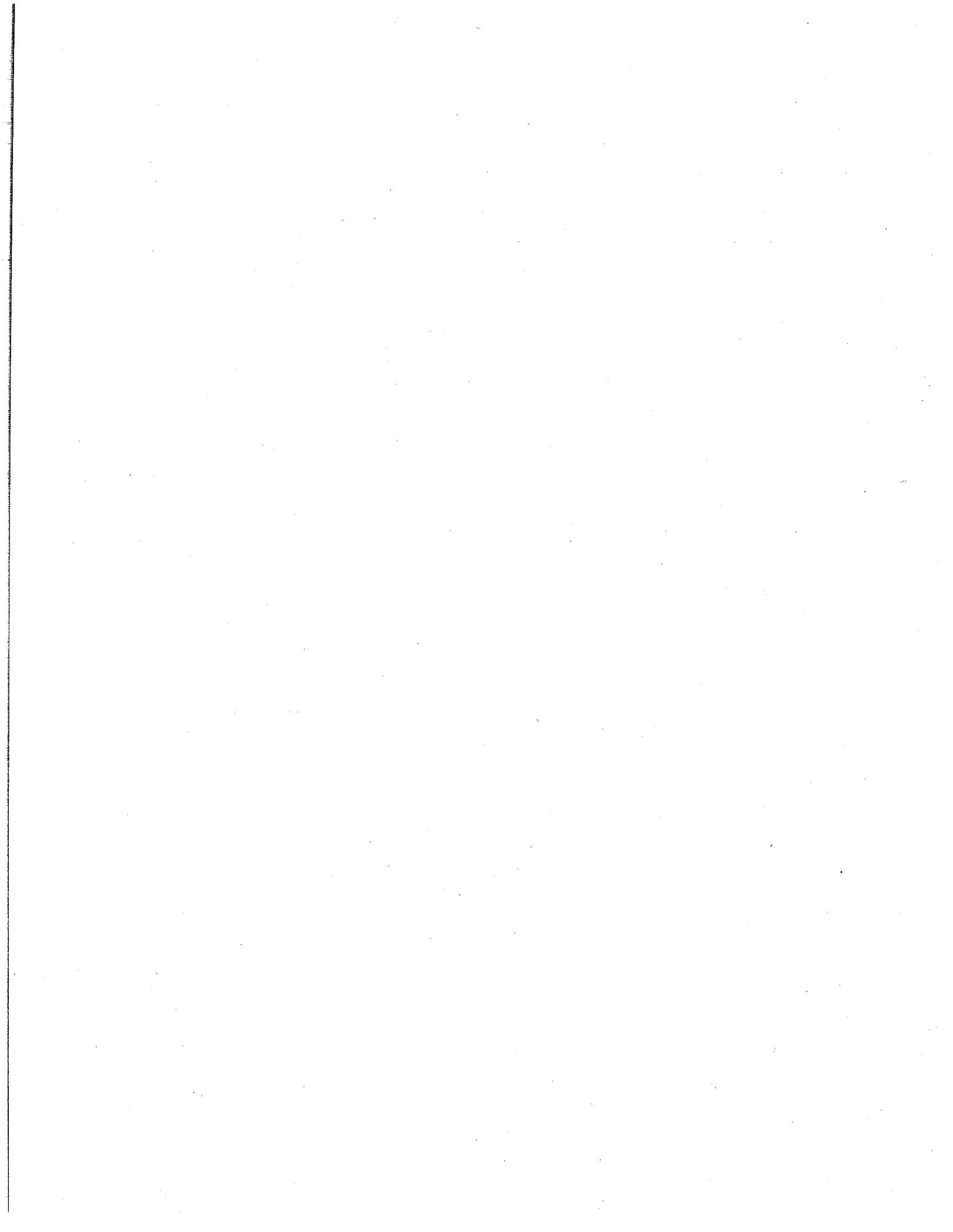
Mitigation/Residual Impact(s): Based on the discussion above, the project would have a less than significant impact to Public Services. Therefore, no mitigation measures are required.

O. Recreation:

Would the project result in a need for new systems or substantial alterations to the following utilities:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Would the project 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?				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Impact Discussion:

1. The land use and zone change will not increase the population and will not have an



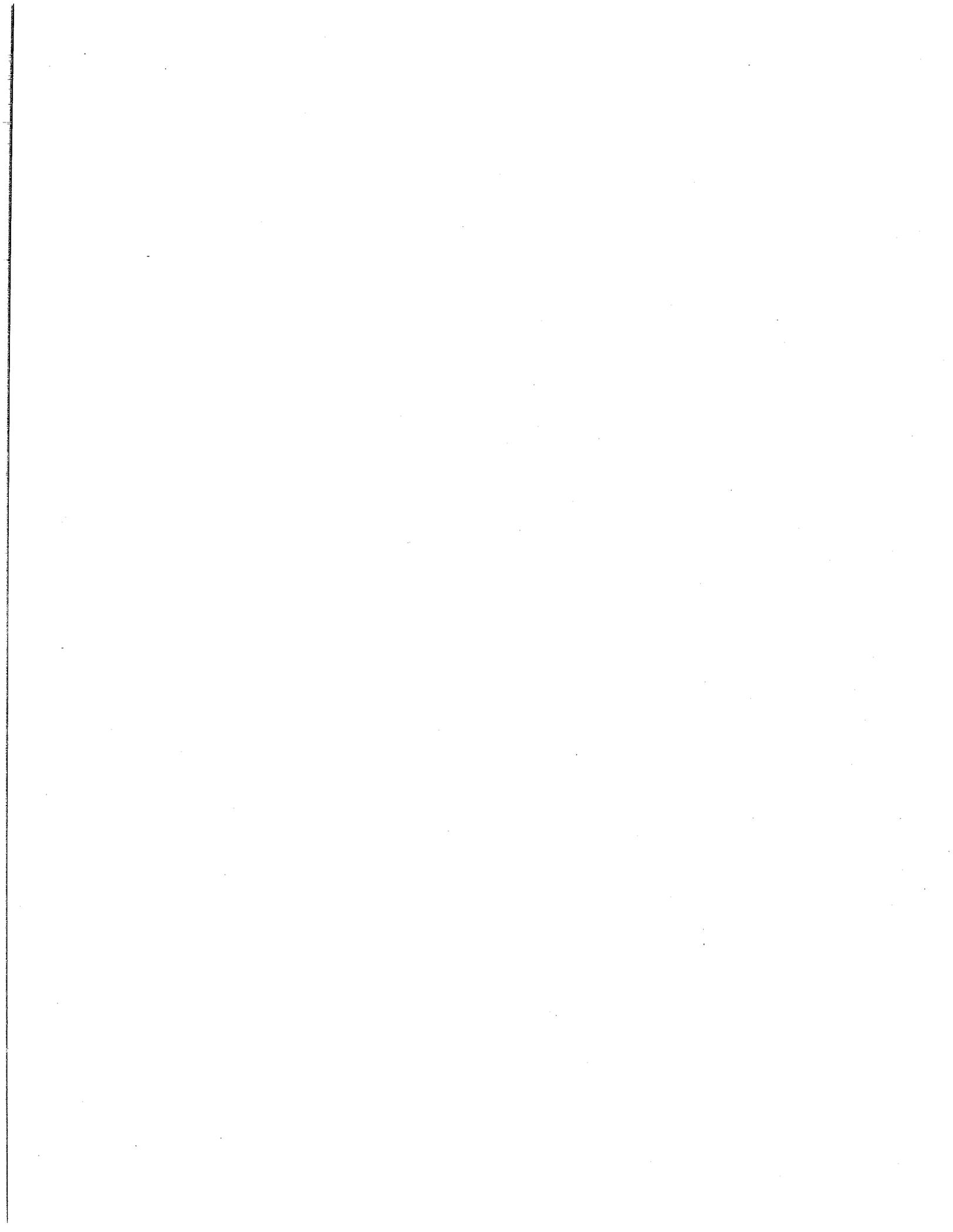
impact on the use of existing neighborhood or regional parks.

2. The project does not propose to construct or expand any new recreation facilities.

Mitigation/Residual Impact(s): Based on the discussion above, the project would have a less than significant impact to Recreation. Therefore, no mitigation requirements are required.

P. Transportation and Traffic.

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. 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?				X
2. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards and travel demand measures, or other standards established by county congestion management agency for designated roads and highways?				X
3. 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?				X
4. Substantially increase hazards due to a design feature (e.g., sharp				X



Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
5. Result in inadequate emergency access?				X
6. Conflict with adopted policies, plans or programs supporting alternative transportation?				X

Impact Discussion:

1. The proposed project is for the land use change from Low Density Residential to Commerce designation and zoning from Single Family Residential to Limited Commercial. The change in land use designation will allow for commercial development on the existing single-family residential property. A change to commercial is anticipated to allow for an intensification of use of the property that would result in greater traffic volumes in this area. While the allowed uses on the property will be commercial, the potential tenants for the site are currently unknown. At the time new construction is proposed, staff would study any traffic impacts that may have a significant impact on the area. Because the proposed project does not involve any physical change to the property access, circulation or trip generation at this time, no traffic impacts are anticipated. The potential traffic impacts associated with future development would be evaluated on a case-by-case basis once applications for future development are received.
2. See discussion under item #1 above.
3. The project will not affect air traffic patterns.
4. The project will not alter the roadway pattern or add incompatible traffic uses to the area.
5. The land use and zone change will not alter roadways or access points and will not affect emergency access to the area.
6. The project does not propose new construction or alterations to the existing public transportation policies in the area.

Mitigation/Residual Impact(s): Based on the above discussion, the proposed project would have no impact with regard to the transportation/traffic issues in the area. Therefore, no mitigation measures are required.

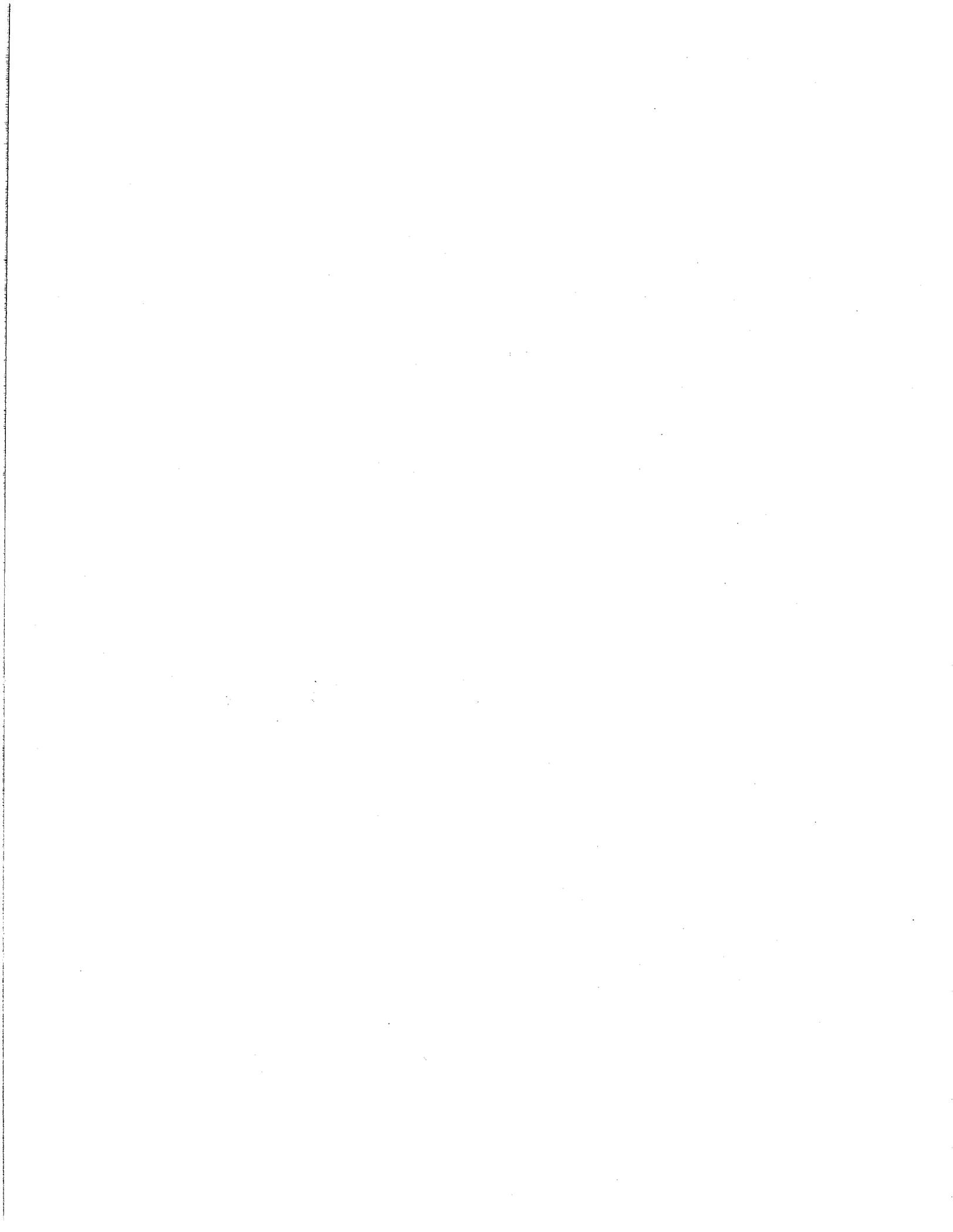


Q. Utilities and Service Systems.

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
2. 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?				X
3. 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?				X
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
5. 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 providers existing commitments?				X
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
7. Comply with federal, state, and local statutes and regulations related to solid waste?				X

Impact Discussion:

1. The additional demand of the projects on area utilities and service systems have been anticipated in the General Plan. When new construction is proposed for the site, the



capacity of the system would be studied during the development process.

2. See item 1 above.
3. See item 1 above.
4. The City of San Buenaventura supplies water to the proposed project site. The primary water sources for the project site include three groundwater basins. Water diverted from the Ventura River is also used to service development on the eastern side of the city. Significant impacts would result under this issue area if sufficient domestic and/or fire protection water supply was not present to serve the project's current and long-term needs. The 2005 General Plan FEIR estimates the total water available for city use to 28,262-acre feet per year (AFY). The total water consumption reported in 2003 was 20,365 AFY. Therefore, adequate citywide capacity exists to satisfy the project sites peak domestic and irrigation demands as well as fire protection flow rates at acceptable residual pressures. Therefore, given the above discussion regarding water service, the proposed project would have a less than significant impact with regard to the water service issue area.
5. See item 4 above.
6. Solid waste disposal is an issue of regional and statewide significance. The traditional method of landfill disposal is becoming increasingly problematic, as landfills approach or reach their capacity and the ability to find and develop new landfills is complicated by numerous environmental, regulatory and political concerns. In 1991, the city adopted a Source Reduction & Recycling Element (SRRE), under the mandate of the California Integrated Waste Management Act. Waste reduction programs from the SRRE that are being implemented include recycling programs, re-use programs, and regional materials recovery.

Solid waste disposal in Ventura County can be disposed at any landfill depending upon the preference of individual solid waste haulers and other factors, such as proximity to the collection area, tipping fees, and daily capacities at the landfill sites. Currently, most solid waste collected within Ventura County by public and private haulers is disposed of in the County. At the time of new development for the site the project will be required to implement site specific source reduction, recycling, and reuse programs to comply with AB939.

Mitigation/Residual Impact(s): Based on the above discussion, the proposed project would have a less than significant impact with regard to the utilities and services issue area. Therefore, no mitigation measures are required.



R. Mandatory Findings of Significance:

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Does the project 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?				X
2. Does the project 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.)			X	
3. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Findings Discussion:

1. Based on the information obtained in the preparation of this Initial Study and the inclusion of proposed conditions of approval, the proposed project would not 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. The project is located in an urban setting and is already developed with structures and parking lots with little to no



vegetation. Therefore, the land use and zone change would not affect rare or endangered plant or animal communities or any significant historical or cultural resources.

2. Based on the information obtained in preparation of this Initial Study, as well as Ordinance Code requirements and permit conditions applicable to the project, no potentially significant individually limited or cumulative impacts were identified.
3. 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.

VII. CIRCULATE TO THE FOLLOWING AGENCIES/PERSONS:

VENTURA COUNTY

Agricultural Commissioner	<input type="checkbox"/>	Ventura County Clerk/Recorder* (hand deliver – 1 original, 4 copies)	<input checked="" type="checkbox"/>
Ventura County Watershed Protection District*	<input checked="" type="checkbox"/>	Local Agency Formation Commission (LAFCO)	<input type="checkbox"/>
County of Ventura Resource Management Agency, Attn: Planning* Director (1 hard copy, 6 CDs)	<input checked="" type="checkbox"/>	Ventura County Transportation Commission* (VCTC)	<input checked="" type="checkbox"/>

ADJACENT COUNTIES

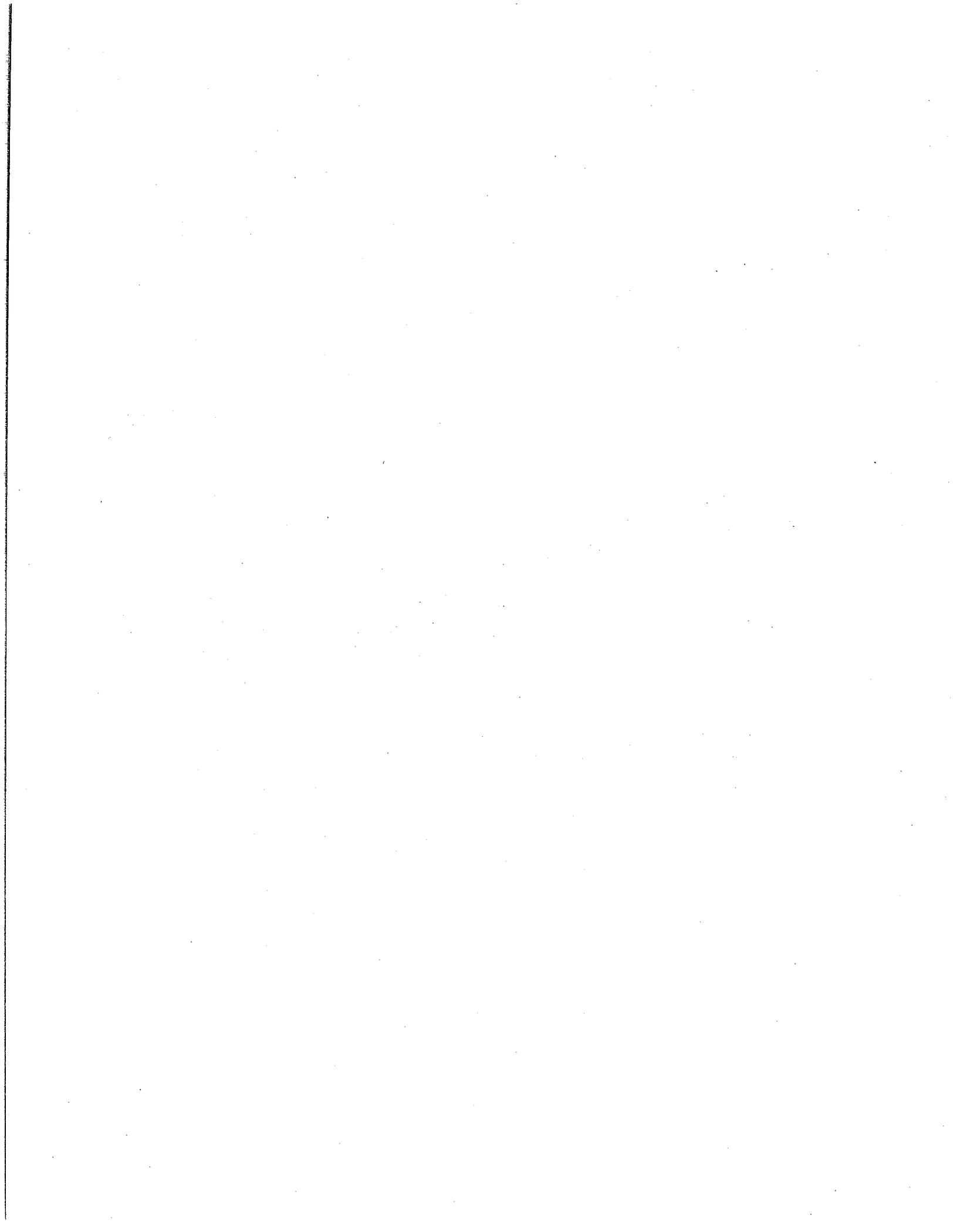
Kern County Planning & Development Services	<input type="checkbox"/>	County of Santa Barbara Planning Division	<input type="checkbox"/>
County of Los Angeles Dept. of Regional Planning Impact Analysis Section	<input type="checkbox"/>		

ADJACENT CITIES

City of Oxnard	<input type="checkbox"/>	City of Ojai	<input type="checkbox"/>
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OTHER PUBLIC AGENCIES

Air Pollution Control District*	<input checked="" type="checkbox"/>	Ventura County Organization of Government (VCOG)	<input checked="" type="checkbox"/>
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Ventura County Solid Waste Management Department	[X]	Ventura Regional Sanitation District*	[X]
Casitas Mutual Water District	[X]	Gold Coast Transit	[X]
Ventura Unified School District	[X]	Southern California Edison	[X]

LIBRARIES

Avenue Branch Library*	[X]	H.P. Wright Branch Library*	[X]
E.P. Foster Branch Library*	[X]		

STATE AGENCIES

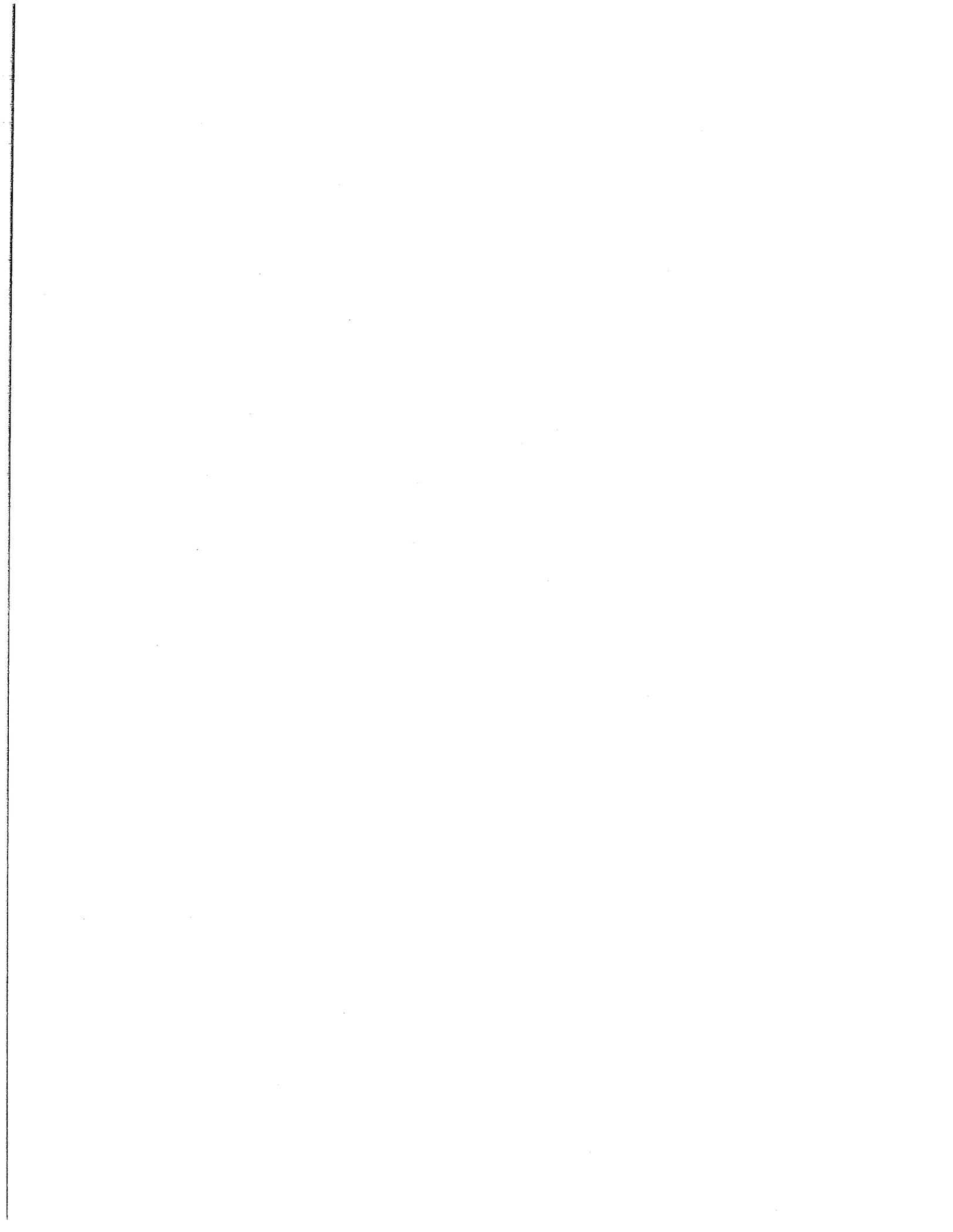
California Coastal Commission South Central Coast Area Office	[]	Southern California Association of Governments (SCAG)* (3 copies)	[X]
California Dept. of Fish & Game (Santa Barbara)	[]	Caltrans District 7 Environmental Section	[]
California Regional Water Quality Control Board	[X]	State Department of Parks and Recreation	[]
California Integrated Waste Management Board, Permits Section	[]	Dept. of Boating & Waterways	[]
California Department of Toxic Substances Control	[]	State Clearinghouse (10 copies)	[]

FEDERAL AGENCIES

U.S. Army Corps of Engineers	[]	U.S. Fish & Wildlife Service	[]
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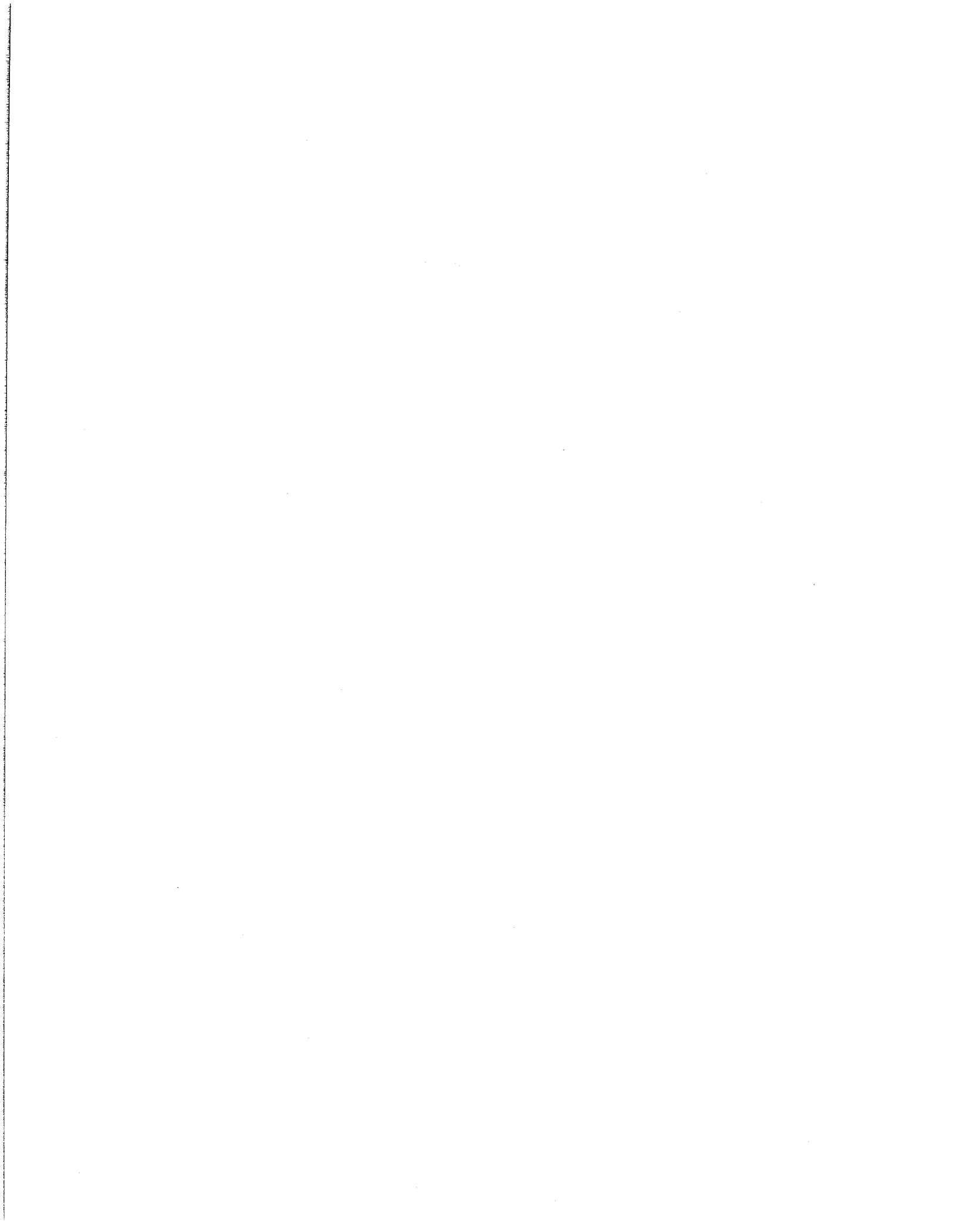
CITIZEN GROUPS

Audubon Society	[]	Sierra Club	[X]
Building Industry Association Greater Los Angeles/Ventura Region of Southern California, Inc.	[X]	California Trout Surfrider Foundation	[] [X]
Environmental Coalition	[]	Friends of the Ventura River	[X]



Environmental Defense Center	<input type="checkbox"/>	League of Women Voters	<input type="checkbox"/>
Friends of the Santa Clara River	<input checked="" type="checkbox"/>	Santa Ynez Band of Mission Indians	<input checked="" type="checkbox"/>
Ventureano Canaliano Chumash	<input checked="" type="checkbox"/>	Owl Clan Consultants	<input checked="" type="checkbox"/>
Candelaria American Indian Council	<input checked="" type="checkbox"/>	Montalvo Property Owners Association	<input type="checkbox"/>
Ventura County Archaeological Society	<input checked="" type="checkbox"/>	Foothill Road Homeowners Association	<input type="checkbox"/>
Westside Community Council	<input type="checkbox"/>	College Community Council	<input checked="" type="checkbox"/>
Downtown Community Council	<input type="checkbox"/>	Midtown Community Council	<input type="checkbox"/>
Pierpont Community Council	<input type="checkbox"/>	San Buenaventura Conservancy	<input checked="" type="checkbox"/>

*Indicates agency/person always receives notice.

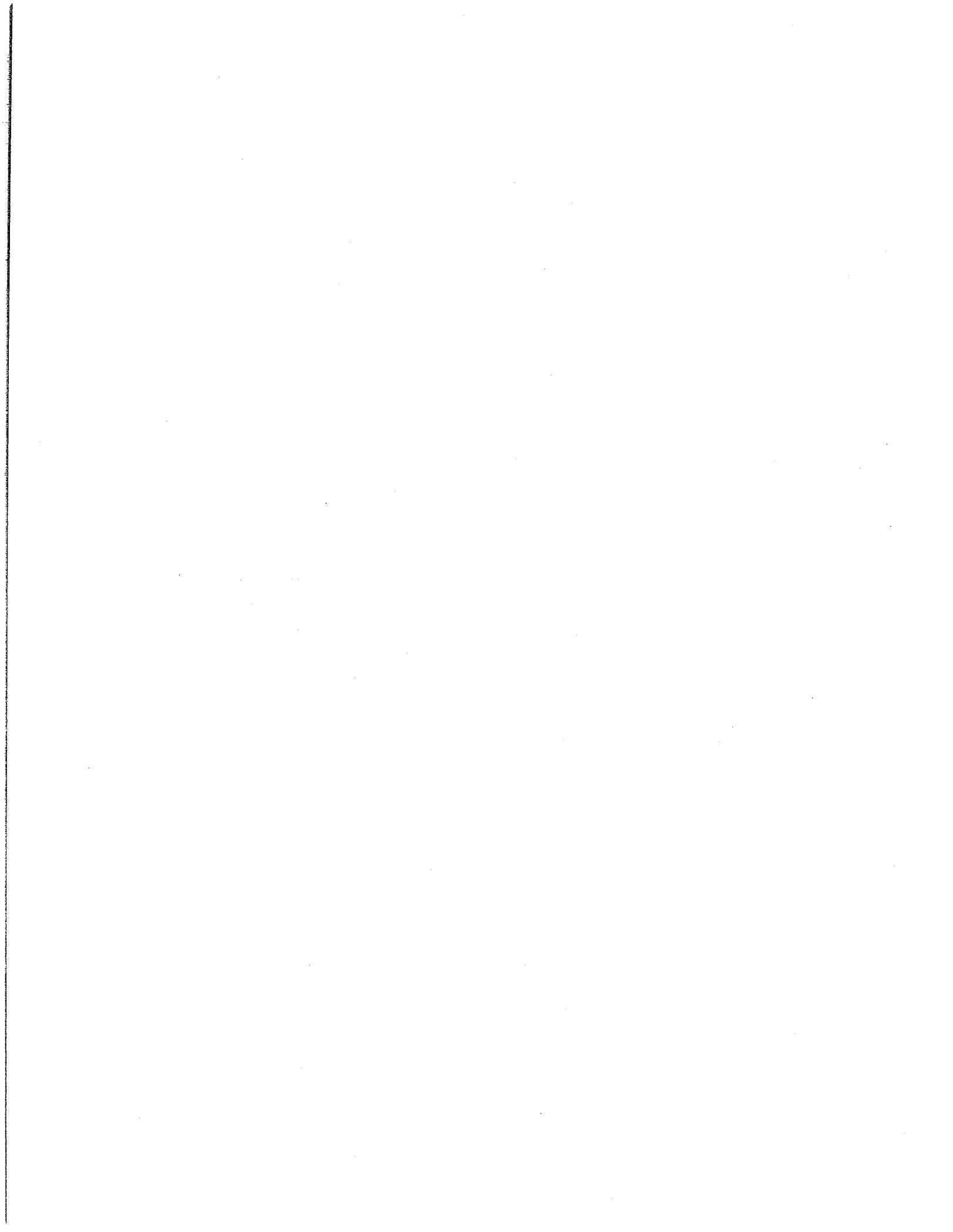


VIII. LIST OF REFERENCES:

These references, and those previously cited within the text of this Initial Study/Environmental Assessment, are intended to provide a list of Supporting Information Sources and/or evidence staff has relied upon in completing this document and in reaching the conclusions contained herein. In addition, the materials that were submitted by the applicant have also been used in completing this document.

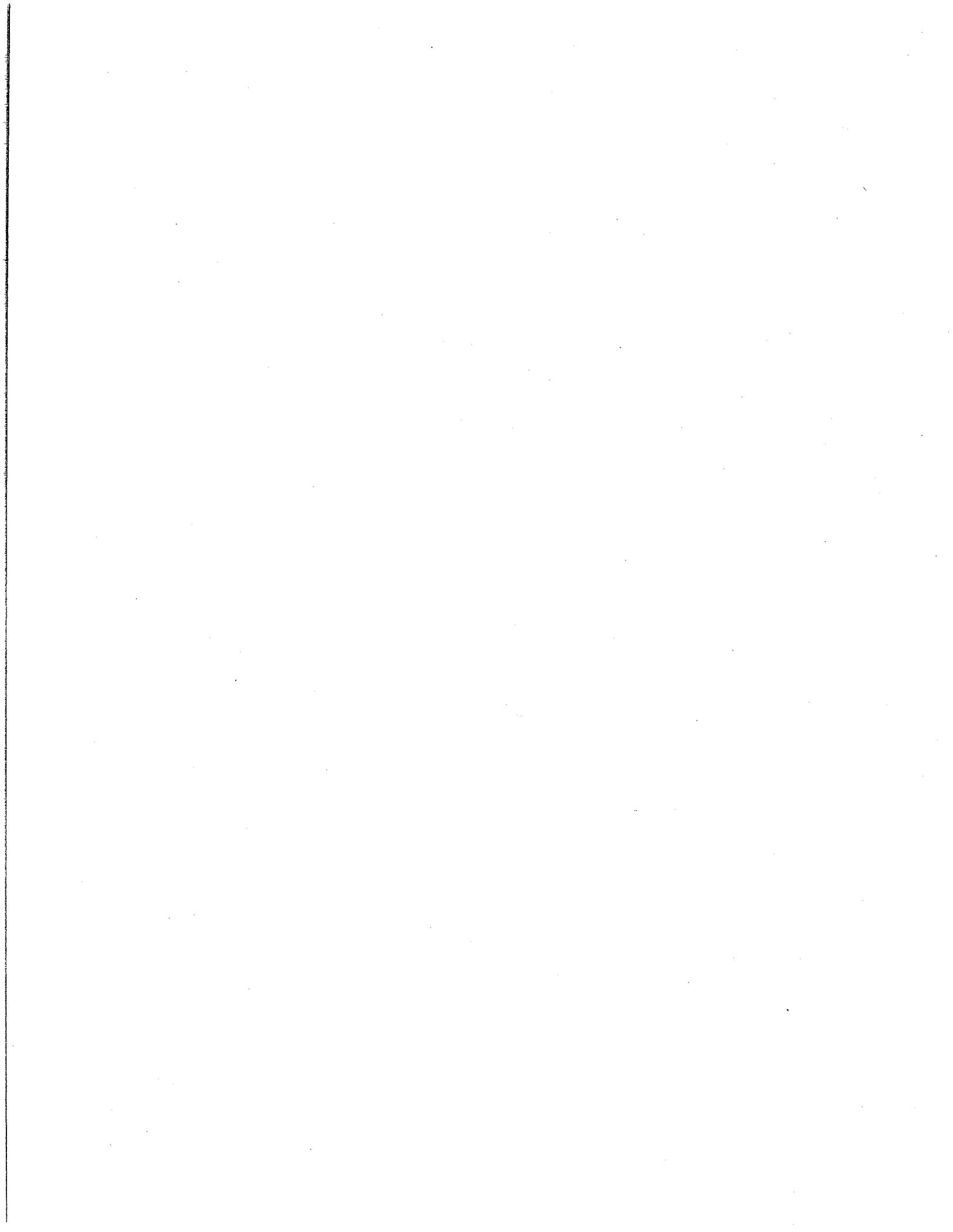
If any person or entity reviewing this Initial Study/Environmental Assessment has a question regarding the supporting information source and/or evidence, they may contact the staff planner at the address and telephone number noted on the front page of this document during the public review period.

- A. General Plan, including all technical appendices, maps, and the Final Environmental Impact Report prepared and certified therefore - City of San Buenaventura, 2005. <http://www.cityofventura.net/cd/planning>
- B. Zoning Ordinance, including all maps and the Negative Declaration (EIR-2010) prepared and adopted therefore - City of San Buenaventura, 1992.
- C. Annual Transportation Report, Technical Appendix – City of San Buenaventura, April 2002
- D. Countywide Solid Waste Management Plan - Ventura County Solid Waste Management District, 1985.
- E. Air Quality Mitigation Program - City of San Buenaventura, 1993.
- F. Noise Ordinance - City of San Buenaventura.
- G. Federal Emergency Management Agency (FEMA) MAPS, 1987.
- H. California Building Code, 2010
- I. Department of Toxic Substances Control. Hazardous Waste and Substances Map. Available Online at <http://www.envirostor.dtsc.ca.gov>
- J. Ventura County Air Quality Assessment Guidelines. 2004.
- K. Gold Coast Environmental, City of Ventura Sewer Flow Study March 2102
- L. City of Ventura Urban Water Management Plan 2010
- M. City of Ventura Wastewater Master Plan 2010

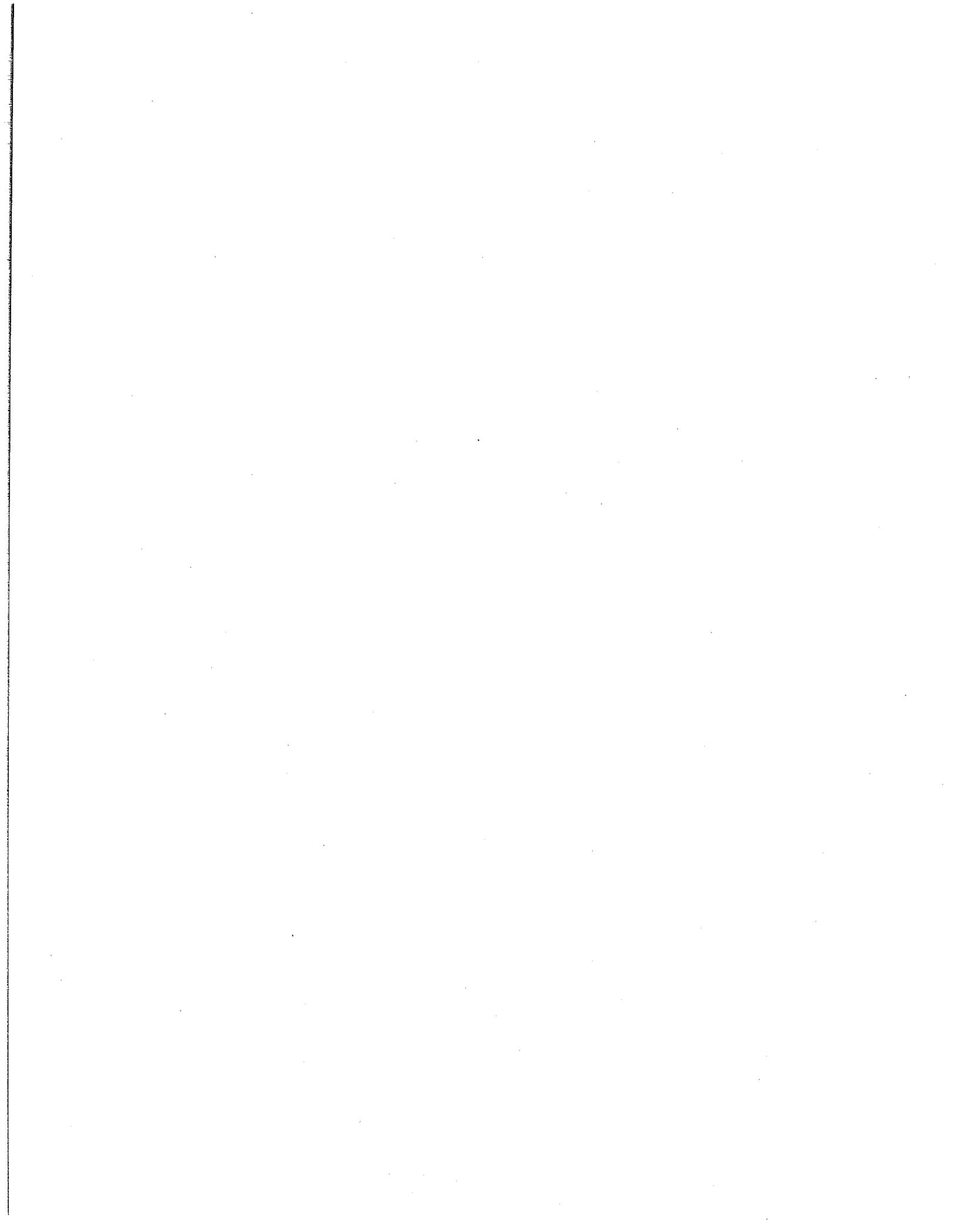


IX. PERSONS AND/OR AGENCIES CONSULTED DURING PREPARATION OF THIS INITIAL STUDY/ENVIRONMENTAL ASSESSMENT:

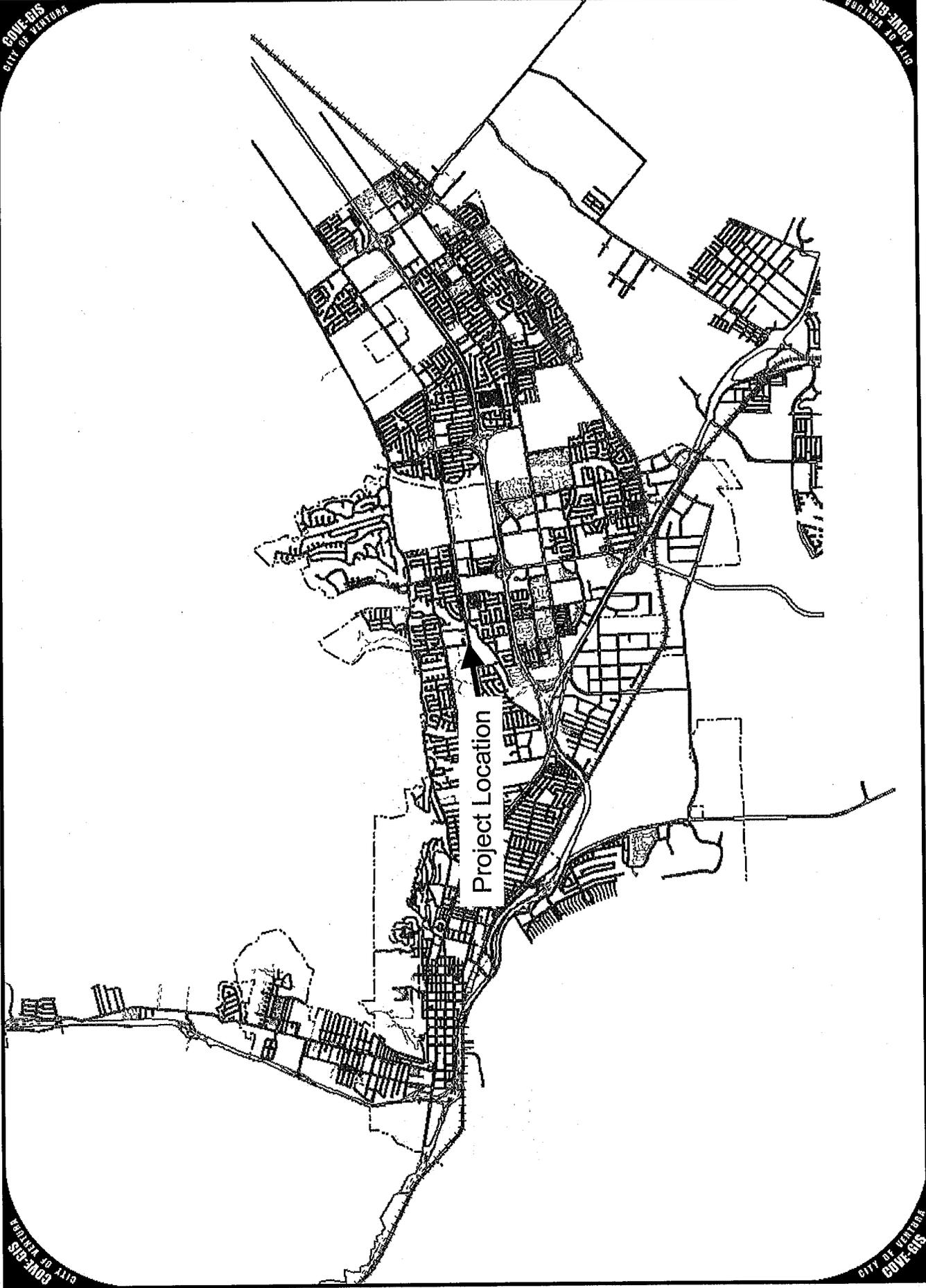
<u>Person</u>	<u>City Agency</u>	<u>Comments</u>
Chandra Chandrashaker	Land Development	Transportation
Gene Hibberd	Public Works	Stormwater
Yolanda Bundy	Fire/Building	Building
Brian Clark	Fire Department	Fire Safety
Joe Santos	Public Works	Sewer
Susan Rungren	Public Works	Water Utilities



Site Location Maps



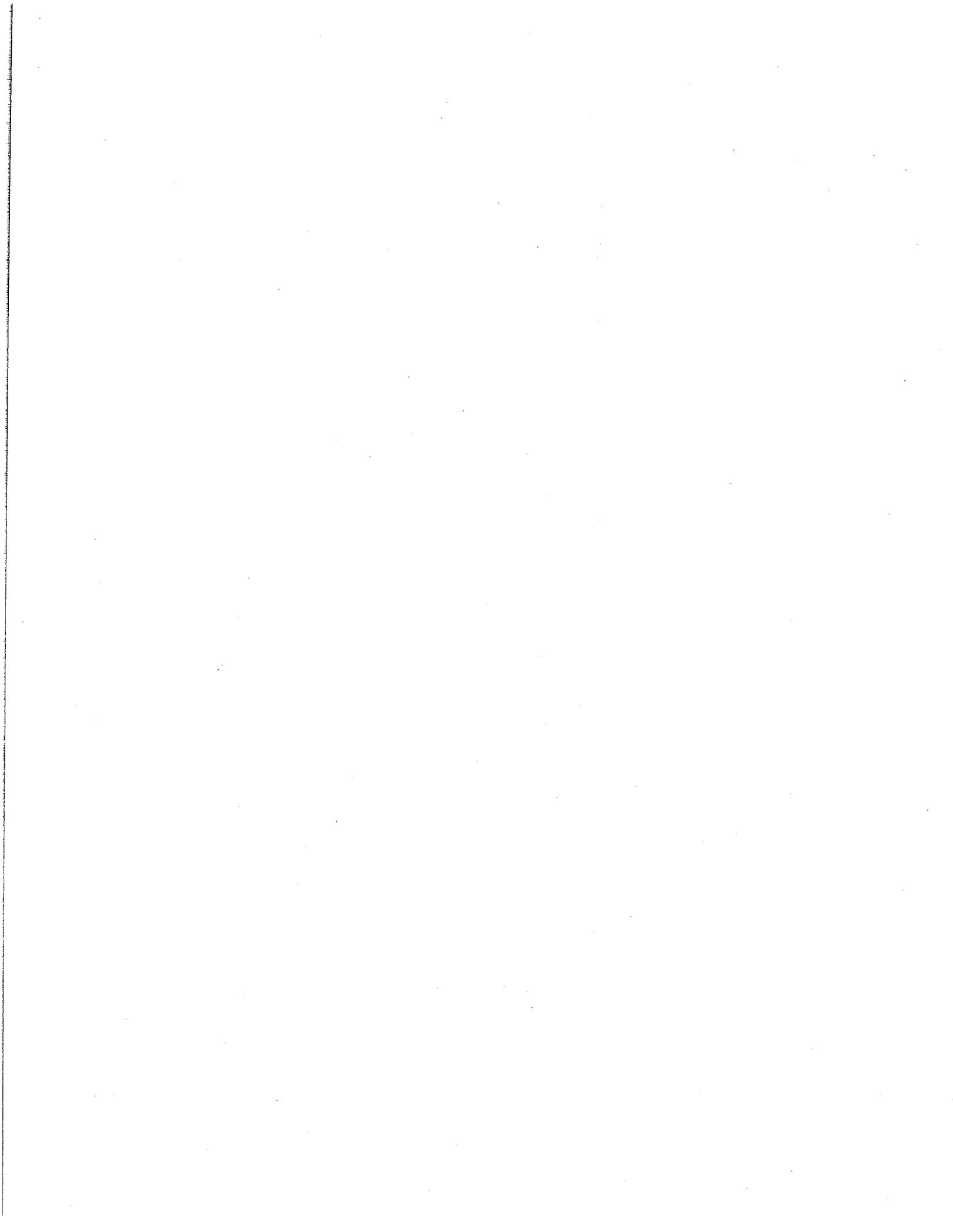
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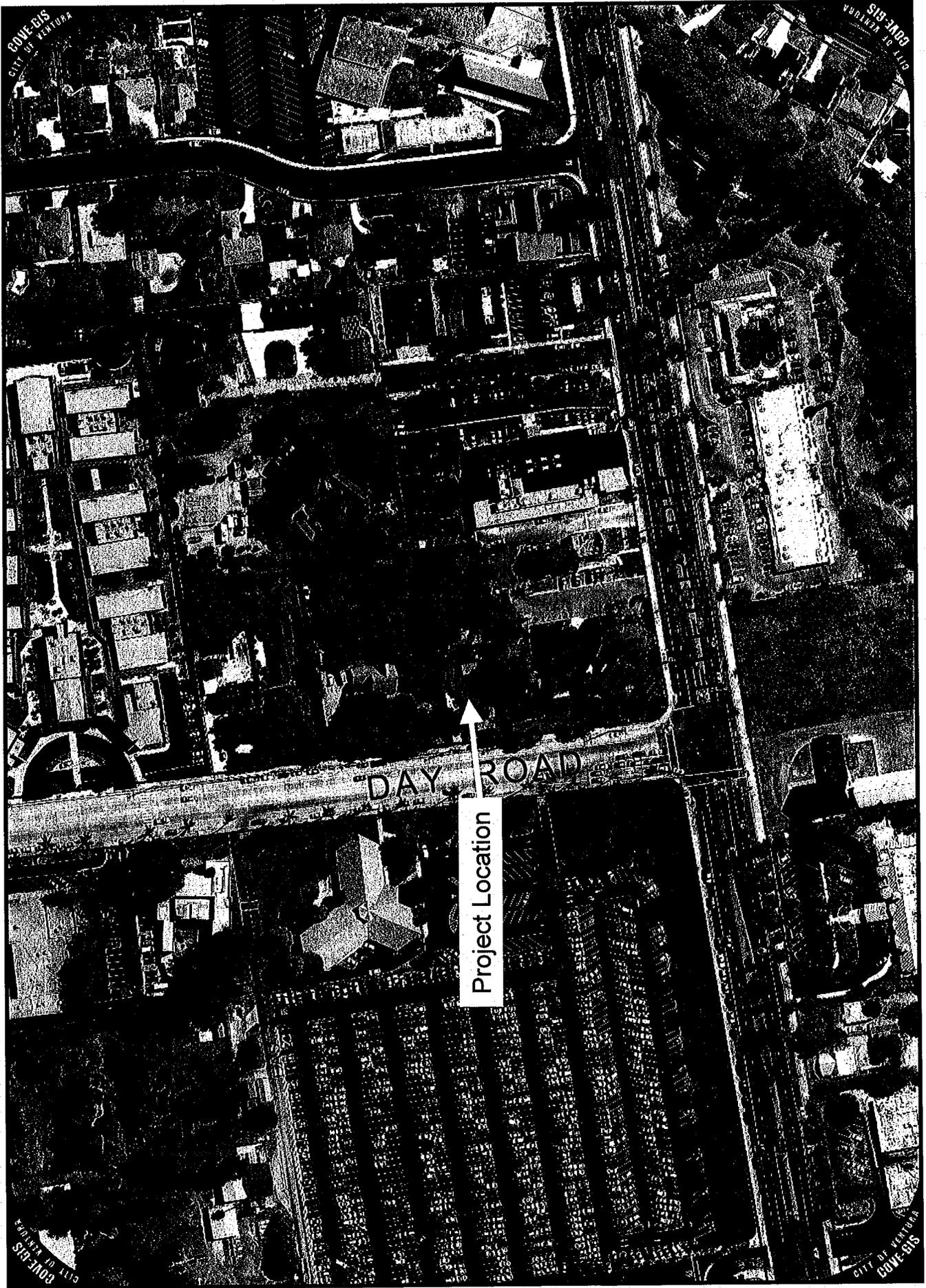


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Project Location

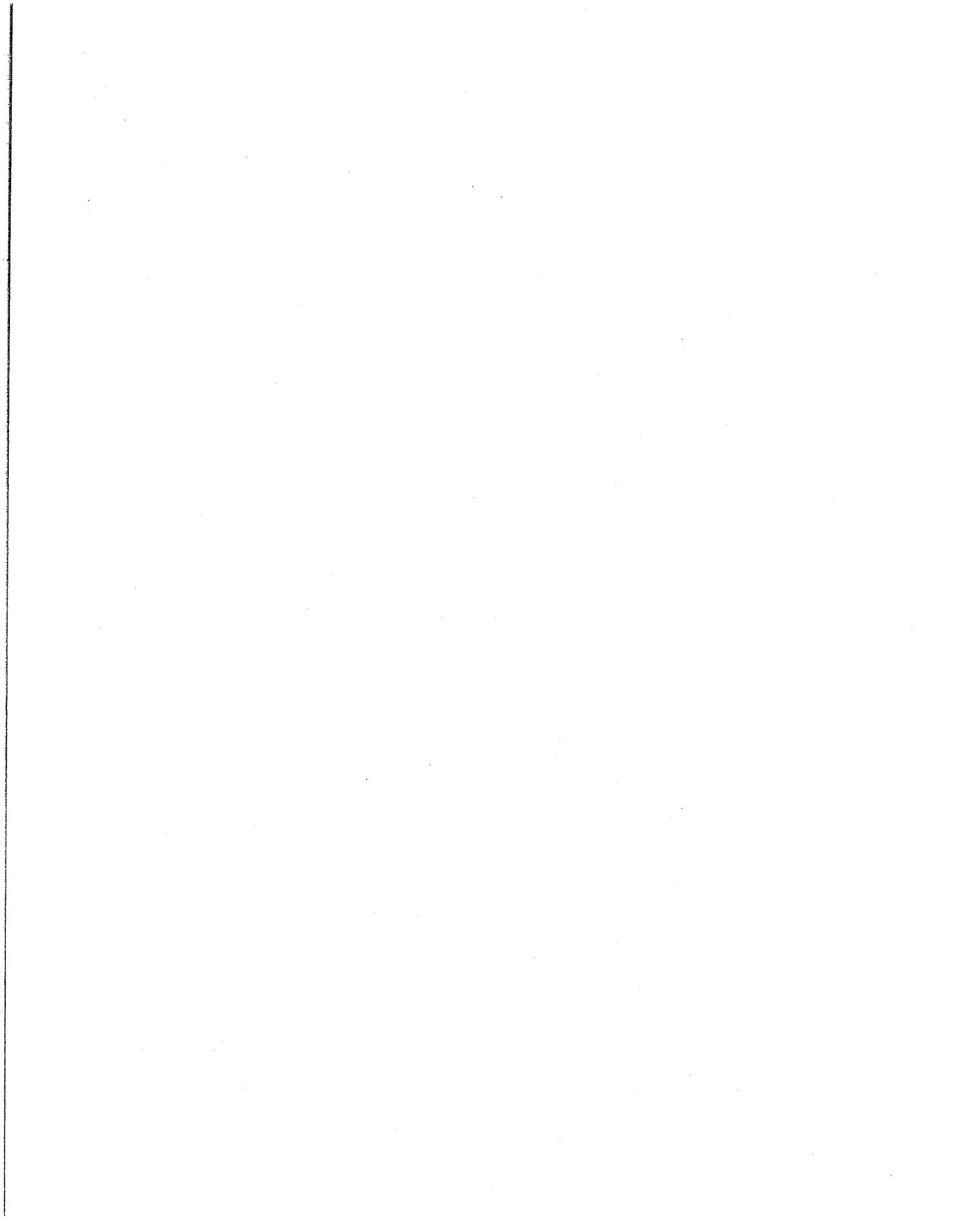
DAY ROAD

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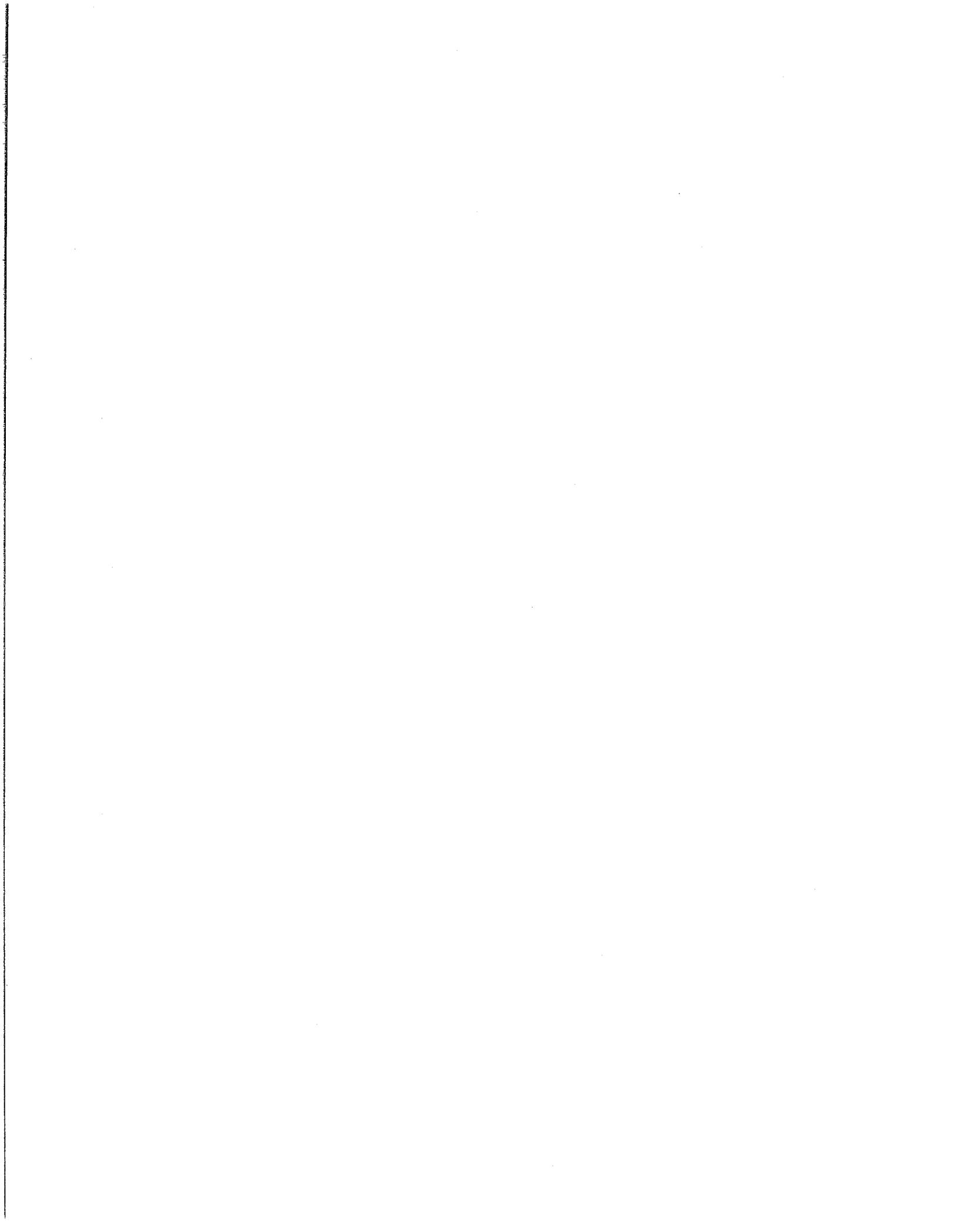
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Historic Phase I Report



Historic Resources Report

54 Day Road

Ventura, CA

1 June 2012

Prepared by:

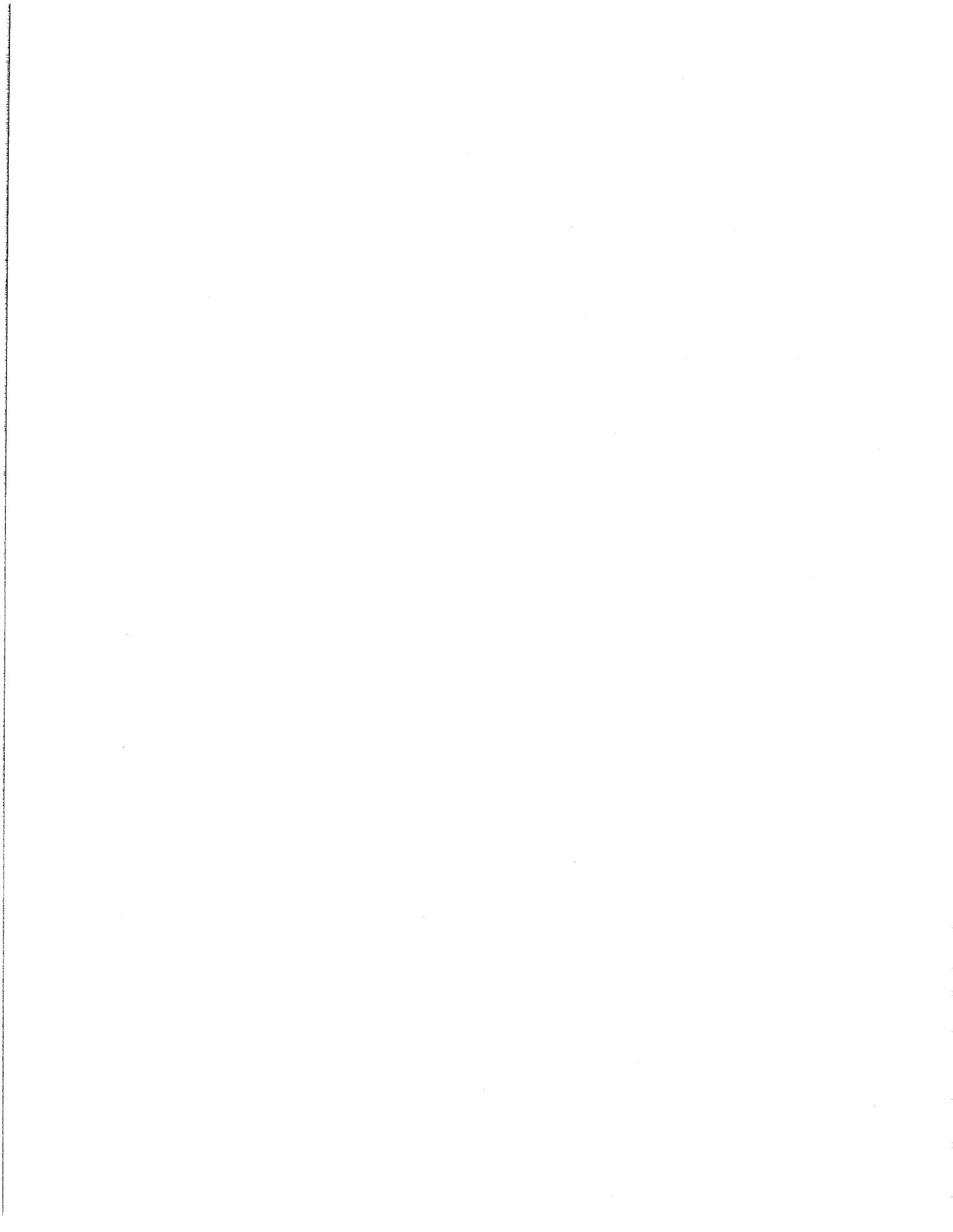


Prepared for:

City of Ventura

PO Box 99

Ventura, CA 93002



Executive Summary

This report was prepared for the purpose of assisting the City of Ventura in their compliance with the California Environmental Quality Act (CEQA) as it relates to historic resources, in relation to a single family residence located at 54 Day Road in Ventura. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and City of Ventura criteria.

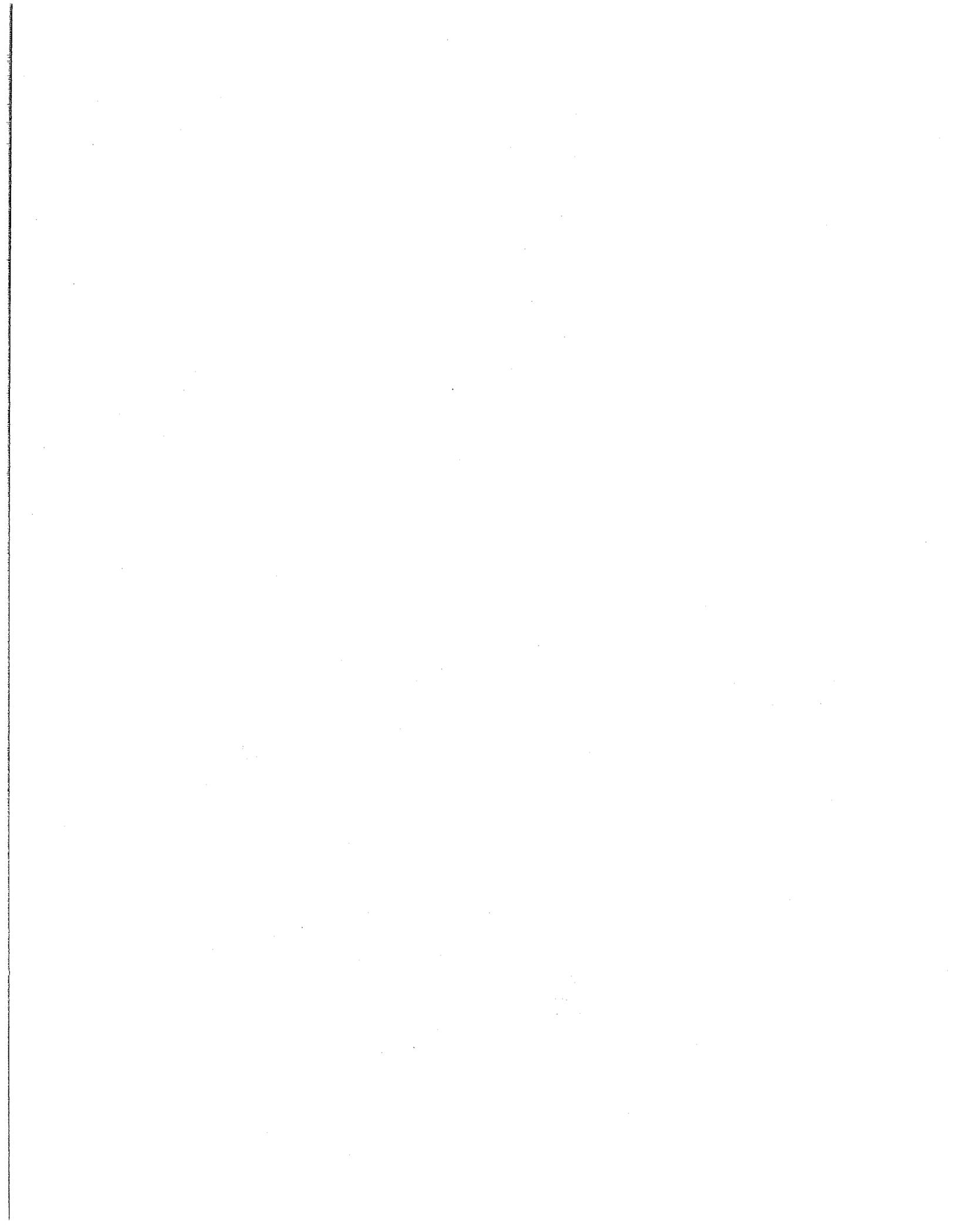
This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for the City of Ventura, and is based on a field investigation and research conducted in May, 2012. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

The property evaluated in this report was found to be ineligible for listing on the NRHP and CRHR, or for designation as a City of Ventura Landmark. The property was found to not be a historic resource for purposes of CEQA.

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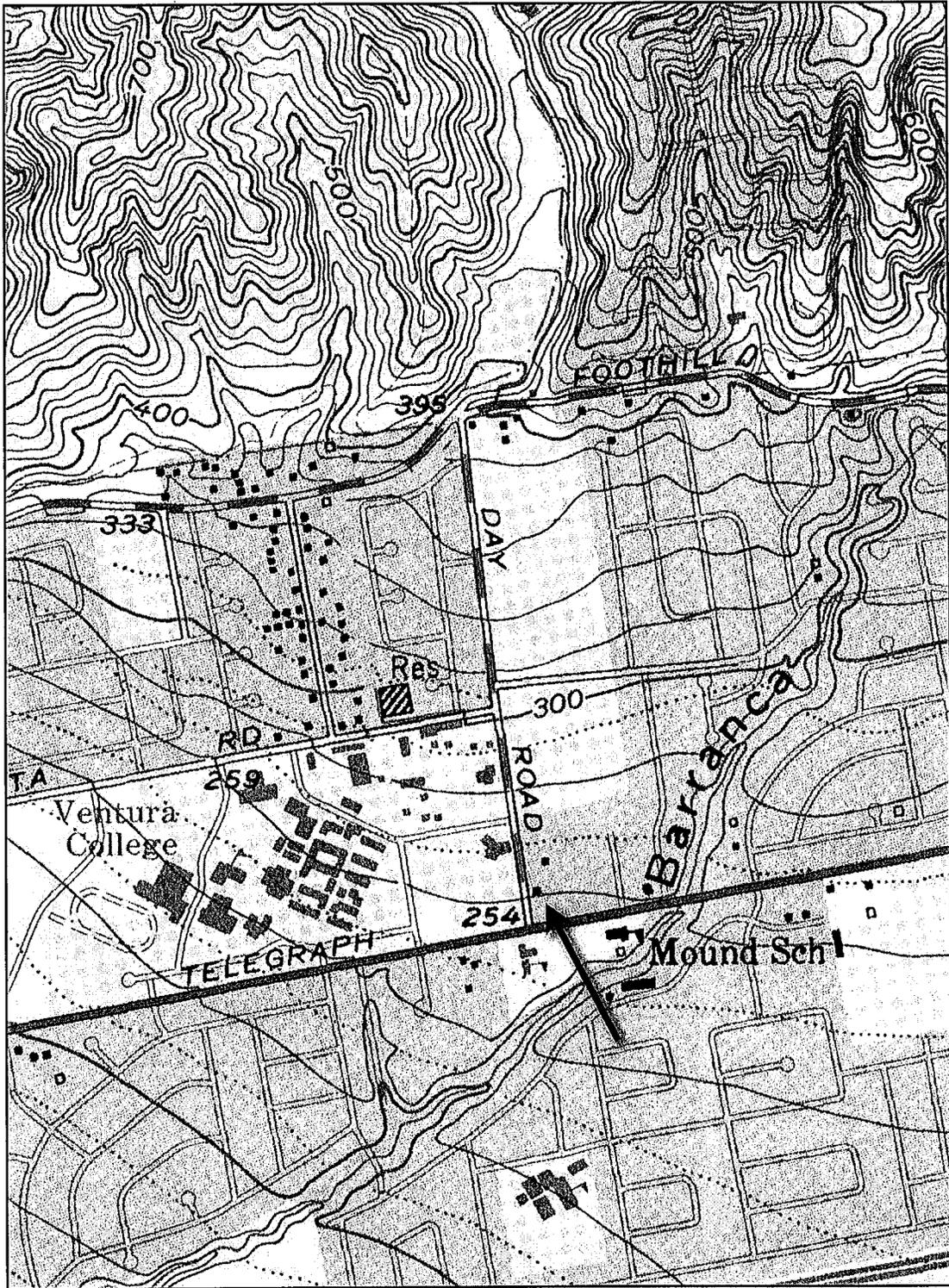
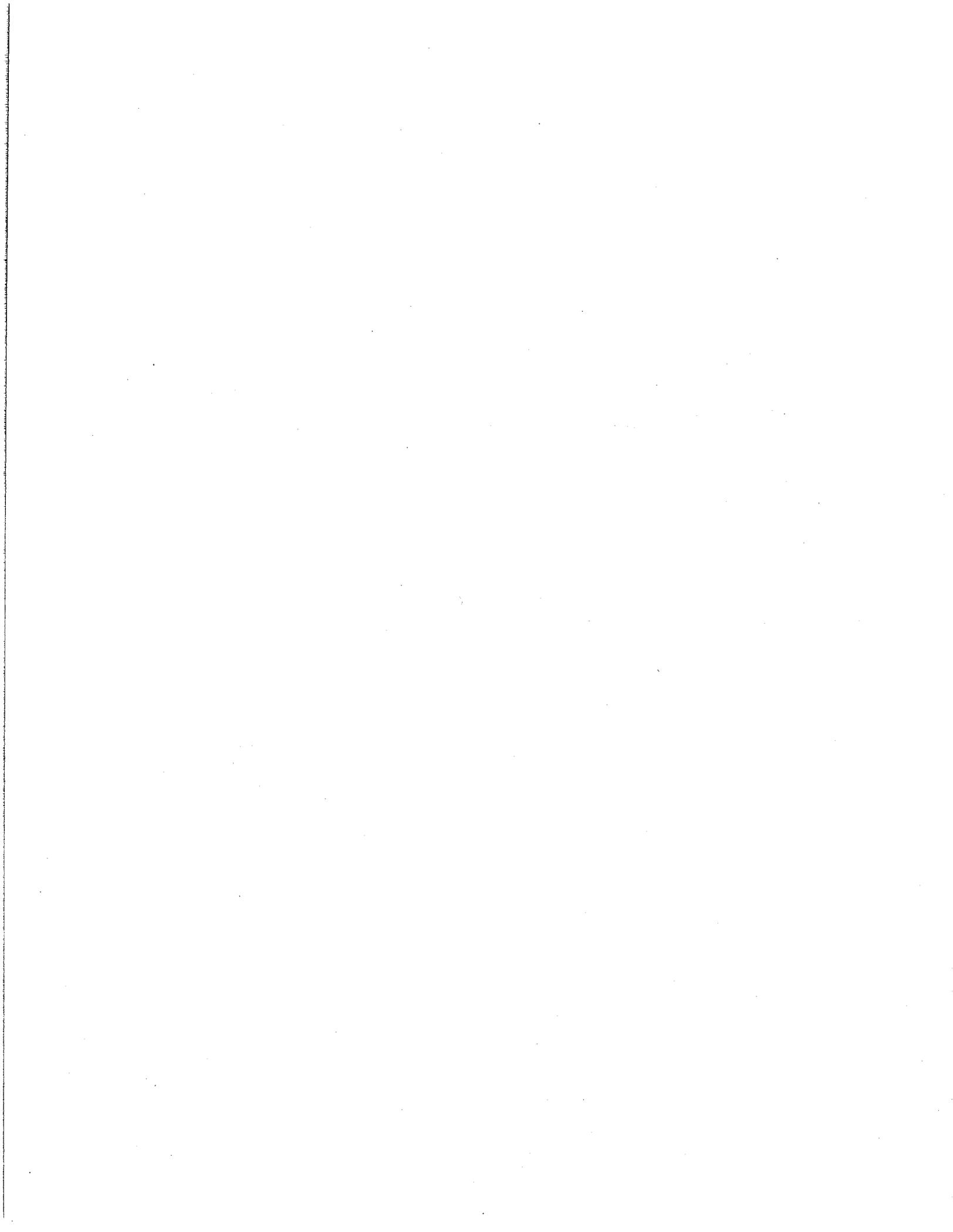


Figure 1. Project Location. [Source: USGS 7.5' Quadrangle, Saticoy CA, 1951 rev. 1967]



1. Administrative Setting

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources." A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

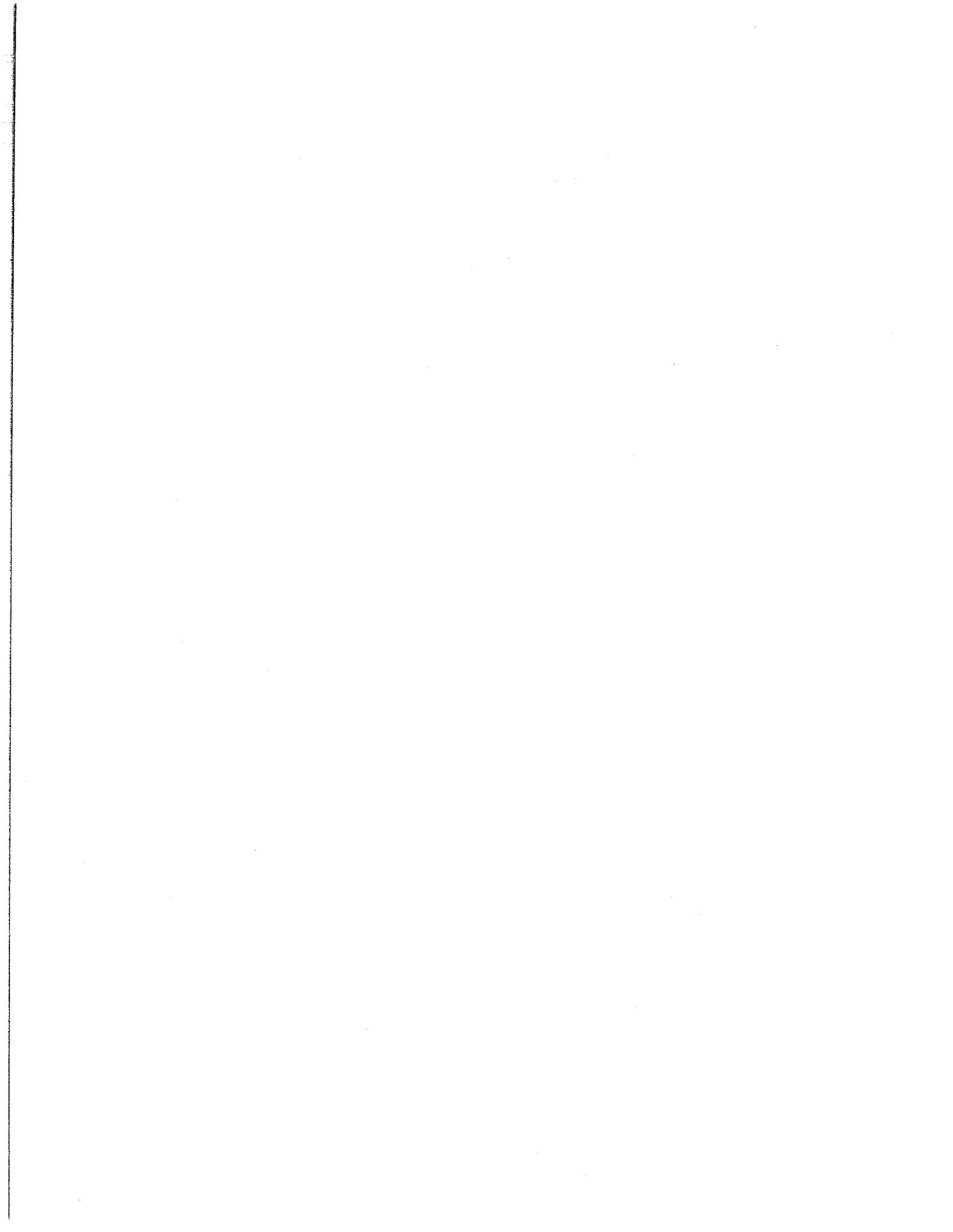
By definition, the California Register of Historical Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The majority of "formal determinations" of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property that is found to significant under one or more of the criteria to be considered eligible for listing, the "essential physical features" that define the property's significance must be present. The standard for determining if a property's essential physical features exist is known as *integrity*, which is defined as "the ability of a property to convey its significance." The integrity evaluation is broken down into seven "aspects."

The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression



of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the NRHP criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register regulations include similar language with regard to integrity, but also state that "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements that may exist but are not visible to the evaluator, or on restorations that are theoretically possible but that have not occurred. (CCR §4852 (c))

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

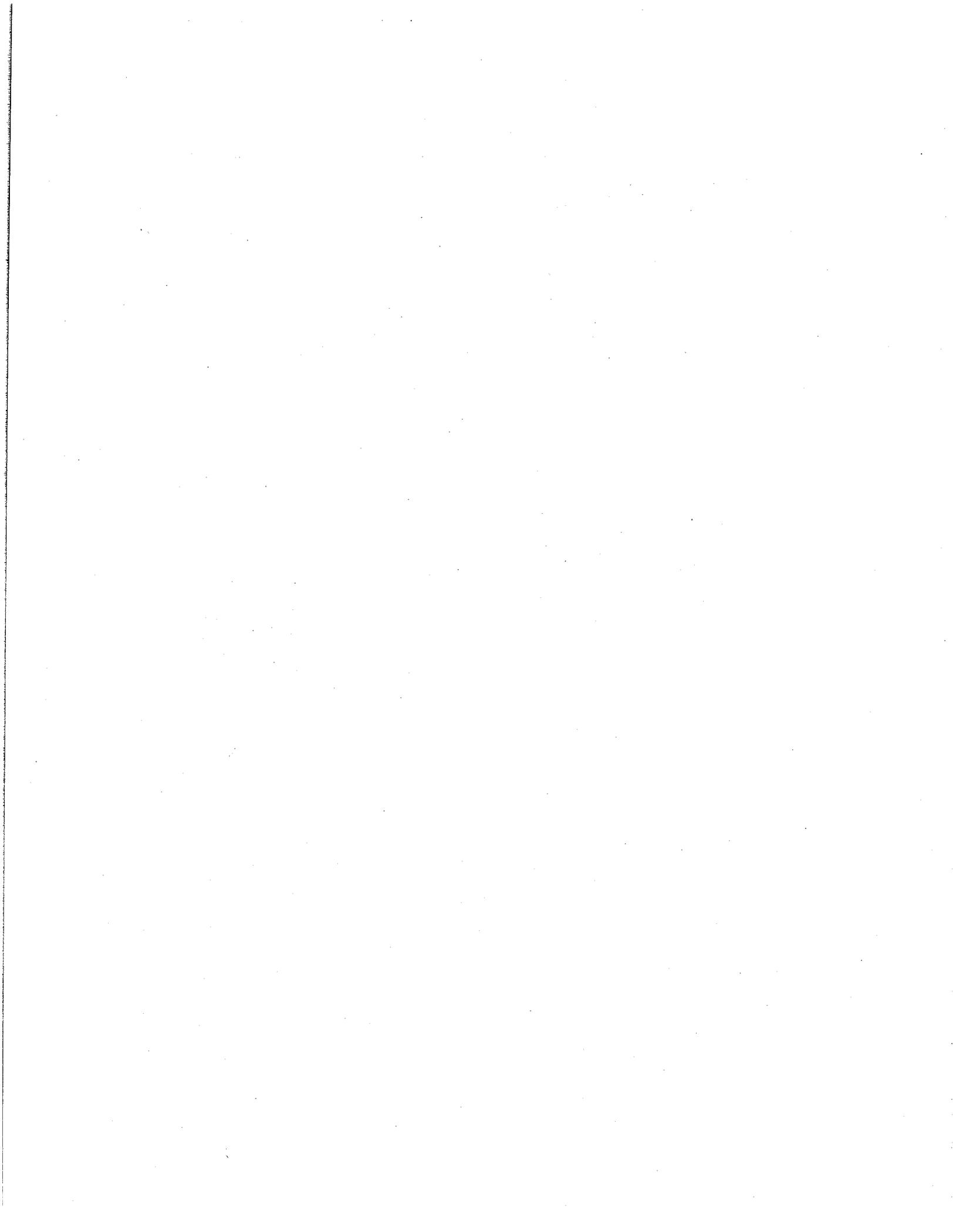
Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

City of San Buenaventura Municipal Code, Sec. 24.455.120

1. Historic district means a geographically definable area possessing a significant concentration, linkage or continuity of site, buildings, structures and/or objects united by past events, or aesthetically by plan or physical development, regardless of whether such a district may include some buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district.

A historic district can generally be distinguished from surrounding areas (1) by visual change such as building density, scale, type, age, or style; or (2) by historic documentation of different associations or patterns of development. The number of nonsignificant properties a historic district can contain yet still convey its sense of time and place and historical development depends on how these properties impact the historic district's integrity.

2. Landmark means any real property such as building, structure, or archaeological excavation, or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic feeling, and is associated with:



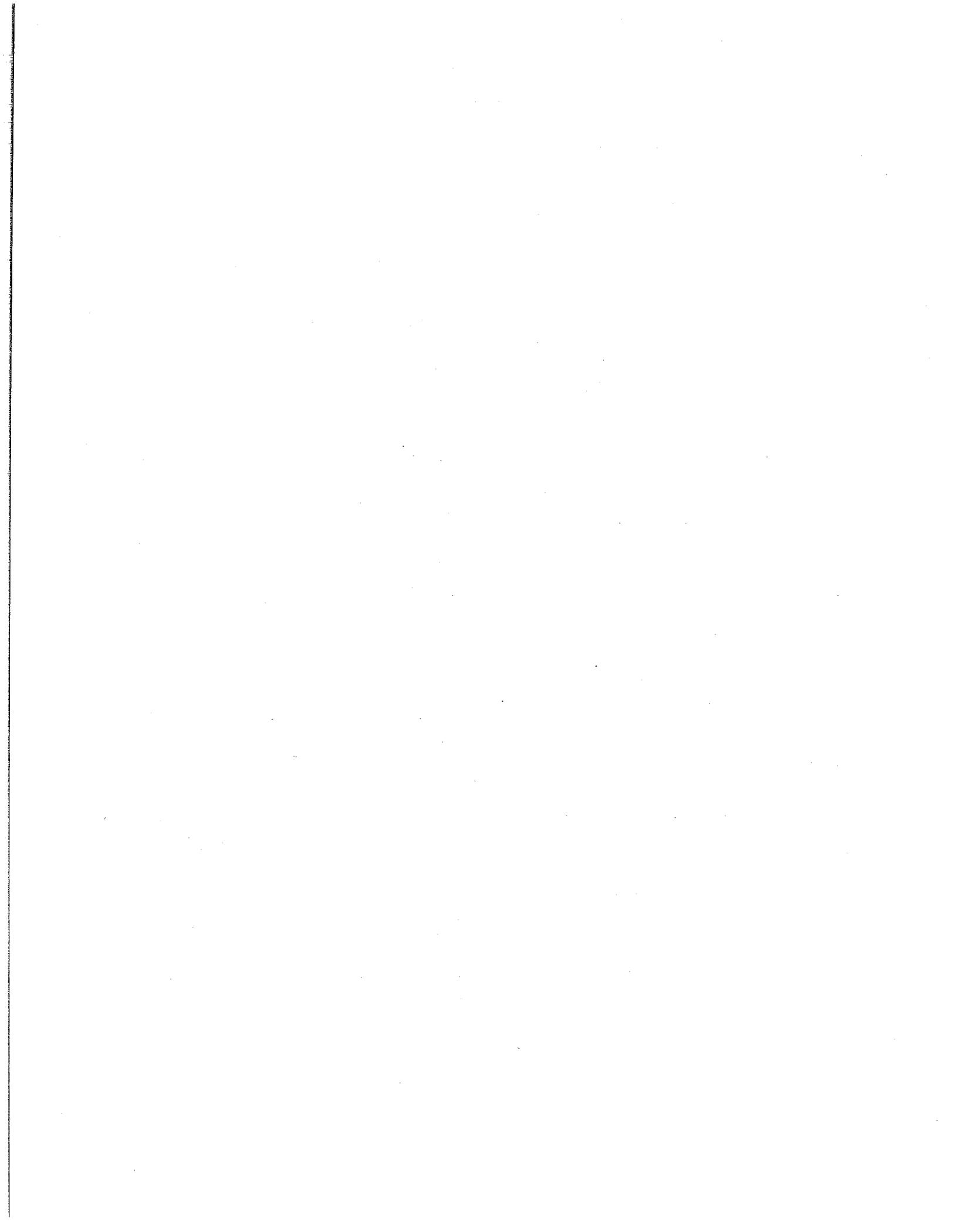
- (a) Events that have made a meaningful contribution to the nation, state or community;
 - (b) Lives of persons who made a meaningful contribution to national, state or local history;
 - (c) Reflecting or exemplifying a particular period of the national, state or local history;
 - (d) Embodying the distinctive characteristics of a type, period or method of construction;
 - (e) The work of one or more master builders, designers, artists or architects whose talents influenced their historical period, or work that otherwise possesses high artistic value;
 - (f) Representing a significant and distinguishable entity whose components may lack individual distinction; or
 - (g) Yielding, or likely to yield, information important to national, state or local history or prehistory.
3. Point of interest means any real property or object:
- (a) That is the site of a building, structure or object that no longer exists but was associated with historic events, important persons, or embodied a distinctive character of architectural style;
 - (b) That has historic significance, but was altered to the extent that the integrity of the original workmanship, materials or style is substantially compromised;
 - (c) That is the site of a historic event which has no distinguishable characteristics other than that a historic event occurred there and the historic significance is sufficient to justify the establishment of a historic landmark. (Ord. No. 2005-004, § 3, 5-2-05)

2. Impact Thresholds and Mitigation

According to the Public Resources Code, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource." The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (PRC §15064.5(b)(3-4))



3. Historical Setting

General Historical Context

The San Buenaventura Mission was founded in 1782 as the ninth and last mission established by Father Junipero Serra as part of Spain's colonization of Alta California. The mission was constructed a few hundred yards north of the Chumash village called *Shisholop* located near the Pacific Ocean and just east of the mouth of the Ventura River. The Spanish introduced their building techniques and engineering skills to the Chumash, who then built the adobe and rock church building and surrounding quadrangle.

With the declaration of Mexican independence from Spain in 1822, Alta California fell into the hands of a government in disarray. The Spanish mission system was abandoned, following the Decrees of Secularization in 1833 and 1834, and the lands awarded in the form of large ranchos to the politically well-connected, or to soldiers and civil servants. Nineteen ranchos were awarded to citizens in what would later become Ventura County.

Rancho Ex-Mission, one of the 19 ranchos, was sold to Jose Arnaz, a merchant seaman, in 1846. He, in turn, sold it in 1850 to Don Manuel Rodriguez de Poli, a Spanish physician. Poli sold small lots west of the Mission to Californios who built adobe dwellings. In 1861 the Mission church and buildings were returned to the Catholic Church by President Abraham Lincoln.

In 1866 San Buenaventura was the first town, in what would later be Ventura County, to incorporate. The streets and blocks were laid out in a gridiron plan with the Mission at its center. In 1869 the official town map was adopted, bounded by the Ventura River on the west; Ash Street on the east; Poli Street on the north; and the Pacific Ocean on the South. In 1876 the Eastern Addition to the city was annexed and included the land east of Ash Street to the Sanjon Barranca.

The majority of the approximately 500 early residents of San Buenaventura were of Spanish, Mexican and Native American origin. A small group of Americans and Europeans began to settle in the town in the 1850s and 1860s. A small Chinese settlement was located on Figueroa Street south of the Mission. In 1873 Ventura County was created out of the southeastern portion of Santa Barbara County.

Prior to the 1870s, the majority of adobe and wood frame buildings in the town were located west of the Mission along Main Street, which was also known as the El Camino Real. As new immigrants arrived buildings were constructed to the east and south of the Mission, with Main Street developing as the commercial district. The first buildings were often wood frame and wood clad. By 1877 the first brick buildings began to appear, including the Peirano store across from the Mission.

The establishment of the Ventura Wharf in 1872 brought in many new residents and spurred economic growth by providing better shipping and storage facilities for merchants and a growing number of farmers. By 1874 the population in Ventura was about 1,000, and within two years, that figure almost doubled.

The decade of the 1880s has generally been referred to regionally as "the boom of the eighties," a result primarily of the arrival of Southern Pacific Railroad, which was completed to Ventura in 1887. Agriculture contributed to this boom as farmers began to produce large amounts of barley, wheat, corn, honey and wool. The Theodosia Burr Shepherd Seed and Plant Company became nationally known. The town expanded its boundaries with 26 new plats laid out between 1886 and 1888. The population grew from 2,000 in 1880 to 3,869 by



Historic Resources Report 54 Day Road, Ventura

1890. New buildings were constructed along Main Street primarily to the east, including two new hotels, the Rose and the Anacapa. Streets were graded, sidewalks laid, and a theater built.

In 1912 the Ventura County Courthouse was built on the hill above California Street, overlooking the town. The placement of this very public building at the east end of Main Street's commercial district, resulted in the migration of the commercial district away from the Mission, which had long been the center of town.

Following the "boom of the eighties," growth remained steady until the 1920s when another boom was experienced with the opening of the Ventura Avenue oil fields in 1922. During the 1920s, Ventura's population jumped from 4,156 to 11,603, a 179 percent increase that exceeded Los Angeles' population increase of 114 percent during the same timeframe. The Ventura Avenue oil field was the catalyst for this growth. The huge success of the oil industry in Ventura brought in thousands of oil workers, geologists, engineers and oil related businesses. The demand for housing was great. The city's eastern boundary extended from the Sanjon Barranca to Seaward Avenue and beyond with new subdivisions on the hillsides. In downtown, numerous new buildings were constructed, including the California Hotel on Main Street, the opulent new Ventura Theatre on Chestnut Street, the Elks Lodge on Ash and Main streets and the Masonic Lodge on California and Santa Clara streets. The popularity of the automobile and the good roads movement brought better highways. Highway 101 through Ventura County was developed during the 1920s, along what is now Thompson Boulevard. The creation of new subdivisions on the lands immediately to the east of the San Buenaventura Townsite, beginning during the 1920s, became the first major expansion of the city's boundaries.

World War II saw another jump in population resulting, in part, from the development of the Navy bases at Point Mugu and Port Hueneme. During the Depression of the 1930s building construction had been nearly at a standstill until the end of World War II, when building materials were no longer scarce and building started anew. The late 1950s and early 1960s saw the construction of the Ventura 101 Freeway that greatly impacted the downtown area by dividing the beach area from the balance of the city. Many buildings were demolished for the freeway and for new parking lots in downtown. Also beginning during the post-war era, commercial strip development took root along Thompson Boulevard, forming a new commercial spine of an automobile-oriented character, which progressed steadily eastwards, along with the residential expansion of the city in this direction during the 1940s and 1950s.

The 1960s was the third major boom period for Ventura County, which became the fastest growing county in California. Many events significant to downtown occurred during the 1960s and 1970s. The County Courthouse moved to east Ventura, and the historic courthouse building converted to city hall. In addition, several key businesses left downtown to reopen in the new Buenaventura Mall in east Ventura. These changes led to a deterioration in the downtown, which the city sought to reverse with the formation of a redevelopment agency during the 1970s.

Site-Specific Context

The Mound district of Ventura was established with the subdivision of Rancho Santa Paula y Saticoy in 1867 into large agricultural parcels. Relatively remote from any urban centers, it developed as a rural community with its own identity. The agricultural mainstays of the Mound district began with the dry farming of lima beans, succeeded by walnuts, and later, lemons. Settlers in the district included the Dudley, Gerry, Thille and Sexton families, among others. The first schoolhouse for the Mound School District was constructed on Telegraph Road during the 1880s. This building was replaced with a new school building in 1923. This building remains today, incorporated into a commercial development. The Mound district began a rapid transformation



Historic Resources Report 54 Day Road, Ventura

away from agriculture during the early 1950s, as it developed into a suburban extension of Ventura, and with the establishment of the new Ventura College campus in the area in 1952. (San Buenaventura Research Associates, 1986)

According to the Ventura County Assessor, the house on the subject property was constructed in 1950. Original building permits are unavailable, but at that time the property was part of a roughly 10.0 acre parcel located at the northeastern corner of Telegraph and Day roads purchased from Allison Gardner by Ralph and Ruth Curtis in 1948. This house may have served as the Curtis family home for a short time before they established Mound Nurseries on the property.

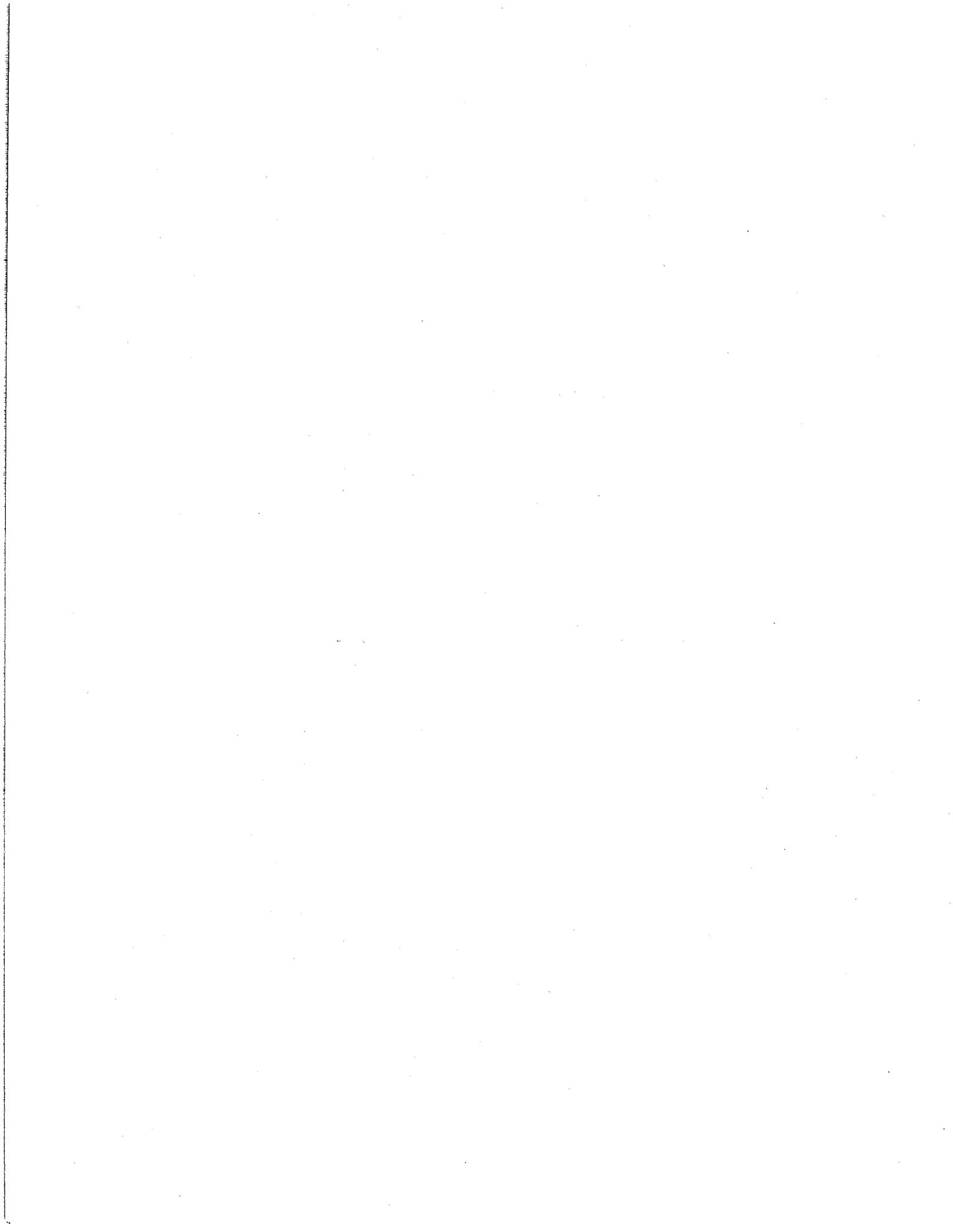
The business known as Mound Nurseries was originally established during the late 1920s on land located on the south side of Telegraph Road, to the west of the property to which it would later be relocated. Edmy F. Bourdieu, the founder of this business, had been working for a number of years on perfecting a variety of the *Pyracantha* shrub. The variety he developed, patented and named P. Duvali, was notable for the size, color and durability of its berries. In 1944 the patent for *Pyracantha* P. Duvali and the Mound Nurseries property were purchased from Bourdieu by Ralph Curtis and Ruth Bagley Curtis. They continued to operate the business on its original location for several years. In 1948 they purchased property planted in walnut trees at the northeastern corner of Telegraph and Day roads, harvesting walnuts on the property until 1953, when the Mound Nurseries operations were relocated. (*Oxnard Press-Courier*, 5-13-1952; California Marriage Index, Curtis, 2008)

During the 1950s, a substantial portion of the business of Mound Nursery, as it came to be known under the Curtis ownership, was from the sale of *Pyracantha* P. Duvali. In 1956 the Curtis family built a home on a separate parcel immediately to the north, at 85 Duvali Lane. The 1950s saw Ventura grow rapidly towards the east, and the Mound district become quickly absorbed into suburban residential development. Mound Nursery was demolished in 2009. (Curtis, 2008; *Oxnard Press-Courier*, 1-23-1952)

In 1951 the subject parcel including the house and roughly 0.54 acres was divided from the larger Curtis parcel and sold to Alywn V. and Cora Randleman. They were already residents of the Mound district, probably beginning in 1932 when they purchased a 2.0 acre parcel on Telegraph Road east of Day Road. As street addresses were not assigned to this rural area until the 1950s, it is unknown if the Randlemans continued to live on Telegraph Road or moved to the house on Day Road. After owning it for little more than a year, however, the property was sold to John C. and Mary E. McCook. The McCook family have owned it since.

John Charles McCook was born in Texas in 1903. He moved to Ventura during the 1920s, working in the oilfields as a well puller for the Tidewater Associated Oil Company. He continued working for the company after it merged with the Associated Oil Company in the late 1930s. His brother Claude McCook, also an oilfield worker, appears to have migrated to Ventura at around the same time.

John C. McCook married Mary Emma Rolls in Ventura in 1928. She was born in Ventura in 1911. Until at least the late 1930s the couple lived on W. Ramona Street in Ventura. They had three children: Helen Arlene (1930), Kathleen Ada (1931) and John Thomas (1944). Around 1940 the family moved to the Mound district east of Ventura proper. Their address during this time period is not known, and they are not found in land records as having owned property in the area until they purchased 54 Day Road from Alywn and Cora Randleman in 1952. After purchasing the property, a second-story addition was constructed at the rear of the house in 1955, and a single-story room addition made in 1969, also at the rear.



John C. McCook died in 1995 and Mary McCook in 2009. Helen McCook moved to North Carolina; Kathleen McCook remained in Ventura. John T. McCook began performing in local theaters as a teenager during the late 1950s and continued acting on stage at Cal State Long Beach. By the mid-1960s he had begun his career as a professional character actor. Since then he has worked mainly in television in a variety of roles, mostly non-recurring, as well as on stage and in musical theater. His longest recurring roles to date have been in two daytime "soaps" running on television from 2002 to 2012. He received a daytime Emmy nomination for his work on one of these programs in 2012. (imdb.com)

4. Potential Historic Resources

54 Day Road. This one and two-story single family residence and garage constructed in 1950 features an irregular plan, low-pitched shed roofs with shallow eaves and wide, board and batten siding on the ground floor. The primary entry to the house is located on a low concrete stoop on the northern side of the house, under a low-pitched patio roof supported by wood posts. Low, flagstone wainscoting is found west of the entry, wrapping around the western elevation and also on the garage. A exterior brick or concrete block chimney is located on the western elevation. The second-story addition constructed to the rear of the house in 1955 is clad in wide lap siding. Windows throughout are mainly multi-pane steel casements. A small, one-story room addition constructed at the rear of the house in 1969 features a large, double aluminum sliding glass door. A two-car garage is semi-attached to the front (western elevation) of the house via a breezeway. It features a steel rollup door. [Photos 1-5]

Potentially Historic Properties in the Vicinity

No properties in the immediate vicinity are currently designated, listed or have been determined to be eligible for listing on the NRHP, CRHR or as a City Landmarks. However, one property, the former Mound School located immediately opposite the subject property at 5200 Telegraph Road, may be eligible for listing as a Ventura City Landmark. This property was determined to be eligible for listing as a landmark in 1986 prior to its incorporation into a retail complex, but was not designated at that time. (San Buenaventura Research Associates, 1986)

5. Eligibility of Historic Resources

National and California Registers: Significance, Eligibility and Integrity

The property at 54 Day Road does not appear to be eligible for listing on under NRHP Criterion A or the CRHR under Criterion 1 (historical events). The property is only generally associated with the rapid suburban development of Ventura during the 1950s and played no known role in that growth. This property does not appear to be eligible for listing on the NRHP under Criterion B or the CRHR under Criterion 2 (historically significant individuals). It does not appear that any member of the McCook family made a significant contribution to the development of city, state or nation. John T. McCook has gained some notoriety for his work as an actor, but his childhood home is not representative of his productive period in the profession. Further, properties are typically not considered to be eligible for their associations with living persons. This property does not appear to be eligible for listing on the NRHP under Criterion C or the CRHR under Criterion 3 (design). It is modest and somewhat altered example of Modern residential architecture, which was constructed widely in Ventura during the postwar building boom.



Integrity Discussion

The integrity of **location** for this property is intact; the building is on its original location. The integrity of **design** for the property is somewhat compromised by the two additions made to the rear of the house, including the prominent second-story addition of 1955.

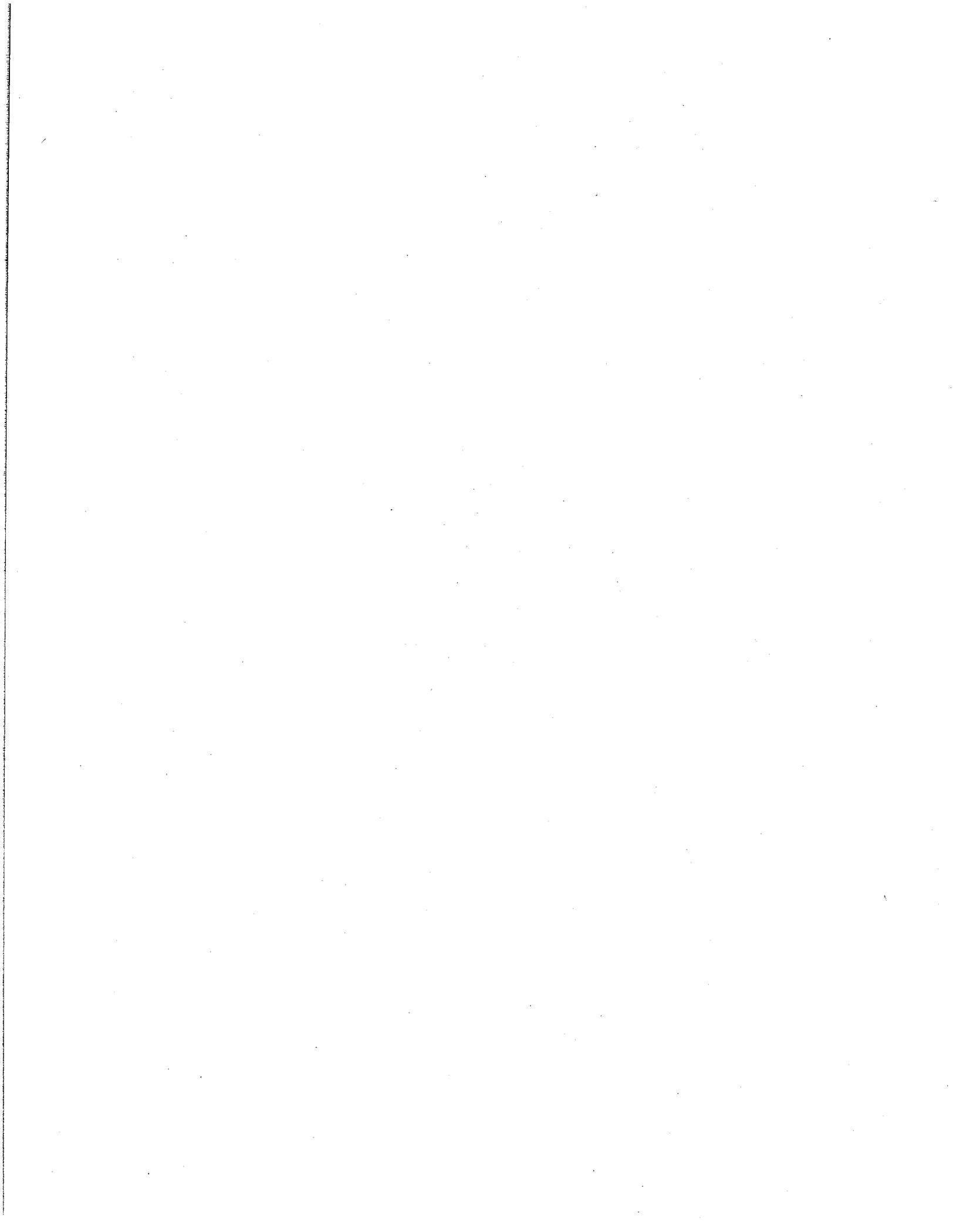
The **setting** for the property is substantially compromised. The vicinity of the property has changed in character, particularly during the last ten years with the expansion of the Ventura College campus to the west, the construction of the Foothill Technology High School to the north, the incorporation of the Mound School building to the south into a retail center, and the removal of the neighboring Mound Nursery to the south and its replacement with a commercial development. To the extent that the property is altered, its integrity of **materials** and **workmanship** are also reduced. Integrity of **feeling** and **association** is mainly intact, as the historic use of the property as a residence remains.

Local Significance and Eligibility

As discussed above, the subject property does not appear to be associated with significant (a) events, or (c) to reflect or exemplify a particular period of history. It does not appear to be associated with (b) the lives of significant persons or (d) embody the distinctive characteristics of a type, period or method of construction, or (e) represent the work of a master builder, designer, artist or architect. This property does not (f) appear to represent a significant and distinguishable entity whose components may lack individual distinction (i.e., have the potential to contribute to a historic district).

Conclusion

The property does not appear to be eligible for listing on the NRHP or CRHR, or for designation as a City Landmark and should not be regarded as contributing to the setting of any eligible properties. Consequently the property should not be regarded as a historic resource for the purposes of CEQA.



6. Selected Sources

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Ventura City Directories, various years.

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Ventura County Maps of Record.



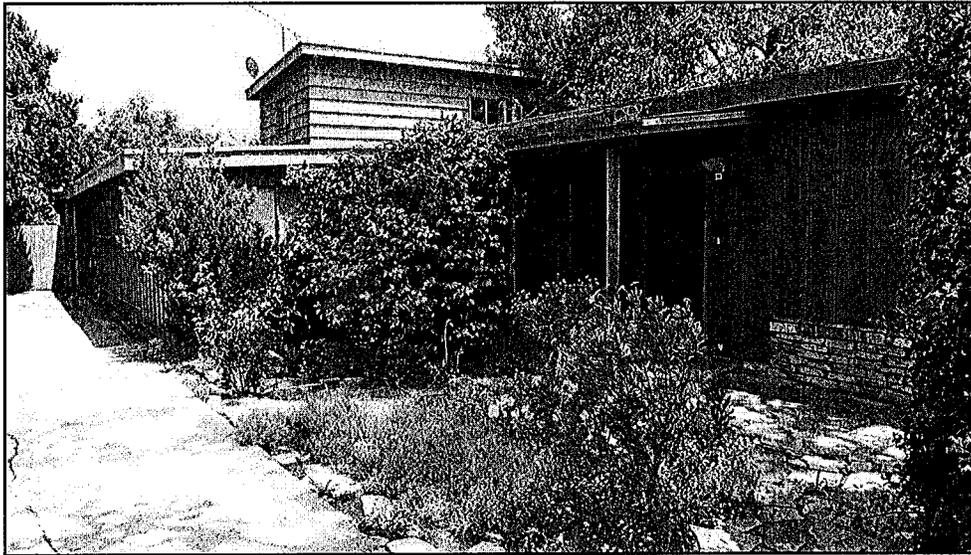


Photo 1. 54 Day Road, northern elevation. [5-31-2012]

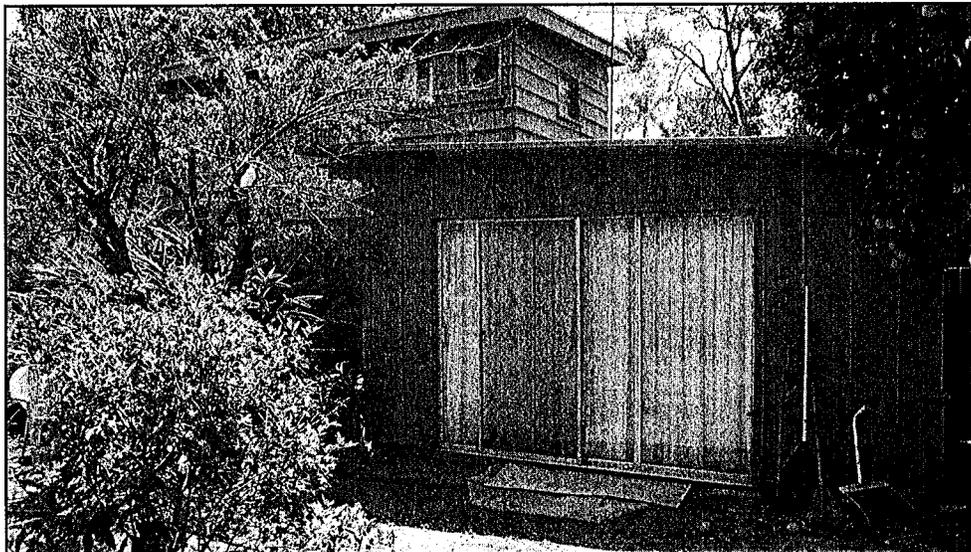


Photo 2. 54 Day Road, eastern elevation. [5-31-2012]



Photo 3. 54 Day Road, southern and eastern elevations. [5-31-2012]

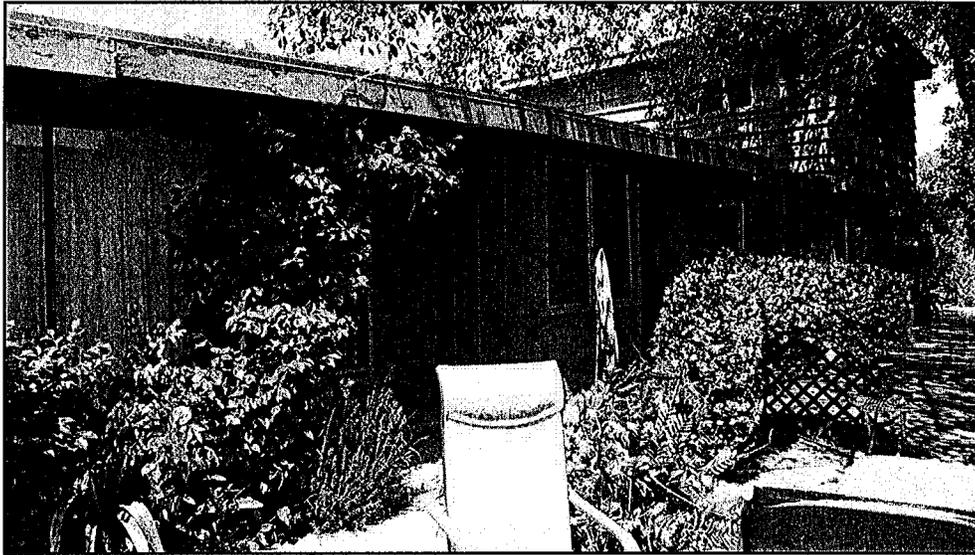


Photo 4. 54 Day Road, southern elevation. [5-31-2012]

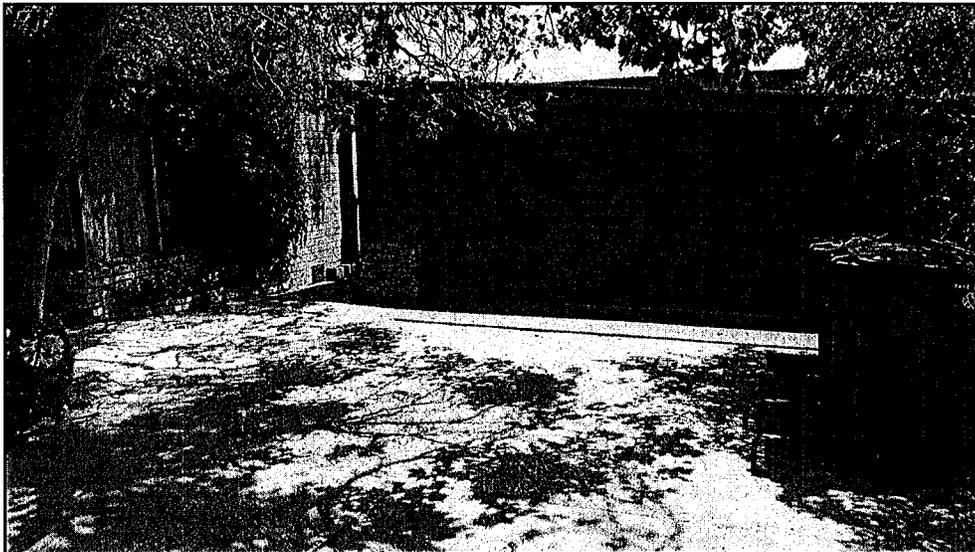


Photo 5. 54 Day Road, garage, northern elevation. [5-31-2012]

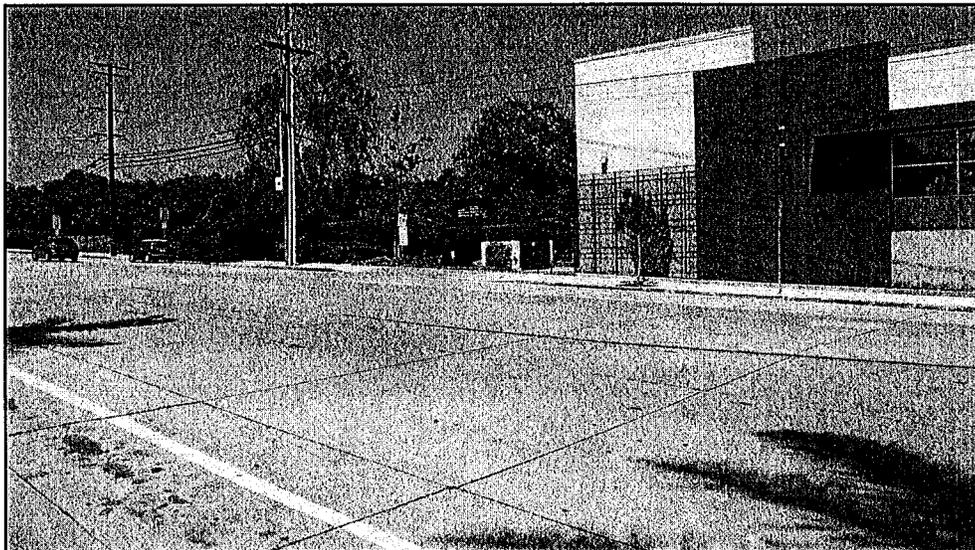


Photo 6. 54 Day Road, viewed from southwest. [5-31-2012]]

