FINAL

ENVIRONMENTAL ASSESSMENT FOR THE KELLOGG PARK PROJECT

PREPARED FOR THE

NATIONAL PARK SERVICE

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Supported By

The Trust for Public Land

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Kellogg Park

Draft Environmental Assessment

SUMMARY

The Trust for Public Lands proposes to convert a vacant lot along the 100 block of Kellogg Street located in and owned by the City of Ventura into a new, 2.41-acre neighborhood park. The Proposed Action would serve residents within the Westside Community. The proposed neighborhood park would offer a wide variety of amenities and activities for the surrounding residents. The Project includes a General Plan Amendment (GPA-10-15-31000) and Rezone (Z-10-15-31001) to accommodate the proposed neighborhood park.

Future development plans for the Project would be contained completely within the private property line. While the specific design details of the park will be subject to a public Design Review process, this environmental document includes a conceptual site plan anticipating what are reasonably possible and foreseeable amenities. As conceptualized, the Proposed Action would offer a wide variety of amenities and activities to residents of the neighborhood and wider community. These amenities would include a new playground area (for ages 2-12 with a nature and adventure focus); four bicycle racks; 0.25-mile walking path with mile markers; fitness equipment; grassy play area/open space; picnic areas; interpretive signage; outdoor learning/nature play areas; entry plaza, screen plantings; raised community garden beds; community garden orchard; interactive water play area; amphitheater/multi-use space; community art elements; site furnishings; gates/fencing; lighting and 1.47 acres of native and adapted plantings.

This Final Environmental Assessment (EA) assesses a No Action Alternative (Alternative A) and a Preferred Alternative (Alternative B). The No Action Alternative would not implement the proposed neighborhood park. Therefore, no additional environmental impacts related to construction or park operations are expected to occur. However, the No Action Alternative would not provide recreational opportunities to a currently underserved area. Table 5 summarizes the impacts of each alternative. The Preferred Alternative would result in construction impacts associated with noise, air quality, and traffic, but such impacts would be short term. All long-term impacts resulting from Alternative B are anticipated to be minor or negligible. This EA addresses the following topics:

- Aesthetics and Visual Resources
- Air Quality
- Noise
- Land Use
- Utilities
- Safety and Security
- Neighborhoods and Community Facilities
- Surface and Groundwater Resources
- Socioeconomics and Environmental Justice

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Terms and Acronyms	
ADA	Americans with Disabilities Act of 1990
ADT	average daily trips
AFY	acre-feet per year
AQI	Air Quality Index
AQMP	Air Quality Management Plan
BMPs	best management practices
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQ	Council of Environmental Quality
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CMWD	Casitas Municipal Water District
CNG	compressed natural gas
CO	carbon monoxide
dB	Decibel
dBA	A-weighted Decibel scale
EA	Environmental Assessment
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FONSI	Finding of No Significant Impact
ITE	Institute of Traffic Engineers
LNG	liquefied natural gas
LOS	Level of Service
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Protection Act
NOx	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NPS	National Park Service
NRHP	National Register of Historic Places
O_3	ozone
Pb	lead
PM_{10}	fugitive dust, particulate matter less than 10 microns in diameter
$PM_{2.5}$	fugitive dust, fine particulate matter less than 2.5 microns in diameter
RECs	Recognized Environmental Conditions
ROC/VOC	Reactive Organic Compounds/Volatile Organic Compounds
ROW	Right-of-Way
RWQCB	Los Angeles Regional Water Quality Control Board
SCE	Southern California Edison
SCGC	Southern California Gas Company
SO_2	sulfur dioxide

Terms and Acronyms	
SR	State Route
USFWS	United States Fish and Wildlife Service
VCAPCD	Ventura County Air Pollution Control District
VFD	Ventura City Fire Department
VPD	Ventura Police Department
VUSD	Ventura Unified School District
VWRF	Ventura Water Reclamation Facility

1.0 PURPOSE AND NEED FOR THE PROPOSED ACTION

This Final Environmental Assessment (EA) discloses the potential environmental consequences from the Proposed Action. The responsible official will review the EA and make a decision whether to authorize final design, construction, and maintenance of the park. A separate Decision Notice and Finding of No Significant Impact (FONSI), signed by the responsible official, will describe the management and environmental rationale for selecting an alternative to be implemented. If a decision is made to authorize the neighborhood park, then required permits will be issued in compliance with the decision.

This EA has been prepared in accordance with the National Environmental Policy Act (NEPA) of 1969 and implementing regulations, 40 CFR Parts 1500-1508; National Park Service Director's Order #12 and Handbook, *Conservation Planning, Environmental Impact Analysis, and Decision-making;* and Section 106 of the National Historic Preservation Act of 1966 as amended, and implementing regulations, 36 CFR Part 800.

The Trust for Public Land proposes to develop a new 2.41-acre neighborhood park on vacant lands located in the western portion of the City of Buenaventura (Ventura), California. The proposed Kellogg Park would serve the broader community along the Ventura Avenue Corridor north of West Main Street and south of West Stanley Avenue that currently does not contain any public parks or recreational open spaces. The objective of the proposed neighborhood park is to provide a walkable park for residents of this neighborhood and wider community, and would include a wide variety of amenities and activities for the surrounding residents. The Proposed Action includes recreational features and amenities such as playground areas, amphitheater/multi-use space, a 0.25-mile walking loop, fitness equipment, and community garden beds.

Purpose. The *purpose* of the Proposed Action is to provide parkland and recreational resources for the underserved area located within the Westside Community. The Proposed Action would be designed to serve a range of visitors, but would mainly serve the recreational needs of Westside residents. The Proposed Action would be a resource that serves the existing community, providing benefits to recreation, gathering spaces, and the neighborhood aesthetic. The proposed site would be designed to enhance the quality of life and public health of the Westside community. The Proposed Action would provide opportunities to develop a unique recreational asset for the community and much needed green space for families, children, and members of the community, as well as a gathering space for community events.

Need. The *need* for the Proposed Action exists based on the insufficient recreational facilities located within the Westside Community. This area has been recognized as a lower income household area with limited access to public parks (Federal Financial Institutions Examination Council 2015). As the area is largely urban with developed residential, commercial and industrial lands, the proposed site is one of very few locations where development of a public neighborhood park is feasible. In addition, the Proposed Action would meet recreational demand by providing recreational opportunities and improved neighborhood access to such amenities.

The Proposed Action would also foster interagency cooperation on City-owned land with the provision of a public resource.

2.0 BACKGROUND

The City of Ventura parks system includes more than 800 acres of parkland and facilities serving various interests, including parks, playgrounds, picnic areas, beach activities, tennis, league sports and skateboard parks. Parks within the Westside Community Plan Area include the 13-acre Harry A. Lyon Park, which provides open grass lawns, tennis and basketball courts, baseball fields; 5.5-acre Westpark Community Center and Park, which contains a lighted multipurpose field, children's play area, horseshoe pits, a skateboard park, restrooms, and a recreation center; and Brock Park, a 2.5-acre linear park with a bicycle path, picnic tables, and a greenbelt that extends from the western boundary along Shoshone Street to Cedar Street, and south along Cedar Street to a terminus north of Stanley Avenue. Grant Park, a 107-acre park that offers limited amenities, is located approximately 0.25 miles southeast of the proposed site but given its steep topography is somewhat divided from the Westside Community. The nearest entrance to Grant Park lies 1.5 miles from the proposed site.

The proposed site is 2.41 acres located within the City's Westside Community Plan Area, located along the Ventura Avenue Corridor north of West Main Street and south of West Stanley Avenue in the western region of the City of San Buenaventura (Ventura), California (see Figure 1). The site is on the 100-block of Kellogg Street, bounded by Cameron Street to the east, East Barnett Street to the north, North Ventura Avenue to the west, and Kellogg Street to the south (see Figure 2).

The proposed site is within a highly urbanized and altered environment (see Table 1). Previous commercial and industrial structures once occupied the site and were demolished in 2004; the site has been vacant since 2005. The site is currently undeveloped; however, the site is informally used for recreation by members of the public. The site is surrounded by a variety of uses which include a gas station and residential uses on the south; commercial uses on the west; residential uses on the north; and residential uses on the east.

2.1 Previous Planning

The proposed 2.41-acre site is owned by the City of Ventura and is under the jurisdiction of the City. This land is currently designated for Neighborhood Medium/High land uses under the City's General Plan, which generally accommodates a mix of residential, small scale commercial uses. This land has never been owned by a park agency or officially designated as a park; however, it is currently being informally used as an undeveloped recreational area.

On October 10, 2013, a Directors' Permit was approved to operate an outdoor certified farmer's market with up to 30 vendors one day a week at 800 North Ventura Avenue (APN 071-0-031-100 & 071-0-031-110). The certified farmer's market will occur year-round on Wednesday from 3:00 pm to 7:00 pm. Set-up would begin at 1:00 pm and breakdown would conclude by 8:30 pm. The farmer's market use would continue to be allowed within the Parks zone with the current Use Permit after the zone change.

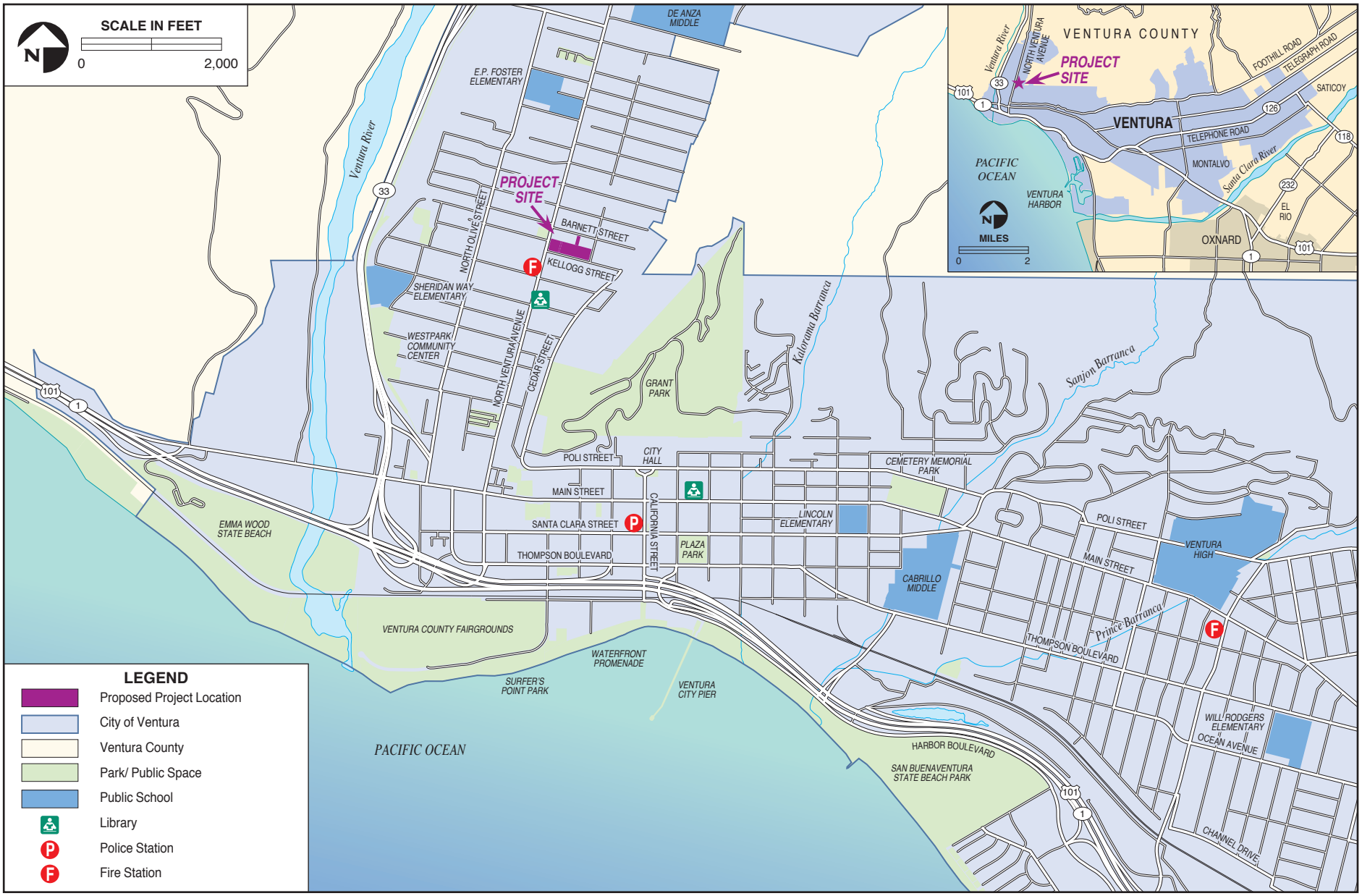
Table 1. Surrounding Land Uses

North	East Barnett Street; Single family and multi-family units, automotive services
East	Cameron Street; Single family and multi-family units
South	Kellogg Avenue; Multi-family units, gas station, vacant site proposed for multi-unit development
West	North Ventura Avenue; commercial plaza, automotive services & gas station, and Bell Way Trailer Park

2.2 Scoping

The 2.41-acre site is proposed for a neighborhood park within the Westside Community in the City of Ventura. This site is currently vacant and consists of level weedy groundcover. The site is bordered on three sides by mixed use commercial and residential uses and on one side by mixed single and multiple family homes.

Public participation and stakeholder engagement was a key component in the development of the proposed Kellogg Park. The Trust for Public Land sought public participation and stakeholder information throughout the environmental impact analysis process. Several methods were used to solicit comments from members of the public, agencies, tribes, adjacent property owners, and organizations. This included seven workshops with input from over 200 participants and 700 surveys. Tribal consultation letters were sent on December 28, 2015 to the Santa Ynez Band of Mission Indians, Coastal Band of the Chumash Nation, and Barbareno/Ventureno Band of the Mission Indians (see Appendix E).



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Regional Setting
Kellogg Park

FIGURE 1

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Project Site
Kellogg Park

FIGURE 2

2.3 Issues

This EA addresses the following issues that were identified from stakeholder and public input, and input from government agencies.

- Recreation: Under current conditions there is a lack of adequate public recreational resources and park space in the Westside Community.
- Environmental Justice: As the Westside Community supports a large minority population, the lack of recreational resources with the region disproportionately affects minority populations.
- Community Benefits: The proposed neighborhood park can provide a gathering location, fitness benefits, and a family event setting, among other activities.
- Security: Security of park visitors and the surrounding residences is of concern to the local community and City of Ventura.

2.4 Impact Topics

In compliance with the National Environmental Policy Act (NEPA), specific impact topics were identified to potentially require analysis and to allow comparison of the environmental consequences of each alternative. These impact topics were identified based on federal laws, regulations, Executive Orders (e.g. Environmental Justice Executive Order 12898); 2001 NPS General Management Policies; and NPS knowledge of limited or easily impacted resources. A brief rationale for the selection of each impact topic is given below.

Impact Topics Analyzed in this EA

Impact topics for the Proposed Action would include descriptions on the following areas:

Visual and Aesthetic Resources. Though the immediate area is comprised of urban development, the Proposed Action would introduce additional nighttime lighting. Additionally, the change from vacant dirt land to landscaped vegetation, sidewalks, a playground and community amenities would be an aesthetic change to the existing setting. The Proposed Action has short- and long-term visual impacts; therefore, this EA provides a discussion on visual and aesthetic resources.

Air Quality. Section 118 of the 1963 Clean Air Act requires the action to meet all federal, state, and local air pollution standards, including compliance with the National and State Ambient Air Quality Standards (NAAQS). The Proposed Action would involve a construction period of eight to twelve months, which would require operation of heavy machinery including trucks, grading equipment, and similar construction equipment that would expel emissions governed by federal, state, and local standards. Additionally, with the establishment of the community park, an incremental increase of people may use transportation to visit the park. This EA contains discussion of this topic.

Noise. The Proposed Action would involve a construction period of eight to twelve months, which would require operation of heavy machinery. The construction equipment may produce temporary noise and ground borne vibration which may affect the sensitive adjacent residential land uses. A discussion of noise and vibration effects is included within this EA.

Land Use. The Proposed Action would change existing land use to develop a community park upon three existing vacant parcels. This requires local adoption of an amendment to the City's General Plan. As the site is currently zoned for light industrial and residential development, though undeveloped, this EA contains a discussion for the impact to open space land uses.

Utilities. The Proposed Action would impact existing water, sanitary sewer lines, and electrical power. This EA considers impacts to utilities.

Safety and Security. Adequate lighting for nighttime safety, police coverage, and fire department response are of concern under implementation of the Proposed Action. A photometric plan detailing the proposed lighting has been included within the Proposed Action, showing where lighting coverage would reach within the park during nighttime hours. Police input concerning visibility, safety, and criminal activity are considered. Fire department response is expected to be extremely rapid, as one station is located across the street from the proposed site. This EA considers impacts of the Proposed Action on safety and security.

Neighborhoods and Community Facilities. The City of Ventura contains community facilities and services including schools, daycares, and retirement homes. While the Proposed Action is not anticipated to directly affect community facilities, the site includes plans for a community garden, fitness course, and playground structure, and is in close proximity to underserved residential communities. This EA considers possible beneficial and adverse effects to these facilities.

Transportation and Circulation. The Proposed Action would result in an incremental increase of visitation to the area. During the construction period lasting eight to twelve months, some pedestrian and vehicle traffic may be altered or temporarily affected due to large construction vehicles and associated actions. During park operation, parking opportunities immediately adjacent to the site would be increased with marked angled parking due to street improvements conducted by a City of Ventura Capital Improvement project. Increased pedestrian traffic may also increase the use of nearby crosswalks and use of the street where incomplete sidewalks exist. Though the park is intended to serve a 0.25 mile area around the site, some incremental increased use of transportation, including public transit services may also occur with implementation of the Proposed Action. This EA considers effects of the Proposed Action on transportation and circulation.

Native American and Traditional Historic Resources. The Proposed Action would occur upon lands with documented human occupation for at least 11,000 years. However, many ancient sites may have been lost, inundated, or deeply buried as a result of marine transgression, erosion, aggradations, and other natural forces. The Chumash Native American tribe historically

inhabited much of the coastal areas from the contemporary San Luis Obispo area to Ventura and the Channel Islands, and experienced deterioration and loss of land with arrival of Anglo-Americans. While there are no specific historical sites located within the proposed site and the site has historically experienced continual earth disturbance for grading and development for almost 100 years, the possibility remains that unidentified archaeological resources could be encountered as a result of Proposed Action-related ground-disturbing activities. As such, this EA includes a discussion of possible effects upon Native American and traditional historic resources.

Surface and Ground Water Resources. The 1972 Water Pollution Control Act, as amended by the Clean Water Act of 1977, establishes a national policy to restore and maintain the chemical, physical, and biological integrity of the nation's waters; to enhance the quality of water resources; and to prevent, control, and abate water pollution. The NPS Management Policies (2006) provide direction for the preservation, use and quality of water originating, flowing through, or adjacent to park boundaries. The Proposed Action would not alter existing surface water routes; however, it would involve modifications to existing water infiltration within the 2.41-acre lot using detention and infiltration basins. Ultimately the Proposed Action is anticipated to benefit drainage, and a discussion of this resource is included within this EA.

Socioeconomics and Environmental Justice. There would be no residential or business displacements due to construction or implementation of the Proposed Action. However, some employment opportunities and related revenue for construction materials are anticipated during construction of the park improvements. Increased public draw from the immediate community may also occur, and is considered further within this EA.

Executive Order 12898 (Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations) requires federal agencies to identify and address any disproportionately adverse effects on human health or the human environment of minority and/or low income populations resulting from federal programs, policies and activities. Although minority and low-income population reside in the immediate Proposed Action area, the Proposed Action would provide a new community gathering place in addition to increased recreational and open space opportunity. Such effects are discussed within this EA.

Further detail for the impact topics listed above can be found in Section 3.0, *Affected Environment*.

<u>Impact Topics Dismissed from Further Analysis</u>

The Proposed Action and alternatives would have no effect, a negligible effect, or a minor effect for each of the following topics. Therefore, this EA does not further analyze the following topics:

Biological Resources and Species of Special Concern. The Endangered Species Act (16 USC, 1531 et seq.) mandates that all federal agencies consider the potential effects of their actions on species listed as threatened or endangered. If the NPS determines that an action may adversely affect a federally-listed species, consultation is required with the United States Fish and Wildlife Service (USFWS) so that the action would not jeopardize the continued

existence of the species or result in the destruction or adverse modification of its critical habitat. No special status/sensitive species are expected to occur on the proposed site or the surrounding vicinity, nor does the proposed site contain habitat for species identified as a candidate, sensitive, and special status species in local, regional, and federal plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or USFWS. Additionally, given the urbanized nature of the proposed site vicinity and considering that the proposed site has already been largely disturbed, the presence of any sensitive or special status species is unlikely.

As the Proposed Action would take place on vacant land that has experienced heavy disturbance in an urban environment, is not included within any mapped critical habitat areas, and would reintroduce a variety of native vegetative species, there would be little to no adverse effect to biological resources or species of special concern. Mitigation measures *MM Bio-1* through *MM Bio-4* as recommended by the CDFW have additionally been included to ensure protection of biological resources and species of special concern during and upon completion of the Proposed Action. Therefore, this EA does not further analyze biological resources including species of special concern.

Vegetation, Terrestrial Habitats, and Wildlife. The following acts and orders provide general direction regarding the protection of naturally occurring plant communities: the NEPA of 1969; the 1916 Organic Act, NPS Management Policies (2006), NPS Director's Order 12 (NEPA Guideline), NPS Director's Order 77 (Natural Resource Management Guideline), and other NPS and park policies. However, the Proposed Action would take place on 2.41 acres of vacant land that has experience heavy disturbance and prior development and is surrounded by a developed urban environment. The proposed site and vicinity supports very limited and weedy vegetation and would serve as poor quality habitat for wildlife. As such, impacts to vegetation, terrestrial habitats, and wildlife would be negligible. This EA does not further analyze this topic.

Geology and Soils. The Proposed Action would occur upon heavily disturbed parcels of land in a developed urban environment. There would not be intensive excavation or soil removal involved, and no effect is anticipated on geological or soil resources. This EA does not further analyze this topic.

Prime and Unique Farmlands. Although the Proposed Action would take place upon land historically identified as having soils suitable for farmland of statewide importance, development upon the land and surrounding lands has occurred since 1931 and has substantially reduced the potential for future productive farming. No agricultural land uses are present within 300 feet of the Project vicinity. Soils within the 2.41-acre site have already been committed to urban development through adopted plans and past site development; as such, development on these soils would not be significant due to the site's limited size and urban uses. As the site has historically been graded, developed, redeveloped, and razed throughout the years, the proposed site is not considered to contain prime farmland; this EA does not further analyze the topic.

Floodplains. Executive Order 11988 (Floodplain Management) requires an examination of the impacts and potential risk involved in placing facilities within floodplains. The proposed site is approximately 0.45 miles outside of the Federal Emergency Management Agency (FEMA) 100-year flood zone and the Proposed Action would not create any facilities within any mapped 100-year flood zones; this EA does not further analyze this topic.

Hazardous Materials and Wastes. The Project site has historically supported a variety of land uses. According to the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) database, there are no superfund, national priorities list, or known hazardous waste clean-up sites within the proposed site (EPA 2016). The nearest marked cleanup site is located approximately 0.25 miles southwest of the Project site; this site is an evaluated Ventura aggregate mine and cleanup actions were completed in 1997. The second nearest marked cleanup sites are located approximately 0.5 miles northwest, and consist of a Manufacture Gas Plant voluntary cleanup site and an evaluated trust property requiring no further action (California EnviroStor 2015).

The location for the Proposed Action is not known to have any Recognized Environmental Conditions (RECs) that exist or would limit future development, as reviewed in the Environmental Site Assessment as prepared for the Trust for Public Land (2012), and no development has occurred upon the land since that time. Any previously completed RECs identified have been assessed, characterized, and remediated, and so this EA does not further analyze this topic.

Wetlands. The Proposed Action would not establish any facilities within any wetland areas or potential future wetland areas, and so this EA does not further analyze this topic.

3.0 DESCRIPTION OF ALTERNATIVES

A No Action Alternative and one action alternative (Preferred Alternative) for the proposed neighborhood park were considered. In this document and pursuant to NEPA and Council of Environmental Quality (CEQ) regulations, the No Action Alternative is used as the baseline against which the action alternative is compared for the purposes of assessing potential environmental and community impacts.

3.1 No Action Alternative (Alternative A)

With selection of the No Action Alternative, the Trust for Public Land would not conduct any action and the proposed neighborhood park would not be constructed; no additional recreational resources nor park use would be proposed. This alternative would limit the capability of The Trust for Public Land and the City of Ventura to provide adequate recreational facilities for the residents within the Westside Community and would not meet the purpose and need of the Proposed Action.

3.2 Preferred Alternative (Alternative B)

As conceptualized, the Preferred Alternative would provide a new, 2.41-acre neighborhood park within the Westside Community within the City of Ventura. The proposed neighborhood park would offer a wide variety of amenities and activities for the surrounding residents (see Figure 3).

Conceptual Amenities. This alternative would include new playground areas focused on serving children of 2 to 12 years in age equipment with multiple play structures with a nature and adventure focus. Improvements would also include a 0.25-mile walking path with mile markers; fitness equipment; a grassy play area/open space; eight picnic areas with tables; interpretive signage; outdoor learning/nature play areas; entry plaza, screen plantings; raised community garden beds; community garden orchard; amphitheater/multi-use space; community art elements; site furnishings; gates/fencing; lighting and 1.47 acres of native and adapted plantings. The park would include nine picnic tables and 8 benches. Four bikes racks with approximately 20 bike parking spaces would be provided. Thirteen (13) light fixtures would also be installed for security and nighttime lighting. Composting bins would be provided for food and plant waste generated via the productive plants within the community garden. Additional details are described below in **Error! Reference source not found.**Table 2.and are shown in the Development Plan within Appendix A.

Parking and Street Improvements. Parking and street improvements would be conducted by the City. The City has completed phase one of sidewalk and parking improvements, including all parallel parking shown in the Site Plan along Kellogg Street east to Cameron Street. The remaining improvements including all angled parking along Kellogg Street west to Ventura Avenue will be completed in a second phase of construction with an anticipated start in Early 2017.These improvements are not included as part of the Project but would occur in coordination with the proposed neighborhood park. Parking for the proposed Project would be located along the southern end of the park on Kellogg Street. There would be a total of 35 parking spaces, 22 would be parallel parking and the remaining 13 spaces would be angled parking along Kellogg Street. All street improvements, including parking, would be located within the public ROW, outside the property lines for the park.

Table 2. Kellogg Park Proposed Conceptual Amenities

Proposed Conceptual Amenity	Description	Materials Used	Size/Number	Location
Playground Area	The playground area would have a nature and adventure theme and would be intended for children between the ages of 2-12 years old.	Various -including sand, decomposed granite, synthetic grass and poured in rubber surfacing materials.	Up to 5 play structures up to 18' in height	Central park area
Storm water Amphitheater/ Multi-use space	Designed as a storm water management infiltration system; Includes stage with accent lighting, mosaic paving and activity deck.	Stone seat wall, various permeable surfaces, native vegetation, mosaic flatwork, wood decking, concrete	Approximately. 700 sf	Western portion of the park

Proposed Conceptual Amenity	Description	Materials Used	Size/Number	Location
Walking Path	Concrete uncolored looped trail approximately 6' wide with signage and markers.	Concrete	Approximate 0.25-mile loop	Interior park perimeter
Fitness Area/Exercise equipment	Various fitness equipment located in two group exercise areas.	Carbon steel and fiberglass	Approximately 9 pieces of equipment of various sizes	Eastern portion of the park and central region near Barnett Street
"The River"	Walkable bioswale with logs, boulders, cobble, stepping stones and crossings. Water play feature using (2) 1.5 GPM footwash pedestals to supply water and "faux" rock water feature.	Permeable surfaces, native vegetation, boulders, concrete	Approximately 700 sf	Southern extent of the park
Community Garden Beds	Raised garden beds surrounded by decomposed granite pathways	Wood and concrete	Approximately 16 beds	Parcel C
Community Garden Orchard	Orchard containing a variety of fruit trees.	Landscaping	Approximately 600 sf	Parcel C, adjacent to the garden beds
Garden Shed	Prefabricated garden, tool, and maintenance shed.	Various	Approximately 48 sf	Parcel C
Lighting	12'-14' LED Luminaire Lithonia light fixtures (or similar type) located throughout the park. In ground accent lighting near multi-use space.	LED Luminaire (or similar LED)	Approximately13 pole fixtures, 4 tree uprights, and 6 stage accent lights	Various locations
Restrooms	"Portland Loo" model (or similar type) and is designed to be a single unisex stall.	Stainless steel (or similar type)	Single stall	Southern portion of the park
Picnic Areas and Tables	Picnic tables approx. 8' long; five (5) ADA accessible and (4) standard tables	Concrete and decomposed granite	Approximately 9 tables	Various locations
Bicycle Racks	Large bicycle loop racks that would accommodate approximately seven (7) bicycles each and small bicycle loop racks that would accommodate approximately (3) bicycles each (20) total bicycle capacity.	Steel	2 large bicycle racks and 2 small bicycle racks	South, southeastern, and southwestern portions of the park. Parcel C.
Compost bin	Small compost bin.	Prefabricated materials	1 bin	Parcel C, adjacent to the garden beds
Drinking fountain	Drinking fountain; would include a pedestal and a dog fountain.	Stainless steel (or similar type)	2 drinking fountains	Various locations
Dog waste station	Dog waste stations with plastic bags; forest green in color.	Aluminum	2 stations	Southern portion of the park
Benches	6' benches located throughout the park.	Concrete	Approximately 8 benches	Various locations

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Proposed Project Site Plan

FIGURE 3

Conceptual Landscaping and Hardscaping. Landscaping for the Proposed Action would include native and/or drought-tolerant plantings to be used along with a high-efficiency irrigation system with rain sensor and soil moisture meter. Landscaping would include 92 native trees, various drought tolerant plants, Bermuda and artificial turf as well as 87 tons of boulders. Additionally, the park's design would utilize pervious surfacing and limited ground contouring would occur on site (see Table 3).

Table 3. Summary of Conceptual Landscaping and Hardscaping Features

Landscaping	Size/Number
Native/Adaptive Trees	92 trees (at 24" box or 15-gallon size)
Native/Adaptive and Drought Tolerant Landscaped Areas	64,215 sf
Mown Drought Tolerant Hybrid Bermuda Turf	5,812 sf
Meadow/unmown Fescue and Vegetated Bioswales	17,087 sf
Hardscaping	**Size/Number**
Boulders	87 tons
Stone Flatwork	315 sf
Concrete Walkways	10,610 sf
Decomposed Granite surfaces	12,956 sf
Concrete Curbing for Pathways	2,150 sf
Resilient Paving	3,200 sf
Artificial Turf	793 sf
Wood Decking/Boardwalks	2,225 sf
Retaining Wall at Amphitheater	63 feet

Conceptual Construction Schedule. Construction of the proposed park would occur over an 8 to 12-month anticipated construction schedule. Hours of construction would be restricted to 7:00 am to 4:00 pm, Monday through Friday and there would be a maximum of 40 employees onsite during the construction period. The staging area for construction supplies, materials and equipment would be contained entirely within the private property line. The proposed park would require approximately 750 cubic yards cut and fill grading; however, cut and fill quantities would be balanced onsite with no importation of soils to the site. Fill would be compacted and mounded within the site. The Proposed Action would prioritize sustainable, locally sourced materials with recycled content wherever possible. Recoverable materials generated during construction would be separated and recycled to minimize construction waste.

Conceptual Maintenance and Operation. The proposed park would require security lighting in the park which would operate from dusk to dawn. The security lighting would use approximately 600 kilowatt hours per month. Additionally, the Proposed Action would require water for the irrigation system, drinking fountains, waterplay and bathroom fixtures. Water usage for the Proposed Action would be approximately 968,980 gallons per year.

3.3 Mitigation Measures of the Proposed Action, Alternative B

Air Quality Mitigation

Mitigation Measure AQ-1: *Fugitive Dust Control*. The following control measures provided in the VCAPCD Ventura County Air Quality Assessment Guidelines to minimize the generation of fugitive dust (PM_{10} and $PM_{2.5}$), ROC, and NO_X during construction activities shall be implemented during construction:

- The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.
- Pre-grading/excavation activities shall include watering the areas to be graded or excavated before grading or excavation operations commences. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.
- Fugitive dust produced during grading excavation and construction activities shall be controlled by the following activities:
  - All trucks shall be required to cover their loads as required by California Vehicles Code Section 23114.
  - All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization material, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
- Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally safe dust suppressants to prevent excessive fugitive dust.
- Signs limiting traffic to 15 miles per hour or less shall be posted on site.
- During periods of winds 25 miles per hour or greater (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties) or at the direction of the City, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off site or on site. The site superintendent/supervisor shall use discretion in conjunction with the VCAPCD in determining when winds are excessive.
- Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day if visible soil material is carried over to adjacent streets and roads.
- Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.

Mitigation Measure AQ-2: *Diesel Emissions Management.* During construction, contractors shall comply with the following measures, as feasible, to reduce NOX and ROC from heavy equipment as recommended by the VCAPCD in its *Ventura County Air Quality Assessment Guidelines*:

- Minimize equipment idling time.
- Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications.
- Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.
- Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.

Biological Resources and Species of Special Concern Mitigation

Mitigation Measure Bio-1: Nesting Birds. To avoid disturbance of nesting and special status birds including raptorial species protected by the MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, initial site grading for Project construction shall be conducted between September 1 and February 1, outside of the primary breeding season for birds to avoid take of birds or their eggs, unless City-approved preconstruction nesting bird surveys are conducted to detect protected native birds occurring in suitable nesting habitat that would be disturbed by Project construction and any other habitat within 300 feet of the disturbance area, or 500 feet for raptors. If no active nests are found, then no further mitigation shall be required. If any active nests are found, then these nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival. Project personnel, including all contractors working onsite, shall be instructed on the sensitivity of the area. The study, surveys, findings, and recommendations shall be prepared by a City approved qualified biologist. Compliance shall be verified by City staff through submission of compliance reports.

Mitigation Measure Bio-2: Onsite Biological Monitor. To avoid impacts to ruderal type habitat wildlife such as the Pacific gopher snake (*Pituphis catenifer*) and western fence lizard (*Sceloporus occidentalis*), the City shall designate a qualified biological monitor to be onsite throughout all ground-disturbing activities and to move out of harm's way wildlife of low mobility that would be injured or killed by grubbing or other Project-related construction activities.

Mitigation Measure Bio-3: Integrated Pest Management. The applicant shall use an Integrated Pest Management (IPM) approach that uses natural processes to control rodents and garden pest insects in park and community garden areas with the use of raptor perches and natural habitat features to support natural predators to keep rodent populations in balance. The use of native plants that support native predatory insects such as ladybugs shall be used to help control garden pests. The applicant should avoid the use of rodenticide and insecticide to avoid the poisoning of non-target wildlife. To avoid impacts to ruderal type habitat wildlife such as the Pacific gopher snake (*Pituphis catenifer*) and western fence lizard (*Sceloporus occidentalis*), the City shall designate a qualified biological monitor to be onsite throughout all ground-disturbing activities and to move out of harm's way wildlife of low mobility that would be injured or killed by grubbing or other Project-related construction activities.

Mitigation Measure Bio-4: Exterior Night Lighting. Exterior lighting for the proposed Park shall be kept to a minimum and cast down to reduce impacts to wildlife. Exterior lights shall be of low intensity, low glare design, minimum height, hooded to direct light downward to avoid the illumination of surrounding habitat and to minimize light spilling onto adjoining properties to the maximum extent

feasible. Security lighting shall be allowed for public safety to the satisfaction of the Chief of Police and the Community Development Director; however, security lighting should include timers and/or motion sensors to reduce impacts to wildlife.

Native American and Traditional Historic Resources Mitigation

While unlikely, there remains the possibility that unidentified archaeological resources that may qualify as historical resources could be encountered as a result of Project-related ground-disturbing activities. Impacts to unidentified archaeological resources that qualify as historical resources could constitute a substantial adverse change in the significance of a historical resource. With the incorporation of *Mitigation Measures Cul-1, Cul-2, Cul-3*, and *Cul-4*, potential impacts to cultural resources that qualify as historical resources would be reduced.

Mitigation Measure Cul-1: Pre-Construction Training and Construction Monitoring. Prior to earthmoving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (2008) shall conduct cultural resources sensitivity training for ~~all construction personnel~~ construction personnel completing rough grading and trenching. Construction personnel shall be informed of the types of cultural and paleontological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains (see Mitigation Measure Cul-4). Construction personnel completing rough grading and trenching shall attend the training and shall retain documentation demonstrating attendance.

The qualified archaeologist shall be present onsite for monitoring during initial site grading and trenching activities performed below ground surface areas. The archeological monitor shall meet and consult on the scope of the monitoring responsibilities prior to any soil disturbing activities. The City shall further determine the extent of Project activities to be monitored. The archaeological monitor shall be present on the Project site according to an agreed upon schedule, until the City, in consultation with the Project archaeological consultant, determines that future construction activities would have no effects on significant archaeological resources. The archaeological monitor shall record and be authorized to collect soil samples and artefactual material as warranted for analysis. In the event that an intact archaeological deposit is encountered, the monitor shall be permitted to temporarily redirect construction activities and equipment until the resource is evaluated. Further, in the event that Native American artifacts or human remains are encountered, a qualified Native American monitor shall be consulted and brought onsite to monitor and evaluate any remaining grading operations along with the archeological monitor.

Mitigation Measure Cul-2: Inadvertent Archaeological Discoveries. In the event of the discovery of archaeological materials, the construction manager shall immediately halt all work activities in the vicinity (within approximately 100 feet) of the discovery until it can be evaluated by a qualified archaeologist. After cessation of earthmoving activities, the construction manager shall immediately contact Ventura Parks & Recreation. Work shall not resume until authorized by Ventura Parks & Recreation and the qualified archaeologist.

If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, preservation in place is the preferred manner of mitigation. In the event preservation in place is demonstrated to be infeasible, and data recovery is determined to be the only feasible mitigation option, a detailed Cultural Resources Treatment Plan shall be prepared and implemented by a qualified archaeologist in consultation with Community Development Department Planning Manager ~~Ventura Parks & Recreation~~. Planning Manager ~~Ventura Parks & Recreation~~ shall consult with appropriate Native American representatives in determining

appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in origin. Archaeological materials recovered during any investigation shall be put into curation at an accredited facility.

Mitigation Measure Cul-3: Inadvertent Paleontological Discoveries. In the event fossil materials are exposed during ground disturbing activities, work (within 100 feet of the discovery) shall be halted until a qualified paleontologist meeting the criteria established by the Society for Vertebrate Paleontology is retained to assess the find. If the find is identified as significant, appropriate treatment as determined by the paleontologist shall be implemented prior to the re-commencement of ground disturbance in the area. A report documenting the methods and results of the treatment shall be prepared and submitted to Ventura Parks & Recreation and filed with the local repository.

Mitigation Measure Cul-4: Discovery of Human Remains. If human remains are encountered, work shall halt in the vicinity (within 100 feet) of the find and contact the Ventura County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the County Coroner determines that the remains are Native American in origin, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code Section 5097.98 (as amended by AB 2641). The Native American Heritage Commission shall designate a Most Likely Descendant for the remains per PRC Section 5097.98. Ventura Parks & Recreation shall ensure that the immediate vicinity where the Native American human remains are located is not damaged or disturbed by further development activity, according to generally accepted cultural or archaeological standards or practices, until the landowner has discussed and conferred with the Most Likely Descendant regarding their recommendations, as prescribed in Public Resources Codes Section 5097.98, taking into account the possibility of multiple human remains.

<u>Transportation & Circulation Mitigation</u>

Mitigation Measure Tran-1: Zebra Crosswalk along Kellogg Street. The City shall install a zebra crossing that connects the south side and the north side of Kellogg Street near the intersection of North Ventura Avenue. The crosswalk shall be designed (e.g., reflective materials, painted, and/or signage, etc.) to improve pedestrian safety at the intersection of Kellogg Street and North Ventura Avenue.

Mitigation Measure Tran-1 Construction Impact Mitigation Plan: The applicant shall prepare, implement, and maintain a Construction Impact Mitigation Plan for review and approval prior to issuance of a building permit to address and manage traffic during construction. The Plan shall be designed to:

- Prevent traffic impacts on the surrounding street network.
- Minimize parking impacts both to public parking and access to private parking to the greatest extent practicable.
- Ensure safety for both those constructing the project and the surrounding community.
- Prevent substantial truck traffic through residential neighborhoods.
- Facilitate coordination with adjacent or nearby construction projects.

The Construction Impact Mitigation Plan shall be subject to review and approval by the following City departments: Public Works, Fire, Planning and Community Development, and Police to ensure that the Plan has been designed in accordance with this mitigation measure and meets City standards. This review shall occur prior to issuance of grading or building permits. It shall, at a minimum, include the following:

Ongoing Requirements throughout the Duration of Construction

- A Construction Impact Mitigation Plan for work zones shall be maintained. At a minimum, this shall include parking and travel lane configurations; warning, regulatory, guide, and directional signage; and area sidewalks, bicycle lanes, and parking lanes. The Plan shall include specific information regarding the project's construction activities that may disrupt normal pedestrian and traffic flow and the measures to address these disruptions. Such plans shall be implemented in accordance with the appropriate approval.
- Work within the public right-of-way shall be performed between 9:00 am and 4:00 pm. This work includes dirt and demolition material hauling and construction material delivery. Work within the public right-of-way outside of these hours shall only be allowed after the issuance of an after-hours construction permit.
- Streets and equipment shall be cleaned in accordance with established Ventura Public Works Department requirements.
- Trucks shall only travel on a City-approved construction route. Truck queuing/ staging shall not be allowed on Ventura streets. Limited queuing may occur on the construction site itself.
- Materials and equipment shall be minimally visible to the public; the preferred location for materials is to be onsite, with a minimum amount of materials within a work area in the public right-of-way, subject to a current Use of Public Property Permit.
- Any requests for work before or after normal construction hours within the public right-of-way shall be subject to review and approval through the After Hours Permit process administered by the Building and Safety Division.
- Provision of off-street parking for construction workers, which may include the use of a remote location with shuttle transport to the site, if determined necessary by the City of Ventura.

Project Coordination Elements That Shall Be Implemented Prior to Commencement of Construction

- The applicant shall advise the traveling public of impending construction activities (e.g., information signs, portable message signs, media listing/notification, and implementation of an approved Construction Impact Mitigation Plan).
- The applicant shall obtain a Use of Public Property Permit, Excavation Permit, Sewer Permit, and/or Oversize Load Permit, as well as any Caltrans permits required, for any construction work requiring encroachment into public rights of way, detours, or any other work within a public right-of-way.
- The applicant shall provide timely notification of construction schedules to all affected agencies (e.g., Ventura County Transportation Commission, Police Department, Fire Department, Ventura Public Works Department, and Ventura Planning and Community Development Department) and to all owners and residential and commercial tenants of property within a radius of 500 feet.
- The applicant shall coordinate construction work with affected agencies in advance of start of work. Approvals may take up to two weeks per each submittal.
- The applicant shall obtain Ventura Planning and Community Development Department approval of any haul routes for earth, concrete, construction materials, and/or equipment hauling.

3.4 The Environmentally Preferred Alternative

In accordance with DO-12, the NPS is required to identify the "Environmentally Preferred Alternative" in all environmental documents, including EAs. According to CEQ guidelines, the Environmentally Preferred Alternative is the alternative that would promote the national environmental policy as expressed in Section 101 of NEPA, which considers:

1. Fulfilling the responsibilities of each generation as trustee of the environment for succeeding generations;
2. Assuring for all generations safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
3. Attaining the widest range of beneficial uses of the environment without degradation, risk of health or safety, or other undesirable and unintended consequences;
4. Preserving important historic, cultural, and natural aspects of our national heritage and maintaining, wherever possible, an environment that supports diversity and variety of individual choice;
5. Achieving a balance between population and resource use that will permit high standards of living and a wide sharing of life's amenities; and
6. Enhancing the quality of renewable resources and approaching the maximum attainable recycling of depletable resources (NEPA, section 101).

The Environmentally Preferred Alternative would be the Preferred Alternative (Alternative B). Under the Environmentally Preferred Alternative, each of the Section 101 NEPA goals would be achieved as a result of the implementation of the proposed park. The Preferred Alternative would help enhance the Westside Community by providing a safe, new public recreational facility that would benefit both current and future generations. Additionally, the proposed park would attain the widest range of beneficial uses of the environment without degradation or environmental consequences as it would transform a vacant, underutilized lot into an attractive and publicly accessible park for the Westside Community as well as other members of the public. The proposed park would use sustainable materials and would include a wide variety of trees and drought-tolerant vegetation.

Under the No Action Alternative, the Proposed Action would not be implemented, no alterations to the existing vacant land would take place, and the surrounding area would not be provided with new park space. Water infiltration would continue into the soil from rainfall events along with informal recreational use of the land. However, as the land is zoned for Limited Industrial and Two-Family residential development, the area could be developed in the future with corresponding uses.

The Proposed Action would enable a General Plan Amendment and Zone Change to create Kellogg Park, which would be confined to the undeveloped tract of previously disturbed land between existing residential communities and commercial development. The Proposed Action would encourage additional use and access to the undeveloped and underutilized proposed site. The Proposed Action would be in line with the local government's goals to encourage new neighborhood parks, public recreation, and provide additional gathering spaces.

Without implementation of the Proposed Action, the No Action Alternative would not achieve any of the goals as listed under Section 101 of NEPA. Thus, the No Action Alternative would not be the Environmentally Preferred Alternative as it would not meet the Proposed Action's purpose and need, and would result in inadequate recreational facilities for the residents of the Westside Community (see Table 4).

Table 4. Alternatives Comparison Table

No Action (Alternative A)	Preferred Alternative (Alternative B)
ACTION: No action taken. **Meet Purpose and Need?** NO. Under the No Action Alternative, the Proposed Action would not be implemented and no neighborhood park would be provided for the community.	**ACTION:** Develop 2.41-acre neighborhood park. **Meet Purpose and Need?** YES. Under the Preferred Alternative, the Proposed Action would be implemented with the construction of a 2.41-acre neighborhood park within the City of Ventura; this would provide recreational opportunities to an underserved area.

4.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

Information is presented at the beginning of each impact topic discussion relevant to understanding the impact of the No Action and Proposed Action Alternatives. The affected environment associated with the proposed neighborhood park is expanded upon in the existing setting described within Section 2.0, *Background*. References and other sources where detailed information on proposed site resources can be found are cited within the text and included in Section 10.0, *References*.

Environmental consequences associated with the alternatives include direct, indirect, and cumulative impacts. Potential impacts are primarily described using the following terms, as described below:

- Type (beneficial or adverse);
- Context (site-specific, local, or regional);
- Intensity (negligible, minor, moderate, or major); and
- Duration (short or long-term).

The context, duration, and intensity of impacts are likewise defined and quantified as applicable.

Summary of Environmental Consequences – Comparison Matrix

The following matrix provides a summary of environmental consequences for comparison purposes between the No Action and Proposed Action Alternatives. The matrix presents a concise summary of each alternative's potential effects by impact topic. The environmental consequences summarized reflect those identified in the Environmental Consequences section (see Table 5).

Table 5. Summary of Environmental Consequences

Impact Topics	Alternative A--No Action	Alternative B—Preferred Alternative
Aesthetics	Adverse, Minor, Long Term	Beneficial, Moderate - Long Term
Air Quality	No Change	Adverse, Minor - Short Term Negligible - Long Term
Noise	Negligible, Long Term	Adverse, Major - Short Term; Negligible - Long Term
Land Use	No Change	Beneficial, Moderate - Long Term
Utilities	No Change	Adverse, Minor - Long Term
Safety and Security	No Change	Adverse, Minor - Long Term
Neighborhoods, Community Facilities	Adverse, Minor, Long Term	Beneficial, Moderate - Long Term
Transportation and Circulation	No Change	Adverse, Minor - Short Term Adverse, Minor - Long Term
Native American and Traditional Historic Resources	No Change	Adverse, Minor - Long Term
Surface and Groundwater Resources	No Change	Negligible - Long Term

Methodology

Existing literature and studies conducted for the proposed site were reviewed to provide the environmental baseline and measure potential impacts that could occur from the Proposed Action. Assessment of biological reports, historical documents, geological mapping, rules and regulations, and site visits were conducted through the creation of this document. The literature, studies, and additional resources used within this document are listed in Section 10.0, *References*, and the *Appendices*.

Each impact topic identified for analysis in Section 2.4, *Impact Topics* is addressed below. The impact topics begin with a description of the affected environment as it relates to the associated impact topic. This description may also include a regulations subsection, which shapes the resource environment, giving additional regulatory background to the resource. As described within Section 2.0, *Background*, each impact topic includes a description of the affected environment in which the Proposed Action would occur as it relates to each impact topic. In most cases, the directly affected environment would consist of an area of land covering approximately 2.41 acres of land in the northwestern region of the City of Ventura, in addition to transportation during construction. Indirect effects would occur from some resources, as further detailed below. Impacts are variable and addressed as applicable in a local, regional, or global context, and also include discussion of affected interests, society as a whole, or combinations of these perspectives. As such, the impact analysis determines the context, and not vice versa. Following the affected environment is the analysis of how the implementation of each alternative would affect the resource at hand. The sections include parameters or measures of impact and analytical techniques or approaches appropriate for each section (e.g., CalEEMod a state air quality modeling system used for air quality analysis, etc.).

Cumulative impacts for each impact topic are also discussed and determined within each section. Cumulative impacts are defined in 40 CFR 1508.7, as "the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time".

The list of 79 additional projects occurring within the City of Ventura was obtained via the City of Ventura, Planning Division (City of Ventura 2015a). Among those projects include the following, in various stages of planning, approval, and current construction:

- 13 commercial projects;
- 11 conceptual projects currently in the planning process;
- 4 industrial projects;
- 4 institutional projects (including one project within another City park);
- 16 multi use projects; and
- 31 residential projects.

Impact intensity

Because definitions of intensity (negligible, minor, moderate, or major) vary by impact topic, intensity definitions are provided separately for impact topics analyzed. In all cases the intensity thresholds have the following attributes;

- They measure intensity or "magnitude" in terms of at least two parameters (e.g., ability to detect, extent of disturbance, etc.).
- They form a graduated scale of intensity with fairly distinct transitional gradations between impact levels.
- They do not use duration (short term, long term) to help determine the intensity, though this quality is included for context.
- To the extent possible, they allow for the quantification of both adverse and beneficial impacts (Aesthetics, Safety, etc. are primarily qualitative resource areas).
- They match the impact parameters used in the analysis in the text.

The following measures are included for providing context for specific impact topic intensity thresholds:

Duration. Because duration of impact (short or long term) varies by impact topic, a description of duration is provided separately for applicable impact topics. Depending on the resource, impacts may last as long as construction takes place, or a single year or growing season, or longer.

Direct and Indirect Impacts. A direct impact is an effect that is caused by an action and occurs at the same time and place. An indirect impact is an effect that is caused by an action but is later in time or farther removed in distance, but still reasonably foreseeable. NPS policy requires that direct and indirect impacts be "considered." However, directness is not typically labeled or identified as "direct/indirect" in any of the impact topics in the environmental consequences chapter.

Cumulative Effects. NEPA regulations require an assessment of cumulative impacts in the decision-making process for federal projects. The analyses highlight the incremental contribution of the NPS alternative relative to the overall cumulative impact. Cumulative impacts are considered for all alternatives and are presented at the end of each impact topic discussion analysis.

Past, present, and reasonably foreseeable future actions contribute to cumulative effects, including planning and development activity currently being implemented or implemented in the foreseeable future. Additive effects from the combination of these projects on a particular natural resource, cultural resource, visitor use, or the socioeconomic environment are considered.

Impairment of Park Resources or Values. In addition to determining the environmental consequences of the preferred and other alternatives, the 2001 NPS *Management Policie*s and DO-12, require analysis of potential effects to determine if actions would impair park resources and values. *Typically, impacts with the potential for impairment would be determined to be major, or occasionally moderate in intensity in NEPA impact analyses; impacts of a negligible to minor intensity would not have the potential for impairment.* The following background information text is mandatory for inclusion in the EA:

> The fundamental purpose of the NPS, established by the Organic Act and reaffirmed by the General Authorities Act, as amended, begins with a mandate to conserve park resources and values. NPS managers must always seek ways to avoid or minimize to the greatest degree practicable adverse impacts on park and monument resources and values. However, the laws do give NPS management discretion to allow impacts to park resources and values when necessary and appropriate to fulfill the purposes of a park, as long as the impact does not constitute impairment of the affected resources and values. Although Congress has given NPS management discretion to allow certain impacts within parks, that discretion is limited by statutory requirement that the NPS must leave park resources and values unimpaired, unless a particular law directly and specifically provides otherwise.

The prohibited impairment is an impact that, in the professional judgment of the responsible NPS manager, would harm the integrity of park resources or values, including opportunities that otherwise would be present for the enjoyment of those resources or values. An impact to any park resource or value may constitute impairment. However, an impact would more likely constitute impairment to the extent it affects a resource or value whose conservation is:

- Necessary to fulfill specific purposes identified in the establishing legislation or proclamation of the park;
- Key to the natural or cultural integrity of the park or to opportunities for enjoyment of the park; or
- Identified as a goal in the park's Master Plan or General Management Plan or other relevant NPS planning documents.

Because there would be no major adverse impacts to a resource or value whose conservation is 1) necessary to fulfill specific purposes identified in the park's establishing legislation, 2) key to the natural or cultural integrity of the park or to opportunities for enjoyment of the park, or 3) identified as a goal in the park's general management plan or other relevant NPS planning documents, there would be no impairment of park resources or values related to any of the impact topics.

Impacts to Cultural Resources and Section 106 of the NHPA. Section 106 of the NHPA, as amended (16 USC 470 et seq.), Director's Order 28, *Cultural Resource Management Guideline* (NPS, 1998), and the NPS Management Policies (2006) all require that consideration be given to the impacts of a proposed project on historic properties that are listed or eligible for listing in the National Register of Historic Places (NRHP). Cultural resources are defined for this document as including archeological resources and historic resources, the latter comprised of historic buildings, historic structures, collections of historic properties (historic districts), and objects. Each of these topics is discussed in further detail below.

Impact topics include those identified in Section 2.4.1, *Impact Topics Analyzed in this EA*. As described in the methodology, this section is organized by impact topic, with alternatives as subheadings beneath the affected environment information pertinent to each resource.

4.1 Impact Topic: Aesthetics and Visual Resources

The level 2.41-acre site is located in a generally flat valley and is bordered by existing single and two-story mixed residential and commercial uses, with telephone poles and power lines bordering the eastern and southern edges of the property. The entire site is currently enclosed by 5-foot high chain link fencing. Primary public views of the site from North Ventura Avenue are framed by surrounding urban uses with a backdrop of a steep, approximately 600-foot high hillside to the east and rolling mountains further to the west. Public views of the site from Kellogg Street to the south and Cameron Street overlook an open grassy or weedy field and bordering residential and commercial uses. While

the western and southern borders of the site have complete sidewalks, the eastern and northern sections are lacking coverage and contain broken or missing portions.

The proposed site is flat and is located in a developed, urban environment and no mapped or indicated scenic vistas or highways are adjacent to, or within the vicinity of the site. There are no historic buildings or archaeological sites within viewshed of the proposed site; however, there is a historic building within 0.25 miles west of the site as further discussed in Section 7.9, *Native American and Traditional Historic Resources*.

The following thresholds were used to determine the magnitude of effects on visual and aesthetic conditions:

Negligible: Visual resources would not be affected, or changes in visual and aesthetic conditions would be below the level of detection.

Minor: Changes in visual resources would be detectable, although the changes would be slight. Low viewer response to change in the visual environment. May or may not require mitigation.

Moderate: Changes in visual resources would be readily apparent. Impact can be mitigated within 5 years using conventional practices.

Major: High level of adverse change such as: removal of features that are important to the park's visual character; project components that contrast with the existing settings or introduce a distracting character or style to a distinctive surrounding environment; project components that create undesirable views. Landscape treatments cannot mitigate the impacts.

Alternative A:

There would be no change to aesthetics because the vacant, undeveloped land would remain unchanged.

<u>Conclusion</u>: Since there would be no change to existing aesthetics or visual resources, this alternative would result in a long-term negligible impact.

Alternative B:

The Proposed Action would improve the existing visual character of the area with the introduction of landscaped vegetation, attractive signage, artistic open space, accessible features for the public, and park amenities to the proposed 2.41-acre site. The visual character would be changed from the existing vacant lot to a well-landscaped public recreational facility. Additionally, the green space would be considered a visual resource that would provide public recreation for the Westside Community.

There are no roadways or areas within the proposed site that are currently designated scenic routes or vistas and Proposed Action improvements would be located entirely within the urban interior of the Westside Community of the City of Ventura, creating no addition or subtraction of designated scenic roads or vistas. Further, there are no designated state scenic highways adjacent to the proposed site. The Proposed Action would introduce primarily native vegetation which may affect a limited range of

mountain views from adjacent residential homes in the immediate vicinity. None of the proposed facilities would remove trees or otherwise detract from existing viewsheds or historic buildings.

Conclusion: The Proposed Action would improve the visual character of the proposed site and community aesthetic. There would be a readily apparent change in visual resources upon completion of the site, due to the installation of landscaped vegetation, signage, and park amenities. Although some residential units may lose partial views of the surrounding natural mountains, the green space installation with primarily native vegetation would be considered a visual resource for the Westside Community. Impacts to aesthetics and visual resources would be beneficial and minor.

Cumulative Impacts: In terms of aesthetics and visual resources, the Proposed Action would improve the area's neighborhood aesthetic and provide an aesthetic resource for future cumulative projects within the vicinity. The Proposed Action would not directly hinder the visual aesthetics of any other projects with its implementation, and would improve the aesthetics of the area. Therefore, long-term cumulative impacts would be beneficial and minor.

4.2 Impact Topic: Air Quality

The proposed site is located in the Central South Coast Air Basin, which covers San Luis Obispo, Santa Barbara, and Ventura Counties. The Ventura County Air Pollution Control District (VCAPCD) monitors and regulates the local air quality in Ventura County and manages the Air Quality Management Plan (AQMP). Air quality is affected by stationary sources (e.g., land use and development) and mobile sources (e.g., motor vehicles). Air quality at a given location is a function of several factors, including the quantity and type of pollutants emitted locally and regionally, and the dispersion rates of pollutants in the region. Primary factors affecting pollutant dispersion are wind speed and direction, atmospheric stability, temperature, the presence or absence of inversions, and topography. The proposed site is located in the eastern portion of the Basin, which has moderate variability in temperatures, tempered by coastal processes. The air quality within the Basin is influenced by a wide range of emission sources, such as dense population centers, heavy vehicular traffic, industry, and weather.

To protect the public health and welfare, the Environmental Protection Agency (EPA) has identified six criteria air pollutants and a host of air toxics, and established ambient air quality standards through the federal Clean Air Act and the California Clean Air Act. Federal criteria air pollutants include carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO_2), ozone (O_3), particulate matter less than 10 microns in diameter (PM_{10}), fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), and sulfur dioxide (SO_2). Air quality impacts are assessed by comparing impacts to baseline air quality levels and national ambient air quality standards (NAAQS). Standards are levels of air quality considered safe from a regulatory perspective, including an adequate margin of safety, to protect public health and welfare.

To identify ambient concentrations of the criteria pollutants, the VCAPCD operates air quality monitoring stations throughout Ventura County. These stations are located in the El Rio neighborhood of Oxnard, Ojai, Piru, San Nicolas Island, Simi Valley, Thousand Oaks, and Ventura. The monitoring

stations located closest to the proposed site are located in Ojai approximately 10 miles north and in Oxnard approximately 10 miles southeast. Both stations monitor O_3 and $PM_{2.5}$ (VCAPCD 2014).

CO monitoring was eliminated in Ventura County in 2004 as a response to the proposed National Monitoring Strategy set forth by the EPA, and Ventura County has consistently met the CO standard. In addition, SO_2 monitoring in Ventura County was eliminated in 2004 because ambient concentrations were low and SO_2 monitors are not required for State Implementation Plan (SIP) or maintenance planning. In addition, lead monitoring is not conducted in the County and the EPA has agreed that the VCAPCD is not subject to lead monitoring requirements (VCAPCD 2014).

AirNow, which was developed by the EPA, National Oceanic and Atmospheric Administration, NPS, tribal, state, and local agencies to provide monitoring information to the public, uses an Air Quality Index (AQI) to indicate the level of pollution and associated health effects which exist in an area. Values between 0-50 indicate “Good” air quality conditions, indicating that air quality is considered satisfactory, and air pollution poses little or no risk. Anything worse from this value may range up to an AQI level beyond 300, indicating a “Hazardous” level which would trigger health warnings for emergency conditions and the exposed population would likely be affected. (AirNow 2015) Table 6 indicates AQI levels for the criteria pollutants as measured and indicated at the nearest monitoring stations to the proposed site.

Table 6. AQI Levels for Measured Criteria Pollutants near the Proposed Site

Criteria Pollutant	Ojai	Oxnard
O_3 AQI level	Good	Good
$PM_{2.5}$ AQI level	Good	Good
PM_{10} AQI level	-	Good

Source: (AirNow 2016a, 2016b)

Traffic-congested roadways and intersections have the potential for the generation of localized CO levels (i.e., CO hotspots). As further discussed within Section 4.8, *Transportation and Circulation*, adjacent intersections to the proposed site distribute traffic well and are operating at an “A” class acceptable level of service (e.g., Level of Service above E). Therefore, no CO hotspots are expected to exist on adjacent roadways.

Surrounding development includes residential and limited commercial buildings. Sensitive receptors to air quality conditions within the proposed site vicinity include single-family residences and neighborhoods lining the northern, eastern, and southern borders of the proposed site located along the Barnett, Cameron, and Kellogg Streets. Some sensitive receptors such as churches, a library, a school, and an elderly care center are located within 0.25 miles of the proposed site.

Local Standards and Requirements:

Air quality impacts are assessed by comparing impacts to baseline air quality levels and applicable ambient air quality standards. Federal air quality standards have been established for various pollutants, and this report further considers the more stringent regulations of the VCAPCD. Standards are levels of air quality considered safe from a regulatory perspective, including an adequate margin of safety, to protect public health and welfare. The following local requirements assist to reduce air quality impacts associated with the Proposed Action.

Construction

The VCAPCD thresholds recommend that projects with construction-related emissions that exceed any of the following regional (mass daily) emissions would be considered potentially significant.

- 25 pounds per day of nitrogen oxides (NO_X)
- 25 pounds per day of reactive organic compounds (ROC)
- Does not hold thresholds for carbon monoxide (CO), sulfur oxides (SO_X), Respirable Particulate Matter (PM_{10}), or Fine Particulate Matter ($PM_{2.5}$)

Operational

A project's localized air quality impact is considered significant if CO emissions create a hotspot where the federal and state eight-hour standard of 9.0 ppm is exceeded. This typically occurs at severely congested intersections (Level of Service [LOS] E or worse). Based on analyses of localized concentrations within the San Francisco Bay Area that has similar ambient CO concentrations as the proposed site vicinity, a project would have to increase traffic volumes at affected intersections to more than 31,600 vehicles per hour for a CO hotspot to occur.

The VCAPCD currently recommends that projects with operational emissions that exceed any of the following emissions thresholds for summertime or wintertime should be considered potentially significant.

- 25 pounds per day of NO_X
- 25 pounds per day of ROC
- Does not hold thresholds for CO, SO_X, PM_{10}, or $PM_{2.5}$

The VCAPCD implements rules and regulations for emission that may be generated by various uses and activities. The rules and regulations detail pollution-reduction measures that must be implemented during construction and operation of projects. Some rules and regulations which may affect the Proposed Action include the following:

> *Rule 50 (Opacity):* This rule sets opacity standards on the discharge from sources of air contaminants. This rule would apply during construction of the proposed project, specifically grading activities.

Rule 51 (Nuisance): This rule prohibits any person from discharging air contaminants or any other material from a source that would cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public or which endangers the comfort, health, safety, or repose to any considerable number of persons or the public. The rule would apply during construction activities. The proposed project would consist of residential and open space land uses; therefore, this rule would not be a concern following buildout of the Proposed Action.

Rule 55 (Fugitive Dust): This rule requires fugitive dust generators to implement control measures to limit the amount of dust from vehicle track-out, earth moving, bulk material handling, and truck hauling activities.

Rule 55.1 (Paved Roads and Public Unpaved Roads): This rule requires fugitive dust generators to begin the removal of visible roadway accumulation within 72 hours of any written notification from the VCAPCD. The use of blowers is expressly prohibited under any circumstances. This rule also requires controls to limit the amount of dust from any construction activity or any earthmoving activity on a public unpaved road.

Rule 55.2 (Street Sweeping Equipment): This rule requires the use of PM_{10} efficient street sweepers for routine street sweeping and for removing vehicle track-out pursuant to Rule 55.

Rule 74.4 (Cutback Asphalt): This rule sets limits on the type of application and VOC content of cutback and emulsified asphalt. The proposed project is required to comply with the type of application and VOC content standards set forth in this rule for cutback and emulsified asphalt.

The following thresholds were used to determine the magnitude of effects on air quality resources:

Negligible: The impact to air quality is barely detectable or nonexistent.

Minor: The impact to air quality is detectable, however levels would be beneath established thresholds and would not require mitigation measures.

Moderate: The impact to air quality is detectable and levels would exceed established thresholds. Mitigation would be required and would likely be successful in reducing the effects of the Proposed Action to beneath thresholds.

Major: The impact to air quality is detectable and levels would exceed established thresholds. Mitigation would be required, though would likely be unsuccessful in reducing the effects of the Proposed Action to beneath thresholds.

Alternative A:

There would be no change to existing air quality emissions under this alternative.

Conclusion: This alternative would not result in a change to air quality emissions, thus long-term impacts would be negligible.

Alternative B:

As described above, the proposed site is located within the Central South Coast Air Basin, which consistently contains good to moderate air quality which pose little to no risk to human health from air pollution.

The Proposed Action would generate short-term construction-related air pollutants in the form of vehicle emissions and construction activities. Construction activities would include site preparation, grading, paving, and building construction for park amenities, walkways, landscaped areas, playground structures, and restroom facilities. Construction would occur within a period of 8 to 12 months; accordingly, all construction emissions would be temporary.

The use of heavy-duty construction equipment and vehicle trips would generate emissions such as NO_x and PM_{10}. The amount of criteria pollutant emissions generated from construction would vary substantially from day to day, depending on the construction activity. As required by the EPA, CARB, and specified on the CCR Tile Division 3, Chapter 9, Article 4, Sec. 2423(b)(1), all off-road diesel engines are required to meet at a minimum the Tier 3 Emission Standards for off-road compression-ignition engines (with proper diesel particulate control). By having all heavy-haul vehicles meet this requirement, the potential generation of NO_x and PM_{10} emissions from construction would be reduced. Additionally, with compliance with rules and regulations of the VCAPCD, *Mitigation Measures AQ-1* and *AQ-2*, and implementation of standard best management practices (BMPs) with proper management of all fugitive dust (PM_{10}) through action such as covering up haul trucks carrying dirt and properly cleaning streets in the vicinity, fugitive dust and NO_X emission, with potential effects on the environment, would be minimized. Construction emissions, assessed for a maximum 12 month time span, would not exceed emission thresholds and impacts would be less than significant with mitigation (refer to Table 7).

The Proposed Action would comply with state and local regulations pertaining to air quality, which would substantially limit the generation of construction emissions related to the Proposed Action.

Table 7. Estimated Mitigated Construction Emissions for the Proposed Action (pounds/day)

Air Pollutant	VCAPCD Thresholds	Estimated Construction Emissions with Mitigation (lb/day)[1]		Exceeds Threshold?
		Summer	Winter	
NO_x	25	21.86	21.93	No
ROC	25	1.29	1.29	No
CO	-	19.45	20.28	NA
SO_x	-	0.03	0.03	NA
PM_{10}	-	1.32	1.32	NA
$PM_{2.5}$	-	0.97	0.97	NA

[1] Refer to Appendix D for CalEEMod output sheets; overall emissions based on rounded totals.

Under Proposed Action conditions, as noted in Section 4.8, *Transportation and Circulation*, operations would not substantially alter existing overall traffic volumes. The Institute of Traffic engineers (ITE) lists City Parks as low per acre traffic generators, with a range of 1 to 3 peak hour trips per acre. Using this standard, up to 8 new trips in the PM peak hour with an estimated 80 average daily trips could be created, with very limited associated increases in long-term vehicular emissions. It is anticipated that many of the park users from the surrounding area are would either walk or bike to the park. A minimum of 20 bike parking spaces would be conveniently located throughout the park to accommodate bike users. Emissions from such low levels of traffic would be well below adopted thresholds. Therefore, no hotspots are anticipated to occur which may increase CO in the immediate proposed site vicinity. Installation of LED lighting and water facilities may incrementally increase the demand for energy from external sources, which may indirectly contribute to emissions, however these are far removed from project implementation.

Table 8. Estimated Operational Emissions for the Proposed Action (pounds/day)

Air Pollutant	VCAPCD Thresholds	Estimated Construction Emissions with Mitigation (lb/day)[1]		Exceeds Threshold?
		Summer	Winter	
NO_x	25	0.025	0.0268	No
ROC	25	1.29	2.26	No
CO	-	0.106	0.12	NA
SO_x	-	2.4e-004	2.3e-004	NA
PM_{10}	-	0.018	0.018	NA
$PM_{2.5}$	-	4.9e-003	4.9e-003	NA

[1] Refer to Appendix D for CalEEMod output sheets; overall emissions based on rounded totals.

Therefore, emissions associated with construction and operation would not exceed established thresholds. As result, the Proposed Action would have minor impacts on air quality, and would remain in compliance with the AQMP.

Further, the Proposed Action construction would not generate substantial increases in emissions proximate to sensitive receptors. Construction activities and would be confined primarily to the undeveloped land, would last up to twelve months, and would include limited construction traffic passing through residential neighborhoods.

Conclusion: Although the emissions from the Proposed Action would be detectable, this alternative would not result in impacts that would exceed thresholds with adherence to *MM AQ-1* and *AQ-2*. Therefore short term impacts from construction would be moderate.

As the Proposed Action would result in the creation of an open space park, emissions during operation would be incrementally increased, resulting in a long-term and negligible impact to air quality.

Cumulative: The Proposed Action would incrementally contribute towards cumulative emissions of criteria pollutants within the Central South Coast Air Basin. However, AQI levels for criteria pollutants

are in attainment of NAAQS standards and air quality within the air basin is generally good. As the Proposed Action would only generate minor impacts to air quality from construction and operational emissions, cumulative impacts associated with the Proposed Action would not deteriorate regional air quality to a hazardous AQI level. Therefore, long-term cumulative impacts to air quality would be minor.

4.3 Impact Topic: Noise

Noise is typically defined as unwanted sound that interferes with normal activities or otherwise diminishes the quality of the environment. Prolonged exposure to high levels of noise is known to have several adverse effects on people, including hearing loss, interference with communications and sleep, physiological responses, and annoyance. The noise environment includes background noise generated from both near and distant noise sources, as well as the sound from individual local sources. These sources of noise can vary from an occasional aircraft or train passing by to continuous noise from sources such as traffic on a major road.

The standard unit of measurement of the loudness of sound is the Decibel (dB). Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear. Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more useable range of numbers in a manner similar to the way that the Richter scale is used to measure earthquakes. In terms of human response to noise, studies have indicated that a noise level increase of 3 dBA is barely perceptible to most people, a 5 dBA increase is readily noticeable, and a difference of 10 dBA would be perceived as a doubling of loudness. Everyday sounds normally range from 30 to 100 dBA.

The proposed site is located in the northwestern region of the City of Ventura, located on three parcels adjacent to a primary thoroughfare and residential neighborhoods. Noise at the proposed site currently consists of the generally free-flowing roadway traffic along the Ventura Avenue. The surrounding residential roads do not hold a large amount of traffic, though Kellogg Street is used as a secondary access road along the eastern edge of the residential neighborhoods and experiences some frequent amount of traffic. The proposed site with its current vacant lot, informal public park usage does not continually make noise, and may have bikes riding around the lot or offer a location of pick-up soccer games. The proposed site is closed at sundown, and so does not produce any sound during nighttime hours.

The nearest noise sensitive land uses to the affected proposed site are residential homes located adjacent to the north, east, and southeastern edges. There are no elementary or high school campuses, hospitals, or daycares located within 0.25 miles of the proposed site. Table 9 details the nearest noise sensitive land uses to the proposed site.

Table 9. Sensitive Land Uses within 0.25 Miles of the Proposed Site

Sensitive Establishment	Distance	Direction
Avenue Community Church (*church*)	120 feet	West
Elms Residential Home Care (*elderly care*)	150 feet	North
Iglesia Apostolica (*church*)	400 feet	North
Apostolic Assembly (*church*)	500 feet	North
Avenue Library (*library*)	720 feet	South
Outdoor Gospel Church (*church*)	900 feet	North
Bell Arts Factory (*school*)	1,230 feet	South

Construction-related noise and groundborne vibration would be generated by various types of equipment as a result of construction activities anticipated to occur in the proposed site, such as installation of park equipment and landscaping activities. Additional sources of noise may occur from general truck movement and unknown construction sources. The analysis of construction-related noise impacts is qualitative in nature, discussing the potential range of construction-related impacts that could potentially occur from the proposed site. Construction noise levels for the Proposed Action are evaluated using data published by the U.S. Department of Transportation, as indicated in Table 10.

Table 10. Noise Ranges of Typical Construction Equipment

Construction Equipment	Noise Levels in dBA L_{eq} at 50 Feet
Trucks	82–95
Jackhammers	81–98
Generators	71–83
Compressors	75–87
Concrete Mixers	75–88
Concrete Pumps	81–85
Back Hoe	73–95

Note: Machinery equipped with noise control devices or other noise-reducing design features does not generate the same level of noise emissions as that shown in this table.

Source**:** *U.S. DOT. Construction Noise Handbook* (2013)

These noise levels would diminish rapidly with distance from the construction areas, at a rate of approximately 6 dBA per doubling of distance as equipment is generally stationary or confined to specific areas during construction. For example, a noise level of 86 dBA measured at 50 feet from the noise source to the receptor would reduce to 80 dBA at 100 feet from the source to the receptor, and reduce by another 6 dBA to 74 dBA at 200 feet from the source to the receptor. The noise levels from construction at the off-site sensitive uses can be determined with the following equation from the Harris Miller Miller & Hanson Inc. Transit Noise and Vibration Impact Assessment, Final Report:

$$L_{eq} = L_{eq} \text{ at 50 feet} - 20 \text{ Log}(D/50)$$

Where L_{eq} = noise level of noise source, D = distance from the noise source to the receptor, L_{eq} at 50 feet = noise level of source at 50 feet.

Typically, groundborne vibration is of concern in urban areas when heavy construction (e.g., pile driving, major excavation) immediately abuts sensitive uses such as residences. Groundborne vibration typically does not travel far and intensity of vibration is affected by soil type, ground profile, distance to the receptor and the construction characteristics of the receptor building. While groundborne vibration is of much less concern in open space areas, the Caltrans Transportation and Construction Vibration Guidance Manual provides a method to estimate potential effects from project activities based on common human response to conditions and construction equipment. Table 11 indicates vibration levels at which humans would be affected. Table 12 identifies anticipated vibration velocity levels (in/sec) for standard types of construction equipment.

Table 11. Caltrans Vibration Annoyance Potential Criteria

Human Response Condition	Maximum Vibration Level (in/sec) for Transient Sources	Maximum Vibration Level (in/sec) for Continuous/Frequent Intermittent Sources
Barely perceptible	0.04	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.9	0.10
Severe	2.0	0.4

Source: *Caltrans, 2013. Transportation and Construction Vibration Guidance Manual – Table 20.*

Table 12. Vibration Source Levels for Construction Equipment

Construction Equipment	Vibration Level (in/sec) at 25 feet	Vibration Level (in/sec) at 50 feet	Vibration Level (in/sec) at 100 feet
Large bulldozer	0.089	0.041	0.019
Loaded trucks	0.076	0.035	0.017
Jackhammer	0.035	0.016	0.008
Small bulldozer	0.003	0.001	0.001

Source: *Caltrans, 2013. Transportation and Construction Vibration Guidance Manual – Table 18.*

The following thresholds were used to determine the magnitude of potential noise effects within the proposed site and to adjacent properties:

Negligible: Little to no change in existing noise levels.

Minor: 3 to 5 dBA change in noise levels (barely perceived by most listeners).

Moderate: 5 to 10 dBA change in noise levels (listeners would be aware of the change in noise levels).

Major: 10 dBA or more above existing noise levels (changes in noise levels would be readily apparent).

Alternative A:

There would be no change to existing noise levels from park use and traffic.

Conclusion: Since there would be no change to noise levels, this alternative would result in a negligible long-term impact.

Alternative B:

The Proposed Action would create limited periods of noise and vibration from construction activities. Hours of construction would be restricted to 7:00 am to 4:00 pm, consistent with operational construction hours detailed within Section 10.650 of the Ventura Municipal Code.

Proposed Action construction would be expected to generate noise levels similar to those shown in Table 13. Such levels would not be permanent, but would temporarily and periodically reach noise levels up to 89.6 dBA during construction near sensitive and residential exterior usable spaces. Sensitive receptors in the proposed site vicinity include elderly care and church facilities within 0.25 miles, in addition to the residential neighborhood properties bordering the proposed site. Assuming the loudest temporary noise that could be emitted during construction of the proposed site without any mitigation (e.g. use of a jackhammer when replacing sidewalks, which has an unmitigated noise level of up to 98 dBA), Table 13 shows the highest possible noise levels at sensitive receptor locations during construction.

Table 13. Temporary Anticipated Noise Levels at Sensitive Receptor Locations

Sensitive Establishment	Distance	Estimated Noise Level
Avenue Community Church (*church*)	120 feet	89.6 dBA
Elms Residential Home Care (*elderly care*)	150 feet	86 dBA
Iglesia Apostolica (*church*)	400 feet	56 dBA
Apostolic Assembly (*church*)	500 feet	44 dBA
Avenue Library (*library*)	720 feet	Less than 40 dBA
Outdoor Gospel Church (*church*)	900 feet	Less than 40 dBA
Bell Arts Factory (*school*)	1,230 feet	Less than 40 dBA

As shown in Table 13, vibration from a large bulldozer would have the highest chance of affecting noise sensitive areas. At 100 feet these vibrations are almost imperceptible, by the criteria indicated in Table 11, and would be barely perceptible at the nearest sensitive land uses. Residential properties within 50 feet of the proposed site could experience vibrations that would be distinctly perceptible during construction activities. Following Sections 10.650 of the Ventura Municipal Code and construction BMPs, the Proposed Action would lessen its effect on sensitive receptors in the adjacent area, however the Proposed Action would still potentially increase noise levels over 10 dBA in the immediate vicinity.

Proposed Action operations are not expected to introduce a substantial increase in traffic-related noise as the Proposed Action would not substantially increase the number of local average daily trips, as further described in Section 4.8, *Transportation and Circulation*. Further, the residential roads do not allow for high speed travel that may cause excessive noise. Although noise along Kellogg, Cameron, and Barnett Streets may incrementally increase due to interest in the park, the park would primarily serve the immediate 0.25 mile radius around the proposed site, which would consist primarily of pedestrian and/or bicycle transport options. These modes of transport would not contribute to substantial ambient noise increases upon the surrounding vicinity.

As the proposed site is currently being used as a park, officially designating the site as a public park is not expected to significantly raise the general noise level in the area above the current levels; although, noises associated with picnics, celebrations, and active play may increase noise levels temporarily and intermittently during park hours. Small daytime concerts at the proposed amphitheater would not allow amplified music and would require permitting for any noise emissions. Additionally, installation of vegetation may buffer some noise that may occur within the park.

Conclusion: Construction on the proposed site would potentially cause a temporary change in noise level of over 10 dBA from the existing levels. This increase would be readily apparent in the immediate vicinity. Therefore, short-term impacts from the Proposed Action would be adverse and major due to construction noise.

Operation of the park would not introduce significant new noise sources that would consistently raise the noise level. Further, introduced vegetation may reduce existing traffic noise and other temporary and intermittent noise generated from users of the park. Therefore, long-term impacts to noise from the Proposed Action would be minor.

Cumulative Impacts: The 79 identified cumulative projects with potential for development would, in most cases, require construction periods that would result in increases to vicinity noise levels. There is the potential for future projects (existing or not yet existing) in the vicinity of the proposed site to occur simultaneously with the Proposed Action. However, the Proposed Action would not directly contribute to any noise level of another potential project. Impacts would remain consistent with the aforementioned conclusion: construction impacts would be short-term, major, and adverse, while operational impacts would be negligible.

4.4 Impact Topic: Land Use

The proposed site includes approximately 2.41 acres in the northwestern portion of the City of Ventura, and comprises two parcels zoned for Limited Industrial (M-1) development and one parcel zoned for Two-Family (R-2) residential under the City's Zoning District Map. The proposed site currently is undeveloped, though is easily accessible to the medium, high density, and main street residential and commercial district areas of the surrounding land uses (City of Ventura 2015b). The site is currently being used as an informal public park, and is fenced around the perimeter, leaving the surrounding sidewalk accessible to the public at all times. The site is open during daylight hours via gate access from North Ventura Avenue[1] (City of Ventura 2015c).

The City of Ventura Department of Parks, Recreation & Community Partnerships, located at 501 Poli Street, Room 226, provides a variety of programs, services and activities for City residents and

[1] Entrance to the park from North Ventura Avenue contains a sign which states, "Future Park Site; Closes at Dusk; Per SBCO Section 20.050.040". Section 20.050.040 details "Closing of Parks", including general operations, entering or remaining after closing time, activities after closing time, and emergency closing operations.

communities. The City contains at least 27 parks covering more than 800 acres of land consisting of beaches, recreation facilities, and senior services (City of Ventura 2016a). The primary facilities currently serving the Westside Community include at least five open space areas, including Harry A. Lyon Park, Westpark Community Center and Park, Grant Park, the Ventura River Trail, and Brock Linear Park, as detailed within Table 14.

Table 14. Primary Westside Community Park Facilities

Park Name	Description	Location
Harry A. Lyon Park	Tennis and basketball courts, baseball fields, a 10-acre open space area, restrooms, and barbecue areas	0.65 miles north, in the northern region of the Community
Westpark Community Center and Park	A lighted multipurpose field, children's play area, horseshoe pits, a skateboard park, restrooms, and a recreation center	0.5 miles west, at the southwestern border of the Community
Grant Park	107-acre park that offers limited amenities	0.3 miles southeast, with access from one mile away over the Community's bordering ridgeline
Ventura River Trail	A pedestrian and bicycle path that links the Ojai Valley and Coastal Omer Rains Trail, creating a 17 mile route	0.5 miles west, along the western edge of the Community
Brock Linear Park	A slender green space area with a pedestrian route along adjacent roadways	0.9 miles north, beyond Harry A. Lyon Park

These park locations primarily offer recreational and open space opportunities for the northern and southwestern areas of the Westside Community; however, they are not as accessible to much of the central or eastern residential neighborhoods, which would benefit from open space improvements upon on vacant parcels of land existing in the area. Two such locations exist in the central and eastern areas of the Community; both sites could potentially provide parks of over 1.5 acres in size. The Kellogg Street location would provide a larger area of land which could be used for park facility and open space installation, allowing support for the underserved central and eastern areas of the Community.

Approximately 0.6 miles south lies Main Street of the Downtown Ventura neighborhood. San Buenaventura Mission is located within this neighborhood, a popular historical and culturally significant tourist site. The nearest airfield is located approximately 6.6 miles southeast of the proposed site; the proposed site does not lie within the Airport Sphere of Influence of Oxnard Airport (City of Oxnard 2008). No habitat conservation plan applies to the proposed site. The proposed Project would not conflict with the provisions of any applicable habitat conservation plan.

For the purposes of this analysis, intensity of the impact are defined as:

Negligible: The impact is barely perceptible or not measurable, and confined to a small area.

Minor: The impact is perceptible or measurable, and it is localized.

Moderate: The impact is clearly detectable and could have an appreciable effect.

Major: The impact would have a substantial, highly noticeable influence.

Alternative A:

There would be no change to land use with this alternative. The lot would remain vacant and undeveloped, used as an unofficial public park area. As zoning within the City designates the parcels of land for industrial and residential purposes, the possibility of development for these uses would remain. Further, the central and western portions of the Westside Community would remain underserved for established open space and recreational opportunities.

Conclusion: There would be no changes to land use, no implemented features for connectivity, and no official public use park designation within the proposed site with this alternative. This would be perceptible to the community and long term impacts would be minor and adverse to land use.

Alternative B:

As noted in Section 2.4, *Impact Topics*, the site has historically been graded, developed, redeveloped, and razed throughout the years, and so the proposed site is not considered for prime farmland. The Proposed Action would officially designate and use the land for open space and recreation opportunities, and eliminate the possibility for industrial or residential development in the near future.

The Proposed Action would not displace or divide the existing community; rather, it would enhance connections between neighborhoods within the community. The Proposed Action would encourage additional use and access to the undeveloped and underused proposed site. Further, the Proposed Action would be a resource that serves the existing community, providing benefits to recreation, sidewalk enhancements, additional parking, gathering spaces, and the neighborhood aesthetic, with an overall effect of creating a beneficial impact.

Construction may produce temporary and short-term traffic pattern alterations on the roads and sidewalks adjacent to the site which have the potential to cause temporary access and connectivity issues within the immediate vicinity and use of the site; however, this would be mitigated by *Mitigation Measure Tran-2*. No permanent adverse impact to existing community connectivity is expected as a result of project implementation.

Conclusion: Due to construction's impacts on connectivity and access, short-term impacts to land use in and around the proposed site would be adverse and moderate.

However, long-term impacts to land use under operation of the Proposed Action would be beneficial for connectivity, access, and public use of the site.

Cumulative Impacts: The Proposed Action would not hinder the potential or existing land uses or development of the 79 other projects. The only other park project occurring is located within Grant Park, southwest of the proposed site, for botanical gardens and support facilities. Implementation of the Proposed Action would not add to or take away from the use or enjoyment of those planned park facilities. Therefore, cumulative impacts would be negligible.

4.5 Impact Topic: Utilities

Water service to the proposed site is provided primarily from the Casitas Municipal Water District (CMWD) via Lake Casitas and the Ventura River diversion near Foster Park north of the City. The water supply from Casitas has historically ranged from 4,960 to 8,000 acre-feet per year (AFY) with the amount of water historically supplied from the Ventura River ranging from 4,200 to 6,700 AFY (City of Ventura 2011a). Due to an agreement between the CMWD and the U.S. Bureau of Reclamation and the Lake Casitas project financing, water from Lake Casitas is not permitted to be used outside CMWD boundaries. The proposed site is located within the CMWD service area and would receive water provided by CMWD. In-district supply available to the CMWD is approximately 8,000 AFY, and the annual supply used has averaged approximately around 5,000 AFY. Drought conditions have led the CMWD to review their Drought Program which may lead to changes in the near future (Ventura Water 2015).

Wastewater treatment is primarily handled by the Ventura Water Reclamation Facility (VWRF) located in the harbor area. The Los Angeles Regional Water Quality Control Board (RWQCB) in connection with the implementation of the National Pollutant Discharge Elimination System (NPDES) program, impose requirements on the treatment of wastewater and its discharge into local water bodies. Average flows to the VWRF consist of approximately 8-9 million gallons of daily flow, with a design capacity of 14 million gallons per day (City of Ventura 2015d). The City aims to reduce VWRF energy demand by approximately 373 kilowatts (City of Ventura 2016b).

Solid waste disposal services are provided by the City's Environmental Sustainability Division of the Public Works Department. Waste is sorted at the Gold Coast Recycling Facility, where approximately 70 percent is diverted from landfills, exceeding the state mandate of 50 percent diversion (City of Ventura 2016b). Approximately 88 percent of the remaining waste is sent to Toland Road Landfill, 11 percent is sent to the Simi Valley Landfill, and 1 percent shipped to Azusa Land Reclamation Company, Inc., Chiquita Canyon Sanitary Landfill, or Nu-Way Live Oak Landfill. The two primary landfills have estimated closure dates in 2027, with over 40,000,000 cubic yards of remaining capacity (CalRecycle 2015).

Electric power and natural gas services are provided by Southern California Edison (SCE) and Southern California Gas Company (SCGC), respectively. SCE prepares ten-year preliminary forecasts for California energy demand, and implements facilities to provide for the demand (State of California 2007). According to the 2014-2024 preliminary forecast, demand is projected to reach between 23,499 and 26,602 megawatts (California Energy Commission 2013). Surface SCE utility access is located at the western edge of the proposed site, and overhead powerlines border along the southern extent of the proposed site. City goals to conserve energy include switching to LED street lighting (City of Ventura 2016b).

Ventura City storm drains are located in street elevation depressions adjacent to the proposed site, and flow towards the ocean. The City's General Plan (Policy 5A) encourages the use of bioswales, and wildlife ponds for flood and water quality control when feasible, and (Action 5.2) to incorporate stormwater treatment practices that allow percolation and minimize off-site runoff (City of Ventura

2005b). City goals to improve stormwater quality include installing screens in storm drain inlets near high litter areas to keep trash out of coastal waters (City of Ventura 2016b).

The following thresholds were used to determine the magnitude of effects on utilities:

Negligible: Utilities would not be affected.

Minor: Changes in utilities would be slight. May or may not require mitigation.

Moderate: Changes in utilities would be readily apparent. Would require mitigation.

Major: High level of adverse change such as utility conflicts that require excavations and/or relocations.

Alternative A:

There would be no change to utilities. Water would continue to not flow to the proposed site. No sewage would be transported from the site. Electrical power and natural gas services would not be required to supply energy to the site. Storm drains would continue operating at the existing volume.

Conclusion: There would be no change to utilities and this alternative would result in a negligible impact.

Alternative B:

The Proposed Action would potentially install a single toilet restroom facility which would be connected to the City's wastewater system. As the City's VWRF has over 5 million gallons of daily flow capacity remaining, the facility would not exceed treatment capabilities and no new wastewater treatment facilities would require expansion or construction.

The Proposed Action would utilize water detention ponds, infiltration areas, and bioswales (walkable, permeable surfaces) which would allow water infiltration into the parcel of land. The Proposed Action would not have a large area of impermeable surfaces, and so would not add any substantial amount of storm water runoff to the surrounding gutters and storm drains. Thus, there would be no need for additional storm water drainage facilities which may cause environmental effects, beyond the provisions accounted for within the Proposed Action.

The Proposed Action would require an estimated 656,860 gallons of water per year, or 2.1 AFY. The safe yield of Lake Casitas, which supplies the CMWD is 21,920 AFY. As such, the 2.1 AFY of water demand required for the Project would consist of an incremental increase to the district's water demand, which could be accommodated within the safe yield of Lake Casitas. This would not require an expansion or alteration to existing entitlements or resources.

Construction of the Proposed Action would result in the need for solid waste disposal at the County's landfills. Additionally, Proposed Action construction activities may generate construction waste such as asphalt, concrete, and wood. However, the construction activities would not place a large demand on the landfill. Additionally, implementation of trash receptacles within the park would create a long-

term source but negligible increase of solid waste, given the existing City's solid waste disposal remaining capacity at the existing landfills. The Proposed Action would not impact the ability of these landfills to accommodate solid waste generated. The Proposed Action would be served by a landfill with sufficient capacity.

All waste generated by construction and operation of the Proposed Action would comply with applicable federal, state, and local statutes and regulations related to solid waste. In line with City goals and policies, the Proposed Action would require that waste is handled, disposed, and recycled following all applicable policies and guidelines, and disposed of at an appropriate facility. If the demand for solid waste processing substantially increases, changes to the City's existing operations would comply with applicable federal, state, and local statutes and regulations related to solid waste.

Conclusion: Although there would be some change to utilities serving the proposed site, existing measures and supplies exist to serve the Proposed Action and there would be no need for mitigation. Because there would be an increase of utility use in comparison to the vacant lot, impacts to utilities would be adverse and long term, though minor.

Cumulative Impacts: The 79 other projects with potential for development would, in most cases, require an increase of utility use. Commercial buildings, residential housing, and public service increases would require more water, sewage treatment, and power. The Proposed Action would likewise incrementally increase the need for these utilities, though on a much smaller scale. Therefore, cumulative impacts would be adverse, minor, and long-term.

4.6 Impact Topic: Safety and Security

The Ventura City Fire Department (VFD), which operates under cooperative initiatives with the Ventura County Fire Protection District, provides fire protection services as well as emergency medical (paramedic) services within the City. The City has six stations that provide the community with emergency response services. The VFD has approximately 70 firefighter personnel. Approximately 11,500 calls for service are responded to annually, among which approximately 75 percent are for medical emergency services. Ventura Fire Department Station No. 1 is the first-response station as it is located nearest to the proposed site, approximately 350 feet south, located at address 717 North Ventura Avenue. The VFD has a response time goal of 5 minutes, and manages a Fire Hazard Reduction Program to assist with fire prevention and reduce the risk of wildfire in vegetated hillsides (City of Ventura 2010). As the proposed site is partly located within a High Fire Hazard Severity Zone, fire department coverage is especially important to proposed site safety (California Department of Forestry and Fire Protection 2010).

The Ventura Police Department (VPD) provides police protection services within the City, with headquarters located approximately 5.5 miles east of the proposed site. The proposed site is located in Beat 1, Reporting District 23 for the VPD. The VPD employs approximately 172 employees, with 127 officers and 42 civilians. Approximately 88,000 calls for service are responded to annually, with nearly 40,000 processed (City of Ventura 2015e). The VPD's Strategic Plan: A Crime Fighting Blueprint for Our Community 2015-2018 provides goals and strategies for crime control, team

development, active partnerships, safe neighborhood maintenance, and efficiency and accountability. Measures include arriving to emergencies and crimes within 5 minutes or less and reducing Ventura's per capita crime rate from previous years (City of Ventura 2015f). The 180 Day calls for service heat map does not indicate a higher amount of crime within the proposed site vicinity, however some calls for service including "Shots fired; Shots heard" and "Parole; Probation" are indicated more often in the Westside Community area along North Ventura Avenue than other areas of the City. Nevertheless, the number of police calls for service within the downtown Ventura area surpass every measure compared to the proposed site vicinity within the heat map (City of Ventura GIS 2015).

The lot is vacant, with a row of streetlights along the southern border which provides limited lighting to the area during nighttime hours. Visibility from the street is unobstructed during daylight hours. Potential issues can be seen readily from the proposed site boundary.

The following thresholds were used to determine the magnitude of effects on safety and security:

Negligible: The effect would be at low levels of detection and would not have an appreciable effect on public safety or security.

Minor: The effect would be detectable, but would not have an appreciable effect on public safety or security. If mitigation were needed, it would be relatively simple and likely successful.

Moderate: The effects would be readily apparent and would result in substantial, noticeable effects to public safety and security on a local scale. Mitigation measures would probably be necessary and would likely be successful.

Major: The effects would be readily apparent and would result in substantial, noticeable effects to public safety and security on a regional scale. Extensive mitigation measures would be needed, and their success would not be guaranteed.

Alternative A:

No change would occur to safety and security. Existing fire access and police coverage would remain. There would be unhindered visibility and some lighting.

Conclusion: There would be no change to safety and security and this alternative would result in a negligible impact.

Alternative B:

The Proposed Action would not affect current service ratios, response times, or increase the density of inhabitants to an area. The Proposed Action would not alter or construct government facilities which would cause significant adverse effects. Increasing the amount of vegetation on the proposed site adjacent to and within a High Fire Severity Zone would increase the risk of fire issues, however the close proximity to the nearest fire station would limit the intensity of this risk. Further, irrigation and water detention areas within the proposed site would limit the risk of fire issue. The Proposed Action would also be required to comply with the 2009 International Fire Code as adopted and amended by the Ventura County Fire Protection District and the Building Code for required building standards.

The Proposed Action would have no effect related to VPD personnel, equipment, or facilities. The Project Site Photometric Plan, as further discussed within Section 4.1, *Aesthetics*, would ensure adequate lighting for the proposed site development, incrementally increasing the amount of existing lighting as a built-in mitigation to installed vegetation obstructing visibility. Vegetation would not substantially block visibility from the surrounding roads, and police department response times would not be affected by Proposed Action implementation. Nevertheless, some visibility to within the park would be reduced, increasing the potential for safety concerns.

Conclusion: Fire issues are reduced via sufficient irrigation and the proposed site's close proximity to the nearest fire station. Though the plan's Site Photometric Plan would include adequate lighting for the proposed park, the Proposed Action would ultimately reduce some visibility into the proposed site, which may increase safety concerns. Nevertheless, existing safety and security services to the proposed site through Fire Department and Police Department coverage would be unaffected. Therefore, the Proposed Action would cause an adverse, minor, long term impact to existing safety and security.

Cumulative Impacts: In terms of safety and security, cumulative projects may incrementally increase demand on fire department and police protection services. The Proposed Action would not alter existing safety routes or coverage of existing Fire Department and Police Department services. Nevertheless, creation of the park would require some increased oversight by these services, which may detract from future oversight of proposed development. Therefore, cumulative impacts would be adverse, minor, and long-term.

4.7 Impact Topic: Neighborhoods, Community Facilities

The City of Ventura Department of Parks, Recreation & Community Partnerships, located at 501 Poli Street, Room 226, provides a variety of programs, services and activities for City residents and communities. The City contains at least 27 parks covering more than 800 acres of land consisting of beaches, recreation facilities, and senior services (City of Ventura 2016a). The primary facilities currently serving the Westside Community include at least five open space areas, including Harry A. Lyon Park, Westpark Community Center and Park, Grant Park, the Ventura River Trail, and Brock Linear Park, and are further discussed within Section 7.4, *Land Use*.

The Ventura Unified School District (VUSD) provides public school education to the neighborhoods adjacent to the proposed site. The VUSD has approximately 19 elementary schools, 7 middle schools, 5 high schools, and a variety of additional programs. The nearest public schools are E.P. Foster Elementary school located at 20 Pleasant Place, approximately 0.5 miles north of the proposed site, and Sheridan Way Elementary school located approximately 0.5 miles west at 573 Sheridan Way. The proposed site does not have any development, and so does not directly support population that use VUSD schools.

At least three daycares are located approximately 0.5 miles from the proposed site. These include Sandoval Family Childcare located at 315 Comstock Drive, Macias Lynn Family Day Care located at

91 West McFarlane Drive, and the Sheridan Way Child Development Center located at 573 Sheridan Way. Walking time from each daycare location to the proposed site is between 11-15 minutes.

At least one assisted living facility is located within 0.25 miles of the proposed site. Elms Residential Home Care is located across the street from the northern border of the proposed site, at 67 East Barnett Street.

One public library is located within 0.25 miles of the proposed site. Avenue Library is located approximately 720 feet south, at 606 Ventura Avenue.

The following thresholds were used to determine the magnitude of effects on neighborhoods, community facilities and services:

Negligible: Neighborhoods, community facilities and services would not be affected, or changes would be below the level of detection.

Minor: Changes in neighborhoods, community facilities and services would be detectable, although the changes would be slight. May or may not require mitigation.

Moderate: Changes in neighborhoods, community facilities and services would be readily apparent. Impact can be mitigated within 5 years using conventional practices.

Major: High level of permanent change such as: displacement of residences; increased separation or unintended isolation of neighborhoods and/or activities; elimination of automobile or pedestrian access to public services and facilities; or more circuitous routing for emergency vehicles.

Alternative A:

There would be no change to existing neighborhoods or community facilities and the area would remain an underserved location within the City. Another open space in close proximity to the proposed site or an accepted, altered park design for the proposed site would be required to mitigate this effect.

Conclusion: Because the neighborhood would remain underserved and may require mitigation via the creation of another park at a different location or using a different design, this alternative would result in a long term, minor adverse impact.

Alternative B:

The proposed site is not located immediately adjacent to any school facilities and will not have an impact on the demand for schools. No new residential buildings would be constructed as a part of the Proposed Action, and thus would not directly increase new permanent populations that may require public facilities or services such as schools, additional parks, or additional employment opportunities. While the Proposed Action would provide a location for local school children and families to enjoy, the Proposed Action would not directly impact schools in the proposed site vicinity. The Proposed Action would also not have an impact on the demand for public libraries or similar other public facilities.

Nevertheless, other facilities which would be affected include both daycare and assisted living facilities. For daycares, Proposed Action implementation would enable additional access to play structures, 'learning pods', and open space, outdoor activity opportunities for young children. For assisted living facilities, the community garden, fitness trail, and landscaped vegetation would offer outdoor activities which elderly within the Westside Community may enjoy.

Conclusion: The Proposed Action would provide a new outdoor, neighborhood, community facility which would create a readily apparent change. The quality of life would improve for all members of the community in the vicinity of the proposed site with completion of the Proposed Action. Impacts of the Proposed Action would be long term and moderately beneficial.

Cumulative Impacts: In terms of neighborhood and community facilities, the Proposed Action would improve open space access for any of the 79 potential projects which are proposed within the vicinity of the proposed site. The Proposed Action would not be directly hinder any other projects with its implementation. Therefore, long term cumulative impacts would be beneficial though likely negligible.

4.8 Impact Topic: Transportation and Circulation

Regional access to the proposed site is provided via California State Route 33 (SR-33), located approximately 0.5 miles west, and U.S. Highway 1, located approximately 0.9 miles south. In the area, U.S. Highway 1 provides northwest-southeast access along the California coastline, passing through the City of Ventura. SR-33 starts perpendicular to U.S. Highway 1

Locally, North Ventura Avenue extends parallel to SR-33 approximately 0.5 miles east of the highway and perpendicular to U.S. Highway 1, next to the western border of the Project site. North Ventura Avenue is lined with General Commercial development, and as such is classed as a collector street through adjacent medium to high density residential neighborhoods with a 25 mph speed limit adjacent to the Project site, which increases to 30 mph further north. North Ventura Avenue is a 55 foot-wide three-lane road, with one lane in each direction, a center turning lane, and curbside parking on either side of the street.

Stemming east from North Ventura Avenue into the adjacent neighborhood communities are Kellogg Street and East Barnett Street, which are both connected by north-south oriented Cameron Street approximately 615 feet from North Ventura Avenue. Each of these roads are classed as Residential/Local access roads. Kellogg Street, bordering the southern edge of the Project site with a posted 30 mph speed limit, is a 40 foot-wide two-lane road, with unmarked curbside parking on either side of the street. East Barnett Street, bordering the northern edge of the Project site, is a 35 foot-wide two-lane road, with marked curbside parking on either side of the street to the west of the northerly undeveloped Project site parcel, and unmarked curbside parking on either side of the street to the east of the northerly undeveloped Project site parcel. Cameron Street, bordering the eastern edge of the Project site, is a 40 foot-wide two-lane road, with unmarked curbside parking on either side of the street.

The North Ventura Avenue/Kellogg Street and North Ventura Avenue/East Barnett Street intersections have one-directional stop signs where the side streets intersect with North Ventura Avenue. Cameron Street has one-directional stop signs at both Kellogg Street and East Barnett Street through-traffic intersections. The northern, western, and southern streets have complete sidewalks where bordering the Project site, however the eastern edge along Cameron Street has undeveloped sidewalk gaps and some portions of the southern sidewalks have some disrepair. No unresolved sidewalk disruptions exist bordering the Project site (City of Ventura 2015b). One crosswalk is marked with signals and striping for pedestrian passage across the North Ventura Avenue collector street at the North Ventura Avenue/Kellogg Street intersection.

Intersections adjacent to the proposed site distribute traffic well and are operating at an acceptable Level of Service ([LOS] e.g., Level of Service above E). The nearest stoplight intersection is located one block south, or approximately 400 feet, from the Project site, at the cross streets of North Ventura Avenue and Ramona Street. The LOS indicated for this intersection was calculated in a 2007 Traffic Study at a level of “A”, indicating a high rate of flow with little to no congestion at any period of the day. As there has been limited development in the area since that time, the established “A” rating is accepted for the intersection. The majority of intersections within the Project site vicinity operate with relatively free-flowing traffic conditions. The well-spaced grid system of streets within the Project vicinity tend to disperse traffic flows, minimizing intersection congestion. Additionally, the proposed site is not located in an area having deficiencies in coverage, connectivity, or schedule coordination for service that would require intensive transit alterations to the area (Ventura County Transportation Commission 2010).

The following thresholds were used to determine the magnitude of effects on transportation and circulation:

Negligible: Transportation and circulation routes and efficiency would not be affected, or changes would be below the level of detection.

Minor: Changes in transportation and circulation would be detectable, although the changes would be slight. May or may not require mitigation.

Moderate: Changes in transportation and circulation would be readily apparent. Impacts could be remedied using mitigation and/or conventional practices.

Major: High level of permanent change to transportation and circulation such as: permanent reduction of existing LOS at adjacent intersections; elimination of automobile or pedestrian access to public services and facilities; unavoidable circuitous routing for emergency vehicles; and/or impacts could not be remedied using mitigation and/or conventional practices.

Alternative A:

There would be no change to existing transportation or circulation.

Conclusion: This alternative would not have long-term, negligible impacts to transportation and circulation.

Alternative B:

Proposed Action implementation would not conflict with any 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.

In terms of roadway or intersection operations, Proposed Action implementation is not expected to result in a substantial increase in personal vehicle visitation. Using the ITE standard for common trip generation rates for a City park, up to 8 new trips in the PM peak hour with an estimated 80 average daily trips (ADT) could be created under Project conditions. The intersection of North Ventura Avenue and Kellogg Street is likely to see a slight increase in turning movements as more vehicles travelling both north and south along North Ventura Avenue would turn onto Kellogg Street to access the proposed park (either left turn onto Kellogg Street from the southbound lane of North Ventura Avenue, or right turn onto Kellogg Street from northbound lane of North Ventura Avenue). Additionally, slightly increased turning movements on Kellogg Street would occur from vehicles that would turn right from the southbound lane of Cameron Street or left from the northbound lane of Cedar Street, in order to access the City-proposed angled street parking spaces along Kellogg Street. As the Project is intended to serve a 0.25-mile radius from the Project site, many park visitors would commute to the site via walking or cycling.

Since the nearest intersection has indicated a LOS of “A” for both AM peak hour and PM peak hour conditions, a large, increased amount of vehicle traffic would be required to affect this LOS. With the expected vehicle visitations to the park, any expected incremental increase of vehicle visitation to the Project site would not be enough to substantially affect the LOS within the immediate vicinity. As such, visitation to the Project site would slightly increase AM and PM peak hour trips and total ADT within the vicinity, but is not expected to experience substantial increases that would result in congestion or severe delays at area intersections.

Proposed Action implementation would attract a greater number of pedestrians and cyclists to the vicinity; as the park is intended to serve residents of the immediately surrounding area, a large portion of the park’s visitors are likely to walk or bike to the site. Many of these pedestrians and cyclists are anticipated to be children and elderly persons. Given that North Ventura Avenue is a busy collector street and pedestrians are likely to commute to the site via North Ventura Avenue and Kellogg Street, the increased pedestrians and cyclists under the Project may be adversely affected by traffic safety. Many pedestrians and cyclists would access the site from Kellogg Street and North Ventura Avenue, and would result in more pedestrian crossings between the north and south corners of Kellogg Street and the east and west sidewalks along North Ventura Avenue. In conjunction with increased turning movements from North Ventura Avenue to Kellogg Street, the increased presence of pedestrians and anticipated crossings would result in increased traffic-related hazards. Implementation of *MM Tran-1* would reduce traffic safety hazards with the implementation of a crosswalk along Kellogg Street.

Regional transit, bike and pedestrian facilities would remain unaffected as Project implementation is not expected to substantially increase long-distance visitation to the Project site. Regional transit routes and scheduling would remain unchanged as would pedestrian access. As discussed in recreation, Project implementation would generally cater to short-distance bike and pedestrian transport options to reach the Project site.

As noted in the existing setting, the majority of intersections within the Project vicinity operate with relatively free-flowing traffic conditions and acceptable LOS, and the nearest intersection has indicated a LOS of “A” for both AM peak hour and PM peak hour conditions. The well-spaced grid system of streets within the Project vicinity tend to disperse traffic flows, minimizing intersection congestion. The generation of approximately 8 PM peak hour trips would only incrementally impact LOS at area intersections. Given the currently acceptable LOS in the Project vicinity which generally experiences free-flowing traffic, and level of trip generation under the Project, the increase of visitation to the site would have a less than significant impact on existing LOS standards.

The Proposed Action does not include any hazardous design features such as sharp curves or dangerous intersections on- or off-site, nor does the Proposed Action propose any hazardous or incompatible uses. Transportation access to the proposed site would remain the same. Traffic along Kellogg Street is already a passage through residential streets, and has a lower speed limit than the Ventura Avenue thoroughfare, which is also subject to parallel parking.

Proposed Action construction would be short term and involve generally low traffic levels along the Barnett, Cameron, and Kellogg Streets. Construction crews would adhere to standard safety BMPs include posting of signs, use of construction cones, etc., and given the low speed on residential streets and relatively low existing traffic volumes, construction would not cause considerable conflicts or safety hazards. Nevertheless, mitigation for adverse effects from construction activities would be implemented via *MM Tran-2*.

Though construction may affect some surrounding roads for a temporary amount of time, the Proposed Action would not result in substantial traffic conflicts upon any of the four surrounding access roads. As the lot is accessible from all directions within the existing grid system, emergency access is not anticipated to be affected.

<u>Conclusion</u>: Some incremental increase of visitation via pedestrian, cyclist, and automobile transportation to the park would occur, and *MM Tran-1* would mitigate these effects. During construction, there is the potential for adverse impacts due to roadway blockage and/or transportation of materials, and *MM Tran-2* would mitigate these effects. Under this alternative, changes in transportation and circulation would be detectable, although the changes would be slight. During construction, short term impacts would be minor and adverse with implementation of *MM Tran-2*. During operation, long-term impacts would be minor and adverse with implementation of *MM Tran-1*.

<u>Cumulative Impacts</u>: In terms of transportation and circulation, cumulative projects within the region have the potential to generate both short-term construction traffic and operational traffic. Short and long term impacts would cumulatively be minor and adverse to transportation and circulation.

4.9 Impact Topic: Native American and Traditional Historic Resources

There is documented evidence for human occupation of southern California mainland for at least 13,000 years. However, many ancient sites may have been lost, inundated, or deeply buried as a result of marine transgression, erosion, aggradations, and other natural forces. Evidence has been found indicating consistent population inhabitation for about 10,000 years, with the greatest population growth in the most recent 3,000 years with the establishment of large villages along the mainland coast by the Chumash and their ancestors, with portions of the Eastern Coastal Chumash residing in the Ventura area. The Chumash were not necessarily agriculturally-centered, and acted as top hunters upon the terrestrial and marine ecosystems; a common practice consisted of regular vegetation burning for ensuring ecosystem productivity. Beginning in the 16th century, contact with European settlers and the introduction of the mission system, pueblos, and ranchos generally ceased the historically regular vegetation burning, purged large predators, cleared the landscape for agricultural practices, introduced non-native species, and contributed to large-scale decline and alteration of the indigenous tribes and cultures. Mission operations beginning in the 18th century started the development of enduring towns and ranchos in the area, permanently changing the landscape, population, and economy of the area (Rick and Erlandson 2008). Today, Native American entities including the Santa Ynez Band of Mission Indians, the Coastal Band of the Chumash Nation, and the Barbareno/Ventureno Band of Mission Indians retain a presence and interest in the western Ventura area, including the Project site.

The California Register of Historical Resources (CRHR) provides the grounds for, and extent to which, historical resources of the State deserve to be protected. California Health and Safety Code Section 7050.5 direct procedures to undertake in the case that human remains are found. California Public Resources Code Section 5097.98 additionally provides procedures that would direct action in the case that Native American remains are discovered.

A Westside Historic Context & Survey Report was conducted in 2011 and includes the proposed site; this report is contained within Appendix C. The report details the development history of the area, starting with the Mission Period (1782-1833), then the Rancho Period and the City's Founding (1834-1848), Early Agricultural Development (1866-1925), the Oil and Development Boom (1920-1945) and Great Depression and World War II (1929-1945), lastly covering the Postwar Years and 1950s Boom (1946-1959). The report identifies significant persons of the area, and consults the National Register of Historic Places (NRHP), the CRHR, and Conservation Areas. Additionally, the report utilizes the City of Ventura's Historic Designation Criteria (Section 24.455.120 of the City's code), which distinguish between historic districts, landmarks, and points of interest, to classify the historical resources. (City of Ventura 2011b)

The proposed site is not located within a historical district, nor does it contain any historic landmarks or historic points of interest (City of Ventura 2015g). The nearest designated Historic Landmark is the Josiah Keene Residence, which is City Landmark Number 68 with a designation of 5S1, which indicates that the property still maintains a moderate to high level of integrity. Designated a Historic Landmark on September 28 in 1987, the building is located approximately 225 feet west of the proposed site across North Ventura Avenue. Originally built near Ventura Avenue around 1872, it is

one of the first grand homes that was built in the City of Ventura after incorporation (City of Ventura 2015g).

Analyses of the potential intensity and duration of impacts on cultural resources used the following thresholds to determine the magnitude of effects:

Negligible: The impact would not be perceptible or would be barely perceptible by most visitors. For the purposes of Section 106, the determination of effect would be No Adverse Effect.

Minor: The impact would not affect the character-defining feature(s) of a NRHP listed or eligible property. For the purposes of Section 106, the determination of effect would be No Adverse Effect.

Moderate: The impact would alter the character-defining feature(s) of a NRHP-listed or eligible property, but would not diminish the integrity of the resource to the extent that its NRHP eligibility is jeopardized. For the purposes of Section 106, the determination of effect would be No Adverse Effect.

Major: The impact would alter the character-defining feature(s) of a NRHP-listed or eligible property to the extent that it is no longer eligible for listing in the NRHP. For the purposes of Section 106, the determination of effect would be Adverse Effect.

Alternative A:

There would be no change to existing Native American and traditional historic resources.

Conclusion: This alternative would not result in excavation or other alterations of the proposed site which may affect or encounter cultural or historical resources, and would thus have No Adverse Effect.

Alternative B:

Proposed Action construction activities would be confined to vacant, previously developed and disturbed parcels of land. Prior building and parking lot construction involved earth disturbance through excavation and grading necessary to provide level surfaces and foundations. Such past grading and earth disturbance would have exposed any potential prehistoric, older historic or paleontological remains that may have resided within at least six feet of the surface. The site's roads have been covered, compacted, driven on, and walked upon for at least 75 years at minimum.

The Proposed Action includes ground disturbance activities for grading and is limited to a few feet of the ground surface; however, these areas were previously disturbed from past grading and construction activities within the site. Additionally, proposed grading and construction activities would be subject to the Planning Division's standard condition of approval regarding the discovery of previously unknown subsurface resources, thereby avoiding potential impacts to any resources that are discovered during ground-disturbance activities.

Although the proposed site is located within 0.25 miles of a known historic resource, the Proposed Action would remain confined to the proposed 2.41 acres of vacant land and would have no effect on the condition or preservation of the documented historical resource via any direct action.

Because the potential remains that previously undiscovered resources could be exposed during construction activities, inclusion of standard conditions during discretionary Proposed Action review and approval relating to protocols for discovery of important historic and pre-historic resources, would ensure that potential impacts to paleontological, archaeological, or historical resources be mitigated to a less than significant level. Therefore, the Proposed Action will have a less than significant impact on paleontological or archaeological resources after mitigation.

While unlikely, there remains the possibility that unidentified archaeological resources that may qualify as historical resources could be encountered as a result of Proposed Action-related ground-disturbing activities. Impacts to unidentified archaeological resources that qualify as historical resources could constitute a substantial adverse change in the significance of a historical resource. This possibility requires the implementation of *Mitigation Measures Cul-1, Cul-2, Cul-3*, and *Cul-4*. After such measures are implemented, impacts would be minor.

Conclusion and Section 106 Acknowledgement: No historical buildings or historic resources are indicated within the proposed site. Nevertheless, since limited grading is proposed, some undiscovered historic resources might be encountered. With the incorporation of *Mitigation Measures Cul-1, Cul-2, Cul-3*, and *Cul-4*, the impact to cultural resources that qualify as historical resources would be reduced to No Adverse Effect.

Cumulative Impacts: If there is a potential for project to affect a historic resource, an investigation would be required to determine the nature and extent of the resource, identify appropriate mitigation measures, and assess its contribution to collective loss of historic resources. Further, the Proposed Action would not demolish or significantly alter a historic resource. As a result, the proposed project would have no contribution to cumulative impacts to historical resources.

The site vicinity also has potential for buried cultural resources, including archaeological resources, paleontological resources, and human remains. Development of the Proposed Action would require grading and excavation that could potentially affect archaeological or paleontological resources or human remains, which would contribute to a collective loss of these cultural resources; however, *Mitigation Measures Cul-1, Cul-2, Cul-3*, and *Cul-4* would be implemented to minimize such impacts. Therefore, the cumulative impacts of the project on archaeological resources, paleontological resources, and human remains would be minor.

4.10 Impact Topic: Surface and Ground Water Resources

Regarding water quality, the federal Clean Water Act establishes the framework for regulating discharges to waters of the US in order to protect their beneficial uses. Locally, the Porter-Cologne Water Quality Act (Division 7 of the California Water Code) regulates water quality within California and establishes the authority of the State Water Resources Control Board and the nine regional water boards. For storm water, development projects are required by the State Board to provide careful management and close monitoring or runoff during construction, including onsite erosion protection, sediment management and prevention of non-storm discharges. The Regional and State Boards issue National Pollution Discharge Elimination System (NPDES) permits to regulate specific discharges.

That permit requires that development projects also provide for ongoing treatment of storm water from the site, using low-impact design (LID), infiltration, or onsite reuse, to address project runoff using specific design criteria.

The proposed site overlies the Lower Ventura River groundwater basin, within the Ventura County groundwater basin network (Ventura County 2005). The proposed site exists within the southernmost point of the Ventura River Calwater HUC8 Watershed, though no mapped rivers, streams, or bodies of water pass through or adjacent to the proposed site. The nearest water feature is the Ventura River, located approximately 0.5 miles west of the proposed site. (California Department of Fish and Wildlife 2015). The groundwater beneath the proposed site is estimated to be between 25 and 30 feet below ground surface (West Coast Environmental and Engineering 2012).

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the City of Ventura, the proposed site is located approximately 0.45 miles from the a regulatory floodway, which contains the nearest 100-year flood plain. The proposed site is located 0.13 miles outside the edge of an area with reduced risk due to the levee. Ultimately, the site is located in an area of minimal flood hazard (mapped as *Zone X*), outside of any 100-year flood plain (FEMA 2008).

The proposed site is located in the Ventura Quadrangle of the California Department of Conservation Tsunami Inundation maps for southern California. The nearest mapped tsunami inundation areas are located approximately 0.85 miles southwest and 0.9 miles directly south. No potential development from the Proposed Action would be subject to inundation. (California Department of Conservation 2015). The adjacent hillside which leads up to Grant Park east of the proposed site is somewhat steep and zoned for earthquake-induced landslides (California Department of Conservation 2003). With sufficient rainfall, this hillside could produce mudslides of concern for the surrounding neighborhood communities.

The following thresholds were used to determine the magnitude of effects on Waters of the U.S., including wetlands resources:

Negligible: There would be no measurable or observable impacts to Waters of the U.S., including functions and values beyond what would be considered natural fluctuations.

Minor: Impacts would be detectable, but would be expected to be short-term with only minor permanent impacts to waterways following project implementation. Principal functions and values of waterway systems would remain unaffected. Minor impacts to waterways may also occur where existing waterway resources are already disturbed or where the functional capacity or societal values are low. The likelihood of successful compensation for lost waterway resources would be high and relatively easily accomplished through on-site restoration or enhancement efforts.

Moderate: Impacts would be detectable and permanent, with the permanent loss of some waterway resources expected. Waterway functions and values would not be substantially altered. The likelihood of successful compensation for lost waterway resources would be high and relatively easily accomplished through on-site restoration or enhancement efforts.

Major: Impacts would be detectable and permanent, with losses of waterway resources occurring over a wide area. Waterway functions and values would not be substantially altered. The

likelihood of successful compensation for lost resources is high, although more complicated, because of possible off-site location needs or complex mitigation requirements.

Alternative A:

There would be no change to existing surface and ground water resources.

Conclusion: Under this alternative, no change to existing surface and ground water resources would occur, resulting in a long-term, negligible impact.

Alternative B:

Wastewater produced from within the proposed site would be treated within City wastewater treatment facilities as detailed within Section 4.5, *Utilities*. Surface water would be naturally directed into on-site bioswale areas and utilize infiltration processes. The installation of native vegetation may also improve water quality that naturally falls on the 2.41 acre area of land by naturally cleaning the water. Additional runoff which may exit the proposed site would utilize stormwater drainage facilities as currently operating.

Some effects on groundwater resources would occur with implementation of the Proposed Action. Approximately 968,980 gallons of water per year, or 2.97 acre feet per year of Ventura water would be used, some of which is taken from groundwater sources, as further detailed within Section 4.5, *Utilities*. As the Proposed Action would not establish a solid covering over the entire open space area, with hardscape covering a little over 30 percent of the area, water infiltration for groundwater recharge would still occur. Limiting factors to continued water infiltration would consist of solid coverage from sidewalks, playground surfaces, and the installation of vegetation which would also utilize rainfall and reduce the amount of water infiltration. Nevertheless, the general allowance of water infiltration would still occur upon the proposed site for ground water supplies.

No alterations would be made to general drainage or waterway systems adjacent to the area with implementation of the Proposed Action. Water infiltration would still occur within the proposed site, there would be no modifications to the existing stormwater drainage system outside the site, and the proposed site is not located immediately adjacent to any waterway system which may be affected.

There is not an expected increase of surface runoff away from the proposed site that may be added to the existing stormwater drainage system, and so drainage systems outside of the proposed site into natural waterways are expected to continue to handle the same rate of drainage that comes from the proposed site.

No new areas of access would be added, and the Proposed Action would remain outside of inundation and flooding areas. With sufficient rainfall, the adjacent hillside zoned for earthquake-induced landslides could result in a nearby mudslide. However, the Proposed Action would not increase the risk of landslide. The Proposed Action is also not occurring within the zoned area, and thus does not

require mitigation measures to prevent permanent ground displacements. No increased possibility of flooding or landslide would occur.

Conclusion: Impacts to Waters of the U.S. would be detectable via some change in stormwater runoff and infiltration, but are expected to be extremely minor permanent changes under this alternative. Additionally, the principal functions and values of the Waters would remain unaffected. Impacts to Waters of the U.S. would be minor, long term, and localized to the Ventura area.

Cumulative Impacts: The Proposed Action would not directly affect surface and ground water effects of any other projects with its implementation. Any incremental increase of stormwater runoff that would travel through the existing storm drain system would be in addition to other projects' runoff; however, the quantity of addition would be minor. Therefore, long-term cumulative impacts would be minor.

4.11 Impact Topic: Socioeconomics and Environmental Justice

Using 2014 U.S. Census Bureau data, the population estimate for the City of Ventura is 109,484, making up about 13 percent of Ventura County's population of 846,178 (U.S. Census Bureau 2015). The proposed site is located within California census tract 111-0022.0 and is within 0.25 miles of California tract 111-0023.0. The two tracts contain approximately 4,538 housing units of the City's 42,827 housing unit total, or about 10.6 percent of the City's housing units. Collectively, these tracts contain approximately 13,718 people, and have a minority population of approximately 9,695 individuals, comprising an estimated 70.7 percent of the census tracts' population (Federal Financial Institutions Examination Council 2015).

Further, the percent of persons below the poverty line of the examined tracts closest to the proposed site is approximately 23.9 percent, compared to the City's overall estimated poverty rate of approximately 10.7 percent. This distinction highlights the relatively lower income households of the immediate proposed site area, in comparison to the general City environment. (Federal Financial Institutions Examination Council 2015)

There are no large scale planned housing or commercial developments within the immediate area. The roads and parking lots adjacent to the proposed site are used for thoroughfare travel and access to residential neighborhoods and some commercial businesses. Though residential properties are located adjacent to the proposed site and one parcel is zoned for residential development, there are no existing residential structures within the proposed site.

The following thresholds were used to determine the magnitude of effects on environmental justice populations:

Negligible: Environmental justice populations would experience little or no effects from a change to park resources.

Minor: Changes in park resources would be detectable, although the changes would be slight. Environmental justice populations would be aware of the effects associated with the alternative.

Moderate: Changes in park resources would be readily apparent. Environmental justice populations would be aware of the effects associated with the alternative and would likely be able to express an opinion about the changes.

Major: The effects would be readily apparent, and would result in a substantial change to park resources in a manner noticeable to environmental justice populations and would be markedly different from existing operations.

Alternative A:

There would be no change to the affected environment under this alternative. The central and eastern parts of the low income Westside Community would remain underserved as recreational facilities and designated open space would not be provided to the population.

Conclusion: Environmental justice populations would experience no effects to the existing neighborhood environment and would remain underserved. As no changes would physically occur, long term impacts would be negligible, though would be considered adverse due to the absence of coverage.

Alternative B:

As noted within the affected environment, the area around the proposed site is comprised of a proportionately larger minority population than the City's minority population, as well as very low and low income households. As such, each beneficial and adverse impact described within this document would be applicable to an environmental justice population.

The Proposed Action would create a community park for the public including environmental justice populations. As the land is currently undeveloped and does not have regular hosted activities or community events, there is no typical incentive for members of the community or outside visitors to be drawn to the vacant lot. However, with rezoning and establishment of the Kellogg Park plans, a variety of community activities may take place within the proposed site. These activities, enabled by the amenities described within Section 3.2, *Preferred Alternative*, may include community gardening, fitness lessons, daycare outings, and continuance of the existing farmer's market with its current Use Permit, among other small community events, among other small community events.

Adjacent businesses to the proposed site may experience an incremental increase in visitation due to public interest in the area, though the Proposed Action would not directly result in extraordinary job growth for the area. No direct infrastructure expansions that may allow additional homes or businesses would be included within the Proposed Action. The Proposed Action would not establish new housing or extend any roads which may increase population. As there would be no new creation of homes or businesses, and any job growth would be incremental and potentially assist with the immediate area's poverty rate as described within the abovementioned affected environment.

No housing would be demolished, and there would not be any displacement of people. Further, the Proposed Action would not displace population or housing located within areas adjacent to the proposed site and there would be no effect on residential housing conditions.

Conclusion: Environmental justice populations would experience beneficial effects associated with this alternative, and would most likely express an opinion about the changes. Establishment of the park would provide a markedly different change from the existing site given the Proposed Action would provide park facilities in an underserved area. This change would be considered beneficial.

Cumulative Impacts: Cumulative projects would primarily affect residents of the Westside Community, which is identified as an environmental justice population area. As the Proposed Action was identified to have a beneficial effect, it would therefore not have a disproportionate effect on a minority or low-income population. Therefore, cumulative impacts associated with the Proposed Action would be minor.

5.0 LIST OF PREPARERS

This report was prepared for, and under the direction of the Trust for Public Land and City of Ventura, by Amec Foster Wheeler Environment & Infrastructure, Inc. Personnel involved with this report preparation are listed below:

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U.S. Department of the Interior
National Park Service
Kellogg Park Project
San Buenaventura, California

FINDING OF NO SIGNIFICANT IMPACT
Community Park

1.0 Introduction

The Trust for Public Land proposes to convert a vacant lot along the 100 block of Kellogg Street located in and owned by the City of Ventura into a new, 2.41-acre neighborhood park. The Proposed Action would serve residents within the Westside Community. The proposed neighborhood park would offer a wide variety of amenities and activities for the surrounding residents. The Project would require a General Plan Amendment, Rezone, Street Vacation, Development Review Permit Approval, and variance for the proposed restroom at its proposed location to accommodate the proposed neighborhood park.

The Proposed Action would offer a wide variety of amenities and activities to residents of the neighborhood and wider community. These amenities would include a new playground area (for ages 2-12 with a nature and adventure focus), four bicycle racks, 0.25-mile walking path with mile markers, fitness equipment, grassy play area/open space, picnic areas, interpretive signage, outdoor learning/nature play areas, entry plaza, screen plantings, raised community garden beds, community garden orchard, interactive water play area, amphitheater/multi-use space, community art elements, site furnishings, gates/fencing, lighting, and 1.47 acres of native and adapted plantings.

An Environmental Assessment (EA) was released on February 3, 2016 for a 30-day public comment period in accordance with the National Environmental Policy Act (NEPA) and National Parks Service (NPS) Director's Order 12 (DO 12) *Conservation Planning, Environmental Impact Analysis, and Decision Making*. The EA described the goals of the Proposed Action, analyzed the effects of each alternative on the human environment, and solicited public comment on the Proposed Action.

Purpose. The *purpose* of the Proposed Action is to provide parkland and recreational resources for the underserved area located within the Westside Community. The Proposed Action would be designed to serve a range of visitors, but would mainly serve the recreational needs of Westside residents. The Proposed Action would be a resource that serves the existing community, providing benefits to recreation, gathering spaces, and the neighborhood aesthetic. The proposed site would be designed to enhance the quality of life and public health of the Westside community. The Proposed Action would provide opportunities to develop a unique recreational asset for the community and much needed green space for families, children, and members of the community, as well as a gathering space for community events.

Need. The *need* for the Proposed Action exists based on the insufficient recreational facilities located within the Westside Community. This area has been recognized as a lower income household area with limited access to public parks. As the area is largely urban with developed residential, commercial and industrial lands, the proposed site is one of very few locations where development of a public neighborhood park is feasible. In addition, the Proposed Action would meet recreational demand by providing recreational opportunities and improved neighborhood access to such amenities. The Proposed Action would also foster interagency cooperation on City-owned land with the provision of a public resource.

2.0 NPS Selected Action

The NPS Selected Action is the Proposed Action, referred to as Alternative B and the Preferred Alternative in the EA, and is described in detail on pages 11-14 of the EA. The NPS Selected Action would provide a new, 2.41-acre neighborhood park within the Westside Community within the City of Ventura. The proposed neighborhood park would offer a wide variety of amenities and activities for the surrounding residents, as described below.

Amenities. This alternative would include new playground areas focused on serving children of 2 to 12 years in age equipment with multiple play structures with a nature and adventure focus. Improvements would also include a 0.25-mile walking path with mile markers, fitness equipment, a grassy play area/open space, eight picnic areas with tables, interpretive signage, outdoor learning/nature play areas, entry plaza, screen plantings, raised community garden beds, community garden orchard, amphitheater/multi-use space, community art elements, site furnishings, gates/fencing, lighting, and 1.47 acres of native and adapted plantings. The park would include nine picnic tables and 21 benches. Four bikes racks would be provided. Thirteen (13) light fixtures would also be installed for security and nighttime lighting. Composting bins would be provided for food and plant waste generated via the productive plants within the community garden.

Parking and Street Improvements. Parking and street improvements would be conducted by the City in a second phase of construction immediately following the development of the neighborhood park. These improvements are not included as part of the Proposed Action but would occur in coordination with the proposed neighborhood park. Parking for the NPS Selected Action would be located along the southern end of the park on Kellogg Street. There would be a total of 35 parking spaces, 22 would be parallel parking and the remaining 13 spaces would be angled parking along Kellogg Street. All street improvements including parking would be located within the private property line, outside any public ROW.

Landscaping and Hardscaping. Landscaping for the NPS Selected Action would include native and/or drought-tolerant plantings to be used along with a high-efficiency irrigation system with rain sensor and soil moisture meter. Landscaping would include 92 native trees, various drought tolerant plants, Bermuda and artificial turf as well as 87 tons of boulders. Additionally, the park's design would use pervious surfacing and limited ground contouring would occur on site.

Construction. Construction of the proposed park would occur over an 8- to 12-month anticipated construction schedule. Hours of construction would be restricted to 7am to 4pm and there would be a maximum of 40 employees onsite during the construction period. The staging area for construction supplies, materials and equipment would be contained entirely within the private property line. The proposed park would require approximately 750 cubic yards cut and fill grading; however, cut and fill quantities would be balanced onsite with no importation/exportation of soils. Fill would be compacted and mounded within the site. The NPS Selected Action would prioritize sustainable, locally sourced materials with recycled content wherever possible. Recoverable materials generated during construction would be separated and recycled to minimize construction waste.

Maintenance and Operation. The proposed park would require security lighting in the park which would operate from dusk to dawn. The security lighting would use approximately 600 kilowatt hours per month. Additionally, the NPS Selected Action would require water for the irrigation system, drinking fountains and bathroom fixtures. Water usage for the NPS Selected Action would be approximately 656,980 gallons per year.

3.0 Other Alternatives Considered

The EA prepared for this project analyzed two potential alternatives, including the NPS Selected Action described above and a No Action Alternative. The No Action Alternative is described below.

3.1 No Action Alternative

The Trust for Public Land would not conduct any action and the proposed neighborhood park would not be constructed; no additional recreational resources nor park use would be proposed. This alternative would limit the capability of The Trust for Public Land and the City of Ventura to provide adequate recreational facilities for the residents within the Westside Community and would not meet the purpose and need of the Proposed Action. As the No Action Alternative would not implement the proposed neighborhood park, no additional environmental impacts related to construction or park operations would be expected to occur.

4.0 Environmentally Preferred Alternative

In accordance with DO-12, the NPS is required to identify the “Environmentally Preferred Alternative” in all environmental documents, including EAs. According to CEQ guidelines, the Environmentally Preferred Alternative is the alternative that would promote the national environmental policy as expressed in Section 101 of NEPA, which considers:

1. Fulfilling the responsibilities of each generation as trustee of the environment for succeeding generations;
2. Assuring for all generations safe, healthful, productive, and aesthetically and culturally pleasing surroundings;

3. Attaining the widest range of beneficial uses of the environment without degradation, risk of health or safety, or other undesirable and unintended consequences;
4. Preserving important historic, cultural, and natural aspects of our national heritage and maintaining, wherever possible, an environment that supports diversity and variety of individual choice;
5. Achieving a balance between population and resource use that will permit high standards of living and a wide sharing of life's amenities; and
6. Enhancing the quality of renewable resources and approaching the maximum attainable recycling of depletable resources.

The Environmentally Preferred Alternative would be the NPS Selected Action. Under the Environmentally Preferred Alternative, each of the Section 101 NEPA goals would be achieved as a result of the implementation of the proposed park. The NPS Selected Action would help enhance the Westside Community by providing a safe, new public recreational facility that would benefit both current and future generations. Additionally, the proposed park would attain the widest range of beneficial uses of the environment without degradation or environmental consequences as it would transform a vacant, underutilized lot into an attractive and publicly accessible park for the Westside Community as well as other members of the public. The proposed park would use sustainable materials and would include a wide variety of trees and drought-tolerant vegetation.

Under the No Action Alternative, the Proposed Action would not be implemented, no alterations to the existing vacant land would take place, and the surrounding area would not be provided with new park space. Water infiltration would continue into the soil from rainfall events along with informal recreational use of the land. However, as the land is zoned for Limited Industrial and Two-Family residential development, the area could be developed in the future with corresponding uses.

The NPS Selected Action would enable a General Plan Amendment and Zone Change to create Kellogg Park, which would be confined to the undeveloped tract of previously disturbed land between existing residential communities and commercial development. The NPS Selected Action would encourage additional use and access to the undeveloped and underutilized proposed site. The NPS Selected Action would be in line with the local government's goals to encourage new neighborhood parks, public recreation, and provide additional gathering spaces.

Without implementation of the NPS Selected Action, the No Action Alternative would not achieve any of the goals as listed under Section 101 of NEPA. Thus, the No Action Alternative would not be the Environmentally Preferred Alternative as it would not meet the Proposed Action's purpose and need, and would result in an inadequate recreational facilities for the residents of the Westside Community.

The EA assessed both the No Action Alternative and the NPS Selected Action. The EA addressed 11 topics, including aesthetics and visual resources, air quality, noise, land use, utilities, safety and security, neighborhoods and community facilities, transportation and circulation, Native American and traditional historic resources, surface and groundwater resources, and socioeconomics and environmental justice. Although the Environmentally Preferred Alternative (NPS Selected Action)

would result in construction impacts associated with noise, air quality, and traffic, such impacts would be short term, and all long-term impacts are anticipated to be minor, negligible, or beneficial.

5.0 Mitigation

Mitigation measures described in the EA starting on page 15 and incorporated into the NPS Selected Action are generally required by laws, regulations, or NPS policies and are adopted by this decision. These mitigation efforts are included to address potential effects on air quality, biological resources, Native American and traditional historic resources, and transportation and circulation resource areas.

Air quality mitigation measures include efforts for fugitive dust control and diesel emissions management. Biological resources mitigation measures include efforts for nesting birds, an onsite biological monitor, integrated pest management, and exterior night lighting. Native American and traditional historic resource mitigation measures include efforts for pre-construction training and construction monitoring, inadvertent archaeological discoveries, inadvertent paleontological discoveries, and discovery of human remains.

6.0 Why the NPS Selected Action (Environmentally Preferred Alternative) will not have a Significant Effect on the Human Environment

Context

This measure of significance considers the setting within which an impact was analyzed in the EA, such as the affected region, society as a whole, affected interests, and/or locality. In the EA, the intensity of impacts was evaluated within a local (i.e., project area) context, while the intensity of the contribution of effects to cumulative impacts was evaluated in a regional context, or in the case of special status species, within the context of species range. The NPS Selected Action would affect only the immediate local area in terms of resources, employees, local residents, and visitors. Any possible impact would be negligible, minor, or moderate and would be held below the significance threshold, as identified below.

Intensity

This measure of significance refers to the severity of impacts, which may be both beneficial and adverse, and considers measures that would be applied to minimize or avoid impacts. Impact thresholds are defined specifically for each impact topic in the EA and are generally presented as negligible, minor, moderate, or major. As defined in 40 CFR Section 1508.27, significance is determined by examining the following criteria:

Impacts that may have both beneficial and adverse aspects and which on balance may be beneficial, but that may still have significant adverse impacts which require analysis in an EIS.

No major adverse or beneficial impacts were identified that would require analysis in an environmental impact statement. The NPS Selected Action would have long-term, negligible to moderate, adverse

impacts on noise, utilities, Native American and traditional historic resources, and surface and groundwater resources.

With mitigation as described in the EA starting on page 15, the overall effect of the NPS Selected Action would result in no major impacts to any historic resources, natural resources, individual species or populations of animals or plants, or any biotic communities as a whole.

Degree of effect on public health or safety

The NPS Selected Action will have a long-term, moderate, beneficial impact on overall public health and safety. During active construction, access to the project areas will be restricted to reduce potential injury to visitors. Improved parking along the southern border and circulation mitigation surrounding the project area during construction will reduce and/or eliminate unsafe interactions between moving vehicles and pedestrians. Some adverse air quality effects may be encountered during construction activities as discussed within the EA; however, long term air quality changes will be negligible due to the open space nature of the resulting project action. No hazardous materials are expected to be released or interact with the public in a significant manner. All of these improvements will greatly reduce threats to visitor, employee, and neighborhood safety.

Unique characteristics of the geographic area such as proximity to historic or cultural resources, park lands, prime farmlands, wetlands, wild and scenic rivers, or ecologically critical areas.

No Native American graves are anticipated within the project area. In the unlikely event that human or traditional historic resources are found, the supplied mitigation measures would be in effect to prevent adverse impacts. A historic landmark building is identified within 0.25 miles of the project area, however no impacts are expected on this resource.

No prime farmlands, prime farmland soils, or wild and scenic rivers exist within the project area, and the floodplain area identified west of the project area would not be affected.

Degree to which effects on the quality of the human environment are likely to be highly controversial.

As measured by public comment, this project is not likely to be highly controversial. During the 30-day public review and comment period, no comments were received directed at the EA.

Degree to which the possible effects on the quality of the human environment are highly uncertain or involve unique or unknown risks.

No highly uncertain, unique, or unknown risks were identified during preparation of the EA or the public review period. While the limited grading would occur within heavily disturbed and previously developed land, the potential to unknowingly uncover historic resources is present. As such, onsite archaeological and potential Native American monitors are proposed as mitigation to address this issue.

Degree to which the action may establish a precedent for future actions with significant effects or represents a decision in principle about a future consideration.

The NPS Selected Action neither establishes NPS precedent for future actions with significant effects nor represents a decision in principle about a future consideration. Future projects would be evaluated

through additional, project-specific planning processes that incorporate requirements of NEPA and NPS policies.

Whether the action is related to other actions with individually insignificant but cumulatively significant impacts.

Impacts to aesthetics and visual resources, air quality, noise, land use, utilities, safety and security, neighborhoods and community facilities, transportation and circulation, Native American and traditional historic resources, surface and groundwater resources, and socioeconomics and environmental justice were identified in the NPS Selected Action in the EA. As described in the EA, cumulative impacts were determined by combining the impacts of the NPS Selected Action with other past, present, and reasonably foreseeable future actions. The negligible, minor, and moderate impacts of other past, present, and reasonably foreseeable future actions on natural, cultural, and socioeconomic resources, in conjunction with the long-term impacts of the NPS Selected Action, would result in both beneficial and adverse cumulative impacts ranging in intensity from negligible to moderate.

Degree to which the action may adversely affect districts, sites, highways, structures, or objects listed on the National Register of Historic Places (NRHP) or may cause loss or destruction of significant scientific, cultural, or historical resources.

As described in the EA, no historic places are located within the project area, nor are any changes proposed to any historic places. As such, there would be no adverse effects on historic places with implementation of the NPS Selected Action. Additionally, archaeological and potential Native American monitors are proposed as mitigation to address any unexpected loss or destruction of significant scientific, cultural, or historic resources.

Degree to which the action may adversely affect an endangered or threatened species or its critical habitat

According to the U.S. Fish and Wildlife Service and information in NPS documents and files, no special status species or critical habitat would be affected by the actions proposed in the EA. Nevertheless, mitigation measures are included via onsite monitoring, pest management, and design requirements to address any potential issue from unexpected biological occurrences.

Whether the action threatens a violation of federal, state, or local environmental protection law

The NPS Selected Action does not violate federal, state, or local environmental protection laws.

7.0 Impairment of Park Resources or Values

In addition to reviewing the list of significance criteria, the NPS has determined that implementing the NPS Selected Action will not constitute an impairment of park resources and values. This conclusion is based on a thorough analysis of the impacts described in the EA, agency and public comments received, and the professional judgment of the decision-makers in accordance with *NPS Management Policies 2001*. As described in the EA, implementation of the NPS Selected Action would not result in major adverse impacts to a resource or value within an established park.

8.0 Public Involvement

Public participation and stakeholder engagement were involved in the development of the proposed Kellogg Park. The Trust for Public Land, under NPS, sought public participation and stakeholder information throughout the environmental impact analysis process. Several methods were used to solicit comments from members of the public, agencies, tribes, adjacent property owners, and organizations (the EA includes a list of contacted parties). Tribal consultation letters were sent on December 28, 2015 to the Santa Ynez Band of Mission Indians, Coastal Band of the Chumash Nation, and Barbareno/Ventureno Band of the Mission Indians (the EA includes attachments of the consultation letters in Appendix E). The EA, prepared in accordance with NEPA and CEQ regulations, was made available for a 30 day public review and comment period which began February 3, 2016. There were no responses to the EA from the public review and comment period.

9.0 Finding of No Significant Impact

The NPS Selected Action does not constitute an action that normally requires preparation of an EIS and will not have a significant effect on the natural, cultural, or human environment. Long-term adverse environmental impacts that could occur are negligible, minor, or moderate in intensity. There are no significant impacts on public health, public safety, threatened or endangered species, historic properties either listed in or eligible for listing in the NRHP, or other unique characteristics of the region. No highly uncertain or controversial impacts, unique or unknown risks, significant cumulative effects, or elements of precedence were identified during the impact assessment. Implementing the action will not violate any federal, state, or local environmental protection laws. Based on the foregoing, it has been determined that an EIS is not required for this project and thus will not be prepared.

10.0 Decision

With guidance from NPS Management Policies, natural and cultural resources information, professional judgement, and considering public comments, the Trust for Public Lands under NPS plans to construct a community park with native vegetation and recreational opportunities as presented in Alternative B (NPS Selected Action/Environmentally Preferred Alternative) of the Environmental Assessment for the Kellogg Park Project.

Recommended: _____ Date: _____

Approved: _____ Date: _____

11.0 List of Preparers

This report was prepared for, and under the direction of the Trust for Public Land and City of Ventura, by Amec Foster Wheeler Environment & Infrastructure, Inc. Personnel involved with this report preparation are listed below:

Dan Gira, Project Principal

Rita Bright, Project Manager

Julia Pujo, Deputy Project Manager

Matthew Buggert, Lead Analyst

Holly Ayala, Environmental Analyst

Appendix A

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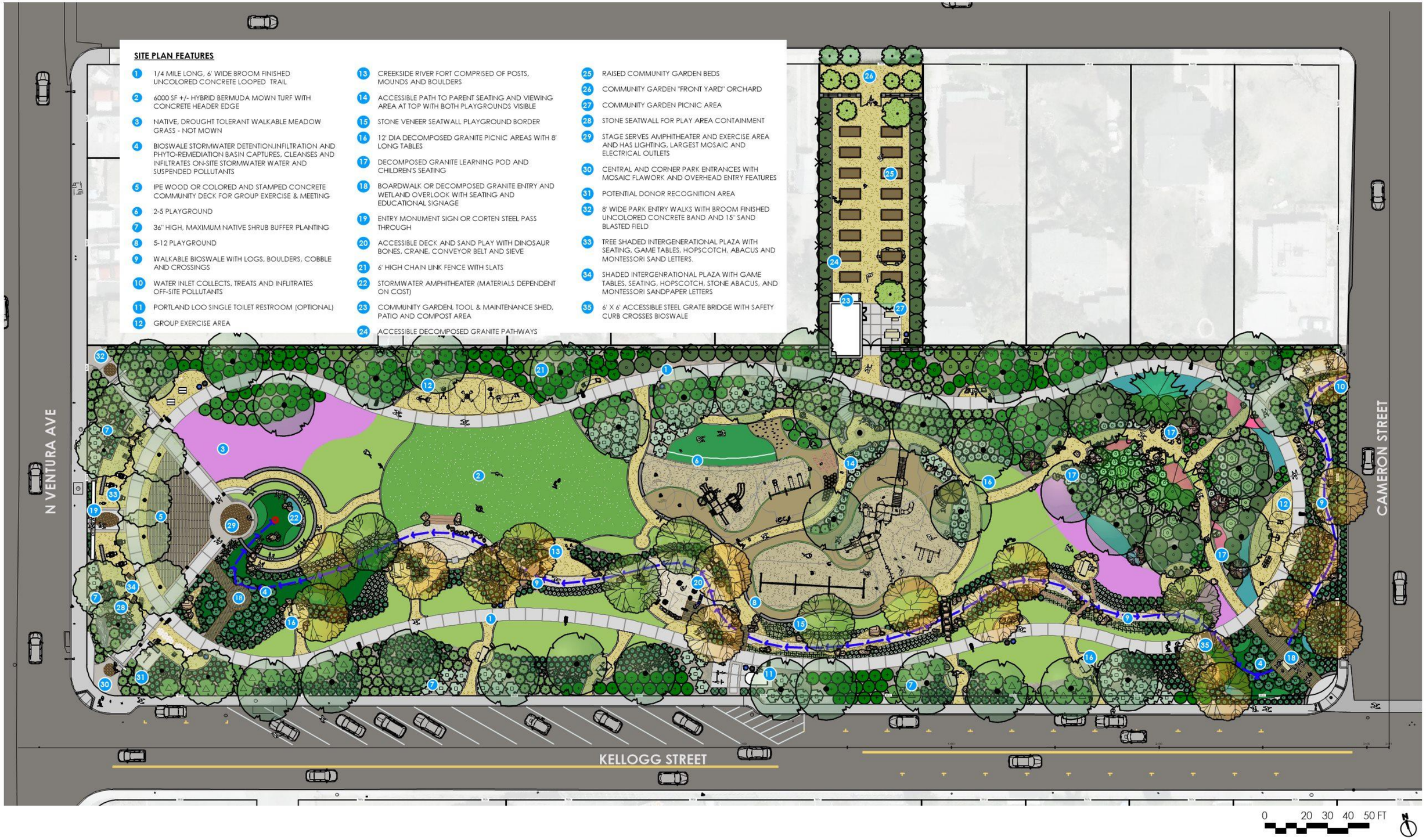

SITE PLAN FEATURES

1. 1/4 MILE LONG, 6' WIDE BROOM FINISHED UNCOLORED CONCRETE LOOPED TRAIL
2. 6000 SF +/- HYBRID BERMUDA MOWN TURF WITH CONCRETE HEADER EDGE
3. NATIVE, DROUGHT TOLERANT WALKABLE MEADOW GRASS - NOT MOWN
4. BIOSWALE STORMWATER DETENTION,INFILTRATION AND PHYTO-REMEDIATION BASIN CAPTURES, CLEANSES AND INFILTRATES ON-SITE STORMWATER WATER AND SUSPENDED POLLUTANTS
5. IPE WOOD OR COLORED AND STAMPED CONCRETE COMMUNITY DECK FOR GROUP EXERCISE & MEETING
6. 2-5 PLAYGROUND
7. 36" HIGH, MAXIMUM NATIVE SHRUB BUFFER PLANTING
8. 5-12 PLAYGROUND
9. WALKABLE BIOSWALE WITH LOGS, BOULDERS, COBBLE AND CROSSINGS
10. WATER INLET COLLECTS, TREATS AND INFILTRATES OFF-SITE POLLUTANTS
11. PORTLAND LOO SINGLE TOILET RESTROOM (OPTIONAL)
12. GROUP EXERCISE AREA
13. CREEKSIDE RIVER FORT COMPRISED OF POSTS, MOUNDS AND BOULDERS
14. ACCESSIBLE PATH TO PARENT SEATING AND VIEWING AREA AT TOP WITH BOTH PLAYGROUNDS VISIBLE
15. STONE VENEER SEATWALL PLAYGROUND BORDER
16. 12' DIA DECOMPOSED GRANITE PICNIC AREAS WITH 8' LONG TABLES
17. DECOMPOSED GRANITE LEARNING POD AND CHILDREN'S SEATING
18. BOARDWALK OR DECOMPOSED GRANITE ENTRY AND WETLAND OVERLOOK WITH SEATING AND EDUCATIONAL SIGNAGE
19. ENTRY MONUMENT SIGN OR CORTEN STEEL PASS THROUGH
20. ACCESSIBLE DECK AND SAND PLAY WITH DINOSAUR BONES, CRANE, CONVEYOR BELT AND SIEVE
21. 6' HIGH CHAIN LINK FENCE WITH SLATS
22. STORMWATER AMPHITHEATER (MATERIALS DEPENDENT ON COST)
23. COMMUNITY GARDEN, TOOL & MAINTENANCE SHED, PATIO AND COMPOST AREA
24. ACCESSIBLE DECOMPOSED GRANITE PATHWAYS
25. RAISED COMMUNITY GARDEN BEDS
26. COMMUNITY GARDEN "FRONT YARD" ORCHARD
27. COMMUNITY GARDEN PICNIC AREA
28. STONE SEATWALL FOR PLAY AREA CONTAINMENT
29. STAGE SERVES AMPHITHEATER AND EXERCISE AREA AND HAS LIGHTING, LARGEST MOSAIC AND ELECTRICAL OUTLETS
30. CENTRAL AND CORNER PARK ENTRANCES WITH MOSAIC FLAWORK AND OVERHEAD ENTRY FEATURES
31. POTENTIAL DONOR RECOGNITION AREA
32. 8' WIDE PARK ENTRY WALKS WITH BROOM FINISHED UNCOLORED CONCRETE BAND AND 15" SAND BLASTED FIELD
33. TREE SHADED INTERGENERATIONAL PLAZA WITH SEATING, GAME TABLES, HOPSCOTCH, ABACUS AND MONTESSORI SAND LETTERS.
34. SHADED INTERGENRATIONAL PLAZA WITH GAME TABLES, SEATING, HOPSCOTCH, STONE ABACUS, AND MONTESSORI SANDPAPER LETTERS
35. 6' X 6' ACCESSIBLE STEEL GRATE BRIDGE WITH SAFETY CURB CROSSES BIOSWALE

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KELLOGG PARK
VENTURA, CA 93001

Plan Title:
ANNOTATED SCHEMATIC PARK PLAN

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PERSPECTIVES

1. PARK BIRD'S EYE PERSPECTIVE LOOKING SOUTHEAST FROM ABOVE VENTURA AVENUE
2. STORMWATER AMPHITHEATER AND COMMUNITY GATHERING PLAZA
3. STORMWATER AMPHITHEATER LOOKING WEST TOWARDS VENTURA AVENUE AND COMMUNITY GATHERING AREA
4. "THE RIVER" WITH BOULDER STEPPING STONES AND NATIVE GRASS VEGETATION BANKS
5. ENTRY MONUMENT SIGN
6. N/A

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SITE PERSPECTIVES

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PERSPECTIVES

1. "THE RIVER" BOULDER BRIDGE CROSSING LEADING FROM LOOP WALKING TRAIL TO PLAYGROUND
2. BIRD'S EYE PERSPECTIVE OF 5-12 PLAYGROUND AREA AND "THE RIDGE" PLAYGROUND FEATURE
3. LOOP WALKING TRAIL AND GROUP EXERCISE EQUIPMENT AREA NEXT TO OPEN TURF
4. SAND PLAY AREA AND WOOD BRIDGE CROSSING "THE RIVER"
5. "THE RIVER FORT" PLAY AREA ALONG THE STORMWATER DRAINAGE "GUARDING" THE RIVER FROM THE OPEN TURF AREA
6. LEARNING POD WITH NATURAL SEATING AREAS AMIDST NATIVE PLANTING

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SITE PERSPECTIVES

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HARDSCAPE LEGEND

ID#	SYMBOL	DESCRIPTION
H1		CONCRETE WALKS: 3 1/2" THICK, HEAVY BROOM FINISHED UNCOLORED CONCRETE WALKS. JOINTS 3/4" DEEP.
H2		SPECIAL CONCRETE WALKS: 3 1/2" THICK, LIGHT SANDBLAST FIELD WITH 15" HEAVY BROOM FINISHED BORDERS. UNCOLORED CONCRETE WALKS. JOINTS 3/4" DEEP.
H3		DECOMPOSED GRANITE: 4" THICK STABLIZED DECOMPOSED GRANITE PAVING. PROVIDE CONCRETE HEADER BETWEEN STABILIZED DECOMPOSED GRANITE AND PLANTING AREA, TYP.
H4		ACTIVITY DECK: IPE WOOD DECKING WITH TREATED LUMBER STRUCTURAL FRAMING OR COLORED AND STAMPED CONCRETE
H5		WOOD BRIDGE: IPE WOOD OR RECYCLED CONTENT LUMBER WITH TREATED LUMBER STRUCTURAL FRAMING. OR STABILIZED DECOMPOSED GRANITE
H6		POURED IN PLACE RUBBER SURFACE: SURFACE AMERICA PLAYBOUND PIP SURFACE
H7		SAND PLAY SURFACE: PLAY SAND- 9" MIN. DEPTH, NO. 16 MESHSIZE.
H8		SYNTHETIC GRASS SLIDE HILL:
H9		SAND BIOWALE BOTTOM: COURSE SAND 9" MIN. DEPTH, NO. 12 MESH SIZE.
H10		COBBLE BLANKET BIOSWALE FOREBAY:
H11		ARTIST MOSAIC INTEGRATED FLATWORK
H12		STEEL GRATE CROSSING: 6' WIDE BY 6' LONG ACCESSIBLE STEEL GRATE STREAM CROSSING WITH SAFETY CURBING.

BOULDER AND LOG LEGEND

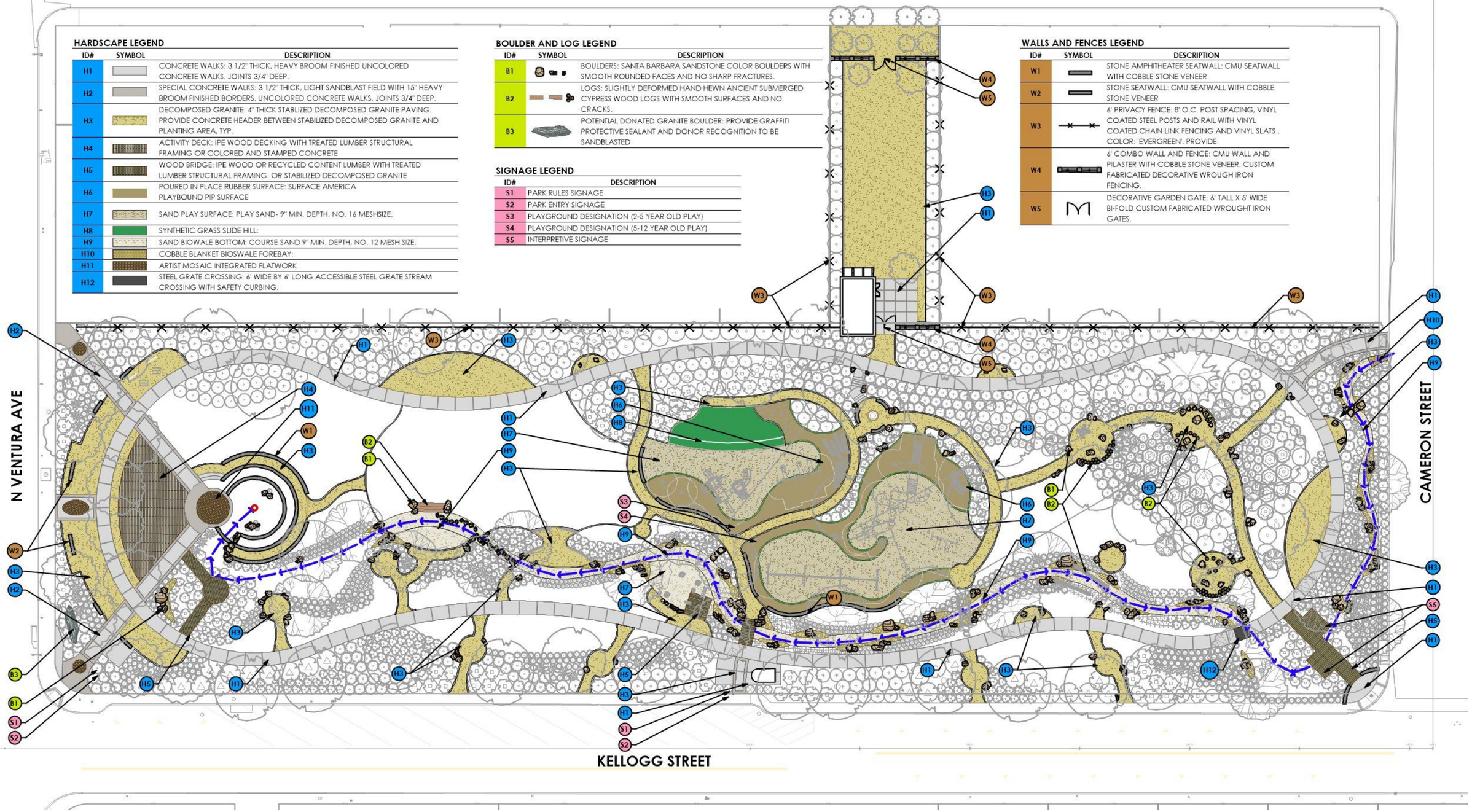
ID#	SYMBOL	DESCRIPTION
B1		BOULDERS: SANTA BARBARA SANDSTONE COLOR BOULDERS WITH SMOOTH ROUNDED FACES AND NO SHARP FRACTURES.
B2		LOGS: SLIGHTLY DEFORMED HAND HEWN ANCIENT SUBMERGED CYPRESS WOOD LOGS WITH SMOOTH SURFACES AND NO CRACKS.
B3		POTENTIAL DONATED GRANITE BOULDER: PROVIDE GRAFFITI PROTECTIVE SEALANT AND DONOR RECOGNITION TO BE SANDBLASTED

SIGNAGE LEGEND

ID#	DESCRIPTION
S1	PARK RULES SIGNAGE
S2	PARK ENTRY SIGNAGE
S3	PLAYGROUND DESIGNATION (2-5 YEAR OLD PLAY)
S4	PLAYGROUND DESIGNATION (5-12 YEAR OLD PLAY)
S5	INTERPRETIVE SIGNAGE

WALLS AND FENCES LEGEND

ID#	SYMBOL	DESCRIPTION
W1		STONE AMPHITHEATER SEATWALL: CMU SEATWALL WITH COBBLE STONE VENEER
W2		STONE SEATWALL: CMU SEATWALL WITH COBBLE STONE VENEER
W3		6' PRIVACY FENCE: 8' O.C. POST SPACING, VINYL COATED STEEL POSTS AND RAIL WITH VINYL COATED CHAIN LINK FENCING AND VINYL SLATS . COLOR: 'EVERGREEN'. PROVIDE
W4		6' COMBO WALL AND FENCE: CMU WALL AND PILASTER WITH COBBLE STONE VENEER. CUSTOM FABRICATED DECORATIVE WROUGH IRON FENCING.
W5		DECORATIVE GARDEN GATE: 6' TALL X 5' WIDE BI-FOLD CUSTOM FABRICATED WROUGHT IRON GATES.



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Plan Title:

HARDSCAPE PLAN

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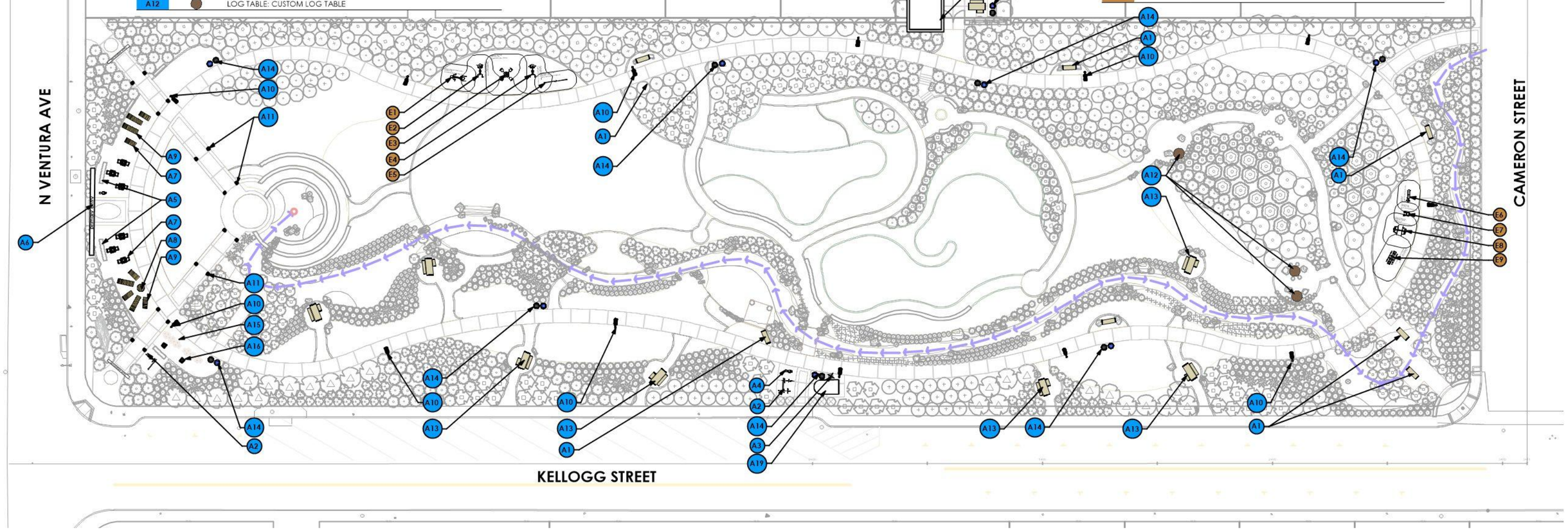
AMENITIES LEGEND

ID#	SYMBOL	DESCRIPTION
A1		6' CONCRETE BENCH: QUICK CRETE PRODUCTS CORP 'CALIFORNIA' BENCH (Q2-CAL-72B). FINISH: 'CRAFTSMAN ETCH'. COLOR: 'LATTE'.
A2		BIKE RACK: BELSON 'HEAVY-DUTY CHALLENGER' 5 LOOP, 7 BIKE IN-GROUND MOUNT BIKE RACK (H36-7-G-IG). FINISH: GALVANIZED.
A3		DOG WASTE STATION: DOGIPOT 'DOGVALET' ALUMINUM DOG WASTE STATION (ITEM #1001-2). COLOR: 'FOREST GREEN'
A4		DRINKING FOUNTAIN: HAWS CORPORATION BARRIER-FREE STAINLESS STEEL PEDESTAL FOUNTAIN (MODEL #3500D). MOUNTING PLATE OPTION.
A5		GAME TABLE:
A6		ENTRY MONUMENT SIGN: CUSTOM FABRICATED STEEL ENTRY MONUMENT WITH 'WESTSIDE COMMUNITY PARK' LETTERING.
A7		SHORT WOODEN LOUNGE CHAIR: CUSTOM FABRICATED WOODEN LOUNGE CHAIR
A8		WOODEN LOUNGE TABLE: CUSTOM FABRICATED WOODEN TABLE
A9		LONG WOODEN LOUNGE CHAIR: CUSTOM FABRICATED WOODEN LOUNGE CHAIR
A10		POLE SECURITY LIGHTING: LITHONIA 'DSX0' LED LUMINAIRE MOUNTED ON 14' TALL ALUMINUM POLE (LITHONIA #RSA). PROVIDE MOUNTING AND CONDUIT FOR SECURITY CAMERAS. PHOTOMETRICS BY ELECTRICAL ENGINEER.
A11		VERTICAL STONE POSTS
A12		LOG TABLE: CUSTOM LOG TABLE

ID#	SYMBOL	DESCRIPTION
A13		CONCRETE PICNIC TABLE: QUICK CRETE PRODUCTS 'STD. ADA PICNIC TABLE' (Q-LBT-96-PT-ADA). FINISH: 'CRAFTSMAN ETCH'. COLOR: 'LATTE'.
A14		TRASH AND RECYCLING BINS: SYBERTECH 'MILLENIUM 3000' IN-GROUND (1) TRASH AND (1) RECYCLING CANISTER. (1) TRASH BIN TO BE BLACK IN COLOR AND (1) RECYCLING BIN TO BE BLUE IN COLOR, BEARING RECYCLING LOGO. PROVIDE 'MILLENIUM 3000 SKIRT' IN 'FOREST GREEN' COLOR FOR EACH BIN.
A15		HOPSCOTCH COURT: 3 1/2" THICK BROOM SWEPT, UNCOLORED CONCRETE HOPSCOTCH COURT WITH SANDBLASTED EDGES AND NUMBERING
A16		RING TOSS GAME:
A17		COMPOST BINS: (3) DIVIDED COMPOST BINS. STANDARD CMU MASONRY BLOCK CONSTRUCTION
A18		COMMUNITY GARDEN BED: CUSTOM 10' X 5' COMMUNITY GARDEN PLOT CONSTRUCTED FROM WOOD
A19		SINGLE STALL RESTROOM: THE 'PORTLAND LOO'. PROVIDE SEWER AND WATER CONNECTIONS NECESSARY.
A20		PREFABRICATED GARDEN STORAGE SHED WITH ADDITIONAL PARK STORAGE

EXERCISE EQUIPMENT LEGEND

ID#	SYMBOL	DESCRIPTION
E1		2-PERSON BACK AND ARMS COMBO: GREENFIELDS EXERCISE EQUIPMENT (GR-2005-1-42).
E2		ACCESSIBLE VERTICAL PRESS: GREENFIELDS EXERCISE EQUIPMENT (GR2005-1-47W).
E3		4-PERSON LEG PRESS: GREENFIELDS EXERCISE EQUIPMENT (GR2005-1-104).
E4		ACCESSIBLE CHEST PRESS: GREENFIELDS EXERCISE EQUIPMENT (GR2005-1-48A-W).
E5		2-PERSON HORIZONTAL BARS: GREENFIELDS EXERCISE EQUIPMENT (GR2005-1-45).
E6		AB BENCH: GREENFIELDS EXERCISE EQUIPMENT (UBX-223).
E7		STAIR CLIMBER: GREENFIELDS EXERCISE EQUIPMENT (GR2005-1-92).
E8		4-PERSON PENDULUM, ABS & DIPS STATION: GREENFIELDS EXERCISE EQUIPMENT (GR2005-1-22).
E9		2-PERSON CROSS COUNTRY SKI: GREENFIELDS EXERCISE EQUIPMENT (GR2005-1-26).



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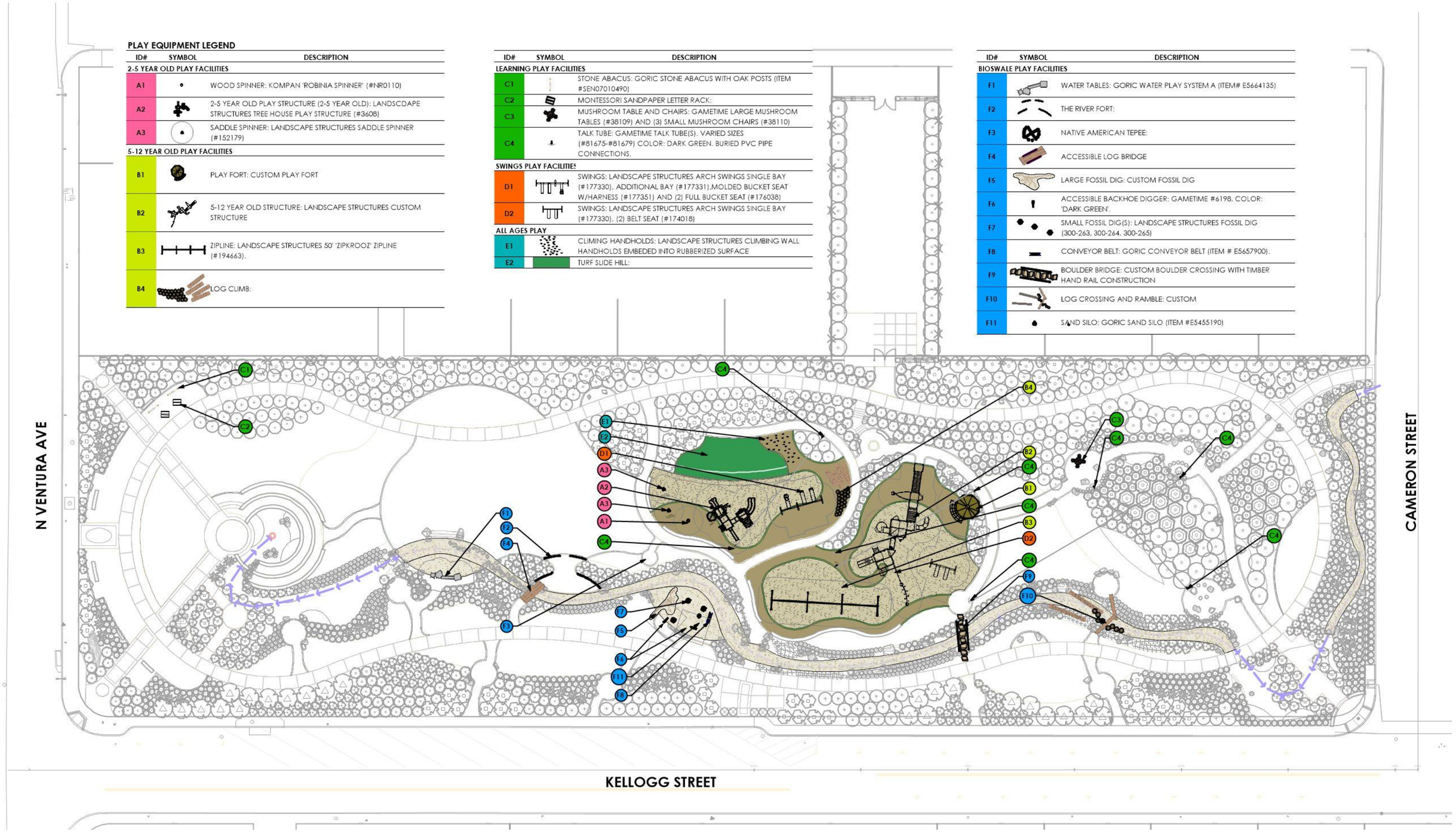
PLAY EQUIPMENT LEGEND

ID#	SYMBOL	DESCRIPTION
2-5 YEAR OLD PLAY FACILITIES		
A1		WOOD SPINNER: KOMPAN 'ROBINIA SPINNER' (#NR0110)
A2		2-5 YEAR OLD PLAY STRUCTURE (2-5 YEAR OLD): LANDSCDAPE STRUCTURES TREE HOUSE PLAY STRUCTURE (#3608)
A3		SADDLE SPINNER: LANDSCAPE STRUCTURES SADDLE SPINNER (#152179)
5-12 YEAR OLD PLAY FACILITIES		
B1		PLAY FORT: CUSTOM PLAY FORT
B2		5-12 YEAR OLD STRUCTURE: LANDSCAPE STRUCTURES CUSTOM STRUCTURE
B3		ZIPLINE: LANDSCAPE STRUCTURES 50' 'ZIPKROOZ' ZIPLINE (#194663).
B4		LOG CLIMB:

ID#	SYMBOL	DESCRIPTION
LEARNING PLAY FACILITIES		
C1		STONE ABACUS: GORIC STONE ABACUS WITH OAK POSTS (ITEM #SEN07010490)
C2		MONTESSORI SANDPAPER LETTER RACK:
C3		MUSHROOM TABLE AND CHAIRS: GAMETIME LARGE MUSHROOM TABLES (#38109) AND (3) SMALL MUSHROOM CHAIRS (#38110)
C4		TALK TUBE: GAMETIME TALK TUBE(S). VARIED SIZES (#81675-#81679) COLOR: DARK GREEN. BURIED PVC PIPE CONNECTIONS.
SWINGS PLAY FACILITIES		
D1		SWINGS: LANDSCAPE STRUCTURES ARCH SWINGS SINGLE BAY (#177330), ADDITIONAL BAY (#177331),MOLDED BUCKET SEAT W/HARNESS (#177351) AND (2) FULL BUCKET SEAT (#176038)
D2		SWINGS: LANDSCAPE STRUCTURES ARCH SWINGS SINGLE BAY (#177330), (2) BELT SEAT (#174018)
ALL AGES PLAY		
E1		CLIMING HANDHOLDS: LANDSCAPE STRUCTURES CLIMBING WALL HANDHOLDS EMBEDED INTO RUBBERIZED SURFACE
E2		TURF SLIDE HILL:

ID#	SYMBOL	DESCRIPTION
BIOSWALE PLAY FACILITIES		
F1		WATER TABLES: GORIC WATER PLAY SYSTEM A (ITEM# E5664135)
F2		THE RIVER FORT:
F3		NATIVE AMERICAN TEPEE:
F4		ACCESSIBLE LOG BRIDGE
F5		LARGE FOSSIL DIG: CUSTOM FOSSIL DIG
F6		ACCESSIBLE BACKHOE DIGGER: GAMETIME #6198, COLOR: 'DARK GREEN'.
F7		SMALL FOSSIL DIG(S): LANDSCAPE STRUCTURES FOSSIL DIG (300-263, 300-264, 300-265)
F8		CONVEYOR BELT: GORIC CONVEYOR BELT (ITEM # E5657900).
F9		BOULDER BRIDGE: CUSTOM BOULDER CROSSING WITH TIMBER HAND RAIL CONSTRUCTION
F10		LOG CROSSING AND RAMBLE: CUSTOM
F11		SAND SILO: GORIC SAND SILO (ITEM #E5455190)



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PLAY STRUCTURES PLAN

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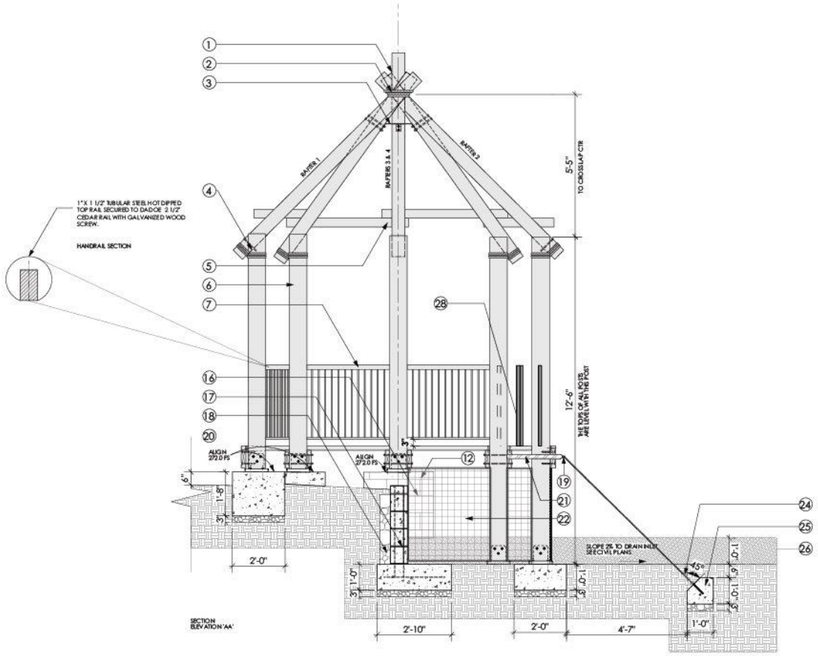
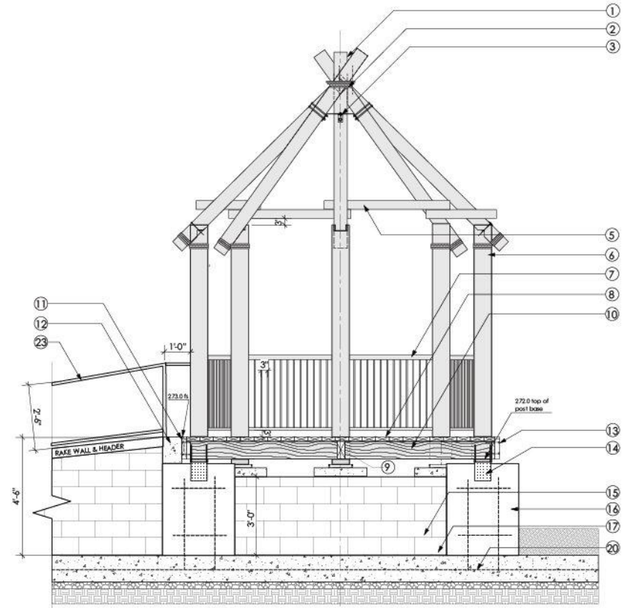
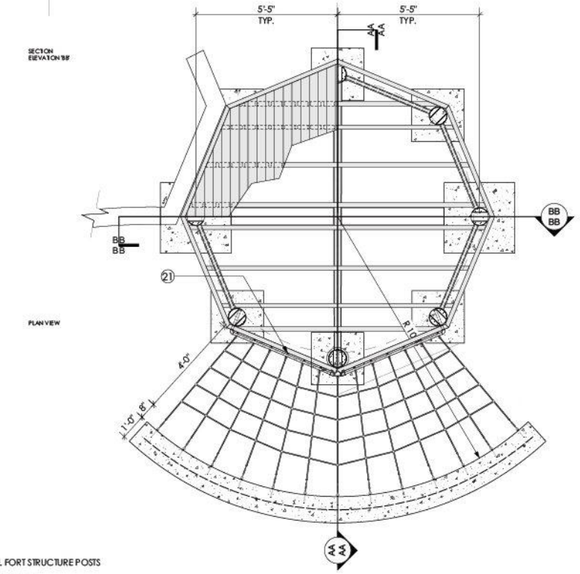
1. CROSS LAP 6" DIAMETER CEDAR RAFTERS 1 AND 2 AND ALSO 3&4. NOTCH THE FOUR INTERMEDIATE RAFTERS TO FIT EVENLY BETWEEN RAFTERS 1THRU 4. (VARY LENGTHS OF RAFTERS 1 THRU 4 BETWEEN 12" AND 24" TO CREATE TEEPEE EFFECT AT THE TOP.
2. WIND 1" THICK SYNTHETIC BROWN ROPE 5 TIMES AROUND CROSS LAPPED RAFTERS. BURN ROPE ENDS AND NAIL FROM THE TOP.
3. SECURE TOPS OF ALL 8 RAFTERS WITH ENGINEERED SUPPORT PLATE.
4. 10" DIA. CEDAR POST NOTCHED TO RECEIVE NOTCHED. RAFTER SECURE WITH 5/8 x 12" GALVANIZED CARRIAGE BOLT AND WASHERS. WRAP 1" SYNTHETIC ROPE IN FIGURE 8 PATTER FOR RUSTIC EFFECT. BURN ROPE ENDS TO ELIMINATE FRAYING AND NAIL TO TOP OF RAFTERS.
5. OVERLAP CEDAR 3" DIA POLES ABOVE POSTS AND SECURE FROM TOP INTO RAFTERS W/ 5" CARRIAGE BOLT & WASHER. ALTERNATE OVERLAP LENGTHS FRO 8" TO 20"
6. 10" DIAMETER CEDAR POSTS. NOTCH POST AND RAFTERS ON TOP. SEE ELEVATION AND PLAN VIEW.
7. 1" X 1 1/2" TUBULAR STEEL HOT DIPPED TOP RAIL SECURED TO DADOE 2 1/2" CEDAR RAIL WITH GALVANIZED WOOD SCREW. 1/2" SQUARE PICKETS @ 4 1/2 OC WITH 3/4" x 1" RAILS ON SIDES AND BOTTOM. SECURE SIDE RAILS TO POSTS W/ FOUR COUNTER SUNK FLATHEAD SCREWS EACH SIDE. APPLY RUST PROTECTIVE COAT AND 2 COATS DARK BROWN ENAMEL TO STEEL AT SIX SIDES ONLY OF OCTAGON.
8. PRE DRILL 2"x6" IPE HARDWOOD DECKING & SPACE W/ 1/8" HORIZONTAL GAP. FASTEN TO 2" x 8" BEAMS W/ 3", #10 GRK R4 DECK SCREWS OR EQUAL. PRE-DRILL IPE HOLES AND COUNTERSINK POCKET PER MANUFACTURER'S RECOMMENDATIONS; HEADS SHALL BE FLUSH WITH DECKING. TWO SCREWS THRU STOCK AT EACH BEAM LOCATION. TWO SCREWS THRU DECK FASCIA @ EACH DECK END.
9. ONE 4"x 8" S4S DOUG FIR CONSTRUCTION GRADE CENTER BEAM. SECURE TO POST W/ APPROVED SIMPSON HU SERIES OR EQUAL APPROVED HANGER.
10. HANG 2"X 8" JOISTS FROM BEAM W/ HU SERIES JOIST. AND FROM POSTS W/ APPROVED SIMPSON HARDWARE.
11. ALUMINUM MOISTURE BARRIER.
12. 6" WIDE CONCRETE HEADER ATOP 6"x6"X16" CMU W/ TWO (2) #4 REBAR TIED 12" MIN INTO TRAIL HEADER AND PILASTER. SET 8"DEEP FOOTING WHERE HEADER EXTENDS BEYOND PILASTER. TWO #3 BARS CONTINUOUS.
13. 2"x10" S4S CEDAR FASCIA FLUSH W/ TOP OF DECK ALL AROUND.
14. GALVANIZED STEEL POST TIE, SIMPSON CPTZ 88 (OR EQ) ATTACHED WITH (3) 1/2" DIA. MACHINE BOLTS AND WASHERS PER MANUFACTURES RECOMMENDATIONS.
15. 8"X 8" X 16" CMU WALL. FILL CELLS W/ CONC & TIE CAP TO CMU'S WITH #4 BAR VERT @ 32" OC. #3 BAR INTO TOP COURSE CONTINUOUS EVEN THRU PILASTERS.
16. CMU PILASTER W/ CONC POST FOOTING. FILL CENTER W/ CONC. SET HARDWARE TO RECEIVE POST @ 72.0 FS. TWO #4 BAR VERT 12" MIN. INTO FOOTING AND TWO HORIZONTAL AT 2ND & 5TH COURSE.
17. OMIT HEAD JOINT IN FIRST COURSE AT 32" O.C. FOR WEEP HOLE. RUN ALONG ENTIRE WALL LENGTH.
18. 4" THICK GRAVEL MOISTURE BARRIER IN BACK OF WALL. WATERPROOF MEMBRANE, HENRY'S AIR-BLOC 06 WB OR EQUAL.
19. NETFORM PLAY SYSTEM 16mm ROPE, 6 STRAND STEEL WIRE WITH POLYESTER FIBER JACKET. COLOR: BLACK. WITH 2" x 3/4" EYELET W/ 3/4" CROSBY GROUP INC. THREAD, NUT AND BOLT OR EQUAL. ALONG TOP TO ANCHOR NETFORM PLAY SYSTEM ROPE. SEE MANUFACTURES SPECIFICATIONS.
20. #4 FOOTING BAR HORIZONTAL CONTINUOUS THRU PILASTER FOOTING. TWO, #4 BAR VERTICAL THRU PILASTER FOOTING.
21. 2" DIA. SCHEDULE 80 GALVANIZED STEEL PIPE, MALE BOTH ENDS, W/ 90°, 22.5° FEMALE ELBOW CONNECTORS. PIPE DIES INTO POSTS AND IS HELD IN PLACE WITH 2" GALVANIZED THREADED PIPE CAP.
22. 4" SQ. 1/4" GALV. STEEL WELDED WIRE MESH BARRIER BY MCNICHOLS OR EQUAL. EDGE WIRE W/ NO PROTRUSIONS ALL AROUND. PROVIDE 1"X 1"X 1/4" ANGLE IRON TOP EDGE ONLY FOR ATTACHMENT TO FASCIA. SECURE TO POSTS W/ STAINLESS STEEL 2 1/2" WOOD SCREWS W/ WIDE WASHERS @ 12" OC. DOWN BOTH POSTS. COVER ALL FOUR (4) FRONT PANELS.
23. 1 1/2" DIA STEEL HANDRAIL ALL ALONG RAKED HEADER. SET POSTS MIN. 4" INTO CMU CELLS FILLED W/ CONCRETE.
24. 1" x 6" CROSBY GROUP INC. GALVANIZED JAW and JAW TURNBUCKLE ASSEMBLY OR EQUAL, ATTACHED WITH 3/4" DIA x 6" CROSBY GROUP INC. EYELET BOLT OR EQUAL ANCHORED INTO REINFORCED CONCRETE FOOTING.
25. 12" x 12" REINFORCED CONCRETE FOOTING WITH #3 REBAR, RUN CONTINUOUS.
26. ENGINEERED WOOD FIBER MULCH.

STEPPED VARIABLE WIDTH WALL FOOTING.

28. KEE KLAMP SAFETY HANDRAILS BY IMPLIFIED BLDG. MATERIALS OR EQ. SIDE RAILS CONNECT TO POSTS. DOUBLE MIDDLE RAIL FLNAGES INTO FLOOR.

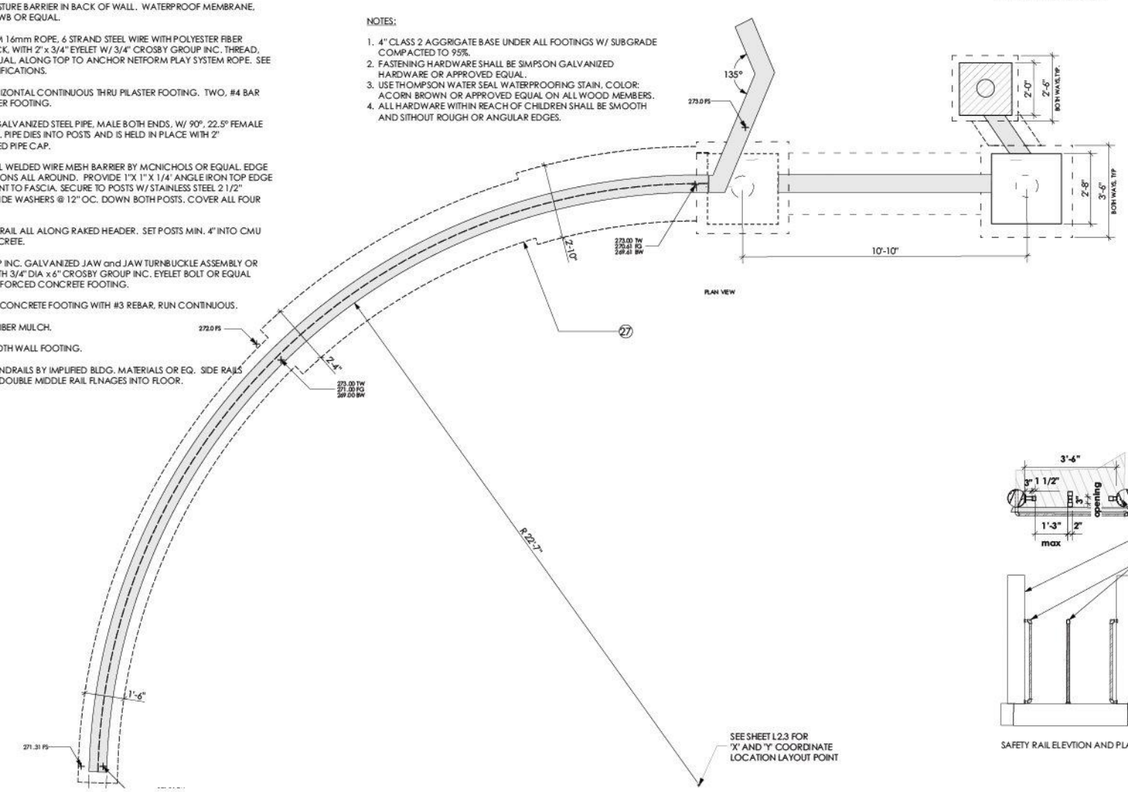


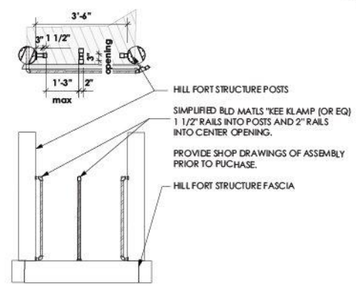




NOTES:

1. 4" CLASS 2 AGGRIGATE BASE UNDER ALL FOOTINGS W/ SUBGRADE COMPACTED TO 95%.
2. FASTENING HARDWARE SHALL BE SIMPSON GALVANIZED HARDWARE OR APPROVED EQUAL.
3. USE THOMPSON WATER SEAL WATERPROOFING STAIN. COLOR: ACORN BROWN OR APPROVED EQUAL ON ALL WOOD MEMBERS.
4. ALL HARDWARE WITHIN REACH OF CHILDREN SHALL BE SMOOTH AND SITHOUT ROUGH OR ANGULAR EDGES.





SAFETY RAIL ELEVTION AND PLAN VIEW

(A) PLAY FORT
ELEVATION/SECTION

SCALE: 1/2" = 1'-0"

Pacific Coast Land Design, Inc.
Landscape Architecture • Urban Design • Environmental Planning
3639 Harbor Blvd. Suite #107 Ventura, CA 93003
t.805.644.9697 f.805.644.9742 www.pcld.com

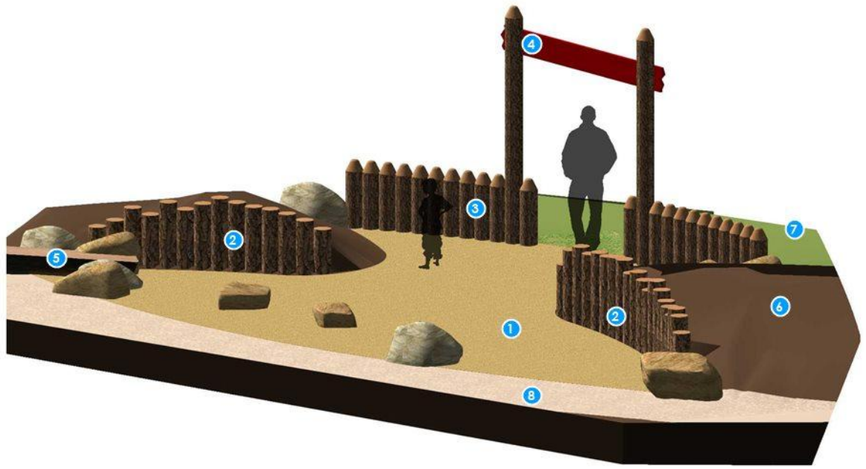
Client:
THE TRUST for PUBLIC LAND
LAND FOR PEOPLE
135 WEST GARDEN STREET, 2nd FLOOR, PASADENA, CA 91105

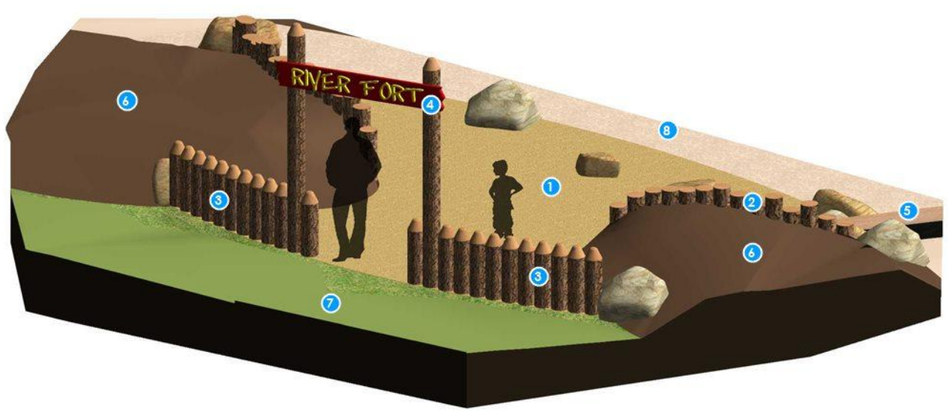
Project:
KELLOGG PARK
VENTURA, CA 93001

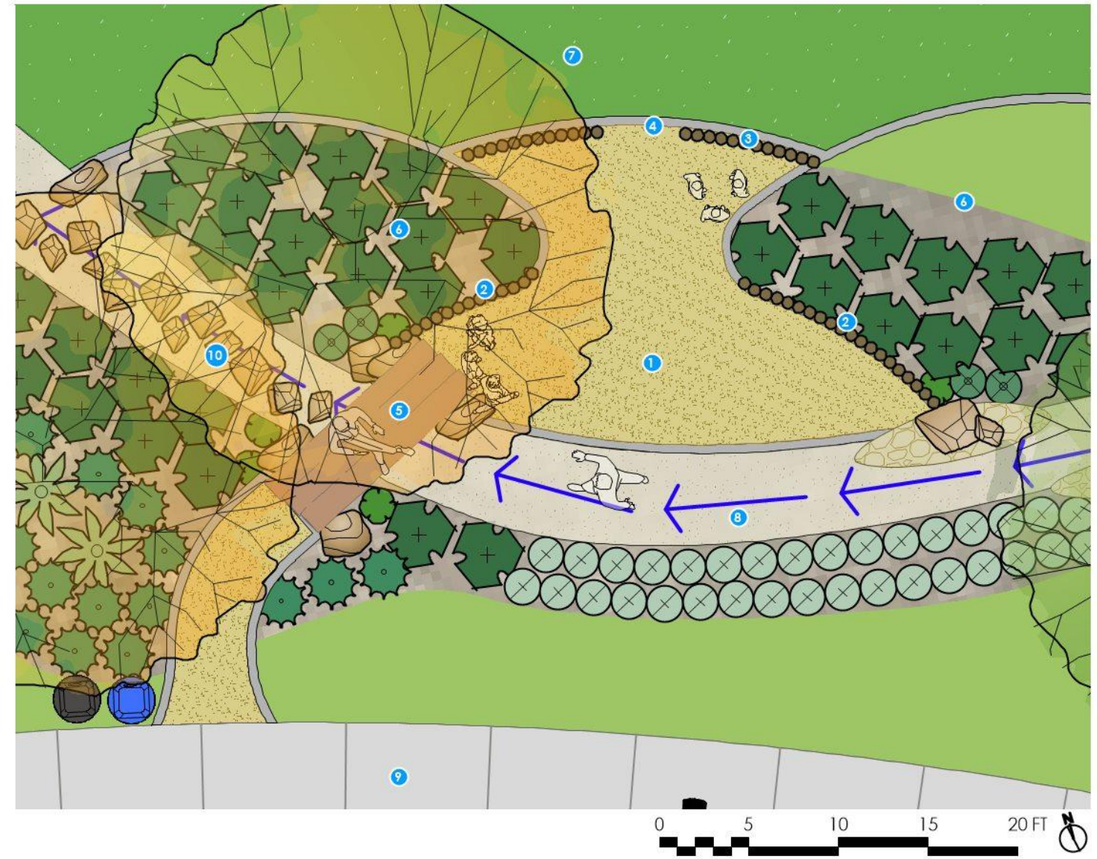
Plan Title:
CUSTOM PLAY STRUCTURE: PLAY FORT

Page No.
DD-2.4

November 18, 2015







RIVER FORT FEATURES

1. STABILIZED DECOMPOSED GRANITE PAVING
2. VARIABLE DIAMETER HEIGHT (30" MAX.) RETAINING LOGS
3. BALUSTRADE LOGS
4. THE FORT SIGN ENTRY
5. ACCESSIBLE LOG BRIDGE
6. BERMED PLANTING AREA
7. MOWN TURF
8. THE "RIVER" BIOSWALE AREA
9. 6' WIDE LOOP TRAIL
10. BOULDER STEPPING STONES ALONG SWALE BOTTOM

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Project:
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VENTURA, CA 93001

Plan Title:
CUSTOM PLAY STRUCTURE: RIVER FORT

Page No.
DD-2.5

November 18, 2015

PLANT SCHEDULE

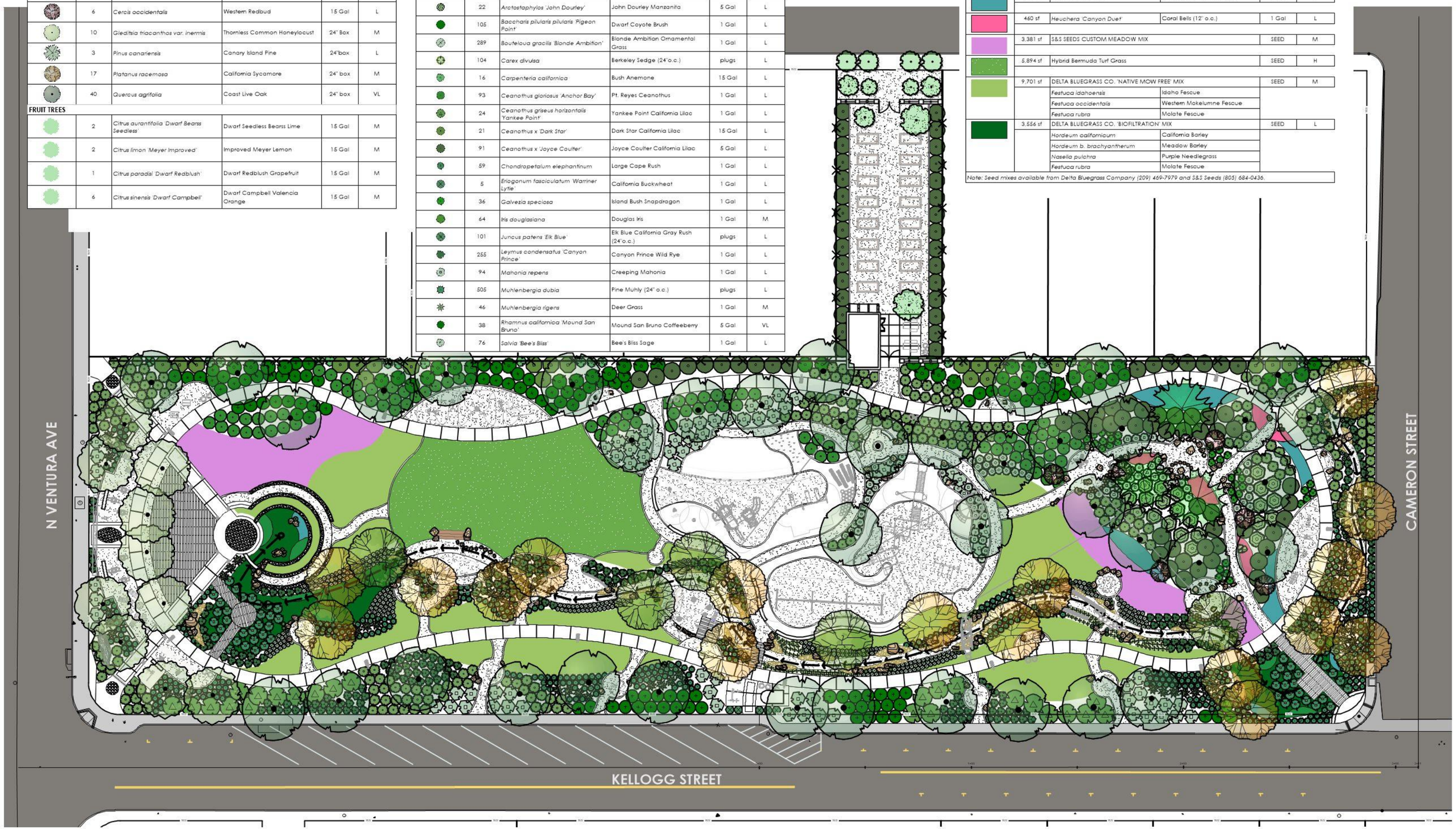
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES					
	5	*Alnus rhombifolia*	White Alder	24" Box	M
	6	*Cercis occidentalis*	Western Redbud	15 Gal	L
	10	*Gleditsia triacanthos var. inermis*	Thornless Common Honeylocust	24" Box	M
	3	*Pinus canariensis*	Canary Island Pine	24"box	L
	17	*Platanus racemosa*	California Sycamore	24" box	M
	40	*Quercus agrifolia*	Coast Live Oak	24" box	VL
FRUIT TREES					
	2	*Citrus aurantifolia 'Dwarf Bearss Seedless'*	Dwarf Seedless Bearss Lime	15 Gal	M
	2	*Citrus limon 'Meyer Improved'*	Improved Meyer Lemon	15 Gal	M
	1	*Citrus paradisi 'Dwarf Redblush'*	Dwarf Redblush Grapefruit	15 Gal	M
	6	*Citrus sinensis 'Dwarf Campbell'*	Dwarf Campbell Valencia Orange	15 Gal	M

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS					
	251	*Arctostaphylos 'Emerald Carpet'*	Emerald Carpet Manzanita	1 Gal	L
	22	*Arctostaphylos 'John Dourley'*	John Dourley Manzanita	5 Gal	L
	105	*Baccharis pilularis pilularis 'Pigeon Point'*	Dwarf Coyote Brush	1 Gal	L
	289	*Bouteloua gracilis 'Blonde Ambition'*	Blonde Ambition Ornamental Grass	1 Gal	L
	104	*Carex divulsa*	Berkeley Sedge (24"o.c.)	plugs	L
	16	*Carpenteria californica*	Bush Anemone	15 Gal	L
	93	*Ceanothus gloriosus 'Anchor Bay'*	Pt. Reyes Ceanothus	1 Gal	L
	24	*Ceanothus griseus horizontalis 'Yankee Point'*	Yankee Point California Lilac	1 Gal	L
	21	*Ceanothus x 'Dark Star'*	Dark Star California Lilac	15 Gal	L
	91	*Ceanothus x 'Joyce Coulter'*	Joyce Coulter California Lilac	5 Gal	L
	59	*Chondropetalum elephantinum*	Large Cape Rush	1 Gal	L
	5	*Eriogonum fasciculatum 'Warriner Lytle'*	California Buckwheat	1 Gal	L
	36	*Galvezia speciosa*	Island Bush Snapdragon	1 Gal	L
	64	*Iris douglasiana*	Douglas Iris	1 Gal	M
	101	*Juncus patens 'Elk Blue'*	Elk Blue California Gray Rush (24"o.c.)	plugs	L
	255	*Leymus condensatus 'Canyon Prince'*	Canyon Prince Wild Rye	1 Gal	L
	94	*Mahonia repens*	Creeping Mahonia	1 Gal	L
	505	*Muhlenbergia dubia*	Pine Muhly (24" o.c.)	plugs	L
	46	*Muhlenbergia rigens*	Deer Grass	1 Gal	M
	38	*Rhamnus californica 'Mound San Bruno'*	Mound San Bruno Coffeeberry	5 Gal	VL
	76	*Salvia 'Bee's Bliss'*	Bee's Bliss Sage	1 Gal	L

GROUNDCOVER

	305 sf	*Carex pansa*	Calif. Meadow Sedge (12" o.c.)	plugs	M
	1,135 sf	*Festuca californica*	California Fescue (24" o.c.)	plugs	L
	460 sf	*Heuchera 'Canyon Duet'*	Coral Bells (12" o.c.)	1 Gal	L
	3,381 sf	S&S SEEDS CUSTOM MEADOW MIX		SEED	M
	5,894 sf	Hybrid Bermuda Turf Grass		SEED	H
	9,701 sf	DELTA BLUEGRASS CO. 'NATIVE MOW FREE' MIX		SEED	M
		Festuca idahoensis	Idaho Fescue		
		Festuca occidentalis	Western Mokelumne Fescue		
		Festuca rubra	Molate Fescue		
	3,556 sf	DELTA BLUEGRASS CO. 'BIOFILTRATION' MIX		SEED	L
		Hordeum californicum	California Barley		
		Hordeum b. brachyantherum	Meadow Barley		
		Nasella pulchra	Purple Needlegrass		
		Festuca rubra	Molate Fescue		

Note: Seed mixes available from Delta Bluegrass Company (209) 469-7979 and S&S Seeds (805) 684-0436.



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Project:
KELLOGG PARK
VENTURA, CA 93001

Plan Title:
PLANTING PLAN

Page No.
DD-3.1

November 18, 2015

LEGEND

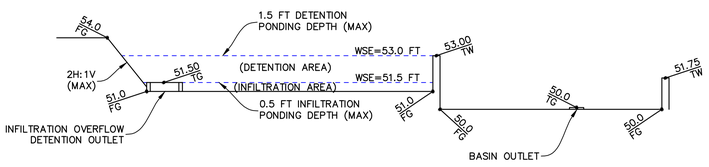
- DRAINAGE AREA BOUNDARY
- SUBAREA BOUNDARY
- SD — PROPOSED STORM DRAIN
- DETENTION BASIN AREA
- INFILTRATION BASIN AREA
- A / 0.77 — DRAINAGE AREA DESIGNATION / AREA (ACRES)

IMPERVIOUS TOTAL	=	29,200 SF / 0.67 AC
SUBAREAS "A"–"C"	=	15,200 SF / 0.35 AC
SUBAREAS "D"–"F"	=	14,000 SF / 0.32 AC
PERVIOUS TOTAL	=	141,600 SF / 3.25 AC
TOTAL GROSS SITE AREA	=	170,800 SF / 3.92 AC

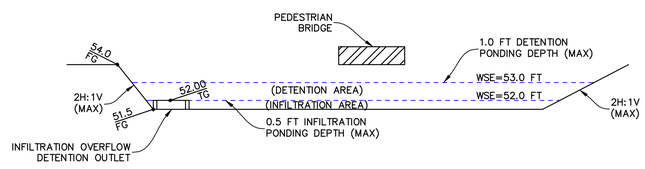
N

SCALE: 1"=30'

0 30 60 90



INFILTRATION/DETENTION SECTION A–A



INFILTRATION/DETENTION SECTION B–B

KELLOGG PARK PRELIMINARY GRADING AND DRAINAGE AREA PLAN

CITY OF VENTURA, CALIFORNIA
DECEMBER 2015

Stantec
1327 Del Norte Road, Suite 200, Camarillo, CA 93010
Phone: (805) 981-0706 Fax: (805) 981-0251

SHEET 1 OF 1

36-EXB SAVE DATE: 12/7/2015 10:47:41 PM PLOT BY:Santos, Tristan PLOT DATE:12/8/2015 9:28:21 AM PLOT SCALE:1:1
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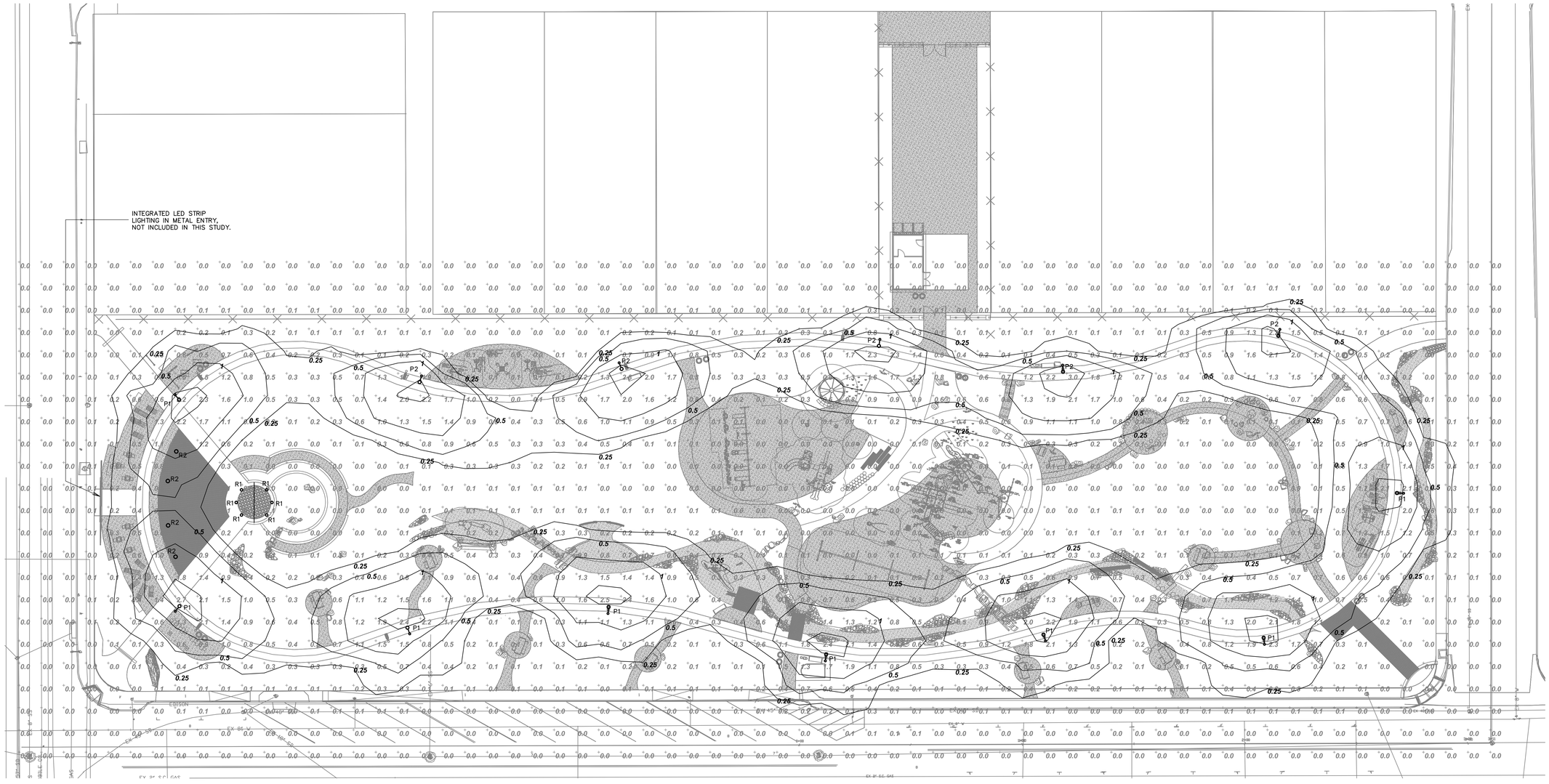
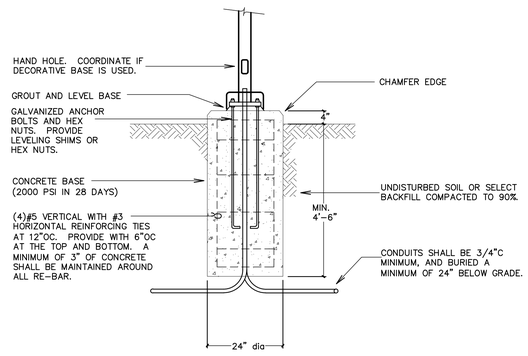


SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	P1	8	DSX0 LED 20C 530 50K T3M MVOLT	DSX0 LED with 20 LEDs @530 mA, 5000K, Type 3 Medium Optics	LED	DSX0_LED_20C_530_50K_T3M_MVOLT.ies	Absolute	0.95	35
	P2	5	DSX0 LED 20C 530 50K T3M MVOLT HS	DSX0 LED with 20 LEDs @530 mA, 5000K, Type 3 Medium Optics with HOUSE-SIDE SHIELD	LED	DSX0_LED_20C_530_50K_T3M_MVOLT_HS.ies	Absolute	0.95	35
	R1	6		7819	LED 10,9W	7819LED.IES	648	0.95	13
	R2	4		7003 0°	LED 13,4W	7003LED.ies	531	0.95	15



POLE BASE DETAIL

NOT TO SCALE

ANE

Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101

phone: 805.563.5444
fax: 805.456.5901 alan@aneng.com

Electrical Engineering Lighting Design

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Approvals/Consultants:

REGISTERED PROFESSIONAL ENGINEER
ALAN J. NOELLE
No. E015175
Exp. 6/16
ELECTRICAL
STATE OF CALIFORNIA

Project:

KELLOGG PARK

Ventura, CA

Sheet Title:

ELECTRICAL

SITE PHOTOMETRIC PLAN

Revisions:

Job No:	A1598	Sheet:
Date:	12.7.15	**EPH**
Drawn:	TCN	
Checked:	AJN	

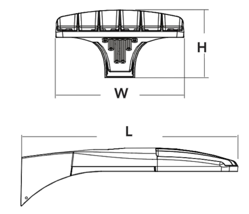
D-Series Size 0
LED Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.8 ft² (.07 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** 20C 20 LEDs (one engine) 40C 40 LEDs (two engines) **Rotated optics**[1] 30C 30 LEDs (one engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A)[2]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[3]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT[4] 120[4] 208[4] 240[4] 277[4] 347[5] 480[5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately**[7] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options		Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (no controls)[8] PER5 Five-wire receptacle only (no controls)[8,9] PER7 Seven-wire receptacle only (no controls)[8,9] DMG 0-10V dimming driver (no controls)[10] DCR Dimmable and controllable via ROAM® (no controls)[11] PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[12] PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[12]	PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[12] BL30 Bi-level switched dimming, 30%[13,14] BL50 Bi-level switched dimming, 50%[13,14] PNMTDD3 Part night, dim till dawn[15] PNMT5D3 Part night, dim 5 hrs[15] PNMT6D3 Part night, dim 6 hrs[15] PNMT7D3 Part night, dim 7 hrs[15]	**Shipped installed** HS House-side shield[16] SF Single fuse (120, 277, 347V)[17] DF Double fuse (208, 240, 480V)[17] L90 Left rotated optics[1] R90 Right rotated optics[1] DDL Diffused drop lens[16]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
Ordered and shipped separately.

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[18]
SC U	Shorting cap[18]
DSX0HS 20C U	House-side shield for 20 LED unit[16]
DSX0HS 30C U	House-side shield for 30 LED unit[16]
DSX0HS 40C U	House-side shield for 40 LED unit[16]
DSX0DDL U	Diffused drop lens (polycarbonate)[16]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[7]

For more control options, visit DTL and ROAM online.

NOTES
1 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
2 1000mA not available with AMBPC.
3 AMBPC only available with 530mA or 700mA.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
5 Not available with single board, 530mA product (20C 530 or 30C 530). Not available with BL30, BL50 or PNMT options.
6 Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
7 Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
10 DMG option for 347V or 480V requires 1000mA.
11 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PER5, PER7, BL30, BL50 or PNMT options.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
13 Requires an additional switched circuit.
14 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7 or PNMT options.
15 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7, BL30 or BL50.
16 Also available as a separate accessory; see Accessories information.
17 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
18 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

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DSX0-LED Rev. 10/27/15 Page 1 of 4

TYPES P1 & P2

POLE LIGHTING

Drive-over in-grade luminaires for the illumination of facades

Outer housing: Constructed of stainless steel.

Inner housing: One piece stainless steel housing with a cast bronze guard/cover secured together with stainless steel bolts. The entire lamp 'module' is removable for relamping by removing two (2) captive stainless steel bolts. Reflector of pure anodized aluminum with convex molded ½" thick safety glass. One piece molded U-channel, high temperature silicone gasket.

Electrical: 10.9W LED luminaire, 13.3 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

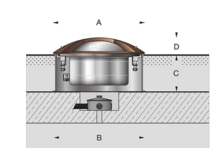
Finish: Natural bronze casting, custom colors are not available.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP67

Weight: 28.7 lbs.

Luminaire Lumens: 648

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Square drive over floodlights	Lamp	T	A	B	C	D
7819LED	10.9W LED	45°	11½	11½	4¾	2

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TYPE R1

STAGE ACCENT LIGHTING

Drive-over in-grade floodlights
with LEDs and adjustable light distribution

Enclosures: Outer housing of high tensile strength stainless steel; Inner housing is factory sealed and fabricated of heavy gauge stainless steel.

Trim Ring: Heavy gauge, machined stainless steel secured to inner housing by six (6) stainless steel hex head fasteners. Trim is sealed in place using molded, one piece high temperature silicone gasket. Glass is clear tempered, ½" thick, machined flush to trim ring.

Electrical: 13W LED luminaire,16 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an 85 CRI. Available in 3000K (85 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Adjustable optical assembly: Consists of a pressed glass, faceted reflector. Color filters, spread lenses and a concentric ring louver may be added as available options. Precise aiming of the lamp is achieved by adjusting reflector assembly 180° horizontal and up to 30° vertical in 5° increments and locking in place with an integral set screw.

Finish: #4 brushed stainless steel. Custom colors are not available. Stainless steel requires regular cleaning and maintenance, much like household appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.

CSA certified to U.S. and Canadian standards. Protection class IP68.

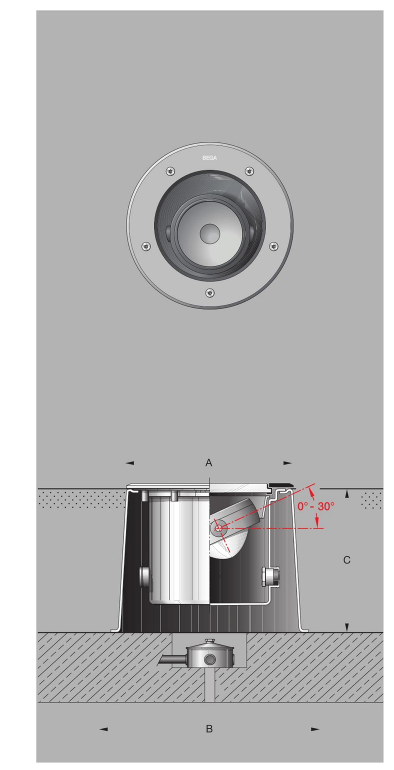
Temperature caution: The column 'T' in this chart indicates the temperature in degrees Celsius which is reached on the center of the glass surface during operation. Surface temperatures are for exterior applications. For interior applications add 10°C to temperatures shown.

Note: These luminaires are designed to bear pressure loads up to 4400 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Weight: 6.8 lbs.

Luminaire Lumens: 544

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Adjustable floodlights	Lamp	β	T	A	B	C	Louver	G	B	Y	Wide beam	Flat beam
7003LED	13W LED	16°	30°	8	10⅝	7½	669	145	246	147	262	263

Louver · Color effect filters · Diffuser lenses · Wide beam · Flat beam · β = Beam angle

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TYPE R2

TREE UPLIGHTING

ANE
Alan Noelle Engineering
1616 Anacapa Street
Santa Barbara, CA 93101
phone: 805.563.5444
fax: 805.456.5901 alan@aneng.com
Electrical Engineering Lighting Design

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Approvals/Consultants:

Project:
KELLOGG PARK

Ventura, CA

Sheet Title:
ELECTRICAL
LIGHT FIXTURE CUT SHEETS

Revisions:

Job No:	A1598	Sheet: EF
Date:	12.7.15	
Drawn:	TCN	
Checked:	AJN	

Appendix B

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JHA ENVIRONMENTAL, INC.
ENVIRONMENTAL REMEDIATION SERVICES

December 28, 2012
E952

The Trust for Public Land
101 Montgomery Street, Suite 1100
San Francisco, California 94104

Attention: Ms. Riti Dhesi

PHASE I ENVIRONMENTAL SITE ASSESSMENT
2.41-Acre Kellogg Street Property
NE Corner of Ventura Avenue and Kellogg Street
City of Ventura, California 93001

1.0 INTRODUCTION

This report provides the results of a Phase I Environmental Site Assessment (ESA) performed by JHA Environmental, Inc., (JHA) for The Trust for Public Land of an approximate 2.41-acres of vacant land extending approximately 170 feet north on the north side of Kellogg Street between Ventura Avenue on the west and Cameron Street on the east in the City of Ventura, California (Site, Plate 1). The Site is currently a large vacant lot that was formerly occupied by various commercial and light-industrial businesses. The Site is bound by residential dwellings on the north, Ventura Avenue on the west, Kellogg Street on the south, and Cameron Street on the east. A single mid-block parcel that is approximately 35 feet wide extends north of the main Site to Barnett Street.

The objective of the Phase I ESA is to identify recognized environmental conditions at the Site in accordance with the scope of work contained in the American Society for Testing and Materials (ASTM) Designation E 1527-05 that constitutes the standard for All Appropriate Inquiry (AAI). As defined, recognized environmental conditions include: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be de minimis are not recognized environmental conditions."

The ESA was performed in accordance with the scope of work provided in JHA's proposal dated September 19, 2012, and with the ASTM scope of work for Phase I Environmental Site Assessments - E 1527-05. In general, the investigation included a review of previously prepared reports and documents, a review of current federal, state and county databases of known and potential environmentally impacted properties, a review of available city and county records, a review of available historical aerial photographs and historical maps, a review of an environmental lien search report, and a Site reconnaissance to observe present conditions. Current and prior occupants were not available; however, past Site owners and Site uses have been identified and are discussed in other sections of this report. There were no data gaps encountered during the assessment.

In summary, based on the information reviewed and summarized in this report, the Site is considered to have had a historical recognized environmental condition that was remediated. It is the professional opinion of JHA Environmental, Inc. that this assessment has revealed no evidence of recognized environmental conditions, as previously defined, at the Site.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

2.0 SITE DESCRIPTION

The Site is located in southeast quarter of the southwest quarter of Section 33, Township 3 North, Range 23 West, San Bernardino Base and Meridian. The Site currently consists of three parcels of vacant land: Parcel A (8 lots 0.568-acre) with Assessor Parcel Number (APN) 071-0-031-110; Parcel B (9 lots 1.688-acres) with APN 071-0-031-100; and Parcel C (one lot 0.155-acre) with APN 071-0-031-050 for a total of 2.41-acres (Plate 2). JHA understands that the intended use of the Site would be for a community park. Photographs showing the current development of the Site and vicinity are provided in Attachment A.

2.1 Physiographic Description

The Site is located in the western Transverse Ranges physiographic province of California in the north-south trending Ventura River Valley. The valley is approximately one-mile wide in the Site vicinity with steep hillsides to the east and west that rise to elevations over 1,000 feet above mean sea level (msl). The south flowing Ventura River is approximately 0.55-mile west of the Site. The Site elevation is approximately 55 feet about msl as measured from the USGS Ventura 7.5-Minute Topographic Map (1967). The valley floor and Site topography slope down to the southwest at approximately 0.01 feet per foot. The Pacific Ocean is approximately one-mile south of the Site.

2.2 Geology/Hydrogeology

The Site is located in the Lower Ventura River Subbasin of the Ventura River Groundwater Basin. The Site is underlain by Holocene and Pleistocene age alluvium consisting of sand, gravel, and clay ranging from 60 to 100 feet thick (California Groundwater Bulletin 118, February 2004). The Pleistocene age San Pedro formation is present beneath the alluvium. The bedrock and hills consist of Pliocene, Miocene, and Oligocene age marine sedimentary rocks. The southern boundary of the east-west trending Ventura Oil field is located approximately one-mile north of the Site. According to the California GeoTracker database, the depth to groundwater at a property one-block northwest of the Site is approximately 27 feet. The property and the Site are at similar elevations so that groundwater beneath the Site can be expected to be between 25 and 30 feet below ground surface (bgs).

3.0 INVESTIGATION METHODOLOGY AND FINDINGS

JHA reviewed available reports, maps, photographs, city and county files, and government databases regarding the history and development of the Site, and performed a reconnaissance of the Site and the Site vicinity.

3.1 Review of Previous Report Prepared for the Site

JHA reviewed the following reports previously prepared for the Site: the text of a Phase I Environmental Site Assessment dated November 21, 2003, prepared by West Coast Environmental (WCE) of Ventura, California; a Phase II Environmental Site Assessment dated February 16, 2004, prepared by Padre Associates, Inc. (Padre) of Ventura, California; the text of a Report of Remedial Excavation and Supplemental Soil Assessment Activities dated May 4, 2004 prepared by Padre; and a letter report prepared by Padre dated May 29, 2012 summarizing the previous assessments and remediation activities at the Site. The copies of the referenced reports were provided to JHA by The Trust for Public Land.

3.1.1 Phase I Environmental Site Assessment, November 21, 2003

The report documents the early commercial/industrial development of the Site during the 1920s and 1930s and "Since that time, the Site has been occupied by a wide variety of industrial uses including: machine shops, steel fabrication, auto/boat repair, fencing and other contractors, among other uses". The WCE report identified three primary structures on the Site (since demolished). Building 1 located on Parcel A was a concrete/stucco and corrugated metal building with concrete floor with several working areas (individual tenant spaces). Building 2 located on Parcel B was an approximate 300-foot-long by 45-foot-wide semi-open corrugated metal building with concrete floor located along the northern property line of Parcel B, and Building 2, also on Parcel B, was an approximate 120-foot by 30-foot corrugated metal building with a concrete floor located south of Building 2. The remainder of Parcel B was used as a storage yard. Parcel C had no structures (Historical Building Locations, Plate 3).

Observations during a Site visit included a wash rack with a drain sump, a clarifier, and a trench drain in Building 1 (Parcel A); several vaults with hydraulic equipment in the western portion of Building 2 (Parcel B); a drum storage area south of Building 3; and oil stained concrete and asphalt were noted in small areas throughout the Site. Oil stained dirt was noted

near the southwest corner of Building 2.

Based on the history and observations of the Site, WCE recommended a subsurface investigation for the entire property with a focus on features like the wash rack, clarifier/sump and trench drain in Building 1 and the vaults in Building 2. A copy of the text of the 2003 Phase I ESA is provided in Attachment B.

3.1.2 Phase II Environmental Site Assessment, February 16, 2004

The report documents the methods and results of a Phase II subsurface soil assessment including a geophysical survey for subsurface features and the drilling eight soil borings and collecting soil samples for laboratory analyses at selected depths from near the ground surface to 16 feet below ground surface (bgs). The selected boring locations were at the features identified in the Phase I Report: the hydraulic lift and visibly stained soil in the southwest area of Building B (Building 2 in the Phase I Report); the drum storage area south of Building C (Building 3); and the abandoned lift, the wash rack, and the clarifier in Building A (Building 1). A total of 23 soil samples were analyzed for Total Petroleum Hydrocarbons as gasoline, diesel, and oil (TPHg, TPHd, and TPHo). Three samples from three boring locations, one from the surface and two from 4 feet bgs, were further analyzed for Aromatic and Halogenated Volatile Organic Compounds (VOCs), for Semi-Volatile Organic Compounds (SVOCs), and for the California list of 17 heavy metals (CAM-17).

The only compounds reported in concentrations about the laboratory reporting limits were TPHo and lead in the surface sample from the stained soil area at the southwest corner of Building B. No TPHg, TPHd, TPHo were reported in the other samples. No VOCs, SVOCs were reported in the three samples analyzed for the compounds and all metal concentrations, except for lead in the surface sample, were within background ranges. The geophysical survey identified a number of subsurface conduits and shallow small metal objects. No indications of underground storage tanks were observed.

The Report concluded that the TPHo and lead containing soils located southwest of Building B should be excavated and transported offsite for disposal/recycling. The extent of the area to be excavated would be based upon visual observations and confirmation soil samples collected from the base and sidewalls of the excavation.

3.1.3 Report of Remedial Excavation and Soil Assessment, May 4, 2004

On March 16, 2004, the soil containing elevated concentrations of TPHo and lead was excavated from an area measuring approximately 10 feet by 20 feet located near the western end of Building B. During excavation, a steel grate covering a previously unidentified clarifier containing oily water was encountered. Additional soil was removed to expose a concrete pad that was identified as a wash rack. The oily soil over the wash rack pad and clarifier was removed and placed in a lined roll-off bin. The concrete was observed to be in good condition. On March 25, 2004, a licensed waste hauler pumped approximately 95-gallons of oily water and sludge from the clarifier and transported the material to the Demenno/ Kerdoon recycling facility in Compton, California. A total of 2.4-cubic-yards of excavated soil were profiled and transported for disposal/recycling to the Santa Maria Sanitary Landfill by Speeds Trucking of Santa Maria, California.

Confirmation soil samples collected above the concrete pad contained TPHo and lead. The soil was properly disposed. A boring was drilled to evaluate the soil under the concrete pad. Samples were collected at three and nine feet bgs and were analyzed for TPHg, TPHd, TPHo, aromatic VOCs, and fuel oxygenate compounds. No compounds were reported in the two samples.

The report concluded that the known area of TPHo and lead containing soil present above the wash rack and clarifier was adequately remediated by removal and offsite disposal and the samples collected at three and nine feet from a boring on the west side of the clarifier did not detect the presence of petroleum hydrocarbons or fuel oxygenate compounds at that location.

3.1.4 Summary Letter of Previous Assessments and Remediation, May 29, 2012

The letter prepared for the City of Ventura Economic Development Division provided a summary of the reports review above. The letter concluded that "Based on Padre's review of the Phase I and II ESA activities and soil remediation activities previously completed at the location of the Kellogg Street Site, that the Recognized Environmental Conditions (RECs) identified at the Project Site have been adequately assessed, characterized, and remediated: and the based on the previous assessment and remediation activities we are unaware of any RECs that exist at the Project Site that would limit the proposed future development.

3.2 Federal and State Database Review

A government database report, prepared by Environmental Data Resources (EDR) of Milford, Connecticut of available federal, state and county agency databases was reviewed to identify government regulated properties having known recognized environmental conditions and potential environmental concerns within the vicinity of the Site. The radii of investigation for the Federal and State agency lists were selected in accordance with the ASTM Standards. The various government databases reviewed are described in detail in the EDR report. Also included in the EDR report are maps illustrating the locations of listed properties relative to the Site. A copy of the EDR Radius Report, dated November 26, 2012 is provided in Attachment C.

A summary of properties that could not be mapped by EDR but were identified as being potentially within the Site vicinity (orphan properties) is also included in the EDR report. Of the listed unmappable properties, none is identifiable as being in the immediate Site vicinity: The pertinent findings of the government database review are summarized as follows:

The Site (Parcel A at 800 Ventura Avenue) is identified on the EDR Historical Auto Station List as having a historical automobile repair business. Having a historical automobile repair business does not indicate that a release has occurred on the Site. The Site was not identified on any of the other databases.

The Site is not located within 1.0 mile of a federal Superfund property.

There are 44 listings (many duplicated) within 0.25 mile of the Site on one or more of the following lists: UST, HIST UST, EDR Historical Auto Stations, and/ or SWEEPS UST as having an active or historical underground storage tank (UST) or automobile repair.

Having a registered or historical UST does not indicate that a release has occurred on the property.

There are 19 properties within 0.5 mile of the Site listed on the LUST List as having a leaking underground storage tank. Seventeen properties are listed as "Case Closed", indicating that the properties were cleaned up to the satisfaction of the responsible regulatory agency. The two open LUST cases are located at 1555 North Olive Street (Ventura Maintenance Yard) and 1689 North Olive (USA Petroleum) approximately 0.5-mile north of the Site. Groundwater remediation is underway at the properties under the direction of the regulatory agency.

All of the listed properties in the immediate Site are identified as "Case Closed" on the California GeoTracker database. The area that includes Ventura Avenue and Olive Street has a long history of industrial and oil related businesses; however, most identified properties have been cleaned up and are no longer a threat to public health and safety.

Based on the database review, a portion of the Site was historically used for automobile repair. Being listed as a historical automobile repair business does not indicate that a release has occurred on the Site. The Site is not within 1.0 mile of a federal Superfund Property. The other listed properties in the Site vicinity have a low probability to have impacted the Site due to their distances from the Site, their down or cross gradient locations, and/or their regulatory status (case closed or undergoing remediation).

3.3 Oil and Gas Development

The California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System, was reviewed to assess the presence of known active or abandoned oil and gas wells within the Site vicinity. Based on the review, the Site was not identified within the boundaries of a designated oil or gas field. The Site is approximately one-mile south of the southern boundary of the Ventura Oil Field. The closest abandoned oil well (Victory Oil Foster No. 4 well) is located approximately one-mile north of the Site. The Site has not been impacted by oil and gas production.

3.4 Agency Records Review

JHA reviewed records for the Site at the City of Ventura Building and Planning Departments and the City of Ventura Fire Department.

3.4.1 City of Ventura

The City of Ventura maintains building permits for properties in the City. JHA requested recent permits for the Site addresses.

JHA reviewed the permits for new construction, electrical, plumping, and signs, and Certificates of Occupancy (COCs) similar to those described in the WCE Phase I Report from 1931 through 2001.

A permit not included in the WCE Phase I Report dated August 5, 2004 for 800 Ventura Avenue was to "demolish existing building". The Site owner was listed as Randall Co. et al. The final inspection was dated January 3, 2005.

Based on the review of available building permits and COCs, the Site was developed as early as 1931 with additional buildings or additions constructed in the late 1930s and 1940s. The buildings were demolished in 2004. A number of commercial and light-industrial tenants have occupied the various building on the Site from the 1930s through 2003.

3.4.2 City of Ventura Fire Department

The City of Ventura Fire Department Inspection Services maintains records of USTs, hazardous materials, and performs annual inspections at properties in the City. JHA reviewed available files for the Site addresses 800 and 816 Ventura Avenue and 33 Kellogg Street.

For 800 Ventura Avenue, the following documents for Southern California Radiator were reviewed: a Hazardous Materials Permit Application notice to dated August 23, 1990 requesting a $68.00 permit fee; and, a 1995 Site Plan showing the locations of hazardous materials including: a 400-gallon Johnson Test Tank (to test automobile radiators); aerosol paint cans; Freon; welding gases; a 55-gallon drum of used anti-freeze; and a drum of new anti-freeze. A 1999 Hazardous Materials Inventory Report for Rock Long's Automotive was reviewed listing oxygen, 400-gallons of waste oil, 30-gallons of Naphtha Solvent, and 55-gallons of waste antifreeze. A 2001 Hazardous Materials Inventory Report for AAA Marine Engineering was reviewed listing oxygen, 55-gallons of motor oil, 55-gallons of waste oil, and 25-gallons of waste Safety-Kleen solvent. A February 28, 2003 notice to AAA Whitehall Marine was reviewed to complete and return a Business Emergency/Contingency Plan and to transfer all flammable materials (solvents, paints, resins, etc) currently located throughout the facility into a designated area.

For 816 Ventura Avenue, the following documents for Amber Steel were reviewed: a cover page for a Hazardous Material's Management Plan dated December 19, 1986 for Amber Steel Company and an inventory listing: 550-gallons of Diesel Fuel; welding gasses; 55-gallons of solvent; 55-gallons of waste oil; 20-gallons of hydraulic oil; 6-gallons of automatic transmission fluid; and 120-pounds of grease. A December 4, 1989 letter was reviewed requiring Amber Steel to provide secondary containment for the 550-gallon above ground storage tank (AST) used for storage of diesel fuel.

For 33 Kellogg Street, the following documents for R&KC Fence Corporation were reviewed: a Delinquent Permit Fee Final Notice for a permit renewal dated May 14, 1997 for storage of welding gasses, and a notification dated September 2, 1997 that R&KC

Fence no longer occupied the property. The property was identified as an Inactive Site on March 19, 1999. The following documents were reviewed for Mares Wrought Iron: January 13, 2000 through February 27, 2003 inventories for welding gasses.

Based on the file review, petroleum products and hazardous materials were stored and used by various tenants at the Site from the 1980s through 2003. No underground storage tanks (USTs) were identified at the Site from the 1980s to the present. Chemical inventories were not required prior to the 1980s. Petroleum and hazardous wastes were generated at the Site during the same time period; however, no manifests for disposal were in the files.

3.5 Sanborn Map, Topographic Map, and Aerial Photograph Review

Copies of Certified Sanborn Fire Maps for the years 1928, 1950, 1963, 1966, 1968, historical topographic maps for the years 1904, 1941, 1948, 1951, and 1967; and, historical aerial photographs for the years 1929, 1947, 1959, 1964, 1970, 1977, 1989, 1994, and 2005 available through EDR, were reviewed by JHA for historical land use identification. Based on the review of available maps and aerial photographs, the historical development of the Site and vicinity was evaluated and is summarized below.

The 1928 Sanborn Map shows the Site to be undeveloped. Kellogg Street is not present. A single dwelling on a large parcel of land is present where Kellogg Street is today. The properties north of the Site, along the south side of Barnett Street, are developed with residential dwellings similar to the development present today. One residential lot in the mid-block is undeveloped (Parcel C of the Site). The Site vicinity is primarily residential or vacant lots.

The 1950 Sanborn Map shows the Site and Kellogg Street to be developed east of Ventura Avenue. Parcel A with the address 816 Ventura Avenue is occupied by buildings identified as machine shops for the Wilson Oil Tool Corporation. The western one-third of Parcel B is developed with two rectangular buildings identified as oil well pipe shops. No structures were shown on Parcel C or on the remainder of Parcel B.

The 1963 and 1966 Sanborn Maps show the main structure on Parcel A to be occupied by a Furniture and Carpet store, the structure on the east side of Parcel A, with the address of 33 Kellogg Street, is vacant. The long rectangular building along the north side of Parcel B has an addition to the east of the original building.

The 1968 Sanborn Map shows the buildings at 816 Ventura Avenue to be occupied by a Steel Fabrication business, the building at 33 Kellogg Street is an Auto Body Shop. The buildings on Parcel B are unchanged and are occupied by a Steel Fabrication business and the remainder of the lot outside the buildings is identified as “Bar Steel Stock Storage”.

Based on the Sanborn Fire Maps, the Site was undeveloped in 1920 and was developed with commercial buildings prior to 1950. The various buildings were occupied by an oil tool

business, a furniture/carpet store, an auto body/repair shop, and a steel fabrication business. Copies of the Sanborn Fire Maps for 1968, 1966, 1963, and 1920 are provided in Attachment D.

The 1904 topographic map (Ventura, 15-Minute Quadrangle, 1:62500) shows Ventura Avenue to be present with individual structures scattered along the east and west sides of the Street. No side streets are present in the immediate Site Vicinity.

The 1941 and 1948 topographic maps (Ventura, 15-Minute Quadrangle, 1:62500) shows the streets in the immediate Site vicinity to be present including Kellogg Street immediately south of the Site and Cameron Street on the east.

The 1951 and 1967 topographic maps (Ventura, 7.5-Minute Quadrangle, 1:24000) shows the Site and Site vicinity in a solid color indicating urban development without individual structures identified.

Based on the topographic maps, the Site was undeveloped from prior to 1904. The streets in the Site vicinity were present in the 1940s. From 1951 through 1967, the Site and vicinity is shown as urban development. No unusual features, such as pits or ponds, excavations, or significant fills were observed on the topographic maps on the Site or in the Site vicinity.

The 1929 aerial photograph (Fairchild, 1" = 500') shows the Site to be part of an orchard. The location of Kellogg Street is not paved and there is an apparent farm house located south of the Site. The orchard continues south and east of the Site. Residential dwellings are present immediately north of the Site along the south side of Barnett Street.

The 1947 aerial photograph (Fairchild, 1" = 500') shows the western two-thirds of the Site to be developed with three larger structures and possibly smaller sheds. The eastern one-third of the Site appears to be vacant land. The land south of Kellogg Street is still an orchard with a commercial structure along Ventura Avenue.

The 1959 aerial photograph (Robinson, 1" = 500') shows the three structures with an addition to the long rectangular structure along the northern Site boundary. The eastern one-third of the Site appears to be a storage yard. A few trees from the orchard remain south of Kellogg Street, southeast of the Site. The Site vicinity is developed with commercial buildings along Ventura Avenue and residential neighborhoods east and west of the Avenue.

The 1964 and 1970 aerial photographs (Mark Hurd, 1" = 500'), and the 1977, 1989, and 1994 aerial photographs (Teledyne, USGS, and EDR, respectively, 1" = 500') show no significant changes to the Site or the site vicinity.

The 2005 aerial photograph (EDR, 1" = 500') shows the entire Site to be a vacant lot.

Based on the historic aerial photographs, the Site was part of an orchard prior to 1929 and the western portion of the Site was developed with the three primary structures prior to 1947.

Prior to 1959, an addition was added to the structure along the northern Site boundary and the Site remained little changed through 1994. Prior to 2005, all the structures were removed and the Site was a vacant lot. Copies of the 2005, 1977, and 1929 aerial photographs are provided in Attachment E.

3.6 City Directory Abstract

A City Directory abstract dated November 29, 2012, prepared by EDR was reviewed for the Site and adjacent properties. The directory listings were provided at approximate one- to five-year intervals from 1926 through 2012. The following Site addresses were listed: 800 and 816 Ventura Avenue, and 33 and 81 Kellogg Street.

The addresses on Ventura Avenue and 33 Kellogg Street were located on Parcel A of the Site and extended onto Parcel B of the Site. 81 Kellogg Street was on Parcel B. There was no mailing address for Parcel C of the Site.

The listings for 800 Ventura Avenue were: 1970 for Ventura Die Shop; 1980 for Ventura Valve Service Inc.; 1986 through 1993 for Southern California Radiator Auto Air Conditioning; and 2002 for AAA Engineering.

The listings for 816 Ventura Avenue were: 1940 through 1957 for Wilson Oil Tool Corp and Castaic Oil Tool Corp; 1961 the address is listed as vacant; 1964 through 1985 for Amber Steel Company; 1993 through 2002 for Tramel Steel Inc.; and 1996 through 2007 for D & M Rebar (the Site was a vacant lot in 2005).

The listings for 33 Kellogg Street were: 1965 for Kellogg Street Auto Body Repair; 1970 for Ventura Ornamental Custom Wrought Iron; 1980 for Bee & Dee Truck and Auto Repair; 1985 for C & D Rig Service; 1986 for Henault Cycle Parts; 1996 for R & KC Fence Corp; and 2002 for Mares Wrought Iron.

The listings for 81 Kellogg Street were: 1970 through 1986 for the Amber Steel Company yard.

Based on the directory abstract, the Site was occupied by various commercial and light industrial businesses from prior to 1940 through 2002.

3.7 Environmental Lien Search Report

An Environmental Lien Search Report, available from EDR, was reviewed by JHA. The Site's three Assessor Parcel Numbers (071-0-031-110, -050, and -100) were searched. Title for the Site is vested in Kenneth M. Saunders, Lori J. Soroko, & Joann Ann Wixen. Title was received from Joann Ann Wixen Trustee in August 2010. No Environmental Liens or other Activity and Use Limitations (AULs) were found for the Site. A copy of the Lien Search Report is provided in Attachment F.

3.8 Site Reconnaissance

On December 14, 2012, a representative from JHA visited the Site to observe current conditions. The Site was observed to be fenced vacant land (Attachment A, Photographs 1 through 4). No structures, trash or debris, above ground or underground storage tanks, open pits, ponds, stained soil, or stressed vegetation were observed on the Site at the time of the Site visit. It appears that the subsurface structures, vaults, and clarifiers were removed during demolition activities.

3.9 Adjacent Property Reconnaissance

Adjacent properties in the immediate Site vicinity were observed by JHA for evidence of recognized environmental conditions. To the east was Cameron Street with single family homes further to the east. North of the Site were single family homes and bungalows. West of the Site was Ventura Avenue with commercial/retail businesses across the Avenue. South of the Site, from west to east were a gasoline station, a commercial storage yard, and single family homes.

No recognized environmental conditions were observed on the adjacent properties from the Site boundary or from the public right-of-way.

4.0 SUMMARY

The following is a summary of the findings presented in this report.

Based on the EDR Radius Report, 800 Ventura Avenue (on Parcel A) was identified on the EDR Historical Auto Station List as having a historical automobile repair business. Having a historical automobile repair business does not indicate that a release has occurred on the Site. The Site was not identified on any of the other database that searched. The Site is not within 1.0 mile of a federal Superfund Property. The other listed properties in the Site vicinity have a low probability to have impacted the Site do to their distances from the Site, their down or cross gradient locations, and/or their regulatory status (case closed).

Based on the historical Sanborn Fire Maps, aerial photographs, topographic maps, directory abstracts, and building permits, the Site was developed as part of an orchard prior to 1929. From the early 1930s through 2002, the Site was developed with three primary structures that were occupied by various commercial and light industrial businesses. The structures were demolished in 2004 and the Site has been a vacant lot since that time.

Based on reviews of the Phase I and II Site Assessments and soil remediation activities previously completed at the Site in 2003 and 2004, the historical Recognized Environmental Condition (Historical REC) identified at the Site (an area of shallow soil impacted with oil and lead) has been adequately assessed, characterized, and remediated.

No environmental liens or other activity and use limitations (AULs) were found for the Site.

On December 14, 2012, a representative from JHA visited the Site to observe current conditions. The Site was a fenced vacant-lot. No structures, trash or debris, above ground or underground storage tanks, open pits, ponds, stained soil, or stressed vegetation were observed on the Site at the time of the Site visit.

No recognized environmental conditions were observed on the adjacent properties from the boundaries of the Site or from the public right-of-way.

5.0 CONCLUSION

Based on the information reviewed and summarized in this report, it is the professional opinion of JHA Environmental, Inc. that this assessment has revealed no evidence of recognized environmental conditions, as previously defined, at the Site. The Curriculum Vitae of the Environmental Professional who prepared this report is provided in Attachment G.

o 0 o

6.0 LIMITATIONS

This report has been prepared for The Trust for Public Land and the City of Ventura as a Phase I Environmental Site Assessment at a 2.41-acre property located on the northeast corner of Ventura Avenue and Kellogg Street, Ventura, California. Parties not designated by The Trust for Public Land should not rely on the information in this report without the written consent of JHA.

In performing the professional services, JHA has applied present engineering and scientific judgment and used a level of effort consistent with the standard of practice measured on the date of this report and in the locale of the project Site for similar type of studies. JHA makes no other warranty concerning any of the services furnished to the client. Inferences with respect to potential subsurface contamination are based on a review of readily available government and historical records and a Site reconnaissance. The findings and interpretations in this report have been developed based on the review of existing information pertaining to the subject Site. It should be recognized that subsurface contamination can vary laterally and with depth below a given Site.

Yours very truly,
JHA Environmental, Inc.

Wallace A. Jensky, II, P.G.
Professional Geologist No 3358

Attachments:

Plate 1 – Site Location Map
Plate 2 – Assessor's Parcel Map
Plate 3 – Locations of Historical Structures

A - Current Site Photographs
B – Text of the 2003 Phase I ESA Report
C - ERD Radius Map Report
D – Sanborn Fire Maps
E - Historical Aerial Photographs from 2005, 1977, and 1929
F - Environmental Lien Search Report
G - Curriculum Vitae of the Environmental Professional

PLATES

ATTACHMENT A

Current Site Photographs

ATTACHMENT B

Text of the 2003 Phase I ESA Report

ATTACHMENT C

ERD Radius Map Report

ATTACHMENT D

Sanborn Fire Maps

ATTACHMENT E

Historical Aerial Photographs from 2005, 1977, and 1929

ATTACHMENT F

Environmental Lien Search Report

ATTACHMENT G

Curriculum Vitae of the Environmental Professional

Appendix C

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Westside Historic Context & Survey Report
City of Ventura

Prepared for:

City of Ventura
501 Poli Street
Ventura, CA 93001

Prepared by:
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June 2011

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Introduction

Background

Ventura's Westside community exhibits some of the City's oldest, most diverse, and historically significant properties due to manner in which the area was developed. The area was first developed as a route to Ojai and Santa Barbara to the north, and was the home to a few of the City's early pioneering families who established small independent farms along the route. After the turn of the twentieth century oil was discovered along present day Ventura Avenue; and into the 1920s, Ventura's Westside community saw a significant change in character from a spattering of small independent agricultural farms to an industrial area supporting oil-related industries and modest worker's housing. The City has an interest in identifying the significant cultural landmarks and resources within this diverse area as a planning tool. Therefore, this survey has been conducted in accordance with the goals identified in the 2005 General Plan and to help inform the Westside Community Plan and Code.

Previous Surveys and Designations

Although the City has undergone several efforts over the years to systematically survey the city, the Westside area has never been comprehensively surveyed for historic and cultural resources. The first study to cover the City's historic resources was conducted in 1977-79. This study was conducted by an intern from the Public History program at University of California at Santa Barbara, which resulted in the City passing a Historic Preservation Policy and Plan. In 1980 Greenwood and Associates prepared a study for the City's Redevelopment Agency called the *Archival Study/Historic Overview: Downtown San Buenaventura Redevelopment Study Area*, but it only covered the City's downtown redevelopment area (bounded by Palm Street on the east, Harbor Boulevard on the south, Ventura River on the west and Poli Street/Park Row Avenue and Wall Streets on the north).

In 1983, Judy Triem of San Buenaventura Research Associates prepared a Phase I Cultural Heritage Survey of Downtown and Ventura Avenue. This study was partially funded through the State Office of Historic Preservation and consisted of a comprehensive block by block survey of all the properties in the downtown area that were not previously covered in the previous Downtown Redevelopment study; however, the Ventura Avenue area was done selectively and only covered the properties prior to 1900. However, representative properties constructed prior to 1940 were photographed. Triem's study inventoried a total of eighty-five (85) properties within the Ventura Avenue area, including seventy-nine (79) residences, three (3) commercial properties, and three (3) cultural properties. Of the properties inventoried in the survey, Triem recommended twenty-five (25) properties as potential landmark properties, nine (9) of which were recommended as eligible for the National Register of Historic Places. However, due to a lack of time and funding, the area was not comprehensively surveyed and as a result, the recommendation is, that this area be studied further.

In 1990, the City passed Ordinance No. 90-4, establishing the Simpson Tract Historic District Overlay Zone. This tract includes properties in the blocks bounded by Ventura Avenue, Sheridan Way and properties on either side of West Simpson and West Prospect Streets.

In 2001, The City contracted West Coast Environmental and Engineering to prepare a Historical Overview and Environmental History of Ventura's Westside and North Avenue areas. The purpose of the study was to research the area's history and identify potential brownfields (hazardously contaminated soils). This study conducted a review of historic aerial photographs, historic Sanborn Fire Insurance Maps, historic city directories, and a drive by site reconnaissance of the study area. Although this study did not specifically focus on identifying historic properties, the historic overview provided the most detailed information on how the Westside historically developed.

From October 2006 to April 2007, the City retained Historic Resources Group (HRG) to conduct a survey update of the Downtown Specific Plan Area, which included over 1,100 properties. As part of this study, HRG prepared an updated and comprehensive historic context for the City of Ventura's downtown area and recommended two hundred twenty-one (221) properties for local landmark designation (64 of which were previously designated) and thirteen (13) Points of Interest (9 of which were previously designated).

Finally, there are a few studies of individual properties or properties within the Westside area, including the Willett Ranch (2686 N. Ventura Avenue), the Water Treatment Plant (5895 North Ventura Avenue), and the San Buenaventura Mission Aqueduct. All of the previous studies and results were reviewed and used in the preparation of this report; the current study utilized the most recent historic context prepared by HRG and supplemented the information to include more specific contextual information about the Westside Community Plan area.

City of Ventura Historic Preservation Policies

The City has an interest in identify, preserving, and protecting its significant architectural resources. As such, the City established a Historic Preservation Committee in 1973 under Ordinance No. 1801, which comprises a seven-member board appointed by the City Council. The City's landmarks ordinance outlines procedures for identifying historic resources within the city. The Committee maintains a master list of Historic Landmarks and Districts in the City of Ventura. Currently, there are 104 properties and 4 districts.

Description of the Historic Context and Survey Report

This survey covers all properties located within the Westside and North Ventura Avenue (hereafter referred to as "Westside" only) area (Figure 1). However, not all properties, structures and objects were documented or recorded as part of this effort. First, an initial reconnaissance level survey eliminated properties that did not appear to have historic significance and high integrity. Following the reconnaissance survey, an intensive level survey was conducted on all

remaining properties that represent the oldest and potentially significant buildings located within concentrated groupings that might constitute *historic districts* or *conservation areas*. Properties that were identified as potential *landmark* properties were documented on State of California Department of Parks and Recreation 523 inventory forms (DPR 523 forms). This survey re-evaluated the properties that had been previously evaluated and updated the information, as appropriate. Properties that are historically significant at the national, state, and local level are also identified with recommendations as to the historic status of each property as assigned State of California Historic Resource Status Codes (for status code meaning see Page 27). A list of all the properties surveyed as part of this study is located in Appendix A.

Once the draft survey is finalized, the information will be used by the Community Development Department staff to help inform decisions related to the California Environmental Quality Act (CEQA), zoning, and design criteria for the Westside Community Plan Area. Once completed, the Community Development staff will work with the Historic Preservation Commission, Planning Commission, City Council, and the public to identify priorities and methods to integrate the survey findings into the overall planning process.

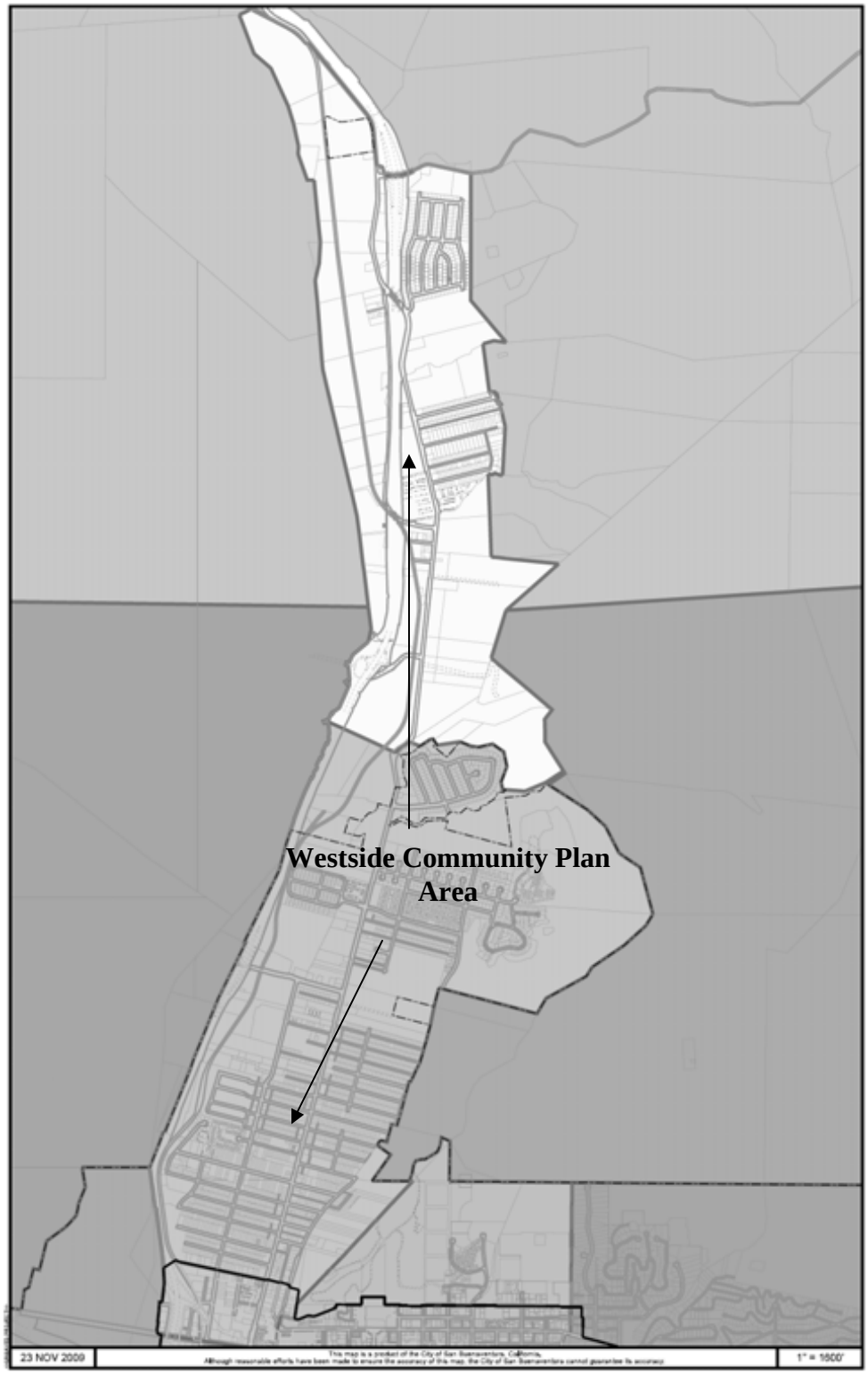

Figure 1. Map of Westside/ North Ventura Avenue Community Plan Areas & Study Area.

Survey and Historic Context Methodology

This survey report and historic context update for the Westside area was prepared by Galvin Preservation Associates Inc. (GPA) with the assistance of city planning staff, volunteers, and the Historic Preservation Commission. The GPA project team consisted of professionals that meet the *Secretary of Interior's Professional Qualifications for History and Architectural History*. The survey and development of the historic context were conducted from February to August 2010. The final report was completed in September 2010.

The historic context and the historical resource survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines* for Historic Preservation and National Register Bulletin 24, *Guidelines for Local Survey: A Basis for Preservation Planning*. The Project was conducted in three phases: 1) preliminary site study and archival research, 2) field survey and draft historic context preparation, and 3) post survey data entry and preparation of final reports.

Preliminary Site Study and Archival Research

The first phase of work included gathering the necessary data for updating the historic context to include additional information on the Westside and Ventura Avenue areas and for conducting the historic resources survey. The purpose of the preliminary archival research was to identify potentially significant historical events, development patterns, properties and important individuals within the survey area. This research was used to supplement the City's existing historic context and for identifying and evaluating potentially significant properties. The steps undertaken as part of this phase included the following:

1.1. Meeting with the City staff. The project team met with the City staff to identify the specific needs of the survey and to gather information on previous studies and resources that were available to the survey team. The project manager clarified the goals for the City and reviewed the project scope and schedule. The project team identified methods to minimize cost for the survey and methods to involve the public in the survey process, including the use of volunteers.

1.2. Review of the project area. The project team collected historic maps, aerial photographs, previous reports and studies, and reference books to better understand how the Westside and Ventura Avenue areas developed over time and to understand what previous information was available. The historic maps were used to identify the development patterns and determine the approximate build dates for the individual properties and the general reference material was used to identify contexts and themes to evaluate property types. This study largely utilized the contextual information prepared in the previous studies and the research team only studied additional contexts not previously explored as a cost savings strategy for the City.

1.3. Initial site visit and orientation. The project team drove around the Westside Community Plan Area to gain an understanding of the types of resources and to identify

potential research themes. The initial site visit was used to orient the project team to major streets and building stock and to compare the built environment with information gained from historic map and literature review. The project team drove the previously identified Simpson Tract Historic District area and noted the properties that appeared to be potentially significant architecturally and properties that may contribute to potential historic district(s). The team took photographs and general notes of the character defining features of the properties and the neighborhood features. This information guided the more focused research that was used in developing the draft historic context.

1.4. Assembling archival historical data. Archival research was oriented toward the identification and development of the Westside and North Ventura Avenue areas and specifically focused on contexts and themes not previously identified in previous contexts prepared for the City. Archival research was conducted at the City (building permit records, various historic documents and other reference materials), Museum of Ventura County Archives (historic aerial photographs, historic Sanborn Fire Insurance Maps, city directories, published biographies and newspaper clippings, Historical Society Journals, etc.), Ventura County Assessor's Office, Ventura Public Library, and the Los Angeles Public Library Central Branch (ProQuest Historical Los Angeles Times). This information was used as a foundation for updating the historic contexts for the project study area.

Field Survey and Development of Draft Historic Context

The second phase of the project included conducting the field survey and inventory and developing a draft historic context. Using the information prepared in the first phase of the project, the project team looked at the properties and historical data collectively and at a more detailed level. The second phase consisted of the following:

2.1. Preparation of a draft historic context. The project historian utilized the most recent historic context prepared for the City by Historic Resources Group in 2007 and updated the existing themes and context periods with information specific to the Westside area. The context included information on the chronological development of the study area as well as important events, properties, industries, and personages associated with the area's development from the Mission period until present day, focusing on the events prior to 1965. The context was used to identify potentially significant properties to be inventoried as part of the survey.

2.2. Triage of properties to be inventoried. The City provided the project team with a GIS map and list of 4,482 properties that are located within the study area (as provided by the Assessor's Records). The project team then walked the study area and photographed each parcel (including vacant parcels for reference). For each of the properties, the project team took notes on a photo log to identify the year the building was built, whether the building had been significantly altered, whether the building was located within a potential historic district, whether it had the potential to be individually significant, or whether more information would be needed on the building.

2.3. Identification of properties to be inventoried on DPR 523A forms. From the list of 4,482 properties, the project team triaged those properties that best represented the identified contextual themes for the City and selected ninety-three (93) properties to be inventoried on State of California DPR 523A (Primary Record) forms. The selected properties included those properties that were the oldest and most intact, the best representative examples of each context and those that may be considered landmark properties. The DPR 523A form is the standard State of California Department of Parks and Recreation Primary Record for inventorying properties. The project team noted the architectural typology, year built, condition, and integrity of each building and identified the current owner information and basic property data on the DPR 523A forms.

2.4. Mapping the district areas. The project team prepared a series of maps to better understand the building typologies by date, style, and location. These maps were later incorporated into the historic context and assisted in identifying the properties that are located within concentrated areas that might constitute a historic district and properties that may have individual significance due to their age, locational pattern, or association with a significant person or trend in Ventura's Westside history.

2.5. Researching individual properties. The project team identified select properties to research further due to their age or potential individual significance. Research was conducted at the City to identify any alterations that had been made to the properties over time. The researchers also looked for names of previous owners associated with the property and the original building permits, if available, as well as historic City directories to identify persons and businesses associated with each individual property. Information gained from the additional research was included in the inventory forms for select properties.

2.6. Identifying historic district boundaries and contributing & non-contributing properties. The project team reviewed the previously identified historic district (Simpson Tract) and reviewed other potential district areas to determine which properties would contribute or not contribute to each potential district. The project team then prepared preliminary maps identifying which properties retained sufficient integrity to contribute to the significance of each district as well as those properties that were located within the district boundaries but were altered or did not contribute to the district. The project team also cross checked the preliminary building information in the field (i.e. address, parcel number, photographs, etc.) to ensure accuracy of the information and updated the previous information on the district areas.

2.7. Meeting with City Staff and Community Development Director to review the preliminary findings. Once the draft historic context had been prepared and the preliminary maps of the survey area had been completed, the project team met with City Staff and the Historic Preservation Commission to review the preliminary determinations. The purpose of this meeting was to identify any missing information and to preliminarily inform the City of the survey findings. GPA provided recommendations on updates to the existing historic

district (Simpson Tract) and identified two additional areas that might constitute conservation areas or potential historic districts.

2.8. Preparing the DPR 523B forms. Utilizing the draft historic context and identified historic themes, the project team sorted the inventory forms into groups that represented each historic context. Notes were taken on properties that represented multiple historic contexts. Then, the project team prepared the DPR 523B forms that included property specific information on the individual building as well as information on the previous owners, architect, area or theme that the building represented, etc. if such information was available. The project team did not conduct additional research on properties that were previously identified in other studies or currently listed landmark properties. Determinations were made as to which properties may be significant individually, based on their identified historic context or theme. The project team then prepared the Draft DPR 523B forms to include significance statements and a summary of the associated context. Evaluations of significance were made based on the National Register, California Register, and local designation criteria.

Post Survey Data Entry and Preparation of Reports

The last phase of the project includes assembling the survey information to peer review the DPR 523 forms, reviewing and editing the draft historic context, identifying possible future research and/or information gaps, providing a discussion of the results of the survey and providing suggestions as to how the findings could be incorporated into the local planning process. This phase also includes inserting and completing sources/notes, maps, and formatting the citations for the draft historic context. Following is the method for completing the third phase of the project:

3.1. Peer reviewing/editing the DPR 523 forms and draft historic context. The DPR forms were peer reviewed for content and accuracy. Also, the draft historic context was circulated to several individuals who identified information gaps and conducted typographical and grammatical edits. The draft historic context was reviewed by City staff as well as the Historic Preservation Commission and was made available to the public on the City's website. The City solicited public comment on the draft historic context for consideration by the Historic Preservation Commission.

3.2. Finalizing district boundaries and contributing/non-contributing properties. Based on the information gained through the final edit of the historic context and inventory forms, the project team made final determinations as to where the district boundaries were located and which properties contributed to the potential districts and conservation areas. This information was then included in the final inventory forms. Some of the properties that were previously evaluated were identified as contributing or non-contributing to the proposed historic districts even if they received a status code previously.

3.3. Assigning status codes to all properties within the districts and project study area. Based on integrity and known information on the properties, each property was given one of

several State Status codes. The status code identifies the potential disposition of each properties inventoried and surveyed (e.g. eligible for the National Register, California Register or potential historic landmark) (see Appendix A for a complete description of each status code).

3. Preparation of the final report. Once all of the inventory forms were completed and the information was incorporated into the historic context, the report was reviewed by the principal architectural historian. The document was then submitted to the City of Ventura staff for review. This phase included incorporating comments from all parties, and formatting and editing the historic context and preparing the final report.

3.4. Presenting final historic context and inventory findings to the Historic Preservation Commission. Once the final report was completed, Andrea Galvin, principal of GPA, presented the final findings to the City to discuss the recommendations of the survey and to begin a forum of implementing some of the recommendations.

Ventura's Westside Historic Context Statement

Introduction: Historic Themes

A *historic context* is a broad pattern of historical development in a community or its region, which may be represented by historic resources. Historic contexts are developed on the basis of background data on the community's history and on data from the surrounding area. However, the historic context is *not* a comprehensive overview of the history of the city, but rather a basic framework used for the identification of significant historical themes to identify potential historic properties that represent those themes.

With the basic themes and periods of development defined, GPA identified property types and styles that represented each theme and the character-defining features of those property types that convey the significance of Ventura's Westside historical development. As historic contexts are unique to each community, the following context identifies those themes and trends that are specific to the City. The following historical themes and contexts are specific to development of the Westside/Ventura Avenue study area:

1. Mission Period, 1782 – 1833
2. The Rancho Period and the City's Founding, 1834 – 1848
3. Early Agricultural Development, 1866 – 1925
4. The Oil and Development Boom, 1920 – 1945
5. The Great Depression and World War II, 1929 – 1945
6. The Postwar Years and the 1950s Boom, 1946 – 1959

Introduction: Identified Resource Types

The Westside/Ventura Avenue (hereafter referred to as "Westside" only) area is rich in its diversity of property types and styles. Specifically, this area exhibits examples of residential, commercial, and industrially related resources from all periods of Ventura's historical development. The resources located within the Westside community include: 1) single-family worker cottages; 2) commercial properties; 3) ranch properties associated with Ventura's early settlement; 4) social institutional properties such as churches, schools and social properties; 5) industrial properties associated with the oil industry; and 6) a few multi-family residential units including bungalow courts from the 1920s and 1930s. The early ranching properties at one time were surrounded by fields and orchards, but those have since been developed into large housing tracts and in most cases only the primary residence remains. The majority of properties were constructed between 1920 and 1930. They include commercial properties modest in size and design and modest single-family residences constructed in the Craftsman and Mission Revival styles of architecture. The majority of resources within the area include these modest single-family residences from the oil boom period (1920s), which individually are not necessarily historically significant, but collectively exhibit good representative examples of working class

streetscapes from this period. Examples of each of the property types are included in the following sections.

Historic Context

Introduction: The Study Area

The Westside study area, oriented north-south and located adjacent to each other on the west side of the City of Ventura, currently has a population of approximately 12,000 residents. The study area is bounded by Park Row Avenue on the south and Cañada Larga Road on the north; it is bisected by Ventura Avenue. It comprises a variety of different land uses including areas devoted to residential, commercial, industrial and limited agricultural uses. Historically the area was largely covered with agricultural fields and farms and was inhabited by some of the town's most prominent citizens. After the turn of the 20th century, oil was discovered in the area, resulting in a localized boom in the 1920s. As a result of the oil industry, much of the land was subdivided to make room for modest single-family housing to accommodate oil workers and those employed in associated industries. New schools were built as well to accommodate for the increasing population.

Ventura Avenue, which runs north-south and is now referred to as 'the Avenue' by residents of the city of Ventura, was formerly called Cañada Street. The southern portion of Ventura Avenue was originally Spruce Street and north of the oil fields it was called Nordhoff Road.[1] Ventura Avenue historically served as the area's primary commercial corridor, running through the center of the area and eventually connecting to Highway 33 and Ojai. In its early years, a few farmhouses lined the roadway surrounded by large expanses of wheat, grains, and apricots. After oil was discovered in the 1920s, the avenue began to change. Development became increasingly dense from the 1920s to the 1950s. Today, the northern section of the study area is somewhat dominated by industrial uses, such as multi-use "industrial yards" and a large petroleum tank farm, although there are still a few remnants of agricultural fields present. The northern section also has large residential developments from the 1960s to the present day. A few late 19th century residences remain mixed in with modest worker's housing from the 1920s, '30s, and '40s. Due to the mix of property uses and ages, the Westside study area exhibits a wide variety of property types and architectural styles, demonstrating how this particular area in Ventura's history has evolved over time to accommodate the many changes in the area.

Development History and Associated Property Types

The Mission Period, 1782 – 1833

Mission San Buenaventura was founded on Easter Sunday, March 31, 1782. Plans for a mission at San Buenaventura were drawn up as early as 1768, when the area was selected as the site for

[1] David W. Hill *The Streets of Ventura: Their Names and How They Came to Be* (Ventura, CA: Museum of Ventura County, 2008).

an intermediate mission between the existing Mission San Diego and Mission San Carlos. In 1771, the Fathers assigned to Mission San Buenaventura started their journey to Rancheria de la Asuncion de Nuestra Señora at the mouth of the Santa Clara River, south of the present-day City of Ventura. Political infighting and Native American uprisings delayed the founding of the mission until 1782. Mission San Buenaventura became the ninth mission established in Alta California and the last mission established by Father Junipero Serra.[2] The first mission building and its chapel were located near the present-day intersection of Thompson Boulevard and Palm Street; they no longer survive. The existing mission building on Main Street was built in 1804.

The survival of the mission relied heavily on the availability of water. Until the construction of the aqueduct, the mission relied on rainfall and seasonal crops for survival. The first source of water was likely gained from crude ditches dug to the Ventura River. In April and May 1782, Father Cambōn probably supervised the digging of open, unlined channels from the nearby river to fields immediately surrounding the mission.[3] The Spanish relied on Chumash Indian labor for construction of the mission and its ancillary buildings. It appears that the aqueduct was constructed in the late 1790s or early 1800s, though the exact date is unknown. The lack of availability of Mexican artisans and stonemasons in Alta California prior to this time likely prevented its construction until this time.[4] Studies of construction practices within the California missions have also revealed that most construction activities associated with waterworks took place between 1805 and 1815. This included the construction of aqueducts, reservoirs, dams and mills. The mission was reported to have a "copious supply of water that produced more than ordinary harvests of grain and fruits" as early as 1787.[5] Based on historical data concerning the development of Mission San Buenaventura, it appears most likely that the aqueduct was constructed between 1792 and 1815. In addition to the construction of the aqueduct, there is also speculation that Buenaventura had a master mason in the mid-1790s and that a mill building was erected in 1802 to power the operation, although the mill building is no longer extant.[6]

The aqueduct ran east of what would eventually become Ventura Avenue. It originated at San Antonio Creek near the Rancho Anaz Adobe on Old Creek Road north of the study area and ran south approximately seven miles along the base of the hillside, passing present-day Weldon Canyon and Cañada Larga before leading to the mission on present-day Main Street in downtown Ventura. The purpose of the aqueduct was to channel water to crops for irrigation and to channel water to the mission complex for other domestic uses. Typically, in this type of system, water was diverted from the headwaters upstream with either an earthen diversion dam or a mortared stone dam. Aqueducts were typically raised from the ground and made of stone and mortar (as opposed to *acequias* or *zanjas*, which were typically open dirt channels). The San Buenaventura Aqueduct was made of uncoursed raised rubblestone and was supported by six-foot wide large stone buttresses. The stone structure varied in height depending on the terrain and

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2 Fr. Zephyrin Engelhardt, *San Buenaventura: The Mission by the Sea* (Santa Barbara: The Schauer Printing Studio Inc., 1930), 6.

3 Dorothy E. Brovarney. "Cañada Larga: History and Preservation of the Mission San Buenaventura Aqueduct," *The Ventura County Historical Society Quarterly* 32, no. 3 (spring 1987): 7.

4 Brovarney, 8.

5 Brovarney, 13.

6 Brovarney, 10.

had a shallow trough lined with mortar at the top that allowed passage of water to the mission complex. The aqueduct had a gradual fall from the headwater to the mission to maintain enough pressure to keep the water flowing through a shallow trough measuring approximately 10 inches deep and 30 inches wide. The San Buenaventura water system was fairly sophisticated and consisted of a dam that diverted water into the aqueduct, which channeled unfiltered water to the mission's vineyard and orchards and also to basins for washing clothing (*lavanderia*). The aqueduct also channeled water through a control building and filter to provide clean water for drinking in fountains in the mission quadrangle. The fountains functioned for both decorative and utilitarian purposes such as drinking, washing and bathing. Fountains also supplied water to the *lavanderia* that was later channeled to the fields for irrigation.[7]

The aqueduct remained in use until 1861 when it was washed out by floods from winter storms. After this, it fell into disuse and remained so until the Santa Ana Water Company purchased the mission water rights in 1871 and used the aqueduct, supplemented by a reinforced plank conduit, to transmit water once again. Around 1900, however, a hole was blasted through the aqueduct at Cañada Larga Road in the study area to accommodate a road.[8] Today, the largest remaining portion of the aqueduct remains visible at this site along Cañada Larga Road. The surviving portion consists of two fragments which total approximately 100 feet in length. There is a 12-foot gap between the two fragments from when the road was created. The aqueduct portion at Cañada Larga Road is listed on the National Register of Historic Places and is Ventura County Landmark #28. Smaller segments are also visible farther south along the base of the hills at the end of East Vince and East Lewis Streets, east of Ventura Avenue. This portion is Historic Landmark #58.

In addition to the mission aqueduct, as early as 1828, Father Francisco Uria reported that the mission had three reservoirs, […] ten orchards of fruit trees, besides vegetable gardens […] vineyards and olive groves.[9] The vineyard that Uria is referring to was located to the north of the mission complex within the study area. It consisted of approximately 19 acres and was surrounded by a hexagonal stone wall. A plat map of the lands belonging to Mission of San Buenaventura dated December 1860 by the U.S. Surveyor General J.E. Terrell shows the vineyard (labeled Tract No. 3) being located 42.88 chains north of the northeast corner of the mission's historic garden and orchard. The original mission garden and orchard was located just southwest of the mission church building near the present-day Museum of Ventura County and associated park lands. The original vineyard site is located approximately in the neighborhood bounded by Bell Way, West Barnett Street, West Warner Street, and West Flint Street on the west side of Ventura Avenue. Although not visible, the stone foundation walls are likely still extant below ground.

Extant Properties:

The only extant resource from the Mission Period in the survey area is the mission aqueduct, a portion of which is located near Cañada Larga Road.

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7 Brovarney, 14.
8 Brovarney, 26 – 27.
9 Brovarney, 10.

The Rancho Period and the City's Founding, 1834 – 1848

In 1834, Pio Pico, the last Mexican governor of California, ordered all of the missions secularized and their administration transferred to the Mexican government. He began awarding land grants to prominent businessmen, officials and military leaders. He gave a total of 19 grants of ranchos in the Ventura County area, the majority of which contained thousands of acres. Native Californians of Spanish or Mexican descent, known as *Californios*, accumulated great wealth, largely through cattle ranching. They built large adobe residences both close to the mission and on vast grazing acreage outside the mission area. The study area is located on several former ranchos including Rancho Cañada de San Miguelito, Rancho Cañada Larga o Verde, Rancho Santa Ana, and small portions of Rancho Ex Mission Tract No. 1. The Rancho Arnaz Adobe, located along Old Creek Road and Highway 33 near the head of the former mission aqueduct is located outside the study area, but is in close proximity. This building dates to the Mexican period. Battles between troops loyal to Mexico and opposing *Californio* rebels led to the ousting of governors of the province of Alta California. The land holdings of the mission were taken over by Manuel Antonio Rodriquez de Poli, a native of Spain, and patented on August 24, 1874.

After the end of the Mexican-American War, California became a territory in 1848 and a state in 1850. Jose Arnaz began laying out a town site at San Buenaventura in 1848.[10] The town consisted of mostly adobe buildings constructed in the vicinity of the mission along present-day Main Street. In addition to the new buildings in town, a U.S. Coast Survey Map dating to 1855 shows three "Indian Ranchos" within the lush Ventura River basin. The land to the north of Main Street on the west side of present-day Ventura Avenue consisted of row crops. A dotted trail is present along the approximate route of present-day Poli Street running to the north of the mission complex and connecting to Ventura Avenue, which was little more than a dirt path leading to Ojai to the north and had few buildings present within the immediate vicinity.

The house at 49 Park Row Avenue was constructed in 1855 in the Vernacular Victorian style. The two-story single-family residence has a front gabled roof with a full-width porch with a hipped roof supported by square columns. The house has a clapboard exterior and narrow double-hung windows. It is an example of the types of houses being built in the middle of the 19th century in Ventura when the avenue served as the main road to Ojai and development outside the immediate vicinity of Main Street was sparse. The house would have been surrounded by agricultural fields or open space when it was constructed. It was not until later in the century that the first streets and tracts would be laid out beyond downtown Ventura.

Extant Properties:

There is one extant example in the survey area from this period. The residence at 49 Park Row Avenue was constructed in 1855 in a vernacular style with Victorian influences. The Ortega Adobe at 215 West Main Street, though outside the survey area, is an important early example of

[10] E.M. Sheridan, *History of Santa Barbara, San Luis Obispo and Ventura Counties, California*. (Chicago: The Lewis Publishing Company, 1917).

residential development. It was built between 1855 and 1857 by Emigdio Miguel Ortega, on a portion of the former Rancho Ex-Mission San Buenaventura near the Ventura River.

Early Agricultural Development, 1866 – 1925

The city was officially recognized within United States jurisdiction when a post office was established in 1861. The city was incorporated as the City of San Buenaventura under an act of the state legislature in 1866. It remained largely rural, with a few adobe buildings. Development was concentrated west of the mission on either side of Main Street. Outside of this area, the land was mostly still open fields. Ventura Avenue was then known as Cañada Street. This area of San Buenaventura was known at the time as La Cañada, or the canyon. It was subdivided for farmland, but that remained the extent of its development until the 1880s and 1890s.

The establishment of a stagecoach line in 1868 would stimulate growth in the city that would continue for the remainder of the 19th century.[11] At the time, Ventura Avenue was the main thoroughfare on the route north to Ojai. As a dirt road, it was dusty, and "it had to be sprinkled by a water tank to which a sprayer was attached." When it rained heavily as it did in 1914, nearby Ojai got 24 inches of rain, and "our few dirt roads [including the Avenue] were veritable masses of mud and dirt."[12] After the stagecoach line was completed, followed by the Transcontinental Railroad in 1869, the town of San Buenaventura experienced its first land boom. Travelers and potential residents arrived by train to Sacramento and traveled south through town by stagecoach. The Southern Pacific Railroad used newspaper ads, magazine articles, books, and lectures to promote California as a land of opportunity, and thousands of people traveled west on special excursion trains. The completion of the wharf in 1873 spurred further economic growth by providing better shipping and storage facilities for merchants and the growing number of agricultural interests. It also provided access to Ventura for passengers.

The railroad arrived in Ventura in 1887. Mrs. Edward Canet recalled that the train would stop on their property off of northern Ventura Avenue to let passengers board. Members of the family would wave a scarf at the train as it stopped and passed. [13] The arrival of the railroad began a period of incredible growth in the city. The development of Main Street accelerated, and soon there were brick buildings replacing the earlier wooden and adobe structures. The neighborhoods around Main Street grew dramatically as well, filling in with residences. Some of this development spilled over into the Ventura Avenue area, and scattered residences were built as some of the first streets were laid out on either side of the avenue, though the land remained largely open.

Some of the earliest tracts in Ventura, developed between 1876 and 1887, were laid out along the southern end of North Ventura Avenue near Main Street. These included the Dubbers Tract, the Obiols Tract, the Tico Tract, and the Park Row Tract along the southern end of North Ventura Avenue, and the Mission Orchard and Brooks Tracts south of Main Street at the intersection of

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[11] Sheridan, 25.

[12] "Henry Sparks Writes," Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965, 39.

[13] Fraser, 19.

Main Street and Ventura Avenue. These tracts were developed primarily as farmland, punctuated with farmhouses or simple adobe or wood-framed buildings. It was not until the 1920s that the tracts were subdivided into parcels and developed further.

By the beginning of the 20th century, some of the earliest residential streets had been laid out, including Park Row and Harrison Avenues, Pearl (now Center), Diamond (now Simpson), Ruby (now Prospect), and Walnut (now Cedar) Streets on the southern end of Ventura Avenue.[14] On these streets off of Ventura Avenue closer to downtown, such as Park Row, Mission, and Harrison Avenues, homes were constructed as the town grew. Some of these late 19th century residences remain today in the study area. There are a number of surviving examples on Park Row Avenue west of Ventura Avenue, which was close enough to downtown Ventura that development occurred on it as well. 183 West Park Row Avenue is a modest, one-story farmhouse with Italianate influences. The home was built before or around 1896, when William Sharp, a farmer, and his family were recorded as living here. Sharp also owned two other parcels east of the home. It is an example of the sparse but growing development along the southern end of North Ventura Avenue that was occurring in the late 19th century. There are also several surviving houses on West McFarlane Street, East Stanley Avenue and North Ventura Avenue.

Prior to the discovery of oil in the 1920s, commercial enterprises were slow to develop. A few timber-framed commercial buildings were located along the southern section of Ventura Avenue, but the land on either side of Ventura Avenue farther north remained largely open with a mix of land uses including scattered residential lots, vacant lots, and some cultivated fields devoted to orchards and crops like lima beans, apricots and lemons. The *Ventura Signal* described it being "bordered on either side by beautiful residences with their flower gardens, ornamental shrubbery, and fine orchards, making it one of the most delightful drives in all Southern California."[15] Orchards of walnuts, oranges, lemons, and almonds were grown. As Ventura Avenue became more developed with farms and farmhouses on either side of its length, it was described in 1887 as being "lined on either side by orchards, gardens, and well cultivated fields."[16] There was a natural gas plant on McFarlane Street that was constructed in 1891, but this was largely the extent of commercial development beyond the vicinity of Main Street until the 1920s.

Ventura Avenue was dotted with modest and medium size single-family farmhouses, some of which are extant. The homes were often built in the Victorian style and were finished with clapboard. They were often surrounded by landscaping and accompanied by outbuildings and orchards. A few of these early houses with portions of their orchards remain along Ventura Avenue, such as the Willett Ranch at 2686 Ventura Avenue.

The Willett Ranch, just south of School Canyon Road, was built around 1906 and moved from its original site on a hill on the property to its present location sometime after 1908, when

[14] West Coast Environmental and Engineering, "Historical Overview: The Ventura Brownfield Project," prepared for the City of San Buenaventura, February 2001, 23.

[15] Edwin Earl Hampton, Jr., "Ventura County: Garden of the World," *Ventura County Historical Quarterly* 46, nos. 1 – 4 (2002): 179.

[16] "Ventura County: Rich in Resources and Ready for Development," *Los Angeles Times*, January 1, 1887, 5, accessed April 7, 2011, http://proquest.umi.com.ezproxy.lapl.org.

Richard Willett was born.[17] The house is a one-story residence with a rectangular plan, side-gabled roof with exposed rafter tails, and clapboard siding. The east elevation has a brick chimney. The portion of the house with the chimney that faces the street was built in the 1920s. The primary elevation faces away from the street. Richard Willett related that his grandfather purchased the ranch in 1873. His father, Muktar Willett, enlarged the ranch and planted apricots. Oil would eventually be discovered on the property.

2453 North Ventura Avenue is a Queen Anne style home with Eastlake influences built around 1890. It has an L-shaped plan and a recessed porch with decorative millwork details. It is finished with clapboard siding and has shingles beneath the front-facing gable of its primary façade. It is an example of the late 19th century farmhouses built along North Ventura Avenue at this time. It was built by Albert Barney, a fruit grower.

One of the most prominent families in 19th century Ventura was the Fosters. Eugene Preston Foster was born in 1848 and emigrated west with his family from Illinois to the San Jose area. He moved to Ventura County in 1871 and went into the business of sheep herding in the Santa Clara Valley. He and his family moved to Ventura after droughts in the late 1870s brought the herding business to a standstill. The Fosters built their home on Ventura Avenue, which at the time was "one of the best residential districts in Ventura" and home to lawyers, merchants, farmers, and bankers.[18] The Fosters contributed greatly to the City of Ventura; their gifts included land for parks, the land on which the E.P. Foster School was built, and trees to plant on city and county streets. Their Colonial Revival home, located at 2717 Ventura Avenue adjacent to the E.P. Foster Elementary School, was recently destroyed by fire and no longer remains.

The northern Ventura Avenue area (from the Gosnell Bend north toward Casitas) was known locally as "Sleepy Hollow" at this time and was primarily developed with small family farms. The name "Sleepy Hollow" is speculated to have been given by an early settler named Charles E. Hoer, who was from Concord, Massachusetts and buried in the "Sleepy Holly Cemetery". Hoer first settled in the area in the 1870s and then returned in 1881 with a gentleman by the name of N. B. Smith, who likely used this name for the avenue section adjacent to his property.[19]

Sleepy Hollow was described as a "quiet canyon… under a fine state of cultivation. On each side of the road are beautiful little farms, handsome residences, ornamental grounds and thrifty orchards."[20] Families such as the Frasers, the Barnards, and the Canets lived on the east side of Ventura Avenue. The Hubbards, the Morrisons, and the Smiths are a few of the families that resided on the west side. Nathan B. Smith grew asparagus. Adjacent to his property was the Ventura mill. Late 19th century photographs show residences scattered among agricultural fields and orchards. Residences on much of Ventura Avenue did not have address prior to the 1920s, merely a general mailbox number, testament to the sparse, largely agricultural development on

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17 Richard Willett, interview by Viola Carlson, tape recording, Ventura, CA, June 1987, Museum of Ventura County, Ventura.

18 "Profile of the Week," *Ventura County Star-Free Press*, May 16, 1971, 4.

19 Memo by J. H Morrison to Miss Marjorie Fraser, October 30, 1961 regarding the origin of the name "Sleepy Hollow." Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 3.

20 Hampton, 182.

the street. Few of these early residences remain surrounded by portions of their original orchards or open land, but several do remain extant.

4692 North Ventura Avenue is a one-story cottage constructed in 1900 on the east side of the avenue. It has a hipped roof with front gable and a partial-width recessed porch supported by Ionic columns. It is clad in wood siding and has single sash double-hung windows. It is characteristic of the types of houses that were constructed by the families of North Ventura Avenue at the turn of the 20th century. The property was home to the Allan Fraser family, who moved in to the new house in 1900. It was previously known as Sky Ranch when an African American man had homesteaded the property. Ida Fraser, daughter of Allan Fraser, recalled that growing up they "had a croquet ground and a tennis court […and] a gathering that was enjoyed once weekly was horseshoes."[21]

Just north of the Allan Fraser residence is 4850 North Ventura Avenue, also owned by the Fraser family. It is a two-story Spanish Colonial Revival residence with an L-shaped plan and surrounded by surviving orchards. It has a cross gable roof with exposed rafter tails and terra cotta tiles. The house is clad in stucco. It is one of the few large single-family residences in the area built in the Spanish Colonial Revival style.

Eva Hubbard Hanlin recalled the social life on northern Ventura Avenue towards the end of the 19th century: "We used to have a nice time. There were so many young people to attend out home parties."[22] Social life included dances and amateur theatrical productions. It also took on the form of organized clubs. The Casa de Rosas Club was formed in 1896 as a women's club for residents of the northern section of Ventura Avenue. First called the Social Reunion of Sleepy Hollow, a member of the club described it as a result of "the need of housewives to meet socially, to talk over the beauty of Ventura Avenue, to sew a fine seam in the company of others, and to share the joys of motherhood."[23] Women of the families of North Ventura Avenue such as the Frasers, the Orrs, the Barnards, the Hubbards, and the Smiths were members. The club changed its name to the Casa de Rosas Club about 1911 when it was suggested that the club be named for the Griswold home on Ventura Avenue, which had yellow roses adorning it.

The Ventura flour mill was constructed in 1876 about three miles north of downtown Ventura along the Ventura River.[24] Local residents would take their wheat to grind into flour; later the mill was turned into an ice-making plant and later a dance hall.[25] The flour mill was owned by Thomas Clarke and was modeled after the famous Minneapolis Mills of Minnesota. The main building was 50 square feet, three and a half stories, including a basement, and had wings of

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[21] "The Allan Fraser Family," written by Ida Fraser Byard, reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965, 29.

[22] "My Life on Ventura Avenue from Childhood until I was seventeen 1877-1893" Written by Mrs. Eva Hubbard Hanlin, February 4, 1964, reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965, 9.

[23] "Casa de Rosas Club," reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965, 18.

[24] Letter by J. H Morrison to Miss Marjorie Fraser, November 16, 1961 regarding the early families living along Ventura Avenue. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965, 4.

[25] Hanlin, "My Life on Ventura Avenue," 7.

about the same size on the ground for storage. It was powered by a turbine wheel in the river. There was also a large warehouse connected to the milling works located near a railroad track. The mill could produce 100 barrels of flour per day and supplied both Ventura and Santa Barbara Counties.[26] The building no longer remains.

Located about a mile north of the flour mill was the Mill School, established in September 1875 as part of the Cañada de Larga School District. The one-room schoolhouse was named for the flour mill and was established for the children of Sleepy Hollow's residents. A new building was constructed in 1904 – 1905 in the Mission style. It had a bell tower on its primary elevation and had "hallways and a library, all heated by a big wooden stove in the center of the schoolroom."[27] The present Mill School building, located at 5301 North Ventura Avenue, was built in the 1930s and incorporated the 1904 building into its southern portion. [28] It is now the home of the Brooks Institute of Photography.

Extant Properties:

The majority of properties from this period consist of single-family residences constructed along the length of Ventura Avenue and along the first streets laid out on either side of Ventura Avenue near downtown, which was developing at this time. This growth spilled over onto the southern part of Ventura Avenue and its side streets. Some of these streets include Park Row Avenue, Mission Avenue, Center Street, and Prospect Street. The homes on these early streets are often Victorian style homes and vernacular homes with Victorian influences. Some of the homes now located on these side streets were once located on Ventura Avenue and were later moved when the street became more developed after the discovery of oil in the 1920s.

Extant examples of residential construction from this period include 41 Bell Avenue (constructed 1890), 62 Bell Avenue (constructed 1890), 68 East Center Street (constructed 1900), 83 East Center Street (constructed 1908), 111 Franklin Lane (constructed 1900), 105 West Harrison (constructed c.1905), 52 West Mission Avenue (constructed 1886), 128 West Mission Avenue (constructed 1900), 125 West Park Row Avenue (constructed 1895), 183 West Park Row Avenue (constructed 1893), 56 East Simpson Street (constructed 1905), 563 Ventura Avenue (constructed c.1900), 4692 Ventura Avenue (constructed 1900), and 2453 Ventura Avenue (constructed c.1890).

Character defining features for the Victorian homes in the survey area include wood clapboard siding, decorative woodwork, multiple roof forms, shingle siding beneath the eaves, porches above the main entrance or wrapping around the primary elevation, and narrowly-proportioned double-hung windows. Character defining features for the vernacular homes with Victorian influences include cross-gabled or hipped roofs, wood siding, narrowly-proportioned double-hung windows, and small porches over the main entrance.

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[26] Reproduction of Thompson and West's *History of Santa Barbara & Ventura Counties, California, With Illustrations and Biographical Sketches of Its Prominent Men and Pioneers* (Howell-North. Berkeley, California, 1961), 378-379.

[27] Byard. "The Allan Fraser Family," 28.

[28] Judith P. Triem, "Ventura County Cultural Heritage Survey: Phase I" prepared for the City of Ventura, 1983, 3.

The end of the period saw the construction of Craftsman bungalows and bungalow courts, though not many bungalow courts remain. One extant example is located at 870 Ventura Avenue. There are also several extant Mission Revival homes, but the majority of homes built in this style date from the next context period. The character defining features of these properties are discussed below.

The Oil and Development Boom, 1920 – 1945

The first signs of the oil boom to come occurred in 1861, when George S. Gilbert established an oil refinery on land that was known was Rancho Ex-Mission San Buenaventura. The oil was refined for use in lamps and transported to San Francisco. Oil was first discovered along Ventura Avenue in 1885 while crews were drilling for water; the area at the time consisted of farmland. Oil was subsequently discovered in what was to become known as the Ventura Avenue Oil Field (VAOF) in the early 1900s, but much of the oil was surrounded by pockets of high pressure natural gas which made it difficult and dangerous to harness. Investors were keen to claim rights to the oil rich land, but the difficulties encountered while drilling delayed their financial success.[29] Drilling was limited to shallow wells, which were often abandoned due to high concentrations of water.[30] It was not until the 1920s that advances in technology allowed for deeper wells to be drilled successfully and oil to be extracted.

Ralph Lloyd of Ventura, who studied geology, mapped what was to become the Ventura Avenue Oil Field (VAOF), convinced that there was oil to be found. He and Joseph Dabney leased a large area of land from neighbors, including the Gosnell, the Taylor, the Hartman, and the McGonigle, and formed the State Consolidated Oil Company. They began drilling in 1914, but were unsuccessful due to the gas pockets exploding during drilling and salt water seepages contaminating the oil. The land was leased by Shell in 1916, and from the beginning it encountered the same kinds of problems Lloyd and Dabney had experienced.

The McGonigle lease, separated from the rest of Shell's leases by a high ridge, proved one of the most difficult to drill. Equipment had to be transported over the ridge, and the steam boilers commonly used to power the equipment were too heavy and cumbersome to move to the site. Thus the land was the first in the state to be drilled entirely by electricity.[31] Progress on all four leases was slow due to the complex geology of the area as well as the ever-present salt water and high-pressure gas pockets. Shell's efforts did not pay off until 1922 when Gosnell No. 3 began producing around 900 barrels of oil a day.[32] Associated Oil acquired the Hartman and McGonigle leases, which soon proved profitable as well. The success seen on the Ventura Avenue field was aided by advances in drilling technology in the first half of the 1920s, which allowed the rigs to drill deeper and withstand the high pressure gas pockets that had been such an impediment previously. Thereafter, the Ventura Avenue field proved incredibly successful. By the middle of the decade, the VAOF had 113 wells that were producing about 57,000 barrels of

[29] "Ventura Brownfield Project," 13.

[30] Richard Denison, *The First 100 Years in Ventura* (Ventura, CA: Denison & Teichman, 1966), 52.

[31] Kendall Beaton, *Enterprise in Oil: A History of Shell in the United States* (New York: Appleton-Century-Crofts, Inc., 1957), 109.

[32] Beaton, 111.

oil and 213 cubic feet of gas per day.[33] The VAOF was "rated by oil men as potentially one of the richest and longest-lived natural gas and oil fields in the State," the *Los Angeles Times* proclaimed in 1931.[34]

The discovery of deeper wells of oil in the 1920s prompted the rapid development of Ventura Avenue. The population of the Westside area had doubled to over 10,000 by the 1930s. The area was transformed from one devoted to agriculture to one that supported the oil industry.[35] The agricultural fields and hills north of Ventura were transformed into oil fields occupied by derricks and oil wells. Farther south on Ventura Avenue, the land was subdivided to build much-needed workers' housing. The boom in the oil industry brought large numbers of people in, which caused a temporary housing shortage in Ventura and led to the rapid development of tracts on both sides of Ventura Avenue. This more extensive development first began occurring in 1925 – 1926. The area became characterized by neighborhoods of modest single-family homes built mostly in the Craftsman or Mission Revival styles popular at the time. One of these tracts, the Simpson Tract, was developed in 1925 when Carl Simpson sold farmland he had inherited from his family to Joseph Argabrite, who subdivided it and sold the lots. The Simpson Tract is characterized by modest four and five room homes built in the Craftsman and Mediterranean Revival styles. These homes were built between 1925 and 1930 and have detached garages toward the rear of the property and street trees in front.[36] The Simpson Tract is characteristic of the development explosion that took place in the latter half of the 1920s on both sides of Ventura Avenue. Some of the homes on these side streets date from earlier periods and were moved from downtown and Ventura Avenue as the pace of commercial and industrial development increased.[37] Some multi-family residential development occurred as well, but not to the extent that single-family residential development did. The majority of the construction in the 1920s occurred on the streets surrounding Ventura Avenue. Some industrial development occurred to the north, but the majority of construction in this portion of Ventura Avenue would occur in the 1940s and 1950s.

The influx of oil workers put pressure not only on the housing stock of Ventura but on other amenities as well. Two new schools, the Avenue School and the E.P. Foster Elementary School were built in the 1920s to expand the city's school capacity. The Avenue School District was created in 1888 after residents petitioned the Ventura County Board of Supervisors for a district.[38] The 1920s saw incredible growth of the district and of its schools. The number of children dramatically increased, echoing the general population boom of the decade.

A new school building for the Avenue School, a one-story Mission Revival style building at 2647 North Ventura Avenue, was built beginning in 1924 with two buildings containing two

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33 "Ventura Brownfield Project," 13.

34 "Ventura County," *Los Angeles Times*, December 4, 1931, H26, accessed April 7, 2011, http://proquest.umi.com.ezproxy.lapl.org.

35 "Ventura Brownfield Project," 2.

36 Ventura Ordinance No. 90-4, City of San Buenaventura Simpson Tract Historic District, Architectural and Development Guidelines

37 Triem, "Ventura County Cultural Heritage Survey," 9.

38 Betty Jane Shattuck, "A Historical Study of the Avenue School District" (master's thesis, University of Southern California, 1964), 20.

classrooms and a clubroom for community use. Architect Albert Hogsett informed the school board that he could design a building nearly twice the size for the same amount of money, but the school board did not believe that enrollment would increase to such a degree that a building that large would be necessary. The new school was formally opened in 1925. That fall, more students than ever before enrolled, and the district had to hire a third teacher for the school. A blackboard was installed in the clubroom so it could be used as an additional classroom.[39] By 1928, enrollment had jumped from 52 to 527 students. Additional land was purchased to enlarge the school, and three classrooms, a cafeteria and offices were added that year. The addition was designed by the Los Angeles firm of John C. Austin and Frederick Ashley.

A kindergarten was added to the school district in 1929. An underpass was excavated beneath Ventura Avenue to allow for the safe passage of students across the increasingly busy street. In 1926, the growing district also began contracting to have bus transport for its pupils until it purchased its own buses.[40] The E.P. Foster Elementary School at the corner of Pleasant Place and Ventura Avenue was constructed in 1930 to accommodate the growing district. Even before its completion, two more classrooms were added to the five already planned.

Ventura Avenue became increasingly commercial during this period. Buildings like those at 698 – 684 and 1240 – 1280 North Ventura Avenue, built in 1926 and 1929 respectively, were constructed to cater to the growing population. 698 – 684 North Ventura Avenue, a one-story Spanish Colonial Revival building with Art Deco influences, had four commercial occupants upon its completion, including a barber, grocer and restaurant. 1240 – 1280 North Ventura Avenue is a two-story Spanish Colonial Revival building with an L-shaped plan and flat roof with side gables. It exhibits characteristic Spanish Colonial Revival features including textured stucco finish, clay roof tiles, metal balconies with decorative scrollwork, and arched openings on the first floor of its primary elevation. These two buildings illustrate the rapid growth of Ventura Avenue during the 1920s and the construction aimed at catering to the new residential developments on either side of Ventura Avenue. A number of extant commercial buildings from this period remain between Harrison Avenue and Lewis Street. Businesses related to the automobile industry also appeared in this period, including a number of gas stations and auto service shops near Main Street, south of the study area.

The 1920s oil boom brought several large oil companies into the Ventura Avenue area. Shell Company of California, Union Oil Company of California, and Standard Oil of California had all established offices in Ventura by 1921 – 1922. Shell established offices at 110 Ventura Avenue, south of the study area. They also had a refinery on Ventura Avenue north of the city limits by 1926. Union Oil Company of California had its offices on Front Street, also outside the study area. Industrial buildings were constructed to meet the demand of the oil industry. An extant example is 70 West McFarlane Drive, a two-story corrugated steel building with an asymmetrical false front stepped parapet on its north elevation. It was constructed in 1928.

A number of tool trade companies also were established in this period, though the 1950s saw the greatest expansion of this industry in the city. Ventura Tool Company was established in 1930.

[39] Shattuck, 32, 37.
[40] Shattuck, 56.

Fritz Huntsinger purchased the existing Schwab-Lane Tool Company on Ventura Avenue and changes its name to the Ventura Tool Company. The company repaired pumps and other machinery in the oilfield; it grew slowly through the Depression, but by 1937 had 50 employees and had become well established on the Avenue. Ventura Tool improved upon the existing Boroscope, an instrument used for inspecting cannon barrels. Huntsinger had a light added to the tip, and the instrument, which used a wide angle lens to relay images back to its operator, could be used for locating defects in petroleum pipes. This innovation revolutionized the inspection of petroleum pipes for defects. Ventura Tool gradually added new techniques for use in these inspections, and the company grew further. It acquired the Master Thread Company, Pressure Weld, Inc. and Tube Upset Corporation. The company specialized in pipe repair and began to develop a high speed drill in the 1940s.[41] It also began manufacturing tools for the Air Force. The company would eventually change its emphasis and reincorporate as Vetco Offshore Industries, Inc. in the late 1950s. It would become a leader in the oil drilling tool industry.

Extant Properties:

Construction during this period occurred both on Ventura Avenue and on the side streets on either side of Ventura Avenue. The pace of development increased, and the majority of extant resources from this period are residential. There was a dramatic rise in the amount of residential construction after about 1925 as the population of Ventura grew rapidly. Residential construction included Craftsman bungalows and modest Mission Revival style homes often built for workers in the oil industry. Character defining features for Craftsman bungalows include cross-gabled, side-gabled or front-gabled roofs with multiple gables; wide, overhanging eaves; wood siding and wood windows; and porches supported by wood piers. Character defining features for Mission Revival homes include stucco exteriors, terra cotta tiled roofs, and aches on the exterior. There was a small amount of multi-family residential construction, but the majority of the residential construction consisted of single-family homes.

Extant examples of residential construction from this period include 107 East Barnett Street (constructed 1924), 125 East Barnett Street (constructed 1924), 252 Barry Drive (constructed 1928), 283 Barry Drive (constructed 1929), 303 Barry Drive (constructed 1929), 746 Cedar Street (constructed 1928), 204 Center Street (constructed 1926), 182 East Lewis Street (constructed 1928), 82 West Prospect (constructed 1926), 238 West Prospect Street (constructed 1926), 305 West Prospect Street (constructed 1927), 52 West Prospect Street (constructed 1927), 115 East Vince Street (constructed 1928), 205 East Vince Street (constructed 1928), 109 East Warner Street (constructed 1927), and 116 East Warner Street (constructed 1927). An extant example of multi-family residential construction is the Casa de Anza apartments at 606 Ventura Avenue (constructed 1929 – 1932).

Though the majority of extant resources from this period are residential, commercial and industrial properties remain extant as well. Commercial development occurred along the southern end of Ventura Avenue. Extant commercial resources from this period remain in the area between Harrison Avenue and Ramona Street such as 1202 Ventura Avenue (constructed 1929), 404 – 420 Ventura (constructed 1929), 591 Ventura Avenue (constructed 1933), and 684

[41] No Author, "Vetco, 1930 – 1980: The First Fifty Years," booklet, no publication date.

Ventura Avenue (constructed c.1925). A smaller number of industrial properties remain from this period than from the second oil boom period of the 1950s. Extant industrial properties from period include 37 McFarlane Drive and 70 McFarlane Drive (both constructed 1928). It was also during this period that a number of schools were constructed as the population of Ventura grew dramatically. These include the E.P. Foster Elementary School at the corner of Pleasant Place and Ventura Avenue (constructed 1930), and the Avenue School, located at 2647 Ventura Avenue (constructed 1924).

The Great Depression and World War II, 1929 – 1945

By the 1930s, the Westside area population had doubled to over 10,000 and the neighborhood became home to industries that supported oil production. The VAOF was densely occupied with oil wells and related facilities in the mid 1930s.[42] The stock market crash of October 1929 and the subsequent Great Depression, however, essentially halted construction in Ventura County. In 1933, Franklin D. Roosevelt became president, and his New Deal relief programs started putting Americans back to work.

The Great Depression led to a glut in the oil market. Demand for oil products, especially gasoline, plummeted. Oil was being produced at a faster rate than ever before, but demand had decreased drastically. By the early 1930s U.S. automobile production was half that of the 1929 total of 5,350,000 units and oil companies were losing money.[43] The VAOF was able to maintain steady production levels despite the economic effects of the Great Depression, but companies like Union Oil of California, later to become known as Union 76, found themselves having to store their oil and price it below production cost. Despite their losses, the major oil companies were able to survive the Depression as well as the effects of World War II when civilian-use automobile production was halted and gasoline was rationed. The onset of World War II would alleviate the crisis in the oil industry, when the demand for gasoline for the aviation industry skyrocketed. [44] During the post-war period American cities and towns experienced phenomenal population growth, and automobile production returned to pre-1930 levels. The VAOF reached its production peak in the early 1950s as it became the 12th most productive oil field in the nation.[45]

The pace of development in Ventura slowed considerably due to the Great Depression. It did not halt completely, however, and by the mid-1930s, construction began to occur again, mostly in the form of single-family homes. Development resumed during the war years as the demand for oil increased once again and the VAOF began to recover from the lean years of the depression. Much of the construction that occurred during this period was single-family residential construction. The home styles in this period include both the Period Revival styles popular into

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42 "The Ventura Brownfield Project," 13.

43 Frank J. Taylor and Earl W. Welty, *Black Bonanza: How an Oil Company Grew into the Union Oil Company* (New York, Whittlesey House, 1950), 185.

44 Earl W. Welty and Frank J. Taylor, *The '76 Bonanza: The Fabulous Life and Times of the Union Oil Company of California* (Menlo Park, CA: Lane Magazine and Book Company, 1966), 201, 219.

45 Kit Stolz, "Tar on Your Foot: The Down and Dirty about Ventura County's Oil Legacy," Ventura County Reporter Online, April 16, 2009, http://www.vcreporter.com/cms/story/detail/tar_on_your_foot/6850.

the mid-1930s and Minimal Traditional and Early Ranch homes that began to appear after the mid-1930s.

The Minimal Traditional houses feature cross-gabled or side gabled roofs. They have minimal exterior decoration and often feature a small porch formed by the extension of the roof's gable. An example in the study area is 242 Holt Street, a single-family residence built in 1945 with a low-pitched, cross-gabled roof, which extends over the primary entrance to form a porch. It has horizontal siding on its exterior and scalloped siding beneath its gable. 350 Barry Drive is a one-story single-family residence built in 1939 with a cross-gabled roof and narrow single- and double-hung windows. It has a chimney on its east elevation and vertical siding with scalloped siding beneath the gables.

The Early Ranch houses foreshadow the larger, sprawling Ranch homes of the 1950s and 1960s. They feature hipped roofs with wider overhanging eaves and minimal decoration on their exteriors. Examples in the study area include 85 Comstock Drive, built in 1945; 66 El Medio Street, built in 1942; and 102 and 116 Flint Street, nearly identical in style and both built in 1940.

Extant Properties:

The trend of building modest sized single-family homes continued into the 1930s. Residences continued to be constructed in the Period Revival styles in the first years of the 1930s, such as 250 West Center Street (constructed 1930), which possesses elements of the Tudor Revival style. The middle of the decade saw a transition into Minimal Traditional and Early Ranch homes. These styles would continue to increase in popularity during and after World War II.

Character defining features for the Minimal Traditional homes constructed in this period include cross-gabled roofs, wood siding, and minimal ornamentation. Character defining features for Early Ranch houses include hipped roofs, rectangular plans, and minimal ornamentation.

Extant residential resources from this period include 350 Barry Drive (constructed 1939), 66 El Medio Street (constructed 1942), and 144 – 146 El Medio Street (constructed 1935).

The Postwar Years and the 1950s Boom, 1946 – 1959

The post-war years saw a second boom in the production of oil in the Ventura Avenue field. It also saw the establishment of a large oil-related tool trade industry. The post-war era saw a rise in the demand for oil due to a number of factors. As the population of the West grew, due to a population boom and an increase in the number of people moving to the region, the demand for oil also grew. The ever-increasing number of automobiles and other vehicles such as airplanes, trucks and diesel engines led to a greater demand for gas.[46] The expanding petrochemical industry, which extracted ammonia and urea from oil for fertilizer was also a factor.[47] The Shell Chemical Company on Crooked Palm Road off Ventura Avenue, constructed in 1953, was built

[46] Welty and Taylor, *The '76 Bonanza*, 235.

[47] Pamphlet, Shell Oil Company of California, no date.

expressly for this purpose. The onset of the Korean War in 1950 also increased the demand for fuel.

The expansion in the Ventura oil industry in the 1950s reflected a country-wide trend in the decade which resulted in the expansion of crude oil production by 50 percent. Between 1945 and 1959, the country's output of crude oil increased from 1.7 billion barrels to 2.6 billion barrels. In addition to this, the price of crude oil in California nearly doubled between 1945 and 1960.[48]

Both "actual and potential onshore and offshore oil reserves in Ventura [County…] in the post-World War II period supported an industry structure of many large and small corporations" beginning in 1950 and lasting for about 40 years. There were roughly 220 operators every year between 1950 and 1959; this number began to decrease as the VAOF reached its peach production capacity and began to decline in the 1960s. [49] As early as the end of the 1951, the Ventura Avenue field was yielding a record 73,000 barrels a day; this increased even further by 1953 with production at 90,000 barrels a day.[50] The majority of this production came from the drilling of already-established wells.

Businesses ranged in size from individual wildcatters, or explorers, to large corporations like Shell and Union Oil. The large companies that drove postwar production in the Ventura Avenue oil field were already established in the area by 1950.[51] The presence of large companies like Union Oil, Shell, and Standard Oil did not preclude the existence of smaller, independent companies in the VAOF throughout the 1950s and beyond.[52] The smaller companies merely saw more fluctuation, with new ones entering the field and established ones leaving. One such smaller but nevertheless successful company was the Bolsa Chica Oil Corporation, based in Los Angeles, that had operated in Ventura from the mid-1920s.[53]

The large oil companies that had been present in the vicinity of Ventura Avenue beginning in the 1920s increased their presence in the 1950s. Shell Company of California established an increased presence at the VAOF beginning in the early 1950s. It established a field office at 3587 North Ventura Avenue by 1951. The U-shaped building appears to have been constructed between 1915 and 1925. It has Craftsman style influences including exposed rafter tails and front gable roofs over small porches. Shell also had a geological office, warehouse and pipeline department by the middle of the decade. General Petroleum and Tidewater Associated Oil, which arose from a merger of Associated Oil and Tidewater in 1926, also had offices on Ventura Avenue by 1951.

The decade saw the last significant period of onshore oil exploration; the period lasted until 1959, when new discoveries in the area began to taper off, though continued production in

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48 Krista Paulsen et al., *Petroleum Extraction in Ventura County, California: An Industrial History* (Camarillo: United States Department of the Interior, 1998), 3.2.11.

49 Paulsen et al., 3.2.2.

50 Paulsen et al., 3.2.13, 3.2.15.

51 Paulsen et al., 3.2.7.

52 Paulsen et al., 3.2.4.

53 Paulsen et al., 3.2.9.

existing fields sustained the industry into the 1960s and beyond.[54] The boom was driven by both deeper drilling of established oil wells and increased exploration of new areas, resulting in record production until the middle of the decade. New developments in technology allowed for successful drilling of deeper wells. This was dominated by the larger companies since deep drilling was a more expensive and involved process.

The second boom in the oil industry was unique in that it resulted in a large supportive tool trade industry on Ventura Avenue, which had not occurred during the first oil boom in the 1920s. The number of businesses devoted to supporting the oil industry increased dramatically in the mid-1950s. The number of businesses devoted to supporting the oil industry, which included oil well services as well as oil tool and equipment companies, nearly doubled from 1948 to 1951. By 1956, there was four times the number of companies that there had been in 1948. While these businesses, such as the Midway Fishing Tool Company and Hughes Tool Company, were established along much of the length of Ventura Avenue in the study area, the majority of construction began north of Kellogg Street, with the greatest concentration of construction between McFarlane Street and Shell Road. Ventura Avenue became lined with light industrial buildings. Though there had been development along this portion of Ventura Avenue prior to the late 1940s, it became much more concentrated and characteristically industrial in the 1950s.

One of these increasingly successful companies was Ventura Tool Company, reincorporated as Vetco Offshore Industries in the late 1950s. The company developed new tools throughout the decade, including a tube that insulated drill pipes during offshore drilling and allowed for deep water drilling for the first time. The company would become a national leader in the production of oil drilling equipment. The company's headquarters building at 2220 Ventura Avenue was built in 1952.

The decade made development on Ventura Avenue denser than it had been previously. Construction filled in the open spaces on the avenue. The streets on either side of Ventura Avenue remained largely residential with commercial development occurring along Ventura Avenue itself. Institutional buildings such as the Ventura Community Church at 767 North Ventura Avenue, built in 1947, were constructed as well. The 1950s also saw the construction of some residential architecture, especially along Carr Drive, where the entire block was developed in 1952 and 1953 with modest Midcentury Modern houses. The period saw the continued construction of Minimal Traditional and Early Ranch single-family residential homes as well as the construction of larger, L-shaped Ranch homes at the end of the 1950s. Residences along Lakespur, Floral, and Norway Drives, for example, are all in the same neighborhood and were constructed in 1958. The majority have L-shaped plans, cross-gabled or hipped roofs, and minimal ornamentation. They exemplify post-war single-family residential architecture.

An interesting development that occurred during this time due to the proliferation of the oil industry was the appearance of a few businesses that capitalized on the presence of the oil industry. Rather than naming themselves after Ventura Avenue, like many did, they called upon the oil industry for inspiration. Oil Field Liquors was located at 1001 North Ventura Avenue at the corner of North Ventura Avenue and Warner Street and the Derrick Coffee Room and Tavern

[54] Paulsen et al., 3.2.21.

next door at 1015 North Ventura Avenue. The Oilfield Grocery Store was located at 3973 North Ventura Avenue in the vicinity of where Crooked Palm Road meets North Ventura Avenue.

The majority of construction along the Ventura Avenue had occurred by the late 1950s and early 1960s. The oil industry and tool industries continued successfully into the 1960s, but the peak of the VAOF occurred in the late 1950s. A large industrial area developed on the west side of the avenue in the 1960s and 1970s between Barry Drive and Shell Road. By the late 1970s, a decline in oil production resulted in a decrease in the amount of oilfield activity and investment in the area.

Extant Properties:

The postwar period again saw rapid development of the survey area. Construction consisted of both residential and industrial buildings. Often whole streets and neighborhoods were developed with residences at one time—one of these streets is a significant portion of Carr Drive, developed in 1952 – 1953. These homes consist of the Minimal Traditional and Early Ranch homes that continued to be built in the survey area at the beginning of this period. They retain the character defining features discussed above with the addition of multiple hipped roof forms. The end of this period saw the construction of homes with Ranch style influences, including the neighborhood at the northern edge of the survey area including of Lakespur, Norway, Floral, and Primrose Drives, all developed in 1958. Character defining features of these homes include L-shaped plans, side- or front-facing garages attached to the primary elevation of the residence, stucco or wood siding, and waterboards near the foundation of the primary elevation.

An example of an extant residential property from the period is 386 Barry Drive (constructed 1947).

There was also extensive industrial development along Ventura Avenue. Character defining features for these industrial buildings include corrugated steel siding, rectangular plans, front gabled roofs, a parapet on the primary elevation masking the gabled roof behind, and a utilitarian appearance with little to no ornamentation. Office buildings were also constructed in the area. Their character defining features include flat roofs; large, single pane or sliding windows, and little to no ornamentation. Extant properties related to the oil and tool trade industries include 2220 Ventura Avenue (constructed 1952) and 4777 Crooked Palm Road (constructed c.1950). There was also commercial development along Ventura Avenue as the town grew; an extant example is 432 Ventura Avenue (constructed 1957).

There is a small potential conservation area related to the 1950s oilfield industry on Ventura Avenue between East McFarlane Street and Rocklite Road. The boundaries of the conservation area were based on the relatively high concentration of industrial buildings dating from the district period of significance. This area contains industrial properties built between 1945 and 1960.

Conservation Area Statement of Significance:

This area is significant for its concentration of intact industrial properties built during the second oil boom. The period of significance is between 1945 and 1960. The majority of the contributing buildings in the district were constructed in the 1950s. They consist of industrial buildings, possibly used for manufacturing, and buildings used for offices and headquarters for the industries that expanded or moved into Ventura during the second oil boom. The conservation area is located on Ventura Avenue between East McFarlane Street and Rocklite Road. It is distinct from the surrounding area for its concentration of extant industrial properties from the period. While there are other buildings on Ventura Avenue that were constructed within the context of the second oil boom, this area represents the greatest concentration of them.

The properties consist of contributors and altered contributors. Contributors include those properties that were constructed within the period of significance and demonstrated a high level of integrity in which few, if any, alterations were visible and such alterations were reversible or in kind. Altered contributors include those properties that were constructed within the area's period of significance and demonstrated a good level of integrity in which alterations, although visible from the street, had been made in such a way that they did not diminish the properties' ability to convey their overall historic significance.

The properties that are contributors and altered contributors to the district are as follows: 1540 Ventura Avenue (constructed c.1950), 1621 Ventura Avenue (constructed c.1950), 1622 Ventura Avenue (constructed 1946, altered contributor), 1636 Ventura Avenue (constructed 1945, altered contributor), 1641 Ventura Avenue (constructed 1946, altered contributor), 1680 Ventura Avenue (constructed 1954), 1684 Ventura Avenue (constructed 1954, altered contributor), 1688 Ventura Avenue (constructed c.1950, altered contributor), 1723 Ventura Avenue (constructed c.1960), and 1770 Ventura Avenue (constructed 1950, altered contributor).

Selected Chronology

The following section lays out a chronology of events significant to the development of the Westside area from the Mission Period to the industrial development of Ventura Avenue in the post-World War II era.

Mission Period, 1782 – 1833

1782 After delays of several years, Mission San Buenaventura is officially founded on March 31st, Easter Sunday.

1804 The Mission is relocated to its present site on Main Street.

The Rancho Period and the City's Founding, 1834 – 1848

1834 All California missions are secularized. Spain's vast land holdings are granted to Mexican and Californio rancheros.

1846 Rancho Ex-Mission is granted to Jose Arnaz.

1848 Jose Arnaz attempts the first layout of a town site at San Buenaventura.

1855 The first survey of the town is conducted.

Early Agricultural Development, 1866 – 1935

1861 The town of San Buenaventura is recognized within United States jurisdiction when a post office is established.

George S. Gilbert establishes an oil refinery on Rancho Ex-Mission San Buenaventura

1866 The town of San Buenaventura successfully incorporates.

1868 A stagecoach line is established and the city becomes connected to the outside world.

1869 George H. Thompson resurveys the town, establishing many of today's street names. The township is platted from the river on the north, Pacific Ocean on the west, Sespe Avenue on the east and Ash Street on the south.

Completion of the Transcontinental Railroad begins to bring settlers from the north.

1876 The first tracts are laid out along Ventura Avenue.

1887 The railroad arrived in Ventura.

1914 Ralph B. Lloyd forms State Consolidated Oil Company and begins leasing oil-bearing lands along both sides of the Ventura Avenue.

The Oil Boom, 1920 – 1945

1922 Shell Oil strikes the largest oil well in the region thus far at Gosnell No. 3

1930 Ventura Tool Company is established by Fritz Huntsinger

The Great Depression and World War II, 1929 – 1945

1929 The stock market crashes in October, ushering in the Great Depression.

1933 President Roosevelt creates the PWA, the WPA, and the CCC work programs to put people back to work.

1941 On December 7th, the United States is bombed at Pearl Harbor in Hawaii and America enters World War II. Demand for oil increases.

1942 The establishment of a military base at Port Hueneme brings thousands to Ventura County.

1945 World War II ends in victory for the United States and the troops return home. Post war population increase spurs construction boom.

The Postwar Years and the 1950s Boom, 1946 – 1959

1950 The start of the Korean War increases the demand for petroleum.

The pace of industrial development along Ventura Avenue increases dramatically.

SIGNIFICANT PERSONS

The following section identifies individuals known to have played important roles in the history and development of Ventura, including city pioneers, community leaders, and noted residents. A selected listing of known historical figures is provided below. Note that this section is not comprehensive listing of significant persons in Ventura, but may serve as a basis for future research efforts.

Properties associated with these or any individuals important to the City's history may have historic or cultural significance based upon this association. However, association with one of the persons listed here does not automatically establish the historic significance of the property. A determination of any property's eligibility for historic designation would require a more comprehensive evaluation.

William Dewey Hobson

William Dewey Hobson came to California in 1849 in a covered wagon. He engaged in mining in northern California and began to build his fortune through the acquisition of several mines. A brick layer by trade, he migrated to San Buenaventura in the 1850s, and worked in the cattle business. After having built the More Ranch and the Matanza building for meat packing in Fillmore, he returned to Ventura and became very successful as a builder and contractor at a crucial time in the city's early development.

In the Late 1860s, Mr. Hobson was responsible for assisting in the transition of the built environment from adobe to brick by building commercial and public buildings in this medium. He built the first brick structure in the county, the Cohn store on West Main Street opposite the Santa Clara House (demolished), the first courthouse (demolished) on the site of the May Henning School on Santa Clara Street, and the brick Hill Street School (demolished) at the west end of Poli Street above the Mission. He was responsible for the construction of the Chaffee store (demolished) at the corner of Main and Palm Street, and the second location of the Great Eastern building at Main and Oak streets. He is most well known for constructing Spear's Hall (demolished) at the corner of Main and Palm streets that served as the first County Supervisors offices.[55]

W.D. Hobson's contributions were not limited to commercial interests and construction. He was a civic leader and was greatly involved in creating the political infrastructure of the early pioneer period. His crowning achievement was the passing of a bill in the state legislature to separate Ventura County from Santa Barbara County in 1873.[56] Called the "Father of Ventura County" for this action he is one of the most significant persons of the pioneer period. Hobson passed away on August 28, 1915 having left a physical and social infrastructure upon which Ventura built its future.

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55 Sheridan, *The History of Ventura County*, 1926.

56 Triem, *Ventura County*.

Mr. and Mrs. Eugene Preston Foster

The modern day infrastructure of San Buenaventura owes much of its organization and physical presence to the contributions of Eugene Preston Foster and his wife, Orpha Woods Foster whose contributions spanned the late 1880s to the 1920s.

The Fosters migrated to Ventura County from Illinois in the 1870s. After a series of positions with the Santa Ana Water Company, Foster bought property on North Ventura Avenue in 1879 and in 1881 built the Folk Victorian farm house that still stands today. He established one of the first apricot nurseries in Ventura County by contracting with James Day of the Mound Nurseries to transplant apricot trees to his land in exchange for one-half of the proceeds. These profits were traded for 10,000 shares of the stock in the Bank of Ventura beginning a remarkable life in commerce and philanthropy. He became the Chairman of the Board of the bank and held that position until his passing.[57] He was honored in the late 1920s as one of the nine men who founded the California Banker's Association.[58]

He continued to work through the Santa Ana Water Company to establish the first electric light and ice company and developed natural gas wells in the Ventura River. In 1888, he became the head of the Ventura High School Trustees and president of the School Board, financing the expansion of the school district. Continuing his interest in trees and recreation, he established the county's first park, Camp Comfort, by negotiating the purchase of the land and supplying the trees and facilities.[59]

This purchase was followed by the acquisition of 65 acres of land at the west end of town which was donated to the City for Seaside Park. In 1914, the state of California created the Counties Forestry Commission. Foster was appointed chairman. Under his tenure he established the Ventura County park system in existence today, supervised the planting of all trees along the Rincon highway, and oversaw the grading of roadways from the Los Angeles County line to the city of Santa Barbara.[60]

In 1921, when the W.E. Shepherd family donated the land for a city Library on Main Street, Mr. And Mrs. Foster managed the fund raising campaign to build the facility, donated substantial funds to the venture, and physically participated in the construction. Throughout the 19205, Mr. Foster was intrinsically involved in the development of the town, overseeing the financing and development of much of the built environment that exists today.[61]

Mrs. Orpha Woods Foster devoted her life to partnering with her husband's philanthropy, and was a leader in the Ventura County Federation of Women's clubs. She was appointed by Charles

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57 Brown.

58 "Looking Backward and Forward." *Los Angeles Times*, May, 1929.

59 Brown.

60 Percy, Gird. *History of the Ventura County Parks Department 1914 – 1989*. Ventura: Ventura County Museum of History & Art Quarterly, 1989.

61 "Ventura County Unites In Honor to Fosters." *Daily Free Press*, September 6, 1921.

Fletcher Lummis to be part of the Ventura County Camino Real Association in the establishment of the bells along El Camino Real (Highway 101).[62]

Additional Significant Persons

Other persons significant in the development of Ventura's physical environment include:[63]

Jose Arnaz - responsible for laying out a town site at San Buenaventura in 1848.

Cephas Bard - First city physician and founder of the Bard Hospital, as well as the Pioneer Society collection which became the Ventura County Museum of History and Art. Conducted pioneering research on anthrax in Ventura County.

Thomas Bard - Land and petroleum interest developer; developed the town of Hueneme; co-founder of the Bank of Ventura and Hueneme Bank; County supervisor and United States senator.

Charles Barnard - Rancher and developer; drilled the first oil well in Devil's Canyon; founded Ventura Abstract Company.

Charles Bartlett - Owned and founded the Bartlett Company, specializing in jewelry, stationary, and music; agent for the Pacific Coast Steamship Company; director of the Bank of Ventura until it became the Bank of Italy; Father of Mabel Gould, wife of Thomas Gould Jr., builders of the Henry Mather Greene Gould House.

C.F. Blackstock - Born on the site of the county courthouse (now City Hall), and planted the palm trees on that site; prominent lawyer, served as council for A. Levy, Inc., the Southern Pacific Milling Company, City Attorney for Oxnard; served as president of the Board of Education.

Watson A. Bonestel - Co-founder of the People's Lumber Company; partner in early lumber business of Chaffee & Bonestel.[64]

John R. Brakey - Specialized in the house moving business; operated a variety store; member of the Board of Trustees; City Marshall; began the development of the hillsides above San Buenaventura in 1909.

John Calvin Brewster - Descendent of the Mayflower; pioneer documentary and portrait photographer of Ventura County; friend of Mark Twain; member of the Pioneer Society.

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62 "Mrs. Orpha Foster, Pioneer, Passes." *Daily Free Press*, September 18, 1938.

63 Sheridan, Edwin, M. *History of Ventura County California, Volume II, Biographical*. Chicago: S.J. Clarke Publishing Company, 1926. The following information regarding significant persons in Ventura has been summarized from this source.

64 Other sources identify a Charles. D. Bonestel as Chaffee's partner in the lumber business.

George M. Briggs - Pioneer rancher and farmer; land developer.

Adolpho and Juan Carnarillo - Sons of pioneer stock farmer Juan Camarillo; Adolpho was a successful financier, enlarged the Camarillo land and farming interests, implemented cutting edge scientific farming, served as Vice President of the First National Bank in Ventura; the Camarillo's built several houses for their workers in Ventura; the City of Camarillo is named for the family.

Harold Y. Carrico - Prominent contractor and builder, primarily of residential buildings.

Walter S. Chaffee - Among first county commissioners and founder of the first general store in Ventura; co-founder of the lumber business Chaffee & Bonestel.

Gilpin Wallace Chrisman - Early pioneer, agriculturist, rancher, and land developer; developed public utilities and established first electric lighting system in Ventura; owned the water system and ice plant and controlled the Ventura Water & Power Company; instrumental in building the El Jardin Patio court shop building; opened the Buenaventura Tract (in Midtown).

Clarence L. Chrisman - Son of Gilpin W. Chrisman, prominent "creative" agriculturist; first in county to irrigate lima beans; founder of the Saticoy Golf club; founder of the inception of the Pierpont Beach project.

Thomas S. Clark - Farmer and stage coach driver; became County Supervisor and Lobbied successfully for paved roads, aiding in their construction.

Charles B. Corcoran - Operator and owner of early Ventura movie theaters the American and the Apollo; instrumental in the construction of the Ventura and Mission Theaters.

Thomas E. Cunnane - Pioneer physician in partnership with Dr. Cephas Bard; County physician and member of the school board for 23 years.

Frank H. and Harold K. Dudley - Father and son; pioneer farmers in the eastern part of Ventura; original family home is house museum on the National Register of Historic Places.

Angel S. Escandon - First trustee, state assemblyman, and county commissioner; first person to advocate for Ventura County to separate from Santa Barbara; elected mayor in 1875.

Giovanni Ferro - Early Italian pioneer immigrant and representative of the Schiappapietra estate; influential businessman and land owner, controlling several parcels in the downtown core; owner of the Carlos House (Landmark #78).

Charles D. Fosnaugh - Pioneer oil entrepreneur; builder of the Fosnaugh Hotel.

Thomas G. Gabbert - Early real estate developer, offering first tracts of land for development on the Thompson estate; appointed County Supervisor and early member of the Chamber of Commerce.

George S. Gilbert - Established an oil refinery on land that was known was Rancho Ex-Mission San Buenaventura, one of the first discoveries of oil in the Ventura Avenue area.

Thomas Could Jr. - Lawyer, land developer, farmer and rancher; president of the School Board; builder of the Henry Mather Greene home, listed on the National Register of Historic Places.

Fridolan W. Hartman - Owner and builder of the Hartman Brewery, the Anacapa Hotel, and the Hartman House.

Abram Lincoln Hobson - Son of William Dewey Hobson; partner and developer with his father; developer of the Hobson Meat Packing business; early developer of Midtown with the Hobson Heights land tracts in the 1920s.

Fritz Huntsinger - Established the Ventura Tool Company, which later became Vetco Offshore Industries, a leader in the drilling tool industry

John Lagomarsino - Pioneer real estate developer; established liquor and tobacco business; developed many foundation businesses in early Ventura.

Lewis Marshal Lloyd and Ralph B. Lloyd - Father and son; Lewis was an early pioneer agriculturist and organized the Ventura Land & Water Company; Ralph developed the first leasing arrangements for oil drilling in the Ventura Avenue area; prominent local family to this day.

John McElrea - Early pioneer oil developer; bought vast land holdings and sold them to petroleum interests; developer of the McElrea tract above Midtown.

John and John P. McGonigle - Uncle and nephew; John was the creator and editor of the *Ventura Post* newspaper, established in the 1870s; John P. established an early and largest insurance business in Ventura.

Dominick McGrath - Early Irish pioneer; developer of sheep raising and land holdings in Ojai, Ventura, and Oxnard; prominent early Ventura family.

Ysidro Obiols - Early Spanish pioneer settler in Ventura; operated a hotel, saloon, and stage depot; Ventura's first Justice of the Peace; acquired vast land holdings and ran sheep through the Santa Ana Valley; son Jose Francisco Obiols developed last land holdings in the Ojai valley and was a prominent citizen of Ventura County.

John Hall Orcutt - Commercial developer of agriculture in the Santa Clara Valley; created the California Walnut Growers Association.

Honorable Orestes Orr - Early lawyer, state senator, and district attorney; established law practice in Ventura and Ventura County that remains today; early leading representative of the Republican party.

Ortega family - One of California's oldest families; Emilio C. Ortega established the Ortega Chili Company and built the Ortega Adobe on Main Street.

John E. Peirano - Early grocer in his uncle's store, Gandolfo's (later Peirano's Grocery Store). (Note that other sources identify the owner of the grocery store as Nick Peirano).

Oliver L. Reardon - Early pioneer who established the oldest funeral mortuary business in Ventura in the Washington Hotel (now the Mission Gift Shop).

Joseph V. Sanchez - Born in Ventura in 1854 to one of the oldest *Californio* families; established one of the first barber shops in Ventura on Main Street.

Selwyn Locke Shaw - Influential architect and builder; the Shaw Historic District contains extant examples of his work; father Jesse Shaw was a noted carpenter and early pioneer builder; brother Floyd Shaw founded the Acme Soda works.

W.E. Shepherd - Influential early politician and lawyer; husband of Theodsia Burr Shepherd, internationally recognized horticulturist and creator of Shepherd's gardens.

Edwin M. Sheridan - Early developer of the *Ventura Signal* and the *Daily Free Press* newspapers in Ventura; prolific writer and author of definitive chronicles of Ventura and Ventura County history; curator of the Pioneer Ventura County Museum (now the Ventura County Museum of History & Art).

Soloman N. Sheridan - Brother of Edwin M. Sheridan; newspaperman, traveler and author; both Sheridan brothers are responsible for the chronicling of early Ventura history.

Frank J. Sifford - Early pioneer of the transfer business and development of agricultural enterprises; residence is Landmark #52.

Carl Simpson – Early rancher who owned land along the Avenue. He sold his land to in the 1920s to be developed into the Simpson Tract, a neighborhood of modest single-family homes built primarily for workers in the oil industry.

William J. Suytar - Prominent Ventura County deputy sheriff; descendent of the Raimundo Olivas family.

George H. Thompson – Resurveyed the town of San Buenaventura and established many of the street names that remain today.

Tico family - one of the earliest Spanish founding families; Fernando Tico came from Spain with the mission fathers, and was the first judge of Ventura; son Jose J. Tico received his education from the mission fathers and became an early land holder and horseman.

Harry S. Valentine – Early lima bean farmer; builder of the only Oriental Craftsman residence in Ventura.

Albert George Wilson - Established one of the earliest automobile service businesses in Ventura; built auto show rooms and service repairs stations at 405 East Main Street and 115 Ventura Avenue.

ARCHITECTS AND BUILDERS

A selected listing of known Ventura architects and builders appears below. Properties associated with these or any important architects or builders may have historic or cultural significance based upon this association. However, as stated above, association with one of the identified individuals or firms does not automatically establish the historic significance of the property. A determination of any property's eligibility for historic designation would require a more comprehensive evaluation.

Architects

William W. Ache (Los Angeles)
John C. Austin & J.M. Ashley (Los Angeles)
Thomas Barber (Los Angeles)
William R. Bell & Clarence L. Jay (Pasadena)
J.H. Bradbee
Harold E. Burkett
Clyde Devel
Arthur Froehlich (Beverly HHis)
Oliver Gales
Kenneth Hess
Albert Hogsett
Sumner P. Hunt
Bernard Joseph (Los Angeles)
Krempel & Erkes (Los Angeles)
E. Keith Lockard (Santa Barbara)
J.J. Mahoney
Marston, Van Pelt, & Maybury (Pasadena)
Albert C. Martin (Los Angeles)
J.W. Mitchell
Morgan, Walls and Clements (Los Angeles)
Alfred F. Priest (Los Angeles)
Sanford Rudolph
C.H. Russell
Roland F. Sauter (Santa Barbara)
L.A. Smith (Los Angeles)
Soule, Murphy & Hastings
Robert Stacy-Judd (Los Angeles)
T.B. Steepleton
H.L. Stennett
W.H. Stephens (Los Angeles)
Webber, Staunton, & Spaulding (Los Angeles)
Roy C. Wilson (Santa Paula)
H.H. Winner (San Francisco)

Builders

William Anderson
A.W. Barnes
Bergseid & Barr
J.A. Bullis
C.H.K.; Swift & Co. (Chicago)
Gilpin W. Chrisman
J.B. Cook
Charles L. Cooper
A.B. Eels
Eugene Preston Foster
H.A. Giddings
Emil A. Gratzky
Hall & Bailey
Abram Lincoln Hobson
L.E. Mercer
W.E. Mercer
Ed Miller
J.W. Mitchell
Mitchell Brothers
John C. Morrison
Harvey A. Nichols
Pacific Steel Building (Los Angeles)
Arthur Pefley
Charles Wesley Petit
George Randall
Rodney & Putnam
Louis C. Rudolph
Rudolph & Barr

William Dewey Hobson
Hodges & Karn
Albert Hogsett
Johnson & Hansen
Pierre Larramendy
Laudermilch & Carrico
Likens & Cavnah
D.S. MacQuiddy
J.J. Mahoney
Jules Markel & Son
R.B. Mayhew
George McCLeod
W.F. Semro
Bert Shaw
Ernest Shaw
Jesse Shaw
Selwyn Locke Shaw
W.M. Shumway Company
Herbert Sly
Stanley Share Construction Co. (Los Angeles)
H.L. Stennet
Still
Union Engineering Co. (Los Angeles)
R.W. Wilkinson

Criteria for Evaluating Properties

For a property to be determined historically significant, it must meet one of the following criteria for each program and it must exhibit sufficient integrity to convey its historic significance. Following is a discussion of each of the evaluation criteria and definitions of integrity.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, properties, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The criteria for inclusion in the National Register of Historic Places include those properties that are:

A. 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 who components may lack individual distinction; or
D. That has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources

The California State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

The criteria for inclusion in the California Register of Historical Resources include any object, building, structure, site, area, place, record, or manuscript which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, a resource shall be considered "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) which includes the following criteria:

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.

City of Ventura's Historic Designation Criteria

The City of Ventura has adopted historic preservation regulations for the purpose of establishing procedures for identifying, designating and preserving historic landmarks or points of interest that were the site of an historic event, that are connected with the life of an important person, or that contain a building, structure, or other object that is architecturally significant, representative of a type, period or particular method of construction, or is associated with a significant builder, architect, designer or artist. (City's Municipal Code, Division 24, Chapter 455, Section 110 et seq.) According to Section 24.455.120 of the City's code:

1. **Historic district** means a geographically definable area possessing a significant concentration, linkage or continuity of site, properties, structures and/or objects united by past events, or aesthetically by plan or physical development, regardless of whether such a district may include some properties, 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 non-significant 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.

Conservation Areas

Conservation Areas are a tool that many cities use to protect the architectural character of a neighborhood (for example, the scale, neighborhood landscape features, setbacks, building types and styles) where the overall integrity does not meet the eligibility criteria as a historic district but where the concentration of resources with high integrity warrants consideration in local planning. Local governments may develop regulations for individual neighborhood conservation districts that are tailored to the needs of the particular neighborhood and are generally less strict than those in historic districts. Conservation Areas may be administered by the local property owners that reside in the neighborhood (such as neighborhood-specific review commission that includes knowledgeable City staff) or may be governed by existing bodies such as a Historic Preservation Committee or a Planning Department. Conservation Areas may regulate change through zoning to preserve the use, character, and scale of a neighborhood by regulating substantial alterations or demolition of properties within the area boundaries.

Criteria for Evaluating Historic Integrity

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance. The California Register utilizes the same aspects of integrity as the National Register. The City of Ventura does not define integrity in their designation requirements for historic significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These seven aspects include location, setting, design, materials, workmanship, feeling and association.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following defines the seven aspects and explain how they combine to produce integrity.

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are 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** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

Criteria for Contributing Properties to Historic Districts, Altered Contributors, and Non-Contributing Properties

- Fully intact properties constructed during district's period of significance
- Properties exhibiting one or two minor alterations that were constructed during district's period of significance

Criteria for Altered-Contributing Properties to Historic Districts OR Contributing Properties within Conservation Areas

- Properties constructed during the district's period of significance and exhibiting one major alteration that is compatible with the overall character, design, scale, and materials of the original building; or
- Properties constructed during the district's period of significance exhibiting a few (more than two) minor alterations that are easily reversible; or
- Properties constructed during the district's period of significance and exhibiting one major alteration and less than two minor alterations that are compatible with the overall character, design, scale, and materials of the original building

Criteria for Non-Contributing Properties to Historic Districts AND Non-Contributing Properties within Conservation Areas

- Properties constructed outside district's period of significance
- Properties exhibiting two or more major alterations
- Too many alterations that they do not appear to have been constructed during the district's period of significance

Examples of Minor Alterations

- Window replacement within original frame and surround (including picture windows within original window surround) where the new window fits its opening exactly
- Door replacement (including garage doors) within original frame and surround that is similar to original design (eg. change from a wood paneled door to a wood door of a similar design; change from a glass commercial door to a new metal framed glass door, etc.)
- Addition of a new door or window that is compatible with the original building
- Addition or removal of a cantilevered porch overhang or relocation of a small porch overhang if it is compatible with the original design of the building
- Addition of fencing or landscaping that is compatible with the original building
- Replacement of roofing material that is consistent with the character and style of the original building (eg. replacing red clay tile with new red clay tile; replacing wood shingle with rolled composition shingles, etc.)
- Removal of clay tile coping
- Addition of stucco over fireplace
- Early porch enclosure if it was done in a manner that utilizes materials and design features that are compatible with the original building
- Addition of screen doors, awnings, air conditioning units and/or security gates over doors and/or windows
- Addition of rain gutters, antennas, and/or satellite dishes onto the building
- Change in paint color
- Change in siding material or repair to siding with same or similar original material (horizontal wood board with wood board clappard siding or stucco resurfacing over previous stucco as long as it doesn't significantly change the overall appearance or texture of the exterior siding material)
- Change in porch railing material, design, height, or supports
- Change or addition of concrete steps or stoops or exterior stairs
- Change from a second story window to door or vice-versa as long as the new door/window is compatible with the overall design and materials of the original building
- Addition of a small dormer(s) where the materials and the design of the dormer and new windows is compatible with the materials and design of the original building
- Addition of stone, brick, or other veneer along the lower portion of building only (below window sill line)
- Addition of small one story detached garages, out buildings, or small living units to the rear of the parcel that is not easily visible from the public right of way and that is compatible with the overall design, massing, scale and materials of the original building
- Removal and filling-in of doors and/or windows where the scarring of such removal is not visible or obvious to a passerby

Examples of Major Alterations

- Window replacement that removes the original window frame and/or surround entirely or where the new window is too small for the original opening which requires the gap to be filled in or a change in the design or size of the window surround
- Change in window size or location (eg. change from two tall and narrow windows to one large picture window or the addition of a bay window, glass projecting window boxes, fanlight or arch above window where there never was one, etc.)
- Change in door size or location or the addition of fanlights, sidelights, or French Doors where none existed historically;
- Change in door material or design that is not consistent with the original building's use, material or design (eg. change from a solid door to a glazed door or vice versa; change in a residential wood paneled door to a solid metal door, etc.)
- Change in window and door surrounds that is not compatible with the original building (eg. removal of wood surrounds with stucco surrounds, change in wood window surround size, width, or style; removal of wood surrounds entirely for vinyl or aluminum windows, etc.)
- Change in roof pitch, slope, or configuration or the addition of large dormers that are not consistent with the original building design and character (eg changing a flat roof to a gable roof or vice versa; extending the roofline over the eaves; removing overhangs or eaves; adding cross gables to accommodate new additions, changing the roof pitch higher or lower, etc.)
- Change in roofing material that is not compatible with the original building design, style and material (eg. changing from red clay tile to composition shingle; changing from wood shingle to rolled composition, metal, composite tile, or red clay tile, etc.)
- Addition of a new porch where none existed previously or the replacement of an old porch with a new porch design or configuration (including new roof, supports, materials, etc.) that is not compatible with the original design of the building
- Change in the original porch configuration (eg. adding windows where none previously existed, enlarging or changing the size, shape, or orientation of openings, windows, or niches associated with porches and/or entry enclosures, etc.)
- Addition of rooms, porte cocheres, attached garages or living space on the front or sides of the building where none previously existed
- Addition of a second story onto a traditionally single story building
- Addition of a large two story addition or freestanding two story residence, granny cottage, garage, or outbuilding to the rear of the original building that is visible from public right of way
- Change in size, scale, materials or location of a cantilevered porch overhang or relocation of a small porch overhang that is not compatible with the original design of the building
- Addition of large fencing or landscaping that obscures, detracts, is out of scale with or is not compatible with the original building design or materials
- Change in parapet or coping design (eg. change from a stepped parapet to a flat parapet; addition of a gable over an original flat parapet; change or filling in of decorative parapet;

removal of decorative relief along parapet, addition of decorative features or relief in stucco that were not historical present, etc.)

- Removal of original fireplace or change in exterior fireplace design, materials, or scale that is not compatible with the original building design and materials (eg. surfacing a fireplace with cobblestone veneer, enlarging fireplace, etc.)
- Porch enclosure that utilizes materials and design features that are not compatible with the original building (eg. enclosing porch in stucco and aluminum windows on a wood sided building; enclosing the porch with plywood or T-111 siding, enclosing a porch in a manner that changes the original orientation of the main entry, etc.)
- Change in paint color that is distracting or not compatible with contributing properties within identified historic districts (only)
- Change in siding material or repair to siding with material or texture that is not compatible with the original building (eg. change from horizontal wood to board and batten, plywood, hardyboard, asbestos shingle, stucco, T-111, brick or stone veneer, etc; change from smooth coat stucco or plaster to a highly textured stucco finish, etc.)
- Removal and filling-in of doors and/or windows where the scarring of such removal is visible or obvious to a passerby
- Modification of a single-family unit to multiple units
- Conversion of a garage to living space that requires the removal of the garage door and the addition of new siding material, doors and/or windows
- Change in building's use that requires significant change or modification to the character of the original building (eg. change of a single-family residence to a commercial use or an industrial building to residential use, etc.)

California Historical Resource Status Codes

As part of this current survey, once the properties were evaluated for their historic significance they were each assigned a California Historical Resource Status Code.

The California Historical Resource Status Codes are codes that were created by the Office of Historic Preservation (OHP) as a database tool to classify historical resources in the state's inventory which had been identified through a regulatory process or local government survey. The code system was initially created as National Register Status Codes in 1975 but has since been updated and changed in 2004 due to the ambiguity of the early coding system and changes in the needs of local governments' registration programs statewide to convey the significance of resources for purposes of the California Environmental Quality Act (CEQA). Implicit within the status codes is a hierarchy reflecting the level of identification, evaluation and designation to which a property had been subjected.

It is important to note, however that the status codes are broad indicators which, in most cases, serve as a starting place for further consideration and evaluations. Because the assigned status code reflects an opinion or action taken at a specific point in time, the previously assigned status code may not accurately reflect the resource's eligibility for the National Register, California Register, or local listing or designation at some later time.[65] Therefore, due to this consideration, many of the previous status codes that were given to properties in Ventura have since been updated to reflect changes in the property's overall integrity or level of significance. In reassessing the previous evaluations, the current study took into the following considerations:

- Older surveys and evaluations were biased towards architectural values (Criteria (NR) and 3 (CR)). Resources may not have been evaluated for significance for their association with important event or people or their information potential.
- Identification and evaluation of resources in compliance with Section 106 does not involve evaluations for the California Register or any local designations.
- Because the California Register was not implemented before 1999, relatively few resources in the historic resource inventory have been evaluated for eligibility for the California Register.
- Because the National Register generally excludes resources less than fifty years old, resources that were once determined ineligible for the National Register because they were less than 50 years of age, need to be reevaluated for eligibility after they have aged.
- Our understanding of historical significance changes over time. Today, there is a greater appreciation and understanding of social and cultural history than in earlier years.

[65] Individuals and agencies attempting to identify and evaluate historical resources need to consider the basis for evaluation upon which a particular code was assigned, i.e., date of evaluation, the reason and criteria applied for evaluation, the age of the resource at the time of evaluation, and any changes that may have been made to the resource that would impact its integrity.

As part of this study, the following status codes were assigned to properties located in the City of Ventura's Westside and Ventura Avenue Community Plan Areas. A full listing of the California Historical Resource Status Codes is located on the following page and also in Appendix A of this report.

- **1S**. Individual property listed in the National Register (NR) by the Keeper. Listed in the California Register (CR).
- **2S2**. For individual properties that were previously determined eligible for the National Register (if any such properties exist).
- **3S.** Appears eligible for National Register (NR) as an individual property through survey evaluation. This status code was given to properties that appear to be individually eligible for the NR and are located outside potentially eligible historic districts as a result of the current survey.
- **3CS**. For properties that appear eligible for the California Register (CR) as a result of the current survey.
- **5D1.** For properties that are determined to continue to contribute to the existing historic district (Simpson Tract)- Note: non-contributing properties and properties that have been altered since the previous determination will receive a different (updated) status code.
- **5D3.** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation. This status code was given to properties that are located within the proposed Vince Street Historic District that appear eligible for local historic district status as a result of this current survey.
- **5S1.** For properties that are already listed or designated locally that still maintain a moderate to high level of integrity. Note: some properties that previously were listed or designated may have a change in status code as a result of this survey if the property has been demolished or significantly altered since the prior determination.
- **5S3.** Appears to be individually eligible for local listing or designation through survey evaluation. This status code was given to properties that appear to be locally significant that are located outside of potentially eligible historic districts as a result of the current survey.
- **5B.** Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. This status code was given to the properties located within the Simpson Tract or the proposed Vince Street Historic District that also appear individually eligible as a result of the current survey.
- **6L.** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local

planning. This status code was given to those properties that are located within the proposed conservation area boundaries that contribute to the neighborhood character and those properties that have been altered within the area boundaries that could be renovated or restored to improve the neighborhood area.

- **6Z.** Found ineligible for NR, CR or Local designation through survey evaluation. This status code was given to properties that were evaluated under the established historic contexts but did not meet any criteria or had poor integrity.
- **7N1.** Needs to be reevaluated- may become eligible for the National Register with restoration or when it meets other specific conditions. This status code was given to properties that may have historic significance but that have been highly altered. If renovated in the future it would meet NR status.

California Historical Resource Status Codes

1	**Properties listed in the National Register (NR) or the California Register (CR)**
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2	**Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3	**Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4	**Appears eligible for National Register (NR) or California Register (CR) through other evaluation**
4CM	Master List - State Owned Properties – PRC §5024.
5	**Properties Recognized as Historically Significant by Local Government**
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6	**Not Eligible for Listing or Designation as specified**
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7	**Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation**
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

Results of Survey: Significance Findings

The City of Ventura's Westside and Ventura Avenue survey included an intensive level survey of all properties within the Westside and Ventura Avenue Community Plan Areas. Over the past three decades, the city has been the subject of a few prior studies in which some properties in the city have been previously identified or evaluated. Therefore, in cases where properties were previously identified or evaluated, this study reviewed the previous evaluations and updated the information, as appropriate.

There were a total of 4,882 properties (with individual property addresses) in the survey area that were inventoried and notes were recorded on a spreadsheet. However, emphasis on recording properties on individual inventory forms was limited to only those properties with the highest potential for historical significance. Therefore the project team triaged the large number of properties and prepared DPR 523 A (Primary Record) Forms for those properties that were the best representative examples of each identified historic context and for those properties that had the potential for individual significance (i.e. properties that are more than 80 years old, properties previously determined historically significant, properties known to be associated with significant individuals, etc.). Additionally, the project team prepared DPR 523B (Building Structure Object Record) for each building that has individual significance or for properties that have had a substantial change in its historical status (only for buildings located outside the district areas). At the conclusion of the survey project, the project team prepared approximately ninety-three (93) DPR 523A inventory forms. The complete set of inventory forms is located in Appendix B attached to this report.

Identification of Existing Historic Districts

Simpson Tract Historic District

The 1983 Cultural Heritage Survey (Triem, 1983) previously identified the Simpson Tract as a potential historic district. This Tract became a historic district by Ordinance No. 90-4 in 1991. The boundaries include properties in the blocks bounded by Ventura Avenue, Sheridan Way and the properties on either side of West Simpson and West Prospect Streets (See figure 6).

Simpson Tract Historic District

Figure 2. Map of Simpson Tract Historic District.

The Simpson Tract was established as a historic district because the area includes a group of related properties in their original setting. The Simpson tract homes were built, beginning in 1926, in the Mediterranean Revival and California Bungalow styles. They were one of the first housing tracts built in the City and were one of the first examples of large scale development housing for the working class. Their development set the pattern for other building activity in the area including roads, schools, and commercial retail along Ventura Avenue. As such, these properties have historic and cultural significance to the people of Ventura.

The Simpson Tract area is readily distinguishable from other areas of the City because of the historic and cultural attributes of the area and because almost all of the original houses of the housing tract still remain and still exemplify the original architectural style and character of the tract. The original tract homes were built in one of two architectural styles that were popular at that time. The majority of these homes were four and five room Mediterranean Revival houses which had stucco siding, arched entrances and flat roofs with decorative red tiled parapets. The other style used was the California Bungalow. Architectural features included low-pitched roofs with separate gabled roof supports, wood siding and trim around the doors and windows.

A few of the Simpson Tract's original homes were not built there, but moved into the area from locations unknown. Historical literature suggests that these houses were brought in by oil workers and came from the oil fields or were displaced by new building in the city. Most of the early moved residences are designed in the Victorian style.

Though the Simpson Tract contains several stylistics periods, the general character of the neighborhood is low density, single-family residential properties. All the homes were laid out in

a symmetrical fashion on linear streets with separate garages in the back and street trees planted between the sidewalk and street. The long lots allowed ample front and back yards. There is evidence that the garages were built first and often lived in before the house was completed.

The Simpson Tract is architecturally significant because as a neighborhood, it represents the working class neighborhood from the 1920s. The overall character of this tract reflects both the economy and architecture of the oil boom era. The Simpson Tract also has historical significance due to the major role it played in shaping the Avenue's history. It provided affordable housing for its works, stimulated commercial growth along its main thoroughfare, and created the need for additional schools, roads and City services in this area.

At the time that the Simpson Tract was designated a historic district in 1991, eighty-eight (88) properties were identified as contributing to the historic district. However, nearly thirty years have passed since the prior survey and many changes have occurred in this district area since. Therefore, the project team closely reviewed the Simpson Tract Historic District to confirm the validity of the previous determinations and to note any modifications to the properties or changes to the proposed district's significance or boundaries (due to demolitions, alterations, changes in district boundaries, changes in overall integrity levels or significance levels). The project team then determined the district boundaries and noted the contributing and non-contributing properties as evidenced by the current condition and integrity of the properties located within the district boundaries. Following is an updated map of the Simpson Tract Historic District.

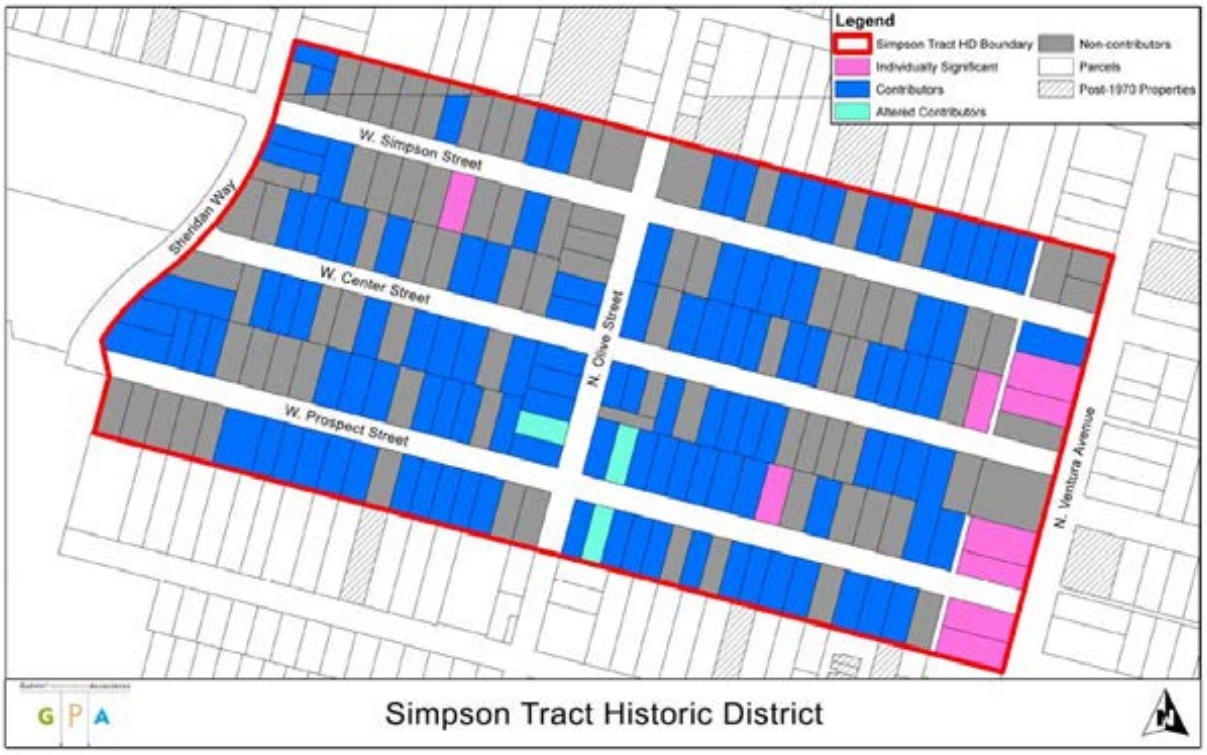

Figure 3. Updated Map of Simpson Tract Historic District (2010). Note that this map shows the parcels, which are highlighted based on their current condition. However, some parcels may have multiple buildings or addresses and therefore the numbers indicated below may not match this map exactly.

The contributing properties were divided into two categories based on their historic integrity: contributors and altered contributors. Contributors demonstrated a very high level of integrity in which few, if any, alterations were visible and such alterations were reversible or in kind. Altered contributors demonstrated a good level of integrity in which alterations, although visible from the street, had been made in such a way that they did not diminish the properties' ability to convey it overall historic significance and the alterations are somewhat easily reversible. All contributing properties, both altered and unaltered, received a status code of 5D3 because they appear to contribute to a district that appears eligible for local listing or designation through survey evaluation. The non-contributing properties received a status code of 6L because they appear ineligible for the National Register, California Register or local designation through survey evaluation, but they may receive special consideration in local planning due to the fact that they are located within the Simpson Tract Historic District Boundaries. Thirteen (13) properties received a status code of 5B because they not only contribute to the historic district, but may also be individually eligible for local listing through survey evaluation (under another context) or they are already designated locally. All 5D3 and 5B rated properties are historical resources for the purposes of the California Environmental Quality Act (CEQA).

After re-evaluation, there are one hundred sixty eight (168) properties that continue to contribute to the Simpson Tract Historic District (including those properties that are individually eligible for local listing). Two (2) properties located within the Simpson Tract Historic District need to be re-evaluated within a historic context other than the historic district. These properties received a status code of 7N. Following is an updated list of the contributors to the Simpson Tract Historic District:

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
37 CENTER ST W	1925		6	HDA	5B	Individually Significant & Contributing
113 PROSPECT ST W			6	HDA	5B	Individually Significant & Contributing
115 PROSPECT ST W			6	HDA	5B	Individually Significant & Contributing
93 SIMPSON ST W	1927	Spanish Colonial Revival	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
101 SIMPSON ST W	1927	Spanish Colonial Revival	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
270 SIMPSON ST W			6	HDA	5B	Individually Significant & Contributing
272 SIMPSON ST W			6	HDA	5B	Individually Significant & Contributing
447 VENTURA AV N	1928 (c)	Craftsman	5S2	HDA; POT	5B	"Building of Merit 1983"; Carl A. Simpson Residence;
563 VENTURA AV N #C	1889 (c)	Queen Anne w/Eastlake Influences	7N	HDA	5B	Individually Significant Building within Simpson Tract; "Structure of Merit 1983"
571 VENTURA AV N	1947	Craftsman Bungalow	6	HDA	5B	Individually Significant & Contributing
573 VENTURA AV N	1910 (c)	Craftsman Bungalow	7N	HDA	5B	Individually Significant & Contributing
60 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
61 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
70 CENTER ST W	1923	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
71 CENTER ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
71 CENTER ST W #B	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
78 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
81 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
89 CENTER ST W	1925		6	HDA	5D1	Contributing Building
115 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
123 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
124 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
134 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
141 CENTER ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
142 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
143 CENTER ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
148 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
149 CENTER ST W	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
161 CENTER ST W	1929	Spanish Colonial Revival	7R	HDA; POT	5D1	Contributing Building
170 CENTER ST W	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
171 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
186 CENTER ST W	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
204 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
228 CENTER ST W	1930		6	HDA	5D1	Contributing Building
249 CENTER ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
250 CENTER ST W	1930	Tudor Revival	7R	HDA	5D1	Contributing Building to the Simpson Tract Historic District; "Building of Merit 1983"
260 CENTER ST W	1921 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
261 CENTER ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
270 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
294 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
295 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
321 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
324 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
330 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
331 CENTER ST W	1937	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
340 CENTER ST W	1932	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
345 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
355 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
495 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
501 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
520 OLIVE ST N	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
521 OLIVE ST N	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
543 OLIVE ST N	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
557 OLIVE ST N		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
561 OLIVE ST N			6	HDA	5D1	Contributing Building
562 OLIVE ST N	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
563 OLIVE ST N			6	HDA	5D1	Contributing Building
574 OLIVE ST N		Craftsman Bungalow	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
584 OLIVE ST N			6	HDA	5D1	Contributing Building
27 PROSPECT ST W		Spanish Colonial Revival	6	HAD	5D1	Contributing Building
39 PROSPECT ST W	1925	Craftsman Bungalow	7R	HAD	5D1	Contributing Building to Simpson Tract Historic District; George Macpherson Residence
47 PROSPECT ST W		Spanish Colonial Revival	6	HAD	5D1	Contributing Building
49 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
49 PROSPECT ST W #3		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
53 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
58 PROSPECT ST W	1926	Spanish Colonial Revival	7R	HDA	5D1	Irvin T. Orm Residence; Contributing Building to Simpson Tract Historic District
62 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
70 PROSPECT ST W	1926		6	HDA	5D1	Contributing Building
72 PROSPECT ST W	1926		6	HDA	5D1	Contributing Building
94 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
95 PROSPECT ST W	1935	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
97 PROSPECT ST W			6	HDA	5D1	Contributing Building
104 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
114 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
124 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
127 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
139 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
142 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
149 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
159 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
160 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
167 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
168 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
174 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
175 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
183 PROSPECT ST W	1926	Spanish Colonial Revival	7R	HDA	5D1	Contributor to Simpson Tract Historic District; "Building of Merit 1983"
184 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
194 PROSPECT ST W	1926	Spanish Colonial	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
		Revival				
195 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
211 PROSPECT ST W	1927	Spanish Colonial Revival	7R	HDA	5D1	Charles S. Benzien Residence; Contributing Building to Simpson Tract Historic District
226 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
227 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
228 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
238 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
244 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
245 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
252 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
255 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
260 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
261 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
282 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	5D1	Contributing Building
282 PROSPECT ST W #100	1926	Craftsman Bungalow	6	HDA	5D1	Contributing Building
283 PROSPECT ST W	1928	Spanish Colonial Revival	6Y	HDA	5D1	Contributing Building
293 PROSPECT ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
294 PROSPECT ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
304 PROSPECT ST W	1927		6	HDA	5D1	Contributing Building
305 PROSPECT ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
312 PROSPECT ST W	1925 (c)		6	HDA	5D1	Contributing Building
314 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
324 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
330 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #A	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #B	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #C	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #D	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
355 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
361 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
377 PROSPECT ST W	1925 (c)		6	HDA	5D1	Contributing Building
480 SHERIDAN WY	1926 (c)		6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
490 SHERIDAN WY	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
494 SHERIDAN WY	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
502 SHERIDAN WY	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
508 SHERIDAN WY	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
586 SHERIDAN WY	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
596 SHERIDAN WY	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
640 SHERIDAN WY	1928	Craftsman Bungalow	6	HDA	5D1	Contributing Building
24 SIMPSON ST W	1933		6	HDA	5D1	Contributing Building
39 SIMPSON ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
39 SIMPSON ST W #84	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
49 SIMPSON ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
53 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
55 SIMPSON ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
58 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
60 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
62 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
65 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
67 SIMPSON ST W			6	HDA	5D1	Contributing Building
70 SIMPSON ST W	1928	Craftsman Bungalow	7R	HDA	5D1	Edward T. Bozarth Residence; Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
75 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
77 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
79 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
105 SIMPSON ST W	1928		6	HDA	5D1	Contributing Building
125 SIMPSON ST W	1927	Spanish Colonial Revival	7R	HDA	5D1	Clarence C. Neel Residence; Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
126 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
128 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
135 SIMPSON ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
138 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
145 SIMPSON ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
148 SIMPSON ST W	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
160 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
165 SIMPSON ST W	1926	Craftsman Bungalow	6	HDA	5D1	Contributing Building
175 SIMPSON ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
177 SIMPSON ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
194 SIMPSON ST W	1926 (c)		6	HDA	5D1	Contributing Building
235 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
236 SIMPSON ST W		Craftsman Bungalow	6	HDA	5D1	Contributing Building
237 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
238 SIMPSON ST W		Craftsman Bungalow	6	HDA	5D1	Contributing Building
242 SIMPSON ST W			6	HDA	5D1	Contributing Building
245 SIMPSON ST W	1928	Craftsman Bungalow	6	HDA	5D1	Contributing Building
248 SIMPSON ST W	1926	Craftsman Bungalow	6	HDA	5D1	Non-Contributing
285 SIMPSON ST W	1914	Craftsman Bungalow	6	HDA	5D1	Contributing Building
330 SIMPSON ST W	1928		6	HDA	5D1	Contributing Building
338 SIMPSON ST W	1926 (c)		6	HDA	5D1	Contributing Building
347 SIMPSON ST W	1927		6	HDA	5D1	Contributing Building
591 VENTURA AV N	1933		6	HDA	5S3	Contributing Building
52 PROSPECT ST W	1927	Craftsman Bungalow	7R	HDA	7N	Contributing Building ; needs re-evaluation
481 VENTURA AV N		Spanish Colonial Revival	6	HDA	5B	Non-Contributing
491 VENTURA AV N	1926	Craftsman Bungalow	6	HDA	5B	Non-Contributing
505 VENTURA AV N	1937		6	HDA	5B	Non-Contributing
563 VENTURA AV N #A	1888 (c)	Queen Anne w/Eastlake Influences	7N	HDA	7N	Individually Significant Building within Simpson Tract; "Structure of Merit 1983"; needs re-evaluation

Following is an updated list of the properties that are located within the boundaries of the Simpson Tract Historic District, but do not contribute to the significance of the district (some of the properties listed below may have been contributing to the district in 1991 but have since lost integrity and are therefore no longer contributing. The following list shows the original status code and the updated status code accordingly). These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but may warrant special consideration in local planning or zoning due to the fact that they are located within the designated historic district. The following one hundred twenty six (126) non-contributing properties received a status code of 6L:

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
47 CENTER ST W	1947		6	HDA	6L	Non-Contributing
48 CENTER ST W #A	1925 (c)		6	HDA	6L	Non-Contributing
48 CENTER ST W #B	1925 (c)		6	HDA	6L	Non-Contributing
52 CENTER ST W #A	1925 (c)		6	HDA	6L	Non-Contributing
52 CENTER ST W #B	1925 (c)		6	HDA	6L	Non-Contributing
88 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
94 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
95 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
104 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
105 CENTER ST W	1925		6	HDA	6L	Non-Contributing
114 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
135 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
160 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
178 CENTER ST W	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
181 CENTER ST W	1928	Craftsman Bungalow	7R	HDA; POT	6L	Non-Contributing
191 CENTER ST W	1956 (c)		6	HDA	6L	Non-Contributing
225 CENTER ST W	1950		6	HDA	6L	Non-Contributing
235 CENTER ST W	1955		6	HDA	6L	Non-Contributing
238 CENTER ST W	1928	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
271 CENTER ST W	1950 (c)	Mid-Century Vernacular Cottage	6	HDA	6L	Non-Contributing
280 CENTER ST W	1951	Ranch	6	HDA	6L	Non-Contributing
283 CENTER ST W	1927	Craftsman Bungalow	6	HDA	6L	Non-Contributing
284 CENTER ST W	1956 (c)	Ranch	6	HDA	6L	Non-Contributing
306 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
307 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
316 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
346 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
383 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
399 CENTER ST W	1930	Vernacular Religious Building	7R	HDA	6L	Non-Contributing
504 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
573 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
573 OLIVE ST N #12		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
583 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
593 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
597 OLIVE ST N			6	HDA	6L	Non-Contributing
59 PROSPECT ST W	1928	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
65 PROSPECT ST W			6		6L	Non-Contributing
69 PROSPECT ST W			6	HDA	6L	Non-Contributing
71 PROSPECT ST W			6		6L	Non-Contributing
82 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
83 PROSPECT ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
103 PROSPECT ST W	1928	Craftsman Bungalow	6	HDA	6L	Non-Contributing
105 PROSPECT ST W	1928		6	HDA	6L	Non-Contributing
134 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
148 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
204 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
216 PROSPECT ST W		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
218 PROSPECT ST W		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
239 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
270 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
271 PROSPECT ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing
272 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
317 PROSPECT ST W	1947		6	HDA	6L	Non-Contributing
325 PROSPECT ST W	1940		6	HDA	6L	Non-Contributing
331 PROSPECT ST W	1951		6	HDA	6L	Non-Contributing
344 PROSPECT ST W	1944	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
345 PROSPECT ST W	1959		6	HDA	6L	Non-Contributing
354 PROSPECT ST W	1947		6	HDA	6L	Non-Contributing
366 PROSPECT ST W	1927	Craftsman Bungalow	6	HDA	6L	Non-Contributing
369 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
374 PROSPECT ST W	1949		6	HDA	6L	Non-Contributing
386 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
520 SHERIDAN WY	1922	Craftsman Bungalow	6	HDA	6L	Non-Contributing
576 SHERIDAN WY	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
23 SIMPSON ST W			6	HDA	6L	Non-Contributing
32 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
38 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
48 SIMPSON ST W	1927		6	HDA	6L	Non-Contributing
84 SIMPSON ST W	1953		6	HDA	6L	Non-Contributing
85 SIMPSON ST W	1937		6	HDA	6L	Non-Contributing
94 SIMPSON ST W	1939		6	HDA	6L	Non-Contributing
104 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
114 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
115 SIMPSON ST W	1927		6	HDA	6L	Non-Contributing
115 SIMPSON ST W #A	1927		6	HDA	6L	Non-Contributing
115 SIMPSON ST W #B	1927		6	HDA	6L	Non-Contributing
153 SIMPSON ST W	1958		6	HDA	6L	Non-Contributing
155 SIMPSON ST W	1958		6	HDA	6L	Non-Contributing
170 SIMPSON ST W	1929	Spanish Colonial Revival	6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
182 SIMPSON ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
185 SIMPSON ST W	1928	Craftsman Bungalow	6	HDA	6L	Non-Contributing
211 SIMPSON ST W			6	HDA	6L	Non-Contributing
213 SIMPSON ST W			6	HDA	6L	Non-Contributing
213 SIMPSON ST W #B			6	HDA	6L	Non-Contributing
214 SIMPSON ST W			6	HDA	6L	Non-Contributing
215 SIMPSON ST W			6	HDA	6L	Non-Contributing
217 SIMPSON ST W			6	HDA	6L	Non-Contributing
225 SIMPSON ST W	1986		6	HDA	6L	Non-Contributing
225 SIMPSON ST W #A	1986		6	HDA	6L	Non-Contributing
225 SIMPSON ST W #B	1986		6	HDA	6L	Non-Contributing
228 SIMPSON ST W	1936		6	HDA	6L	Non-Contributing
257 SIMPSON ST W	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
260 SIMPSON ST W	1961		6	HDA	6L	Non-Contributing
265 SIMPSON ST W	1940		6	HDA	6L	Non-Contributing
275 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
280 SIMPSON ST W	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
290 SIMPSON ST W	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
290 SIMPSON ST W #B	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
295 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
300 SIMPSON ST W	1941	Craftsman Bungalow	6	HDA	6L	Non-Contributing
305 SIMPSON ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing
307 SIMPSON ST W			6	HDA	6L	Non-Contributing
310 SIMPSON ST W	1988		6	HDA	6L	Non-Contributing
313 SIMPSON ST W	1951		6	HDA	6L	Non-Contributing
315 SIMPSON ST W	1926		6	HDA	6L	Non-Contributing
317 SIMPSON ST W	1926		6	HDA	6L	Non-Contributing
320 SIMPSON ST W	1988		6	HDA	6L	Non-Contributing
325 SIMPSON ST W	1948		6	HDA	6L	Non-Contributing
335 SIMPSON ST W			6	HDA	6L	Non-Contributing
335 SIMPSON ST W #B			6	HDA	6L	Non-Contributing
335 SIMPSON ST W #C			6	HDA	6L	Non-Contributing
351 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
545 VENTURA AV N			6	HDA	6L	Non-Contributing
553 VENTURA AV N #A			6	HDA	6L	Non-Contributing
553 VENTURA AV N #C			6	HDA	6L	Non-Contributing
553 VENTURA AV N #D			6	HDA	6L	Non-Contributing
553 VENTURA AV N #E			6	HDA	6L	Non-Contributing
553 VENTURA AV N #F			6	HDA	6L	Non-Contributing
553 VENTURA AV N #G			6	HDA	6L	Non-Contributing
553 VENTURA AV N #H			6	HDA	6L	Non-Contributing
553 VENTURA AV N #I			6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
556 VENTURA AV N					6L	Non-Contributing
617 VENTURA AV N	1960 (c)		6	HDA	6L	Non-Contributing

Identification of Potentially New Historic Districts

East Lewis/ Vince Streets Potential Historic District

After review of the survey area and the previous survey findings, the project team identified one additional area that had a strong concentration of residential properties from the 1920s that is reflective of the working class neighborhoods that sprung up as a result of the oil boom in the immediate area. This area comprises both sides of East Lewis Street and East Vince Street (See figure 8).

Figure 4. Map of Proposed East Lewis Street/ Vince Street Historic District Boundaries.

The boundaries of the proposed East Lewis/Vince Streets Historic District were derived based on the large concentration of fairly intact properties from the district period of significance. The boundaries reflect the 1920s working class residential neighborhood in the Westside Community of Ventura, although there are a few building from the 1930s and 1940s interspersed. Today, the area is bounded by North Ventura Avenue on the west, the north side of East Lewis Street on the north, the base of the hillside on the east, and the south side of East Vince Street on the south. Although there are additional working class properties on adjacent streets to the south, the percentage of intact residences were lower on these other streets. Therefore, these streets were not included in this proposed historic district, but are being recommended as a potential conservation area instead. The properties within the boundaries are cohesive because they are

primarily single-family residential properties mixed with some multi-family duplexes, courtyard housing, and apartment buildings, the majority of which were constructed between 1920 and 1929. However, there are a few buildings from the 1930s and 1940s that were constructed on previously empty lots. They were built in the common styles with architectural influences popular during the period (1930s – 1940s) and were modest in scale, reflecting their use as working class cottages. The proposed district is distinct from its surrounding areas due to the age, styles and use of the properties, the consistent pattern of properties constructed with consistent set backs, massing, detached garages to the rear, the common feeling of an early 1920s residential streetscape, and the high level of integrity of its resources.

The majority of the properties were designed in the Craftsman cottage style or in a period revival style, such as the Spanish Colonial Revival Style or Tudor Revival Style. A few of the 1930s and 1940s residences have minimal traditional influences. Most of the properties are single story with a compact massing and have a side yard driveway leading to a detached garage. All of the properties, even the large ones, are modest in their detailing and ornamentation.

The Westside and Ventura Avenue areas initially developed as a rural area; however, after the discovery of oil along Ventura Avenue, many of the property owners subdivided their land and developed the tracts into small single-family parcels to provide housing for workers in the oil industry. Its location and proximity to the oil fields made it convenient for workers to walk to work. Also in the 1920s commercial properties (small shops and grocery stores) popped up along Ventura Avenue to accommodate the needs of the surrounding residential neighborhoods.

The district is significant as a geographically definable area possessing a significant concentration of single-family working class residences that were planned and developed as a result of the 1920s oil boom in Ventura. The overall integrity of the East Lewis/Vince Street Historic District is good. Ninety-five (95) of the one hundred fourteen (114) properties contribute to the significance of the district. While some of the properties have been altered, their alterations have been made in such a way that they do not diminish the properties' ability to contribute to the residential neighborhood. The district retains the small scale, density and feel of its original streetscape, despite being surrounded by very different suburban development to the north.

Therefore, this local district reflects the special elements of the City's cultural and social heritage as the core area of the town where people lived who worked in the oil trades in Ventura's early years. The area is geographically definable and represents a significant and distinguishable entity whose components lack individual distinction (Ventura Criterion f).

The contributing properties were divided into two categories based on their historic integrity: contributors and altered contributors. Contributors include those properties that were constructed within the period of significance and also demonstrated a very high level of integrity in which few, if any, alterations were visible and such alterations were reversible or in kind. Altered contributors include those properties that were constructed within the district's period of significance and demonstrated a good level of integrity in which alterations, although visible from the street, had been made in such a way that they are easily reversible and did not diminish

the properties' ability to convey its overall historic significance. All contributing properties, both altered and unaltered, received a status code of 5D3 because they appear to contribute to a district that appears eligible for local listing or designation through survey evaluation. The non-contributing properties received a status code of 6L because they appear ineligible for the National Register, California Register or local designation through survey evaluation, but they may warrant special consideration in local planning. Some of the properties located within the district boundaries also appear to be locally significant individually for reasons or contexts other than for their contribution to the local historic district. Therefore, these properties received a status code of 5B because they are locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

Following is the list of potential contributors to the East Lewis/Vince Streets local Historic District. These properties are "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and received a status code of 5D3:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
106 VINCE ST E	069-0-111-085	1928	Spanish Colonial Revival	6		5D3	Contributing
115 VINCE ST E	069-0-092-120	1928	Tudor Revival	6		5D3	Contributing
1166 VENTURA AV N	069-0-111-025	1926	Craftsman Bungalow			5D3	Contributing
125 VINCE ST E	069-0-092-110	1929		6		5D3	Contributing
1302 VENTURA AV N	069-0-091-405					5D3	Contributing
133 VINCE ST E	069-0-092-100	1928		6		5D3	Contributing
136 LEWIS ST E	069-0-092-220	1928		6		5D3	Contributing
136 LEWIS ST E #A	069-0-092-220	1928		6		5D3	Contributing
156 VINCE ST E	069-0-121-010	1929	Spanish Colonial Revival	6		5D3	Contributing
163 LEWIS ST E	069-0-102-325	1928	Craftsman Bungalow	7R		5D3	Contributing
165 VINCE ST E	069-0-103-340	1929	Tudor Revival	6		5D3	Contributing
166 VINCE ST E	069-0-121-025	1890 (c)	Queen Anne Cottage	7R	PO T	7N	Contributing; more research needed to determine if individually significant
175 VINCE ST E	069-0-103-330	1928	Spanish Colonial Revival	6		5D3	Contributing
176 VINCE ST E	069-0-121-030	1928	Spanish Colonial Revival	6		5D3	Contributing
177 VINCE ST E	069-0-103-330	1928	Spanish Colonial Revival	6		5D3	Contributing
182 LEWIS ST E	069-0-103-040	1928	Tudor Revival	7R		5D3	Contributor; Wallace Thompson Residence
182 LEWIS ST E #2	069-0-103-040	1930 (c)	Tudor Revival	7R		5D3	Contributing
185 VINCE ST E	069-0-103-325	1929		6		5D3	Contributing
205 LEWIS ST E	069-0-102-290	1928	Spanish Colonial Revival	6		5D3	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
205 VINCE ST E	069-0-103-310	1928	Tudor Revival	6		5D3	Contributing
206 VINCE ST E	069-0-121-350	1929	Spanish Colonial Revival	6		5D3	Contributing
21 LEWIS ST E	069-0-091-405			6		5D3	Contributing
214 LEWIS ST E	069-0-103-060	1928	Spanish Colonial Revival	6		5D3	Contributing
216 LEWIS ST E	069-0-103-060	1925 (c)	Spanish Colonial Revival	6		5D3	Contributing
222 LEWIS ST E	069-0-103-070	1940		6		5D3	Contributing Building; Check Year Built
224 LEWIS ST E	069-0-103-070	1940		6		5D3	Contributing Building; Check Year Built
228 VINCE ST E	069-0-121-060	1929	Spanish Colonial Revival	6		5D3	Contributing
230 LEWIS ST E	069-0-103-080	1929		6		5D3	Contributing
230 VINCE ST E	069-0-121-075	1928	Tudor Revival	6		5D3	Contributing
231 LEWIS ST E	069-0-102-260	1929		6		5D3	Contributing
231 VINCE ST E	069-0-103-285	1928	Spanish Colonial Revival	6		5D3	Contributing
242 VINCE ST E	069-0-121-085	1928	Spanish Colonial Revival	6		5D3	Contributing
243 VINCE ST E	069-0-103-275	1929	Spanish Colonial Revival	6		5D3	Contributing
246 VINCE ST E	069-0-121-085	1928	Spanish Colonial Revival	6		5D3	Contributing
252 LEWIS ST E	069-0-103-100	1929	Spanish Colonial Revival	7R		5D3	Contributor; George V. Armitage Residence
253 LEWIS ST E	069-0-102-245	1928		6		5D3	Contributing
262 VINCE ST E	069-0-121-100	1929	Tudor Revival	7R	POT	5D3	Contributor; Paul Clise Residence; Misc. Potential Site
283 VINCE ST E	069-0-103-230	1929	Spanish Colonial Revival	7R	POT	5D3	Contributing Building; Potential Misc. Site
285 VINCE ST E	069-0-103-230	1929	Spanish Colonial Revival	7R		5D3	Contributing
302 LEWIS ST E	069-0-103-130	1938				5D3	Contributing
303 VINCE ST E	069-0-103-220	1929	Spanish Colonial Revival	6		5D3	Contributing
315 LEWIS ST E	069-0-102-190	1928				5D3	Contributing
315 VINCE ST E	069-0-103-215	1929		6		5D3	Contributing
322 VINCE ST E	069-0-121-155	1928		6		5D3	Contributing
323 VINCE ST E	069-0-103-200	1928	Spanish Colonial Revival	6		5D3	Contributing
332 VINCE ST E	069-0-121-160	1929	Spanish Colonial Revival	6		5D3	Contributing
333 VINCE ST E	069-0-103-190	1928		6		5D3	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
342 LEWIS ST E	069-0-103-175	1940				5D3	Contributing Building; Check Year Built
35 LEWIS ST E	069-0-091-390	1928	Spanish Colonial Revival	7R		5D3	Contributing
52 VINCE ST E	069-0-111-045	1928	Craftsman Bungalow	6		5D3	Contributing
64 VINCE ST E	069-0-111-055	1928		6		5D3	Contributing
66 LEWIS ST E	069-0-092-040	1928		6		5D3	Contributing
78 LEWIS ST E	069-0-092-050	1929		6		5D3	Contributing
82 VINCE ST E	069-0-111-065	1926		6		5D3	Contributing
90 LEWIS ST E	069-0-092-065	1928		6		5D3	Contributing
92 VINCE ST E	069-0-111-075	1925	Craftsman Bungalow	7R	POT	5D3	Contributing Building; Misc. Potential Site

Following is a list of the altered contributors to the East Lewis/Vince Streets local Historic District. These properties are "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and received a status code of 5D3:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
103 VINCE ST E	069-0-092-130	1928		6		5D3	Altered Contributor
113 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
115 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
116 VINCE ST E	069-0-111-090	1948		6		5D3	Altered Contributor
117 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
118 VINCE ST E	069-0-111-090	1948		6		5D3	Altered Contributor
119 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
123 LEWIS ST E	069-0-091-310	1921 (c)	Vernacular Cottage	6		5D3	Altered Contributor
125 LEWIS ST E	069-0-091-310	1946 (c)	Vernacular Cottage	6		5D3	Altered Contributor
1270 CAMERON ST	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #1	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #2	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #3	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #4	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #5	069-0-103-015	1925 (c)				5D3	Altered Contributor
1305 CAMERON ST	069-0-091-300	1928				5D3	Altered Contributor
1320 CAMERON ST	069-0-102-335	1925 (c)				5D3	Altered Contributor
135 LEWIS ST E	069-0-091-300	1928		6		5D3	Altered Contributor
152 LEWIS ST E	069-0-103-015	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
153 LEWIS ST E	069-0-102-335	1925 (c)	Spanish Colonial Revival	6		5D3	Altered Contributor
155 VINCE ST E	069-0-103-350	1937		6		5D3	Altered Contributor
162 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	7R		5D3	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
164 LEWIS ST E	069-0-103-025	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
166 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	6		5D3	Altered Contributor
168 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	6		5D3	Altered Contributor
172 LEWIS ST E	069-0-103-035	1928		6		5D3	Altered Contributor
186 VINCE ST E	069-0-121-040	1928		6		5D3	Altered Contributor
202 LEWIS ST E	069-0-103-050	1928		6		5D3	Altered Contributor
208 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
210 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
212 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
214 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
215 LEWIS ST E	069-0-102-285	1929	Tudor Revival	7R		5D3	Altered; Jere Snyder Residence
215 VINCE ST E	069-0-103-305	1939		6		5D3	Altered Contributor
216 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
217 VINCE ST E	069-0-103-305	1939		6		5D3	Altered Contributor
227 LEWIS ST E	069-0-102-275	1928		6		5D3	Altered Contributor
227 VINCE ST E	069-0-103-290	1929		6		5D3	Altered Contributor
242 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
244 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
245 LEWIS ST E	069-0-102-250	1927 (c)	Altered Spanish Colonial Revival	6		5D3	Altered Contributor
246 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
247 LEWIS ST E	069-0-102-250			6		5D3	Altered Contributor
248 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
254 VINCE ST E	069-0-121-095			6		5D3	Altered Contributor
255 VINCE ST E	069-0-103-260	1929		6		5D3	Altered Contributor
256 VINCE ST E	069-0-121-095	1949 (c)		6		5D3	Altered Contributor
262 LEWIS ST E	069-0-103-110		Minimal Traditional	6		5D3	Altered Contributor
263 LEWIS ST E	069-0-102-235	1937		6		5D3	Altered Contributor
263 VINCE ST E	069-0-103-250	1940		6		5D3	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
264 LEWIS ST E	069-0-103-110	1949 (c)	Minimal Traditional	6		5D3	Altered Contributor
272 LEWIS ST E	069-0-103-360	1928		6		5D3	Altered Contributor
272 VINCE ST E	069-0-121-110	1929		6		5D3	Altered Contributor
273 LEWIS ST E	069-0-102-220	1938		6		5D3	Altered Contributor
273 VINCE ST E	069-0-103-240			6		5D3	Altered Contributor
285 LEWIS ST E	069-0-102-215	1938		6		5D3	Altered Contributor
302 VINCE ST E	069-0-121-130	1929		6		5D3	Altered Contributor
305 LEWIS ST E	069-0-102-205	1947				5D3	Altered Contributor
322 LEWIS ST E	069-0-103-155	1928				5D3	Altered Contributor
331 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
332 LEWIS ST E	069-0-103-160	1990				5D3	Altered Contributor
333 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
335 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
337 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
342 VINCE ST E	069-0-121-170	1938		6		5D3	Altered Contributor
343 VINCE ST E	069-0-103-180	1940		6		5D3	Altered Contributor
42 VINCE ST E	069-0-111-030	1928		6		5D3	Altered Contributor
42 VINCE ST E #1	069-0-111-030	1928		6		5D3	Altered Contributor
44 LEWIS ST E	069-0-092-020	1929		6		5D3	Altered Contributor
60 LEWIS ST E	069-0-092-035	1946		6		5D3	Altered Contributor
67 VINCE ST E	069-0-092-160	1940		6		5D3	Altered Contributor
69 LEWIS ST E	069-0-091-360	1928		6		5D3	Altered Contributor
79 VINCE ST E	069-0-092-155	1928		6		5D3	Altered Contributor
91 LEWIS ST E	069-0-091-340	1928		6		5D3	Altered Contributor
91 VINCE ST E	069-0-092-145			6		5D3	Altered Contributor
91 VINCE ST E #A	069-0-092-145			6		5D3	Altered Contributor
91 VINCE ST E #B	069-0-092-145			6		5D3	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed East Lewis/Vince Streets local Historic District, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties received a status code of 6L and are <u>not</u> considered historical resources for the purposes of CEQA, but may warrant special consideration in local planning due to the fact that they are located within a local historic district:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
102 LEWIS ST E	069-0-092-075	1944		6		6L	Non-Contributing
103 LEWIS ST E	069-0-091-330	1947		6		6L	Non-Contributing
1153 CAMERON ST	069-0-111-125	1947				6L	Non-Contributing
1153 CAMERON ST #A	069-0-111-125	1947				6L	Non-Contributing
1153 CAMERON ST #B	069-0-111-125	1947				6L	Non-Contributing
1155 CAMERON ST #A	069-0-111-115	1918 (c)				6L	Non-Contributing
1155 CAMERON ST #B	069-0-111-115	1918				6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
		(c)					
116 LEWIS ST E #A	069-0-092-080	1986		6		6L	Non-Contributing
116 LEWIS ST E #B	069-0-092-080	1986		6		6L	Non-Contributing
1190 VENTURA AV N	069-0-111-015	1953				6L	Non-Contributing
120 LEWIS ST E	069-0-092-210	2007		6		6L	Non-Contributing
120 VINCE ST E	069-0-111-105	1948		6		6L	Non-Contributing
1202 VENTURA AV N	069-0-092-190	1929	Spanish Colonial Revival	7R		6L	Non-Contributing
126 LEWIS ST E	069-0-092-210	2007		6		6L	Non-Contributing
1290 VENTURA AV N	069-0-092-010	1928				6L	Non-Contributing
1308 VENTURA AV N	069-0-091-410					6L	Non-Contributing
1310 VENTURA AV N	069-0-091-410					6L	Non-Contributing
132 VINCE ST E	069-0-111-115			6		6L	Non-Contributing
1320 VENTURA AV N	069-0-091-420					6L	Non-Contributing
175 LEWIS ST E	069-0-102-310	1928		6		6L	Non-Contributing
185 LEWIS ST E	069-0-102-305	1928		6		6L	Non-Contributing
282 LEWIS ST E	069-0-103-370	1981		6		6L	Non-Contributing
282 VINCE ST E	069-0-121-120	1929		6		6L	Non-Contributing
312 LEWIS ST E	069-0-103-140	1929				6L	Non-Contributing
316 VINCE ST E	069-0-121-140	2007		6		6L	Non-Contributing
323 LEWIS ST E	069-0-102-185	1939				6L	Non-Contributing
341 LEWIS ST E	069-0-102-355	1960				6L	Non-Contributing
43 LEWIS ST E	069-0-091-385	1940	No Style	6		6L	Non-Contributing
43 VINCE ST E	069-0-092-180			6		POT	Non-Contributing - Has a context separate from district
45 LEWIS ST E	069-0-091-385	1945 (c)	No Style	6		6L	Non-Contributing
59 LEWIS ST E	069-0-091-370	1940		6		6L	Non-Contributing
57 VINCE ST E	069-0-092-170	1996		6		6L	Non-Contributing
81 LEWIS ST E	069-0-091-350	1956 (c)	Split Level Mid-Century	6		6L	Non-Contributing
85 LEWIS ST E	069-0-091-350	1956 (c)	Split Level Mid-Century	6		6L	Non-Contributing

Identification of Potential Conservation Areas (Properties May Receive Special Consideration in Local Planning)

The City of Ventura has an interest in preserving its neighborhoods. However, not all neighborhoods within the City may have historic significance or have sufficient integrity to qualify as a historic district. Therefore, GPA identified concentrations of properties within neighborhoods that still have concentrations of modest working class single-family residences and modest duplexes, courtyard housing and apartment buildings from the 1920s that the City may be interested in preserving. These areas are considered 'Conservation Areas' and may receive special consideration in local planning. Examples of special consideration may include special zoning to preserve the density and building heights, setbacks, and architectural styles, as applicable and as determined by the City during the Community Plan process. All of the properties located within the conservation area boundaries received a 6L status code, meaning that they will receive special consideration in local planning. These properties are not "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and they are not local landmarks; however, the properties within these areas may be subject to special zoning requirements to conserve the neighborhood character.

GPA identified three potential conservation areas. These include 1) the El Medio Conservation Area, 2) the West Mission Conservation Area, and 3) the Barry Drive Conservation Area. They are more fully described in the following pages.

The proposed conservation areas exhibit a large concentration of modest worker's cottages that were constructed in the 1920s in architectural styles that were popular at the time such as Spanish Colonial Revival, Craftsman, and Tudor revival styles. Also, more specifically, the neighborhoods exhibit a consistency of small lot sizes with consistent setbacks, sidewalks aligning the street, side driveways with single car garages to the rear of the property (some driveways still have planting strips between two strips of concrete), modest, single-story single-family residences (averaging size of 1,000-1,500 square feet) with flat or moderately pitched roofs, wood and stucco siding, fenestration patterns and designs that are appropriate to 1920s architectural styles, and landscaping features such as manicured front lawns and modest plantings around the base of the residence. Some lots may have more than one single-family residence on the lot and a few of the lots have multi-family units. However, overall, the individual properties do not exhibit high levels of integrity, although some may still be fairly intact. These areas do not retain sufficient integrity as a whole to be considered a "historic district".

El Medio Potential Conservation Area

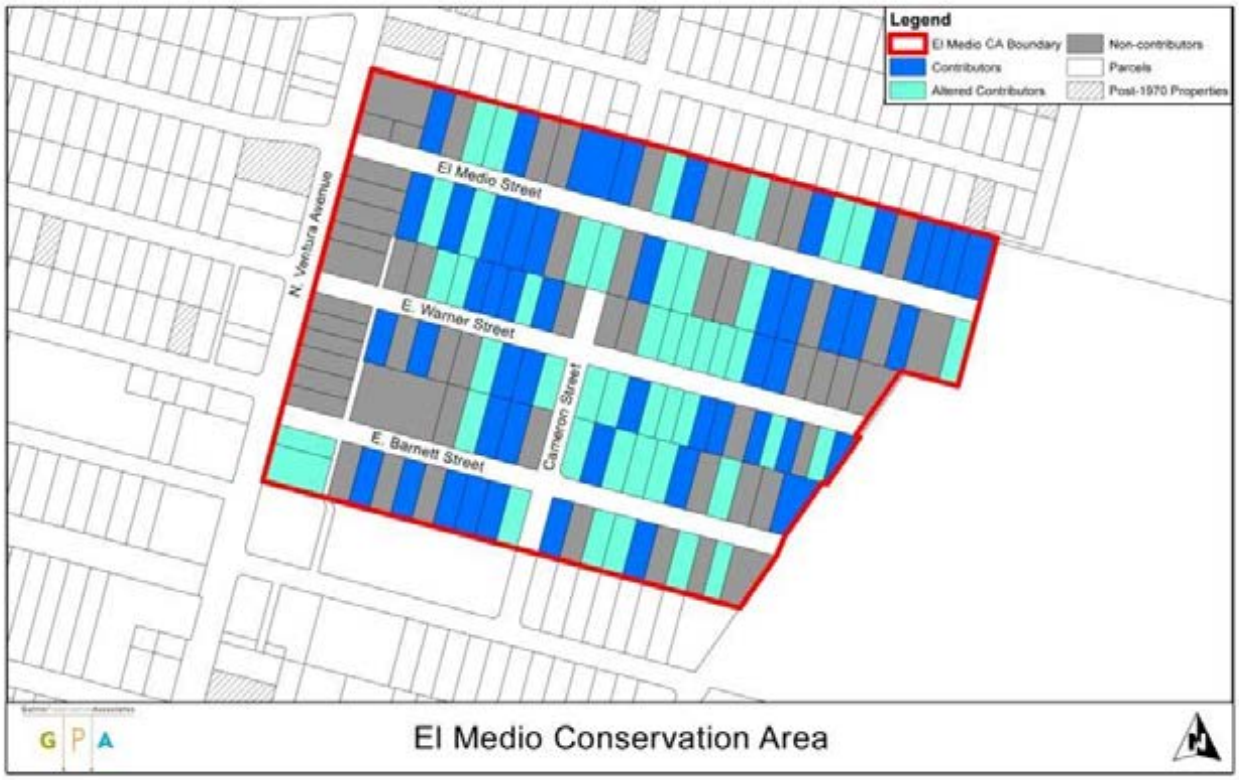

Figure 9. Map of Proposed El Medio Conservation Area.

The El Medio Conservation Area is bounded by the north side of East El Medio Street on the north, North Ventura Avenue on the west (not including commercial properties facing North Ventura Avenue), the south side of East Barnett Street on the south and the base of the hillside on the east (See figure 5). There are two hundred fifty eight (258) properties located within the conservation area boundaries; one hundred fifty eight (158) of which have been identified as contributing or altered. One hundred (100) properties do not contribute to the conservation area.

Following is the list of potential contributors to the El Medio Conservation Area. These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning or consideration in the local planning process. The properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
101 WARNER ST E	069-0-112-170	1927		6		6L	Contributor
102 EL MEDIO ST	069-0-112-090	1920 (c)	Spanish Colonial Revival			6L	Contributor
106 BARNETT ST E	071-0-031-060	1926	Craftsman Bungalow	7R		6L	Contributor
106 EL MEDIO ST	069-0-112-090	1920 (c)	Craftsman Bungalow			6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
109 WARNER ST E	069-0-112-160	1927		6		6L	Contributor
112 EL MEDIO ST	069-0-112-100	1927	Craftsman Bungalow			6L	Contributor
116 EL MEDIO ST	069-0-112-100	1927	Craftsman Bungalow			6L	Contributor
121 WARNER ST E	069-0-112-140	1927	Spanish Colonial Revival	6		6L	Contributor
122 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
124 BARNETT ST E	071-0-031-080	1927	Craftsman Bungalow	7R		6L	Contributor
124 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
125 BARNETT ST E	069-0-131-140	1924	Spanish Colonial Revival	7R		6L	Contributor
126 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
144 BARNETT ST E	071-0-033-010	1926		7R		6L	Contributor
145 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
147 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
149 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
156 BARNETT ST E	071-0-033-010	1926	Craftsman Bungalow	7R		6L	Contributor
162 EL MEDIO ST	069-0-122-030	1925 (c)	Spanish Colonial Revival			6L	Contributor
165 BARNETT ST E	069-0-132-240	1926	Craftsman Bungalow	7R		6L	Contributor
166 EL MEDIO ST	069-0-122-030	1925 (c)	Spanish Colonial Revival			6L	Contributor
167 BARNETT ST E	069-0-132-240			7R		6L	Contributor
175 EL MEDIO ST	069-0-121-310	1926				6L	Contributor
176 WARNER ST E	069-0-132-030	1925	Spanish Colonial Revival	6		6L	Contributor
206 BARNETT ST E	071-0-033-050	1927	Craftsman Bungalow	7R		6L	Contributor
213 BARNETT ST E	069-0-132-200	1926		7R		6L	Contributor
215 BARNETT ST E	069-0-132-200	1926		7R		6L	Contributor
218 WARNER ST E	069-0-132-070	1927		6		6L	Contributor
226 WARNER ST E	069-0-132-080	1927	Spanish Colonial Revival	6		6L	Contributor
231 WARNER ST E	069-0-122-210		Spanish Colonial Revival Bungalow Court	6		6L	Contributor
233 WARNER ST E	069-0-122-210		Spanish Colonial Revival Bungalow Court	6		6L	Contributor
235 WARNER ST E	069-0-122-210		Spanish Colonial Revival Bungalow Court	6		6L	Contributor
236 EL MEDIO ST	069-0-122-090	1925				6L	Contributor
239 WARNER ST E	069-0-122-210		Spanish Colonial Revival Bungalow Court	6		6L	Contributor
240 WARNER ST E	069-0-132-100	1928	Craftsman Bungalow	6		6L	Contributor
242 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
243 EL MEDIO ST	069-0-121-260	1928				6L	Contributor
244 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
246 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
247 EL MEDIO ST	069-0-121-260	1928	Spanish Colonial Revival			6L	Contributor
247 WARNER ST E	069-0-122-200			6		6L	Contributor
258 WARNER ST E	069-0-132-120	1928	Craftsman Bungalow	6		6L	Contributor
264 EL MEDIO ST	069-0-122-120	1946				6L	Contributor
265 BARNETT ST E	069-0-132-160	1926		7R		6L	Contributor
275 EL MEDIO ST	069-0-121-230	1926				6L	Contributor
276 EL MEDIO ST	069-0-122-130					6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
282 WARNER ST E	069-0-132-150	1929	Spanish Colonial Revival	6		6L	Contributor
302 EL MEDIO ST	069-0-122-150	1923 (c)	Spanish Colonial Revival			6L	Contributor
305 EL MEDIO ST	069-0-121-210	1925	Spanish Colonial Revival			6L	Contributor
317 EL MEDIO ST	069-0-121-200	1925	Spanish Colonial Revival			6L	Contributor
322 EL MEDIO ST	069-0-122-150					6L	Contributor
324 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
325 EL MEDIO ST	069-0-121-190	1925				6L	Contributor
326 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
328 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
332 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
334 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
335 EL MEDIO ST	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #A	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #B	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #C	069-0-121-180	1925				6L	Contributor
42 EL MEDIO ST	069-0-112-040	1925	Craftsman Bungalow	7R		6L	Contributor
44 WARNER ST E	069-0-131-040	1928		6		6L	Contributor
45 EL MEDIO ST	069-0-111-200	1924				6L	Contributor
60 BARNETT ST E	071-0-031-020	1926		7R		6L	Contributor
66 EL MEDIO ST	069-0-112-060	1942				6L	Contributor
68 WARNER ST E	069-0-131-060			6		6L	Contributor
70 WARNER ST E	069-0-131-060			6		6L	Contributor
72 WARNER ST E	069-0-131-060			6		6L	Contributor
76 BARNETT ST E	071-0-031-040	1926	Craftsman Bungalow	7R		6L	Contributor
89 EL MEDIO ST	069-0-111-280	1925	Italianate Cottage	7N		7N	Contributor
89 WARNER ST E	069-0-112-180	1927		6		6L	Contributor
90 EL MEDIO ST	069-0-112-080	1923 (c)	Vernacular Cottage w/Craftsman Influences			6L	Contributor
93 EL MEDIO ST	069-0-111-280	1925				6L	Contributor
94 EL MEDIO ST	069-0-112-080	1923 (c)	Vernacular Cottage w/Craftsman Influences			6L	Contributor
95 EL MEDIO ST	069-0-111-280	1925	Italianate Cottage			6L	Contributor

Following is a list of the altered contributors within the El Medio Conservation Area. These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning or consideration in the local planning process. The properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
104 WARNER ST E	069-0-131-090	1924		6		6L	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
107 BARNETT ST E	069-0-131-160	1924		7R		6L	Altered Contributor
117 WARNER ST E	069-0-112-150			6		6L	Altered Contributor
132 EL MEDIO ST	069-0-112-120	1925				6L	Altered Contributor
132 WARNER ST E	069-0-131-120			6		6L	Altered Contributor
136 BARNETT ST E	071-0-031-090	1950		7R		6L	Altered Contributor
136 EL MEDIO ST	069-0-112-120	1925				6L	Altered Contributor
144 EL MEDIO ST	069-0-122-010	1935				6L	Altered Contributor
146 EL MEDIO ST	069-0-122-010	1935				6L	Altered Contributor
152 WARNER ST E	069-0-132-010	1928		6		6L	Altered Contributor
155 BARNETT ST E	069-0-132-260	1990		7R		6L	Altered Contributor
155 BARNETT ST E #102	069-0-132-260	1990		7R		6L	Altered Contributor
164 WARNER ST E	069-0-132-020	1945		6		6L	Altered Contributor
165 EL MEDIO ST	069-0-121-320	1927				6L	Altered Contributor
173 BARNETT ST E	069-0-132-230	1933		7R		6L	Altered Contributor
174 EL MEDIO ST	069-0-122-040	1927				6L	Altered Contributor
175 WARNER ST E	069-0-122-270	1927		6		6L	Altered Contributor
176 BARNETT ST E	071-0-033-030	1926		7R		6L	Altered Contributor
177 WARNER ST E	069-0-122-270	1927		6		6L	Altered Contributor
182 BARNETT ST E	071-0-033-040	1926		7R		6L	Altered Contributor
184 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
185 BARNETT ST E	069-0-132-220	1931		7R		6L	Altered Contributor
186 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
187 WARNER ST E	069-0-122-260	1927		6		6L	Altered Contributor
188 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
188 WARNER ST E	069-0-132-040	1927	Spanish Colonial Revival	7R		6L	Altered Contributor
202 WARNER ST E	069-0-132-050	1927		6		6L	Altered Contributor
203 WARNER ST E	069-0-122-320	1927		6		6L	Altered Contributor
205 BARNETT ST E	069-0-132-210	1923		7R		6L	Altered Contributor
211 WARNER ST E	069-0-122-330	1927		6		6L	Altered Contributor
212 WARNER ST E	069-0-132-060	1927		6		6L	Altered Contributor
215 EL MEDIO ST	069-0-121-290	1924	Vernacular Cottage			6L	Altered Contributor
217 EL MEDIO ST	069-0-121-290	1924	Vernacular Cottage			6L	Altered Contributor
219 WARNER ST E	069-0-122-230	1927		6		6L	Altered Contributor
225 WARNER ST E	069-0-122-220	1927		6		6L	Altered Contributor
226 BARNETT ST E	071-0-033-070	1927		7R		6L	Altered Contributor
226 EL MEDIO ST	069-0-122-080	1925				6L	Altered Contributor
233 BARNETT ST E	069-0-132-180	1926		7R		6L	Altered Contributor
246 BARNETT ST E	071-0-033-090	1926		7R		6L	Altered Contributor
250 WARNER ST E	069-0-132-110	1928	Craftsman Bungalow	7R		6L	Altered Contributor
251 EL MEDIO ST	069-0-121-250	1921 (c)	Vernacular Cottage			6L	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
255 EL MEDIO ST	069-0-121-250	1921 (c)	Vernacular Cottage			6L	Altered Contributor
265 EL MEDIO ST	069-0-121-240	1935				6L	Altered Contributor
272 WARNER ST E	069-0-132-140	1928		6		6L	Altered Contributor
336 EL MEDIO ST	069-0-122-160	1925 (c)	Spanish Colonial Revival Duplex			6L	Altered Contributor
338 EL MEDIO ST	069-0-122-160	1925 (c)	Spanish Colonial Revival Duplex			6L	Altered Contributor
340 EL MEDIO ST	069-0-122-160					6L	Altered Contributor
52 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
54 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
56 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
67 EL MEDIO ST	069-0-111-180	1946 (c)	Vernacular Cottage			6L	Altered Contributor
71 EL MEDIO ST	069-0-111-180	1946 (c)	Vernacular Cottage			6L	Altered Contributor
71 WARNER ST E	069-0-112-200	1929		6		6L	Altered Contributor
80 EL MEDIO ST	069-0-112-070	1925 (c)	Vernacular Cottage w/Craftsman Influences			6L	Altered Contributor
81 EL MEDIO ST	069-0-111-170	1940				6L	Altered Contributor
82 EL MEDIO ST	069-0-112-070	1925 (c)	Vernacular Cottage w/Craftsman Influences			6L	Altered Contributor
85 EL MEDIO ST	069-0-111-170	1940				6L	Altered Contributor
85 WARNER ST E	069-0-112-190	1927		6		6L	Altered Contributor
852 VENTURA AV N	071-0-031-120					6L	Altered Contributor
854 VENTURA AV N	071-0-031-120					6L	Altered Contributor
856 VENTURA AV N	071-0-031-120					6L	Altered Contributor
858 VENTURA AV N	071-0-031-120					6L	Altered Contributor
860 VENTURA AV N	071-0-031-120					6L	Altered Contributor
862 VENTURA AV N	071-0-031-120					6L	Altered Contributor
864 VENTURA AV N	071-0-031-120					6L	Altered Contributor
866 VENTURA AV N	071-0-031-120					6L	Altered Contributor
868 VENTURA AV N	071-0-031-120					6L	Altered Contributor
870 VENTURA AV N	071-0-031-120					6L	Altered Contributor
872 VENTURA AV N	071-0-031-120					6L	Altered Contributor
936 CAMERON ST	069-0-132-260	1990				6L	Altered Contributor
955 CAMERON ST	069-0-131-120	1918 (c)				6L	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed El Medio Conservation Area that contribute to the significance of the district but are individually significant for a context other than being within the conservation area boundaries. These properties received a status code of 5S3 because they appear eligible for the local register. These

properties are "historical resources" for the purposes of CEQA but they may also be subject to special planning or zoning requirements due their location within the conservation area:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
121 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
123 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
125 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
127 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
131 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
133 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
135 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
137 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor

Following is a list of the properties that are located within the boundaries of the proposed El Medio Conservation Area, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements because they are within the conservation area boundaries. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1000 VENTURA AV N	069-0-112-230					6L	Non-Contributor
101 EL MEDIO ST	069-0-111-270	1959				6L	Non-Contributor
1020 VENTURA AV N	069-0-112-245					6L	Non-Contributor
1031 CAMERON ST	069-0-112-130	1927				6L	Non-Contributor
1034 CAMERON ST	069-0-122-295	1927	Craftsman	7N	PO T	6L	Non-Contributor
1036 CAMERON ST	069-0-122-295	1927	Craftsman	3		6L	Non-Contributor
1040 VENTURA AV N	069-0-112-245					6L	Non-Contributor
105 EL MEDIO ST	069-0-111-270	1959				6L	Non-Contributor
1052 VENTURA AV N	069-0-112-030					6L	Non-Contributor
1070 VENTURA AV N	069-0-112-020	1950				6L	Non-Contributor
1100 VENTURA AV N	069-0-111-260	1927				6L	Non-Contributor
1150 VENTURA AV N	069-0-111-225					6L	Non-Contributor
115 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Non-Contributor
117 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular			6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
			Style				
119 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Non-Contributor
122 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
124 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
126 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
135 BARNETT ST E	069-0-131-130	1940		7R		6L	Non-Contributor
150 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
151 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
152 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
153 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
154 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
155 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
163 WARNER ST E	069-0-122-280			6		6L	Non-Contributor
165 WARNER ST E	069-0-122-280			6		6L	Non-Contributor
166 BARNETT ST E	071-0-033-020	1945		7R		6L	Non-Contributor
183 EL MEDIO ST	069-0-121-380	1965	No Particular Style			6L	Non-Contributor
185 EL MEDIO ST	069-0-121-380	1965				6L	Non-Contributor
189 EL MEDIO ST	069-0-121-380	1965				6L	Non-Contributor
194 EL MEDIO ST	069-0-122-060	1951				6L	Non-Contributor
194 EL MEDIO ST #A	069-0-122-060	1951				6L	Non-Contributor
194 EL MEDIO ST #B	069-0-122-060	1951				6L	Non-Contributor
197 EL MEDIO ST	069-0-121-380					6L	Non-Contributor
207 EL MEDIO ST	069-0-121-370	1951	Vernacular Cottage			6L	Non-Contributor
209 EL MEDIO ST	069-0-121-370	1921 (c)	Vernacular Cottage			6L	Non-Contributor
212 BARNETT ST E	071-0-033-060	1926		7R		6L	Non-Contributor
214 EL MEDIO ST	069-0-122-070	1950 (c)	No Particular Style			6L	Non-Contributor
216 EL MEDIO ST	069-0-122-070	1950 (c)	No Particular Style			6L	Non-Contributor
219 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor
221 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor
225 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor
230 WARNER ST E	069-0-132-090			6		6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
232 BARNETT ST E	071-0-033-080	1977		7R		6L	Non-Contributor
234 WARNER ST E	069-0-132-090			6		6L	Non-Contributor
235 EL MEDIO ST	069-0-121-270	1975 (c)	No Particular Style			6L	Non-Contributor
237 EL MEDIO ST	069-0-121-270	1975 (c)	No Particular Style			6L	Non-Contributor
245 BARNETT ST E	069-0-132-280			7R		6L	Non-Contributor
247 BARNETT ST E	069-0-132-280			7R		6L	Non-Contributor
254 EL MEDIO ST	069-0-122-110	2009				6L	Non-Contributor
255 BARNETT ST E	069-0-132-270	1985		7R		6L	Non-Contributor
255 WARNER ST E	069-0-122-190	1948		6		6L	Non-Contributor
256 BARNETT ST E	071-0-033-100	1985		7R		6L	Non-Contributor
256 EL MEDIO ST	069-0-122-110	2009				6L	Non-Contributor
257 BARNETT ST E	069-0-132-270	1985		7R		6L	Non-Contributor
258 BARNETT ST E	071-0-033-100	1985		7R		6L	Non-Contributor
266 WARNER ST E	069-0-132-130			6		6L	Non-Contributor
269 WARNER ST E	069-0-122-340			6		6L	Non-Contributor
271 WARNER ST E	069-0-122-340			6		6L	Non-Contributor
273 WARNER ST E	069-0-122-350	1990		6		6L	Non-Contributor
274 EL MEDIO ST	069-0-122-130	1991				6L	Non-Contributor
275 WARNER ST E	069-0-122-350	1990		6		6L	Non-Contributor
282 EL MEDIO ST	069-0-122-140	1956 (c)	Ranch			6L	Non-Contributor
283 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow Duplex			6L	Non-Contributor
283 WARNER ST E	069-0-122-170			6		6L	Non-Contributor
284 EL MEDIO ST	069-0-122-140	1956 (c)	Ranch			6L	Non-Contributor
285 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow Duplex			6L	Non-Contributor
287 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow			6L	Non-Contributor
287 WARNER ST E	069-0-122-170			6		6L	Non-Contributor
33 EL MEDIO ST	069-0-111-250					6L	Non-Contributor
36 BARNETT ST E	071-0-031-010	1940 (c)		7R		6L	Non-Contributor
42 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor
46 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
47 WARNER ST E	069-0-112-220	2008		6		6L	Non-Contributor
48 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor
49 WARNER ST E	069-0-112-220	2008		6		6L	Non-Contributor
60 WARNER ST E	069-0-131-050	1947		6		6L	Non-Contributor
61 EL MEDIO ST	069-0-111-190	1935				6L	Non-Contributor
61 EL MEDIO ST #A	069-0-111-190	1935				6L	Non-Contributor
61 WARNER ST E	069-0-112-210	1931		6		6L	Non-Contributor
62 WARNER ST E	069-0-131-050	1947		6		6L	Non-Contributor
63 EL MEDIO ST	069-0-111-190	1935				6L	Non-Contributor
64 BARNETT ST E	071-0-031-030	1979		7R		6L	Non-Contributor
67 BARNETT ST E	069-0-131-250	1960 (c)		7R		6L	Non-Contributor
76 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
80 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
82 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
86 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
880 VENTURA AV N	071-0-031-130	1952				6L	Non-Contributor
906 VENTURA AV N	069-0-131-210	1950				6L	Non-Contributor
908 VENTURA AV N	069-0-131-210	1950				6L	Non-Contributor
910 VENTURA AV N	069-0-131-270	1959				6L	Non-Contributor
915 CAMERON ST	069-0-131-130	1940				6L	Non-Contributor
92 WARNER ST E	069-0-131-080	1926		6		6L	Non-Contributor
920 VENTURA AV N	069-0-131-260	1990				6L	Non-Contributor
93 BARNETT ST E	069-0-131-170	1925		7R		6L	Non-Contributor
930 VENTURA AV N	069-0-131-030					6L	Non-Contributor
970 VENTURA AV N	069-0-131-020					6L	Non-Contributor
990 VENTURA AV N	069-0-131-010	1946				6L	Non-Contributor

West Mission Potential Conservation Area

Figure10. Map of Proposed West Mission Conservation Area.

The West Mission Conservation Area is bounded by the north side of West Harrison Street on the north, Highway 133 Easement on the west (not including the ball fields and community properties), the south side of West Mission Avenue on the south and the west side of North Ventura Avenue on the east (See figure 10). There are two hundred sixty six (266) properties located within the conservation area boundaries; one hundred forty one (141) of which have been identified as contributing or altered. One hundred twenty five (125) properties do not contribute to the conservation area. There are also six (6) individually significant properties within the conservation area.

Following is the list of potential contributors to the West Mission Conservation Area. These properties are not "historical resources" for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning in the planning process. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
140 HARRISON AV W #1	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #2	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #3	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #4	071-0-141-060	1928		7R		6L	Contributing
170 MISSION AV	071-0-142-030		Spanish Colonial Revival			6L	Contributing
172 MISSION AV	071-0-142-030					6L	Contributing
191 MISSION AV	071-0-141-330	1927 (c)	Spanish Colonial Revival duplex			6L	Contributing
197 MISSION AV	071-0-141-330	1927 (c)	Spanish Colonial Revival duplex			6L	Contributing
213 HARRISON AV W	071-0-094-210	1926	Craftsman Bungalow	7R		6L	Contributing
236 MISSION AV	071-0-132-110	1927				6L	Contributing
246 MISSION AV	071-0-132-100	1927				6L	Contributing
274 MISSION AV	071-0-132-070					6L	Contributing
275 MISSION AV	071-0-131-210	1927	Craftsman Bungalow			6L	Contributing
276 MISSION AV	071-0-132-070		Spanish Colonial Revival			6L	Contributing
277 MISSION AV	071-0-131-210	1927				6L	Contributing
285 MISSION AV	071-0-131-220		Spanish Colonial Revival			6L	Contributing
287 MISSION AV	071-0-131-220					6L	Contributing
315 MISSION AV	071-0-131-250	1927				6L	Contributing
325 MISSION AV	071-0-131-260	1926	Craftsman Bungalow			6L	Contributing
332 OLIVE ST N	071-0-142-350	1927				6L	Contributing
336 OLIVE ST N	071-0-142-350	1927	Craftsman Bungalow			6L	Contributing
349 OLIVE ST N	071-0-132-130	1928				6L	Contributing
366 OLIVE ST N	071-0-141-330	1927 (c)	Spanish Colonial Revival apartments			6L	Contributing
370 OLIVE ST N	071-0-141-330	1927 (c)	Spanish Colonial Revival apartments			6L	Contributing
374 OLIVE ST N	071-0-141-330	1927 (c)				6L	Contributing
383 OLIVE ST N	071-0-131-140	1927 (c)				6L	Contributing
387 OLIVE ST N	071-0-131-140					6L	Contributing
39 MISSION AV	071-0-141-190	1935				6L	Contributing
391 OLIVE ST N	071-0-131-140					6L	Contributing
403 OLIVE ST N	071-0-094-220					6L	Contributing
47 MISSION AV	071-0-141-200	1925				6L	Contributing
49 HARRISON AV W	071-0-102-270	1900		6		6L	Contributing
70 MISSION AV	071-0-142-120	1925				6L	Contributing
94 MISSION AV	071-0-142-100	1927				6L	Contributing
95 MISSION AV	071-0-141-240	1926				6L	Contributing
98 MISSION AV	071-0-142-100	1927				6L	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
51 HARRISON AV W	071-0-102-270	1900		7R		6L	Contributing
35 HARRISON AV W	071-0-102-430	1936		6		6L	Contributing
190 HARRISON AV W	071-0-141-010	1925		7R		6L	Contributing
190 HARRISON AV W #A	071-0-141-010	1925		7R		6L	Contributing
190 HARRISON AV W #B	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #A	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #B	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #C	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #D	071-0-141-010	1925		7R		6L	Contributing
248 HARRISON AV W	071-0-131-100	1925		7R		6L	Contributing
335 MISSION AV	071-0-131-270	1926	Craftsman Bungalow			6L	Contributing
336 MISSION AV	071-0-132-020	1926	Craftsman Bungalow			6L	Contributing
346 MISSION AV	071-0-132-010	1926	Craftsman Bungalow			6L	Contributing
348 MISSION AV	071-0-132-010	1926				6L	Contributing
84 HARRISON AV W	071-0-141-110	1925	Craftsman Bungalow	6		6L	Contributing
94 HARRISON AV W	071-0-141-100	1925	Craftsman Bungalow	6		6L	Contributing
106 MISSION AV	071-0-142-090	1930				6L	Contributing
108 HARRISON AV W	071-0-141-090	1921	Craftsman Bungalow	7R		6L	Contributing
134 MISSION AV	071-0-142-060	1924				6L	Contributing
147 HARRISON AV W #A	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #B	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #C	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #D	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #E	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #F	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
150 HARRISON AV W	071-0-141-050	1924	Craftsman Bungalow	7R		6L	Contributing
157 HARRISON AV W	071-0-102-370	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
160 HARRISON AV W	071-0-141-040	1923		7R		6L	Contributing
163 HARRISON AV W	071-0-102-370	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
165 HARRISON AV W	071-0-102-370	1890 (c)	Queen Anne	7R		6L	Contributing
167 HARRISON AV W	071-0-102-370	1890 (c)	Queen Anne	7R		6L	Contributing
204 HARRISON AV W	071-0-131-140	1925 (c)	Spanish Colonial Revival Apartments	7R		6L	Contributing
210 MISSION AV	071-0-132-130	1928				6L	Contributing
28 HARRISON AV W	071-0-141-170	1922		6		6L	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
325 HARRISON AV W	071-0-094-310	1926	Craftsman Bungalow Apartments	7R		6L	Contributing
327 HARRISON AV W	071-0-094-310	1926	Craftsman Bungalow Apartments	7R		6L	Contributing
354 HARRISON AV W	071-0-131-010	1929		7R		6L	Contributing
38 HARRISON AV W	071-0-141-160	1922		6		6L	Contributing
55 MISSION AV	071-0-141-210	1930				6L	Contributing
56 HARRISON AV W	071-0-141-140	1922	Craftsman Bungalow	6		6L	Contributing
64 HARRISON AV W	071-0-141-130	1922	Craftsman Bungalow	6		6L	Contributing
74 HARRISON AV W	071-0-141-120	1922	Craftsman Bungalow	6		6L	Contributing
82 MISSION AV	071-0-142-110	1930	Craftsman Bungalow			6L	Contributing
284 HARRISON AV W	071-0-131-070	1925		7R	POT	6L	Contributing Building; ALFRED F. ORTEGA HOUSE
435 VENTURA AV N	071-0-102-440	1890	Vernacular Cottage	7R		6L	Contributing Building; D. M. Rodibaugh Residence;
303 HARRISON AV W #B	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #C	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #D	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #E	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #F	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #H	071-0-094-300	1922	Spanish Colonial Revival Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT

Following is a list of the altered contributors within the West Mission Conservation Area. These properties <u>are not</u> "historical resources" for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning in the planning process. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
107 MISSION AV	071-0-141-250	1926	Craftsman Bungalow			6L	Altered Contributing
129 MISSION AV	071-0-141-270	1925				6L	Altered Contributing
143 MISSION AV	071-0-141-290	1925				6L	Altered Contributing
151 MISSION AV	071-0-141-300	1925				6L	Altered Contributing
187 MISSION AV #A	071-0-141-320	1929-1943	Mediterranean Revival Apartments	6		6L	Altered Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
187 MISSION AV #B	071-0-141-320	1929-1945	Mediterranean Revival Apartments	6		6L	Altered Contributing
187 MISSION AV #C	071-0-141-320	1929-1946	Mediterranean Revival Apartments	6		6L	Altered Contributing
187 MISSION AV #D	071-0-141-320	1929-1944	Mediterranean Revival Apartments	6		6L	Altered Contributing
225 MISSION AV	071-0-131-160	1926				6L	Altered Contributing
235 MISSION AV	071-0-131-170	1925				6L	Altered Contributing
326 MISSION AV	071-0-132-030	1926				6L	Altered Contributing
245 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
247 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
249 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
265 MISSION AV	071-0-131-200	1927				6L	Altered Contributing
294 MISSION AV	071-0-132-050	1927				6L	Altered Contributing
305 MISSION AV	071-0-131-240	1927				6L	Altered Contributing
31 HARRISON AV W	071-0-102-250	1915	Craftsman Bungalow	7R		6L	Altered Contributing
318 HARRISON AV W	071-0-131-040	1926		7R		6L	Altered Contributing
333 HARRISON AV W	071-0-094-320	1926	Craftsman Bungalow	7R		6L	Altered Contributing
345 HARRISON AV W	071-0-094-330	1926	Craftsman Bungalow	7R		6L	Altered Contributing
367 HARRISON AV W #A	071-0-094-410	1927	Spanish Colonial Revival	7R		6L	Altered Contributing
367 HARRISON AV W #B	071-0-094-410	1927	Spanish Colonial Revival	7R		6L	Altered Contributing
367 HARRISON AV W #C	071-0-094-410	1927	Spanish Colonial Revival	7R		6L	Altered Contributing
173 MISSION AV #A	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #B	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #C	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #D	071-0-141-320	1927 (c)				6L	Altered Contributing
192 MISSION AV	071-0-142-010		Spanish Colonial Revival			6L	Altered Contributing
196 MISSION AV	071-0-142-010					6L	Altered Contributing
266 MISSION AV	071-0-132-080					6L	Altered Contributing
268 MISSION AV	071-0-132-080					6L	Altered Contributing
295 MISSION AV	071-0-131-230		Spanish Colonial Revival			6L	Altered Contributing
306 MISSION AV	071-0-132-250					6L	Altered Contributing
308 MISSION AV	071-0-132-250					6L	Altered Contributing
318 MISSION AV	071-0-132-250					6L	Altered Contributing
60 MISSION AV	071-0-142-130	1927 (c)				6L	Altered Contributing
114 HARRISON AV W	071-0-141-080	1924		7R		6L	Altered Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
117 MISSION AV	071-0-141-260	1930				6L	Altered Contributing
119 MISSION AV	071-0-141-260	1930				6L	Altered Contributing
226 MISSION AV	071-0-132-120	1928				6L	Altered Contributing
260 HARRISON AV W	071-0-131-090	1925		7R		6L	Altered Contributing
272 HARRISON AV W	071-0-131-080	1925		7R		6L	Altered Contributing
306 HARRISON AV W	071-0-131-050	1928		7R		6L	Altered Contributing
341 OLIVE ST N	071-0-132-140	1928				6L	Altered Contributing
343 OLIVE ST N	071-0-132-140	1928				6L	Altered Contributing
44 MISSION AV	071-0-142-310	1930				6L	Altered Contributing

Following is a list of the individually significant properties that are located within the West Mission Conservation Area. These properties are "historical resources" for the purposes of the California Environmental Quality Act and will have a status code that indicates their historic status, individually. They may also be subject to special zoning or planning requirements because they are located within the boundaries of the West Mission Conservation Area:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
184 MISSION AV	071-0-142-020	1886	Italianate	3S	PO T	5S1, 3S	Individually Significant
186 MISSION AV	071-0-142-020	1886				5S3	Individually Significant
67 MISSION AV	071-0-141-220					5S3	Individually Significant
69 MISSION AV	071-0-141-220	1900				5S3	Individually Significant
128 MISSION AV	071-0-142-070	1900				5S3	Individually Significant
83 HARRISON AV W	071-0-102-290	1890		6		5S3	Individually Significant
105 HARRISON AV W	071-0-102-320	1890 (c)	Vernacular Cottage w/Italianate Influences	7R		7N	Individually Significant; W.S. Linn Residence
52 MISSION AV	071-0-142-140	1886	Italianate	3S	LML ; LM A	3S	Individually Significant; Dr. C.L. Bard Residence

Following is a list of the properties that are located within the boundaries of the proposed West Mission Conservation Area, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements because they are located within the conservation area boundaries. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
137 MISSION AV	071-0-141-285	1925				6L	Non-Contributing
150 MISSION AV	071-0-142-050	1950				6L	Non-Contributing
252 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
254 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
255 MISSION AV	071-0-131-190	1927				6L	Non-Contributing
256 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
286 MISSION AV	071-0-132-060	1936				6L	Non-Contributing
294 HARRISON AV W	071-0-131-060	1926		7R		6L	Non-Contributing
343 MISSION AV	071-0-131-280					6L	Non-Contributing
345 MISSION AV	071-0-131-280	1926				6L	Non-Contributing
357 OLIVE ST N	071-0-131-150					6L	Non-Contributing
359 OLIVE ST N	071-0-131-150					6L	Non-Contributing
95 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
97 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
99 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
339 VENTURA AV N	071-0-142-320	1962				6L	Non-Contributing
114 MISSION AV	071-0-142-080					6L	Non-Contributing
116 MISSION AV	071-0-142-080					6L	Non-Contributing
160 MISSION AV	071-0-142-040	1928				6L	Non-Contributing
182 HARRISON AV W	071-0-141-020	1922		7R		6L	Non-Contributing
209 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
211 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
213 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
215 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
423 OLIVE ST N	071-0-094-200	1926				6L	Non-Contributing
431 OLIVE ST N	071-0-094-200					6L	Non-Contributing
433 OLIVE ST N	071-0-094-200					6L	Non-Contributing
137 HARRISON AV W	071-0-102-355	1913		7R		6L	Non-Contributing
139 HARRISON AV W	071-0-102-355	1913		7R		6L	Non-Contributing
117 HARRISON AV W	071-0-102-330	1977		7R		6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
119 HARRISON AV W	071-0-102-330	1977		7R		6L	Non-Contributing
121 HARRISON AV W	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
123 HARRISON AV W	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #A	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #B	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #C	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #D	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
126 HARRISON AV W	071-0-141-070	1921 (c)	Vernacular Cottage	7R		6L	Non-Contributing
138 MISSION AV	071-0-142-060	1924				6L	Non-Contributing
161 MISSION AV	071-0-141-310	1964				6L	Non-Contributing
163 MISSION AV	071-0-141-310	1964				6L	Non-Contributing
169 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
171 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
172 HARRISON AV W	071-0-141-030	2008		7R		6L	Non-Contributing
173 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
174 HARRISON AV W	071-0-141-030	2008		7R		6L	Non-Contributing
175 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
179 HARRISON AV W	071-0-102-390	1939		7R		6L	Non-Contributing
217 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
218 HARRISON AV W	071-0-131-130	1923		7R		6L	Non-Contributing
219 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
228 HARRISON AV W	071-0-131-120	1923		7R		6L	Non-Contributing
231 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
233 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
238 HARRISON AV W	071-0-131-110	1924		7R		6L	Non-Contributing
245 MISSION AV	071-0-131-180	1980				6L	Non-Contributing
255 HARRISON AV W	071-0-094-250	1900		7R		6L	Non-Contributing
265 HARRISON AV W	071-0-094-260			7R		6L	Non-Contributing
265 HARRISON AV W #A	071-0-094-260			7R		6L	Non-Contributing
265 HARRISON AV W #B	071-0-094-260			7R		6L	Non-Contributing
277 HARRISON AV W #A	071-0-094-270	1985		7R	PO T	6L	Non-Contributing
277 HARRISON AV W #B	071-0-094-270	1985		7R	PO T	6L	Non-Contributing
277 HARRISON AV W #C	071-0-094-270	1985		7R	PO T	6L	Non-Contributing
285 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman Influences	7R		6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
287 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman Influences	7R		6L	Non-Contributing
289 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman Influences	7R		6L	Non-Contributing
295 HARRISON AV W	071-0-094-290	1880		7R		6L	Non-Contributing
316 MISSION AV	071-0-132-260	1979				6L	Non-Contributing
331 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
333 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
335 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
337 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
342 HARRISON AV W	071-0-131-020	1929		7R		6L	Non-Contributing
357 HARRISON AV W	071-0-094-340	1925 (c)	Vernacular Cottage	7R		6L	Non-Contributing
359 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
361 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
363 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
37 HARRISON AV W	071-0-102-420	1905		6		6L	Non-Contributing
402 OLIVE ST N	071-0-102-390	1939				6L	Non-Contributing
404 OLIVE ST N	071-0-102-390	1939				6L	Non-Contributing
50 HARRISON AV W	071-0-141-150	1922		6		6L	Non-Contributing
53 HARRISON AV W	071-0-102-465	1992		6		6L	Non-Contributing
57 HARRISON AV W	071-0-102-475	1992		6		6L	Non-Contributing
61 HARRISON AV W	071-0-102-485	1992		6		6L	Non-Contributing
65 HARRISON AV W	071-0-102-495	1992		6		6L	Non-Contributing
69 HARRISON AV W	071-0-102-505	1992		6		6L	Non-Contributing
73 HARRISON AV W	071-0-102-515	1992		6		6L	Non-Contributing
77 HARRISON AV W	071-0-102-525	1992		6		6L	Non-Contributing
85 HARRISON AV W	071-0-102-300	1925		6		6L	Non-Contributing
85 MISSION AV	071-0-141-230	1924				6L	Non-Contributing
363 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
369 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
371 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
375 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
377 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
397 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
421 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing
425 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing
427 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing
426 OLIVE ST N	071-0-102-400	1927				6L	Non-Contributing
377 HARRISON AV W #A	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
377 HARRISON AV W #B	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
377 HARRISON AV W #C	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
379 HARRISON AV W	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
385 HARRISON AV W #7	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
385 HARRISON AV W #8	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
389 HARRISON AV W #6	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
393 HARRISON AV W #3	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
393 HARRISON AV W #4	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
397 HARRISON AV W #1	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
397 HARRISON AV W #2	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
334 HARRISON AV W	071-0-131-030	1927		7R		6L	Non-Contributing
401 VENTURA AV N	071-0-102-240					6L	Non-Contributing
407 VENTURA AV N	071-0-102-240					6L	Non-Contributing
413 VENTURA AV N	071-0-102-230	1910				6L	Non-Contributing
415 VENTURA AV N	071-0-102-230	1910				6L	Non-Contributing

Barry Drive Potential Conservation Area

Figure 11. Map of Proposed Barry Drive Conservation Area.

The Barry Drive Conservation Area is located along the 200 and 300 blocks of Barry Drive. It is bounded by the north side of Barry Drive on the north, the west side of Cameron Street on the west, the south side of Barry Drive on the south and the west side of Cedar Street on the east (See figure 11). There are fifty three (53) properties located within the conservation area boundaries; thirty nine (39) of which have been identified as contributing or altered. Fourteen (14) properties do not contribute to the conservation area.

Following is the list of potential contributors to the Barry Drive Conservation Area. These properties are not considered "historical resources for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning or consideration in local planning. They received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
163 BARRY DR	069-0-051-025	1935	Craftsman Bungalow			6L	Contributor
172 BARRY DR	069-0-052-035	1915 (c)	Craftsman Bungalow			6L	Contributor
174 BARRY DR	069-0-052-035	1915 (c)				6L	Contributor
176 BARRY DR	069-0-052-035					6L	Contributor
211 BARRY DR	069-0-051-065	1928	Spanish			6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
			Colonial Revival				
213 BARRY DR	069-0-051-065	1928				6L	Contributor
225 BARRY DR	069-0-051-075	1928				6L	Contributor
232 BARRY DR	069-0-052-085	1928	Craftsman Bungalow			6L	Contributor
233 BARRY DR	069-0-051-085	1928	Spanish Colonial Revival			6L	Contributor
252 BARRY DR	069-0-052-105	1928	Tudor Revival			6L	Contributor
254 BARRY DR	069-0-052-105	1928				6L	Contributor
262 BARRY DR	069-0-052-115	1928				6L	Contributor
264 BARRY DR	069-0-052-115	1928				6L	Contributor
283 BARRY DR	069-0-051-135	1929	Craftsman Bungalow			6L	Contributor
303 BARRY DR	069-0-051-145	1929	Craftsman Bungalow			6L	Contributor
315 BARRY DR	069-0-051-155	1929				6L	Contributor
338 BARRY DR	069-0-052-175	1929	Spanish Colonial Revival			6L	Contributor
339 BARRY DR	069-0-051-175	1928	Spanish Colonial Revival			6L	Contributor
374 BARRY DR	069-0-052-205	1928				6L	Contributor
375 BARRY DR	069-0-051-205	1935	Craftsman Bungalow			6L	Contributor

Following is a list of the altered contributors within the Barry Drive Conservation Area. These properties are not considered "historical resources for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning or consideration in local planning. They received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
152 BARRY DR	069-0-052-015	1980 (c)				6L	Altered Contributor
153 BARRY DR	069-0-051-015	1929				6L	Altered Contributor
162 BARRY DR	069-0-052-025	1930				6L	Altered Contributor
182 BARRY DR	069-0-052-045	1915 (c)				6L	Altered Contributor
183 BARRY DR	069-0-051-045	1939				6L	Altered Contributor
184 BARRY DR	069-0-052-045					6L	Altered Contributor
224 BARRY DR	069-0-052-075	1935	Craftsman Bungalow			6L	Altered Contributor
242 BARRY DR	069-0-052-095	1928				6L	Altered Contributor
253 BARRY DR	069-0-051-105	1928				6L	Altered Contributor
263 BARRY DR	069-0-051-115	1929				6L	Altered Contributor
272 BARRY DR	069-0-052-125	1945 (c)				6L	Altered Contributor
272 BARRY DR #8	069-0-052-125	1945 (c)				6L	Altered Contributor
273 BARRY DR	069-0-051-125	1928	Spanish Colonial Revival			6L	Altered Contributor
282 BARRY DR	069-0-052-135	1927				6L	Altered Contributor
314 BARRY DR	069-0-052-155	1941				6L	Altered Contributor
350 BARRY DR	069-0-052-185	1939				6L	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
362 BARRY DR	069-0-052-195	1928				6L	Altered Contributor
363 BARRY DR	069-0-051-195	1948				6L	Altered Contributor
386 BARRY DR	069-0-052-215	1947				6L	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed Barry Drive Conservation Area, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
175 BARRY DR	069-0-051-035	1980 (c)				6L	Non-Contributor
175 BARRY DR #A	069-0-051-035	1980 (c)				6L	Non-Contributor
175 BARRY DR #B	069-0-051-035	1980 (c)				6L	Non-Contributor
202 BARRY DR	069-0-052-055	1928				6L	Non-Contributor
203 BARRY DR	069-0-051-055	1928				6L	Non-Contributor
216 BARRY DR	069-0-052-065	1945				6L	Non-Contributor
245 BARRY DR	069-0-051-095	1939				6L	Non-Contributor
302 BARRY DR	069-0-052-145	1925 (c)				6L	Non-Contributor
304 BARRY DR	069-0-052-145	1925 (c)				6L	Non-Contributor
327 BARRY DR	069-0-051-165	1963				6L	Non-Contributor
330 BARRY DR	069-0-052-165	1929				6L	Non-Contributor
351 BARRY DR	069-0-051-185	1940				6L	Non-Contributor
387 BARRY DR	069-0-051-215	1940				6L	Non-Contributor
2226 CAMERON ST	069-0-052-015	1987 (c)				6L	Non-Contributor

Ventura Avenue Industrial Potential Conservation Area

The Ventura Avenue Industrial Conservation Area is located on either side of Ventura Avenue and is bounded by Rocklite Road on the north and East McFarlane Street on the south (See Figure 12). There are sixteen (16) properties located within the conservation area boundaries, nine (9) of which have been identified as contributing or altered. Seven (7) properties do not contribute to the conservation area. The proposed area is significant for its concentration of industrial buildings constructed in period between 1945 and 1960, during Ventura's second oil boom.

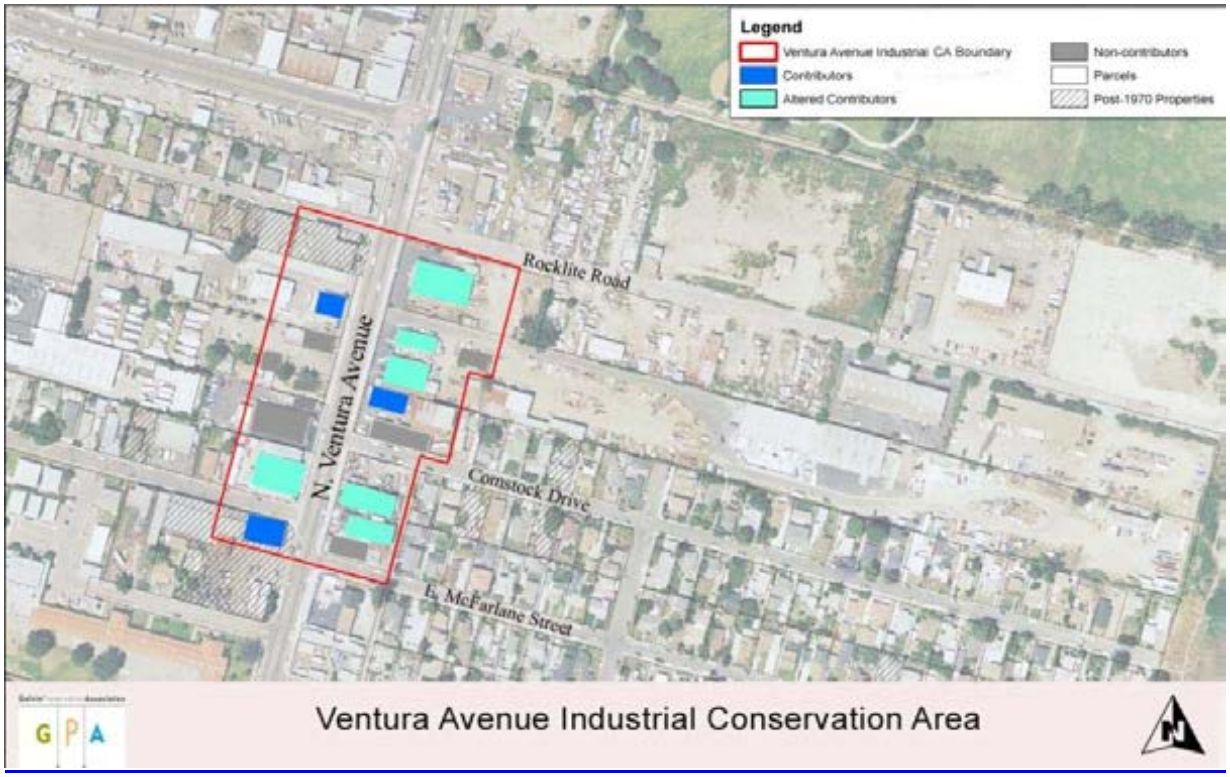

Figure 12. Map of Proposed Ventura Avenue Industrial Conservation Area boundaries.

The boundaries of the proposed Ventura Avenue Industrial Conservation Area were derived based on the concentration of industrial properties dating from the 1945 to 1960 with a relatively high degree of integrity. The area immediately surrounding consists of commercial, residential, and earlier industrial resources, but the industrial resources in the surrounding area lack the cohesiveness of the proposed conservation area. The resources in the proposed conservation area are cohesive because they are good examples of industrial properties constructed in the 1940s and 1950s during the second oil boom in Ventura. Interspersed in this area are properties constructed during the 1920s, during the first oil boom. The properties are constructed in a vernacular industrial style that reflects their utilitarian uses, including office and manufacturing space. The proposed conservation area is distinct from its surrounding areas due to the age, style, and uses of the properties.

Character defining features for properties in the proposed Ventura Avenue Industrial Conservation Area include one-story rectangular building forms, front gabled roofs, sometimes with parapets, utilitarian building materials like corrugated steel, and minimal to no decorative detailing. There are a number of properties devoted to office or headquarters space; the character defining features for these properties include one-story rectangular building forms, flat roofs, and minimal ornamentation. The proposed conservation area is significant as a geographically definable area possessing a concentration of industrial properties dating from the second oil boom period in the 1940s and 1950s in Ventura. The overall integrity of the area is fair.

While the percentage of contributors (56%) is only slightly higher than that of non-contributors (44%), the overall feel of the conservation area as an industrial sector developed during the 1940s and 1950s remains. Given the evolution of Ventura Avenue over time and its varied mixture of property types from different context periods, the concentration of industrial properties from the 1940s and 1950s along this portion of the street is significant. Some of the properties have been altered but not to a degree that they no longer convey their significance or fail to represent the context period in which they gained significance. The conservation area overall retains its ability to convey the significance of the development during the second oil boom in Ventura after World War II.

The contributing properties were divided into two categories based on their historic integrity: contributors and altered contributors. Contributors include those properties that were constructed within the period of significance and also demonstrated a high level of integrity in which few, if any, alterations were visible and such alterations were reversible or in kind. Altered contributors include those properties that were constructed within the district's period of significance and demonstrated a good level of integrity in which, alterations, although visible from the street, had been made in such a way that they did not diminish the properties' ability to convey its overall historic significance. Character defining features for the properties in the district include one-story rectangular building forms, front gabled roofs, sometimes with parapets, utilitarian building materials like corrugated steel, and minimal to no decorative detailing. There are a number of properties devoted to office or headquarters space; the character defining features for these properties include one-story rectangular building forms, flat roofs, and minimal ornamentation.

Following is the list of potential contributors to the Ventura Avenue Industrial Conservation Area. These properties <u>are not</u> "historical resources" for the purposes of the California Environment Quality Act (CEQA) but may receive special zoning in the planning process. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1621 VENTURA AVE N	068-0-101-140	1950 (c)				6L	Contributor
1680 VENTURA AVE N	069-0-060-040	1954				6L	Contributor
1723 VENTURA AVE N		1960 (c)				6L	Contributor

Following is the list of the altered contributors to the Ventura Avenue Industrial Conservation area. These properties <u>are not</u> "historical resources" for the purposes of the California

Environmental Quality Act (CEQA) but may receive special zoning in the planning process. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1622 VENTURA AVE N	069-0-072-215	1946				6L	Altered Contributor
1636 VENTURA AVE N	069-0-072-025	1945				6L	Altered Contributor
1641 VENTURA AVE N	068-0-090-245	1946				POT; 6L	Altered Contributor
1684 VENTURA AVE N	069-0-060-040	1954				6L	Altered Contributor
1688 VENTURA AVE N	069-0-060-040	1950 (c)				6L	Altered Contributor
1770 VENTURA AVE N	069-0-060-050	1950				6L	Altered Contributor

Following is the list of properties that are located within the boundaries of the Ventura Avenue Industrial Conservation Area, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or were constructed for uses other than industrial uses related to the oil industry. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements because they are located within the conservation area boundaries. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1604 VENTURA AVE N	069-0-072-215	1920 (c)				6L	Non-contributor
1665 VENTURA AVE N	068-0-090-430	1926				6L	Non-contributor
1673 VENTURA AVE N	068-0-090-430	1926				6L	Non-contributor
1676 VENTURA AVE N	069-0-071-010	1956				6L	Non-contributor
1685 VENTURA AVE N	068-0-090-535	1920 (c)	Spanish Colonial Revival			6L	Non-contributor
1703 VENTURA AVE N	068-0-090-535	1950 (c)				6L	Non-contributor
1720 VENTURA AVE N	069-0-060-040	1950 (c)				6L	Non-contributor

Identification of Individually Significant Properties/Structures

Properties Listed on the National Register of Historic Places

There is currently one property in the Westside Community Plan Area that is listed on the National Register of Historic Places (National Register). This property has been given a status code of 1S (Individual property listed in the National Register by the Keeper and are automatically listed in the California Register). These properties are historical resources for the purposes of the California Environmental Quality Act (CEQA) and include the following:

- The Mission Aqueduct located off of Canada Larga Road.

Properties Previously Determined Eligible for the National Register of Historic Places

There are twenty six (26) properties in the City of Ventura that are located within the Westside Community Plan Area that were previously determined individually eligible for the National Register of Historic Places. These properties were previously given a status code of 3S (appears eligible for the National Register as an individual property through survey evaluation).

However, after re-evaluation, some of these previously determined eligible properties have since been demolished or altered and no longer appear to meet the criteria for inclusion in the National Register due to a loss of integrity or are better suited for eligibility at the local level. In these cases, the previous status code is followed by a new status code reflecting the property's change in status. Only those properties with a current status code of 3S are eligible for the National Register.

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
41 BELL WY		071-0-021-120	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1	Josiah Keene Residence
1036 CAMERON ST		069-0-122-295	1927	Craftsman	3		6L	Non-Contributor to the El Medio Conservation District
111 FRANKLIN LN		069-0-042-105	1900	Queen Anne	3S	POT	5S1	Misc. Potential Site
386 FRANKLIN LN		069-0-053-195	1910	Queen Anne	3S	LML; LMA	5S1	Judge Ben T. Williams Residence
388 FRANKLIN LN		069-0-053-195	1910	Queen Anne	3S	LML	6Z	Judge Ben T. Williams Residence
52 MISSION AV		071-0-142-140	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
184 MISSION AV		071-0-142-020	1886	Italianate	3S	POT	5S1	Individually Significant Building
125 PARK ROW AV W		071-0-142-230	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
20 PLEASANT PL		068-0-101-150	1929	Spanish Colonial Revival	3S	POT	3S	E.P. Foster Grammar School
684 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
688 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
692 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
696 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
698 VENTURA AV N		071-0-071-010	1925		3S	POT	3S	
2400 VENTURA AV N	1	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	2	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	3	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	4	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	5	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	6	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	7	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	8	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	9	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	10	069-0-221-010	1910		3S		6Z	Dent Ranch
2453 VENTURA AV N		068-0-052-040	1890 (c)	Queen Anne w/Eastlake Influences	3S		3S	Albert H. Barney Residence
2647 VENTURA AV N		068-0-040-045	1924-1928	Spanish Colonial Revival	3S	POT	3S	Avenue School

Properties Currently Determined Eligible for the National Register of Historic Places

The following properties represent those properties that currently appear eligible for the National Register through survey evaluation. They received a status code of 3S and are considered to be "historical resources for the purposes of the California Environmental Quality Act (CEQA). They are also eligible for local landmark status.

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
5895 VENTURA AV N	063-0-040-025	1939		2S2	LMA	2S2	Avenue Water Treatment Facility;
125 PARK ROW AV W	071-0-142-230	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House
20 PLEASANT PL	068-0-101-150	1929	Spanish Colonial Revival	3S	POT	3S	E.P. Foster Grammar School
684 VENTURA AV N	071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
698 VENTURA AV N	071-0-071-010	1925		3S	POT	3S	
2453 VENTURA AV N	068-0-052-040	1890	Queen Anne	3S		3S	Albert H. Barney

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
		(c)	w/Eastlake Influences				Residence
2647 VENTURA AV N	068-0-040-045	1924-1928	Spanish Colonial Revival	3S	POT	3S	Avenue School
52 MISSION AV	071-0-142-140	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
2220 VENTURA AV N Needs Clarification of original building;	069-0-042-185	1959				3S	Associated with Fred Huntsinger and VETCO
600 SHELL RD						3S	SHELL CLUB

Previously Determined Properties Eligible for Local Historic Designation

There are nineteen (19) properties that were previously determined eligible for local designation. However, these properties formerly received a status code of 5S2 (individually property that is eligible for local listing or designation). In a few cases these properties have undergone significant alterations since the prior evaluation and therefore received an updated status code to reflect the changes. Following is a list of properties. Only properties with a current status code of 5S1, 5S2, or 5S3 are currently designated or appear eligible as local landmarks.

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
2690 VENTURA AV N		069-0-020-050	1870-1907	Vernacular Cottage	5		6Z	
121 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
123 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
125 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
127 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
131 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
133 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
135 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
137 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
47 JAMES DR		068-0-090-035	1970 (c)	No Particular Style	5S2	POT	6Z	Misc. Potential Site
183 PARK ROW AV W		071-0-142-270	1893	Vernacular Cottage w/Italianate Influences	5S2	POT	5S1	William Sharp Residence

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
54 STANLEY AV E		069-0-060-120	1915	Queen Anne w/Eastlake Influences	5S2		5S1	Lloyd Selby Residence
447 VENTURA AV N		071-0-102-190	1928 (c)	Craftsman	5S2	HDA; POT	5B	"Building of Merit 1983"; Carl A. Simpson Residence;
610 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
612 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
2025 VENTURA AV N		068-0-070-025	1887	Italianate Cottage	5S2		7N	
2686 VENTURA AV N		069-0-020-050	1870-1906	Colonial Revival	5S2	POT	5S3	Willett Ranch
2717 VENTURA AV N		068-0-040-045	1881 (c)	Colonial Revival	5S2		7N1; POT	E.P. Foster Residence
606 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building

Properties Currently Listed as Local Landmarks

The following properties within the survey area are currently listed as local landmarks; however, some of these properties have since been altered or changed. The new status code reflects their current status.

ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
610 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
612 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
606 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building
5895 VENTURA AV N	1939		2S2	LMA	2S2	Avenue Water Treatment Facility; SUCATCODE OVERRIDE
388 FRANKLIN LN	1910	Queen Anne	3S	LML	6Z	Judge Ben T. Williams Residence
11 SIMPSON ST E	1929		6	LML	6Z	
15 SIMPSON ST E #2B	1929		6	LML	6Z	
15 SIMPSON ST E #2F	1929		6	LML	6Z	
15 SIMPSON ST E #2G	1929		6	LML	6Z	
15 SIMPSON ST E #3B	1929		6	LML	6Z	
15 SIMPSON ST E #3D	1929		6	LML	6Z	
15 SIMPSON ST E #3G	1929		6	LML	6Z	
348 CARR DR	1952			LML	6Z	Mission Aqueduct
222 ROCKLITE RD	1948			LML	6Z	Mission Aqueduct
125 PARK ROW AV W	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House
386 FRANKLIN LN	1910	Queen Anne	3S	LML; LMA	5S1	Judge Ben T. Williams Residence
52 MISSION AV	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
41 BELL WY	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1	Josiah Keene Residence

Properties Individually Eligible for Local Historic Designation

Since the prior survey, several new properties were identified in this current study that may have individual significance at the local level because they meet at least one of the City of Ventura's designation criteria. These are properties that are either 1) very good representations of their architectural style, are 2) the earliest properties that were constructed within the study area that still retain moderate to high level of historic integrity and original building materials, 3) are associated with significant local individuals or 4) are good examples of at least one historic context.

These properties were given a status code of 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation) if they appeared individually significant at the local level under any of the identified historic contexts and if they met at least one of the local register criteria. There were twenty five (25) properties that received a status code of 5S3. Properties that are already listed locally have a status code of 5S1. These properties are considered historical resources for the purposes of the California Environmental Quality Act (CEQA). They are as follows:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
183 PARK ROW AV W	071-0-142-270	1893	Vernacular Cottage w/Italianate Influences	5S2	POT	5S1	William Sharp Residence
54 STANLEY AV E	069-0-060-120	1915	Queen Anne w/Eastlake Influences	5S2		5S1	Lloyd Selby Residence
606 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building
610 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	5S1	Casa De Anza Building
612 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	5S1	Casa De Anza Building
111 FRANKLIN LN	069-0-042-105	1900	Queen Anne	3S	POT	5S1, 3S	Misc. Potential Site
386 FRANKLIN LN	069-0-053-195	1910	Queen Anne	3S	LML; LMA	5S1, 3S	Judge Ben T. Williams Residence
184 MISSION AV	071-0-142-020	1886	Italianate	3S	POT	5S1, 3S	Individually Significant Building
41 BELL WY	071-0-021-120	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1, 3S	Josiah Keene Residence
186 MISSION AV	071-0-142-020	1886				5S3	Individually Significant Building
121 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court	5S2		5S3	El Medio Court Apartments

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
			Apartments				
123 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
125 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
127 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
131 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
133 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
135 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
137 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
62 BELL WY	071-0-022-080	1890	Queen Anne Cottage w/Eastlake Influences	7N	POT	5S3	Misc. Potential Site
2686 VENTURA AV N	069-0-020-050	1870-1906	Colonial Revival	5S2	POT	5S3	Willett Ranch
591 VENTURA AV N	071-0-062-350	1933	Art Deco Commercial	6	HDA	5S3	
83 HARRISON AV W	071-0-102-290	1890		6		5S3	
4777 CROOKED PALM RD	063-0-050-245	1945 (c)	Mid-Century Modern			5S3	
404 VENTURA AV N	071-0-153-040	1945				5S3	
420 VENTURA AV N	071-0-153-040	1945				5S3	
432 VENTURA AV N	071-0-153-040	1945				5S3	
2038 VENTURA AV N	069-0-043-345	1952				5S3	
3587 VENTURA AV N	063-0-210-095	1925 (c)				5S3	
4504 VENTURA AV N	063-0-151-365	1890				5S3	
4692 VENTURA AV N	063-0-131-035	1900				5S3	
4850 VENTURA AV N	063-0-131-020	1920 (c)				5S3	
67 MISSION AV	071-0-141-220					5S3	
69 MISSION AV	071-0-141-220					5S3	
128 MISSION AV	071-0-142-070	1900				5S3	

In addition to the properties listed above, there are also fifty four (54) properties that appear to be individually significant that are located within the existing or proposed district boundaries; these properties appear to be individually significant for contexts other than their contributions the potential district's significance. These properties received a status code of 5B (locally significant both individually and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation). These properties are "historical resources for the purposes of the California Environmental Quality Act (CEQA) and include the following:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
166 VINCE ST E	069-0-121-025	1890 (c)	Queen Anne Cottage	7R	POT	5B	Individually Significant Building within E. Vince/Lewis Historic District; Misc. Potential Site
37 CENTER ST W	071-0-062-030	1925		6	HDA	5B	Individually Significant Building within Simpson Tract
113 PROSPECT ST W	071-0-101-100			6	HDA	5B	Individually Significant Building within Simpson Tract
115 PROSPECT ST W	071-0-101-100			6	HDA	5B	Individually Significant Building within Simpson Tract
270 SIMPSON ST W	071-0-054-060			6	HDA	5B	Individually Significant Building within Simpson Tract
272 SIMPSON ST W	071-0-054-060			6	HDA	5B	Individually Significant Building within Simpson Tract
447 VENTURA AV N	071-0-102-190	1928 (c)	Craftsman	5S2	HDA; POT	5B	"Building of Merit 1983"; Carl A. Simpson Residence;
481 VENTURA AV N	071-0-101-030		Spanish Colonial Revival	6	HDA	5B	Individually Significant Building within Simpson Tract
491 VENTURA AV N	071-0-101-020	1926	Craftsman Bungalow	6	HDA	5B	Individually Significant Building within Simpson Tract
505 VENTURA AV N	071-0-101-410	1937		6	HDA	5B	Individually Significant Building within Simpson Tract
573 VENTURA AV N	071-0-062-360	1910 (c)	Craftsman Bungalow	7N	HDA	5B	Individually Significant Building within Simpson Tract
1240 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1252 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
							within the E. Vince/Lewis Historic District
1254 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant Building

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
							within the E. Vince/Lewis Historic District
1258 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1264 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #13	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #14	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #15	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #16	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #17	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #18	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #19	069-0-092-205	1929				5B	Individually Significant Building

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
							within the E. Vince/Lewis Historic District
1266 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #20	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1280 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
93 SIMPSON ST W	071-0-061-130	1927	Spanish Colonial Revival	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
101 SIMPSON ST W	071-0-061-130	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE

Identification of Properties that Are Not Historically Significant

The majority (approx. 3,730) of the 4,881 properties that were inventoried in the survey were determined not to be historically significant as they do not appear to meet the National Register of Historic Places, the California Register of Historical Resources, or the local designation criteria, or because they have been so significantly altered that they no longer possess enough historic integrity to convey their historical associations. Therefore, these properties were given a status code of 6Z (found ineligible for National Register, California Register or Local designation through survey evaluation). There are too many of these properties to list here, but a complete listing off all properties inventoried and their associated status codes is provided in Appendix A attached to this report. These properties are not considered to be historical resources for the purposes of the California Environmental Quality Act (CEQA).

Identification of Properties that Will Require Further Evaluation

Finally, there were forty nine (49) properties identified that may require further evaluation. This is due to the fact that the properties were either not visible from the public right-of-way, or appeared to have been moved to the survey area and therefore may have significance within a individual historic context or were located along the base of the hillside and may have a segment of the mission aqueduct present. These properties received a status code of 7N and will therefore need to be evaluated on a case-by-case basis in the future. This group includes the following properties:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
89 EL MEDIO ST	069-0-111-280	1925	Italianate Cottage	7N		7N	Contributor to the El Medio Conservation District
323 ROCKLITE RD						7N	Check association with cynderblock production
800 SENECA ST	069-0-020-165	1920 (c)				7N	Confirm association with original girls school
132 SIMPSON ST E	071-0-072-130	1910	Vernacular Cottage	7R		7N	Edwin C. Williams Residence
49 PARK ROW AV W	071-0-142-200	1855	Vernacular Residence w/Queen Anne Influences	7N	POT	7N	Garcia-Comstock Residence
47 JAMES DR	068-0-090-035	1970 (c)	No Particular Style	5S2	POT	7N	Misc. Potential Site
348 CARR DR	069-0-102-165	1952			LML	7N	Mission Aqueduct
234 CANADA LARGA RD	063-0-060-245	1905 (c)		7L; 7W		7N	Mission San Buenaventura Aqueduct
234 CANADA LARGA RD #R1	063-0-060-245	1905 (c)		7L; 7W		7N	Mission San Buenaventura Aqueduct
700 CEDAR ST	071-0-081-020	1925		7R	POT	7N	MOULTON G. WALKER RESIDENCE
56 SIMPSON ST E	071-0-072-040	1905	Vernacular Cottage	7R		7N	Nathan R. Woodworth Residence
219 PARK ROW AV W	071-0-132-170	1908				7N	Not Visible
304 WALL ST	071-0-152-100				POT	7N	POTENTIAL AQUEDUCT SITE
334 WALL ST	071-0-152-360				POT	7N	POTENTIAL AQUEDUCT SITE
362 WALL ST	071-0-152-160				POT	7N	POTENTIAL AQUEDUCT SITE
388 WALL ST	071-0-152-170				POT	7N	POTENTIAL AQUEDUCT SITE
600 CEDAR ST #150	071-0-112-210	1967		7R	POT	7N	POTENTIAL AQUEDUCT SITE
652 CEDAR ST	071-0-081-070	1925		7R	POT	7N	Potential Aqueduct Site

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
667 CEDAR PL	071-0-081-060	1956 (c)			POT	7N	Potential Aqueduct Site
676 CEDAR ST	071-0-081-050	1925		7R	POT	7N	Potential Aqueduct Site
686 CEDAR ST	071-0-081-040	1925		7R	POT	7N	Potential Aqueduct Site
738 CEDAR ST	071-0-082-210	1922		7R	POT	7N	Potential Aqueduct Site
790 CEDAR ST #121	071-0-082-190	1980 (c)		7R	POT	7N	Potential Aqueduct Site
746 CEDAR ST	071-0-082-020	1928	Tudor Revival	7R	POT	7N	Potential Aqueduct Site; Moulton G. Walker Residence
300 VENTURA AV N	071-0-154-110	1920 (c)				7N	
1019 OLIVE ST N	068-0-121-030	1952				7N	
109 CENTER ST E	071-0-072-180	1928		7R		7N	
145 JAMES DR	068-0-090-095	1920				7N	
1980 VENTURA AV N	069-0-060-015	1920 (c)				7N	
1985 VENTURA AV N	068-0-070-045	1912 (c)	Craftsman	7R		7N	
2025 VENTURA AV N	068-0-070-025	1887	Italianate Cottage	5S2		7N	
267 PARK ROW AV W #A	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #B	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #C	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #D	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
447 SIMPSON ST W	071-0-051-140	1915		7R		7N	
5017 CROOKED PALM RD	063-0-050-345					7N	
63 RAMONA ST W	071-0-022-180	1910				7N	
68 CENTER ST E	071-0-111-140	1900	Vernacular Cottage w/Queen Anne Influences	7R		7N	
70 MC FARLANE DR W	068-0-101-160	1928		6		7N	
83 CENTER ST E	071-0-072-310	1908	Vernacular Cottage w/Queen Anne	7R		7N	

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
			Influences				
52 PROSPECT ST W	071-0-102-160	1927	Craftsman Bungalow	7R	HDA	7N	Contributing Building to Simpson Tract Historic District
563 VENTURA AV N #A	071-0-062-370	1888 (c)	Queen Anne w/Eastlake Influences	7N	HDA	7N	Individually Significant Building within Simpson Tract;"Structure of Merit 1983";
459 VENTURA AV N	071-0-102-180	1928 (c)	Craftsman	7R	HDA	7N	Martin Uharriet Residence; "Building of Merit 1983";
105 HARRISON AV W	071-0-102-320	1890 (c)	Vernacular Cottage w/Italianate Influences	7R		7N	Individually Significant Building within West Mission Conservation District; W.S. Linn Residence
490 VENTURA AV N		1950 (c)				7N	
2717 VENTURA AV N	068-0-040-045	1881 (c)	Colonial Revival	5S2		7N1; POT	E.P. Foster Residence[66]
43 VINCE ST E	069-0-092-180			6		POT	Non-Contributing Building within the E. Vince/Lewis Historic District - Has a context separate from district
166 VINCE ST E	069-0-121-025	1890 (c)	1890 (c)	7R	POT	7N	Contributing building with the E. Vince/Lewis Historic District; potentially individually significant, requires more research

66 The E.P. Foster House at 2717 N. Ventura Avenue burned in August 2010. However, this does not diminish the importance of the property.

Conclusion & Recommendations

The City of Ventura retained Galvin Preservation Associates Inc. (GPA) to conduct a historic architectural survey of the Westside and North Avenue Community Plan Areas in the City of Ventura. The survey included 1) the development of an updated historic context focused on the Westside area, 2) the reconnaissance and inventory of all properties within the Westside Community Plan Area, 3) the updating of previous survey data from a 1983 survey, and 4) an intensive level survey of select properties within the survey area that may have individual historic significance. The survey was conducted between March and August 2010 and the final report was prepared in September, 2010. The final report was updated in June, 2011 to expand the industrial and agricultural history of the community.

Conclusions:

The survey included the inventory of 4,481 properties within the survey area.

Previous Determinations:

(1,312)	Properties were previously identified or evaluated in previous studies
(1)	Property is currently listed on the National Register of Historic Places (segment of the mission aqueduct along Canada Larga Road)
(1)	Properties are currently listed on the California Register of Historical Resources
(18)	Properties are currently listed on the Local City of Ventura Historical Register individually (LMA and LML local rating)- including properties with multiple addresses
(294)	Properties are currently listed as contributing properties within the Simpson Tract Historic District (HDA local rating)

As a result of this survey:

(93) Properties were recorded on DPR 523A forms
(93) Properties were evaluated on DPR 523B forms

(1) Historic district is locally listed (Simpson Tract Historic District). Updated survey included:

- (172) properties that contribute to the district (including individually significant properties)
- (123) properties that do not contribute district

(1) Historic district appears eligible as a City of Ventura Local Historic District (East Lewis/ Vince Streets)

- (167) properties contribute to the East Lewis/Vince Streets Local Historic Districts (including individually significant properties)

- (33) properties do not contribute to the local district but may receive special consideration in planning

(4) Areas that are being recommended as Conservation Areas that may receive special consideration in local zoning or planning including:

- El Medio Conservation Area
  - (88) properties contribute (including individually significant properties)
  - (70) properties contribute to the area but have been altered
  - (98) properties do not contribute to the area but may receive special consideration in planning
- West Mission Conservation Area
  - (94) properties contribute (including individually significant properties)
  - (47) properties contribute to the area but have been altered
  - (125) properties do not contribute to the area but may receive special consideration in planning
- Barry Drive Conservation Area
  - (20) properties contribute (including individually significant properties)
  - (19) properties contribute to the area but have been altered
  - (14) properties do not contribute to the area but may receive special consideration in planning
- Ventura Avenue Industrial Conservation Area
  - (3) properties contribute to the area
  - (6) properties contribute to the area but have been altered
  - (7) properties do not contribute to the area but may receive special consideration in planning

(85) Properties appear to be individually eligible for the Local Historical Register through survey evaluation (5S3) (including those previously evaluated and those located within listed or proposed historic districts)

(approx. 3,730) Properties were evaluated within the identified historic contexts and determined not to meet the National Register, California Register or local designation criteria (these properties received a status code of 6Z)

(48) Properties will need to be reevaluated at a later date because they were not visible from the street or there was no public access (these properties received a status code of 7N)

Recommendations:

After review of the Westside Community Plan Area Historic Survey, GPA recommends that the City of Ventura consider the following:

1. Local designation of the recommended historic district and individual resources present within the survey area.

2. Define the existing and proposed district areas with special signage to promote awareness and pride within the community.

3. Notify property owners of their potential historic status and inform them of the pros and cons of this potential designation, conduct public outreach efforts and prepare fact sheets about historic preservation for property owners.

4. Consider designating the identified "Conservation Areas" with special zoning to help preserve community character in accordance with the City's General Plan. Identify specific zoning requirements in conjunction with the Westside Community Plan Update.

5. Prepare design guidelines for the two historic district areas to assist with the design of proposed alterations to contributing properties, altered properties, and compatible infill. Consider incentives for "altered contributors" to restore buildings back to the district character so that they would become a "contributor."

6. Consider special design guidelines for "non-contributing" buildings within designated historic districts so that the infill development and alterations to non-contributing buildings would be compatible with the historic character of the district. Likewise, consider special infill design and neighborhood compatibility reviews for "non-contributing" and new buildings within existing Conservation Areas.

7. Post information from this survey on the City's website or otherwise make the information readily available to the public.

8. Consider providing financial incentives to property owners for the ongoing maintenance of their properties, including the use of the Mills Act Property Tax Abatement Program and allowing use of the Historic Building Code on designated historic properties.

9. Conduct additional research on some of the property owners of the earliest residences and the properties identified with a 7N more thoroughly to identify and showcase some of the early families and significant individuals of Ventura's Westside Community history.

10. Conduct an oral history outreach project on the early residents of the Westside Community Plan Areas to document the city's history as it relates to this area. Utilize

local university history programs to integrate an oral history program into school sponsored projects.

11. Explore additional focused themes on contexts identified by the Historic Preservation Commission including (but not limited to) the development of cable television within the area, the local influence of the automobile including show cars and auto show rooms, and the potential that the area's early history played a role in the mass production and shipping of fruits and nuts within the valley.

General City Recommendations Regarding Historic Preservation

12. Review current preservation policy and determine how to integrate the survey findings into the overall planning process including integrating design review with the California Environmental Quality Act (CEQA) process.

13. Apply to become a Certified Local Government (CLG) through the State Office of Historic Preservation (OHP) to further the preservation program and to become eligible for competitive grants for ongoing historic preservation activities.

14. Require training for select members of the Planning Commission and the Community Development staff on historic preservation practices and issues as they relate to planning in the City of Ventura. Specific training may include information on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Mills Act Property Tax Abatement Program, Establishing Design Guidelines, the California Environmental Quality Act (CEQA) as it relates to historic properties, etc.

List of Preparers and Acknowledgements

The City of Ventura's Westside Community Plan Survey Report was prepared by Galvin Preservation Associates Inc. (GPA) under contract to the City of Ventura. The work was completed between January and July 2009. The GPA team members who participated with the survey are Andrea Galvin, Nicole Collum, Ben Taniguchi, and Laura Vanaskie.

GPA worked under the direction of **Jeffrey Lambert**, AICP, Community Development Director with the City of Ventura's Community Development Department and **Lisa Wilkinson**, Associate Planner.

Andrea Galvin, principal architectural historian with GPA, served as the overall project manager for this project. She has a Master of Science Degree from the University of Pennsylvania in Historic Preservation, a Certificate in Preservation Planning from Istanbul Technical University, and a Bachelor of Science Degree in Environmental Design from the University of California, Davis. Ms. Galvin was the primary contact person for the City; she peer reviewed the historic context, conducted the public outreach component of the project and prepared the overall summary report.

Nicole Collum, architectural historian II with GPA, assisted with the preparation and quality control of the evaluation of properties and the preparation of the DPR 523B forms. Ms. Collum has a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts degree in Art History and Classics from the University of Southern California.

Ben Taniguchi, historian II with GPA, prepared sections of the draft historic context statement, conducted the architectural survey work, and peer reviewed inventory forms for the properties located within the survey area. Ben has a Bachelor of Arts degree in history from the University of California, Riverside and has been working in the field of history in California for a number of years.

Laura Vanaskie, architectural historian II and architectural designer with GPA, assisted with the survey efforts for this project and with the peer review of the draft historic context and development of inventory forms. Ms. Vanaskie also assisted in the evaluation of historic properties, prepared the district record forms and prepared all maps and illustrations associated with this project. Ms. Vanaskie has a Master of Architecture from the California State Polytechnic University, Pomona.

Elysha Dory, architectural historian II with GPA, assisted with the preparation of the draft historic context. Ms. Dory has a Bachelor of Arts degree in History from the College of William and Mary in Williamsburg, Virginia and a Master of Historic Preservation from the University of Southern California.

The GPA key team members meet the Secretary of Interior's Professional Qualifications for History and/or Architectural History as set forth in 36 CFR Part 61. The GPA historians and

architectural historians brought their history of working in Ventura and knowledge of California Architectural History to ensure a high quality product for the City.

Thank You!

In addition to those mentioned above, the following City of Ventura staff members and volunteer community members greatly assisted in the completion of this report. A special thanks goes out to the following people who volunteered their time to meet with the project team and city staff, attend public outreach meetings and peer review the draft historic context statement for the City.

Historic Preservation Commissioners:

- Jack Shaffer, Chair
- Mel Willis
- Tyson Cline
- Alan McLeod
- Pamela Huckins

City Staff /Volunteers:

- Lisa Wilkinson/ Associate Planner
- Jared Rosengren/Associate Planner
- Elizabeth Richardson/Assistant Planner

- Pamela Huckins Community Volunteer
- Caroline Raftery, Community Volunteer
- Nicole Petler, Community Volunteer

A special thank you goes to Jim Monahan and Stephen Schafer, who each toured the survey area with the project manager, Andrea Galvin, and assisted with identifying potentially significant properties and providing insightful contextual information.

Mr. Monahan was born and raised within the Westside/ Ventura Avenue area and worked in the oil tool manufacturing business for many years. He is a former Mayor of Ventura and is currently serving the City as a Councilmember. He was very helpful for his wealth of knowledge in the area.

Mr. Schafer is a local photographer and the president of the Ventura Conservancy, a local advocacy group whose mission is to preserve and protect historic resources within Ventura. Mr. Schafer provided the survey team with several historic photographs and maps of the survey area and identified potentially significant properties in the field.

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Appendix D

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Kellogg Park Project

Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	2.41	Acre	2.41	104,979.60	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.9	**Precipitation Freq (Days)**	37
Climate Zone	9			**Operational Year**	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Construction Phase - No demolition and architectural coating

Trips and VMT - No Demo or Arch Coating

On-road Fugitive Dust - No Demo or Arch. Coating

Area Coating - No Arch. Coatings

Table Name	Column Name	Default Value	New Value
tblAreaCoating	ReapplicationRatePercent	10	0

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.1504	1.2170	0.8833	1.2000e-003	0.0122	0.0707	0.0828	3.2900e-003	0.0664	0.0697	0.0000	105.9193	105.9193	0.0240	0.0000	106.4237
2017	0.2893	1.9813	1.6333	2.6200e-003	0.0363	0.1197	0.1560	9.8100e-003	0.1143	0.1241	0.0000	221.0756	221.0756	0.0401	0.0000	221.9176
Total	**0.4397**	**3.1983**	**2.5166**	**3.8200e-003**	**0.0485**	**0.1904**	**0.2388**	**0.0131**	**0.1807**	**0.1938**	**0.0000**	**326.9949**	**326.9949**	**0.0641**	**0.0000**	**328.3412**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2016	0.0451	0.8727	0.7416	1.2000e-003	0.0122	0.0301	0.0423	3.2900e-003	0.0301	0.0334	0.0000	105.9192	105.9192	0.0240	0.0000	106.4236
2017	0.1012	1.7513	1.5671	2.6200e-003	0.0363	0.0676	0.1038	9.8100e-003	0.0674	0.0772	0.0000	221.0754	221.0754	0.0401	0.0000	221.9174
Total	**0.1463**	**2.6240**	**2.3087**	**3.8200e-003**	**0.0485**	**0.0977**	**0.1462**	**0.0131**	**0.0975**	**0.1105**	**0.0000**	**326.9946**	**326.9946**	**0.0641**	**0.0000**	**328.3409**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**66.74**	**17.96**	**8.26**	**0.00**	**0.00**	**48.69**	**38.80**	**0.00**	**46.08**	**42.97**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4100	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	5.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	2.1300e-003	4.8500e-003	0.0205	4.0000e-005	3.0800e-003	6.0000e-005	3.1400e-003	8.2000e-004	5.0000e-005	8.8000e-004	0.0000	3.1802	3.1802	1.3000e-004	0.0000	3.1830
Waste						0.0000	0.0000		0.0000	0.0000	0.0426	0.0000	0.0426	2.5200e-003	0.0000	0.0955
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.6580	0.6580	3.0000e-005	1.0000e-005	0.6606
Total	**0.4121**	**4.8500e-003**	**0.0205**	**4.0000e-005**	**3.0800e-003**	**6.0000e-005**	**3.1400e-003**	**8.2000e-004**	**5.0000e-005**	**8.8000e-004**	**0.0426**	**3.8382**	**3.8809**	**2.6800e-003**	**1.0000e-005**	**3.9391**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4100	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	5.0000e-005
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	2.1300e-003	4.8500e-003	0.0205	4.0000e-005	3.0800e-003	6.0000e-005	3.1400e-003	8.2000e-004	5.0000e-005	8.8000e-004	0.0000	3.1802	3.1802	1.3000e-004	0.0000	3.1830
Waste						0.0000	0.0000		0.0000	0.0000	0.0298	0.0000	0.0298	1.7600e-003	0.0000	0.0669
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.6179	0.6179	3.0000e-005	1.0000e-005	0.6203
Total	**0.4121**	**4.8500e-003**	**0.0205**	**4.0000e-005**	**3.0800e-003**	**6.0000e-005**	**3.1400e-003**	**8.2000e-004**	**5.0000e-005**	**8.8000e-004**	**0.0298**	**3.7981**	**3.8279**	**1.9200e-003**	**1.0000e-005**	**3.8702**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**30.00**	**1.05**	**1.36**	**28.36**	**0.00**	**1.75**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	65.1360
Total	**65.1360**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	9/2/2016	9/15/2016	5	10	
2	Grading	Grading	9/16/2016	10/27/2016	5	30	
3	Building Construction	Building Construction	10/28/2016	8/3/2017	5	200	
4	Paving	Paving	8/4/2017	8/17/2017	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	0	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	0	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	0	44.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	0	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.1541	0.0903	1.2000e-004		7.5600e-003	7.5600e-003		6.9500e-003	6.9500e-003	0.0000	11.2495	11.2495	3.3900e-003	0.0000	11.3208
Total	**0.0135**	**0.1541**	**0.0903**	**1.2000e-004**	**0.0000**	**7.5600e-003**	**7.5600e-003**	**0.0000**	**6.9500e-003**	**6.9500e-003**	**0.0000**	**11.2495**	**11.2495**	**3.3900e-003**	**0.0000**	**11.3208**

3.2 Site Preparation - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	2.1000e-004	1.9400e-003	0.0000	3.2000e-004	0.0000	3.2000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2766	0.2766	2.0000e-005	0.0000	0.2770
Total	**1.5000e-004**	**2.1000e-004**	**1.9400e-003**	**0.0000**	**3.2000e-004**	**0.0000**	**3.2000e-004**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**0.0000**	**0.2766**	**0.2766**	**2.0000e-005**	**0.0000**	**0.2770**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6700e-003	0.0973	0.0733	1.2000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	11.2495	11.2495	3.3900e-003	0.0000	11.3208
Total	**3.6700e-003**	**0.0973**	**0.0733**	**1.2000e-004**	**0.0000**	**2.6800e-003**	**2.6800e-003**	**0.0000**	**2.6800e-003**	**2.6800e-003**	**0.0000**	**11.2495**	**11.2495**	**3.3900e-003**	**0.0000**	**11.3208**

3.2 Site Preparation - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	2.1000e-004	1.9400e-003	0.0000	3.2000e-004	0.0000	3.2000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2766	0.2766	2.0000e-005	0.0000	0.2770
Total	**1.5000e-004**	**2.1000e-004**	**1.9400e-003**	**0.0000**	**3.2000e-004**	**0.0000**	**3.2000e-004**	**9.0000e-005**	**0.0000**	**9.0000e-005**	**0.0000**	**0.2766**	**0.2766**	**2.0000e-005**	**0.0000**	**0.2770**

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0428	0.4492	0.2945	3.1000e-004		0.0250	0.0250		0.0230	0.0230	0.0000	29.1108	29.1108	8.7800e-003	0.0000	29.2952
Total	**0.0428**	**0.4492**	**0.2945**	**3.1000e-004**	**0.0000**	**0.0250**	**0.0250**	**0.0000**	**0.0230**	**0.0230**	**0.0000**	**29.1108**	**29.1108**	**8.7800e-003**	**0.0000**	**29.2952**

3.3 Grading - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	7.9000e-004	7.2700e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0374	1.0374	6.0000e-005	0.0000	1.0386
Total	**5.8000e-004**	**7.9000e-004**	**7.2700e-003**	**1.0000e-005**	**1.2100e-003**	**1.0000e-005**	**1.2100e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0374**	**1.0374**	**6.0000e-005**	**0.0000**	**1.0386**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0107	0.2696	0.2015	3.1000e-004		7.9800e-003	7.9800e-003		7.9800e-003	7.9800e-003	0.0000	29.1107	29.1107	8.7800e-003	0.0000	29.2951
Total	**0.0107**	**0.2696**	**0.2015**	**3.1000e-004**	**0.0000**	**7.9800e-003**	**7.9800e-003**	**0.0000**	**7.9800e-003**	**7.9800e-003**	**0.0000**	**29.1107**	**29.1107**	**8.7800e-003**	**0.0000**	**29.2951**

3.3 Grading - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	7.9000e-004	7.2700e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0374	1.0374	6.0000e-005	0.0000	1.0386
Total	**5.8000e-004**	**7.9000e-004**	**7.2700e-003**	**1.0000e-005**	**1.2100e-003**	**1.0000e-005**	**1.2100e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0374**	**1.0374**	**6.0000e-005**	**0.0000**	**1.0386**

3.4 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0851	0.5665	0.3845	5.7000e-004		0.0374	0.0374		0.0358	0.0358	0.0000	49.0797	49.0797	0.0113	0.0000	49.3172
Total	**0.0851**	**0.5665**	**0.3845**	**5.7000e-004**		**0.0374**	**0.0374**		**0.0358**	**0.0358**	**0.0000**	**49.0797**	**49.0797**	**0.0113**	**0.0000**	**49.3172**

3.4 Building Construction - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4200e-003	0.0408	0.0558	9.0000e-005	2.5300e-003	6.2000e-004	3.1500e-003	7.2000e-004	5.7000e-004	1.3000e-003	0.0000	8.1665	8.1665	6.0000e-005	0.0000	8.1678
Worker	3.8800e-003	5.3200e-003	0.0490	9.0000e-005	8.1300e-003	7.0000e-005	8.2000e-003	2.1600e-003	6.0000e-005	2.2200e-003	0.0000	6.9988	6.9988	4.0000e-004	0.0000	7.0071
Total	**8.3000e-003**	**0.0462**	**0.1048**	**1.8000e-004**	**0.0107**	**6.9000e-004**	**0.0114**	**2.8800e-003**	**6.3000e-004**	**3.5200e-003**	**0.0000**	**15.1653**	**15.1653**	**4.6000e-004**	**0.0000**	**15.1749**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0217	0.4586	0.3529	5.7000e-004		0.0188	0.0188		0.0188	0.0188	0.0000	49.0797	49.0797	0.0113	0.0000	49.3172
Total	**0.0217**	**0.4586**	**0.3529**	**5.7000e-004**		**0.0188**	**0.0188**		**0.0188**	**0.0188**	**0.0000**	**49.0797**	**49.0797**	**0.0113**	**0.0000**	**49.3172**

3.4 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4200e-003	0.0408	0.0558	9.0000e-005	2.5300e-003	6.2000e-004	3.1500e-003	7.2000e-004	5.7000e-004	1.3000e-003	0.0000	8.1665	8.1665	6.0000e-005	0.0000	8.1678
Worker	3.8800e-003	5.3200e-003	0.0490	9.0000e-005	8.1300e-003	7.0000e-005	8.2000e-003	2.1600e-003	6.0000e-005	2.2200e-003	0.0000	6.9988	6.9988	4.0000e-004	0.0000	7.0071
Total	**8.3000e-003**	**0.0462**	**0.1048**	**1.8000e-004**	**0.0107**	**6.9000e-004**	**0.0114**	**2.8800e-003**	**6.3000e-004**	**3.5200e-003**	**0.0000**	**15.1653**	**15.1653**	**4.6000e-004**	**0.0000**	**15.1749**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2562	1.7601	1.2512	1.9200e-003		0.1126	0.1126		0.1078	0.1078	0.0000	163.0968	163.0968	0.0363	0.0000	163.8581
Total	**0.2562**	**1.7601**	**1.2512**	**1.9200e-003**		**0.1126**	**0.1126**		**0.1078**	**0.1078**	**0.0000**	**163.0968**	**163.0968**	**0.0363**	**0.0000**	**163.8581**

3.4 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0132	0.1227	0.1742	3.0000e-004	8.4700e-003	1.7800e-003	0.0103	2.4200e-003	1.6400e-003	4.0600e-003	0.0000	26.8988	26.8988	1.9000e-004	0.0000	26.9028
Worker	0.0114	0.0158	0.1445	3.1000e-004	0.0272	2.1000e-004	0.0274	7.2300e-003	1.9000e-004	7.4200e-003	0.0000	22.5190	22.5190	1.2100e-003	0.0000	22.5443
Total	**0.0246**	**0.1385**	**0.3187**	**6.1000e-004**	**0.0357**	**1.9900e-003**	**0.0377**	**9.6500e-003**	**1.8300e-003**	**0.0115**	**0.0000**	**49.4178**	**49.4178**	**1.4000e-003**	**0.0000**	**49.4471**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0727	1.5354	1.1813	1.9200e-003		0.0628	0.0628		0.0628	0.0628	0.0000	163.0966	163.0966	0.0363	0.0000	163.8579
Total	**0.0727**	**1.5354**	**1.1813**	**1.9200e-003**		**0.0628**	**0.0628**		**0.0628**	**0.0628**	**0.0000**	**163.0966**	**163.0966**	**0.0363**	**0.0000**	**163.8579**

3.4 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0132	0.1227	0.1742	3.0000e-004	8.4700e-003	1.7800e-003	0.0103	2.4200e-003	1.6400e-003	4.0600e-003	0.0000	26.8988	26.8988	1.9000e-004	0.0000	26.9028
Worker	0.0114	0.0158	0.1445	3.1000e-004	0.0272	2.1000e-004	0.0274	7.2300e-003	1.9000e-004	7.4200e-003	0.0000	22.5190	22.5190	1.2100e-003	0.0000	22.5443
Total	**0.0246**	**0.1385**	**0.3187**	**6.1000e-004**	**0.0357**	**1.9900e-003**	**0.0377**	**9.6500e-003**	**1.8300e-003**	**0.0115**	**0.0000**	**49.4178**	**49.4178**	**1.4000e-003**	**0.0000**	**49.4471**

3.5 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2000e-003	0.0823	0.0603	9.0000e-005		5.1100e-003	5.1100e-003		4.7100e-003	4.7100e-003	0.0000	8.0625	8.0625	2.4200e-003	0.0000	8.1134
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.2000e-003**	**0.0823**	**0.0603**	**9.0000e-005**		**5.1100e-003**	**5.1100e-003**		**4.7100e-003**	**4.7100e-003**	**0.0000**	**8.0625**	**8.0625**	**2.4200e-003**	**0.0000**	**8.1134**

3.5 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	3.5000e-004	3.2000e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4985	0.4985	3.0000e-005	0.0000	0.4991
Total	**2.5000e-004**	**3.5000e-004**	**3.2000e-003**	**1.0000e-005**	**6.0000e-004**	**0.0000**	**6.1000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4985**	**0.4985**	**3.0000e-005**	**0.0000**	**0.4991**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.6200e-003	0.0770	0.0640	9.0000e-005		2.7600e-003	2.7600e-003		2.7600e-003	2.7600e-003	0.0000	8.0625	8.0625	2.4200e-003	0.0000	8.1134
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.6200e-003**	**0.0770**	**0.0640**	**9.0000e-005**		**2.7600e-003**	**2.7600e-003**		**2.7600e-003**	**2.7600e-003**	**0.0000**	**8.0625**	**8.0625**	**2.4200e-003**	**0.0000**	**8.1134**

3.5 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	3.5000e-004	3.2000e-003	1.0000e-005	6.0000e-004	0.0000	6.1000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4985	0.4985	3.0000e-005	0.0000	0.4991
Total	**2.5000e-004**	**3.5000e-004**	**3.2000e-003**	**1.0000e-005**	**6.0000e-004**	**0.0000**	**6.1000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4985**	**0.4985**	**3.0000e-005**	**0.0000**	**0.4991**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.1300e-003	4.8500e-003	0.0205	4.0000e-005	3.0800e-003	6.0000e-005	3.1400e-003	8.2000e-004	5.0000e-005	8.8000e-004	0.0000	3.1802	3.1802	1.3000e-004	0.0000	3.1830
Unmitigated	2.1300e-003	4.8500e-003	0.0205	4.0000e-005	3.0800e-003	6.0000e-005	3.1400e-003	8.2000e-004	5.0000e-005	8.8000e-004	0.0000	3.1802	3.1802	1.3000e-004	0.0000	3.1830

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	3.83	3.83	3.83	8,181	8,181
Total	3.83	3.83	3.83	8,181	8,181

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.475816	0.050475	0.196961	0.155587	0.062959	0.009294	0.016437	0.017519	0.001428	0.001295	0.007007	0.000827	0.004394

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4100	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	5.0000e-005
Unmitigated	0.4100	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	5.0000e-005

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	5.0000e-005
Total	**0.4100**	**0.0000**	**2.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0000**	**5.0000e-005**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4100					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	2.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	0.0000	5.0000e-005
Total	**0.4100**	**0.0000**	**2.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.0000**	**5.0000e-005**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Toilet

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.6179	3.0000e-005	1.0000e-005	0.6203
Unmitigated	0.6580	3.0000e-005	1.0000e-005	0.6606

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.65698	0.6580	3.0000e-005	1.0000e-005	0.6606
Total		**0.6580**	**3.0000e-005**	**1.0000e-005**	**0.6606**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.616904	0.6179	3.0000e-005	1.0000e-005	0.6203
Total		**0.6179**	**3.0000e-005**	**1.0000e-005**	**0.6203**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0298	1.7600e-003	0.0000	0.0669
Unmitigated	0.0426	2.5200e-003	0.0000	0.0955

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.21	0.0426	2.5200e-003	0.0000	0.0955
Total		**0.0426**	**2.5200e-003**	**0.0000**	**0.0955**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.147	0.0298	1.7600e-003	0.0000	0.0669
Total		**0.0298**	**1.7600e-003**	**0.0000**	**0.0669**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	65.1360	0.0000	0.0000	65.1360

10.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	92	65.1360	0.0000	0.0000	65.1360
Total		**65.1360**	**0.0000**	**0.0000**	**65.1360**

Kellogg Park Project

Air Basin, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Building Construction	0.66	0.13	0.05	0.00	0.45	0.42	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.74	0.40	0.31	0.00	0.68	0.65	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.54	0.06	-0.06	0.00	0.46	0.41	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	0.72	0.37	0.18	0.00	0.65	0.61	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	Tier 2	1	1	No Change	0.00
Cement and Mortar Mixers	Diesel	Tier 2	1	1	No Change	0.00
Concrete/Industrial Saws	Diesel	Tier 2	1	1	No Change	0.00
Cranes	Diesel	Tier 2	1	1	No Change	0.00
Forklifts	Diesel	Tier 2	2	2	No Change	0.00
Generator Sets	Diesel	Tier 2	1	1	No Change	0.00
Graders	Diesel	Tier 2	2	2	No Change	0.00
Pavers	Diesel	Tier 2	1	1	No Change	0.00
Paving Equipment	Diesel	Tier 2	1	1	No Change	0.00
Rollers	Diesel	Tier 2	2	2	No Change	0.00
Rubber Tired Dozers	Diesel	Tier 2	2	2	No Change	0.00
Scrapers	Diesel	Tier 2	1	1	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	Tier 2	8	8	No Change	0.00
Welders	Diesel	Tier 2	3	3	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Unmitigated tons/yr						Unmitigated mt/yr					
Cement and Mortar Mixers	2.90000E-004	1.84000E-003	1.54000E-003	0.00000E+000	7.00000E-005	7.00000E-005	0.00000E+000	2.29140E-001	2.29140E-001	2.00000E-005	0.00000E+000	2.29640E-001
Cranes	6.64600E-002	7.88590E-001	2.80890E-001	5.60000E-004	3.53100E-002	3.24900E-002	0.00000E+000	5.25539E+001	5.25539E+001	1.60400E-002	0.00000E+000	5.28908E+001
Forklifts	3.75600E-002	3.24730E-001	2.19150E-001	2.70000E-004	2.68800E-002	2.47300E-002	0.00000E+000	2.48967E+001	2.48967E+001	7.60000E-003	0.00000E+000	2.50563E+001
Generator Sets	5.86000E-002	4.54940E-001	3.78030E-001	6.60000E-004	3.09200E-002	3.09200E-002	0.00000E+000	5.65208E+001	5.65208E+001	4.71000E-003	0.00000E+000	5.66197E+001
Graders	2.03700E-002	2.07600E-001	9.85500E-002	1.20000E-004	1.16600E-002	1.07300E-002	0.00000E+000	1.17826E+001	1.17826E+001	3.55000E-003	0.00000E+000	1.18573E+001
Pavers	1.80000E-003	2.01500E-002	1.41800E-002	2.00000E-005	9.90000E-004	9.10000E-004	0.00000E+000	2.09566E+000	2.09566E+000	6.40000E-004	0.00000E+000	2.10915E+000
Paving Equipment	1.41000E-003	1.60800E-002	1.26800E-002	2.00000E-005	8.00000E-004	7.40000E-004	0.00000E+000	1.86132E+000	1.86132E+000	5.70000E-004	0.00000E+000	1.87330E+000
Rollers	3.11000E-003	2.90100E-002	1.99100E-002	3.00000E-005	2.10000E-003	1.93000E-003	0.00000E+000	2.43274E+000	2.43274E+000	7.50000E-004	0.00000E+000	2.44839E+000
Rubber Tired Dozers	1.85700E-002	2.08060E-001	1.57270E-001	1.30000E-004	9.68000E-003	8.91000E-003	0.00000E+000	1.25659E+001	1.25659E+001	3.79000E-003	0.00000E+000	1.26455E+001
Scrapers	6.91000E-003	8.79800E-002	5.51100E-002	7.00000E-005	3.55000E-003	3.26000E-003	0.00000E+000	7.01923E+000	7.01923E+000	2.12000E-003	0.00000E+000	7.06369E+000
Tractors/Loaders/ Backhoes	3.61800E-002	3.46840E-001	2.65720E-001	3.40000E-004	2.63600E-002	2.42500E-002	0.00000E+000	3.21753E+001	3.21753E+001	9.79000E-003	0.00000E+000	3.23809E+001
Welders	1.54500E-001	5.26450E-001	5.77730E-001	7.70000E-004	3.93200E-002	3.93200E-002	0.00000E+000	5.64662E+001	5.64662E+001	1.25600E-002	0.00000E+000	5.67300E+001

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Mitigated tons/yr						Mitigated mt/yr					
Cement and Mortar Mixers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	2.29140E-001	2.29140E-001	2.00000E-005	0.00000E+000	2.29640E-001
Cranes	1.38700E-002	4.79710E-001	3.00540E-001	5.60000E-004	1.01700E-002	1.01700E-002	0.00000E+000	5.25538E+001	5.25538E+001	1.60400E-002	0.00000E+000	5.28907E+001
Forklifts	1.26400E-002	2.60960E-001	2.03270E-001	2.70000E-004	1.05500E-002	1.05500E-002	0.00000E+000	2.48967E+001	2.48967E+001	7.60000E-003	0.00000E+000	2.50563E+001
Generator Sets	2.52200E-002	5.20750E-001	4.05640E-001	6.60000E-004	2.10500E-002	2.10500E-002	0.00000E+000	5.65207E+001	5.65207E+001	4.71000E-003	0.00000E+000	5.66196E+001
Graders	4.78000E-003	1.04940E-001	9.31100E-002	1.20000E-004	3.22000E-003	3.22000E-003	0.00000E+000	1.17826E+001	1.17826E+001	3.55000E-003	0.00000E+000	1.18573E+001
Pavers	8.80000E-004	1.93100E-002	1.71300E-002	2.00000E-005	5.90000E-004	5.90000E-004	0.00000E+000	2.09566E+000	2.09566E+000	6.40000E-004	0.00000E+000	2.10914E+000
Paving Equipment	7.80000E-004	1.72100E-002	1.52700E-002	2.00000E-005	5.30000E-004	5.30000E-004	0.00000E+000	1.86132E+000	1.86132E+000	5.70000E-004	0.00000E+000	1.87330E+000
Rollers	1.23000E-003	2.54700E-002	1.98400E-002	3.00000E-005	1.03000E-003	1.03000E-003	0.00000E+000	2.43274E+000	2.43274E+000	7.50000E-004	0.00000E+000	2.44839E+000
Rubber Tired Dozers	3.24000E-003	1.11990E-001	7.01600E-002	1.30000E-004	2.37000E-003	2.37000E-003	0.00000E+000	1.25658E+001	1.25658E+001	3.79000E-003	0.00000E+000	1.26454E+001
Scrapers	1.83000E-003	5.79100E-002	3.97300E-002	7.00000E-005	1.34000E-003	1.34000E-003	0.00000E+000	7.01922E+000	7.01922E+000	2.12000E-003	0.00000E+000	7.06368E+000
Tractors/Loaders/Backhoes	1.61100E-002	3.32620E-001	2.59090E-001	3.40000E-004	1.34400E-002	1.34400E-002	0.00000E+000	3.21752E+001	3.21752E+001	9.79000E-003	0.00000E+000	3.23809E+001
Welders	3.17600E-002	5.07100E-001	4.49050E-001	7.70000E-004	3.06700E-002	3.06700E-002	0.00000E+000	5.64661E+001	5.64661E+001	1.25600E-002	0.00000E+000	5.67300E+001

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Cement and Mortar Mixers	1.00000E+000	1.00000E+000	1.00000E+000	0.00000E+000	1.00000E+000	1.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Cranes	7.91303E-001	3.91686E-001	-6.99562E-002	0.00000E+000	7.11980E-001	6.86981E-001	0.00000E+000	1.14169E-006	1.14169E-006	0.00000E+000	0.00000E+000	1.32348E-006
Forklifts	6.63472E-001	1.96379E-001	7.24618E-002	0.00000E+000	6.07515E-001	5.73393E-001	0.00000E+000	1.20498E-006	1.20498E-006	0.00000E+000	0.00000E+000	1.19730E-006
Generator Sets	5.69625E-001	-1.44656E-001	-7.30365E-002	0.00000E+000	3.19211E-001	3.19211E-001	0.00000E+000	1.23848E-006	1.23848E-006	0.00000E+000	0.00000E+000	1.23632E-006
Graders	7.65341E-001	4.94509E-001	5.52004E-002	0.00000E+000	7.23842E-001	6.99907E-001	0.00000E+000	8.48706E-007	8.48706E-007	0.00000E+000	0.00000E+000	1.68673E-006
Pavers	5.11111E-001	4.16873E-002	-2.08039E-001	0.00000E+000	4.04040E-001	3.51648E-001	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	4.74125E-006
Paving Equipment	4.46809E-001	-7.02736E-002	-2.04259E-001	0.00000E+000	3.37500E-001	2.83784E-001	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rollers	6.04502E-001	1.22027E-001	3.51582E-003	0.00000E+000	5.09524E-001	4.66321E-001	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rubber Tired Dozers	8.25525E-001	4.61742E-001	5.53888E-001	0.00000E+000	7.55165E-001	7.34007E-001	0.00000E+000	7.95808E-007	7.95808E-007	0.00000E+000	0.00000E+000	1.58160E-006
Scrapers	7.35166E-001	3.41782E-001	2.79078E-001	0.00000E+000	6.22535E-001	5.88957E-001	0.00000E+000	1.42466E-006	1.42466E-006	0.00000E+000	0.00000E+000	1.41569E-006
Tractors/Loaders/Backhoes	5.54726E-001	4.09987E-002	2.49511E-002	0.00000E+000	4.90137E-001	4.45773E-001	0.00000E+000	1.24319E-006	1.24319E-006	0.00000E+000	0.00000E+000	1.23530E-006
Welders	7.94434E-001	3.67556E-002	2.22734E-001	0.00000E+000	2.19990E-001	2.19990E-001	0.00000E+000	1.23968E-006	1.23968E-006	0.00000E+000	0.00000E+000	1.05764E-006

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input		Mitigation Input		Mitigation Input	
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	0.00	PM2.5 Reduction	0.00		
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	0.00	PM2.5 Reduction	0.00		
No	Water Exposed Area	PM10 Reduction	0.00	PM2.5 Reduction	0.00	Frequency (per day)	
No	Unpaved Road Mitigation	Moisture Content %	0.00	Vehicle Speed (mph)	0.00		

No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.05	0.01	0.05	0.01	0.00	0.00
Grading	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Grading	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.10	6.10	0.00	0.00	6.10
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
No	Land Use	Increase Transit Accessibility	0.25			
No	Land Use	Integrate Below Market Rate Housing	0.00			
	Land Use	Land Use SubTotal	0.00			

No	Neighborhood Enhancements	Improve Pedestrian Network				
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00			
No	Parking Policy Pricing	Limit Parking Supply	0.00			
No	Parking Policy Pricing	Unbundle Parking Costs	0.00			
No	Parking Policy Pricing	On-street Market Pricing	0.00			
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00			
No	Transit Improvements	Expand Transit Network	0.00			
No	Transit Improvements	Increase Transit Frequency	0.00			
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.00			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"				
No	Commute	Workplace Parking Charge				
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program				
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.00			

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	250.00
No	Use Low VOC Paint (Residential Exterior)	250.00
No	Use Low VOC Paint (Non-residential Interior)	250.00
No	Use Low VOC Paint (Non-residential Exterior)	250.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
Yes	Install High Efficiency Lighting	65.00	
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00

DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy	0.00	0.00
No	Use Reclaimed Water	0.00	0.00
No	Use Grey Water	0.00	
Yes	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
Yes	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction	0.00	
Yes	Use Water Efficient Irrigation Systems	6.10	
Yes	Water Efficient Landscape	0.00	0.00

Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	30.00

Kellogg Park Project

Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	2.41	Acre	2.41	104,979.60	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.9	**Precipitation Freq (Days)**	37
Climate Zone	9			**Operational Year**	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Construction Phase - No demolition and architectural coating

Trips and VMT - No Demo or Arch Coating

On-road Fugitive Dust - No Demo or Arch. Coating

Area Coating - No Arch. Coatings

Table Name	Column Name	Default Value	New Value
tblAreaCoating	ReapplicationRatePercent	10	0

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	4.0402	30.8612	20.8252	0.0330	0.4735	1.6678	2.1291	0.1278	1.5843	1.7120	0.0000	3,092.3477	3,092.3477	0.7516	0.0000	3,108.1303
2017	3.6311	24.5830	19.9585	0.0330	0.4736	1.4878	1.9614	0.1278	1.4235	1.5512	0.0000	3,055.1355	3,055.1355	0.5403	0.0000	3,066.4811
Total	**7.6713**	**55.4441**	**40.7836**	**0.0659**	**0.9471**	**3.1555**	**4.0904**	**0.2555**	**3.0077**	**3.2633**	**0.0000**	**6,147.4833**	**6,147.4833**	**1.2918**	**0.0000**	**6,174.6114**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	1.2858	21.8639	19.4502	0.0330	0.4735	0.8454	1.3189	0.1278	0.8429	0.9707	0.0000	3,092.3477	3,092.3477	0.7516	0.0000	3,108.1303
2017	1.2477	21.6648	19.0509	0.0330	0.4736	0.8412	1.3148	0.1278	0.8392	0.9669	0.0000	3,055.1355	3,055.1355	0.5403	0.0000	3,066.4811
Total	**2.5334**	**43.5287**	**38.5011**	**0.0659**	**0.9471**	**1.6866**	**2.6337**	**0.2555**	**1.6821**	**1.9376**	**0.0000**	**6,147.4833**	**6,147.4833**	**1.2918**	**0.0000**	**6,174.6114**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**66.98**	**21.49**	**5.60**	**0.00**	**0.00**	**46.55**	**35.61**	**0.00**	**44.07**	**40.62**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2466	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0116	0.0250	0.1059	2.4000e-004	0.0173	3.1000e-004	0.0176	4.6200e-003	2.9000e-004	4.9100e-003		19.7940	19.7940	8.1000e-004		19.8109
Total	**2.2581**	**0.0250**	**0.1061**	**2.4000e-004**	**0.0173**	**3.1000e-004**	**0.0176**	**4.6200e-003**	**2.9000e-004**	**4.9100e-003**		**19.7946**	**19.7946**	**8.1000e-004**	**0.0000**	**19.8115**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2466	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0116	0.0250	0.1059	2.4000e-004	0.0173	3.1000e-004	0.0176	4.6200e-003	2.9000e-004	4.9100e-003		19.7940	19.7940	8.1000e-004		19.8109
Total	**2.2581**	**0.0250**	**0.1061**	**2.4000e-004**	**0.0173**	**3.1000e-004**	**0.0176**	**4.6200e-003**	**2.9000e-004**	**4.9100e-003**		**19.7946**	**19.7946**	**8.1000e-004**	**0.0000**	**19.8115**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	9/2/2016	9/15/2016	5	10	
2	Grading	Grading	9/16/2016	10/27/2016	5	30	
3	Building Construction	Building Construction	10/28/2016	8/3/2017	5	200	
4	Paving	Paving	8/4/2017	8/17/2017	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	0	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	0	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	0	44.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	0	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	2.6992	30.8238	18.0600	0.0239		1.5116	1.5116		1.3907	1.3907		2,480.1000	2,480.1000	0.7481		2,495.8099
Total	**2.6992**	**30.8238**	**18.0600**	**0.0239**	**0.0000**	**1.5116**	**1.5116**	**0.0000**	**1.3907**	**1.3907**		**2,480.1000**	**2,480.1000**	**0.7481**		**2,495.8099**

3.2 Site Preparation - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0306	0.0374	0.3866	7.6000e-004	0.0657	5.2000e-004	0.0662	0.0174	4.7000e-004	0.0179		63.1687	63.1687	3.4600e-003		63.2415
Total	**0.0306**	**0.0374**	**0.3866**	**7.6000e-004**	**0.0657**	**5.2000e-004**	**0.0662**	**0.0174**	**4.7000e-004**	**0.0179**		**63.1687**	**63.1687**	**3.4600e-003**		**63.2415**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.7332	19.4604	14.6507	0.0239		0.5363	0.5363		0.5363	0.5363	0.0000	2,480.1000	2,480.1000	0.7481		2,495.8099
Total	**0.7332**	**19.4604**	**14.6507**	**0.0239**	**0.0000**	**0.5363**	**0.5363**	**0.0000**	**0.5363**	**0.5363**	**0.0000**	**2,480.1000**	**2,480.1000**	**0.7481**		**2,495.8099**

3.2 Site Preparation - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0306	0.0374	0.3866	7.6000e-004	0.0657	5.2000e-004	0.0662	0.0174	4.7000e-004	0.0179		63.1687	63.1687	3.4600e-003		63.2415
Total	**0.0306**	**0.0374**	**0.3866**	**7.6000e-004**	**0.0657**	**5.2000e-004**	**0.0662**	**0.0174**	**4.7000e-004**	**0.0179**		**63.1687**	**63.1687**	**3.4600e-003**		**63.2415**

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	2.8530	29.9470	19.6345	0.0206		1.6671	1.6671		1.5337	1.5337		2,139.2742	2,139.2742	0.6453		2,152.8251
Total	**2.8530**	**29.9470**	**19.6345**	**0.0206**	**0.0000**	**1.6671**	**1.6671**	**0.0000**	**1.5337**	**1.5337**		**2,139.2742**	**2,139.2742**	**0.6453**		**2,152.8251**

3.3 Grading - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0382	0.0467	0.4832	9.5000e-004	0.0822	6.4000e-004	0.0828	0.0218	5.9000e-004	0.0224		78.9609	78.9609	4.3300e-003		79.0518
Total	**0.0382**	**0.0467**	**0.4832**	**9.5000e-004**	**0.0822**	**6.4000e-004**	**0.0828**	**0.0218**	**5.9000e-004**	**0.0224**		**78.9609**	**78.9609**	**4.3300e-003**		**79.0518**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.7097	17.9743	13.4314	0.0206		0.5321	0.5321		0.5321	0.5321	0.0000	2,139.2742	2,139.2742	0.6453		2,152.8251
Total	**0.7097**	**17.9743**	**13.4314**	**0.0206**	**0.0000**	**0.5321**	**0.5321**	**0.0000**	**0.5321**	**0.5321**	**0.0000**	**2,139.2742**	**2,139.2742**	**0.6453**		**2,152.8251**

3.3 Grading - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0382	0.0467	0.4832	9.5000e-004	0.0822	6.4000e-004	0.0828	0.0218	5.9000e-004	0.0224		78.9609	78.9609	4.3300e-003		79.0518
Total	**0.0382**	**0.0467**	**0.4832**	**9.5000e-004**	**0.0822**	**6.4000e-004**	**0.0828**	**0.0218**	**5.9000e-004**	**0.0224**		**78.9609**	**78.9609**	**4.3300e-003**		**79.0518**

3.4 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.6984	24.6320	16.7166	0.0249		1.6257	1.6257		1.5569	1.5569		2,352.2239	2,352.2239	0.5420		2,363.6057
Total	**3.6984**	**24.6320**	**16.7166**	**0.0249**		**1.6257**	**1.6257**		**1.5569**	**1.5569**		**2,352.2239**	**2,352.2239**	**0.5420**		**2,363.6057**

3.4 Building Construction - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1736	1.7181	1.9824	3.9200e-003	0.1121	0.0270	0.1391	0.0319	0.0248	0.0567		392.6961	392.6961	2.8900e-003		392.7567
Worker	0.1681	0.2056	2.1262	4.1700e-003	0.3615	2.8300e-003	0.3643	0.0959	2.5900e-003	0.0985		347.4278	347.4278	0.0191		347.8280
Total	**0.3417**	**1.9236**	**4.1086**	**8.0900e-003**	**0.4735**	**0.0298**	**0.5034**	**0.1278**	**0.0274**	**0.1552**		**740.1239**	**740.1239**	**0.0220**		**740.5847**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9440	19.9403	15.3416	0.0249		0.8155	0.8155		0.8155	0.8155	0.0000	2,352.2239	2,352.2239	0.5420		2,363.6057
Total	**0.9440**	**19.9403**	**15.3416**	**0.0249**		**0.8155**	**0.8155**		**0.8155**	**0.8155**	**0.0000**	**2,352.2239**	**2,352.2239**	**0.5420**		**2,363.6057**

3.4 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1736	1.7181	1.9824	3.9200e-003	0.1121	0.0270	0.1391	0.0319	0.0248	0.0567		392.6961	392.6961	2.8900e-003		392.7567
Worker	0.1681	0.2056	2.1262	4.1700e-003	0.3615	2.8300e-003	0.3643	0.0959	2.5900e-003	0.0985		347.4278	347.4278	0.0191		347.8280
Total	**0.3417**	**1.9236**	**4.1086**	**8.0900e-003**	**0.4735**	**0.0298**	**0.5034**	**0.1278**	**0.0274**	**0.1552**		**740.1239**	**740.1239**	**0.0220**		**740.5847**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3275	22.8585	16.2492	0.0249		1.4621	1.4621		1.3998	1.3998		2,334.8503	2,334.8503	0.5189		2,345.7479
Total	**3.3275**	**22.8585**	**16.2492**	**0.0249**		**1.4621**	**1.4621**		**1.3998**	**1.3998**		**2,334.8503**	**2,334.8503**	**0.5189**		**2,345.7479**

3.4 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1553	1.5422	1.8285	3.9200e-003	0.1121	0.0230	0.1351	0.0319	0.0212	0.0531		386.3604	386.3604	2.6900e-003		386.4169
Worker	0.1483	0.1823	1.8807	4.1600e-003	0.3615	2.6900e-003	0.3641	0.0959	2.4800e-003	0.0984		333.9249	333.9249	0.0173		334.2872
Total	**0.3036**	**1.7245**	**3.7092**	**8.0800e-003**	**0.4736**	**0.0257**	**0.4993**	**0.1278**	**0.0236**	**0.1514**		**720.2852**	**720.2852**	**0.0199**		**720.7040**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9440	19.9403	15.3416	0.0249		0.8155	0.8155		0.8155	0.8155	0.0000	2,334.8503	2,334.8503	0.5189		2,345.7479
Total	**0.9440**	**19.9403**	**15.3416**	**0.0249**		**0.8155**	**0.8155**		**0.8155**	**0.8155**	**0.0000**	**2,334.8503**	**2,334.8503**	**0.5189**		**2,345.7479**

3.4 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1553	1.5422	1.8285	3.9200e-003	0.1121	0.0230	0.1351	0.0319	0.0212	0.0531		386.3604	386.3604	2.6900e-003		386.4169
Worker	0.1483	0.1823	1.8807	4.1600e-003	0.3615	2.6900e-003	0.3641	0.0959	2.4800e-003	0.0984		333.9249	333.9249	0.0173		334.2872
Total	**0.3036**	**1.7245**	**3.7092**	**8.0800e-003**	**0.4736**	**0.0257**	**0.4993**	**0.1278**	**0.0236**	**0.1514**		**720.2852**	**720.2852**	**0.0199**		**720.7040**

3.5 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6402	16.4619	12.0566	0.0176		1.0230	1.0230		0.9423	0.9423		1,777.4745	1,777.4745	0.5344		1,788.6966
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6402**	**16.4619**	**12.0566**	**0.0176**		**1.0230**	**1.0230**		**0.9423**	**0.9423**		**1,777.4745**	**1,777.4745**	**0.5344**		**1,788.6966**

3.5 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0506	0.0622	0.6412	1.4200e-003	0.1232	9.2000e-004	0.1241	0.0327	8.4000e-004	0.0335		113.8380	113.8380	5.8800e-003		113.9615
Total	**0.0506**	**0.0622**	**0.6412**	**1.4200e-003**	**0.1232**	**9.2000e-004**	**0.1241**	**0.0327**	**8.4000e-004**	**0.0335**		**113.8380**	**113.8380**	**5.8800e-003**		**113.9615**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7250	15.4034	12.7897	0.0176		0.5516	0.5516		0.5516	0.5516	0.0000	1,777.4745	1,777.4745	0.5344		1,788.6966
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7250**	**15.4034**	**12.7897**	**0.0176**		**0.5516**	**0.5516**		**0.5516**	**0.5516**	**0.0000**	**1,777.4745**	**1,777.4745**	**0.5344**		**1,788.6966**

3.5 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0506	0.0622	0.6412	1.4200e-003	0.1232	9.2000e-004	0.1241	0.0327	8.4000e-004	0.0335		113.8380	113.8380	5.8800e-003		113.9615
Total	**0.0506**	**0.0622**	**0.6412**	**1.4200e-003**	**0.1232**	**9.2000e-004**	**0.1241**	**0.0327**	**8.4000e-004**	**0.0335**		**113.8380**	**113.8380**	**5.8800e-003**		**113.9615**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0116	0.0250	0.1059	2.4000e-004	0.0173	3.1000e-004	0.0176	4.6200e-003	2.9000e-004	4.9100e-003		19.7940	19.7940	8.1000e-004		19.8109
Unmitigated	0.0116	0.0250	0.1059	2.4000e-004	0.0173	3.1000e-004	0.0176	4.6200e-003	2.9000e-004	4.9100e-003		19.7940	19.7940	8.1000e-004		19.8109

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	3.83	3.83	3.83	8,181	8,181
Total	3.83	3.83	3.83	8,181	8,181

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.475816	0.050475	0.196961	0.155587	0.062959	0.009294	0.016437	0.017519	0.001428	0.001295	0.007007	0.000827	0.004394

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2466	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Unmitigated	2.2466	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2466					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Total	**2.2466**	**0.0000**	**2.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**5.3000e-004**	**5.3000e-004**	**0.0000**		**5.6000e-004**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2466					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Total	**2.2466**	**0.0000**	**2.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**5.3000e-004**	**5.3000e-004**	**0.0000**		**5.6000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Toilet

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Kellogg Park Project

Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	2.41	Acre	2.41	104,979.60	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.9	**Precipitation Freq (Days)**	37
Climate Zone	9			**Operational Year**	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Construction Phase - No demolition and architectural coating

Trips and VMT - No Demo or Arch Coating

On-road Fugitive Dust - No Demo or Arch. Coating

Area Coating - No Arch. Coatings

Table Name	Column Name	Default Value	New Value
tblAreaCoating	ReapplicationRatePercent	10	0

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	4.0896	30.8669	21.6545	0.0328	0.4735	1.6678	2.1294	0.1278	1.5846	1.7124	0.0000	3,075.2299	3,075.2299	0.7516	0.0000	3,091.0124
2017	3.6732	24.6457	20.7521	0.0328	0.4736	1.4881	1.9616	0.1278	1.4237	1.5515	0.0000	3,038.5881	3,038.5881	0.5403	0.0000	3,049.9336
Total	**7.7628**	**55.5126**	**42.4066**	**0.0656**	**0.9471**	**3.1558**	**4.0911**	**0.2555**	**3.0083**	**3.2638**	**0.0000**	**6,113.8179**	**6,113.8179**	**1.2918**	**0.0000**	**6,140.9460**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2016	1.3352	21.9348	20.2795	0.0328	0.4735	0.8457	1.3192	0.1278	0.8432	0.9710	0.0000	3,075.2299	3,075.2299	0.7516	0.0000	3,091.0124
2017	1.2897	21.7275	19.8445	0.0328	0.4736	0.8415	1.3151	0.1278	0.8394	0.9672	0.0000	3,038.5881	3,038.5881	0.5403	0.0000	3,049.9336
Total	**2.6249**	**43.6623**	**40.1240**	**0.0656**	**0.9471**	**1.6872**	**2.6343**	**0.2555**	**1.6827**	**1.9382**	**0.0000**	**6,113.8179**	**6,113.8179**	**1.2918**	**0.0000**	**6,140.9460**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**66.19**	**21.35**	**5.38**	**0.00**	**0.00**	**46.54**	**35.61**	**0.00**	**44.07**	**40.62**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2466	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0126	0.0268	0.1193	2.3000e-004	0.0173	3.1000e-004	0.0176	4.6200e-003	2.9000e-004	4.9100e-003		19.1867	19.1867	8.1000e-004		19.2037
Total	**2.2591**	**0.0268**	**0.1196**	**2.3000e-004**	**0.0173**	**3.1000e-004**	**0.0176**	**4.6200e-003**	**2.9000e-004**	**4.9100e-003**		**19.1873**	**19.1873**	**8.1000e-004**	**0.0000**	**19.2042**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.2466	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0126	0.0268	0.1193	2.3000e-004	0.0173	3.1000e-004	0.0176	4.6200e-003	2.9000e-004	4.9100e-003		19.1867	19.1867	8.1000e-004		19.2037
Total	**2.2591**	**0.0268**	**0.1196**	**2.3000e-004**	**0.0173**	**3.1000e-004**	**0.0176**	**4.6200e-003**	**2.9000e-004**	**4.9100e-003**		**19.1873**	**19.1873**	**8.1000e-004**	**0.0000**	**19.2042**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	9/2/2016	9/15/2016	5	10	
2	Grading	Grading	9/16/2016	10/27/2016	5	30	
3	Building Construction	Building Construction	10/28/2016	8/3/2017	5	200	
4	Paving	Paving	8/4/2017	8/17/2017	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Scrapers	1	8.00	361	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	0	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	0	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	0	44.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	0	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	2.6992	30.8238	18.0600	0.0239		1.5116	1.5116		1.3907	1.3907		2,480.1000	2,480.1000	0.7481		2,495.8099
Total	**2.6992**	**30.8238**	**18.0600**	**0.0239**	**0.0000**	**1.5116**	**1.5116**	**0.0000**	**1.3907**	**1.3907**		**2,480.1000**	**2,480.1000**	**0.7481**		**2,495.8099**

3.2 Site Preparation - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0332	0.0431	0.3978	7.3000e-004	0.0657	5.2000e-004	0.0662	0.0174	4.7000e-004	0.0179		60.6199	60.6199	3.4600e-003		60.6926
Total	**0.0332**	**0.0431**	**0.3978**	**7.3000e-004**	**0.0657**	**5.2000e-004**	**0.0662**	**0.0174**	**4.7000e-004**	**0.0179**		**60.6199**	**60.6199**	**3.4600e-003**		**60.6926**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.7332	19.4604	14.6507	0.0239		0.5363	0.5363		0.5363	0.5363	0.0000	2,480.1000	2,480.1000	0.7481		2,495.8099
Total	**0.7332**	**19.4604**	**14.6507**	**0.0239**	**0.0000**	**0.5363**	**0.5363**	**0.0000**	**0.5363**	**0.5363**	**0.0000**	**2,480.1000**	**2,480.1000**	**0.7481**		**2,495.8099**

3.2 Site Preparation - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0332	0.0431	0.3978	7.3000e-004	0.0657	5.2000e-004	0.0662	0.0174	4.7000e-004	0.0179		60.6199	60.6199	3.4600e-003		60.6926
Total	**0.0332**	**0.0431**	**0.3978**	**7.3000e-004**	**0.0657**	**5.2000e-004**	**0.0662**	**0.0174**	**4.7000e-004**	**0.0179**		**60.6199**	**60.6199**	**3.4600e-003**		**60.6926**

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	2.8530	29.9470	19.6345	0.0206		1.6671	1.6671		1.5337	1.5337		2,139.2742	2,139.2742	0.6453		2,152.8251
Total	**2.8530**	**29.9470**	**19.6345**	**0.0206**	**0.0000**	**1.6671**	**1.6671**	**0.0000**	**1.5337**	**1.5337**		**2,139.2742**	**2,139.2742**	**0.6453**		**2,152.8251**

3.3 Grading - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0414	0.0539	0.4972	9.1000e-004	0.0822	6.4000e-004	0.0828	0.0218	5.9000e-004	0.0224		75.7748	75.7748	4.3300e-003		75.8658
Total	**0.0414**	**0.0539**	**0.4972**	**9.1000e-004**	**0.0822**	**6.4000e-004**	**0.0828**	**0.0218**	**5.9000e-004**	**0.0224**		**75.7748**	**75.7748**	**4.3300e-003**		**75.8658**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.7097	17.9743	13.4314	0.0206		0.5321	0.5321		0.5321	0.5321	0.0000	2,139.2742	2,139.2742	0.6453		2,152.8251
Total	**0.7097**	**17.9743**	**13.4314**	**0.0206**	**0.0000**	**0.5321**	**0.5321**	**0.0000**	**0.5321**	**0.5321**	**0.0000**	**2,139.2742**	**2,139.2742**	**0.6453**		**2,152.8251**

3.3 Grading - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0414	0.0539	0.4972	9.1000e-004	0.0822	6.4000e-004	0.0828	0.0218	5.9000e-004	0.0224		75.7748	75.7748	4.3300e-003		75.8658
Total	**0.0414**	**0.0539**	**0.4972**	**9.1000e-004**	**0.0822**	**6.4000e-004**	**0.0828**	**0.0218**	**5.9000e-004**	**0.0224**		**75.7748**	**75.7748**	**4.3300e-003**		**75.8658**

3.4 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.6984	24.6320	16.7166	0.0249		1.6257	1.6257		1.5569	1.5569		2,352.2239	2,352.2239	0.5420		2,363.6057
Total	**3.6984**	**24.6320**	**16.7166**	**0.0249**		**1.6257**	**1.6257**		**1.5569**	**1.5569**		**2,352.2239**	**2,352.2239**	**0.5420**		**2,363.6057**

3.4 Building Construction - 2016

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2089	1.7576	2.7502	3.9000e-003	0.1121	0.0273	0.1394	0.0319	0.0251	0.0570		389.5968	389.5968	2.9700e-003		389.6591
Worker	0.1823	0.2369	2.1877	4.0000e-003	0.3615	2.8300e-003	0.3643	0.0959	2.5900e-003	0.0985		333.4092	333.4092	0.0191		333.8094
Total	**0.3912**	**1.9945**	**4.9379**	**7.9000e-003**	**0.4735**	**0.0302**	**0.5037**	**0.1278**	**0.0277**	**0.1555**		**723.0060**	**723.0060**	**0.0220**		**723.4685**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9440	19.9403	15.3416	0.0249		0.8155	0.8155		0.8155	0.8155	0.0000	2,352.2239	2,352.2239	0.5420		2,363.6057
Total	**0.9440**	**19.9403**	**15.3416**	**0.0249**		**0.8155**	**0.8155**		**0.8155**	**0.8155**	**0.0000**	**2,352.2239**	**2,352.2239**	**0.5420**		**2,363.6057**

3.4 Building Construction - 2016

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2089	1.7576	2.7502	3.9000e-003	0.1121	0.0273	0.1394	0.0319	0.0251	0.0570		389.5968	389.5968	2.9700e-003		389.6591
Worker	0.1823	0.2369	2.1877	4.0000e-003	0.3615	2.8300e-003	0.3643	0.0959	2.5900e-003	0.0985		333.4092	333.4092	0.0191		333.8094
Total	**0.3912**	**1.9945**	**4.9379**	**7.9000e-003**	**0.4735**	**0.0302**	**0.5037**	**0.1278**	**0.0277**	**0.1555**		**723.0060**	**723.0060**	**0.0220**		**723.4685**

3.4 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3275	22.8585	16.2492	0.0249		1.4621	1.4621		1.3998	1.3998		2,334.8503	2,334.8503	0.5189		2,345.7479
Total	**3.3275**	**22.8585**	**16.2492**	**0.0249**		**1.4621**	**1.4621**		**1.3998**	**1.3998**		**2,334.8503**	**2,334.8503**	**0.5189**		**2,345.7479**

3.4 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1855	1.5770	2.5817	3.9000e-003	0.1121	0.0233	0.1354	0.0319	0.0214	0.0533		383.3014	383.3014	2.7700e-003		383.3596
Worker	0.1602	0.2102	1.9211	3.9900e-003	0.3615	2.6900e-003	0.3641	0.0959	2.4800e-003	0.0984		320.4363	320.4363	0.0173		320.7986
Total	**0.3457**	**1.7873**	**4.5029**	**7.8900e-003**	**0.4736**	**0.0260**	**0.4996**	**0.1278**	**0.0239**	**0.1517**		**703.7378**	**703.7378**	**0.0200**		**704.1583**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9440	19.9403	15.3416	0.0249		0.8155	0.8155		0.8155	0.8155	0.0000	2,334.8503	2,334.8503	0.5189		2,345.7479
Total	**0.9440**	**19.9403**	**15.3416**	**0.0249**		**0.8155**	**0.8155**		**0.8155**	**0.8155**	**0.0000**	**2,334.8503**	**2,334.8503**	**0.5189**		**2,345.7479**

3.4 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1855	1.5770	2.5817	3.9000e-003	0.1121	0.0233	0.1354	0.0319	0.0214	0.0533		383.3014	383.3014	2.7700e-003		383.3596
Worker	0.1602	0.2102	1.9211	3.9900e-003	0.3615	2.6900e-003	0.3641	0.0959	2.4800e-003	0.0984		320.4363	320.4363	0.0173		320.7986
Total	**0.3457**	**1.7873**	**4.5029**	**7.8900e-003**	**0.4736**	**0.0260**	**0.4996**	**0.1278**	**0.0239**	**0.1517**		**703.7378**	**703.7378**	**0.0200**		**704.1583**

3.5 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6402	16.4619	12.0566	0.0176		1.0230	1.0230		0.9423	0.9423		1,777.4745	1,777.4745	0.5344		1,788.6966
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6402**	**16.4619**	**12.0566**	**0.0176**		**1.0230**	**1.0230**		**0.9423**	**0.9423**		**1,777.4745**	**1,777.4745**	**0.5344**		**1,788.6966**

3.5 Paving - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0546	0.0717	0.6549	1.3600e-003	0.1232	9.2000e-004	0.1241	0.0327	8.4000e-004	0.0335		109.2397	109.2397	5.8800e-003		109.3632
Total	**0.0546**	**0.0717**	**0.6549**	**1.3600e-003**	**0.1232**	**9.2000e-004**	**0.1241**	**0.0327**	**8.4000e-004**	**0.0335**		**109.2397**	**109.2397**	**5.8800e-003**		**109.3632**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7250	15.4034	12.7897	0.0176		0.5516	0.5516		0.5516	0.5516	0.0000	1,777.4745	1,777.4745	0.5344		1,788.6966
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7250**	**15.4034**	**12.7897**	**0.0176**		**0.5516**	**0.5516**		**0.5516**	**0.5516**	**0.0000**	**1,777.4745**	**1,777.4745**	**0.5344**		**1,788.6966**

3.5 Paving - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0546	0.0717	0.6549	1.3600e-003	0.1232	9.2000e-004	0.1241	0.0327	8.4000e-004	0.0335		109.2397	109.2397	5.8800e-003		109.3632
Total	**0.0546**	**0.0717**	**0.6549**	**1.3600e-003**	**0.1232**	**9.2000e-004**	**0.1241**	**0.0327**	**8.4000e-004**	**0.0335**		**109.2397**	**109.2397**	**5.8800e-003**		**109.3632**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0126	0.0268	0.1193	2.3000e-004	0.0173	3.1000e-004	0.0176	4.6200e-003	2.9000e-004	4.9100e-003		19.1867	19.1867	8.1000e-004		19.2037
Unmitigated	0.0126	0.0268	0.1193	2.3000e-004	0.0173	3.1000e-004	0.0176	4.6200e-003	2.9000e-004	4.9100e-003		19.1867	19.1867	8.1000e-004		19.2037

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	3.83	3.83	3.83	8,181	8,181
Total	3.83	3.83	3.83	8,181	8,181

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.475816	0.050475	0.196961	0.155587	0.062959	0.009294	0.016437	0.017519	0.001428	0.001295	0.007007	0.000827	0.004394

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2466	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Unmitigated	2.2466	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2466					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Total	**2.2466**	**0.0000**	**2.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**5.3000e-004**	**5.3000e-004**	**0.0000**		**5.6000e-004**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.2466					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-005	0.0000	2.5000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		5.3000e-004	5.3000e-004	0.0000		5.6000e-004
Total	**2.2466**	**0.0000**	**2.5000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**5.3000e-004**	**5.3000e-004**	**0.0000**		**5.6000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Toilet

Use Water Efficient Irrigation System

Use Water Efficient Landscaping

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Appendix E

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CITY OF
VENTURA

December 28, 2015

Vincent Armenta, Chairperson
Santa Ynez Band of Mission Indians
P.O. Box 517
Santa Ynez, CA 93460f

Subject: 45-Day Notice – Tribal Consultation for the Kellogg Park General Plan Amendment, Rezone, and Design Review Permit, and Associated Actions

Dear Mr. Armenta:

The City of Ventura is currently processing a proposal for a General Plan Amendment, Rezone, and Design Review Permit to facilitate the construction of Kellogg Park within the Westside and North Avenue Community. The proposed neighborhood park is located northeast of the intersection of North Ventura Avenue and Kellogg Street.

In accordance with California Government Code Section 65342, this letter is to notify you that the city decision-makers will consider the project in March - April 2016. Please contact me at (805) 644-4455, if you seek to consult on this matter. You will receive mailed notice of the specific dates of all public hearings related to the project at least 10 days prior to the hearings.

At the public hearing in March - April 2016, the City Council will consider the following actions to allow construction of this 2.41-acre park: (1) Adopt a resolution for a General Plan Amendment from Neighborhood High and Neighborhood Medium to Parks and Open Space; (2) Adopt a resolution for a Rezone from Limited Industrial (M-1) and Two Family Residential (R-2) to Parks (P); and (3) Adopt a Design Review Permit for the Park. Additional information is available on the city's website at http://www.cityofventura.net/kelloggpark .

The City of Ventura is committed to protecting traditional tribal cultural places and sacred sites within the city. Thank you for your participation in helping the city achieve this goal.

Sincerely,

Jerry Hittleman

Jerry Hittleman
Contract Planner

CITY OF
VENTURA

December 28, 2015

Michael Cordero, Chairperson
Coastal Band of the Chumash Nation
P.O. Box 4464
Santa Barbara, CA 93140

Subject: 45-Day Notice – Tribal Consultation for the Kellogg Park General Plan Amendment, Rezone, and Design Review Permit, and Associated Actions

Dear Mr. Cordero:

The City of Ventura is currently processing a proposal for a General Plan Amendment, Rezone, and Design Review Permit to facilitate the construction of Kellogg Park within the Westside and North Avenue Community. The proposed neighborhood park is located northeast of the intersection of North Ventura Avenue and Kellogg Street.

In accordance with California Government Code Section 65342, this letter is to notify you that the city decision-makers will consider the project in March - April 2016. Please contact me at (805) 644-4455, if you seek to consult on this matter. You will receive mailed notice of the specific dates of all public hearings related to the project at least 10 days prior to the hearings.

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Sincerely,

Jerry Hittleman
Contract Planner

CITY OF
VENTURA

December 28, 2015

Julie Lynn Tumamait-Stennslie, Chair
Barbareno/Ventureno Band of Mission Indians
365 North Poli Avenue
Ojai, CA 93023

Subject: 45-Day Notice – Tribal Consultation for the Kellogg Park General Plan Amendment, Rezone, and Design Review Permit, and Associated Actions

Dear Ms. Tumamait-Stennslie:

The City of Ventura is currently processing a proposal for a General Plan Amendment, Rezone, and Design Review Permit to facilitate the construction of Kellogg Park within the Westside and North Avenue Community. The proposed neighborhood park is located northeast of the intersection of North Ventura Avenue and Kellogg Street.

In accordance with California Government Code Section 65342, this letter is to notify you that the city decision-makers will consider the project in March - April 2016. Please contact me at (805) 644-4455, if you seek to consult on this matter. You will receive mailed notice of the specific dates of all public hearings related to the project at least 10 days prior to the hearings.

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Sincerely,

Jerry Hittleman
Contract Planner