



Planning Division
501 Poli Street
Ventura, CA 93001
805.654-7893
Fax 805.653-0763

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

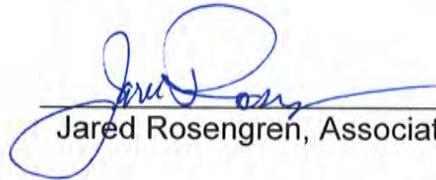
- I. The City of Ventura has reviewed an application for the following proposed project:
 - A. **Project Description for Case EIR-8-14-23728:** This proposed project is a request for a Historic Preservation Review that would authorize the redevelopment of a 6,470-square foot area within the Ivy Lawn Memorial Park Historical District. The project includes the rehabilitation/repurposing of a 930-square foot structure called the "Pump House" to be used as a multi-purpose room. Additionally, the project includes several new accessory structures including a wooden patio trellis, low stone walls and wood fences, the removal of some invasive landscaping and a new landscaping for the subject area. The project site is located at 5400 Valentine Road. Filed by Ivy Lawn Memorial Park and Funeral Home.
 - B. **Proposed finding.** In accordance with Section 15070 of the California Code of Regulations, the Planning Division of the City of Ventura has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and that a mitigated negative declaration (MND) may be adopted.
 - C. **Fish and Wildlife Impacts:** On the basis of the information contained in the Initial Study, and on the record as a whole, there is no evidence that there will be an adverse effect on fish or wildlife habitats or resources since none of the factors listed in Section 2R.450.530 of the Municipal Code are present.
 - D. **Hazards:** The project site is not on any of the lists enumerated under Government Code Section 65962.5 including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.
 - E. **Document Review and Comment.** **The public review and comment period of the draft begins on August 29, 2014 and ends on September 18, 2014.** To view the draft document, please visit the city's website at <http://www.cityofventura.net/cd/planning/EIRs>. Alternatively, the draft and referenced documents are available for review Monday through Friday between

8:00 a.m. to 5:00 p.m., beginning Friday, August 29, 2014 through Thursday, September 18th, at the Planning Counter, City Hall, 501 Poli Street, Ventura CA 93001.

F. Public Hearing and Comments. A public hearing on the project described above is tentatively scheduled for September 22, 2014 at 4:00 pm in the Community Meeting Room at City Hall located at 501 Poli Street, Ventura, CA 93001. All comments concerning the draft MND should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Jared Rosengren, at (805) 658-4737. Written comments may be mailed or faxed (805/ 653-0763) to the City of Ventura, Planning Division, 501 Poli Street, CA 93001.

8/29/14

Date



Jared Rosengren, Associate Planner

cc: Applicant and property owner, County Clerk, and MND Distribution List

**INITIAL STUDY / ENVIRONMENTAL CHECKLIST
FOR THE
IVY LAWN MEMORIAL PUMP HOUSE REMODEL**

A. PROJECT INFORMATION:

1. PROJECT TITLE:

Ivy Lawn Pump House,
Project-7065; Case Numbers HPR-3-14-20765/EIR-8-14-23728

2. LEAD AGENCY NAME AND ADDRESS:

City of San Buenaventura
501 Poli Street
Ventura, CA 93001

3. CONTACT PERSON AND PHONE NUMBER:

Jared Rosengren, AICP, Associate Planner
805-658-4737
jrosengren@cityofventura.net

4. PROJECT LOCATION:

The project site is within the Ivy Lawn Memorial Park and Funeral Home, on 58.7 acres in the Limited Industrial (M-1) zone district, Ivy Lawn Historic District, with a land use designation of Industry. Specifically, the project site is located within Section D of the North Cemetery Area.

5. PROJECT SPONSOR'S NAME AND ADDRESS:

Jeanne Clark for Ivy Lawn Memorial Park and Funeral Home
5400 Valentine Road
Ventura, CA 93003

6. GENERAL PLAN/SPECIFIC PLAN DESIGNATION:

City of Ventura – Industry

Industry (I) encourages intensive manufacturing, processing, warehousing and similar uses, as well as light, clean industries and support offices; also encourages workplace-serving retail functions and work-live residences where such secondary functions would complement and be compatible with industrial uses. Primarily large-scale buildings. Also can be developed as Transit Oriented Development, employment center or working village with a mix of uses.

7. ZONING:

City of Ventura – M-1, Limited Industrial
Ivy Lawn Memorial Park Historical District Overlay

The M-1 Limited Industrial Zone, also known as the "M-1" zone, and prescribes use types and other regulations for this zone. Funeral and internment services is a use allowed by right within the M-1 zone. Any applicable overlay zones described in chapters 24.300 through 24.399 may impose regulations in addition to those prescribed by this chapter for the M-1 zone.

On January 9, 2012, the Ivy Lawn Memorial Park Historical District Overlay was created

(Ordinance No. 2012-002) in order to regulate development within Ivy Lawn Memorial Park that will protect against the destruction and encroachment of such areas identified as historical resources. The Pump House is identified as a contributor to the Historic District.

8. DESCRIPTION OF PROJECT:

The proposed project is a request for a Historic Preservation Review that would authorize the redevelopment of a 6,470-square foot area within the Ivy Lawn Memorial Park Historical District. The project includes the rehabilitation/repurposing of a 930-square foot structure called the "Pump House" to be used as a multi-purpose room. Additionally, the project includes several new accessory structures including a wooden patio trellis, low stone walls and wood fences, the removal of some invasive landscaping and a new landscaping for the subject area. The project also involves photo-documenting the deconstruction and reconstruction of the Pump House.

The proposed project consists of the following elements:

Pump House Interior

1. Interior of Pump House to be remodeled to include a 131.75-square foot office area, a unisex restroom, a 97-square foot kitchenette area and a 566-square foot multipurpose area.
2. Building and Fire code upgrades.

Pump House Exterior

1. A new asphalt shingle roof (like for like).
2. Building and Fire code upgrades including vents. (color RAL 8028 "Marrone Terra")
3. New horizontal wood siding with vertical corner battens (Wood siding/wood finish)
4. New entry doors at south elevation (color RAL 1001 "Beige")
5. New fixed windows at existing openings on western elevation (color RAL 1001 "Beige")
6. New sliding entry doors at western elevation (color RAL 1001 "Beige")
7. Replacement of wood rafters. (color RAL 1001 "Beige")

Area Adjacent to Pump House

1. A new 924-square foot wood trellis to be located at the rear of the building. The new trellis is not proposed to be attached to the Pump House. (Wood siding/wood finish)
2. New low stone-clad site-wall placed in areas that further define the space. (Natural thin stone veneer Lompoc stone, autumn creek)
3. A new 7-foot high wood screen on top of wall located on the far side of the patio area outside the setbacks. (Wood siding/wood finish)
4. A new mechanical utility area located to the rear of the new wood trellis patio area and between the western property line.
5. New accent tree lighting.
6. New accessible parking space located approximately 20 feet southwest of the Pump House building.
7. New 468-square foot grass concrete paved area located southwest of the new patio area. (Full-range irregular bluestone, thermal finish)
8. A new sign identifying the Pump House mounted to a low stone-clad site-wall located east of the Pump House to be visible from the driveway nearest to the project site.
9. A new landscape plan that would result in the removal of existing trumpet vines.

The project site is currently developed with the Ivy Lawn Memorial Park and Funeral Home, which generally consists of the following structures: mausoleums, columbarium, crypts, the pump house, administrative offices, maintenance facilities, a chapel, restroom facilities,

monuments, tombstones, markers and landscaping. The proposed project would only convert the existing Pump House to a multi-use building that would be used in association with the cemetery use.

The historical significance of the Pump House within the Historic District is that it was integral in the creation of the cemetery by providing the needed water for the site and uses as opposed to the architecture or materials of the Pump House. The rehabilitation/repurposing of the Pump House does involve the necessary removal of historic materials resulting in a change to the materials and workmanship of the structure and could be considered to be an adverse impact to the integrity of the Historic District; however, the applicant, in association with the San Buenaventura Conservancy, has thoroughly photo-documented the building to reduce the impact of the loss as part of this project. Additionally, the applicant plans to photo-document the deconstruction and reconstruction process of the work which will be submitted to Planning Division to become a part of the project file. The proposed work will result in the ability to preserve the location, design, setting, feeling and association of the Pump House within the historic district.

9. ENVIRONMENTAL BASELINE DETERMINATION:

The project location was included and analyzed within the previously certified City of Ventura 2005 General Plan FEIR SCH#2004101014.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED:

None

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

C. DETERMINATION:

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

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

This Initial Study assessment for the Ivy Lawn Memorial Park has been prepared by Jared Rosengren on August 25, 2014.

Based upon review of this initial evaluation:

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



Signature

Dave Ward, AICP
Planning Manager

August 29, 2014

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

E. ENVIRONMENTAL ISSUES:

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

Environmental Setting:

The project site is in close proximity to Victoria Avenue and Hwy 101, which are identified in the City of San Buenaventura 2005 Final Environmental Impact Report (FEIR) for the General Plan as routes having scenic value, offering background views of the hillsides behind the City. Policy 4D of the FEIR requires the protection of views along scenic routes.

Explanation:

a) The project site is 1,600 feet from Victoria Avenue and 1,100 feet from Hwy 101 and will have no effect from those vantage points due to other existing cemetery features such as the property line wall, other structures and vegetation. The proposed building remodel, rehabilitation and new construction reflect a design that is both attractive and functional, and is consistent with the M-1 standards and the Ivy Lawn Memorial Design Guidelines. **Therefore, the proposed project would have no impact on scenic vistas.**

b) The proposed project is in the vicinity of scenic resources such as trees and historic buildings but those resources are not within a state scenic highway. The project is bordered by industrial buildings to the west. **Therefore, the proposed project would have no impact on scenic resources.**

c) The proposed building remodel, rehabilitation and new construction reflect a design that is both attractive and functional, and is consistent with the M-1 standards and the Ivy Lawn Memorial Design Guidelines. The development would not degrade the visual character and quality of the surroundings. **Impacts to the site's visual character and the surrounding aesthetic environment would therefore be less than significant.**

d.) During the day, sunlight reflecting off of the adjacent roadways and on-site structures is the existing primary source of glare. The proposed project primarily includes wood and stone material and texture as opposed to metal material, which is more associated with glare.

During the evenings, nighttime light and glare can be divided into both stationary and mobile sources. Stationary sources of nighttime light would include structure illumination, interior lighting, decorative landscape lighting, and streetlights. The principal mobile source of nighttime light and glare would be vehicle headlights. In general, existing nighttime lighting levels within and adjacent to the project site are low to moderate. The proposed project would potentially introduce new sources of light and glare. The project would be required to comply with all of the aforementioned development standards. Compliance with these standards would ensure that **impacts to light and glare impacts would be less than significant.**

Reference:

F (Project Application, Site Plan);
 J (2005 General Plan FEIR, Section 4.1 (Aesthetics), pgs. 4.1-1 through 4.1-26);

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

Environmental Setting:

The project site is not designated as Farmland and is an existing and operating cemetery.

Explanation:

a) The project site is not designated as farmland (<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/ven10.pdf>, accessed August 1, 2014). **Therefore, no impacts to Prime Farmland, Unique Farmland or Farmland of Statewide**

Importance (Farmland) would occur.

b) The project site is not zoned for agricultural use and is not protected by a Williamson Act contract. **Therefore, no impacts to agriculturally zoned land or Williamson Act Contracts would not occur.**

c, d) The site is not in an area zoned for forestland, timberland, or timberland production **Therefore, no impacts to forest or timberland would occur.**

e) The project site is not in agricultural production. Therefore, the proposed project would not result in the conversion of agricultural land. The next closest site in agricultural production is located 0.25 miles south of the project site. The changes to the environment proposed by the project would not result in the conversion of farmland to non-agricultural use. **Therefore there would be no impacts Farmland, to non-agricultural use or conversion of forest land to non-forest use.**

Reference:

J (2005 General Plan EIR, Section 4.2 (Agriculture), pgs. 4.2-1 through 4.2-12);

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

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

2025 population under the 2005 General Plan is 126,153 for the year 2025.

Explanation:

a, b) The proposed project would remodel an existing building within Ivy Lawn Memorial Park, which includes the rehabilitation/repurposing of a 930-square foot structure called the "Pump House" to be used as a multi-purpose room. Additionally, the project includes several new accessory structures including a wooden patio trellis, low stone walls and wood fences, the removal of some invasive landscaping and a new landscaping for the subject area. **Therefore, the project would not obstruct implementation of the applicable AQMP and impacts to regional air quality would be less than significant.**

Based on the guidelines adopted by the VCAPCD, the California Emission Estimator Model (CALEEmod) (Version 2013.2) software program was utilized to calculate both expected construction and operational related air emissions for the project to analyze if the project would conflict or obstruct implementation of the AQMP.

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

Construction Related Impacts: Construction of the proposed project would result in temporary, though less than significant, air quality impacts due to the use of heavy construction equipment and potential generation of fugitive dust. The implementation of standard building and grading permit conditions, however, assures that these impacts are less than significant. Those conditions to be imposed upon the project per policy include the following:

- 1) In order to reduce impacts associated with NOx emissions (a precursor to ozone) the following measures shall be implemented:
 - a) Equipment engines should be maintained in good condition and in proper tune, as per manufacturer's specifications.
 - b) During the smog season (May through October), the construction period should be lengthened so as to minimize the number of vehicles and equipment operating at the same time.
- 2) During clearing, grading, earth moving, or excavation operation, excessive fugitive dust emissions shall be controlled by regular watering, paving construction roads, or other dust preventive measures using the following procedures:
 - a) All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.
 - b) All clearing, grading earth moving, or excavation activities shall cease during period of high winds (i.e., greater than 20 mph averaged over one hour) so as to prevent excessive amounts of dust.
 - c) All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - d) Facemasks shall be used by all employees involved in grading or excavation operations during dry period to reduce inhalation of dust, which may contain the fungus that causes Valley Fever.

- e) The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust.
- 3) After clearing, grading, earth moving, or excavation operations, and during construction activities, fugitive dust emissions shall be controlled using the following procedures:
 - a) All inactive portions of the construction site shall be seeded and watered until grass cover is grown.
 - b) All active portions of the construction site shall be sufficiently watered to prevent excessive amounts of dust.
- 4) At all times, fugitive dust emissions shall be controlled by assuring that streets adjacent to the project site shall be swept as needed to remove silt, which may be accumulated from construction activities so as to prevent excessive amounts of dust. Construction activities should utilize new technologies to control ozone precursor emissions as they become available and feasible.

Operational Related Impacts: Both the proposed project's vehicular and non-vehicular operation related impacts were calculated using the California Emission Estimator Model (CALEEmod) (Version 2013.2) software program. Non-vehicular sources include fuel combustion emissions, solvent use, propellants, and those contained within aerosol and non-aerosol consumer products, pesticide applications and mobile utility equipment such as lawn and garden equipment. The modeling results (included in Appendix A) indicate the proposed project would not exceed the VCAPCD recommended significant thresholds for ROG and NOx. Table 1 below provides a summary of the project-related emissions (adjusted total), which would not exceed the 25 lbs/day VCAPCD significant threshold for ROG or the 25 lbs/day NOx threshold. **The project's daily operational air emissions would therefore be less than significant.**

**Table 1
Projected Daily Operational and Area Emissions**

Project Component	Emissions (lbs/day)	
	ROG	NOx
Area	0.00	0.00
Energy	0.00	0.00
Mobile	0.00	0.00
Total	0.00	0.00

b, c) The Ventura County Air Basin is currently a non-attainment area for both the federal and state standards for ozone and the state standards for PM10. When population growth exceeds the forecasts upon which the AQMP is based, emission inventories could be surpassed, which could affect attainment of standards as a result of past and ongoing urban and rural development that has caused emissions to exceed the air basin's capacity for dispersal and removal of the air pollutants. However, as indicated above, the 2005 General Plan development forecasts (2025) do not exceed the AQMP forecasts for the City, and the proposed project is consistent with the 2005 General Plan. Therefore, the proposed project would not result in delayed attainment of air quality standards. **Cumulative impacts would therefore be less than significant and the Project's contribution to cumulative air quality impacts would not be cumulatively considerable.**

d) Sensitive receptors is the segment of the public most susceptible to respiratory distress, such as children under 14, the elderly over 65, persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. The majority of sensitive receptors are located near schools and hospitals. There are no schools or hospitals within the immediate project vicinity. As a result, grading within the project area could generate temporary emissions

of fugitive dust. As mentioned above, the VCAPCD has not adopted significance thresholds for construction related emissions since such emissions are temporary. Nevertheless, the Ventura County Air Quality Assessment Guidelines (October 2003) recommend various techniques to reduce construction-related emissions associated with individual developments. These include techniques to limit emissions of both ozone precursors (NOX and ROC) and fugitive dust (PM10) and are identified below and are implemented as standard building and grading permit conditions:

- *Minimize equipment idling time.*
- *Maintain equipment engines in good condition and in proper tune as per manufacturers' 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.*
- *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 area to be graded or excavated before commencement of grading or excavation operations. 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:*
 - a) *All trucks shall be required to cover their loads as required by California Vehicle Code §23114.*
 - b) *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 materials, 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 by the City Building Inspector 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 shall be posted on-site limiting traffic to 15 miles per hour or less.*
- *During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), 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 his/her discretion in conjunction with the APCD 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.*
- *All project construction and site preparation operations shall be conducted in compliance with all applicable VCAPCD Rules and Regulations with emphasis on Rule 50 (Opacity),*

- *Rule 51 (Nuisance), and rule 55 (Fugitive Dust), as well as Rule 10, (Permits Required). Prior to grading and construction activities, residents of the area shall have access to the APCD Complaint Telephone Number (805) 654-2797 by posted signs on the project site.*

Compliance with the above mentioned techniques would be required as part of any future building and grading permits granted for the project site. This would reduce temporary impacts to sensitive receptors to less than significant levels.

e) No objectionable odors would be expected to be generated from the proposed remodel. **No impact would occur.**

Reference:

J 2005 General Plan EIR;

L California Emission Estimator Model (CALEEmod) (Version 2011.1.1) report

IV. BIOLOGICAL RESOURCES	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting:

The project site and surrounding area is urban and is generally developed with a range of industrial, commercial uses, and highway use to the north, but does have agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations to the south.

Explanation:

a, b, c) There is no habitat type identified with the project site because it contains manicured lawn (turf) and installed trees and plants throughout the cemetery. Therefore, the proposed project would have no impact either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, because no listed species are known or expected to occur at the project site. **No impact would occur.**

d) The proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, because the project site as a landscaped cemetery is not considered to be conducive to important biological resources or their habitat. Hence candidate, sensitive, or special status species or habitat, nor migratory fish and wildlife and their associated habitat, are not thought or known to exist on the site. The project site does not meet habitat needs for plants and animals, nor does it promote wildlife migration or movement. **No impact would occur.**

e, f) The proposed project would not conflict with any local policies or ordinances protecting biological resources, nor conflict with the provisions of an adopted habitat conservation plan, because there are no such plans or provisions affecting the project site. Implementation of the proposed project would be consistent with the 2005 General Plan EIR. **No impacts would occur.**

Reference:

J (2005 General Plan EIR, Section 4.4 (Biological Resources), pgs. 4.4-1 through 4.4-32);

<u>V. CULTURAL RESOURCES</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting:

The project site and surrounding area is urban and is generally developed with a range of industrial, commercial uses, and highway use to the north, but does have agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations to the south.

The project site is within the Ivy Lawn Memorial Park and Funeral Home which generally consists of the following structures: mausoleums, columbarium, crypts, the pump house, administrative offices, maintenance facilities, a chapel, restroom facilities, monuments, tombstones, markers and landscaping.

Ivy Lawn was created 1917 and is considered the very first example of a “lawn park” cemetery in Ventura County, the cemetery was originally planned and designed to meet the future needs of both Ventura and Oxnard. On January 9, 2012, the Ivy Lawn Memorial Park Historical District Overlay was created (Ordinance No. 2012-002) in order to regulate development within Ivy Lawn Memorial Park that will protect against the destruction and encroachment of such areas identified as historical resources. The district includes approximately 58 acres of cemetery property and consists of both *contributing* and *non-contributing* features within the cemetery. The Pump House is identified as a contributor to the Historic District.

Stylistically and architecturally, the design influences throughout the cemetery range from high Victorian to Mid Century Modern. Because of the physical development patterns of Ivy Lawn, one can traverse the park and experience all of the evolutionary architectural and funerary trends of the late 19th Century and all of those trends from the 20th century, as seen throughout the city.

The historical significance of the Pump House within the Historic District is that it was integral in the creation of the cemetery by providing the needed water as opposed to the architecture or materials of the Pump House.

Explanation:

a) The proposed project would convert the existing Pump House to a multi-use building that would be used in association with the cemetery use. The Pump House is identified as a contributor to the Historic District. A Historic Resource Analysis was prepared by Cynthia Thompson in February 2014 and is included as Attachment C. Prior to the creation of the

Historic District, the original purpose of the building was utilitarian in nature. The Pump House ceased operation and now no longer serves any function. The proposed building rehabilitation and new construction reflect a design that is both attractive and functional, and is consistent with the Ivy Lawn Memorial Historic District Design Guidelines. In addition, the proposed colors and materials are compatible with the historic resource located adjacent to the project location within the cemetery.

When evaluating a project within a Historic District staff utilizes the Secretary of Interior's Standards for Rehabilitation.

Secretary of the Interior Standards

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships

The Pump House is considered a contributor to the Historic District. It ceased operation and currently has no function. The proposed new use will require minimal changes to rehabilitate/repurpose the structure to a multi-purpose room, which will make it possible for the resource to remain. The proposed new multi-purpose use will require minimal changes that will make it possible for the historical resource to remain. The patio area, where gatherings would take place are screened from the rest of the cemetery by the Pump House structure so independent events could occur within the same vicinity without interfering with each other. Many of the character defining features including the siding, and roof will be replaced "in kind".

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the Pump House will be retained and preserved in footprint, design and visual identity. Many of the character defining features including the siding, roof and windows will be replaced "in kind". Elements that are being replaced or removed are not character-defining features of the resource and would not harm the integrity of the building's ability to maintain its status as a contributor to the Historic District.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No conjectural features or architectural elements from other buildings that would give a false sense of historical development are proposed to be added to the project. Many of the character defining features including the siding, roof and windows will be replaced "in kind".

Standard 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There are no additions or changes over time to this structure that have gained significance. All changes to the building have been maintenance related. There are no archival photographs or building records that document when siding, openings or roofing was replaced. The proposed project will retain the footprint, size and shape and replicate the original look of the materials.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

In order to preserve the resource and because of the severity of the deterioration, these features will need to be removed. Many of the character defining features including the siding, roof and windows will be replaced "in kind".

Standard 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The current severity of the deterioration requires replacement with the new materials of the siding, roof, and windows of this structure. As part of this project, the current condition of every portion of the building has been documented by photography. Windows have been replaced multiple times with many different styles over a period 97 years without records or documentation to confirm deny originality. Since there is no possible way through research or documentation to know the type or style of the original windows, the location of the overhangs will be retained, but the windows themselves will be new and they will be differentiated in style so that they will not convey a false sense of history.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed wooden patio trellis, low stone walls, wood fences, and landscaping will not destroy the historic materials of the Pump House. The new work will be clearly differentiated from the old and will be compatible with the massing, size, scale and architectural features of the Pump House and its environment.

Standard 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed wooden patio trellis, low stone walls, wood fences, and landscaping which is related new construction, is being undertaken in such a manner that if it were removed in the future, the essential form and integrity of the Pump House and its environment would be unimpaired.

The rehabilitation/repurposing of the Pump House does involve the necessary removal of historic materials resulting in a change to the materials and workmanship of the structure and could be considered to be an adverse impact to the integrity of the Historic District; however, the applicant, in association with the San Buenaventura Conservancy, has thoroughly photo-documented the building to reduce the impact of the loss as part of this project. Additionally, the applicant plans to photo-document the deconstruction and reconstruction process of the work which will be submitted to the City Planning Division to become a part of the project file. The proposed work will result in the ability to preserve the location, design, setting, feeling and association of the Pump House within the historic district.

Staff determined the Historic Preservation Review application, which includes a substantial amount of information about the subject property, photos of the property, and the proposed scope of work, prepared by Cynthia Thompson for Ivy Lawn Memorial Park provides enough information to conclude that the integrity of the Ivy Lawn Memorial Park Historical District, including the location, design, setting, feeling and association will not be negatively impacted with the applicant plans to photo-document the deconstruction and reconstruction process of the work. However, the workmanship and materials of the Pump House is still being altered and therefore it is necessary for the retention of the resource and the materials used to be "in-kind", with incorporation of the following mitigation measure.

**Mitigation Measure
Cultural Resources**

Potential Impact – The removal of the Pump House siding is a change to the materials and workmanship of the structure and therefore a potential adverse impact to the integrity of the Historic District.

- CR-1** The Project may result in the loss of workmanship and historic materials with the removal of the siding, windows and roof materials. This is a Class II, significant but mitigable, impact.

Proposed Mitigation Measure to address CR-1 include:

Compliance with existing Actions and Policies of the 2005 Ventura General Plan, including General Plan Policy 9D: Ensure proper treatment of archaeological and historic resources:

- Replacement of features with a "in-kind" materials that shall match the old in design, color, texture, and other visual qualities and, where possible, materials
- The photo-documentation of the deconstruction and reconstruction process to be submitted to Planning Division to become a part of the project file.
- The retention of the footprint, size and shape and replicate the original look of the materials.

Therefore, the project will result in a less than significant impact with the mitigation incorporated.

b-d) The project site is not known to contain any archaeological resources, uninterred human remains, or paleontological resource. Though no archaeological or paleontological resources are known to be present onsite, project construction has the potential to disturb as yet undiscovered

archaeological resources during grading. In the unlikely event that human remains are discovered during implementation of the proposed project, California Health and Safety Code §7050.5, Public Resources Code § 5097.98, and §15064.5 of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that, if human remains are encountered during excavation, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner would determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner would contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD) responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the non-destructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment. The proposed project would not substantially degrade the quality of a known archeological resource within the City or result in the disturbance of human remains. **Therefore, impacts would be less than significant.**

Reference:

J (2005 General Plan EIR, Section 4.5 (Cultural and Historic Resources), pgs. 4.5-1 through 4.5-18)
 Attachment C Context Statement and Standards Analysis, Rehabilitation/Reconstruction The Pump House at Ivy Lawn Memorial Park & Funeral Home

VI. GEOLOGY AND SOILS	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, commercial uses, a highway use to the north, the cemetery use, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations. The project site is located outside the Ventura-Foothill Alquist-Priolo earthquake fault zone. A portion of the proposed project is located within a Liquefaction Hazard Zone. According to the County of Ventura's General Plan Hazards Appendix, expansive soils are scattered throughout Ventura County. However, their potential impact on structures is limited to just a few developed areas: portions of the Ojai Valley, the Camarillo Hills, and areas around the community of Moorpark (County of Ventura, 2011).

Explanation:

a(i), a(ii) Implementation of the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction. As identified in the 2005 General Plan EIR, Figure 4.6-1, the project site is located outside the Ventura-Foothill Alquist-Priolo earthquake fault zone by approximately 2 miles, and the project site is located outside a 100-foot buffer from the nearest potentially active earthquake fault (the Oak Ridge fault is approximately 0.5 miles northwest of the project site). In addition, new construction would be required to comply with the California Building Code requirements that minimize seismic related events. **Impacts would be less than significant.**

a(iii), c) According to Figure 4.6-4 of the General Plan FEIR, a portion of the proposed project is located within a Liquefaction Hazard Zone. New construction would be required to comply with California Building Code requirements which includes grading techniques and foundation design recommendations for site development that would minimize potential adverse effects from strong seismic ground shaking or liquefaction hazards. **Compliance with the applicable Building Code requirements would reduce impacts to a less than significant level.**

a(iv), b) Implementation of the proposed project would not expose people or structures to potential substantial adverse effects from landslides because the project site and the surrounding areas are relatively flat and are not located in a known landslide area (Figure 4.6-2, 2005 General Plan FEIR). **Impacts would be less than significant.**

Implementation of the proposed project would not result in substantial soil erosion or loss of

topsoil because the volume of earth movement and area of exposed soils would be relatively insignificant for the project building remodel, rehabilitation and new construction, and compliance with standard conditions and best management practices already required through the City's building review process would minimize any potential for substantial soil erosion. **Impacts would be less than significant.**

d) Grading and foundation design recommendations will be determined through the building permit process and would effectively eliminate any unforeseen potential impacts related to expansive soils. **Therefore, impacts resulting from the presence of expansive soil impacts would be less than significant.**

e) The proposed project would connect to the City's wastewater collection system and thus septic systems would not be used to collect and treat on-site wastewater. **Therefore, no impact would occur.**

Reference:

J (2005 General Plan EIR, Section 4.6 (Geologic Hazards), pgs. 4.6-1 through 4.6-32);
 D California Geological Survey (CGS). 2005. Fault Mapping in California. Website accessed September 2013. <http://www.conservation.ca.gov/cgs/rghm/Pages/Index.aspx>

VII. GREENHOUSE GAS EMISSIONS

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

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial and commercial uses, the highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations.

Explanation:

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

The South Coast Air Quality Management District (SCAQMD) has adopted quantitative significance thresholds for GHGs. The SCAQMD has also convened a GHG CEQA Significance Threshold Working Group, the goal of which is to develop and reach consensus on an acceptable CEQA significance threshold for GHG emissions that could be utilized on an interim basis until CARB or another state agency developed statewide guidance on assessing the significance for GHG emissions under CEQA. In September 2010, the Working Group announced its more recent iteration of the draft thresholds, which recommended a single numerical threshold for all non-industrial projects of 3,000 MT CO₂e per year (million metric tons Carbon Dioxide Equivalent). Based upon the results of the California Emission Estimator Model (CALEEmod) (Version 2013.2) software program (included in Appendix A), the proposed project is expected to generate negligible CO₂e per year, at 0 lbs/day is less than the 3,000 MT CO₂e per year threshold established by SCAQMD. **Therefore impacts would be less than significant.**

Reference:

H South Coast Air Quality Management District. 2010. *Greenhouse Gases (GHG) CEQA Significance Thresholds Working Group Meeting #15.* <http://www.aqmd.gov/ceqa/handbook/GHG/2010/sept28met/sept29.html>

A California Air Pollution Control Officers Association (CAPCOA). January 2008. *CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act.*

VIII. HAZARDS AND HAZARDOUS MATERIALS	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Result in a safety hazard for people residing or working in a project area located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in a safety hazard for people residing or working in a project area within the vicinity of a private airstrip?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, cemetery and commercial uses, a highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations.

Explanation:

a-b) The proposed project would involve the proposed project would convert the existing Pump House to a multi-use building that would be used in association with the cemetery use. The Pump House is identified as a contributor to the Historic District.

The Ventura Fire Department has devised and maintains a comprehensive Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan that addresses the City's planned response to extraordinary emergency situations including incidents involving major hazardous material upset. The storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Compliance with all applicable laws and regulations as well as continuing participation and maintenance of the SEMS Multihazard Functional Response Plan during and subsequent to the construction of the proposed project would reduce the potential impact significant level and no mitigation is required. **Impacts would be less than significant.**

c) The closest school to the project site is Montalvo Elementary School, which is located 0.8 miles to the east and is separated by a major highway. **No impact would occur.**

d) Based on the local records reviewed, there is no indication that any unusual or large quantity of hazardous materials are currently being used or stored on the project site. The development of the project site would have the potential to expose less than significant quantities of hazardous materials to the public. **Therefore, potential hazardous materials impacts resulting from development of the proposed project would be less than significant.**

e, f) The project site is not located within an airport land use plan, or within 2 miles of a public or

private airport. The closest airport is the Oxnard Airport which is located approximately 5 miles south of the project site. Therefore, the proposed project would not create an airport-related safety hazard. **No impact would occur.**

g) The project is the remodel of an existing pump house located within the Ivy Lawn Memorial Park. There is no expansion of building floor area and therefore the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and is not expected to restrict vehicular traffic **Impacts would be less than significant.**

h) The project site is not located in an area that has been designated as a Very High Fire Hazard Severity Zone by CAL FIRE (http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps.php accessed April 1, 2014). The site is located in an urbanized area and is not adjacent to wildland areas. Implementation of the proposed project would not place people or structures at risk due to wildland fires. **No impacts would occur.**

Reference:

J (2005 General Plan EIR, Section 4.7 (Hazards and Hazardous Materials), pgs. 4.7-1 through 4.7-20);

<u>IX. HYDROLOGY AND WATER QUALITY</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the Project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, cemetery and commercial uses, a highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations.

Explanation:

a, f) The project related construction would require temporary disturbance of surface soils and sedimentation on site. The proposed project's impact on water quality standards or waste discharge requirements are considered less than significant because all drainage shall be directed away from structures and the drainage run-off shall be conveyed to a drainage system by non-erosive means. **Therefore, water quality impacts from runoff during temporary construction activities and long-term operational activities would be less than significant.**

b) The City of Ventura supplies water to the project site. There are presently five distinct water sources providing water to the City water system:

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

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

A significant impact would occur if sufficient domestic and/or fire protection water supply were not available to serve the proposed project's current and long-term needs. The City's existing water use is currently estimated to be 17,343 AFY as stated in the 2014 Comprehensive Water Resources Report. The 2005 General Plan FEIR estimated the total water available for City use in 2015 to be 28,262 AFY. This number was based on the 2000 Urban Water Management Plan (UWMP). Furthermore, the 2010 UWMP, amended in 2011, estimated the total water available for City use to be 22,000 AFY (based on Casitas MWD demands declining from 6,000 to 5,000 AFY). The 2010 UWMP estimated a 6.5% annual water loss (due to leaks in the infrastructure and evaporation) and therefore the current total water available for City is estimated to be approximately 19,600 AFY.

There is no additional square footage included in the proposed project nor are there any residential associated with the project. Therefore, the total water demand at project buildout is estimated to be 17,343 AFY. This is less than the City's conservative estimate of water supply, equaling 19,625 AFY.

The project is the rehabilitation of an existing structure and does not include additional square footage and therefore would not in an increase in water demand above the existing water uses on the site. Therefore, the proposed project would not cause the City's water demand to exceed the projected supply and groundwater supplies would not be depleted. **Impacts would be less than significant.**

c, d) The proposed project's construction and grading activities would involve on-site operation of heavy equipment, excavation, and grading. The project site is relatively flat, so the potential for soil erosion is considered low, but peak stormwater runoff could result in short-term sheet erosion within areas of exposed soils. The existing on-site drainage systems would comply with the City's Stormwater Requirements. **Therefore water quality impacts related to runoff and off-site drainage impacts would be less than significant.**

e, f) As noted above, the proposed project would not significantly contribute to off-site runoff volumes. The proposed project is not anticipated to substantially degrade water quality in any manner. **Impacts would be less than significant.**

g-i) The Federal Emergency Management Agency (FEMA) has defined the 100 and 500 year flood hazard areas within the project area through the publication of Flood Insurance Rate Maps (FIRMs), which establish base flood heights and flood zones for 100 and 500 year storm events. The 100 year storm event is defined as a storm that has a 1% probability of occurring in any given year, while a 500 year storm event has a 0.2% chance of occurring in any given year. A "floodplain," also called a flood zone, is the lowland adjacent to a river, lake, or ocean and is designated by the frequency of the flood that is large enough to cover it. For example, a 100 year floodplain would be covered by a 100 year flood, while a 500 year floodplain would be covered by a 500 year flood. While urban development is typically prohibited within 100 year flood zones, development is not usually restricted within the 500 year flood zone because of the low probability of flood occurrence. As indicated on Figure of the 2005 General Plan FEIR, the project site is located outside of the 100-year flood zone. Therefore, the probability of a flood occurrence is considered low.

Dam inundation is also a potential flood hazard to the project area. The 2005 General Plan EIR, Table 4.8-4, identifies dams that would have impacts on the project area should they fail. All of these dams meet applicable safety requirements and are inspected by the Division of Dam Safety, California Department of Water Resources, twice per year to ensure they meet all safety

requirements and that necessary maintenance is performed. Implementation of the proposed project would not require alteration of the evacuation procedures established by the City or the County of Ventura. **Therefore flooding impacts would be less than significant.**

j) Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. Since the site is not located close to an inland body of water, **no impact from seiches would occur.** Furthermore, as the project site is approximately 125 feet above sea level, the project site is located outside of the tsunami hazard zone maps established by the California Department of Conservation for the City of Ventura (http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Ventura/Documents/Tsunami_Inundation_Ventura_Quad_Ventura.pdf). This is expected, **No impact would occur.**

Reference:

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

P RBF Consulting. May 2013. Comprehensive Water Resources Report.

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

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial and commercial uses, a cemetery use, a highway use to the north and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations. Ivy Lawn was developed from 1917-1964 and contributes to the *City Expansion and Civic Improvement (1906-1920)* period of significance. Considered the very first example of a "lawn park" cemetery in Ventura County, the cemetery was originally planned and designed to meet the future needs of both Ventura and Oxnard. On January 9, 2012, the Ivy Lawn Memorial Park Historical District Overlay was created (Ordinance No. 2012-002) in order to regulate development within Ivy Lawn Memorial Park that will protect against the destruction and encroachment of such areas identified as historical resources.

Explanation:

a) The proposed project would not divide an established community because it takes place entirely within one private property. **No impact would occur.**

b) The proposed rehabilitation of an existing structure to be used as Ivy Lawn as part of its funeral and internment services is an allowed use within the Limited Industrial (M-1) zone. All required parking is provided onsite and there are no variances requested. **No impact would occur.**

c) The project site is not included within a habitat conservation plan or natural community conservation plan (2005 General Plan EIR). Therefore the proposed project would not impact or conflict with any habitat conservation plan or natural community conservation plan. **No impact would occur.**

Reference:

J (2005 General Plan EIR, Section 4.9)

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

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, cemetery and commercial uses, a highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations.

Explanation:

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

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

“Red line” restrictions imposed by a joint resolution of the Ventura County Board of

Supervisors have removed the portion of the Santa Clara River downstream of Highway 118 from consideration as an area for possible future mining activities. Consequently, future development of the project would not create conflicts with such operations. **No impact would occur.**

b. **Petroleum.** The only remaining petroleum fields in the project vicinity are located approximately 1.62 miles southwest of the project site. As such, development of the project would not result in a loss of availability of petroleum resources or create land use conflicts with the existing petroleum fields. **No impact would occur.**

Reference:

J (2005 General Plan EIR, Section 4.9 (Mineral Resources), pgs. 4.9-1 through 4.9-11);

XII. NOISE	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the Project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> short-term & long-term	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Exposure of people residing or working in a project area, which is located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Exposure of people residing or working in the project area, which is within the vicinity of a private airstrip, to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, cemetery and commercial uses, a highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations.

Explanation:

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound

pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Because of the logarithmic scale of the decibel unit, sound levels cannot be added or subtracted arithmetically. If a sound's physical intensity is doubled, the sound level increases by 3 dB, regardless of the initial sound level. For example, 60 dB plus 60 dB equals 63 dB, 80 dB plus 80 dB equals 83 dB. However, where ambient noise levels are high in comparison to a new noise source, there will be a small change in noise levels. For example, 70 dB ambient noise levels are combined with a 60 dB noise source the resulting noise level equals 70.4 dB.

Noise that is experienced at any receptor can be attenuated by distance or the presence of noise barriers or intervening terrain. Sound from a single source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (or drops off) at a rate of 6 dBA for each doubling of distance. For acoustically absorptive, or soft, sites (i.e., sites with an absorptive ground surface, such as soft dirt, grass, or scattered bushes and trees), an excess ground attenuation value of 1.5 dBA per doubling of distance is normally assumed. A large object or barrier in the path between a noise source and a receiver can substantially attenuate noise levels at the receiver. The amount of attenuation provided by this shielding depends on the size of the object, proximity to the noise source and receiver, surface weight, solidity, and the frequency content of the noise source. Natural terrain features (such as hills and dense woods) and human-made features (such as buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receiver specifically to reduce noise. A barrier that breaks the line of sight between a source and a receiver will typically result in at least 5 dB of noise reduction.

a, c, d) Potential noise impacts include those from temporary sources during grading and construction, and long-term sources from project occupancy (cemetery traffic).

Short-Term Impacts

Construction activity associated with construction activity are a function of the noise generated by construction equipment, location, sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Normally, these activities are carried out in stages and each stage has its own characteristics based on the mix of equipment in use. Table 2 shows typical noise levels of construction equipment.

Explanation:

Based on the Section 10.650.150(d)(1) of the City's *Municipal Code*, construction activities with associated with construction-related noise are not permitted between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, or anytime on Saturdays and Sundays. Short-term noise impacts would occur during construction activities from either the noise impacts created from the transport of workers and movement of construction materials to and from the project site, or from the noise generated on site during demolition and ground clearing/excavation, grading, and building and road construction activities.

The project proponent would be required to adhere to the construction activity limitations specified in the City's *Municipal Code*. **Therefore, compliance with the limitation of construction activities specified in Section 10.650.150(d)(1) of the Ventura Municipal Code would reduce noise impacts to a less than significant level.**

**Table 2
Typical Noise Levels at Construction Sites**

Construction Phase	Type of Equipment	Average Noise Level at 50 Feet
Clearing	Rubber tired dozers Tractors/Loaders/Backhoes Water Trucks	84 dBA
Excavation and Grading	Graders Excavators Compactors Rubber tired dozers Tractors/Loaders/Backhoes Water Trucks	85 dBA
Foundation/Conditioning	Graders Rubber tired dozers Tractors/Loaders/Backhoes Water Trucks	85 dBA
Laying Subbase, Paving	Cement and Mortar Mixers Pavers Rollers Tractors/Loaders/Backhoes	81 dBA
Finishing and Cleanup	Forklifts Tractors/Loaders/Backhoes	84 dBA

Source: FHWA Highway Construction Noise Handbook, 2010.

b) Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernible, but without the effects associated with the shaking of a building, there is less adverse reaction. The construction of the proposed project would not require the use of equipment such as jackhammers and pile drivers, which are known to generate substantial construction vibration levels. The primary sources of vibration during construction would be from a large bulldozer. Groundborne vibration during construction activity would be temporary and cease upon completion of construction. **For these reasons, temporary impacts from project-related groundborne vibration during construction would be less than significant.**

Other sources of groundbourne vibration include large trucks traveling on unmaintained roadways or from steel-wheeled trains. Generally, roadways in the vicinity of the project site are well-maintained. **Impacts would be less than significant.**

Long-Term Impacts

Potential noise impacts associated with the proposed project would be a result of increased activity in this portion of the cemetery. Since the repurposing of the Pump House will allow it serving existing funeral services held as part of the cemetery routine operations, the level of noise is not expected to be above what is typical for funeral uses. **Therefore the impacts would be less than significant.**

e-f) The project site is not located within an airport land use plan, or within 2 miles of a public or private airport. The closest airport is the Oxnard Airport which is located approximately 5 miles south of the project site. Therefore, the proposed project would not expose future residents to significant levels of aircraft noise. **No impact would occur.**

Reference:

J (2005 General Plan EIR, Section 4.11);

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

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, cemetery and commercial uses, a highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations.

Explanation:

a) The project site is located adjacent to industrial and commercial areas. The proposed project would facilitate the building remodel, rehabilitation/repurposing and new construction of a 930-square foot structure called the "Pump House" to be used as a multi-purpose room. There would be no population increase because there is no residential component in the project. Because there is no population growth facilitated by the proposed project, **No impacts would occur.**

b, c) The project site is currently located within a cemetery and no residences or people would be displaced due to construction of the proposed project. **No impacts would occur.**

Reference:

J (2005 General Plan FEIR, Section 4.15)

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

Environmental Setting:

The City of Ventura Fire Department (VFD) provides fire protection services to areas within the City's incorporated boundary. The VFD responds to fire, rescue, medical, and hazardous materials emergencies. The VFD operates six fire stations in Ventura, with administrative offices at 1425 Dowell Drive. The VFD is comprised of three Divisions – Operations, Administration, and Building & Safety. The Operations Division is responsible for activities and emergency responses of the Department's firefighting force. Station #5, the most centrally located (near the intersection of US 101 and SR 126), has a truck company and engine company. In addition, there is one battalion chief on duty at a time (assigned as the shift manager). The shift manager's quarters are adjacent to Station #2. While staff at any of the fire stations can respond to a call for service, the primary station responding to the project site would be Fire Station #5, which is located at 4225 E. Main Street. The City of VFD has long sought to reach the national standard staffing goal of 1 firefighter per 1,000 residents. Currently, at 72 sworn positions and a population of 108,294 that ratio is 1 firefighter per 1,504 residents or 0.66 firefighters per 1,000 residents.

The City of Ventura Police Department (VPD) provides law enforcement services in the incorporated City. VPD headquarters is located at 1425 Dowell Drive. According to the 2005 City of Ventura General Plan EIR, the City maintains staffing levels of 1.21 police officers per 1,000 residents, which is lower than that of Santa Barbara and Oxnard.

The project site is located within the Ventura County Unified School District (VCUSD). Construction of the proposed project would not result in new residents.

The Ventura County Library Services Agency is currently organized as a special district county library. Revenue from the property tax supplies the majority of the income for the County Library. In addition, a portion of the City's general fund is contributed to the County Library Services Agency and is used to finance improvements to library facilities and services.

The City of Ventura public park system includes neighborhood parks, service area parks, citywide parks, and a linear park system. Existing City park facilities are listed in Tables 4.11-8 and 4.11-9. With the new Ventura Community park, the City operates about 856 acres of park facilities, or about 8 acres per 1,000 residents.

Explanation:

a(i)) The proposed project would not add new residents would not lead to any increase in population or jobs and thus would not create new demand or increase the use of fire facilities, police facilities, schools, parks, or other public facilities.

During construction, framing operations and the installation of electrical, plumbing, communications, and ventilation systems would occur. Although rare, the potential for fire to occur at the construction site is possible. It is expected that the electrical, plumbing and mechanical systems for the development would be properly installed during framing operations, thus reducing the potential for fire during the operational phase of the project. In addition, the construction site would be required to comply with City standards relative to water availability and accessibility to firefighting equipment. **Adherence to these requirements during construction would reduce the potential for fire hazards during construction to a less than significant level.**

Construction activity would have a minimal increase in traffic both on and adjacent to the project site during working hours because commuting construction workers, trucks, and other large construction vehicles would be added to normal traffic during the construction period. Slow moving construction – related traffic along local roadways may reduce optimal traffic flows on these roadways and could conceivably delay emergency vehicles or contribute to a vehicle accident. **This potential impact is considered to be less than significant due to the short-term nature of any construction – related traffic, and implementation of standard construction practices (i.e. flagmen, detours, etc.).**

The proposed project would be required to conform to the California Building Code (CBC) and Uniform Fire Code (UFC), which require the integration of fire safety features such as fire sprinklers, fire hydrants, and water service infrastructure capable of delivering the required fire flows rates. **Adherence to these requirements would reduce the potential for fire hazards during the project's operational phase to a less than significant level.**

a(ii)) The proposed project would not add new residents would not lead to any increase in population or jobs and thus would not create new demand or increase the use of police facilities. **Therefore, no impacts would occur.**

a(iii)) The proposed project would not add new residents and therefore would not lead to any increase in population or jobs and thus would not create new demand or increase the use of schools. **Therefore, no impacts would occur.**

a(iv)) Please refer to Section XV, Recreation.

a(v)) The proposed project would not add new residents and therefore would not lead to any increase in population or jobs and thus would not create new demand or increase the use of other facilities. **No impacts would occur.**

Impacts to other public facilities (e.g. sewer, storm drains, and roadways) are discussed in

Sections XVI (Transportation/Traffic) and Section XVII (Utilities and Public Services) of this Initial Study.

Reference:

J (2005 General Plan EIR, Section 4.13);

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

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, cemetery and commercial uses, a highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations.

Explanation:

a, b) The project would not increase the use of existing neighborhood and regional parks or other recreational facilities because there is no residential or recreational component of the project. **Therefore, there are no impacts to recreational facilities.**

Reference:

J (2005 General Plan EIR, Section 4.13);

<u>XVI. TRANSPORTATION AND TRAFFIC</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the Project:				

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, cemetery and commercial uses, a highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations. The project area is currently served by the Valentine Road, located at the northern boundary of Ivy Lawn Memorial Park and Sperry Avenue, located at the northwestern boundary of Ivy Lawn Memorial Park.

Explanation:

a, f) The proposed Pump House rehabilitation project is located centrally and along the eastern edge of Ivy Lawn Memorial Park. The project site is served by Valentine Road and Sperry Avenue. Traffic can access the Hwy 101 by using Valentine Road. The proposed project is not anticipated to have an effect on the existing circulation system because any traffic associated with the proposed project is what is anticipated for the cemetery property.

The proposed project site is located within the Gold Coast Transit service area. Gold Coast Bus Route 40 runs along Sperry Avenue and is the closest public transportation route that serves the cemetery currently. The proposed project would not impact any bus transit operations or bus stops. As designed, the proposed project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, or decrease the performance or safety of public transit, bicycle or pedestrian facilities. **No impact**

would occur.

b) The proposed project involves the Pump House reconstruction and rehabilitation of an existing 930 square foot building and would not generate additional travel demand above the existing condition. Therefore the project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. **Therefore, no impact would occur.**

c) Implementation of the proposed project would not result in the change of any air traffic patterns as the nearest airport, Oxnard Airport, is located approximately 5 miles away from the project site and no Airport Land Use Plan or associated approach or clear zones overlay the City of Ventura. **No impact would occur.**

d, e) The proposed project does not include design features such as sharp curves or dangerous intersections and does not propose any new or alteration to a vehicle circulation system and the existing driveway widths are sufficient to convey the expected volume of traffic at the desired speeds, and would not interfere with an emergency response access route. **No impact would occur.**

Reference:

F (Project Application, Site Plan)
J (2005 General Plan EIR, Section 4.13)

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

f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting:

The project site and surrounding area is urban and is developed with a range of industrial, cemetery and commercial uses, a highway use to the north, and agricultural uses to the south. The project site and surrounding properties have undergone disturbance resulting from the development of previously permitted urban land uses and agricultural operations.

The City's wastewater collection system is divided into four service areas known as the Eastside, Midtown, Downtown, and Westside areas. The Eastside area extends from the City's easterly border to Kimball Road and Ramelli Avenue. Flows from the City's four wastewater service areas are treated at the City's Ventura Water Reclamation Facility in the Harbor area near the mouth of the Santa Clara River. Ventura residents generate millions of gallons of wastewater each day, which is carried by more than 450 miles of sewer mains and 12 lift stations to the Water Reclamation Facility. While most residents receive wastewater service directly from the City, three other sanitary sewer agencies with their own treatment facilities provide service to some citizens in the Montalvo, Saticoy, and North Ventura Avenue areas. These treatment facilities are:

- Montalvo Municipal Improvement District Treatment Plant
- Saticoy Sanitary District Treatment Plant
- Ojai Valley Sanitary District Treatment Plant

Explanation:

a, b, e) 1. and 2. and 5. Wastewater:

The City's standard for sewer line capacity is a maximum line capacity of 50% for pipes 15-inches and smaller, and 75% for pipes 18-inches and larger. All development on the project site will connect to the City wastewater system. Projects are conditioned on a first come basis to upgrade systems with following projects paying their fair share. 2005 General Plan policies and actions that would respect and benefit the environment include:

Action 5.6 Require project proponents to conduct sewer collection system analyses to determine if downstream facilities are adequate to handle the proposed development.

The proposed project does not include any additional square footage or residential. Therefore, impacts to wastewater treatment would be less than significant.

c) Runoff would also be retained on-site to the extent required to ensure post-development runoff volumes would not exceed pre-development runoff volumes. The design and implementation of the drainage system uses a variety of Best Management Practices (BMPs) for the treatment of stormwater, including source control, site design, and structural treatment control techniques. **Therefore, impacts on drainage facilities would be less than significant.**

d) The City of San Buenaventura supplies water to the proposed project site. There are presently five distinct water sources providing water to the City water system:

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

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

The City of Ventura's Comprehensive Water Resources Report (CWRR) identifies the City's existing (as of May 1, 2014) baseline water demand as 17,343 AFY and the existing and reliable water supply as 19,600 AFY. The future water supply projections range from 19,535 AFY to 20,935 AFY. The future water demand for all existing land use, under construction and approved projects is projected to be 17,343 AFY according to the 2014 Comprehensive Water Resources Report. The proposed project's does not anticipate any additional water demand. Conservatively assuming an existing water supply of 19,600 AFY, the existing demand plus (17,343 AFY) plus the project demand, would not exceed the supply. The stated goal of the City is to deliver a reliable and high quality water supply for customers, even during dry periods. Based on conservative water supply and demand assumptions over the next 25 years in combination with conservation of non-essential demand during certain dry years, the Plan successfully achieves this goal. The 2005 City of Ventura General Plan emphasizes intensification and reuse of already developed areas. Therefore, given the above discussion regarding water service, there is sufficient water to meet the projected demand increases due to this project's minimal water demand. **Therefore, the project's impact on water supply would be less than significant.**

f, g) Solid waste disposal is an issue of regional and statewide significance. Disposing of solid waste in landfills is becoming increasingly problematic, as landfills approach or reach their capacity and the ability to find and develop new landfills is complicated by numerous environmental, regulatory and political concerns. Recycling and reusing waste materials also provides significant additional environmental benefits such as reducing resource and energy use, conserving water, and reducing pollution.

Assembly Bill 939, passed in 1989, required all jurisdictions in California to increase their landfill diversion to 50% by year 2000. In addition, AB 341 passed in 2012 sets a new statewide goal of achieving 75% landfill diversion by 2020. The bill also requires businesses generating more than 4 cubic yards of solid waste to recycle and requires owners of multi-family housing with 5 or more units to provide recycling for their tenants. New development projects in the city are required to implement site specific source reduction, recycling, and re-use programs to comply with AB 939 and AB 341.

In addition, all newly constructed solid waste enclosures must comply with the city's Refuse and Recycling Enclosure Minimum Standards and Guidelines (March 2004), which includes the provision that all new enclosures must be constructed to

accommodate at least one 3-cubic yard trash bin AND one 3-cubic yard recycling bin.

Construction and demolition projects can generate large amounts of waste. Most of the waste is recyclable, including asphalt, concrete, wood, cardboard and metal. As of January 1, 2011, the new *California Green Building Standards Code* (California Code of Regulations, Title 24, Part II) went into effect. Section 5.408 now requires all new construction projects to file and implement a construction and demolition Waste Management Plan (WMP). The Environmental Sustainability Division works in conjunction with the Building and Safety Division in reviewing and assisting applicants with the WMP plans. The WMP must be submitted and approved as part of the plan-check process before a building permit can be issued. The implementation of the WMP must result in the diversion of at least 50% of the waste generated during a construction project.

Solid waste generated in the City of Ventura is typically hauled to Gold Coast Recycling and Transfer Station. Solid waste is sorted and either hauled to Toland Road Landfill for disposal or segregated into recyclable materials and sent off to various recycling markets.

The Ivy Lawn Cemetery currently operates with a trash management system consistent the City's Refuse and Recycling Enclosure Minimum Standards and Guidelines. There is no proposed residential use for the project and the cemetery use of the Pump House building would be a negligible expansion of existing operations, and therefore the project would not generate any additional tons of solid waste per day. **Therefore, solid waste impacts would be less than significant.**

Reference:

J (2005 General Plan EIR, Section 4.13)

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Does the Project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a) Based on the information obtained in the preparation of this Initial Study, the proposed project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of restrict the range of a rare or endangered plant or animal, or eliminate important examples or the major period of California history or prehistory. Compliance with standard construction techniques and notification protocols would ensure impacts associated with the unlikely discovery of previously undetected subsurface cultural resources during excavation activities would remain less than significant. The project site is located in a predominately urban setting, and development would occur on previously disturbed and partially developed land, which would not impact rare or endangered plant or animal communities or any significant historical or cultural resources. **Impacts would therefore be less than significant.**

b) As presented in sections I through XVII, the project would have no impact, or a less than significant impact with respect to all environmental issues. Due to the limited scope of direct physical impacts to the environment associated with the proposed project, the impacts are project-specific in nature. **Consequently, the project along with other cumulative projects would result in a less than significant cumulative impact with respect to all environmental issues.**

c) In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. The South Central Coast Air Basin is currently designated as a non-attainment area for PM10, and the Ventura County APCD is designated as non-attainment for PM2.5. The development of the proposed project would contribute to air pollutant emissions on a short-term basis. As a result, the project would be required to comply with regional rules that assist in reducing short-term air pollutant emissions. The purpose of VCAPCD Rule 55 is to reduce the amount of particulate matter in the atmosphere resulting from man-made fugitive dust sources. The proposed project would be required to be consistent with the General Plan's Goals and policies and the City's hazardous materials remediation procedures, and impacts related to hazards and safety were evaluated in the 2005 General Plan EIR were considered less than significant. **The potential impacts on human beings would be less than significant.**

F. REFERENCES:

- A. California Air Pollution Control Officers Association (CAPCOA). January 2008. CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act.

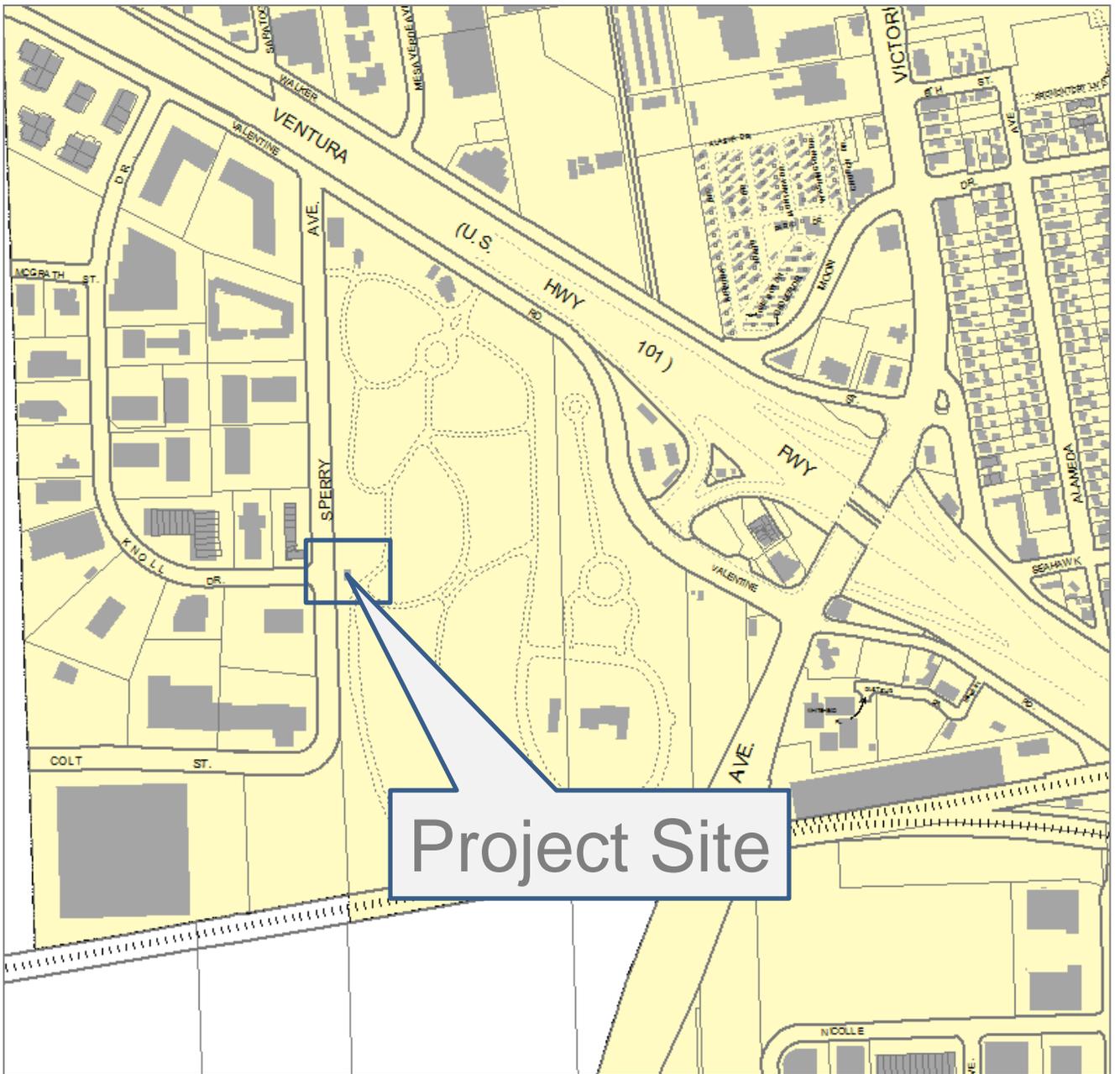
- B. California Department of Conservation (CDC), Division of Land Resource Protection. Farmland Mapping and Monitoring Program. Website accessed September 2013. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>
- C. California Environmental Protection Agency (CalEPA) and Department of Toxic Substances Control. Managing Hazardous Waste. Website accessed September 2013 <http://www.envirostor.dtsc.ca.gov/public/>
- D. California Geological Survey (CGS). 2005. Fault Mapping in California. Website accessed September 2013. <http://www.conservation.ca.gov/cgs/rghm/Pages/Index.aspx>
- E. Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map Program. Website accessed September 2013.
- F. Project Development Application, Case File Project No. 7065, dated March 13, 2014
- G. Southern California Association of Governments. 2011. Profile of the City of Ventura.
- H. South Coast Air Quality Management District. 2010. *Greenhouse Gases (GHG) CEQA Significance Thresholds Working Group Meeting #15*. <http://www.aqmd.gov/ceqa/handbook/GHG/2010/sept28met/sept29.htm> Southern California Association of Governments. 2011. Profile of the City of Ventura.
- I. Ventura, City of. 2005. *City of San Buenaventura, 2005 Ventura General Plan*. Ventura, CA: City of Ventura. 8 August 2005. <<http://www.cityofventura.net/files/file/comm-develop/General%20Plan/General%20Plan.pdf>>
- J. Ventura, City of. 2005. *City of Ventura 2005 General Plan Final Environmental Impact Report*, SCH No. 2004101014. Ventura, CA: City of Ventura. August 2005 (Certified 8 August 2005). http://www.cityofventura.net/files/file/comm-develop/ventura_general_plan_feir_2005.pdf
- K. Ventura, City of. 2014. City of Ventura Geographic Information Systems Land Use and Zoning Maps.
- L. Ventura, City of. California Emission Estimator Model (CALEEmod) (Version 2011.1.1) report
- M. Ventura, City of. 2014. *Municipal Code, City of San Buenaventura, California*. <http://library.municode.com/index.aspx?clientId=10135&stateId=5&stateName=California>
- N. Ventura, County of. October 2003. Air Pollution Control District. Air Quality Assessment Guidelines.
- O. Ventura, County of. General Plan. 2011. General Plan Hazards Appendix.
- P. RBF Consulting. May 2013. Comprehensive Water Resources Report.

ATTACHMENTS:

- A. Project Location and Vicinity Map
- B. Site Plan, Landscape Plan, Project Elevations
- C. Technical Studies, Historic

ATTACHMENT A

**PROJECT LOCATION AND
VICINITY MAP**



Attachment A
Project Location and Vicinity



Attachment A
Project Location and Vicinity

ATTACHMENT B

**SITE PLAN, LANDSCAPE
PLAN, PROJECT ELEVATIONS**

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email lba@behrbrowsers.com

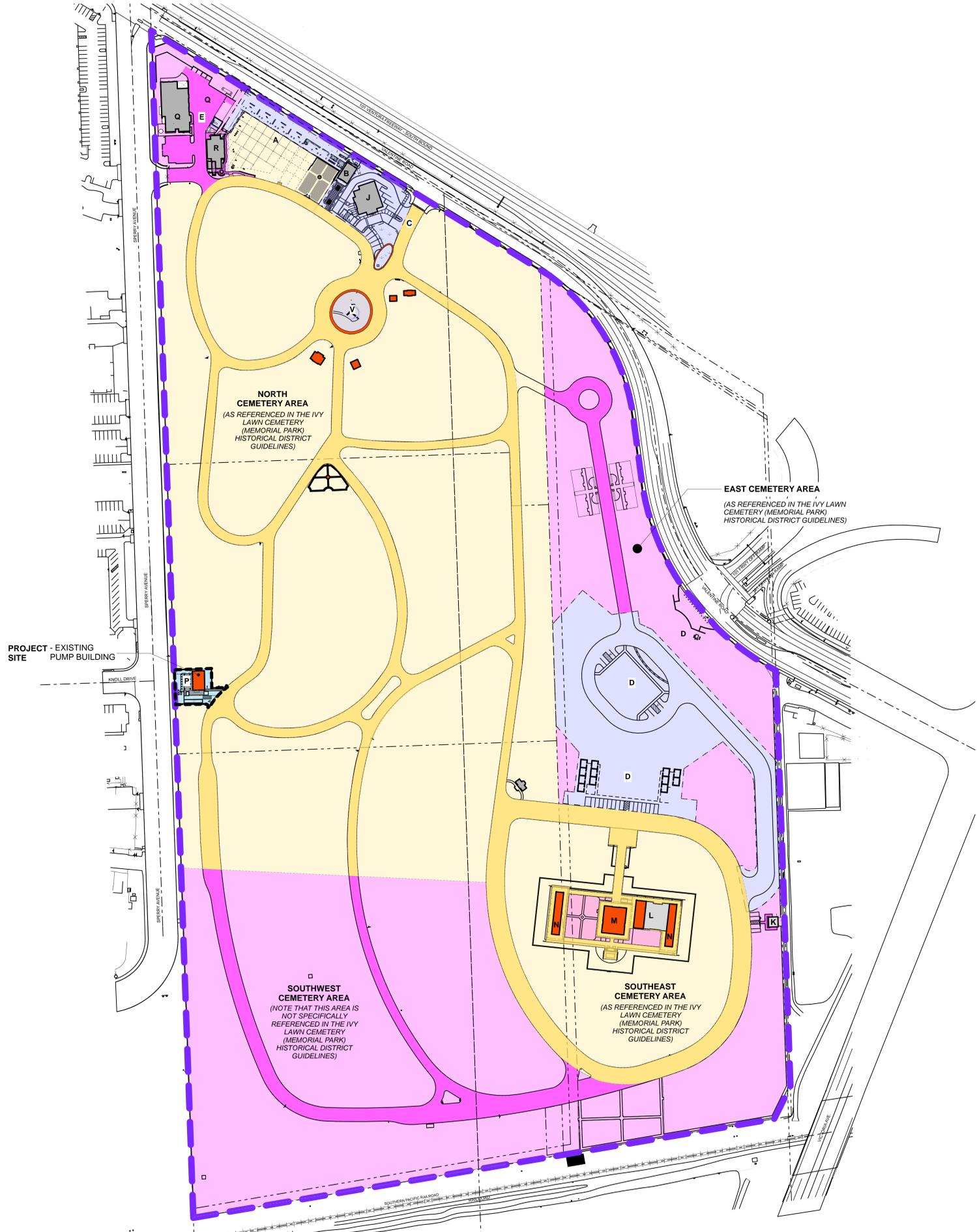
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PLANNING
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Stamp



- LEGEND**
(BASED ON IVY LAWN CEMETERY (MEMORIAL PARK) HISTORICAL DISTRICT GUIDELINES AND 1964 HISTORIC ELEMENTS AERIAL PROVIDED BY CYNTHIA THOMPSON)
- IVY LAWN CEMETERY HISTORICAL DISTRICT
 - PERIOD OF SIGNIFICANCE AREA (INSIDE)
 - EXISTING ROADWAY OR PATH (CONTRIBUTING)
 - BUILDING OR SITE STRUCTURE (CONTRIBUTING)
 - PERIOD OF SIGNIFICANCE AREA (OUTSIDE)
 - EXISTING ROADWAY OR PATH (NON-CONTRIBUTING)
 - FUTURE AREA OF IMPROVEMENT (ENTITLEMENT FOR IMPROVEMENTS WITHIN THESE AREAS PREVIOUSLY APPROVED UNDER SEPARATE APPLICATION CASE NO. HPC-10-12-13132)
 - PROPOSED PROJECT SCOPE BOUNDARY
 - EXT'G BUILDING OR SITE STRUCTURE (NON-CONTRIBUTING)

- BUILDING & FACILITY LEGEND**
- A ARCADE & COLUMBARIUMS (CURRENTLY UNDER CONSTRUCTION)
 - B EXISTING BUILDING CONVERSION TO CHAPEL (CURRENTLY UNDER CONSTRUCTION)
 - C RENOVATED MAIN ENTRY DRIVE (CURRENTLY UNDER CONSTRUCTION)
 - D FUTURE ROADWAY REDESIGN & FAMILY BURIAL GARDENS (ENTITLEMENT PREVIOUSLY APPROVED HPC-10-12-13132)
 - E REFRIGERATION STORAGE BUILDING (CURRENTLY UNDER CONSTRUCTION)
 - J EXISTING ADMINISTRATIVE OFFICES
 - K EXISTING RESTROOM FACILITIES
 - L EXISTING CHAPEL
 - M EXISTING MAUSOLEUM
 - N EXISTING SUNRISE / SUNSET CRYPTS
 - P EXISTING PUMP BUILDING (PROPOSED FOR RENOVATION)
 - Q EXISTING MAINTENANCE FACILITIES COMPLEX
 - R EXISTING CREMATORY
 - V FUTURE VETERAN'S MEMORIAL (ENTITLEMENT PREVIOUSLY APPROVED HPC-10-12-13132)

PROJECT DESCRIPTION

THE PURPOSE OF THE PROPOSED PROJECT IS TO RENOVATE AND RE-PURPOSE THE EXISTING APPROXIMATELY 930 S.F. ABANDONED PUMP BUILDING FOR USE AS A MULTI-PURPOSE SPACE. THE EXTERIOR AND INTERIOR RENOVATION OF THE BUILDING AND SURROUNDING SITE IS INTENDED TO PROVIDE A MORE AESTHETICALLY PLEASING AND MEANINGFUL EXPERIENCE FOR VISITORS TO IVY LAWN MEMORIAL PARK.

03.03.14 ENTITLEMENT SUBMITTAL
02.27.14 CLIENT REVIEW

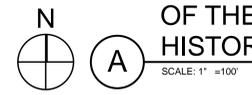
Revisions
Job Name / Job Address

PUMP BUILDING
5400 VALENTINE ROAD
VENTURA CALIFORNIA 93003
Applicant:
IVY LAWN MEMORIAL PARK
5400 VALENTINE ROAD
VENTURA, CALIFORNIA 93003
(805) 642-1055
CONTACT: MS. JEANNE CLARK
Assessor's Parcel Numbers
084-0-160-035 / 138-041-145

Job Number 35217 Drawn BBA
Date 3/6/14 11:44 AM
Sheet Title

CONTRIBUTING /
NON-
CONTRIBUTING
ELEMENTS
A0000
Sheet Number

CONTRIBUTING AND NON-CONTRIBUTING ELEMENTS
OF THE IVY LAWN CEMETERY (MEMORIAL PARK)
HISTORICAL DISTRICT GUIDELINES



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ARCHITECTURE
URBAN DESIGN
PLANNING
INTERIORS

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Stamp

1964
Historic
ELEMENTS

- Blue - FOOTPRINT - EXTERIOR
- Red - CONTRIBUTORS - STRUCTURES
- Yellow - PATHWAYS - CONTRIBUTORS

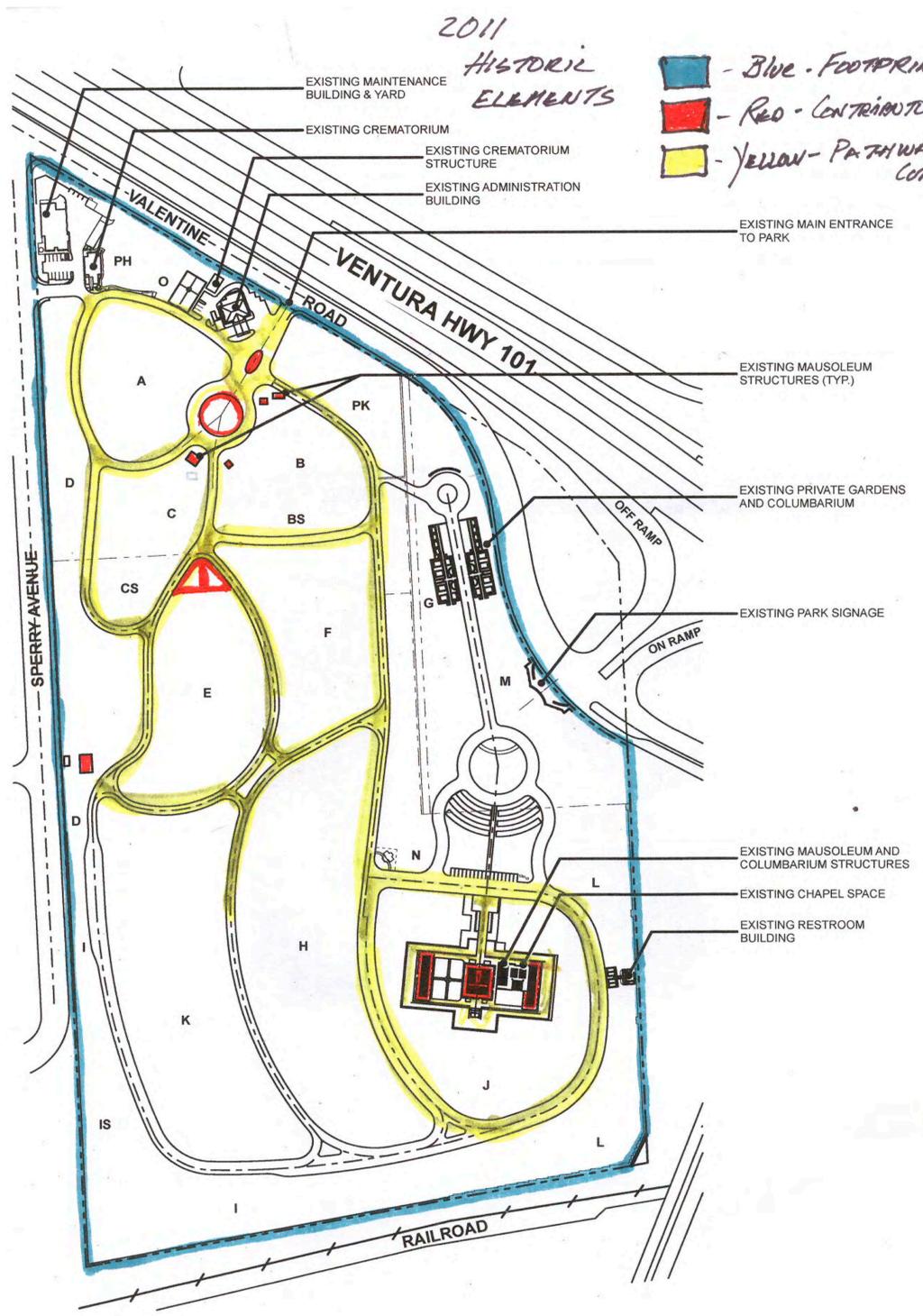


- PERIOD OF SIGNIFICANCE AREA
- OUTSIDE PERIOD OF SIGNIFICANCE AREA

B EXISTING CONTRIBUTING AND NON-CONTRIBUTING ELEMENTS OF THE IVY LAWN CEMETERY (MEMORIAL PARK) AS OF 1964
NOT TO SCALE

2011
Historic
ELEMENTS

- Blue - FOOTPRINT - EXTERIOR
- Red - CONTRIBUTORS - STRUCTURES
- Yellow - PATHWAYS - CONTRIBUTORS



A EXISTING CONTRIBUTING AND NON-CONTRIBUTING ELEMENTS OF THE IVY LAWN CEMETERY (MEMORIAL PARK) AS OF 2011
NOT TO SCALE

NOTE: THESE EXHIBITS PREPARED BY CYNTHIA THOMPSON ARE PROVIDED AS AN ACCOMPANIMENT FOR REFERENCE ONLY TO THE IVY LAWN CEMETERY (MEMORIAL PARK) HISTORICAL DISTRICT GUIDELINES

03.03.14 ENTITLEMENT SUBMITTAL
02.27.14 CLIENT REVIEW

Revisions
Job Name / Job Address

Ivy Lawn Memorial Park
PUMP BUILDING
5400 VALENTINE ROAD
VENTURA CALIFORNIA 93003

Applicant:
IVY LAWN MEMORIAL PARK
5400 VALENTINE ROAD
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Assessor's Parcel Numbers
084-0-160-035 / 138-041-145

Job Number 35217 Drawn BBA
Date 3/6/14 9:28 AM
Sheet Title
EXISTING CONTRIBUTING / NON-CONTRIB. ELEMENTS
A0001

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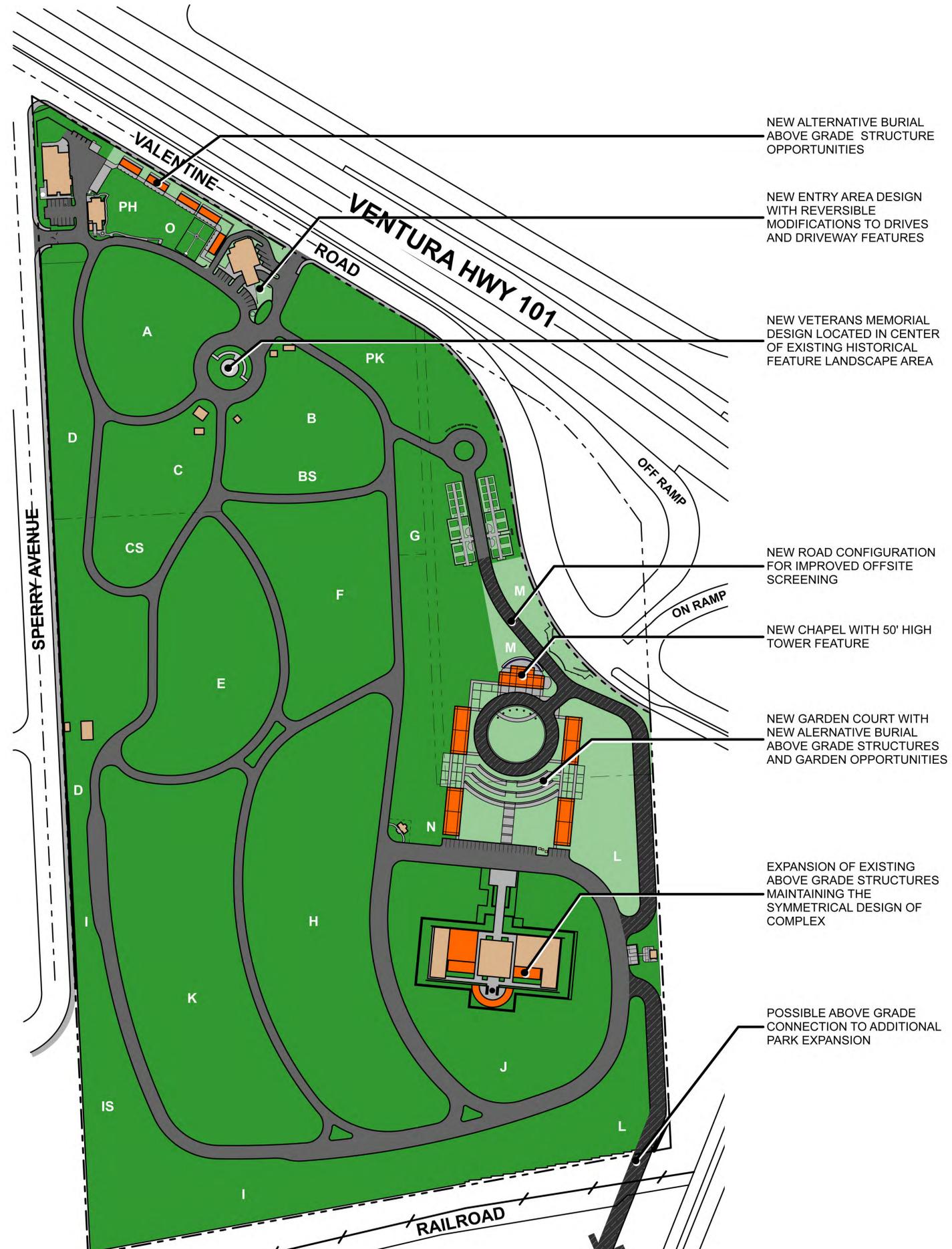
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NEW ALTERNATIVE BURIAL ABOVE GRADE STRUCTURE OPPORTUNITIES

NEW ENTRY AREA DESIGN WITH REVERSIBLE MODIFICATIONS TO DRIVES AND DRIVEWAY FEATURES

NEW VETERANS MEMORIAL DESIGN LOCATED IN CENTER OF EXISTING HISTORICAL FEATURE LANDSCAPE AREA

NEW ROAD CONFIGURATION FOR IMPROVED OFFSITE SCREENING

NEW CHAPEL WITH 50' HIGH TOWER FEATURE

NEW GARDEN COURT WITH NEW ALTERNATIVE BURIAL ABOVE GRADE STRUCTURES AND GARDEN OPPORTUNITIES

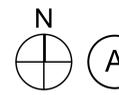
EXPANSION OF EXISTING ABOVE GRADE STRUCTURES MAINTAINING THE SYMMETRICAL DESIGN OF COMPLEX

POSSIBLE ABOVE GRADE CONNECTION TO ADDITIONAL PARK EXPANSION

LEGEND

	AFFECTED AREA
	UNAFFECTED AREA
	NEW ABOVE GRADE BURIAL STRUCTURE OPPORTUNITY
	EXISTING STRUCTURE
	EXISTING ROAD
	PROPOSED ROAD

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PREVIOUSLY SUBMITTED MASTER SITE PLAN (ALTERNATE A)

03.03.14 ENTITLEMENT SUBMITTAL
02.27.14 CLIENT REVIEW

Revisions
Job Name / Job Address

PUMP BUILDING
5400 VALENTINE ROAD
VENTURA CALIFORNIA 93003
Applicant:
IVY LAWN MEMORIAL PARK
5400 VALENTINE ROAD
VENTURA, CALIFORNIA 93003
(805) 642-1055
CONTACT: MS. JEANNE CLARK
Assessor's Parcel Numbers
084-0-160-035 / 138-041-145

Job Number 35217 Drawn BBA
Date 3/6/14 10:00 AM
Sheet Title

PREVIOUSLY SUBMITTED MASTER SITEPLAN (ALT A)
A0010
Sheet Number

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California 91362
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805 494-1421 Fax
email lba@behrbrowsers.com

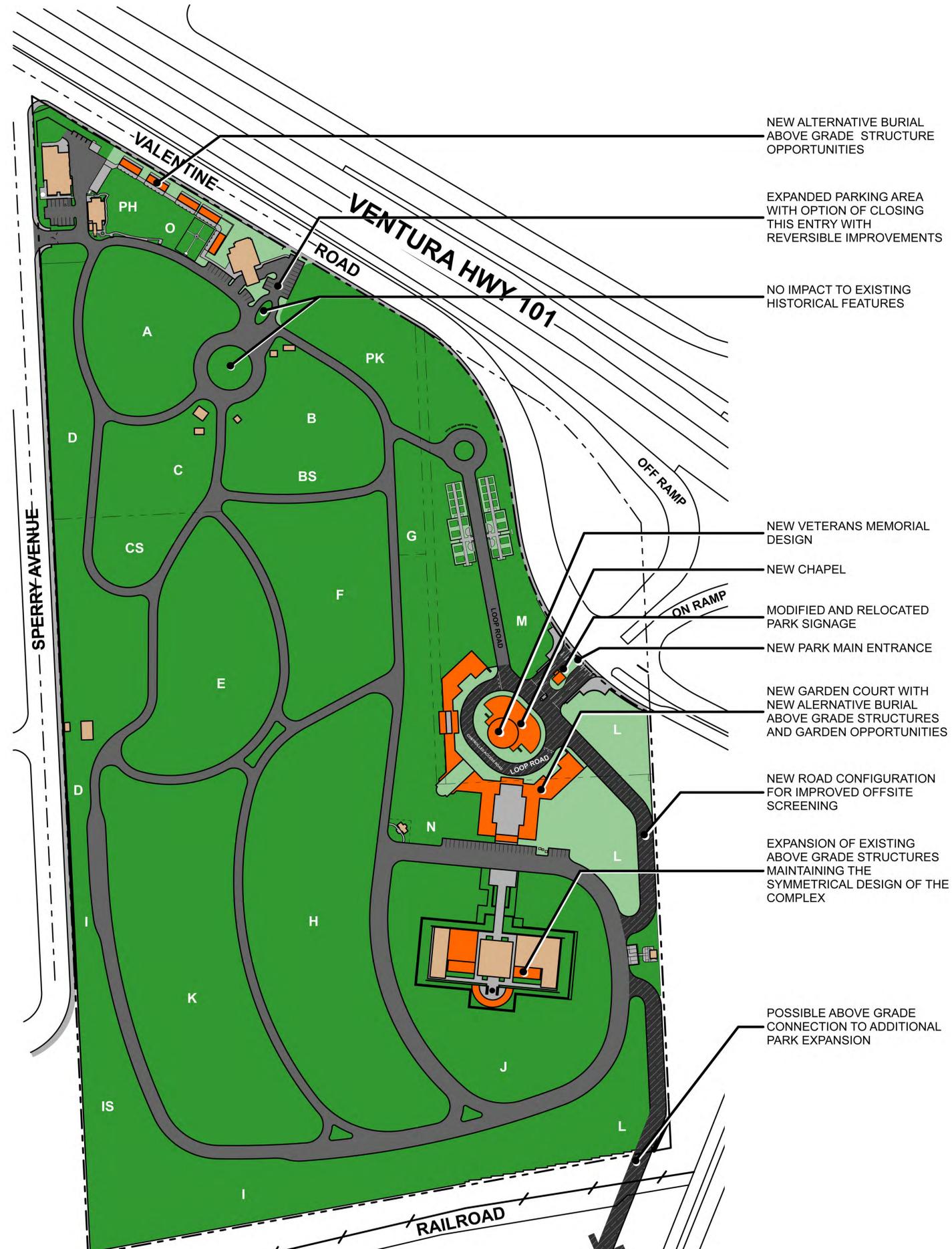
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URBAN DESIGN
PLANNING
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NEW ALTERNATIVE BURIAL ABOVE GRADE STRUCTURE OPPORTUNITIES

EXPANDED PARKING AREA WITH OPTION OF CLOSING THIS ENTRY WITH REVERSIBLE IMPROVEMENTS

NO IMPACT TO EXISTING HISTORICAL FEATURES

NEW VETERANS MEMORIAL DESIGN

NEW CHAPEL

MODIFIED AND RELOCATED PARK SIGNAGE

NEW PARK MAIN ENTRANCE

NEW GARDEN COURT WITH NEW ALTERNATIVE BURIAL ABOVE GRADE STRUCTURES AND GARDEN OPPORTUNITIES

NEW ROAD CONFIGURATION FOR IMPROVED OFFSITE SCREENING

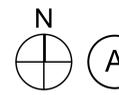
EXPANSION OF EXISTING ABOVE GRADE STRUCTURES MAINTAINING THE SYMMETRICAL DESIGN OF THE COMPLEX

POSSIBLE ABOVE GRADE CONNECTION TO ADDITIONAL PARK EXPANSION

LEGEND

- AFFECTED AREA
- UNAFFECTED AREA
- NEW ABOVE GRADE BURIAL STRUCTURE OPPORTUNITY
- EXISTING STRUCTURE
- EXISTING ROAD
- PROPOSED ROAD

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PREVIOUSLY SUBMITTED MASTER SITE PLAN (ALTERNATE B)

NOT TO SCALE

03.03.14 ENTITLEMENT SUBMITTAL
02.27.14 CLIENT REVIEW

Revisions / Job Name / Job Address

Ivy Lawn Memorial Park
PUMP BUILDING
5400 VALENTINE ROAD
VENTURA CALIFORNIA 93003

Applicant:
IVY LAWN MEMORIAL PARK
5400 VALENTINE ROAD
VENTURA, CALIFORNIA 93003
(805) 642-1055
CONTACT: MS. JEANNE CLARK

Assessor's Parcel Numbers
084-0-160-035 / 138-041-145

Job Number 35217 Drawn BBA
Date 3/6/14 10:02 AM

Sheet Title

PREVIOUSLY SUBMITTED MASTER SITEPLAN (ALT B)

A0011
Sheet Number

340 N Westlake Boulevard
Suite 250
Westlake Village
California 91362
805 496-1101
805 494-1421 Fax
email lba@behrbrowsers.com

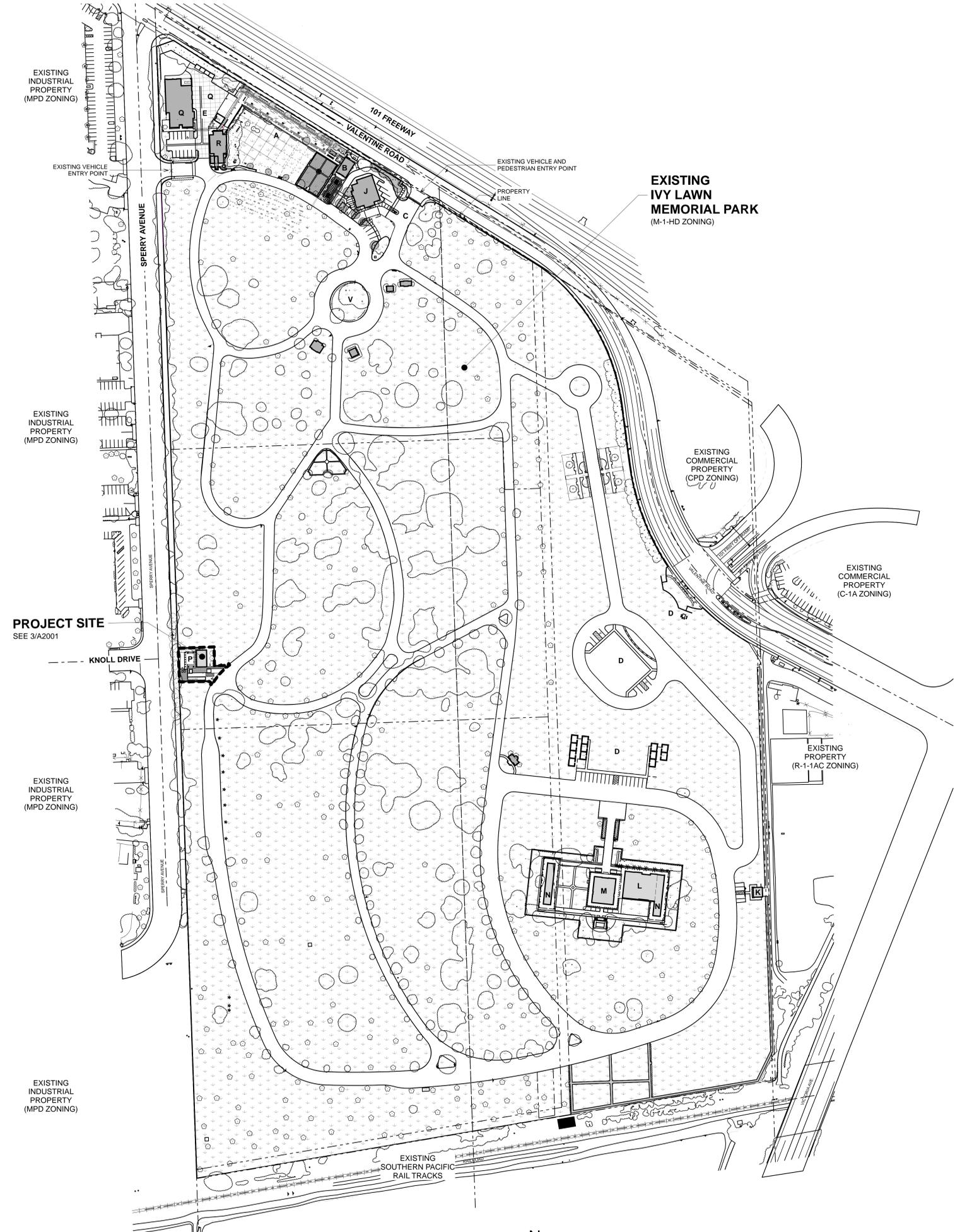
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SITE LEGEND

- PROJECT SCOPE BOUNDARY
- NEW BUILDING OR SITE STRUCTURE
- EXISTING BUILDING OR SITE STRUCTURE
- LANDSCAPE AREA

BUILDING & FACILITY LEGEND

- A ARCADE & COLUMBARIUMS (CURRENTLY UNDER CONSTRUCTION)
- B EXISTING BUILDING CONVERSION TO CHAPEL (CURRENTLY UNDER CONSTRUCTION)
- C RENOVATED MAIN ENTRY DRIVE (CURRENTLY UNDER CONSTRUCTION)
- D FUTURE ROADWAY REDESIGN & FAMILY BURIAL GARDENS (ENTITLEMENT PREVIOUSLY APPROVED HPC-10-12-13132)
- E REFRIGERATION STORAGE BUILDING (CURRENTLY UNDER CONSTRUCTION)
- J EXISTING ADMINISTRATIVE OFFICES
- K EXISTING RESTROOM FACILITIES
- L EXISTING CHAPEL
- M EXISTING MAUSOLEUM
- N EXISTING SUNRISE / SUNSET CRYPTS
- P EXISTING PUMP BUILDING (PROPOSED FOR RENOVATION)
- Q EXISTING MAINTENANCE FACILITIES COMPLEX
- R EXISTING CREMATORY
- V FUTURE VETERAN'S MEMORIAL (ENTITLEMENT PREVIOUSLY APPROVED HPC-10-12-13132)

VICINITY MAP



SUMMARY TABLE

(SUMMARY OF AREA WITHIN PROJECT SCOPE BOUNDARY INDICATED ON ENLARGED SITE PLAN)

PARKING SUMMARY:
PARKING REQUIRED WITHIN PROPOSED SCOPE BOUNDARY:
PROPOSED USE: MULTI-PURPOSE SPACE (930 GSF)
(1 PER:300 GSF) = 4 SPACES

PARKING PROVIDED*:	STANDARD	HANDICAPPED
	1*	1

* SIGNIFICANT AMOUNTS OF EXISTING VISITOR PARALLEL PARKING ARE ALREADY PROVIDED CURBSIDE THROUGHOUT IVY LAWN MEMORIAL PARK IN KEEPING WITH THE HISTORICAL "LAWN PARK" CHARACTER THAT IS IDENTIFIED IN THE IVY LAWN HISTORICAL DESIGN GUIDELINES. THE CAPACITY OF THIS PARKING IS WELL IN EXCESS OF ANY QUANTITIES REQUIRED TO SUPPORT THE PROPOSED PROJECT.

SITE COVERAGE SUMMARY:	S.F.	ACRES	PERCENTAGE
BUILDING COVERAGE:	930	0.02	14%
HARDSCAPE AREA:	3,070	0.07	48%
LANDSCAPE AREA:	2,470	0.06	38%
TOTAL LAND AREA: (AREA WITHIN PROJECT SCOPE BOUNDARIES)	6,470	0.15	100%

03.03.14 ENTITLEMENT SUBMITTAL
02.27.14 CLIENT REVIEW



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VENTURA CALIFORNIA 93003

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Assessor's Parcel Number
084-0-160-035 / 138-041-145

Job Number 35217 Drawn BBA
Date 3/7/14 6:47 PM

OVERALL SITE PLAN

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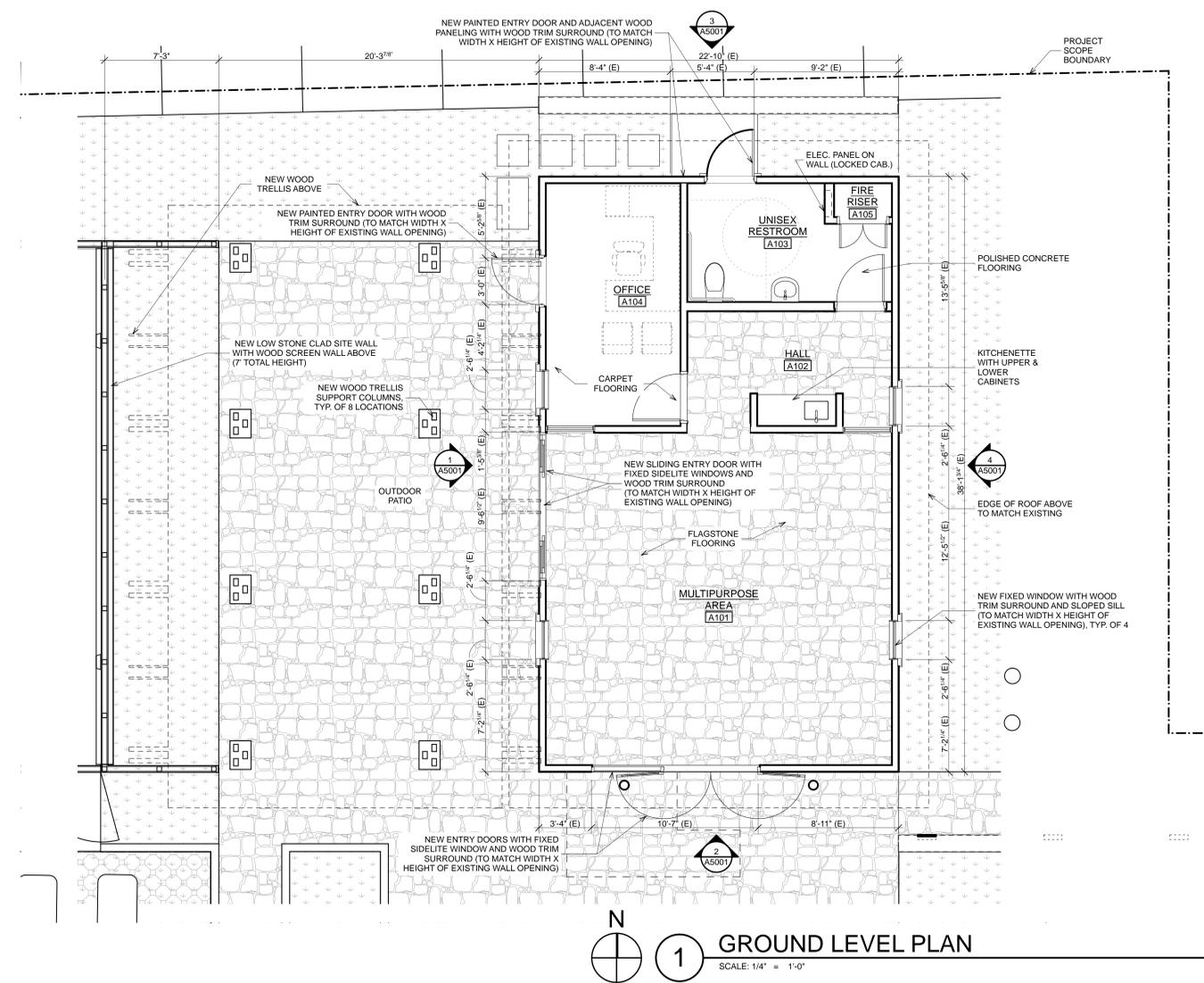
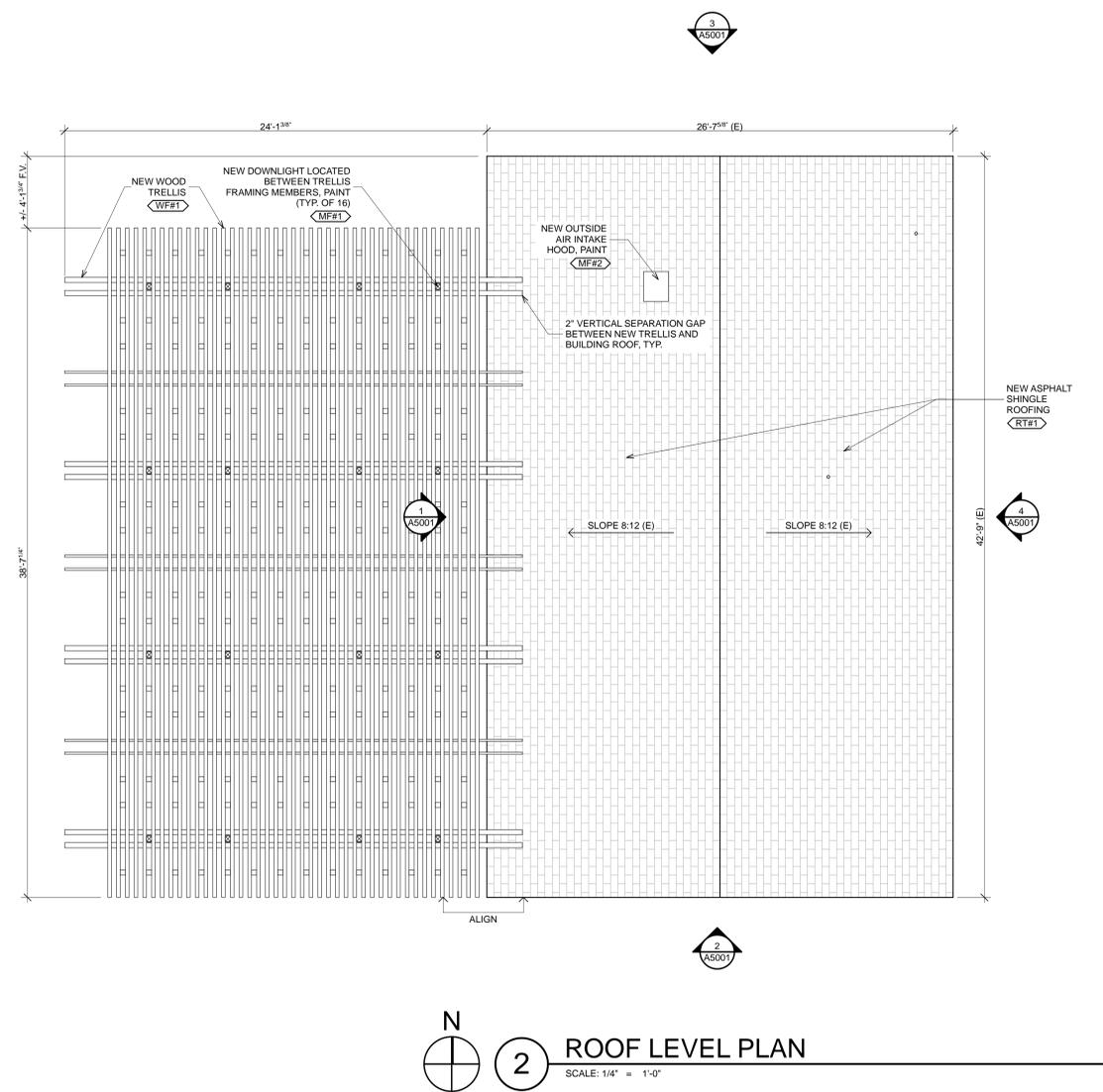
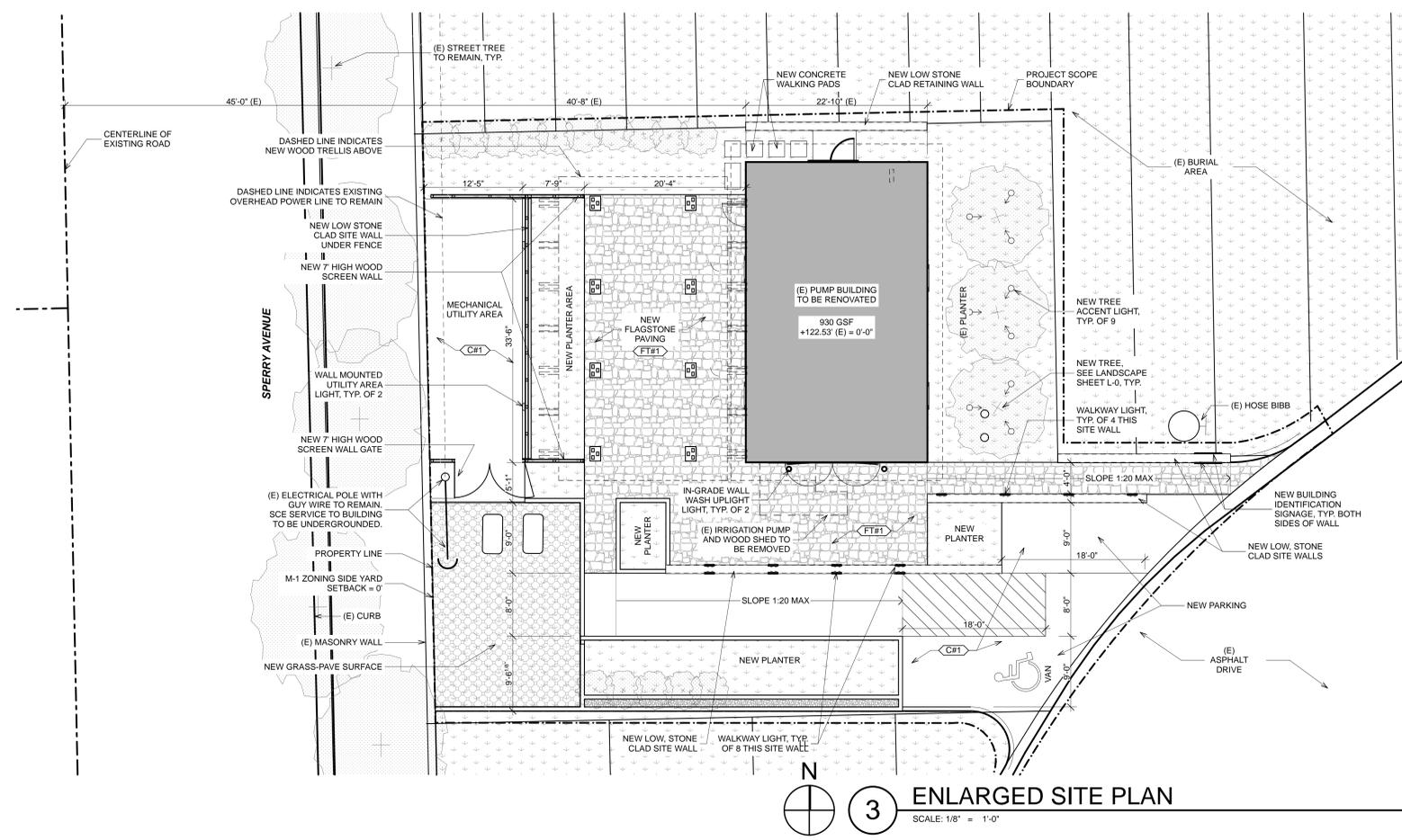
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Assessor's Parcel Numbers
084-0-160-035 / 138-041-145

Job Number 35217 Drawn BBA
Date 3/9/14 2:14 PM
Sheet Title

ENLARGED SITE,
FLOOR AND
ROOF PLANS

A2001
Sheet Number

THIS DOES NOT MEASURE TO ACTUAL. THIS DRAWING MAY HAVE BEEN REVISED SINCE THE DATE OF RECORD AND ALL LATEST CHANGES ARE INCORPORATED.
35717_PUMP_BLDG.dwg

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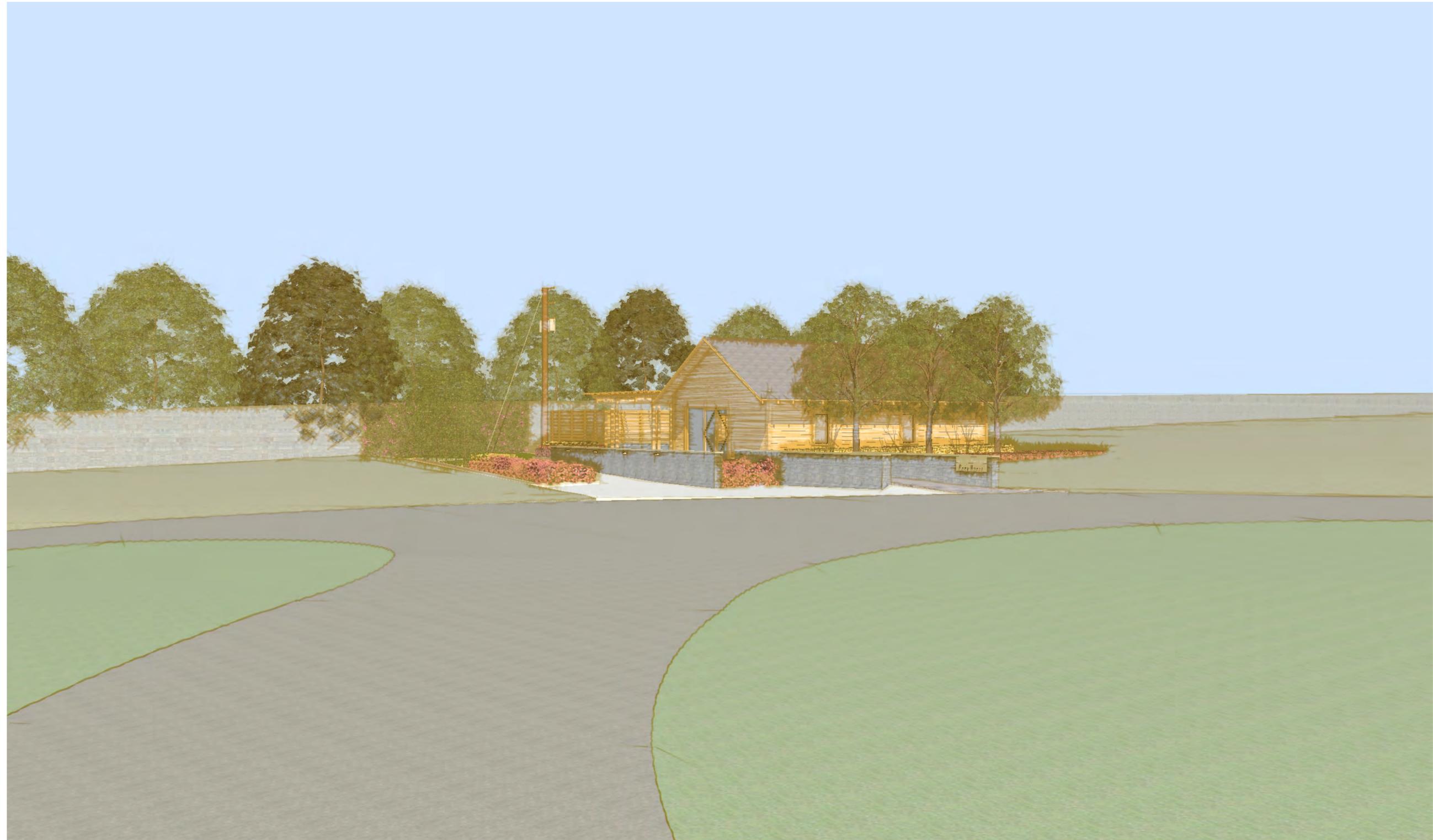
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Job Number 35217 Drawn BBA
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RENDERINGS

1 VIEW OF PUMP BUILDING LOOKING NORTH-WEST
SCALE: 1:0.95

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RENDERINGS



2 VIEW LOOKING SOUTH UNDERNEATH NEW TRELLIS
SCALE: 1:1.16



1 VIEW LOOKING SOUTH-EAST FROM NEW PLANTER AREA
SCALE: 1:1.16

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12 VIEW LOOKING NORTH-WEST TOWARDS EXISTING INDUSTRIAL USE (MPD ZONING) ACROSS SPERRY AVENUE



8 VIEW LOOKING EAST ACROSS SPERRY AVENUE TOWARDS EXISTING PUMP BUILDING



4 VIEW OF SOUTH ELEVATION OF EXISTING PUMP BUILDING



11 VIEW LOOKING WEST TOWARDS EXISTING INDUSTRIAL USE (MPD ZONING) ACROSS SPERRY AVENUE



7 VIEW LOOKING NORTH TOWARDS EXISTING PUMP BUILDING



3 VIEW LOOKING NORTH-WEST TOWARDS EXISTING PUMP BUILDING



10 VIEW LOOKING SOUTH-EAST ACROSS SPERRY AVENUE TOWARDS EXISTING PUMP BUILDING



6 VIEW LOOKING WEST TOWARDS EXISTING PUMP BUILDING



2 VIEW LOOKING NORTH-EAST TOWARDS EXISTING PUMP BUILDING



9 VIEW LOOKING NORTH-EAST ACROSS SPERRY AVENUE TOWARDS EXISTING PUMP BUILDING

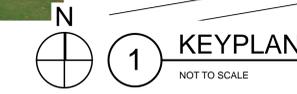
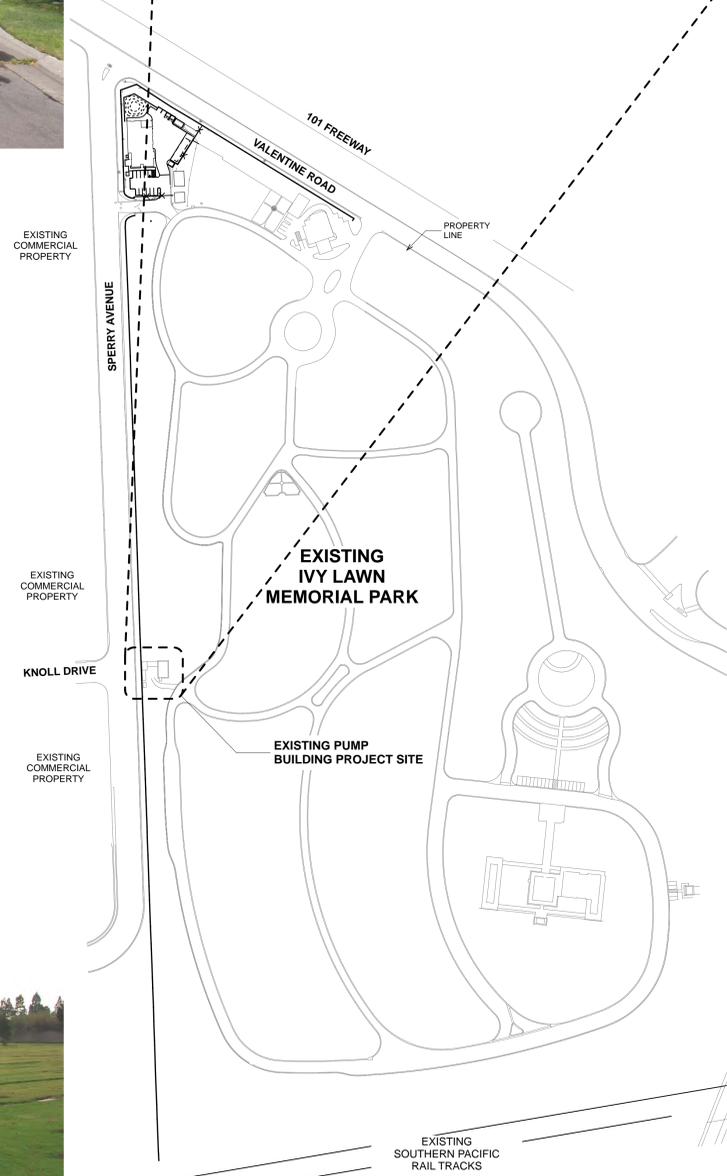
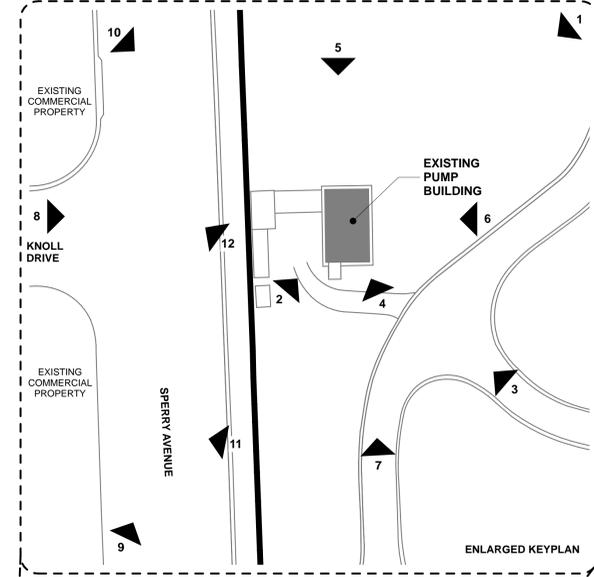


5 VIEW LOOKING SOUTH TOWARDS EXISTING PUMP BUILDING



1 VIEW LOOKING SOUTH-WEST TOWARDS EXISTING PUMP BUILDING SHOWING SURROUNDING CEMETERY

PHOTOS WERE TAKEN 01/27/14 AND 01/28/14



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ARCHITECTS
INCORPORATED**

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Job Number 35217 Drawn BBA
Date 2/28/14 10:34 AM

Sheet Title
**EXISTING SITE
PHOTOGRAPHS**

A9901

Sheet Number
1 ACTUAL THIS DOES NOT MEASURE IF ACTUAL THIS DRAWING MAY HAVE BEEN
35217_PUMP_BLDG.dwg



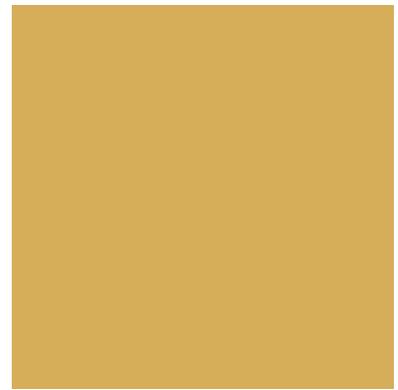
RT#1 ROOF TYPE, ASPHALT SHINGLE
CERTAINTEED - PRESIDENTIAL SHAKE TL
COLOR: AGED BARK



MF#2 METAL FINISH,
COLOR TO MATCH ROOFING
RAL 8028



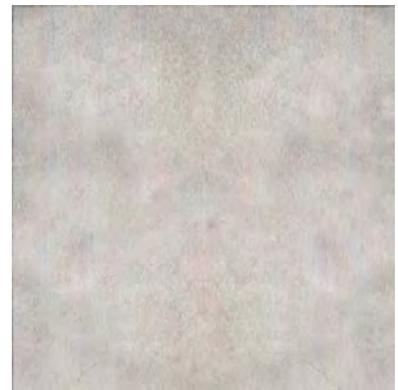
WS#1 WOOD SIDING / WOOD FINISH
WF#1 DOUGLAS FIR, CLEAR VERTICAL GRAIN GRADE,
CLEAR SEAL FINISH



MF#1 METAL FINISH,
COLOR TO MATCH WOOD
SIDING
RAL 1001



GL#1 CLEAR GLASS,
LOW-E COATING



C#1 CONCRETE,
STANDARD GRAY BROOM
FINISH AT HARDSCAPE,
SMOOTH FINISH AT SITE
WALL CAP



FT#1 FLAGSTONE PAVERS,
FULL-RANGE IRREGULAR
BLUESTONE, THERMAL FINISH



SV#1 NATURAL THIN STONE VENEER
LOMPOC STONE, AUTUMN CREEK

MATERIALS BOARD

Landscape Architecture

275 E. HILLCREST DR. SUITE 170
 THOUSAND OAKS, CA 91360
 Ph 805.494.8155 Fx 805.494.9061
 LICENSE NUMBER 2962
 WWW.LANDMARKDESIGN.COM

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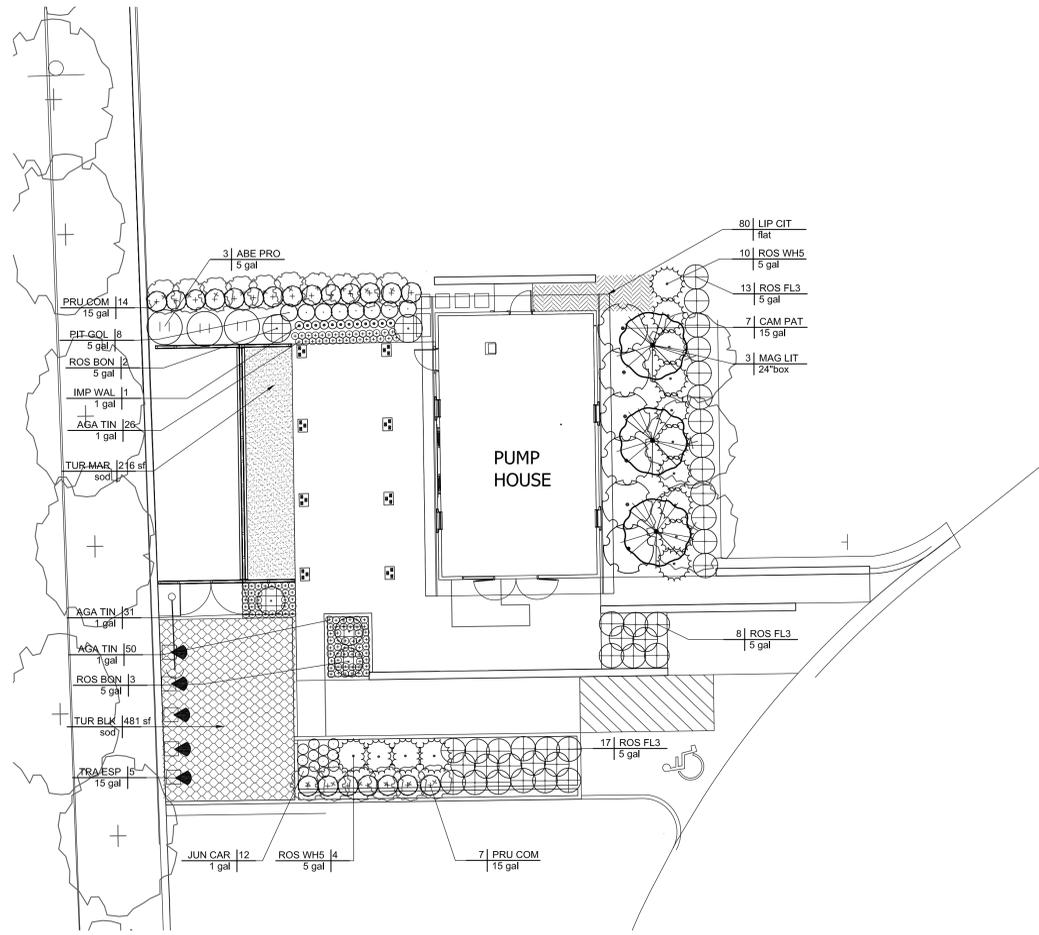
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CLIENT

IVY LAWN MEMORIAL PARK
 5400 VALENTINE ROAD
 VENTURA, CA

PROJECT

PUMP HOUSE



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	24"BOX	3	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	ABE PRO	ABELIA X GRANDIFLORA 'PROSTRATA' / PROSTRATE GLOSSY ABELIA	5 GAL	3	
	AGA TIN	AGAPANTHUS AFRICANUS 'TINKERBELL' / DWARF VARIEGATED LILY OF THE NILE	1 GAL	111	
	CAM PAT	CAMELLIA JAPONICA 'DEBUTANTE' / DEBUTANTE CAMELLIA	15 GAL	7	
	IMP WAL	IMPATIENS 'MIXED PINKS' / BUSY LIZZIE	1 GAL	12	
	JUN CAR	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12	
	PIT GOL	PITTOSPORUM TENUIFOLIUM 'GOLF BALL' / TAWHIWHI	5 GAL	8	
	PRU COM	PRUNUS CAROLINIANA 'COMPACTA' / CAROLINA CHERRY	15 GAL	21	
	ROS WH5	ROSA MEIDILAND SERIES 'WHITE' / WHITE MEIDILAND ROSE	5 GAL	14	
	ROS BON	ROSA X 'BONICA' / ROSE	5 GAL	5	
	ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	5 GAL	38	
VINE/ESPAlier	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	TRA ESP	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE TRELLIS	15 GAL	5	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	LIP CIT	LIPPICIA CITRIODORA / LEMON VERBENA	FLAT	12" o.c.	80
	TUR MAR	TURF MARATHON / MARATHON	SOD		215 SF
	TUR BLK	TURF MARATHON IN GRASSPAVE2 / MARATHON	SOD		488 SF

PROJECT NUMBER

33503

DATE

02-25-14

REVISIONS

DRAWN AP CHECKED CR

SHEET TITLE

LANDSCAPE
 CONCEPT
 PLAN

SCALE

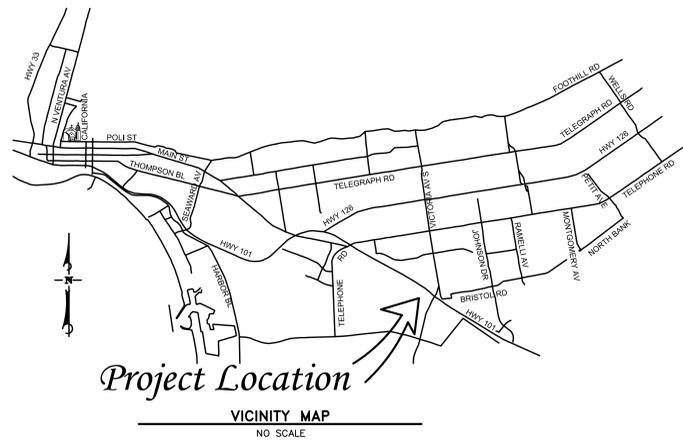
1" = 10' - 0"

NORTH



SHEET NUMBER

L-0



PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

RAW QUANTITIES:
CUT: 140 CY EXPORT: 135 CY DESTINATION: TBD
FILL: 5 CY IMPORT: 0 CY SOURCE: N/A

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE EARTHWORK QUANTITIES ABOVE ARE FOR BUILDING PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER EXCAVATION AND RE-COMPACTON, AND CONSTRUCTION METHODS.

THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

APPROXIMATE SITE AREAS

OVERALL SITE = 6,470 SF
LANDSCAPE = 2,470 SF (38%)
HARDSCAPE/BUILDINGS = 4,000 SF (62%)

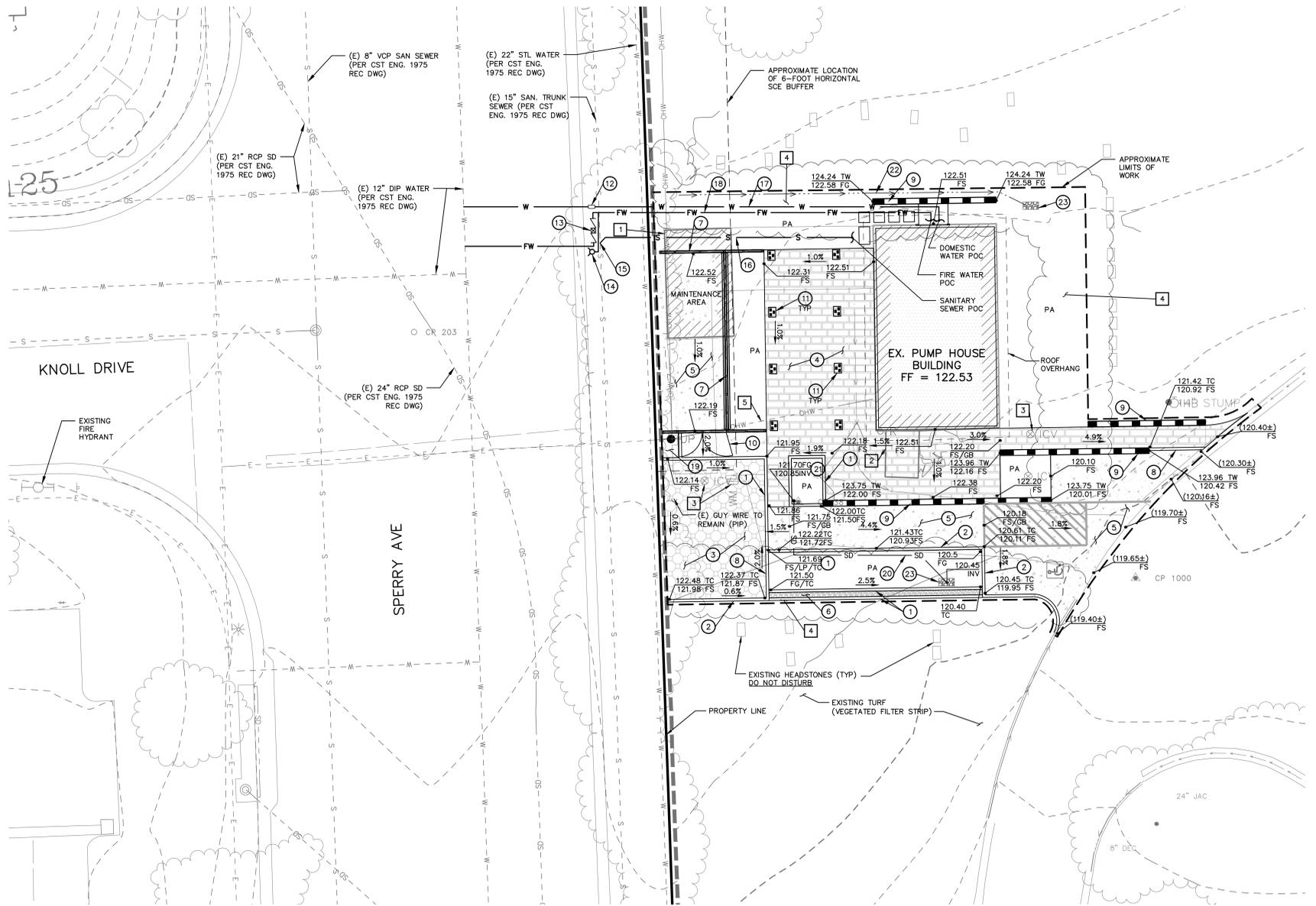
EXISTING UTILITY NOTES

- THE GENERAL CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AND NOTIFY APPROPRIATE UTILITY AGENCIES TO VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING ANY EXCAVATION.
- THE GENERAL CONTRACTOR SHALL POthOLE TO LOCATE AND VERIFY ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE.
- THE LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY; ALL UTILITIES MAY NOT BE SHOWN.
- SOME IRRIGATION PIPING AND ELECTRICAL CONDUIT LOCATIONS AND SIZES ARE UNKNOWN AND NOT IDENTIFIED HEREON.
- SUBSURFACE UTILITIES SHOWN HEREON HAVE BEEN COMPILED FROM RECORD INFORMATION GATHERED FROM VARIOUS SOURCES. THE SUBSURFACE INFORMATION, INCLUDING LOCATION, SIZES, AND CAPACITIES IS AN ESTIMATION BASED ON AVAILABLE DATA AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. PENFIELD & SMITH DOES NOT WARRANT THE ACCURACY OF COMPLETENESS OF SAID RECORD INFORMATION.
- THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND AGREE TO HOLD THE UNDERSIGNED HARMLESS FOR ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE RECORDS PROVIDED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING TO WORK.
- THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICES TO BUILDINGS OR OTHER STRUCTURES INTENDED TO REMAIN IN OPERATIONAL SERVICE DURING THE COURSE OF CONSTRUCTION.

LEGEND

ABBREVIATIONS	SYMBOLS
AC ASPHALT CONCRETE	B BOLLARD
AD AREA DRAIN	DI DRAIN INLET
CLF CHAIN LINK FENCE	CP1 CONTROL POINT
CONC CONCRETE	LEADERED SPOT ELEVATION
DI DRAIN INLET	SPOT ELEVATION
EUC EUCALYPTUS TREE	TREE / SHRUB
FF FINISHED FLOOR	IRRIGATION CONTROL VALVE
FH FIRE HYDRANT	SIGN
GND GROUND	
INV INVERT	
PA PLANTER AREA	
PEPP PEPPER TREE	
SYC SYCAMORE	
TC TOP OF GRATE	
UM UTILITY MARK	

LINETYPES	HATCHING
--- 2527 ---	PROPOSED CONCRETE HARDSCAPE
--- 2527 ---	PROPOSED BUILDING / STRUCTURE
--- 2527 ---	PROPOSED GRASS PAVE 2
--- 2527 ---	PROPOSED STONE PAVING
--- 2527 ---	PROPOSED GRAVEL

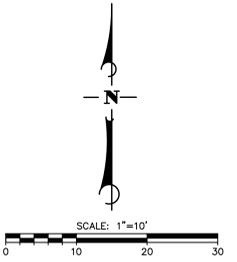


DEMOLITION/RELOCATION NOTES

- EXISTING SHED TO BE REMOVED
- EXISTING IRRIGATION PUMP AND WOOD SHED TO BE REMOVED
- RELOCATE EXISTING WATER UTILITIES
- REMOVE EXISTING BUSHES
- REMOVE EXISTING OVERHEAD WIRE (TO BE UNDERGROUND)

CONSTRUCTION NOTES

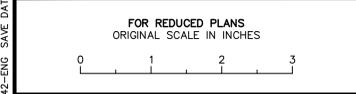
- CONSTRUCT 0" CONCRETE CURB
- CONSTRUCT 6" CONCRETE CURB
- CONSTRUCT GRASS PAVE 2 POROUS PAVING
- CONSTRUCT STONE PAVING
- CONSTRUCT CONCRETE PAVING
- CONSTRUCT GRAVEL FLOW SPREADER (12" WIDE X 6" DEEP)
- CONSTRUCT WOOD SCREEN WALL
- CONSTRUCT RETAINING CURB (CF VARIES 12" MAX)
- CONSTRUCT STONE CLAD WALL
- PROPOSED GATE PER ARCHITECTS PLANS
- PROPOSED TRELIS SUPPORT PER ARCHITECTS PLANS
- CONSTRUCT 1" WATER SERVICE AND METER PER CITY STANDARDS
- CONSTRUCT 4" FIRE WATER SERVICE AND DOUBLE DETECTOR CHECK VALVE ASSEMBLY PER CITY STANDARDS.
- PROPOSED FIRE DEPARTMENT CONNECTION
- CONNECT TO EXISTING SEWER MAIN
- CONSTRUCT 4" PVC SEWER PIPE AT MINIMUM 2% SLOPE
- CONSTRUCT 2" PVC DOMESTIC WATER PIPE
- CONSTRUCT 4" PVC FIRE WATER PIPE
- PROPOSED DECOMPOSED GRANITE PAVING
- CONSTRUCT 4" STORM DRAIN PIPE
- CONSTRUCT ATRIUM GRATE
- CONSTRUCT GRADED INTERCEPTOR SWALE
- CONSTRUCT ROCK RIPRAP ENERGY DISSIPATOR



**FOR ENTITLEMENT PURPOSES ONLY
NOT FOR CONSTRUCTION**

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NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering - Surveying - Planning
Construction Management

DESIGN: TJM CHECKED: BTJ
PROJECT ENGINEER: BEN FISCHETTI DATE: _____
R.C.E. 69,360

REVIEWED BY: _____
SIGNATURE: _____ DATE: _____

**PRELIMINARY GRADING & DRAINAGE PLAN
PUMP HOUSE BUILDING
IVY LAWN MEMORIAL PARK
CITY OF VENTURA, CA**

P&S PROJECT NO. 19491.13
SHEET 1 OF 1
PLAN DATE 3/7/14

42-ENG SAVE DATE: 3/7/2014 5:10:04 PM PLOT DATE: 3/7/2014 5:11:44 PM PLOT SCALE: 1:1

DRAWING: n:\cadd\work\19491\13\civil\grading\19491.13_preliminary_gd.dwg

ATTACHMENT C

**TECHNICAL STUDIES,
HISTORIC**

CITY OF SAN BUENAVENTURA
COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

Context Statement and Standards Analysis

Rehabilitation/Reconstruction Proposed Project - The Pump House at Ivy Lawn Memorial Park & Funeral Home

Applicant:

Ivy Lawn Memorial Park/Board of Directors
Ivy Lawn Memorial Park & Funeral Home
5400 Valentine Road
Ventura, California 93003
PH: 805.642.1055
E: jeanne@ivylawn.org

Contact Person:

Cynthia Thompson
807 Poli Street
Ventura, CA 93001
PH: 805.815.8969
E: cynthia@the-history-studio.com

PROPOSED PROJECT:

Rehabilitate the pump house for multi-purposes at Ivy Lawn Cemetery (Memorial Park & Funeral Home).

A. Property Information

1. Project Address/Location: 5400 Valentine Road, Ventura, CA 93003
2. Historic or Common name, if any: Ivy Lawn Cemetery (Memorial Park) Historic District
3. Assessor's Parcel Number(s): #138-0-041-145, #084-0-160-035, #084-0-160-035/901
4. Existing Zoning: M-1-HD
5. Land Use Plan Designation: Limited Industrial Historic Overlay.
6. Current property use/Property: Historic district current use is cemetery.
7. Current use/project: Abandoned pump house.
8. Future use (if known): Multit-purpose building.
9. Brief description current development: Rehabilitation of the Pump House as a multi-purpose building.

EXECUTIVE SUMMARY INTRODUCTION

The proposed project is focused entirely on the rehabilitation of what is called the Pump House. Because of the current condition of this structure, it is abandoned because of its deteriorated condition.

The Pump House at Ivy Lawn was identified as a historic contributor to the cemetery historic district when designated in 2012. It is probably the oldest existing building on the property. Its original purpose and function was strictly to house the well and tank and was utilitarian. Because of this fundamental purpose, it has been minimally maintained. No building records exist for this structure. The board minutes of 97 years show that it was planned for demolition many times prior to the historic designation. (Figure #1)

Because of the high degree of deterioration, this structure is rapidly disintegrating and will vanish without intervention. Because the Pump House is no longer functional and has declined to the point of being a safety hazard, neither the public nor Ivy Lawn staff is allowed access to this area for safety reasons.

The present condition of the Pump House has been a problem for the image of a Ivy Lawn. It conveys to the public a lack of maintenance on the part of the cemetery and is interpreted as a lack of respect. It is viewed as a blighted area that Ivy Lawn would like to change.

It's surrounding trumpet vine hedge has enveloped the structure for decades, trapping moisture and attracting destructive pests. The trunks of this hedge have grown to the size of trees. The roots of these hedge plants are invading adjacent graves and moving flush markers.

The cemetery's intent is to take a blighted area and open it up for use by the public and in so doing, acknowledge the history by becoming an asset to Ivy Lawn. An additional benefit of the proposed project will be to pay respect to significant burials in the surrounding area. The adjacent area in Section D, both north and south of the Pump House, are the burial locations of the Saint Francis Dam disaster victims, the final resting place for historically significant individuals like Josephine Pierpont-Ginn, (builder of the Pierpont Inn) and Cornelis Botke (renowned Ventura County artist), and the Russian Orthodox colony members.

This report provides a contextual statement of the structure, an analysis of the proposed project's compliance with both the adopted historic district guidelines and the Secretary of the Interior's Standards, an analysis of the Integrity Aspects, and provides various mitigation measures to be considered due to project impacts. Visual attachments and included for clarity.

CONTEXT STATEMENT

Purpose of Ivy Lawn Cemetery (Memorial Park & Funeral Home)

The Ivy Lawn Cemetery was conceived in 1913 and created in 1917 as a response to the encroaching residential and commercial development that surrounded the existing city cemetery at that time, The Ventura Cemetery. The Ventura Cemetery was considered an "ugly eye-sore" in the

midst of a city that was experiencing modernization during the 'City Beautiful Movement' of the early 20th Century in the United States. The creation of a new cemetery was an event unto itself, and is directly associated with the *City Expansion and Civic Improvement Period of Significance (1906-1920)* for Ventura. Ivy Lawn Cemetery was purposed to serve the needs of both Ventura and Oxnard. To protect it from the same environmental development pressures felt at the Ventura Cemetery, a location between the two cities it would serve was chosen and consisted of three ranch farmlands, The Wilson, Walker, and Burns ranches. It was originally designed to be a lawn park cemetery and is the first of its kind in Ventura County.

Design Significance - Ivy Lawn Cemetery

The chosen physical design of the cemetery was the model called 'lawn park', which was considered the most modern of its time. The first lawn park cemetery in Southern California was Hollywood Cemetery (Hollywood Forever Cemetery), established in 1899. This 'lawn park' model offered large open grassy areas with internments marked by flush markers and monuments allowed only to mark family plots. Private family mausoleums were also allowed, but on a limited basis. This model offered controlled landscape maintenance through the creation of an endowment fund. Graceful, asymmetrical winding pathways were designed to maintain the appearance of a park. The Ventura Cemetery, by stark contrast, was the model of a 'town graveyard', as it had begun in 1862. Maintenance of graves was primarily based upon individual family property ownership and subject to the financial condition of the owners. The uncontrolled placement of large monuments on individual graves gave this cemetery a crowded appearance. The lack of maintenance to the Ventura Cemetery, over time, made it an object of community contention.

The location of a well on the cemetery property was fundamental to maintaining the landscape of the cemetery. The Pump House was the structure erected to enclose the well and tank and hide it from public view. However, as will be demonstrated, this structure no longer performs that function because of the construction of a new well in another location of the cemetery. Thus, the Pump House has become an unnecessary and non-functioning structure, making it vulnerable to rapid decay and disintegration. (Figure #8)

As trends in funerary designs changed over the decades, the north portion of the park reflected the styles of the early 20th century. Therefore, the concentration of monuments and private family mausoleums are found in this area. As Ivy Lawn Cemetery (Memorial Park) grew into the middle of the 20th century, the pathways and grassy areas extended southward, with a thinning of upright monuments in the mid-point of the cemetery. By 1964, the fact that cremation had gained popular and financial appeal, and the population explosion of Ventura County brought by the Freeway necessitated above ground burial options. This culminated in the historic, Mid Century Modern mausoleum complex in the park designed by A. C. Martin, which was the first public mausoleum in Ventura County.

From 1917 until the present (2014), Ivy Lawn Cemetery would incorporate all architectural styles of the 20th century in funerary design, and is expressed in the mausoleums, columbariums, niches, monuments, and flush markers. Influential funerary trends in design from the late 19th century are abundant in the earliest, northern portion of the cemetery. The iconography and symbolism found on these physical elements is reflective of the late 19th and very early 20th century, with several

monuments being moved to Ivy Lawn from other cemeteries (i.e., Ventura Cemetery and Springfield Cemetery, etc.). Stylistically and architecturally, these influences range from high Victorian to Mid Century Modern. Because of the physical development patterns of Ivy Lawn, one can traverse the park and experience all of the evolutionary architectural and funerary trends of the late 19th Century and all of those trends from the 20th century.

Period Of Significance - Ivy Lawn Cemetery

The current, above ground, contributing elements that are historic are those constructed and/or placed within the established Period of Significance, which is 1917 to 1964. This Period of Significance represents the greatest growth period of the cemetery and culminates with the construction of the A. C. Martin designed mausoleum, columbarium, and Sunrise and Sunset Crypts that includes the final development of the Burns ranch in the east portion of the cemetery.

Social Significance - Ivy Lawn Cemetery

One of the most significant aspects of Ivy Lawn Cemetery is the collection of historically important individuals interned there. Since the cemetery served the needs of the two cities of Oxnard and Ventura, this particular cemetery is the final resting place of the largest collection of historically significant and developmental contributing individuals in all of Ventura County. It is also socially significant historically for its direct association with the Founders of the cemetery and the (deceased) members of the Board of Directors.

Site Specific Social Significance - Pump House and Adjacent Areas

The burial areas adjacent to the Pump House include many locations of historically significant individuals and groups. From the cemetery's inception in 1917, Tier 1, Section D was selected as the burial location for charitable disposition of remains. It would also become the location for individuals who wished anonymous, unmarked burial. For reasons unknown, Pierpont Inn builder, Mrs. Josephine Pierpont Ginn Steinberger, and internationally famous artist, Cornelis Botke, are resting there in unmarked graves. Immediately north of the subject structure is the area for the Russian Orthodox Colony who escaped religious persecution through immigration to Ventura County.

Construction of the Pump House

There are no existing building records for the construction of the Pump House. The Water Service Map of 1917 (See Visual Attachments-Figure #4-6) indicates a well at the southeast corner of the then existing property. This water source, through piping, would connect the grave sections as they were developed and serve the needs of the office and tool building, along with a gravity flow tank. The only purpose of the Pump House was to house the well and tank.

The Pump House Over Time

There are no archival photographs available of the Pump House prior to the late 1950s. The aerial photograph used in the historic district cemetery application is approximately dated by the style of

automobiles that appear in the image. This photograph (see Visual Attachments-Figure #2) shows what appears to be a simple, rectangular structure with a pitched gable roof with a north/south ridgeline. The southern elevation in the photo shows a very large, rectangular shaped opening that is offset of center. Neither Ivy Lawn, county, or city records indicate what this opening was used for, but it was probably utilized to allow for large equipment access to the building. Because of the utilitarian purpose of the building, a hedge was planted to hide it from the rest of the cemetery. It was never a public part of the park or intended for public access.

The Pump House is located at the southern portion of Section D and the nexus of the southwest portion of Section E and the northwest portion of Section K (See Visual Attachments Figure #7). A report entitled *Report On Ivy Lawn Cemetery Association Ventura California May 31, 1941* prepared by the Interment Association of California by Raymond Louis Brennan shed light on the location of the Pump House. It states that the extreme west of Section "D" and the extreme right of Section "G" were used for County or Charity burials. There was no Pauper Section on the Ivy Lawn property. However, the cemetery board created the practice of using the least desirable plots for county/charitable burials. The report defined 'undesirable plots as 'remote corners, near driveways, and those near pipe lines or water hydrants.' The Pump House was never specifically mentioned in the report, but its purpose and location made it an undesirable place for burials at that time.

It is obvious from examination of the existing structure that maintenance investment was low as a priority. The reason for this was the building's strictly utilitarian purpose. Large sections of the single wall construction were cut out and replaced with new, single board siding. Window openings were replaced multiple times with various styles ranging from single pane double hung to multi pane double hung. Windows were boarded up and covered over with non-matching siding from the original. New entry doors were cut out of siding and then covered over with new siding again when the doors were no longer needed. The trumpet vine hedge grew unchecked and wove itself into the roof, siding, and eaves, trapping moisture leading to deterioration and providing nesting for pests. (See Visual Attachments-Figure #23-25). The foundation of the structure was raised at the north end and the concrete was excavated to house a tank that was removed. This concrete slab has cracked in multiple locations (see Visual Attachments-Figure #30). The exterior siding was probably a natural wood finish, however, the multiple layers of paint, for ease of maintenance, acted as a glue to hold the building together and is now peeling and curling on all elevations. Wood rot of the rafter tails and siding is rampant as documented in the attachments (see Visual Attachments-Figure #18-22).

As the cemetery grew with the county and expanded south, the original purpose of the Pump House of enclosing the well and tank diminished in importance and function. With the end of the Period of Significance (1917-1964) and the construction of the A. C. Martin Mausoleum complex, more sophisticated irrigation systems were instituted. The Pump House fell into disuse and served no purpose.

After the completion of the Mausoleum Complex, the board minutes from the 1970s to the early 2000s record the cemetery's desire to demolish the building as it no longer served its original purpose. However, other more pressing financial needs in maintaining the cemetery took precedence over this project.

In April of 2001, the cemetery was still a part of incorporated county land and a new well was constructed by Ivy Lawn. As a result, the Pump House has been abandoned for 13 years. Later that year, the city of Ventura annexed Ivy Lawn into city limits as part of the completion of the Victoria freeway off ramp project. Visual Attachment Figure #8 illustrates the location of the new water source in the cemetery maintenance area, as well as the city's agreement with the cemetery.

With the cemetery historic district designation in 2012, the Pump House was included as a contributor to the district because it was constructed during the Period of Significance (1917-1964), It is also a contributor because it is a physical representation remaining that illustrates the presence of the earliest water source on the property. This water source made it possible for the creation of Ivy Lawn Cemetery to become the first lawn park cemetery in Ventura County, and that is historically significant.

The cemetery is proposing a project using rehabilitation with elements of reconstruction to serve the future needs of the cemetery and possibly provide a place for the public to acknowledge the history of this burial ground and adjacent significant burials.

Proposed Project

Because of the current state of deterioration, this structure is disintegrating and will vanish if not addressed. The cemetery would ideally prefer to demolish the structure and completely reconstruct it. The investment of either rehabilitation or demolition/reconstruction is sizable on the part of the cemetery. As the water well source is no longer used, rehabilitation of this structure will bring the area to life and demonstrate that Ivy Lawn cares about this area.

The proposed project will retain as much of the original historic fabric of the building as is possible, retaining the exact footprint, structural frame, and pitched gable-ended roof profile. All of what appears to be the window openings will be retained in their original locations. The large offset opening on the south end of the building and the 'garage' door opening will become entry access. ADA access will be provided. The components of the structure will be modified in order to structurally upgrade it to a safe condition. These components are necessary because the current condition of the building is a single wall shell that is not habitable. It will be necessary to add HVAC mechanisms that include insulation, electrical and plumbing elements.

The proposed project includes utilizing the original fabric of the structural frame as it appears to be in acceptable condition. A new foundation is planned as the original concrete slab is structurally compromised and the recessed area that held the tank is exposed ground. Because of the multi-decade practice of patching siding and the severely deteriorated condition of the existing skin, new wood siding will sheath the frame. It is intended to allow the new siding to be left a natural wood finish to weather with time. A new composite shingle roof will be applied that will replicate the look of the present one.

The west elevation area that is now open broken gravel and concrete used for maintenance trucks will become a covered patio area sheltered by an open arbor to provide a gathering place. A seven-foot high screening wood wall will conceal an area for mechanical utility.

The surrounding hedge will be removed and replaced with native specimens that are non-invasive in nature per the Historic District Guidelines.

The exterior landscaping will become welcoming with low, stone-clad site walls, landscaping, paving, planters and hedges. For ease of comprehension, the Visual Attachments-Figures # 38-41 include contemporary photos alongside the design drawings.

The new purpose of the structure will be a fluid space that meets the cemetery's needs.

Project Analysis - Historic District Guidelines

Ventura Municipal Code Section 24.340.010 requires that Historic District Guidelines be submitted with an application for historic district designation. These were written and adopted by Council, along with the application, on January 9, 2012. The chapter description states the purpose of the guidelines as:

Purpose

Chapter 24.340 establishes the Historic District ("HD") Overlay Zone to regulate development in areas which may include a landmark or point of interest, or any combination or combinations thereof. This chapter is intended to regulate such areas in order to:

- 1. Protect against destruction or encroachment upon such areas and structures;*
- 2. Encourage uses which promote the preservation, maintenance or improvement of landmarks and points of interest;*
- 3. Assure that new structures and uses within such areas will be in keeping with the character to be preserved or enhanced;*
- 4. Promote the educational and economic interests of the entire city; and*
- 5. Prevent creation of environmental influences adverse to such purposes.*

The proposed project for the Pump House meets the purpose of the development guidelines.

As part of the guidelines submitted, architectural and development guidelines are defined by the Ventura Municipal Code Section 24.340.050 for historic districts. As stated:

Architectural

Architectural and development guidelines shall be prepared and adopted for each proposed HD Overlay Zone pursuant to this chapter. Uses within an area designated as an HD Overlay Zone must comply with all provisions of such adopted guidelines after the effective date of the area's designation as an HD Overlay Zone. Guidelines shall include, without limitation, the following provisions:

- 1. Height. The height of new buildings shall be consistent with, but not strictly limited to, the proportion of existing landmarks or points of interest.*

2. *Materials. Predominant materials to be used in buildings shall be prescribed.*
3. *Details. Use of details such as overhangs, columns and wall panel patterns shall be consistent with existing designs. (NOTE: Municipal Code language of Details, 'cornices, lentils, and arches' was substituted for cemetery appropriate terminology, i.e., 'overhangs, columns, and wall panel patterns'.)*
4. *Elements. Compatible elements such as arcades, porches and towers shall be prescribed. (NOTE: Municipal Code language of Elements, 'balconies, and chimneys' was substituted for cemetery appropriate terminology, i.e., arcades, and towers.)*
5. *Roof. Roof shapes and materials shall reflect the shape, scale and style of the landmarks or points of interest.*
6. *Grounds. Site planning shall follow the precedents set by most of the buildings on the block, unless the historic preservation commission approves the variation therefrom. __*
7. *Signs. Recommendations regarding appropriate sign programs for the area shall be set forth.*

The proposed project meets the architectural and development guidelines.

Ivy Lawn Historic District Guidelines

Because Ivy Lawn is a cemetery and not a residential or commercial district, site-specific guidelines were developed to address two separate areas: Contributing Elements and New Construction Elements.

The Pump House is a contributor to the district and therefore, falls under Section I. Contributing Elements Guidelines.

Under Landscape Features of this section, the entry pathway will remain the same in configuration. There are no contributing trees in this location and the minimal ornamental ones that are proposed will not have invasive root systems that could damage adjacent markers. There is no grassy area immediately surrounding the Pump House and none is planned. The hedge that has enveloped the Pump House has grown beyond the point of simple trimming as their interior trunks are the size of trees (Visual Attachments Figure #25). Currently, the growth of this hedge is invasive to the Pump House and its root system is damaging adjacent burials. As per the guidelines, native specimens that are non-invasive in nature will be placed at appropriate areas.

Under the section of the Guidelines entitled Structures the only specific mention of contributing buildings are the family mausoleums. These are the Ferro Mausoleum (constructed in 1926), the Solari Mausoleum (constructed in 1920), the Lagomarsino mausoleum (constructed in 1923), and the Donlon Mausoleum (constructed in 1920). The guiding principal for the treatment of these and all structures that are contributors to the district is the application of the Secretary of the Interior's Standards. A direct quote below from the Historic District Guidelines under the section entitled Structures illustrates the principals of Secretary of the Interior's Standards for Rehabilitation, Standards No. 5, 6, and 7, that applies to the proposed project:

"Replacing historic materials with "in-kind" materials when deterioration precludes repair. Preserving the distinctive features, finishes, and construction techniques demonstrated in these structures. Avoiding harsh chemical treatments, such as sandblasting, and seeking the gentlest

means possible for purposes of cleaning and/or general maintenance. (Standards Nos. 5, 6, and 7)."

Project Analysis - Secretary of the Interior's Standards

The Secretary of the Interior's Standards were originally published in 1977 and revised in 1990 as part of the Department of the Interior's regulations for historic buildings. Primarily, they were used in the beginning as guidelines for tax incentives for buildings that were eligible for listing on the National Register of Historic Places. In the state of California (and other states as well) they are used currently as guidelines to mitigate impacts to historic resources as part of the California Environmental Quality Act process.

In composing this Standards Analysis and Recommendation outline, a definitive resource was referenced for guidance. The book, *The Preservation of Historic Architecture – The U.S. Government's Official Guidelines for Preserving Historic Homes*, published by The Department of the Interior in 2004, is a highly detailed, point by point guide to correctly applying the Secretary of the Interior's Standards to historic buildings.¹

There are four different types of preservation treatments and four different Standards guidelines for each type of treatment. The four types of preservation treatment are:

Preservation: Essentially "freezing" the building in time to prevent any further deterioration, but no applied improvements for reuse.

Restoration: Accurately restoring the building to a particular time period in its history by establishing a targeted period of significance.

Reconstruction: Accurately rebuilding a historic structure from that no longer exists.

Rehabilitation: Returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

In the case of the subject property, the Standards for Rehabilitation would apply. The following section of this report is an analysis of this project's compliance with those Standards.

Standard No. 1: *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project will place the Pump House in a new use that will require the most minimal change that is possible in order to retain the resource. The state and condition of deterioration will require that the character defining elements of the siding, roof and windows be replaced 'in-kind'. It is not required by this Standard to return the building to use as a Pump House.

¹ The Department of the Interior. *The Preservation of Historic Architecture – The U.S. Government's Official Guidelines for Preserving Historic Homes*. The Lyons Press. Guilford, Connecticut. 2004

Standard No. 2: *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The historic character of this structure is being retained and preserved in footprint, design, and visual identity. Historic materials that have to be removed are because they are deteriorated to the point of being unusable and impending disintegration, in addition to being a safety hazard. The visual identity of the features (openings, roofline, siding, etc.) and spaces (entry approach, location, position, etc.) that characterize these elements are being retained.

Standard No. 3: *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No conjectural features or architectural elements from other buildings that would give a false sense of historical development are proposed to be added to the project.

Standard No. 4: *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

There are no additions or changes over time to this structure that have gained significance. All changes to the building have been maintenance related. There are no archival photographs or building records that document when siding, openings or roofing was replaced. The proposed project will retain the footprint, size, shape, and replicate the original look of the materials.

Standard No. 5: *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be retained.*

In order to preserve the resource and because of the severity of the deterioration, these features will need to be removed. They will be replicated 'in-kind' through the use of new materials.

Standard No. 6: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The current severity of the deterioration requires replacement with new materials of the siding, roof, and windows of this structure. As part of this project, the current condition of every portion of the building has been documented by photography. Windows have been replaced multiple times with different styles over a period of 97 years without records or documentation to confirm or deny originality. The guideline of Standard 9, which states "new work shall be differentiated from the old and compatible with massing, size, and scale" will be applied to this feature as all original openings will be replicated in size. Since there is no possible way through research or documentation to know the type or style of the original windows, the location of the openings will be retained, but the windows themselves will be new, and they will be differentiated in style so that they will not convey

a false sense of history. In the 'rule of thumb' stated below, an old feature cannot be replaced if it cannot be documented as to what it looked like, therefore, the new windows will be a new feature that is added.

NOTE: The rule of thumb in applying Standards No. 6 and No. 9 can be stated simply: If an old feature is being replaced, it must look like the old feature (No. 6). If a new feature is being added, it must look different from the old and not overwhelm in size, scale, and massing (No. 9).

Standard No. 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No harsh chemical treatments, such as sandblasting, are part of the proposed project.

Standard No. 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

This Standard for this proposed project is not applicable.

Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed adjacent arbor, 7-foot wood screening wall, paving, low wall stone clad planters, and landscaping will not destroy the historic materials of the Pump House. The new work will be clearly differentiated from the old and will be compatible with the massing, size, scale, and architectural features of the Pump House and its environment.

Standard No. 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The adjacent arbor and 7-foot wood screening wall, along with the paving, low stone clad walls, and landscaping which is related new construction, is being undertaken in such a manner that if it were removed in the future, the essential form and integrity of the Pump House and its environment would be unimpaired.

ADA access will be necessary to apply in this proposed project as the intent is for this area and this structure to serve the needs of the cemetery and the public it serves. In the book, *The Preservation of Historic Architecture* published by the U. S. Department of the Interior, chapter 32, *Making Historic Properties Accessible*, guidelines are given for this application. A 3-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties. These steps are:

1. Review the historical significance of the property and identify character-defining features;
2. Assess the property's existing and required level of accessibility, and;
3. Evaluate accessibility options within a preservation context.

All of these principles are being followed in the application of ADA requirements to this proposed project.

integrity Aspects

According to the National Register of Historic Places standards, in addition to meeting one of the criteria for significance, the 'essential physical features' that define the property's significance must be present. This language is also found in the City of Ventura Municipal Codes 24.455.120 Definitions of a Historic District.

A Historic District, as defined by City of Ventura Municipal Code 24.244.120, is a *geographically definable area possessing a significant concentration, linkage or continuity of site, building, structure and/or objects united by past events, or aesthetically by plan or physical development, regardless of whether such a district may include some buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district.* This definition continues to state '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.

A property's 'integrity' and the evaluation of such is broken down into seven 'aspects.'

The seven aspects of integrity are: Location (the place where the historic property was originally constructed); Design (the combination of elements that create the form, plan, space, structure, and style of the historic property); Setting (the physical surrounding environment of a historic property); Materials (the physical elements chosen during a particular time period and configuration to form the historic property); Workmanship (the physical evidence of the crafts or construction used during the history property's creation); Feeling (a historic property's aesthetic or sense of a particular period of time; and Association (the direct link between the relevant historic event or person and the historic property).

The different aspects of Integrity that would be of highest importance to a property are the ones applicable to its significance. For example, the criterion of events and persons (NRHP A and B, CRHR 1 and 2, and Ventura Municipal Code 'a' and 'b') would have an emphasis on the integrity

elements of Location, Design, Setting, and Association. Significance based upon the criterion encompassing architecture (NRHP 'C', CRHR '3', and Ventura Municipal Code 'c', 'd', 'e') would have an emphasis on Materials, and Workmanship.

The historic significance of the Pump House within the context of the Ivy Lawn Cemetery (Memorial Park) Historic District is its representation of an event (NRHP 'A', CRHR '1', and Ventura Municipal Code 'a'). The event was the creation of Ventura County's first lawn park cemetery in 1917 that was made possible by the water well source located on the property. Therefore, the Integrity Aspects of Location, Setting, Feeling, Association, and Design would be of greatest importance. The historic significance of the Pump House is not architectural.

Project Impacts

The Pump House is an identified contributor to the designated historic district that is Ivy Lawn Cemetery (Memorial Park). This means it is a historic resource as defined by California Environmental Quality Act (CEQA) in the California Code of Regulations, Title 14, Chapter 3, Section 15064.5.

Historic preservation practice does not require complete restoration of eliminated or changed features prior to documented eligibility or designation when using rehabilitation as a treatment. The impact of portions of this proposed project would be the removal of historic materials, which would mean the removal of original character-defining features.

However, demolition and disintegration through deterioration is imminent. Rehabilitation using some principles of reconstruction with no size increase and no major exterior design changes in design and massing is the best option for any retention of the resource. The location, size, and massing will remain the same. The building envelope design will be replicated with like materials. The use will change, but that is completely acceptable per Standard No. 1.

The majority of the seven aspects of integrity will not change. The aspects of Location, Design, Setting, Feeling, and Association will remain. The aspects of Materials and Workmanship will be compromised and is necessary for the retention of the resource, otherwise the resource will be completely lost.

Rehabilitation and reconstruction in situ, using the principles of 'like for like' as much as possible, is the best way to preserve the appearance of the Pump House, its location, and spatial relationship to the site plan which shows, just like the cemetery itself, that the Pump House was on the outskirts to the cemetery and was not in the middle of it. Although the well itself is no longer functional, this structure is a record that the early cemetery and its lawn park design was made possible because of the water of the well located in that area. That record will be preserved by this project instead of being lost through collapse and disintegration.

Mitigation Measures for Project Impacts

Applying and analyzing the proposed project through the lens of the Secretary of the Interior's Standards is the only means outlined by CEQA to determine if project impacts proposed on historic resources will be minimized to a less than significant level.

The Public Resources Code Section 5020.1 states (q) a 'substantial adverse change means demolition, destruction, relocation, or alteration such that the significance of an historical resources would be impaired.'

CEQA Guidelines quote the California Public Resources Code, Section 15126.4 (b)(1), where it states: 'Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995 Weeks and Grimmer), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.'

The analysis of this proposed project via the Secretary of the Interior's Standards has been provided above, and identified in Standard No. 5 and No. 6. that this project will require the removal of large areas of historic fabric. CEQA Guidelines also require the consideration and application of mitigation measures that will reduce adverse impacts to 'less than significant'.

CEQA mitigations tend to fall into broad categories of avoidance, preservation, monitoring, documentation, design compatibility, interpretation, or modifying of the project.

As stated in the section of this report entitled Project Impacts, avoiding the alteration impact to the Pump House would result in a greater impact through complete loss of the resource, so while reconstruction is not perfect, it is the most appropriate for this project. The impact will be reduced to 'less than significant' by incorporating some or all of the possible mitigations outlined in the categories above.

Some of the possible CEQA mitigation measures that could potentially be applied to this particular project are below:

Avoidance This means that the project is not undertaken. That will result in the complete loss of the resource because of the high degree of deterioration. However, avoidance is an option as there are no project impacts if there is no project.

Documentation of the Pump House might involve archival photographs, maps and history of the structure that would include the proposed project's solution to retaining the resource and photography during the deconstruction and reconstruction process. This documentation could be given to the Museum of Ventura County Library and/or the City of Ventura's City Clerk's Office in the historic district application file.

Reconstruction with design compatibility, using as much fabric as possible in the same design, shape, envelope and mass is a strong possibility as it is understood that the majority of the

structure is not savable. Using some of the original fabric (structural frame) could fall under the preservation category.

Monitoring could be a photographic record of the deconstruction process, along with identifying pieces of the building for interpretive display.

Interpretation of the historic nature of the structure, the part it played in the creation of the historic district, which is being impacted by the potential loss of the resource and creating the need for its reconstruction. This interpretation, perhaps using parts or materials extracted from the Pump House, could be part of a display.

CONCLUSION

To put this project into focused perspective, a 'before and after' analysis is necessary.

This building is a contributor to the historic district that is defined by the designation of the Ivy Lawn Memorial Park Cemetery Historic District on January 9, 2012. This structure is a contributor because it was built during the period of significance, which is 1917 to 1964 and it is the physical representation remaining that illustrates the presence of a water source on the property, making it possible for the creation of Ivy Lawn Cemetery to become the first lawn park cemetery in Ventura County.

The 'before' analysis of the present condition of this structure is that it is a present state of self-demolition without intervention. The building is presently a safety hazard to both the public and Ivy Lawn staff, therefore, neither is allowed access. There is no realization by the public of the part the structure played in the history of Ivy Lawn. The public views the Pump House and its immediate surrounding environment as a blighted area. The present condition of the building is a negative image for Ivy Lawn. The structure's condition has generated negative public comments. It is a negative reflection upon the time and expense the cemetery has invested to become both a historic district and the careful implementation of a Master Plan that serves the future while maintaining its historic elements. Without the proposed project, the present structure with its existing fabric will remain in place, until it collapses.

The 'after' analysis of the proposed project is that it will be a reconstructed and rehabilitated building that can accommodate the expanding needs of the cemetery, be safe for both public and staff access, present a positive image of the level of care Ivy Lawn gives in serving the community, possibly provide a place to expand public knowledge of the cemetery's history, and become a life affirming location within the district.

There will be project impacts per CEQA, but possible mitigation measures have been outlined that will reduce these impacts to less than significant. The proposed project will still convey the majority of the aspects of integrity except for Materials and Workmanship. The historic significance of the Pump House is not architectural. The significance within the district is its association with the 'event' of the creation of a lawn park cemetery in Ventura County. Therefore, the retention of Location, Design, Setting, Feeling, and Association are of greater importance.

If the Pump House were removed entirely, either by self or deliberate demolition, the historic district would still convey its significance. This is because of the cemetery's sense of time and place and historical development conveyed through its design, plan, mausoleums, monuments, flush markers, and the collection of historically important people buried at Ivy Lawn.

This proposed project has been analyzed through examining the Historic District Guidelines and the Secretary of the Interior's Standards. The consideration of mitigating measures as suggested will reduce the impacts to 'less than significant.

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California Historical Building Code, General Accessibility Provisions, Chapter 6. American Disability Act applications to historic properties.

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Downtown Specific Plan Area - Historic Resources Survey Update. April 2007. Historic Resource Group.

Exhibit A - Agreement for Water Well Between The City of San Buenaventura and Ivy Lawn Memorial Park, 2011

Ivy Lawn Cemetery (Memorial Park) Historic District Guidelines. Adopted by the City Council of the City of San Buenaventura January 9, 2012

Ivy Lawn Cemetery (Memorial Park) Historic District Application/Resolution. Adopted by the City Council of the City of San Buenaventura January 9, 2012

Ivy Lawn Burial/Cremation Records for the Saint Francis Dam Disaster Victims, Josephine Pierpont Ginn Steinberger, Cornelis Botke, and the Russian Orthodox Colony in Section D

Weeks and Grimmer. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. 1995

Water Service Map of Ivy Lawn. 1918

VISUAL ATTACHMENTS – Pump House Project at Ivy Lawn Memorial Park. FIGURE #1

The Pump House at Ivy Lawn was identified as a historic contributor to the cemetery historic district when designated in 2012. It was identified as a contributor for its construction (1917) during the Period of Significance (1917–1964) and because it housed the well water source that made it possible for Ivy Lawn to become the first lawn park cemetery in Ventura County. It is probably the oldest existing building on the property. Its original purpose and function was strictly to house the well and tank and was utilitarian. Because of this fundamental purpose, it has been minimally maintained. No building records exist for this structure. The board minutes of 97 years show that it was planned for demolition many times prior to the designation. Because of the high degree of deterioration, this structure is rapidly disintegrating and will vanish without intervention. The cemetery desires to rehabilitate it in order to serve the needs of the cemetery. Presently, it is unsafe and neither the public nor Ivy Lawn staff are allowed access.



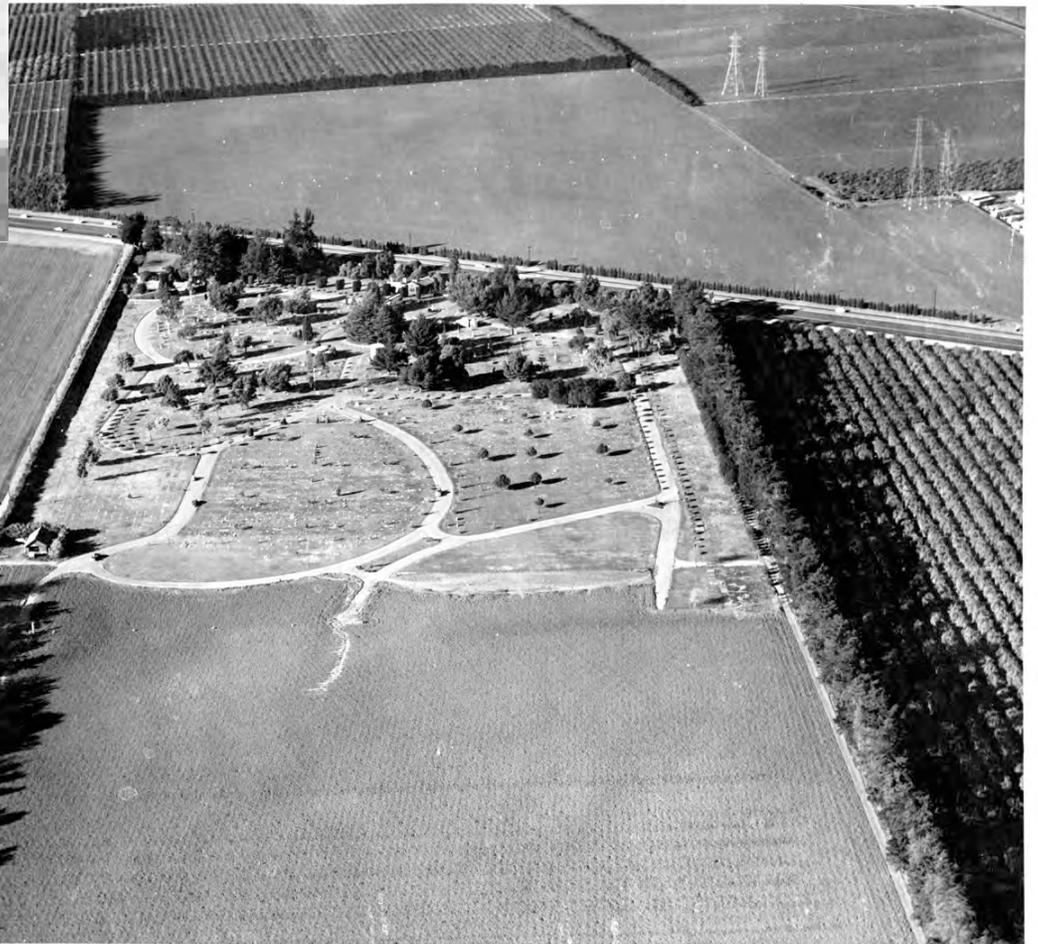


Historic Photo - Pump House - FIGURE #2

This is the earliest known existing photograph of the Pump House.

An aerial photo taken in the late 1950s shows the development of Ivy Lawn has extended through Section C with surrounding land devoted to agriculture.

This late 1950s photo shows the offset center large opening on the south elevation of the structure. The enlarged inset photo upper left shows the large offset center



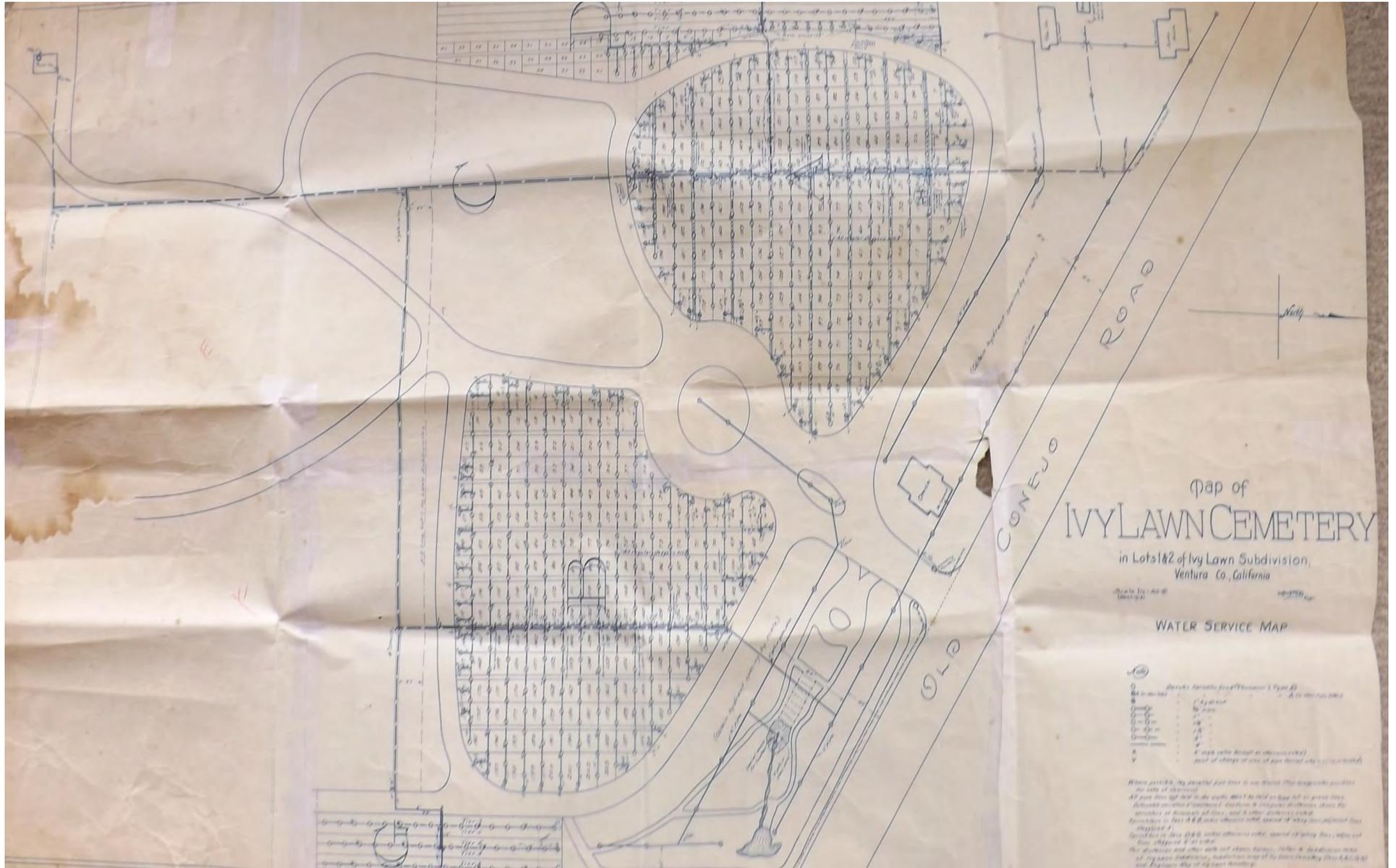
Historic Photo - Pump House - FIGURE #3

This aerial photo was taken approximately between 1965 and 1970, after the Mausoleum Complex was constructed. The Pump House remains in its position at the west center edge of Ivy Lawn. The enlarged inset in the upper left shows the gabled roofline has remained and the utilitarian nature of the building is emphasized by the surrounding hedge for screening from the public eye.



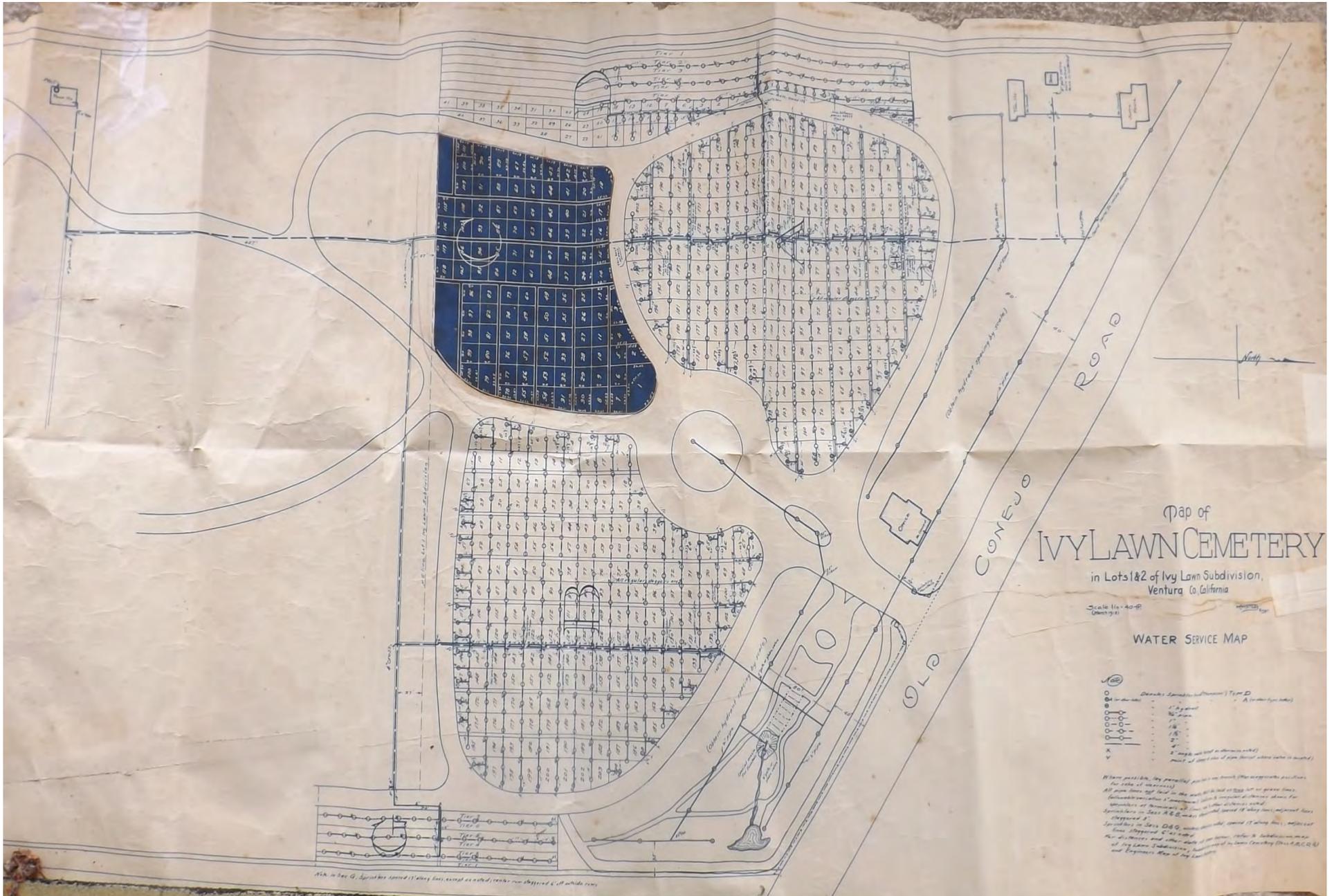
Historic Maps - Pump House - FIGURE #4

An original 1918 Water Service Map showing location of Pump House in upper left hand corner of map.
This is prior to development of Section C of the cemetery.



Historic Map - Pump House - FIGURE #5

An original 1920s Water Service Map showing location of Pump House in upper left hand corner of map. This was drawn during development of Section C of the cemetery.



2000 Map Cemetery Sections - FIGURE #7

This 2000 aerial photo at left illustrates the location of sections within the cemetery. The Pump House is located directly above the lower "D" at the juncture of Sections D, E, and K. The inset cropped photo below right shows the location, footprint, and gabled ended roof have not changed.



**AGREEMENT
FOR WATER WELL
BETWEEN
THE
CITY OF SAN BUENAVENTURA
AND
IVY LAWN MEMORIAL PARK
(APN 084-0-160-035, 5400 Valentine Road)**

This Agreement is made and executed on the dates set forth below by and between the City of San Buenaventura, a municipal corporation of the state of California (hereinafter the "City"), and Ivy Lawn Memorial Park, (hereinafter "Owner").

RECITALS

WHEREAS, on April 4, 2001, Ivy Lawn Memorial Park was within the unincorporated areas of Ventura County; and

WHEREAS, on April 4, 2001, Ivy Lawn Memorial Park constructed a well, known as Owner's Well No. 2 (hereinafter renamed State Well No. 2N/22W-17M02S) pursuant to Permit No. 4864 from the County of Ventura; and,

WHEREAS, on October 17, 2001, Ivy Lawn Memorial Park was annexed into the City of San Buenaventura, including the location of the well; and,

WHEREAS, the City of San Buenaventura, pursuant to Ordinance 93-02 Chapter 8.150 of the San Buenaventura Municipal Code, which defines the regulation of water production wells within the City, and requires the approval of the City Council for the construction, maintenance, operation, use, repair, modification and destruction of wells within the City; and,

WHEREAS, the State Well No. 2N/22W-17M02S has not yet been subject to an agreement between Ivy Lawn Memorial Park and the City of San Buenaventura; and,

WHEREAS, the City of San Buenaventura and Ivy Lawn Memorial Park are satisfied that the well has been operated within the terms and conditions of the City Ordinance since annexation; and,

WHEREAS, the parties wish to have State Well No. 2N/22W-17M02S come into compliance with City Ordinance by permission granted through an appropriate agreement;

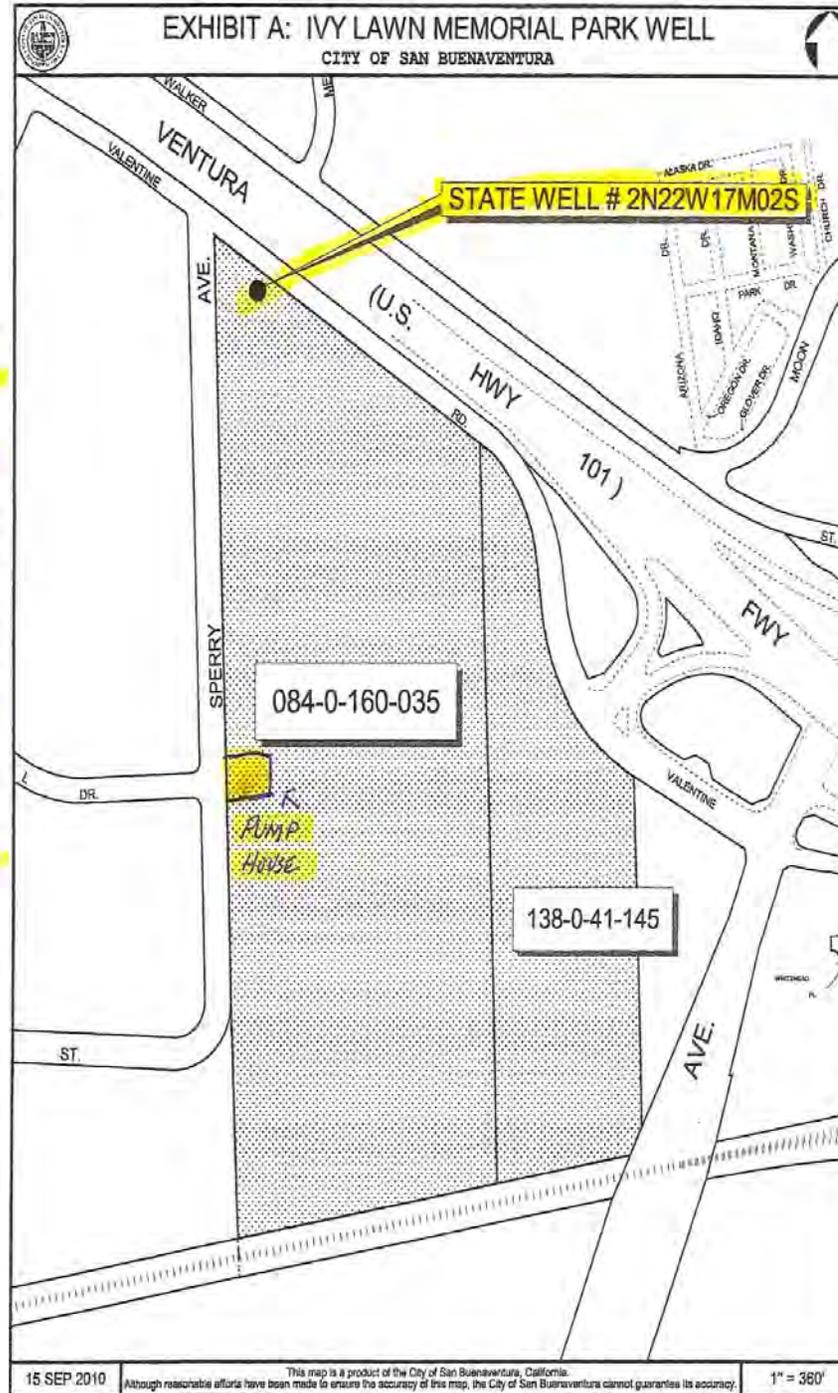
Now, therefore, based upon the foregoing Recitals, City approves Owner's request to approve a water production well on APN 084-0-160-035

Page 1 of 2

(State Well No. 2N/22W-17M02S), 5400 Valentine Road, that is depicted in the map attached as Exhibit A, and incorporated by this reference, and the Owner agrees to each of the conditions set forth herein:

1. Owner will comply with the County of Ventura Water Well Ordinance (Ordinance 4184) and subsequent revisions of the ordinance.
2. Usage of water produced from State Well No. 2N/22W-17M02S will be limited to the outdoor irrigation of Ivy Lawn Memorial Park property located on APN 084-0-160-035 and APN 138-0-41-145.
3. Owner shall install a water flow meter on the well that extracts groundwater on APN 084-0-160-035, 5400 Valentine Road, and report accurate metered usage to the United Water Conservation District. All water flow meters shall be tested for accuracy every three years to demonstrate accuracy within a range of plus or minus 5%. All costs incurred with flow meter testing or calibration shall be the personal obligation of the Owner.

In witness whereof, City and Owner have executed this Agreement in the county of Ventura, State of California on the dates set forth below.



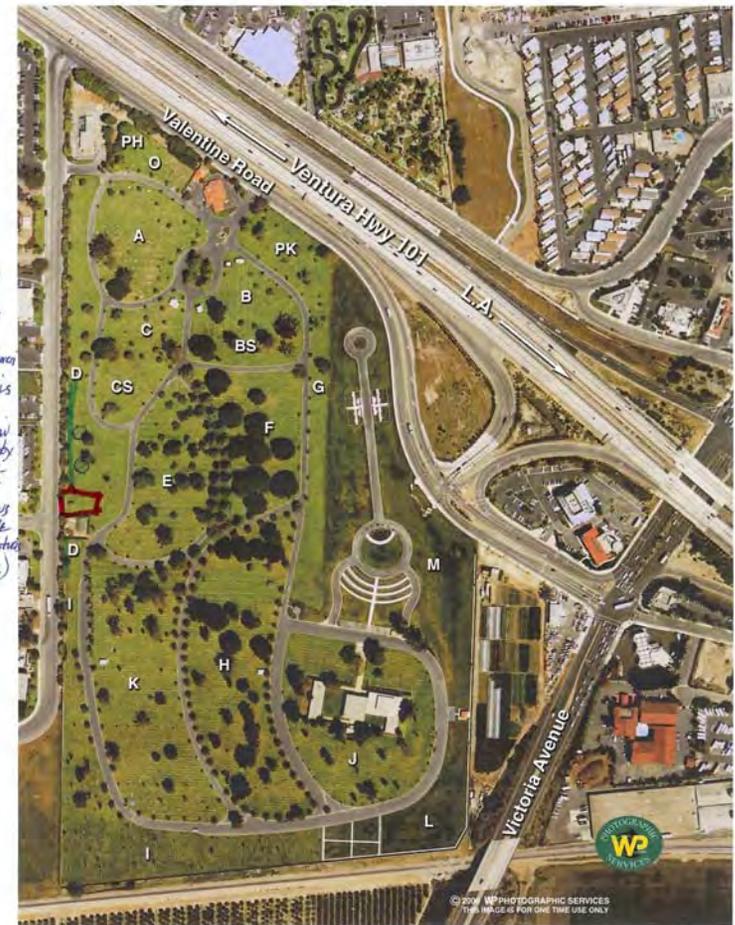
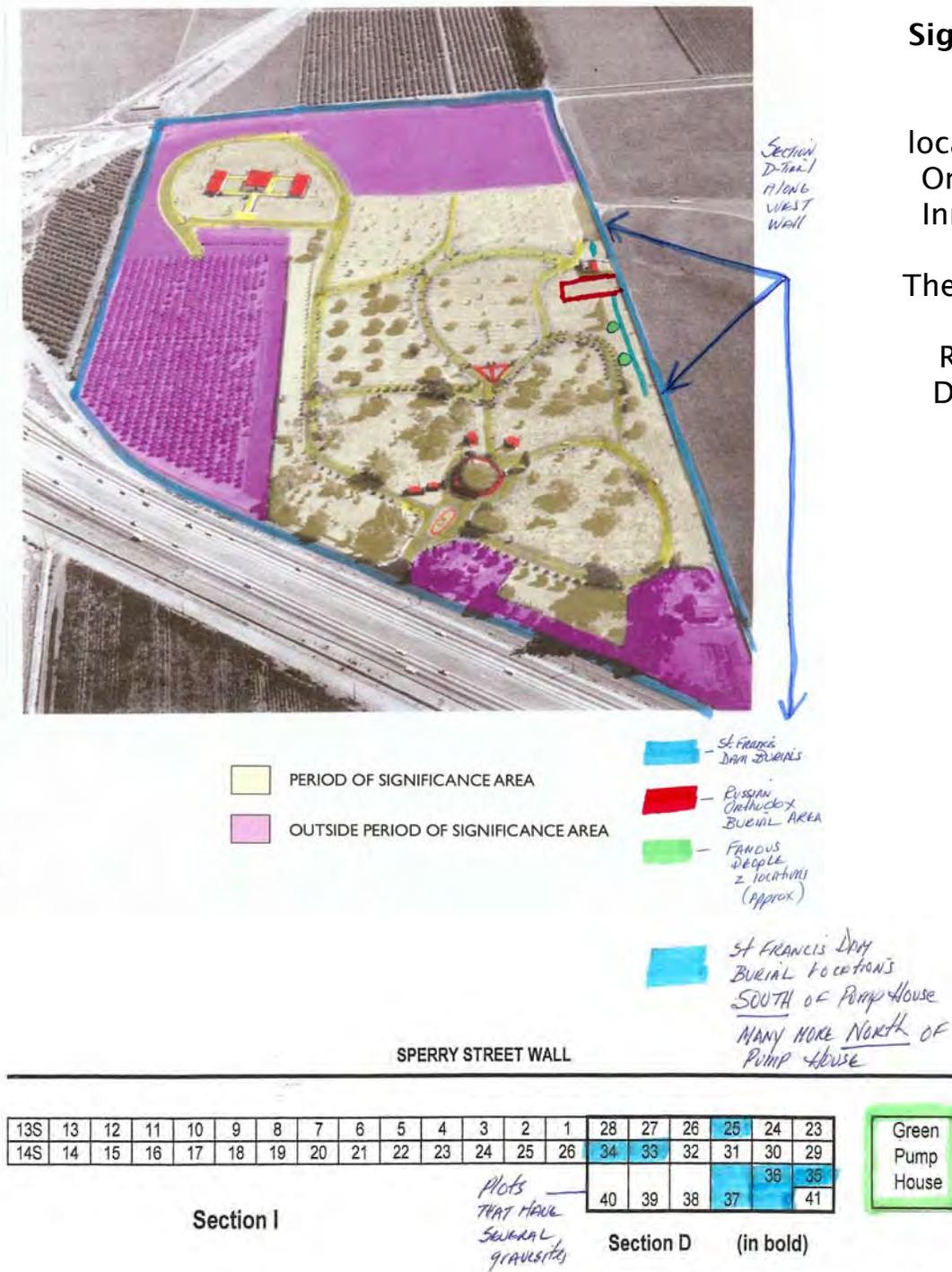
New Well Constructed for Ivy Lawn in 2001 FIGURE #8

On April 2, 2001, a new well was constructed on the northwest portion of the property for the purpose of providing outdoor irrigation for the cemetery. This was on Ventura County land as Ivy Lawn was not annexed to the City of Ventura until October 17, 2001. On April 4, 2011, the City of Ventura legally incorporated the well and its use into the City. This new well replaced the use of the Pump House to shelter the well as it was no longer needed. The Pump House has been abandoned for

Significant Burial Locations - Pump House - FIGURE #9

These aerial maps show the approximate burial locations of the Saint Francis Dam victims, the Russian Orthodox colony, and the resting places for Pierpont Inn builder, Josephine Pierpont Ginn Steinberger and renowned artist, Cornelis Botke.

They are adjacent to the Pump House in Section D, Tier 1. They are currently unmarked, except for the Russian Orthodox Cross monument. Saint Francis Dam victims are both to the south and north of the





**Significant Burials – Pump House
House
FIGURE #10**

Above left is the Russian Orthodox colony burial area north of the Pump House. Above and below right shows the St. Francis Dam victims burial area south of the Pump House. Note the empty areas that are void of flush markers as this indicates the locations of these people.



2014 Contemporary Photo - Pump House - FIGURE #11

This photo illustrates lack of visibility of the Pump House from the approach within the context and juncture of Sections D, E, and K from the ground level line of sight. Southeast elevation shown.



2014 Contemporary Photo - Pump House - FIGURE #12

This photo illustrates the lack of visibility due to the extremely overgrown hedge of trumpet vine to the structure as viewed from the approach along Section D heading southwest from the entry of the cemetery. What is shown is the



2014 Contemporary Photos - FIGURE #13

This photo shows the Pump House southeast elevation at the entry from the pathway and illustrates close up the size of the hedge.



2014 - Pump House - Southeast elevation close up. - FIGURE #14

The following frames are clockwise images of the exterior of the Pump House beginning with the southeast elevation corner.



2014 Contemporary Photos – FIGURE #15

Clockwise Exterior Elevations – Pump House.

South elevation and southwest corner.



2014 Contemporary Photos – FIGURE #16

Clockwise exterior elevations – Pump House.

Southwest corner and west elevation.





**2014 Contemporary
Photos - FIGURE
#17**

Clockwise exterior
elevations - Pump
House.

North (left) and east
(right) elevations.

Visibility and camera
angles are limited
due to the
overgrowth of the
hedge and its
proximity to the
Pump House.



**2014 Contemporary
Photos - FIGURE #18**
Exterior
Deterioration.

Following frames
document exterior
deterioration.

The skeletal frame is
in acceptable
condition.

However, the exterior
building has been
patched repeatedly at
minimal expense for
97 years because of
its utilitarian purpose.

2014 Contemporary Photos – FIGURE #19

Exterior Deterioration – Pump House

Rafters and roof support is extremely rotted or has disappeared entirely.





2014 Contemporary Photos - FIGURE #20

Exterior Deterioration - Pump House

Wood separates and bows away from the frame, roof eaves are disappearing, nearly a century of paint is flaking as the original was probably just a natural wood finish. Siding is patched with a combination of multiple designs, making it impossible to determine what was original.





**2014 Contemporary Photos -
FIGURE #21**
Exterior Deterioration -
Pump House

Siding wood is splitting or missing or filled in with a multitude of styles ranging from molded 3-panel to single panel to merely a piece of wood inserted into a hole.





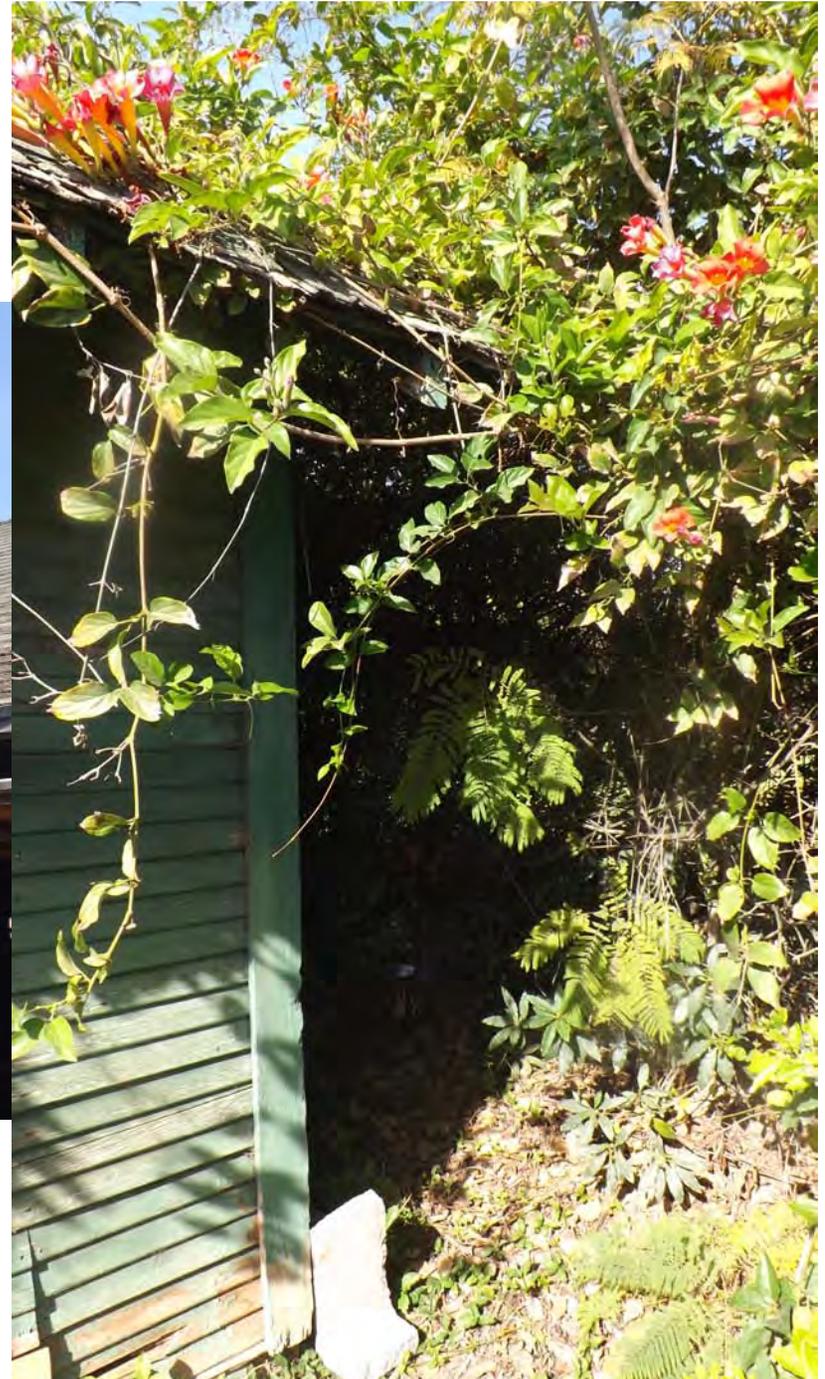
2014 Contemporary Photos - FIGURE #22
Exterior Deterioration -
Pump House

There are several types of siding that have been applied. Some of it is a 3-panel mold that attaches to a panel board inserted into the frame. Other types are single panel siding, single pieces of wood. Some of this disparate siding is painted, some is not. The majority of it is rotted or split, allowing moisture penetration and entry for pests infestation.

2014 Contemporary Photos - FIGURE #23

Pump House - Invasive landscape.

A trumpet flower vine was planted to screen the building many decades ago as the building was utilitarian in purpose. This 'hedge' is extremely overgrown, growing through the building, and weaving in and out of the roof. The following frames will



2014 Contemporary Photos – FIGURE #24

Pump House – Invasive landscape

The unchecked growth of the ‘hedge’ has wrapped itself around the through the fabric of the building, trapping moisture from the elements and contributing to rotting of the wood.

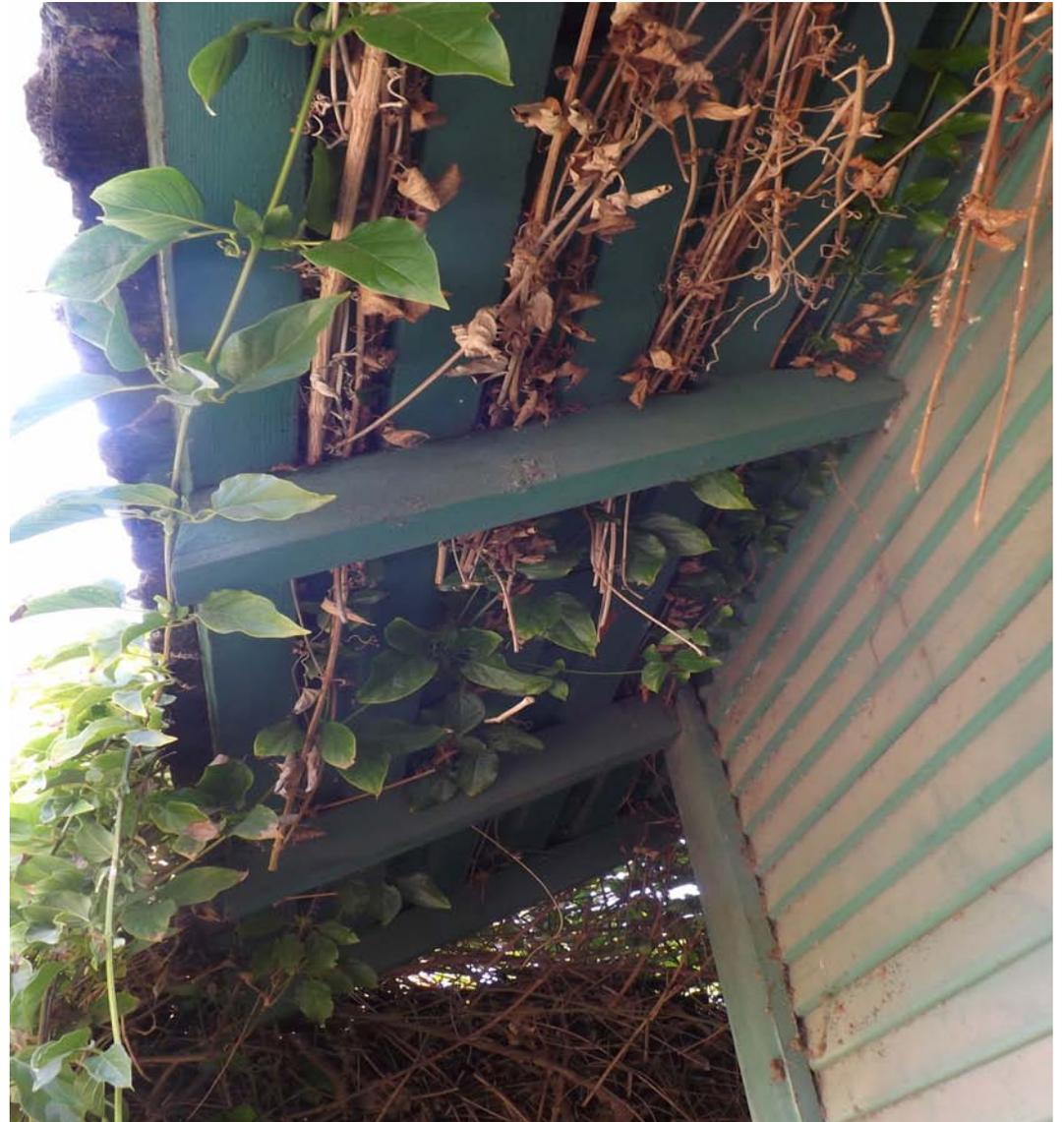




2014 Contemporary Photos – FIGURE #25

Pump House – Invasive landscape.

Decades of growth of the 'hedge' is illustrated below, right, providing a nesting place for pests. The undergrowth of the 'hedge' are dried vines creating a fire hazard. The trunks of this plant have grown to the size of trees (left). Trimming back to the trunks would create the appearance of stumps.



2014 Contemporary Photos – FIGURE #26

Pump House – Interior Views

The following frames illustrate the interior views of the Pump House. Pictured below is a broad interior taken from the northeast corner facing south.



2014 Contemporary Photos - FIGURE #27

Pump House - Interior Views

The image below is a broad view of the north end of the interior taken from the southeast corner.

NOTE: Notice how the foundation concrete is a slab that slopes down toward the east. The floor area right of the slab was a pit for a tank that was removed. The floor area between the



2014 Contemporary Photos - FIGURE #28

Pump House - Interior Deterioration

The following frames illustrate the deterioration of the structure. From the interior it is simple to determine the single wall construction. The sunlight shining through the wood siding illustrates the lack of insulation and deterioration of the skin of the structure. This view is facing the southeast corner.

Note the integrity of the skeletal frame, which is due to the quality of the wood used.



2014 Contemporary Photos - FIGURE #29

Pump House - Interior Deterioration

This view is taken facing the northeast corner of the structure. The light shining through illustrates the continued single wall construction, the holes in the roof, the multiple types of siding, and the areas of either rotted or separated siding.



2014 Contemporary Photos – FIGURE #30

Pump House – Interior Deterioration

This image is taken facing the northeast corner of the structure and illustrates the major cracks in the concrete slab shown in the bottom portion of the photo.





**2014 Contemporary
Photos - FIGURE #31**
Pump House
Interior Deterioration

The following frames illustrate the openings and existing remnants or windows. The large boarded opening is covered with plywood and was the offset opening shown in the historic photos. The windows have been replaced multiple times over the decades and range from single pane to divided light double hung. The wood frames have been rotted from moisture and eaten through by pests.



**2014 Contemporary
Photos
Pump House - FIGURE
#32
Interior Deterioration**

These two photos show various types of windows used to replace windows over time.

The styles range from divided light to single pane. Some are double hung, some are single pane double hung and some are a single insert with boarded up wood at the top and bottom.



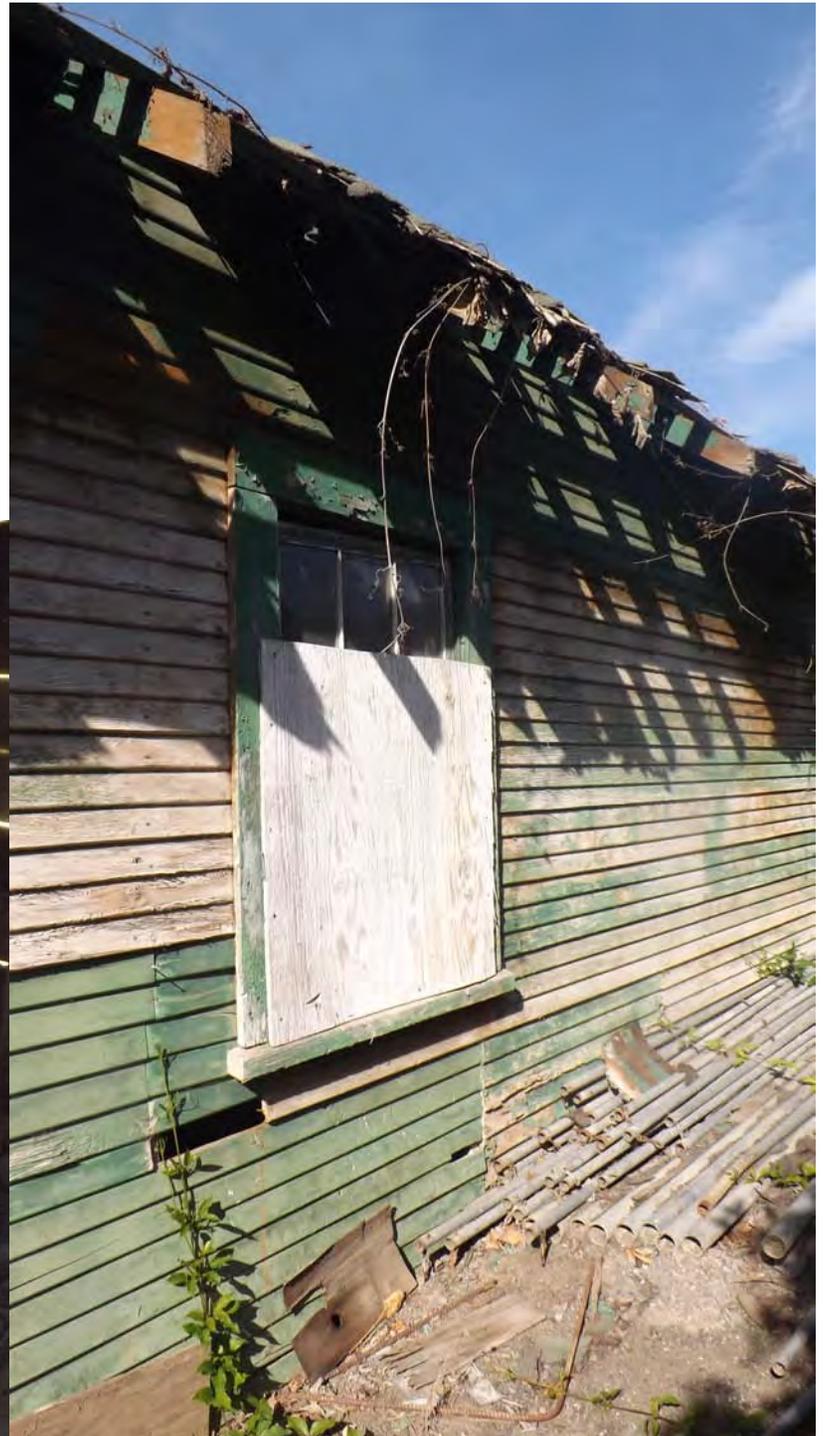
**2014
Contemporary
Photos -
FIGURE #33
Pump House
Interior
Deterioration**

Openings for windows have been either boarded up with siding applied or openings have been cut to the floor to provide a door and then re-sealed once again. The image at the far left is the east elevation opening. The image right is the west elevation and was cut to the floor to become a door entry and then re-sealed and covered again with siding when the entry was no longer necessary.

2014- Contemporary Photos - FIGURE #34
Pump House - Interior/Exterior Siding Replacement

The image on the left is the interior southeast corner that illustrates the various types of siding used to patch the building. The image on the right is the exterior of the same corner.

These images show that whole sections of the structure were cut out and replaced as necessary over time with mismatching types of siding.



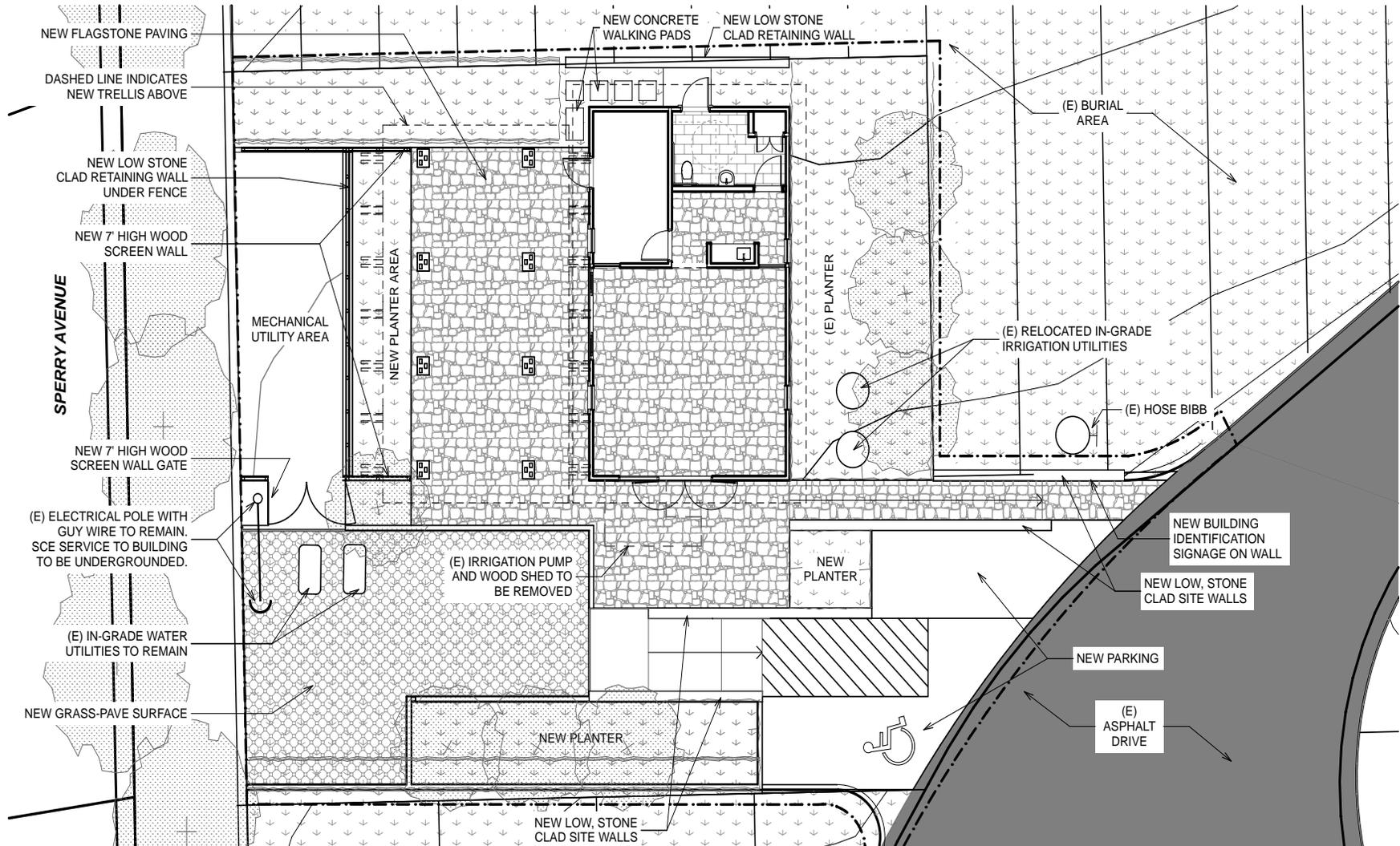
2014 Contemporary Photos – FIGURE #35
Pump House – Exterior Siding Replacement

The images on the left and right of the exterior west elevation illustrate how sections of siding were cut out and replaced. The right image shows how a window was cut to the floor and converted into a door opening, then sealed again and covered over with siding. The pink piece of siding is a replacement piece of siding after the door was sealed when it no longer served as an entry. The siding has been replaced so often that now the separate insert sections are separating from the adjacent sections as shown in the



2014 Proposed Project - FIGURE #36
Pump House - Proposed Site Plan.

The drawing below is an overall Site Plan of the proposed project.



SITE PLAN



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 California 91362
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PUMP BUILDING
IVY LAWN MEMORIAL PARK

A01

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 02/10/14 CLIENT REVIEW
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35217



2014 Proposed Exterior Perspective – Pump House – FIGURE #38
View Looking North West

The illustration below shows the retention of the original design of the Pump House. The photo above left illustrates the contemporary view prior to the proposed project.



VIEW LOOKING NORTH WEST

EXTERIOR PERSPECTIVE VIEW



A03

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PROGRESS PRINT



PUMP BUILDING
IVY LAWN MEMORIAL PARK



2014 -Exterior Perspective View - FIGURE #39
View Looking South West

The illustration below shows the retention of the original Pump House design with landscaping that allows for visibility. The photo above left illustrates the contemporary view that is obscured by the invasive hedge.



VIEW LOOKING SOUTH WEST

EXTERIOR PERSPECTIVE VIEW



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PUMP BUILDING
IVY LAWN MEMORIAL PARK

A04

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2014 Exterior Perspective View -FIGURE #40
View Looking North West

The illustration below shows the proposed exterior view. The photo above left shows the current contemporary view.



VIEW LOOKING NORTH WEST

EXTERIOR PERSPECTIVE VIEW



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PROGRESS PRINT



PUMP BUILDING
IVY LAWN MEMORIAL PARK

A05

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01/31/14 CLIENT REVIEW
35217

**Ivy Lawn Pump House
Ventura County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
City Park	0.14	Acre
	0	

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Utility Company	Southern California Edison
Climate Zone	9	Precipitation Freq (Days)	31		

1.3 User Entered Comments

Project Characteristics - Remodel of an existing accesorry building at Ivy Lawn Memorial Park. No additional square footage.

Land Use -

Construction Phase - Remodel of an existing building. No additional square footage.

Off-road Equipment - Small remodel of an existing building. No additional square footage

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					
2011	2.78	19.11	11.15	0.02	0.88	1.40	2.13	0.42	1.40	1.67	0.00	1,945.40	0.00	0.25	0.00	1,950.59
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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					
2011	2.78	19.11	11.15	0.02	0.76	1.40	2.01	0.42	1.40	1.67	0.00	1,945.40	0.00	0.25	0.00	1,950.59
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	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	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.25		0.00		1.25
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.25		0.00	0.00	1.25

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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Energy	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	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.25		0.00		1.25
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.25		0.00	0.00	1.25

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Demolition - 2011

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	2.34	15.85	9.86	0.02		1.25	1.25		1.25	1.25		1,476.12		0.21		1,480.54
Total	2.34	15.85	9.86	0.02		1.25	1.25		1.25	1.25		1,476.12		0.21		1,480.54

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.08	0.08	0.68	0.00	0.13	0.00	0.13	0.00	0.00	0.01		96.28		0.01		96.41
Total	0.08	0.08	0.68	0.00	0.13	0.00	0.13	0.00	0.00	0.01		96.28		0.01		96.41

3.2 Demolition - 2011

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	2.34	15.85	9.86	0.02		1.25	1.25		1.25	1.25	0.00	1,476.12		0.21		1,480.54
Total	2.34	15.85	9.86	0.02		1.25	1.25		1.25	1.25	0.00	1,476.12		0.21		1,480.54

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.08	0.08	0.68	0.00	0.00	0.00	0.01	0.00	0.00	0.01		96.28		0.01		96.41
Total	0.08	0.08	0.68	0.00	0.00	0.00	0.01	0.00	0.00	0.01		96.28		0.01		96.41

3.3 Site Preparation - 2011

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					0.53	0.00	0.53	0.00	0.00	0.00						0.00
Off-Road	1.98	14.38	8.76	0.01		0.98	0.98		0.98	0.98		1,402.65		0.18		1,406.38
Total	1.98	14.38	8.76	0.01	0.53	0.98	1.51	0.00	0.98	0.98		1,402.65		0.18		1,406.38

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.04	0.04	0.34	0.00	0.07	0.00	0.07	0.00	0.00	0.00		48.14		0.00		48.21
Total	0.04	0.04	0.34	0.00	0.07	0.00	0.07	0.00	0.00	0.00		48.14		0.00		48.21

3.3 Site Preparation - 2011

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					0.53	0.00	0.53	0.00	0.00	0.00						0.00
Off-Road	1.98	14.38	8.76	0.01		0.98	0.98		0.98	0.98	0.00	1,402.65		0.18		1,406.38
Total	1.98	14.38	8.76	0.01	0.53	0.98	1.51	0.00	0.98	0.98	0.00	1,402.65		0.18		1,406.38

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.04	0.04	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00		48.14		0.00		48.21
Total	0.04	0.04	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00		48.14		0.00		48.21

3.4 Grading - 2011

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					0.75	0.00	0.75	0.41	0.00	0.41						0.00
Off-Road	2.34	15.85	9.86	0.02		1.25	1.25		1.25	1.25		1,476.12		0.21		1,480.54
Total	2.34	15.85	9.86	0.02	0.75	1.25	2.00	0.41	1.25	1.66		1,476.12		0.21		1,480.54

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.08	0.08	0.68	0.00	0.13	0.00	0.13	0.00	0.00	0.01		96.28		0.01		96.41
Total	0.08	0.08	0.68	0.00	0.13	0.00	0.13	0.00	0.00	0.01		96.28		0.01		96.41

3.4 Grading - 2011

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					0.75	0.00	0.75	0.41	0.00	0.41						0.00
Off-Road	2.34	15.85	9.86	0.02		1.25	1.25		1.25	1.25	0.00	1,476.12		0.21		1,480.54
Total	2.34	15.85	9.86	0.02	0.75	1.25	2.00	0.41	1.25	1.66	0.00	1,476.12		0.21		1,480.54

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.08	0.08	0.68	0.00	0.00	0.00	0.01	0.00	0.00	0.01		96.28		0.01		96.41
Total	0.08	0.08	0.68	0.00	0.00	0.00	0.01	0.00	0.00	0.01		96.28		0.01		96.41

3.5 Building Construction - 2011

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	2.60	19.11	10.99	0.02		1.30	1.30		1.30	1.30		1,945.40		0.23		1,950.29
Total	2.60	19.11	10.99	0.02		1.30	1.30		1.30	1.30		1,945.40		0.23		1,950.29

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	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
Total	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

3.5 Building Construction - 2011

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	2.60	19.11	10.99	0.02		1.30	1.30		1.30	1.30	0.00	1,945.40		0.23		1,950.29
Total	2.60	19.11	10.99	0.02		1.30	1.30		1.30	1.30	0.00	1,945.40		0.23		1,950.29

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	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
Total	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

3.6 Paving - 2011

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	2.63	16.21	9.93	0.02		1.39	1.39		1.39	1.39		1,408.52		0.24		1,413.47
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	2.63	16.21	9.93	0.02		1.39	1.39		1.39	1.39		1,408.52		0.24		1,413.47

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.15	0.14	1.22	0.00	0.23	0.01	0.24	0.01	0.01	0.01		173.30		0.01		173.54
Total	0.15	0.14	1.22	0.00	0.23	0.01	0.24	0.01	0.01	0.01		173.30		0.01		173.54

3.6 Paving - 2011

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	2.63	16.21	9.93	0.02		1.39	1.39		1.39	1.39	0.00	1,408.52		0.24		1,413.47
Paving	0.00					0.00	0.00		0.00	0.00						0.00
Total	2.63	16.21	9.93	0.02		1.39	1.39		1.39	1.39	0.00	1,408.52		0.24		1,413.47

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	0.15	0.14	1.22	0.00	0.01	0.01	0.01	0.01	0.01	0.01		173.30		0.01		173.54
Total	0.15	0.14	1.22	0.00	0.01	0.01	0.01	0.01	0.01	0.01		173.30		0.01		173.54

3.7 Architectural Coating - 2011

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					
Archit. Coating	0.00					0.00	0.00		0.00	0.00						0.00
Off-Road	0.56	3.37	1.98	0.00		0.31	0.31		0.31	0.31		281.19		0.05		282.25
Total	0.56	3.37	1.98	0.00		0.31	0.31		0.31	0.31		281.19		0.05		282.25

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	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
Total	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

3.7 Architectural Coating - 2011

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					
Archit. Coating	0.00					0.00	0.00		0.00	0.00						0.00
Off-Road	0.56	3.37	1.98	0.00		0.31	0.31		0.31	0.31	0.00	281.19		0.05		282.25
Total	0.56	3.37	1.98	0.00		0.31	0.31		0.31	0.31	0.00	281.19		0.05		282.25

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	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
Worker	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
Total	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

4.0 Mobile Detail

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	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.25		0.00		1.25
Unmitigated	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00		1.25		0.00		1.25
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.22	0.22	0.22	475	475
Total	0.22	0.22	0.22	475	475

4.3 Trip Type Information

Land Use	Miles			Trip %		
	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
City Park	9.50	7.30	7.30	33.00	48.00	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
NaturalGas Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	lb/day										lb/day					
City Park	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00

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	lb/day										lb/day					
City Park	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Total		0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00

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	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Unmitigated	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	0.00					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

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	0.00					0.00	0.00		0.00	0.00						0.00
Consumer Products	0.00					0.00	0.00		0.00	0.00						0.00
Landscaping	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00
Total	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00		0.00

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation
