



Notice of Availability of a Draft Environmental Impact Report for The Grove Specific Plan Project

DATE: September 23, 2016

TO: Reviewing Agencies and Other Interested Parties

FROM: Jerry Hittleman, Senior Planner

SUBJECT: The Grove Specific Plan Environmental Impact Report (SCH No.2015041049)

45-day Public Review Period: September 23, 2016 to November 7, 2016

Pursuant to Public Resources Code Sections 21165 and 21166, and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of San Buena Ventura is the Lead Agency responsible for preparation of a Draft Environmental Impact Report addressing the potential impacts associated with the proposed Grove Specific Plan project (Development Agreement, Pre-Zone and Amendment to the City's Zoning Ordinance to incorporate The Grove Specific Plan, Vesting Tentative Map, File application for reorganization of Special Districts for annexation of the project site into the City of Ventura. The Ventura County Local Agency Formation Commission (LAFCo) would be responsible for the following actions related to the Project including approval of an annexation into the City to include The Grove Specific Plan site and approval of reorganization of Special Districts).

Project Location: The project includes development that would enable the future development of a residential neighborhood ranging between 200 and 250 dwellings on approximately 26.51 acres (a density of 9.43 per units per acre) currently within the City's Sphere of Influence bounded on the north by State Route 126 (SR-126), on the east by the Thille Community Neighborhood, on the south by Telephone Road and Copland Drive, and on the west by the La Posada mobile home park, and farther to the west by the US 101/SR-126 highway interchange.

Project Description: The Specific Plan would be divided into six neighborhood blocks containing a mix of residential housing types with a goal to create a traditional neighborhood. It emphasizes the public realm, pedestrian-friendly streets and blocks, and a diversity of building types to generate a distinct sense of neighborhood identity. As a traditional-design neighborhood, the Project has a center and edge linked by a series of walkable connections to the open spaces, includes communal residential services, and functions contained within the site.

Environmental Determination: The City of San Buena Ventura has completed a Draft Environmental Impact Report (Draft EIR) for the Grove project. The Draft EIR analyzed the environmental impacts to the following study areas: 1) Aesthetics, 2) Agricultural Resources, 3) Air Quality 4) Biological Resources, 5) Cultural Resources, 6) Geology and Soils, 7) Global Climate Change, 8) Hazards and Hazardous Materials,

9) Hydrology and Water Quality, 10) Land Use and Planning, 11) Noise, 12) Population and Housing, 13) Public Services, 14) Parks and Recreation, 15) Transportation and Traffic, and 16) Utilities and Service Systems. Agricultural Resources and Noise were found to be significant and unavoidable.

Notice of Public Hearing. Notice is hereby given that the Planning Commission will hold a public hearing to consider input from the public on the Draft EIR. The hearing is scheduled on:

Date: December 14, 2016 (tentative)

Time: 6:00 PM

Place: City of San Buena Ventura
501 Poli Street
Ventura, CA 93001

Public Review Period. Comments on the Draft EIR may be received between September 23, 2016 to November 7, 2016, in writing or orally as the public hearing considering this document. All comments and responses to this notice should be submitted in writing to:

Jerry Hittleman, Senior Planner, Rincon Consultants, Inc.
180 North Ashwood Ave.
Ventura, CA 93003
office 805 644-4455

Copies of this document are available for review at:

- City of San Buena Ventura Planning Division, 501 Poli Street #117, San Buena Ventura, CA 93001
- City of San Buena Ventura Public Library, 651 E. Main Street, San Buena Ventura, CA 93001
- <http://www.cityofventura.net/cd/planning/EIRs>

The City will also accept responses to this notice submitted via email received through the close of business on November 7, 2016. Email responses to this notice may be sent to: jhittleman@rinconconsultants.com. For additional information, please contact Jerry Hittleman at (805) 644-4455 at the aforementioned email.