

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

Complete the information and submit with each set of documents presented for filing. Please provide an original set and (3) three sets of copies for filing.



20130826-10012953-0 1/1

Ventura County Clerk and Recorder
MARK A. LUNN
08/26/2013 04:58:57 PM
748442 \$50.00 VI

Project Title: Watts Communities

Name of Agency filing attached document: City of Ventura

The above named agency is filing as: Lead Agency Responsible Agency Trustee Agency

Address of Filing Agency: 501 Poli Street Room 117, Ventura, CA 93010

Document Type (check one): Environmental Impact Report Negative Declaration
 Mitigated Neg. Declaration Exemption

Project Applicant: Watt Communities

Project Applicant Address: 2716 Ocean Park Blvd #2025

Project Applicant Phone Number: 310-314-5074

Project Applicant is (check one): Local Public Agency School District Other Special District
 State Agency Private Entity

If the agency presenting this document is filing as the responsible agency, provide a copy of the Lead Agency's filed documents and complete the following:

Lead Agency: _____

Lead Agency's Project Title: _____

Lead Agency's State Receipt #: _____

Lead Agency's Document #: _____

Check Applicable Fees (check all that apply):

- Negative Declaration (\$2,156.25)
- Environmentally Impact Report (\$2,995.25)
- County Administrative Fee (\$50.00)
- Filed by responsible agency; fees paid by lead agency (Attach a copy of Lead Agency's filing & receipt).
- Fees have already been paid (Attach a copy of the prior filing and proof of payment).
- Categorically Exempt
- Statutorily Exempt
- No Effect Determination Form

Prepared by: Elizabeth Richardson Associate Planner
 Print Name Print Title

Signature: 8/26/13 805-658-4722
 Date Phone #

DO NOT WRITE BELOW THIS LINE
The following will be completed by the Ventura County Clerk's Office.

Signature of person receiving payment: Teresa Vigil, Total Received: \$ 50⁰⁰
 Deputy County Clerk

Posted: AUG 26 2013 through _____

FILED

DATE: AUG 26 2013
MARK A. LUNN
Ventura County Clerk and Recorder
By: Teresa Vigil, Deputy

NOTICE OF DETERMINATION

TO: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: County Clerk
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

A Vesting Tentative Map for the subdivision of 12.61 acres into 84 residential lots (9.17 acres), and two (2) open space lots (2.6 acres), a Design Review Permit and Density Bonus Concessions for the development of 91 residential units consisting of 77 single-family residential units and 7 duplexes located on the south side of North Bank Drive, 500 feet east of Saticoy Avenue; T-4.10 zone, PROJ-4184

Project Title

SCH#2006081139 Jared Rosengren, Associate Planner (805) 658-4737

State Clearinghouse Number	Lead Agency Contact Person	Area Code/Telephone
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The Property, within Ventura County, is comprised of two privately owned legal parcels totaling approximately 12.62 acres, The parcels are recorded in Map Book A, Page 290. As Portions of Lots 85 and 89 of the Rancho Santa Paula y Saticoy; and a portion of Lot 104 of the Rancho Santa Clara del Norte, and are also commonly referred to as Assessor's Parcel Numbers 128-0-040-285 and 128-0-050-555.

Project Location (include County)

A Vesting Tentative Map to subdivide a 12.5 acre area into 84 residential lots (77 single-family lots and 7 duplex lots) and 2 open space lots.

Project Description

This is to advise that the City of San Buenaventura as Lead Agency has approved the above described project on August 21, 2013 and has made the following determinations regarding the above-described project:

An Addendum pursuant to California Environmental Quality Act of 1970 (CEQA) Guidelines Section 15164 has been prepared to reflect changes and additions to the approved and certified Saticoy and Wells Community Plan and Development Code FEIR, EIR-2473 (dated and certified November 16, 2009) because none of the applicable conditions calling for a subsequent EIR or negative declaration, have occurred, as has been documented in the City's analysis and determination.

This is to certify that the Addendum and related environmental documents and record of project approval, is available to the General Public at:

501 Poli Street, Room 117, City of Ventura, CA 93001



Signature (Public Agency)

August 26, 2013

Date

Associate Planner

Title

Date received for filing:

POSTED

AUG 26 2013 - ____/____/____
MARK A. LUNN
Ventura County Clerk and Recorder

By: _____, Deputy

ATTACHMENT G
ADDENDUM NO. 1 TO FINAL ENVIRONMENTAL IMPACT REPORT, EIR-2473
FOR THE CITY OF VENTURA SATICOY AND WELLS COMMUNITY PLAN AND
CODE

(Certified by the Ventura City Council on November 16, 2009)
SCH # 2006081139

ADDENDUM FOR THE ENCLAVE PROJECT (EIR- 5-12-10586)

I. SUMMARY:

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

Project Description for Case No. EIR-5-12-10586: This environmental review considers a request for a Vesting Tentative Map for the subdivision of 12.61 acres into 84 residential lots, and four (4) open space lots, and four (4) public streets, and a Design Review Approval for the development of 84 single-family dwellings and seven (7) duplexes and adjacent open space areas (the "Project"). The entire 12.6 acre project area is currently vacant and was last used for agricultural purposes in 2004.

The project is proposing to use the City's Density Bonus program to exceed the maximum allowed density. The lot sizes range from 2,226 square feet to 4,697 square feet. Additionally there are four open space lots ranging from 3,294 square feet to 2.4 acres.

The development project consists of more than 15 units and therefore is required to provide a certain percentage of inclusionary units restricted to occupancy by low-income households. The development will be providing 10% of the maximum number of units allowed per the Neighborhood Low land use for very low income units. Inclusionary units are required to be dispersed throughout the project and must be comparable in infrastructure, construction quality and exterior design of the market-rate units. The proposed project's 14 inclusionary units within seven duplexes would be dispersed throughout the project and placed on corners to allow each residential unit's entrance to front on a separate street.

After establishing eligibility the applicant can request a density bonus up to 35% above the baseline by providing a certain amount of additional affordable units. The applicant is proposing a total density bonus 25% above the baseline for a project total of 91 units. To receive the allowance of 18 additional units the applicant is proposing 14 inclusionary units within seven duplexes, and seven additional affordable units above what is required under the inclusionary housing program.

The proposed project provides 14 low income affordable units, which amounts to 15% of the units, thereby qualifying the developer to utilize two concessions. The

two incentives are: The first concession is to eliminate the rear yard setback for the proposed dwelling unit from 20 feet to 2.5 feet. The second concession is to reduce the open space standard in section 24S.205.040.D.2 that requires a usable, outdoor space not less than 15 feet in width for 70 of the proposed lots. The concessions are required to provide the affordable housing units and would not have a specific adverse impact upon health and safety, the physical environment, or a historical resource.

- A. **Proposed Finding:** The California Environmental Quality Act of 1970 (CEQA) Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) provides that an addendum shall be prepared when only minor technical changes, or changes which do not create new significant impacts, would result. This Addendum is for changes to the Saticoy and Well Community Plan and Development Code (dated and certified November 16, 2009).

CEQA requires analysis of environmental impacts which could occur as a result of the project. For the proposed project, an Addendum to the previously certified FEIR (EIR-2473) for the approved Community Plan and Development Code can be prepared because none of the applicable conditions of Section 15162 that would require a subsequent EIR, have occurred, as documented in the analysis and determination provided below. Specifically, CEQA Guidelines Section 15162(a), Subsequent EIRs, states:

- (a) *When an EIR has been certified or a negative declaration adopted for the project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (3) *New information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*

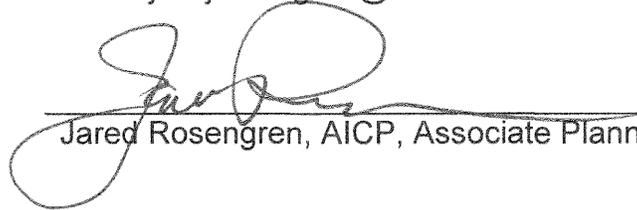
- (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
- (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or*
- (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.*

As discussed in the City's analysis included within the proposed project's Initial Study, no substantial changes or changed circumstances under which the proposed project is to be undertaken have been identified which would require major revisions of the previous EIR. No new significant environmental effects or substantial increase in the severity of previously identified significant effects under the certified FEIR-2473 have been found with the proposed project. Further no new information has surfaced that the proposed project would have one or more significant effects not previously discussed in the approved FEIR-2473; nor would any impacts previously examined become substantially more severe than in the approved EIR-2473; nor have any mitigation measures or alternatives previously identified as infeasible become feasible and available to substantially reduce one or more significant effects than in the approved EIR-2473; nor would any mitigation measures or alternatives be considerably different than those analyzed in the approved EIR-2473.

- B. **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 would be an adverse effect on fish or wildlife habitats or resources because none of the factors listed in Section 2R.450.630 of the Municipal Code are present.
- C. **Hazards:** The project site is not on any of the lists enumerated under California Government Code Section 65962.5 including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.
- D. **Public Hearing and Comments.** A public hearing on the project described above is tentatively scheduled before the Planning Commission on August 21, 2013 at 6:00 pm in the City Council Chambers at City Hall located at 501

Poli Street, Ventura, CA 93001. Separate public noticing, confirming the date, time and location will be provided prior to the public hearing. All comments concerning the draft Initial Study /Addendum should be provided in writing and received before 4:00 p.m. on August 21, 2013. Inquiries should be directed to Jared Rosengren, Associate Planner, at (805) 658-4737. Written comments may be mailed or faxed [(805)654-7560] to the City of Ventura, Planning Division, 501 Poli Street, CA 93001, or emailed directly to jrosengren@ci.ventura.ca.us.

8/7/13
Date


Jared Rosengren, AICP, Associate Planner

Attachments:

- A. Addendum Analysis

**INITIAL STUDY / ENVIRONMENTAL CHECKLIST
FOR THE
WATT COMMUNITIES, THE ENCLAVE**

A. PROJECT INFORMATION:

1. PROJECT TITLE:
**Watt Communities, The Northbank Enclave;
Project-4184; Case Numbers TTM-5-12-10584, DRC-5-12-10585, EIR-5-12-10586**

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
irosengren@cityofventura.net

4. PROJECT LOCATION:
The Project location is comprised of two legal parcels 9.17- acres and 3.44 acres in size located south of North Bank Drive approximately 100 feet east of South Saticoy Avenue, west of the City limits, and north of County of Ventura stockpiling yard and the Santa Clara River. The nearest major intersection is Telephone Road/South Saticoy Avenue approximately 100 feet to the west. The parcels are recorded in Map Book A, Page 290. As Portions of Lots 85 and 89 of the Rancho Santa Paula y Saticoy; and a portion of Lot 104 of the Rancho Santa Clara del Norte, and are also commonly referred to as Assessor Parcel Nos. 128-0-040-285 and 128-0-050-555 (Attachment A).



5. PROJECT SPONSOR'S NAME AND ADDRESS:

Watt Communities, LLC
2716 Ocean Park Blvd, Suite 2025
Santa Monica, CA 90405

6. GENERAL PLAN/SPECIFIC PLAN DESIGNATION:

Neighborhood Low – T3 Sub-Urban and T4 General Urban (NL), 0 – 8 units per acre

Neighborhood Low (NL) emphasizes detached houses with some attached units in a small mix of building types from 0 up to 8 dwelling units per acre. Predominantly residential, with opportunity for limited home occupation and neighborhood services sensitively located along corridors and at intersections. The northern 9.17 acres of the project area is designated NL.

Agriculture – T2 Rural

Agriculture refers to areas where predominantly commercial cultivation of food and plants and raising of animals would occur and may be appropriate for public space and recreational usage. The southern 3.4 acres of the site is designated Agriculture (A).

7. ZONING:

T4.10, The Urban General Zone, Parks & Open Space

THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has wide range of building types. Setbacks and landscaping are variable. Streets typically define medium sized blocks.

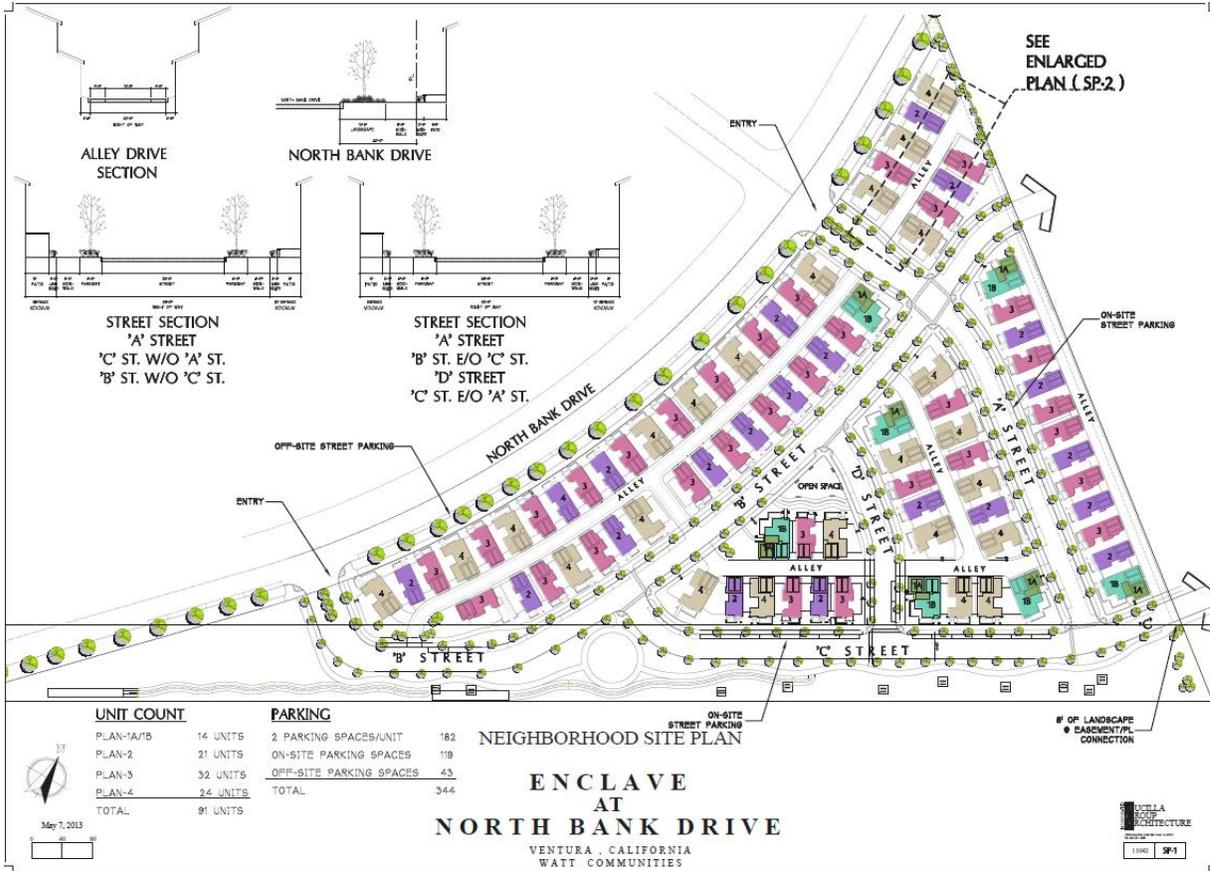
The urban condition envisioned by the 2005 General Plan and Saticoy & Wells Community Plan for the Wells Corridor Area, is neighborhoods that include walkable streets, reasonably scaled blocks, and building types that generally relate well to the pedestrian. The General Neighborhood Zone (T4) achieves a balanced mix of residential land neighborhood serving commercial uses within a walkable setting. T4.10 is created herein for that purpose, and is applied to portions of the Wells Corridor. The design intent of the T4.10 Zone is to encourage mixed-use and higher density residential infill development within the areas mapped on the Regulating Plan, to achieve the goals of the General Plan, and the Saticoy & Wells Community Plan.

THE PARKS AND OPEN SPACE SPECIAL DISTRICT ZONE provides for public recreational use: active or passive intended to be composed as parks, greens, squares, plazas, and playgrounds. Any proposed building within the park space must be incidental and subordinate to their intended public purpose.

8. DESCRIPTION OF PROJECT:

Project Background and Overview

This environmental review considers a request for a Vesting Tentative Map (the "Project") for the subdivision of 12.61 acres into 84 residential lots (9.17 acres), and two (2) open space lots (2.6 acres), and four (4) public streets (4.4 acres), and a Design Review Permit for the development of 91 residential units consisting of 84 single-family dwellings and seven (7) duplexes and adjacent open space areas to be used as a neighborhood park (Attachment B).



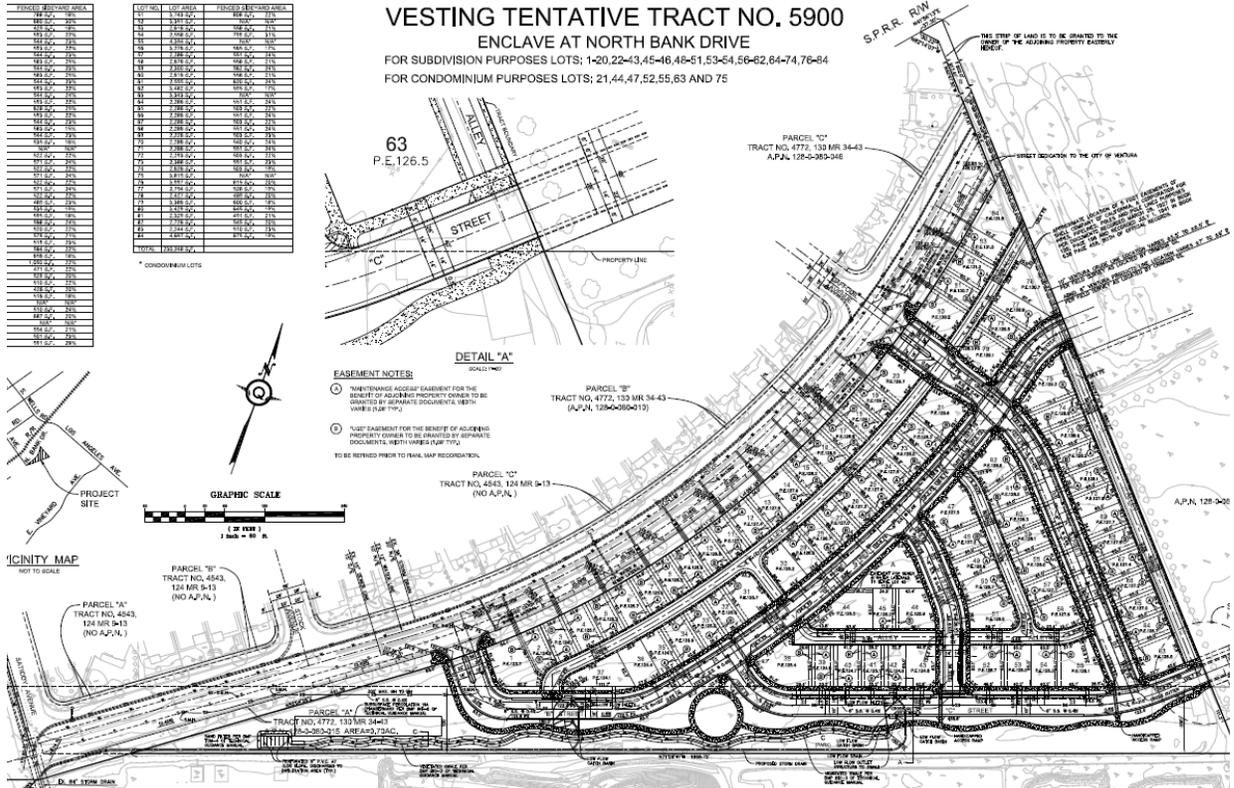
The proposed Project is designed in a symmetrical fashion on linear streets with garages accessed from landscaped alleys consisting of four new streets (A through D) with A and B connecting to North Bank Drive. All proposed units front new streets or small open space areas, with alleys located at the rear providing access to garages. "C" Street is designed to accommodate a future connection to a proposed residential development east of the project site. Open space and active recreational space line the southern boundary of the site.

The dwellings consist of four variations of footprints with front doors facing streets, connections to walkways and sidewalks and usable private outdoor areas. Each home reflects one of three architectural styles by the doors, windows and exterior treated appropriately within authentic detailing and lighting. Together the project would create a walkable community with landscaping and open spaces that adds strength and character to the existing surrounding neighborhood.

Project Characteristics

The majority of the project site has a land use designation of Neighborhood Low (NL) with a maximum density of 8 units per acre. The proposed Project would use the City's Density Bonus program to exceed the maximum allowed density by 25% (see further below for further discussion). Additionally, the project site is within the Southwest Neighborhood of the Saticoy and Wells Community Plan which encourages the creation of a pedestrian-friendly block and street structure.

The project site would be subdivided into 84 residential lots and seven (7) duplex lots for condominium purposes. The lot sizes would range from 2,226 square feet to 4,697 square feet. Additionally there would be four open space lots ranging from 3,294 square feet to 2.4 acres.





Lot A is a small 4,618 square foot open space area located centrally within the project area in front of Lots 44-46. The neighborhood mailboxes will be located here providing a space for neighbors to interact and to relax on benches under trees.

Lots B would be a 17-foot wide portion of the project site that extends north from the project site 900 feet to the railroad. Lot B is proposed to be utilized by the adjacent property owner to be used as open space and an alley that can be integrated into the proposed development directly east of the project site.

Lot C would be a 2.4-acre open space that would provide a mix of active and passive recreational uses, including a bike trail, discovery area, exercise station, tot lots, picnic area and climbing apparatus.

The proposed Project utilizes two recognized Building Types within the Saticoy and Wells Development Code, specifically the Side Yard House and the Duplex. The proposed Project housing program would consist of five (5) different plan types. All plan types would be two-stories and stylized with “Spanish,” “English Cottage” and “Craftsman” architectural elements. A 2.4-acre open space area (Lot C) would be located along the southern boundary of the project area providing a buffer from the Santa Clara River and adjacent agricultural uses. The open space would provide a mix of active and passive recreational uses.

The proposed Project consists of more than 15 for-sale units and therefore would be

required to provide a certain percentage of inclusionary units restricted to occupancy by low-income households. The development would provide 10% of the maximum number of units allowed per the Neighborhood Low land use for very-low income units. Per the Residential Density Bonus Regulations (RDBR), inclusionary units are required to be dispersed throughout the Project and must be comparable in infrastructure, construction quality and exterior design of the market-rate units. The proposed Project would include 14 inclusionary units within seven (7) duplexes which would be dispersed throughout the Project and placed on corners to take advantage of having two streets fronting two entrances.

After establishing eligibility with the RDBR, the applicant can request a density bonus up to 35% above the baseline by providing a certain amount of additional affordable units. The application includes a requested total density bonus 25% above the baseline for a total of 91 units¹. To receive the allowance of 18 additional units the Project includes (7) seven additional affordable units above what is required under the inclusionary housing program.

As the project would provide seven (7) additional affordable units, the Project would qualify to utilize two development concessions² per the RDBR. The first development concession would reduce the rear yard setback for the proposed dwelling unit from 20 feet to 2.5 feet. The second concession would be to reduce the open space required as usable, outdoor space from not less than 15 feet in width to 10 feet for 70 of the proposed lots.

The proposed Project would be anticipated to include 10,000-cubic yards of cut and f fill and would be balanced/imported/exported on the project site.

Utilities would be provided by the following carriers: Water: United Water; Sewer: City of Ventura; Electricity: Edison; Natural Gas: Southern California Gas Company; Solid Waste: E. J. Harrison; Services would be provided by the following entities: Fire, Police, Schools, Parks.

No Biological Resources Areas are located on the project site.

9. EXISTING AND SURROUNDING LAND USES AND SETTING:

The project site was used for agricultural and/or nursery purposes as early as 1938 and as late as 2004 by Brokaw Nursery. The project site is currently vacant/undeveloped with the exception of two abandoned metal storage sheds of 1,400 total square feet on the east/southeastern portion of the property.

The County of Ventura Public Works Department stockpile yard borders the southwest tip of the Project site and a former burn dump was located immediately adjacent to the southeastern corner of the Project site. The Santa Clara River is located further south of the County of Ventura Public Works Department stockpile yard. The Project site is approximately 500 feet north of the Santa Clara River. There is an active plant nursery to

¹ 9.17 acres x 8 units/acre = 73 units; 73 units + 25% more units = 91 total units.

² Sec. 24.445.020. Definitions. *Regulatory incentive* means a "development concession or incentive" as defined in, and meeting the requirements of, Government Code Section 65915, including without limitation, a reduction in development standards or a modification of zoning code requirements such as a reduction in setback and lot size requirements, a reduction in the ratio of vehicular parking spaces that would otherwise be required, or other reductions or modifications allowed in accordance with this chapter.

the east and a residential neighborhood to the west/northwest across North Bank Drive.

The residential subdivision northwest of the Project across North Bank Drive was developed in the late 1990's and consists of one and two-story single-family, front yard homes. The subdivision is insular in nature and does not front North Bank Drive. The homes that back up to North Bank Drive are homes with Sunflower Street addresses.

10. ENVIRONMENTAL BASELINE DETERMINATION:

The entire 12.6-acre project area is currently vacant/undeveloped with the exception of two abandoned metal storage sheds and was last used for agricultural purposes in 2004.

The project location was included and analyzed within the previously certified Saticoy and Wells FEIR SCH#2006081139.

11. 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 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 Enclave Project has been prepared by Jared Rosengren on July 29, 2013.

Based upon review of this initial evaluation:

- I find that the proposed Project COULD NOT have a significant effect on the environment, and an ADDENDUM to the previously certified Saticoy and Wells FEIR, EIR-2473 SCH#2006081139 will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature

Date

Principal Planner (print)

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

E. ENVIRONMENTAL ISSUES:

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

Explanation:

a, b. No Impact. According to the Saticoy and Wells FEIR Figure 4.1-5 North Bank Drive is considered a scenic corridor due to views of the hillsides and river along portions of this public right-of-way. Hillsides are visible northeast, east and southeast of the project site offering views of open space and areas of topographic interest. Although the Santa Clara River is south of the site boundary area there are no views of the river from the project site as views are blocked from North Bank Drive towards the Santa Clara River by the County of Ventura Public Works Department stockpile yard. The proposed Project would not alter and/or block views of hillsides from North Bank since the project is located on the south side of Northbank Drive and the views of the hillsides are to the northeast and therefore there are no impacts to scenic vistas. The proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway, because there are no important scenic resources located on or adjacent to project site. As no impact to scenic vistas or resources is anticipated, further CEQA analysis is not required.

c. Less Than Significant Impact. The southern 3.44 acres of the project site is subject to the Saticoy and Wells Development Code and the Save Our Agricultural Resources (SOAR) Ordinance aimed in part at the preservation of the area's visual character. The Ventura County Save Open Space and Agricultural Resources Initiative, Measure B, passed in November 1998 by a 63% majority. Both measures generally prevent changes in specified land use categories (of the City's Comprehensive Plan and the County General Plan) unless the land use change is approved by a majority of voters. The City SOAR Ordinance reaffirms and re-adopts the Agriculture designations defined in the 2005 General Plan until the year 2030. Lands along the Santa Clara River are subject to the City SOAR ordinance. The project does not propose any change any land use designations currently allowed under the 2005 General Plan or Saticoy and Wells Community Plan, and park space and recreational usage.

The proposed Project would convert agricultural and vacant/undeveloped land to suburban uses,

thus transforming the project site's visual character. Although some individuals may view this change as adverse, the change for this area was envisioned in the 2005 General Plan and the Saticoy and Wells FEIR, and consistent with the Saticoy and Wells FEIR, the proposed Project would not create an aesthetically offensive condition. Thus, the impact to the project site's visual character would be Class III, less than significant.

d. Less Than Significant Impact. During the day, sunlight reflecting from roadways and structures is a primary source of glare, while nighttime light and glare can be divided into both stationary and mobile sources. Stationary sources of nighttime light include structure illumination, interior lighting, decorative landscape lighting and streetlights. The principal mobile source of nighttime light and glare is vehicle headlights. The ambient light environment can be accentuated during periods of low clouds or fog. In general, 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. However, implementation of current and proposed lighting standards and policies on new development would reduce impacts to a Class III, less than significant, level.

Reference:

A Project Application, Site Plan;
 C 2005 General Plan FEIR (Section 4.1 Aesthetics, pgs. 4.1-1 through 4.1-26);
 E Saticoy and Wells Community Plan and Code FEIR (Section 4.1 Aesthetics)

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Explanation:

a, b, c, d. No Impact. The proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use, nor would it conflict with existing zoning for agricultural use, or a Williamson Act contract, because the project site is not under Williamson Act contract nor located on lands that are designated as prime or important farm lands. Further, the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, nor would it result in loss of forest land or conversion of forest land to non-forest use as the project site is not located on forest land, timberland or timberland zoned Timberland Production. As no impact to prime or important agricultural lands or forestlands could be anticipated, further CEQA analysis is not required.

e. Less Than Significant. Implementation of the proposed Project would not directly involve changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use, because the project site is not designated solely for agricultural uses and the proposed Project would be consistent with the underlying land use which allows for non-agricultural urban uses. However, implementation of the proposed Project may indirectly or cumulatively result in land use compatibility and market pressures that seek conversion of farmlands to non-agricultural uses. Because the proposed Project would be substantially consistent with the General Plan's goals and policies, and impacts related to agricultural resources were previously evaluated in the 2005 General Plan EIR, potential environmental impacts resulting from implementation of the proposed Project would be less than significant and further CEQA analysis for this issue is not required.

Reference:

C 2005 General Plan FEIR (Section 4.2 Agriculture, pgs. 4.2-1 through 4.2-12);
E Saticoy and Wells Community Plan and Code FEIR (Section 4.2 Agriculture)

<u>III. AIR 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) 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Explanation:

a. Less Than Significant Impact. The analysis of the Project air quality impacts follows the guidance and methodologies recommended in the Ventura County Air Quality Assessment Guidelines (October 2003). This analysis is based on information provided by the 2005 General Plan EIR for existing and buildout figures. According to the Saticoy and Wells FEIR if the proposed project's projections are equal to or less than those used in the most recent AQMP, the rate of increase in vehicle trips and miles traveled are less than or equal to the rate of population growth for the same area and all applicable land use, and transportation control measures from the AQMP have been included in the Project to the maximum extent possible then the Project is considered consistent with the AQMP. 9.17.

Based on the guidelines adopted by the VCAPCD, the California Emission Estimator Model (CALEEmod) (Version 2011.1.1) 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 (Attachment C).

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. 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 periods 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 periods to reduce inhalation of dust, which may contain the fungus that causes San Joaquin 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 have 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: Operational Related Impacts: Both the proposed Project's vehicular and non-vehicular operational related impacts were calculated using the California Emission Estimator Model (CALEEmod) (Version 2011.1.1) software program. Non-vehicular sources include fuel combustions emissions from solvent use, propellants as well as those contained within aerosol and non-aerosol consumer products, pesticide applications and mobile utility equipment such as lawn and garden equipment. Staff's calculations indicate the proposed Project would not exceed the VCAPCD recommended significant threshold for ROC and Nox (Attachment C). The results in Table 1 indicate Project-related emissions (adjusted total) would not exceed the 25 lbs/day VCAPCD significant threshold for ROC or 25 lbs/day NOx threshold. As such, the Project's daily air emissions are not considered significant.

Table 1

Projected Daily Operational and Area Emissions

Project Component	Emissions (lbs/day)	
	ROG	NO _x
Area	5.16	0.09
Energy	0.11	0.97
Mobile	4.59	7.96
Total	10.04	9.02
<i>Threshold</i>	25	25

The proposed Project would be consistent with the growth anticipated by the Saticoy and Wells FEIR and the 2005 General Plan EIR and the Ventura County AQMP population forecasts. Therefore, impacts related to the consistency with the AQMP are less than significant.

b. Less Than Significant. According to the Saticoy and Wells FEIR implementation of existing programs, in combination with adopted Community Plan policies and actions, would reduce impacts associated with an individual development project to less than significant.

c. No Impact. The Saticoy and Wells FEIR Table 4.3-4 shows the size of project that would be expected to exceed VCAPCD thresholds. In 2010, a residential project would need to be 173 units to exceed VCAPCD thresholds. In 2015, a residential project would need to be 247 units to exceed VCAPCD thresholds. The proposed Project is for 91 residential units, and therefore would not result in a cumulatively considerable net increase of any criteria pollutant.

d. Less Than Significant. 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. While there are no schools or hospitals within the Project vicinity, implementation of and compliance with the techniques and mitigation identified in the 2005 General Plan FEIR and Saticoy and Wells FEIR would reduce impacts to sensitive receptors to less than significant.

e. No impact. No objectionable odors would be expected to be generated from the proposed residential dwellings.

Reference:

C 2005 General Plan FEIR (Section 4.3 Air Quality);
 E Saticoy and Wells Community Plan and Code EIR (Section 4.3 Air Quality);
 K 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"/>

Explanation:

a, b, c, d, e, f. No Impact. The project site and surrounding area is characterized as urban and is developed with a range of residential and commercial uses. The project site and surrounding properties have undergone disturbance previously resulting from development of adopted urban land uses. The only habitat type identified within the project site in the Saticoy and Wells FEIR, Figure 4.4-1 Habitat Types, is agriculture, which is not classified as ESHA, and is located in the southeastern portion of the site.

The proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, because no listed species are known or expected

to occur at the project site.

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 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 have any natural standing bodies of water. Riparian habitat and other sensitive natural communities, and federally protected wetlands communities are not thought or known to exist on the site. Hence, the proposed Project would not result in a substantial adverse impact to federally protected wetlands as defined by Section 404 of the Clean Water Act nor interfere substantially with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors.

The project site is not located within a Biological Resources Area which is thought to meet habitat needs for plants and animals, nor promote wildlife migration or movement.

The 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.

Because implementation of the proposed Project would not impact any significant biological resources, and the previously certified 2005 General Plan FEIR and Saticoy and Wells FEIR concluded that development consistent with the adopted General Plan would result in less than significant impacts to biological resources, no impacts to biological resources due to the proposed Project would be anticipated, and further CEQA analysis is not required.

Reference:

C 2005 General Plan FEIR (Section 4.4 Biological Resources, pgs. 4.4-1 through 4.4-32);
E Saticoy and Wells Community Plan and Code FEIR (Section 4.4, Biological Resources)

<u>V. CULTURAL RESOURCES</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Explanation:</p> <p>a, b, c, d. No Impact. The proposed Project would not cause a substantial adverse change in the significance of a historical resource (as defined in CEQA Guidelines Section 15064.5) because neither the project site nor adjacent properties are designated or potentially eligible as historic resources per the Saticoy and Wells FEIR, Figure 4.5-1. The proposed Project would not cause a substantial adverse change in the significance of an archaeological resource (pursuant to CEQA Guidelines Section 15064.5) or any known paleontological resource/site or unique geologic feature, as none are known or anticipated to exist at the project site. Because the project site has no known archaeological significance, no impact related to disturbance of human remains is anticipated. In the unlikely event that human remains are discovered during implementation or operation of the proposed Project, State law establishes notification and recovery procedures if human remains are discovered during the development process. Therefore, implementation of the proposed Project would not substantially degrade the quality of known or potential historic, archaeological or paleontological resources within the City or result in disturbance of human remains, and no impact is anticipated. Further CEQA analysis is not required.</p>				
<p>Reference:</p> <p>C 2005 General Plan FEIR (Section 4.5 Cultural and Historic Resources, pgs. 4.5-1 through 4.5-18);</p> <p>E Saticoy and Wells Community Plan and Code FEIR (Section 4.5, Cultural and Historic Resources)</p>				

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation:

a(iv), b, d, e. No Impact. Implementation of the proposed Project would not expose people or structures to potential substantial adverse effects from landslides because the project site is not located in a known landslide area, as identified in the 2005 General Plan FEIR, Figure 4.6-2. Implementation of the proposed Project would not result in substantial soil erosion or the loss of topsoil because the volume of earth movement and area of exposed soils would be relatively insignificant and compliance with standard conditions and best management practices, already required through the City's building review process, minimizes any potential for substantial soil erosion. The project site is not located in an area known to have expansive soils, as identified in the 2005 General Plan EIR, Figure 4.6-5. The proposed Project would not involve the use of septic tanks. As the proposed Project would have no impact relative to landslides, soil erosion or soil hazards (i.e., expansive soils), further CEQA review is not required.

a(i), a(ii), a(iii), c. Less Than Significant. 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 FEIR, Figure 4.6-1, the project site is located outside the Ventura-Foothill Alquist-Priolo earthquake fault zone by approximately 1.5 miles, and the project site is located well outside a 100-foot buffer from the nearest potentially active earthquake fault as the Country Club fault is approximately 0.5 miles north of the project site.

According to the Saticoy and Wells FEIR, Figure 4.6-2, the proposed Project is located within a Liquefaction Hazard Zone and a geotechnical report provided by the applicant reaffirms that the potential for liquefaction with the project area does exist in thin layers. However, the report concludes that should liquefaction occur in these layers the surface should not experience any manifestation of liquefaction due to the fact that these layers would be confined by denser soils above which would prevent the migration of excess pore pressures and thus the movement of water and surface manifestation.

In addition, new construction would be required to comply with California Building Code requirements, and a standard project condition would require that a soils and geology investigation be prepared by a qualified expert that would identify appropriate site preparation and/or engineering design recommendations for site development that would minimize potential adverse effects from strong seismic ground shaking or liquefaction hazards and would ensure that seismic and unstable soil impacts are less than significant. The report must be acceptable

to the City Building Official, the recommendations of which would establish required design and compliance measures. The Building Official may require special provisions be made in foundation design and construction for the high-risk structures. Implementation of this standard development project condition would reduce risk due to strong seismic ground shaking and liquefaction to a less than significant level and therefore, further CEQA analysis is not required.

Reference:

C 2005 General Plan FEIR (Section 4.6 Geologic Hazards, pgs. 4.6-1 through 4.6-32);
 E Saticoy and Wells Community Plan and Code FEIR (Section 4.6 Geological Hazards, Figure 4.6 Liquefaction Hazard Areas);
 F Geotechnical Engineering Investigation, Proposed Residential Housing, The Enclave, November 30, 2011

<u>VII. GREENHOUSE GAS EMISSIONS</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Explanation:

a, b. Less Than Significant Impact. 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. 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 would 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/year (Million Metric Tons Carbon Dioxide Equivalent). A residential development of 50 units is expected to generate approximately 900 MT CO₂E/year. The proposed Project of 91 residential units would then equate to approximately 1,638 MT CO₂E/year and therefore less than numerical threshold of

3,000 MT CO2E/year.

Emissions of GHG's are quantified, but are not by themselves used to determine project-level significance under CEQA. In the absence of an adopted GHG emission specific threshold, the GHG-emission impact is determined to be less than significant.

Reference:

G South Coast Air Quality Management District;
H California Air Pollution Control Officers Association

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

Explanation:

a, b, c, e, f, g, h. No Impact. The project site is not located within one-quarter mile of an existing or proposed school. The closest school is the Saticoy Elementary School located approximately 1.0 miles away. The project site is not located near an airport. The closest airport is located in Santa Paula approximately 8.2 miles away. As identified in the 2005 General Plan FEIR, Figure 4.11-2, the project site is not located in an area of high fire danger, nor is the project site in an area within an emergency evacuation route.

The proposed Project is a residential project that would not generate, dispose or release hazardous materials, substances or emissions that would create a significant impact to the public or the environment. Implementation of the proposed Project would not conflict with the implementation of adopted emergency response plans or expose people or structures to wildland fires or hazardous materials. Because the proposed Project would be substantially consistent with the General Plan's goals and policies, and impacts related to hazards and safety were evaluated in the 2005 General Plan EIR, potential environmental impacts resulting from implementation of the proposed Project would be less than significant and further CEQA analysis for this issue is not required.

d. Less Than Significant Impact. The project site was used for agricultural and/or nursery purposes as early as 1938 and as late as 2004 by Brokaw Nursery, which may have used various agricultural chemicals, but the project site is not known to be included on a list of hazardous materials sites.

The development of residential uses in proximity to commercial and industrial uses that use or store hazardous materials increases the risk of exposure to deleterious health effects. The 1962 Saticoy County Landfill (56-CR-0021) is a closed landfill directly south of the project site and approximately 110 feet away from the residential portion of the proposed Project. The closed landfill is identified by Environmental Data Resources and Saticoy and Wells FEIR, Figure 4.7-1, as a known or suspected contaminated site. The site is owned by the County of Ventura and is used by the County of Ventura Public Works Agency for stockpiling materials. The site is inspected quarterly by the County Environmental Health Division. Since 2006, there have been no violations or areas of concern reported at the site and there are no reported enforcement actions on record.

Additionally, a Phase II Environmental Site Assessment of the site concluded that a chemical analysis of soil vapors reported concentrations of various VOCs that were below the California Human Health Screening Levels for residential use.

Compliance with federal, state, and local regulations, in combination with 2005 General Plan and Community Plan policies and actions, would reduce adverse impacts from exposure to hazardous materials to a less than significant level for the proposed development.

Reference:

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

E Saticoy and Wells Community Plan and Code FEIR (Section 4.7 Hazards and Hazardous Materials, Figure 4.7, Known or Suspected Contaminated Sites);

I Additional Phase II Environmental Site Assessment, January 17, 2013

IX. HYDROLOGY AND WATER 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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a, c, d, e, f. Less Than Significant. The proposed Project's construction and grading activities associated with future development would involve on-site operation of heavy equipment and excavation. The project site is relatively flat, so potential for soil erosion is considered to be low, but peak storm water runoff could result in short-term sheet erosion within areas of exposed soils. In general, increase runoff and erosion could result in engineering problems including the blockage of storm drains and downstream sediment. Construction-related impacts to construction water quality impacts would be addressed through compliance with the requirements of the MS-4 permit. The proposed Project would not substantially alter the existing drainage pattern of the site or area nor alter the course of a stream or river in a manner which would result in substantial erosion, siltation or flooding on- or off-site.

Runoff pollutants such as petroleum hydrocarbons and heavy metals generally associated with urban developments are typically washed off streets during the first storm of the winter season, provided at least one-half inch of rain falls. However because the proposed Project incorporates bio-filtration swales as part of the drainage design and is subject to the requirements of the City's MS-4 permit for Municipal storm water runoff, the conditions of which limit the volume on contaminants allowed to enter the storm drain system, impacts are considered to be less than significant.

Concerning potential post-development impacts, it is anticipated that an increase in covered building area on-site would result in runoff containing pollutants of concern, such as sediment, metals, nutrients, pesticides, pathogens, trash and debris that are typically washed off streets during the first storm of the winter season. The MS-4 permit also contains requirements for the incorporation of applicable BMPs such as landscaped areas for infiltration, filters and/or basins, and/or other approved methods that intercept stormwater and effectively prohibit pollutants from discharging into the storm drain system. Additionally, the proposed Project would be required install city approved trash excluders in stormwater inlets to reduce trash outflow to the Santa Clara River and would be required to design storm drains to conform with standards approved by the City Engineer. Collectively, compliance with the requirements of the MS-4 permit and other City policies would minimize water quality impacts to a less than significant level for the proposed development.

As noted above, the proposed Project would contribute to runoff water, and this runoff water would need to be treated. The updated Saticoy and Wells Capital Improvement Deficiency Study requires new development to either pay their proportionate share for or construct specific improvements so as to mitigate impacts to stormwater drainage systems to less than a significant level.

b. Less Than Significant The City of San Buenaventura 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 today is 19,625 AFY. 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. The 2012 LAFCO Municipal Service Report revised this UWMP number to 21,000 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 total water available for City use in 2015 is estimated to be approximately 19,700 AFY. A report entitled the "2013 Comprehensive Water Resources Report" (RBF Consultants, June 2013) was recently completed and approved by City Council on June 10, 2013. This report included information on water supply and water demand estimates based on existing conditions as well as future conditions with approved development projects, as of January 1, 2013. Based on the subject report, City Council directed staff to monitor the water supply demand of individual projects along with the cumulative water supply demands of all approved projects and provide annual updates on the City's projected water supply and demand.

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. According to a Water System Hydraulic Evaluation and Supply Discussion by RBF Consulting, dated July 10, 2013, the proposed Project is projected to require an annual water supply of 41.48 AFY to meet the projected water demand requirements. In addition, development applications for which permits have been granted are anticipated to require an additional annual water supply of approximately 18,658.95 AFY. Therefore, given the City's existing water use and the anticipated annual water use for projects for which permits have been granted, and an estimated water availability of 19,625 AFY, there would be 966.05 AFY water supply to meet the projected demand. As the UWMP has planned for sufficient water to meet projected demand, and as the proposed Project is consistent with the UWMP, the proposed Project's impact on depletion of groundwater supplies and groundwater recharge that would result in a net deficit in aquifer volume/lowering of the local groundwater table level would be less than significant.

g, h, i and j. Less Than Significant. 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-year 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 the Saticoy and Wells FEIR, Figure 4.8-1, the project site is located within a 500-year flood zone and therefore

has a low probability of flood occurrence. Moreover, as the project is located outside the 100-year flood hazard area, the proposed Project would not place housing or other structures within a 100-year flood hazard area and/or impede or redirect flood flows.

Dam inundation is also a potential hazard to the project Area. The 2005 General Plan FEIR, Table 4.8-1, 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. According to the Saticoy and Wells FEIR, Figure 4.8-2, the project site is located within the Bouquet Dam inundation area. However, response to dam inundation risk is already addressed through notification and evacuation procedures at the City and regional levels. Implementation of the proposed Project would not alter evacuation procedures at the City or regional level and new development would be required to adhere to existing procedures or seek approval from required agencies. Compliance with these requirements would reduce flooding impacts due to dam inundation to a less than significant level.

As identified in the 2005 General Plan FEIR, Figure 4.6-6, the Tsunami Risk Area is located approximately 6.3 miles from the project site. As the project site is not in the Tsunami Risk Area, the exposure of 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 is less than significant.

Reference:

- C 2005 General Plan FEIR (Section 4.8 Hydrology and Water Quality);
- E Saticoy and Wells Community Plan and Code FEIR (Section 4.8 Hydrology and Water Quality);
- J. Water System Hydraulic Evaluation and Supply Discussion; RBF Consulting
- L. Enclave Project – WATT Properties Calculation of Water Demand Impact, July 19, 2013
- M. RBF Consulting, 2013 Comprehensive Water Resources Report, May 2013

<u>X. LAND USE AND PLANNING</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) 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"/>

Explanation:

a. No Impact. The 12.3-acre site is located within the 435 acres of land that make up Saticoy and Wells Community. The Community Area is broken up into six neighborhoods. The subject site is located within the Southwest Neighborhood which is bisected by the rail tracks and bounded on its southern edge by the Santa Clara River. The frontage towards the river is an important aspect of the neighborhood's design. With North Bank Drive separating the walled housing tracts to its north from their surroundings, it becomes important to create a pedestrian-friendly block and street structure along with a new center to enhance the potential of this neighborhood shed. The proposed Project would not physically divide an established neighborhood, rather it is an infill project that would stitch together disconnected pieces of the urban fabric and create a pedestrian friendly neighborhood with homes fronting North Bank Drive and provides a seamless connection of open space along the southern boundary line closes to the Santa Clara River. Therefore, the project would have no impact to dividing an established community.

b. No Impact. Allowable residential units within the Saticoy and Wells Community Area would be within the growth forecasts of the 2005 General Plan estimated that 1,990 additional dwelling units would be constructed by 2025. Since adoption in 2005, permits for approximately 100 residential units have been granted in the Community Area. Therefore, as the number of permitted residential units plus the proposed Project would not exceed the growth forecasts of the 2005 General Plan, the proposed Project would not induce substantial population growth that was unforeseen in the 2005 General Plan, nor would the proposed Project result in induced population growth impacts that would be greater than was analyzed within the 2005 General Plan FEIR.

The 2005 General Plan promotes smart growth as one way to reduce vehicle miles travelled (VMT) in regional plans. The proposed Project would be an infill project that has been designed with the smart growth principles and would be consistent with the vision for the Saticoy and Wells communities as described in the 2005 General Plan as it would create a walkable neighborhood with high quality neighborhood amenities that meet the unique needs of the Saticoy and Wells Communities.

The proposed Project would also include a bike path that would provide an important link in the City's Bicycle Master Plan.

The proposed Project would also be consistent with the Saticoy and Wells Community Plan's following policies:

- *Policy 11F Integrate the design principles of Traditional Neighborhood Development into community-scale and building-scale plans.*
- *Action 11.3.9 Ensure infill is integrated with surrounding development to achieve continuity of design and scale and connectivity of open space and circulation patterns.*
- *Action 11.3.10 Work with Caltrans to reconfigure Wells Road with new buildings and uses to establish it as a pedestrian friendly, mixed-use thoroughfare.*
- *Policy 11G Promote the development of neighborhood centers at strategic locations to direct investment into the local economy, encourage community vitality, and provide community amenities.*
- *Policy 11K Improve thoroughfare design and ensure that the circulation system is interconnected and usable by all modes of transportation.*
- *Policy 11N Develop a rich and interconnected palette of public open spaces in an*

inspirational manner that facilitates social interaction and a sense of community, and provides ecoservices such as planned sub-basin drainage and storage.

As the proposed Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, the proposed Project would have no land use conflict impact.

c. No Impact. The project site is not included within a habitat conservation plan or natural community conservation plans. Therefore, the proposed Project would not impact or conflict with any habitat conservation plan or natural community conservation plan

Reference:

C 2005 General Plan FEIR (Section 4.14 Land Use and Planning);

E Saticoy and Wells Community Plan and Code EIR (Section 4.9 Land Use and Planning)

<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a, b. Less Than Significant Impact. As identified in the 2005 General Plan FEIR, Figure 4.9-2, portions of the project site are located within the “D MRZ-2” Aggregate Resources area, an area designated as an area by the State which has regional or statewide significance. The proposed Project would not reduce access to mineral resources (including those that may be of value to the region or state, or locally important) as the mineral resources would still be undisturbed. While a portion of the project site is located within the D MRZ-2 area, the area is small compared to the adjacent the Santa Clara River D MRZ-2 area. Moreover, there are no active aggregate mining operations within the project site or in the Santa Clara River, and the Ventura county Board of Supervisors removed areas along the Santa Clara River that have been subject to aggregate mining operations from consideration for future mining activities. Further, the 2005 General Plan FEIR concluded that urban development that is consistent with General Plan would ensure that potential conflicts between future uses and mineral extraction activity would be less than significant. Because the proposed Project would be substantially consistent with the General Plan, impacts related to mineral resources are not anticipated, and further CEQA analysis is not required.

Reference:

C 2005 General Plan EIR (Section 4.9 Mineral Resources, pgs. 4.9-1 through 4.9-11);
E Saticoy and Wells Community Plan and Code FEIR (Section 4.10 Mineral Resources)

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	<input checked="" type="checkbox"/> long-term
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Exposure of people residing or working in a project area, which is located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Exposure of people residing or working in the project area, which is within the vicinity of a private airstrip, to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation: **a (long-term), b, c, d, e, and f. No impact.** The project site is not located within an area where ambient noise levels or groundborne vibration would rise above the level of acceptability nor would the proposed Project result in ambient noise levels or groundborne vibration rising above acceptable levels. The project site is not located within 2 miles of a public or private airport or exposed to excessive noises generated by an airport use. Therefore the proposed Project would result in no long-term noise impacts.

a (short-term). Less than Significant Impact. Noise levels typically associated with residential construction, such as electric saws, backhoes, dump trucks, etc., can exceed 65 dBA CNEL. However, these noises are considered short-term and the City's Noise Ordinance (No. 87-19) restricts construction activity to the hours between 7 A.M. and 8 P.M., when people are generally less sensitive to noise.

Once constructed, the proposed Project would not generate excessive ground borne vibration or noise. The primary vibration source generally associated with the development of buildings results from the use of equipment utilized during construction of foundations, a short term noise

impact.

Because the proposed Project would be consistent with the 2005 General Plan's goals and policies and impacts related to noise were previously evaluated in the 2005 General Plan FEIR, potential environmental impacts resulting from implementation of the proposed Project would be less than significant and further CEQA analysis for this issue is not required.

Reference:

C 2005 General Plan FEIR (Section 4.10 Noise);
E Saticoy and Wells Community Plan and Code FEIR (Section 4.11 Noise)

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"/>
Explanation:				
<p>a, b, and c. Less Than Significant. The proposed Project would not cause the population to increase above SCAG or General Plan population or housing projections (in addition, see the above Land Use and Planning part "b" discussion). The proposed Project includes 91 residential units which based on current person per household ration of 2.57 persons/household equates to 234 residents which was anticipated by the by the 2005 General Plan FEIR and the Saticoy and Wells FEIR. The proposed Project does not include the demolition of any existing housing and would not displace any people.</p>				
Reference:				
C 2005 General Plan FEIR (Section 4.15 Population and Housing); E Saticoy and Wells Community Plan and Code FEIR (Section 4.12 Population and Housing)				

<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 checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation:

a i). Less Than Significant. Fire - The City of Ventura Fire Department (VFD) provides fire protection services to areas within the City's corporate 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 U.S. 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. The VFD plans to relocate Fire Station #4 from its current location at 8303 Telephone Road to the Community Park property located at the corner of Telephone Road and Kimball Road. 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 from Fire Station #6.

The City of VFD has long sought to reach the national standard staffing goal of 1 firefighter per 1000 residents. Currently, at 63 sworn positions and a population of 109,946 that ratio is 1 firefighter per 1714 residents or .57 Firefighters per 1000 residents.

During construction, framing operations and 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 and, thus, reduce the potential for fire during the operational phase of the project. In addition, the construction site would be subject to City requirements 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. City Public Works staff indicates that adequate fire flow is available to serve the project site.

Construction activity would increase 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.).

During the Project's operational phase, it can be generally assumed that the frequency and nature of future emergency calls would increase as the intensity of activity in an area increases. For a residential project, the majority of calls would likely be due to emergency medical and rescue. The proposed Project would be required to conform to the California Building Code (CBC) and Uniform Fire Code (UFC). Fire safety features such as sprinklers would be provided in accordance with these codes, and adherence to these requirements would reduce the potential for fire hazards during the Project's operational phase to a less than significant level. Access points for the proposed Project would be reviewed and approved by the City, and would also be required to conform to the CBC and UFC.

Collectively, the new facilities would contribute to a cumulative demand for additional VFD facilities within the City. Implementation of General Plan Action 7.13 would provide the requisite funding to new facilities and equipment needed to serve new development through 2025. While it is known that the VFD plans to relocate Fire Station #4 to another location within the City, it is possible that additional stations may be needed in the future in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. It would be speculative to guess where additional VFD stations may be located in the future, and it is therefore not possible to determine if the provision of new or physically altered fire station would cause potentially significant environmental impacts. However, given that construction of a new VFD facility or expansion of an existing VFD facility would require appropriate environmental review, the proposed Project's impact related to VFD facilities is less than significant.

aii). Less Than Significant. Police - The City of Ventura Police Department (VPD) provides law enforcement services in the incorporated City. According to the 2005 City of Ventura General Plan FEIR, 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 2005 General Plan includes policies to improve community safety through enhanced police service. Action 7.15 specifically provides for increased staffing as necessary to serve the community, in addition to increasing community participation and researching funding options for police services. The City of VPD provides law enforcement services in the incorporated City. VPD headquarters, which is located at 1425 Dowell Drive.

The City has not adopted a specific standard for staffing levels; however, comparing police staffing levels in Ventura to those of the cities of Santa Barbara and Oxnard indicates that the City's ratio of police officers to population is lower. VPD is separated into two divisions: Operations and Administrative Services. The Operations Division is comprised of patrol officers, specialty assignment officers, and Police Service Officers (PSOs), as well as a traffic division, gang enforcement unit, and resource officers. The Administrative Services Division consists of a

Investigation Bureau, an Information Technology Bureau, and a Professional Standards Bureau.

The Department is equipped with 40 patrol cars, several unmarked sedans, six motorcycles, and four K-9 units. Most police cars are outfitted with mobile data computers, cell phones, and other technological tools to assist in responding to calls for service. Response time to In-progress calls are below the department goal of arriving onscene within 5 minutes 90% of the time. The department currently only meets this goal 65% of the time.

The City is divided into four geographic beats, which are created based on the number of crimes reported and calls for service within the City of Ventura. Beat 4 generally includes the area between Victoria Avenue and the eastern city limits.

Any intensification of land use, and the resulting increase in the concentration of people in an area, would increase the statistical probability of the occurrence of criminal incidents. The area-specific population increase would also increase traffic-related calls for service. Nevertheless, the proposed Project constitutes residential growth contemplated by the General Plan, and potential incidents arising as a result of increased activity at the project site could be effectively addressed by existing Ventura Police Department personnel.

Collectively, the new facilities would contribute to a cumulative demand for additional VPD facilities within the City. Implementation of General Plan Action 7.13 would provide the requisite funding for new facilities and equipment needed to serve new development through 2025. Additionally, General Plan Policy 2 expands the VPD headquarters as necessary to accommodate staff growth. While it is known that the VPD plans to expand the VPD headquarters, it is possible that additional VPD stations may be needed in the future in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. It would be speculative to guess where additional VPD stations may be located in the future, and it is therefore not possible to determine if the provision of new or physically altered fire station would cause potentially significant environmental impacts. However, given that construction of a new VPD facility or expansion of an existing VPD facility would require appropriate environmental review, the proposed Project's impact related to VPD facilities is less than significant.

a, iii). Less Than Significant. School - Ventura Unified School District boundaries extend from the Santa Clara River west to include the entire City of Ventura, north along Highway 33 to include most of the Oak View community, and west to the Santa Barbara County line. District schools are organized as kindergarten through fifth grade elementary schools, sixth through eighth grade middle schools, and ninth through twelfth grade high schools. The VUSD manages 16 elementary schools in the City (and one elementary school in Oak View), four middle schools, three high schools, one continuation high school, Opportunity and Independent Study programs, and an adult education program.

The VUSD has divided the City into four geographic attendance areas to direct a student's progression from elementary to high school: West Side, Midtown, Montalvo, and East End. The plan area is located within the Westside area of the school district. All elementary schools except one serve a specific attendance area of one or more neighborhoods; the exception is Mound School, which is a District-wide magnet school.

According to the 2005 General Plan FEIR concluded that growth impacts from the new school facilities stated by the General and Specific Plans identified less than significant citywide. Based on student generation rates contained in the 2005 General Plan, development of 91

residential units would generate 20 elementary age students (0.22 elementary school students per unit), 8 middle school students (0.09 middle school students per unit), and 10 high school students (0.11 high school students per unit).

Current enrollment at VUSD elementary schools is 7,741 students. The total maximum capacity of the 17 elementary schools is 8,277 students. Thus, currently Ventura's elementary schools are operating at approximately 93% capacity with the two elementary schools within the Saticoy and Wells Area at 98% (Saticoy Elementary) and 94% (Citrus Glen Elementary) capacity. Elementary schools in the school district range in size from fewer than 345 to more approximately 529 students, and populations of elementary-aged students in neighborhoods vary. Additionally concerning the secondary educational facilities that serve the project area, Balboa Middle School is at 97% capacity and Buena High School is at 96% capacity.

The addition of 91 residential units would be expected to result in the generation of additional students, which would place a demand on existing local schools. The addition of new students that would result from the proposed Project does not represent unplanned residential growth. However, projected enrollment growth under the 2025 General Plan would exceed the capacity of existing schools within the Ventura Unified School District, thereby creating the need to construct additional facilities. However, payment of State-mandated school impact fees is presumed to provide funding for needed new school facilities. Government Code Section 6599(h) provides, in part, that payment of those fees, "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property, or any change in governmental organization or reorganization." Given the above, the proposed Project would have a less than significant impact on the issue area of schools and no mitigation is necessary.

a, iv), v). Less Than Significant. The Saticoy and Wells Community Plan and Development Code identify the southern 2.4-acre (Lot C) portion of the subject site to be used as Parks and Open Space. There is a recognized deficiency of neighborhood park space in the Saticoy and Wells area south of Telephone Road that the proposed Project would help rectify. Additionally, the park area would provide a buffer from the County of Ventura stockpile yard to the south and the residential portion of the proposed Project. The open space would provide a mix of active and passive recreational uses, including a bike trail, discovery area, exercise station, tot lots, picnic area and climbing apparatus. The southern boundary of the open space area is heavily lined with trees framing the site and creating an aesthetic screen. The proposed bike path serves as an important link in the City's Bicycle Master Plan. It is anticipated that the park space would be part of a new neighborhood park when connected to the proposed park space that is part of the future residential project to the east. The proposed park improvements would not have an adverse physical effect on the environment.

The implementation of the proposed Project would provide new neighborhood park space and physical deterioration of existing recreational facilities would not be expected to occur or be accelerated. Therefore, the proposed Project would be expected to have a less than significant impact to Recreational facilities.

Reference:

C 2005 General Plan FEIR (Section 4.11 Public Services);

E Saticoy and Wells Community Plan and Code FEIR (Section 4.13 Public Services)

<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u></p> <p>a, b. Less Than Significant Impact. The Saticoy and Wells Community Plan and Development Code identify the southern 2.4-acre (Lot C) portion of the subject site to be used as Parks and Open Space. There is a recognized deficiency of neighborhood park space in the Saticoy and Wells area south of Telephone Road that the proposed Project would help rectify. Additionally, the park area would provide a buffer from the County of Ventura stockpile yard to the south and the residential portion of the proposed Project. The open space would provide a mix of active and passive recreational uses, including a bike trail, discovery area, exercise station, tot lots, picnic area and climbing apparatus. The southern boundary of the open space area is heavily lined with trees framing the site and creating an aesthetic screen. The proposed bike path serves as an important link in the City's Bicycle Master Plan. It is anticipated that the park space would be part of a new neighborhood park when connected to the proposed park space that is part of the future residential project to the east. The proposed park improvements would not have an adverse physical effect on the environment.</p> <p>The implementation of the proposed Project would provide new neighborhood park space and physical deterioration of existing recreational facilities would not be expected to occur or be accelerated. Therefore, the proposed Project would be expected to have a less than significant impact to Recreational facilities.</p>				
<p><u>Reference:</u> A Project Application, Site Plan; C 2005 General Plan FEIR (Section 4.11 Public Services); F Saticoy and Wells Community Plan and Code FEIR (Section 4.13 Public Services)</p>				

<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Explanation:</u></p> <p>a, f. Less than Significant. The “Our Accessible Community” Section of the Saticoy and Wells FEIR includes key action (Action 11.4.31) that consist of connecting Daffodil Avenue to the infill area south of North Bank Drive as an important action that would introduce new streets that would establish connections from north to south and east to west. The proposed Project includes two new connections to North Bank Drive, as well as an internal street network that provides connection to the proposed park space at the southern portion of the project site as well as connections to the proposed residential project to the east. Additionally, the proposed Project maintains an existing bicycle lane along North Bank Drive and creates a new bicycle path within the new park space consistent with the 2011 Bicycle Master Plan. The proposed Project is located within the Gold Coast Transit service area. Gold Coast Bus Route 11 runs along Telephone Road and is the closest public transportation route that would serve the proposed Project’s future residents. The proposed Project would not impact any bus transit operations or bus stops. As the proposed Project would not conflict with any applicable plan, ordinance, or</p>				

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, the proposed Project would have no transportation and traffic conflict impact.

b. Less Than Significant Impact. Development of the Project would place new residential development along heavily traveled thoroughfares which may incrementally increase hazards. However, the implementation of proposed policies relating to traffic calming and improving walkability would reduce such impacts to Class III, less than significant. The project would be required to mitigate their impacts by either implementing needed physical improvements, contributing “fair share” fees (both City and County) toward implementation of needed improvements, or some combination thereof.

c. No Impact. Implementation of the proposed Project would not result in the change of any air traffic patterns as the nearest airport is located approximately 8.2 miles away from the project site and no Airport Land Use Plan or associated approach or clear zones overlay the City of Ventura. Therefore, the proposed Project would have no impact on air traffic patterns.

d, e. No Impact. The proposed Project has been designed without any design features such as sharp curves or dangerous intersections. The proposed Project is a compatible use in that it is an infill project within a larger residential community. The project would not substantially increase transportation and traffic hazard conflict with the County of Ventura Public Works Department stockpile yard to the south as access to the site is separate.

The proposed Project has been reviewed by emergency personnel to ensure two means of ingress and egress, adequate road and driveway widths and therefore would not interfere with an emergency response access. Therefore, the proposed Project would have no impact on transportation and traffic design features, incompatible uses or emergency access.

Reference:

- A Project Application, Site Plan
- C 2005 General Plan FEIR (Section 4.12 Transportation and Circulation)
- E Saticoy and Wells Community Plan and Code FEIR (Section 15 Transportation and Circulation)

<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"/>

Explanation:

a, b, e. Less Than Significant Impact. Wastewater - The additional demand of the proposed Project on area sewer systems have been anticipated in the 2005 General Plan and the 2005 General Plan FEIR, which was reviewed by the South Coast Water Quality Control Board. The City's wastewater collection system is divided into four service areas known as the East, 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 sewer 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

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 would 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.

As anticipated in the Saticoy and Wells FEIR and by subsequent sewer collection system analysis, while implementation of the proposed development would increase wastewater generation the projected flows would remain within the capacity of the City treatment plant. In

addition, the applicant will be conditioned to extend the existing 15” sewer main, otherwise known as “Southern Trunk Sewer”, in North Bank Drive to a location downstream of the project, as approved by City Engineer and Ventura Water General Manager. The location of point of connection, downstream of the project, shall be determined at the time of improvement plans submittal. the applicant would pay the required Capital Improvement Development fees (CIDS) to the City's Wells-Saticoy Infrastructure Master Plan. Therefore, the proposed Project would be expected to have a less than significant impact to wastewater facilities and disposal.

c. Less Than Significant Impact. The proposed Project includes a stormwater a management system consistent with MS-4 requirements. The design and implementation of the system uses a variety of specific Low Impact Development (LID) and Best Management Practices (BMPs) for the treatment of stormwater utilizing source control, site design, and structural treatment control.

Implementation of General Plan Action 5.B would provide the requisite funding for new facilities and equipment needed to serve new development through 2025. Prior to issuance of any building permits, the applicant will pay sewer and water connection fees, parks and recreation facilities tax, traffic mitigation fee, service area parks mitigation fee, public park fee and all other applicable fees/taxes.

Additionally, General Plan Policy 5B repairs and expands the storm water system as necessary to accommodate demand. Repairs to the existing storm water facilities or construction of new storm water facilities would primarily occur in previously disturbed public right-of-way. However, given that construction of a new storm water facilities or expansion of existing storm water facilities would require appropriate environmental review, the proposed Project's impact related to storm water facilities is less than significant.

d. Less Than Significant Impact. Water – The City of San Buenaventura 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 today is 19,625 AFY. 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. The 2012 LAFCO Municipal Service Report revised this UWMP number to 21,000 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 total water available for City use in 2015 is

estimated to be approximately 19,700 AFY. A report entitled the "2013 Comprehensive Water Resources Report" (RBF Consultants, June 2013) was recently completed. This report included information on water supply and water demand estimates based on existing conditions as well as future conditions with approved development projects, as of January 1, 2013. Based on the subject report, City Council directed staff to monitor the water supply demand of individual projects along with the cumulative water supply demands of all approved projects and provide annual updates on the City's projected water supply and demand.

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. According to a Water System Hydraulic Evaluation and Supply Discussion by RBF Consulting, dated July 10, 2013, the proposed Project is projected to require an annual water supply of 41.48 AFY to meet the projected water demand requirements. In addition, development applications for which permits have been granted are anticipated to require an additional annual water supply of approximately 18,658.95 AFY. Therefore, given the City's existing water use and the anticipated annual water use for projects for which permits have been granted, and an estimated water availability of 19,625 AFY, there would be 966.05 AFY water supply to meet the projected demand. As the UWMP has planned for sufficient water to meet projected demand, and as the proposed Project is consistent with the UWMP, the proposed Project's impact on depletion of groundwater supplies and groundwater recharge that would result in a net deficit in aquifer volume/lowering of the local groundwater table level would be less than significant.

f, g. Less Than Significant Impact. Solid Waste - Solid waste disposal is an issue of regional and statewide significance, especially as landfills are approaching and/or reaching their capacities. In addition, the ability to develop new landfills is complicated by numerous environmental, regulatory and political concerns. Recycling and reusing waste materials provides significant additional environmental benefits such as reducing resource and energy use, conserving water, and reducing pollution, but recycling and reusing waste materials has not eliminated the need to develop new landfills.

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.

As discussed in the Saticoy and Wells FEIR 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 (maximum permitted capacity of 1,500 tons/day and receives 1,300 tons/day) for disposal or segregated into recyclable materials and sent off to various recycling markets. Using the Solid Waste Generation Factor from Table 4.11-17 of the 2005 General Plan the proposed project will generate an additional 2.2 tons of solid waste generation. With an expected diversion rate of 61% the total net increase will be .9 tons per day. In summary, implementation of the proposed Project would increase solid waste generation but the projected future solid waste generation is anticipated to remain within the capacity of local landfills.

Reference:

C 2005 General Plan FEIR (Section 4.13 Utilities and Service Systems);
E Saticoy and Wells Community Plan and Code FEIR (Section 14 Utilities and Service Systems)

<u>XVIII.MANDATORY FINDINGS OF SIGNIFICANCE</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>
Does the Project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Explanation:</u>				
a, b, and c. No Impact. 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 or restrict the range of a rare or endangered plant or animal, or eliminate important examples or the major periods of California history or prehistory. The project site is located in a predominately urban setting, and development would not affect rare or endangered plant or animal communities or any significant historical or cultural resources.

The California Legislature has enacted the 2006 Global Warming Solutions Act, which is referred to as AB 32. The purpose of AB 32 is to create a statewide program to cap carbon emissions at 1990 levels by 2020. In short, AB 32 defines "greenhouse gases" (GHG) and requires California Air Resources Board adoption and implementation of regulations and scoping plan for reduction of GHG's to the 1990 level. In 2007, the California Legislature enacted similar legislation, S.B. 97, requiring the State Office of Planning Research to promulgate guidelines for the analysis of Green House Gases by July 2009.

At present time, there are no specific guidelines or thresholds for the evaluation of project emissions of greenhouse gases and cumulative effects on global climate change. On April 13, 2009, OPR submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for greenhouse gas emissions, as required by Senate Bill 97. These proposed CEQA Guideline amendments would provide guidance to public agencies regarding the analysis and mitigation of the effects of greenhouse gas emissions in draft CEQA documents. The Natural Resources Agency conducted formal rulemaking in 2009, prior to certifying and adopting the amendments, as required by Senate Bill 97. While general GHG emission inventories are available on the national and state level, no localized or regional GHG emission inventory is yet available. As such, there are no guidelines or thresholds to analyze project effects or to place them in context that would allow a determination of impact significance. Because there are no CARB adopted emission levels or goals, it would be speculative for the city to establish independent thresholds that may be in conflict with future CARB adopted inventories and thresholds. As such, qualitative forms of analysis would be conducted when such tools are available.

However, the City of Ventura employs existing policies and incentives that help promote reduced vehicle trips and increased energy efficiency, which the application of which meets the intent of the AB32. The 2005 General Plan adopted an infill strategy first versus the further development encroachment in the hillsides, or SOAR areas. The General Plan EIR included traffic and air quality emissions analysis, including a comparison of non-infill alternatives. The strategy of smart growth creates land use forms consistent with SCAG Regional Plans as a means of reducing Vehicle Miles Traveled and tailpipe emissions.

In evaluating components of the project design and the existing energy saving standards the city applies, as well as Ordinance Code requirements and permit conditions that would be placed on project approval, the proposed Project would not likely create a significant or cumulative impact to global warming and no other potentially significant individually limited or cumulative impacts were identified.

Considered collectively, the proposed Project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. In conclusion, the proposed Project would result in no impact to the items considered within the mandatory findings of significance.

F. REFERENCES:

- A. Project Development Application, Case File Project No. 4184, dated October 15, 2013
- B. Ventura, City of. 2005. *City of San Buenaventura, 2005 Ventura General Plan*. Ventura, CA: City of Ventura. 8 August 2005.
<<http://www.cityofventura.net/files/file/comm-develop/General%20Plan/General%20Plan.pdf>>
- C. Ventura, City of. 2005. *City of Ventura 2005 General Plan Final Environmental Impact Report*, SCH No. 2004101014. Ventura, CA: City of Ventura. August 2005 (Certified 8 August 2005).
< http://www.cityofventura.net/files/file/comm-develop/ventura_general_plan_feir_2005.pdf>
- D. Ventura, City of. 1971. *Municipal Code, City of San Buenaventura, California*.
<http://library.municode.com/index.aspx?clientId=10135&stateId=5&stateName=California>
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- F. Geotechnical Engineering Investigation, Proposed Residential Housing, The Enclave, November 30, 2011
- G South Coast Air Quality Management District. 2010. *Greenhouse Gases (GHG) CEQA Significance Thresholds Working Group Meeting #15*.
<http://www.aqmd.gov/ceqa/handbook/GHG/2010/sept28met/sept29.html>
- H. California Air Pollution Control Officers Association. *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA)*. January 2008.
- I Additional Phase II Environmental Site Assessment, January 17, 2013
- J. Water System Hydraulic Evaluation and Supply Discussion for Enclave at North Bank Drive Project, Memorandum from RBF Consulting June 20, 2013
- K. Ventura, City of. California Emission Estimator Model (CALEEmod) (Version 2011.1.1) report
- L. Ventura, City of. Enclave Project – WATT Properties Calculation of Water Demand Impact, dated July 19, 2013
- M. M. RBF Consulting, 2013 Comprehensive Water Resources Report, May 2013

ATTACHMENTS:

- A. Project Location and Vicinity Map
- B. Site Plan
- C. Landscape Plan
- D. Project Elevations