



Planning Division
501 Poli Street
Ventura, CA 93001
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Title: EIR-10-15-30903 Draft Mitigated Negative Declaration for Design Review Permit DRC-101-15-30900, Coastal Development Permit CDP-10-15-30901 and Lot Line Adjustment LLA-10-15-30902 for the Ventura Triangle Project <https://www.cityofventura.ca.gov/450/Current-Environmental-Documents-for-Revie>.

Project Location: 567 Sanjon Road (vacant land on the north side of and fronting onto the 101 Freeway between Ash Street and Sanjon Road)

Assessor's Parcel No.: 073-0-280-140; 073-0-280-150; 073-0-280-240; 073-0-262-040; 073-0-262-055

Project Applicant: Michael Harris
88 Kearny Street, Suite 1770
San Francisco, CA 94108
(310) 922-1121

Project Contact: Jared Rosengren, (805) 658-4737

Project Description: The Applicant proposes to develop the approximately 11-acre vacant site with a 231-unit multi-family residential development with publicly accessible amenities, reconfiguration of existing lot lines, and construction of a new private street connecting Ash Street and Sanjon Road. In addition, the Project would provide 20,000 sq. ft. of non-residential space in the western corner of the site adjacent to the terminus of Ash Street and a public promenade along the southern edge of the site. Access to the site would be provided via Sanjon Road and Ash Street.

The City of Ventura has performed a comprehensive evaluation of the potential impacts for this project in accordance with the State CEQA Guidelines and has determined that there is no substantial evidence the proposed project may have a significant effect on the environment. This Notice is to advise interested individuals that the City of Ventura intends to adopt a Mitigated Negative Declaration for the project identified above.

A 30-day public review period for the proposed Mitigated Negative Declaration will be held from February 7, 2018 and ends on March 9, 2018 at 5pm. The document, technical studies, and reference materials are available for public review at the City of Ventura, Planning Division, Room 117, 501 Poli Street, Ventura, CA 93001 or on the city's website at <https://www.cityofventura.ca.gov/450/Current-Environmental-Documents-for-Rev>.

Public Hearing and Comments. A public hearing on the project described above is tentatively scheduled on **March 20, 2018 at 4:00 pm in the Santa Cruz Room at City Hall located at 501 Poli Street, Ventura, CA 93001.** Separate public noticing will be provided prior to the public hearing. All comments concerning the draft MND should be provided in writing and received before 5:00 p.m. on the last day of the review period. Inquiries should be directed to Jared Rosengren, Senior Planner, at (805) 658-4737. Written comments may be mailed or faxed (805/ 655-7560) to the City of Ventura, Planning Division, 501 Poli Street, CA 93001.

Public input on these matters is encouraged, however, all public comments must be focused on the project's environmental effects only and whether they have been adequately addressed in the Draft Initial Study/Negative Declaration. If you challenge the action taken on the project description in this notice in court, you may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the above at/or prior to the public hearing.

Signature: 
Jared Rosengren, AICP
Senior Planner
(805) 658-4737

Date: February 7, 2018

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



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**MITIGATED NEGATIVE DECLARATION EIR-10-15-30903
 CITY OF SAN BUENAVENTURA, CALIFORNIA**

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

Case EIR-10-15-30903: Draft Mitigated Negative Declaration for Design Review Permit DRC-101-15-30900, Coastal Development Permit CDP-10-15-30901 and Lot Line Adjustment LLA-10-15-30902 in order to develop the approximately 11-acre Triangle Site with a 231-unit multi-family residential development with publicly accessible amenities (see Figure 3). The Project would introduce a variety of building types and both common and public amenity areas. The Project would reconfigure lot lines within four of the five existing parcels to form two main development sites that are bisected by a new private street connecting Ash Street and Sanjon Road along a northwest to southeast alignment. Within the project area there are 10 residential buildings ranging from one- to four-stories and a two-story community building providing ground floor recreational facilities, and office uses. In addition, the Project would provide approximately 20,000 sq. ft. of non-residential space in the western corner of the site adjacent to the terminus of Ash Street. The Project also includes a public promenade along the southern edge of the site. Access to the site would be provided via Sanjon Road and Ash Street. The Project also maintains four north-south view corridors as required for the T4.3.5 zone that align with existing streets to maintain ocean views along these existing corridors. While the specific design details of the Project would be subject to final Design Review, this environmental document includes a conceptual site plan that indicate possible locations and scale of development including buildings, infrastructure, and amenities. APNs (073-0-280-140; 073-0-280-150; 073-0-280-240; 073-0-262-040; 073-0-262-055).

Attached is a copy of the initial study documenting the reasons to support the finding of no significant effect on the environment. Mitigation measures are included in the initial study to reduce the identified potential effects to a less than significant level:

Impact	Recommended Mitigation Measures	After Mitigation	Responsible Party
<i>AES-1 View Fence Glare Control</i>	The Applicant shall amend Project plans to specify the type of glass to be used in the proposed view fence along the proposed promenade. Glass selection shall be low glare while maintaining a high clarity. Alternately, if lower glare glass options are not available, the Applicant may specify an anti-glare coating that would be applied to the glass panels to reduce potential for substantial glare. The City shall ensure details about glass type and/or anti-glare coating is specified in the Project plans prior to approval.	Less than significant	City of Ventura and Applicant
<i>AQ-1 Construction Best Management</i>	The following control measures provided in the VCAPCD Ventura County Air Quality Assessment Guidelines to minimize the generation of fugitive dust (PM ₁₀ and PM _{2.5}), ROC, and NO _x during construction	Less than significant	City of Ventura and Applicant

*Practices for
Fugitive Dust
Control*

activities shall be implemented during construction:

- The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.
- Pre-grading/excavation activities shall include watering the areas to be graded or excavated before grading or excavation operations commences. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.
- Fugitive dust produced during grading excavation and construction activities shall be controlled by the following activities:
 - All trucks shall be required to cover their loads as required by California Vehicles Code Section 23114.
 - All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization material, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
- Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally safe dust suppressants to prevent excessive fugitive dust.
- Signs limiting traffic to 15 miles per hour or less

	<p>shall be posted on site.</p> <ul style="list-style-type: none"> • During periods of winds 25 miles per hour or greater (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties) or at the direction of the City, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off site or on site. The site superintendent/supervisor shall use discretion in conjunction with the VCAPCD in determining when winds are excessive. • Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day if visible soil material is carried over to adjacent streets and roads. • Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations. 		
<p><i>AQ-2: Construction Best Management Practices for Diesel Particulate Matter</i></p>	<p>During construction, contractors shall comply with the following measures, as feasible, to reduce NO_x and ROG from heavy equipment as recommended by the VCAPCD in its Ventura County Air Quality Assessment Guidelines:</p> <ul style="list-style-type: none"> • Minimize equipment idling time to less than 5 minutes. • Maintain equipment engines in good condition and in proper tune as per manufacturer's specifications. • Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time. • Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible. 	<p>Less than significant</p>	<p>City of Ventura and Applicant</p>
<p><i>AQ-3: Use of no ROG/VOC Paint</i></p>	<p>To reduce ROG (VOC) levels during the architectural coating phase to within adopted thresholds, no ROG/VOC-emission paint shall be used for initial</p>	<p>Less than significant</p>	<p>City of Ventura and Applicant</p>

	coating or maintenance. The Applicant shall submit to the City the type and ROG/VOC level of the paint proposed for interior and exterior coatings prior to issuance of building permits. The City ensure use of no-ROG/VOC coatings as part of final plan check and approval.		
<i>AQ-4: Interior Air Quality Protection</i>	Development of housing within 500 feet of U.S. Highway 101 and/or the Union Pacific Railroad must include heating, ventilation, and air conditioning (HVAC) infrastructure within the building to circulate and purify outdoor air sources sufficiently to reduce TACs, such as diesel particulate matter and vehicle emissions. HVAC control systems shall include particulate filters that have a minimum efficiency reporting value (MERV) of 15 as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2. The proposed HVAC system shall be reviewed and approved by the City Building and Safety Division prior to issuance of a building permit.		
<i>Bio-1 Nesting Birds</i>	To avoid disturbance of nesting and special status birds including raptorial species protected by the MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, initial site grading for Project construction shall be conducted between September 1 and February 1, outside of the primary breeding season for birds to avoid take of birds or their eggs, unless City-approved preconstruction nesting bird surveys are conducted to detect protected native birds occurring in suitable nesting habitat that would be disturbed by Project construction and any other habitat within 300 feet of the disturbance area, or 500 feet for raptors. If no active nests are found, then no further mitigation shall be required. If any active nests are found, then these nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival. Project personnel, including all contractors working onsite, shall be instructed on the sensitivity of the area. The study, surveys, findings, and recommendations shall be prepared by a City approved qualified biologist. Compliance shall be verified by City staff through submission	Less than significant	City of Ventura and Applicant

	of compliance reports.		
<i>CR-1 Pre-Construction Training</i>	Prior to earthmoving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (2008) shall conduct cultural resources sensitivity training for construction personnel completing rough grading and trenching. Construction personnel shall be informed of the types of cultural and paleontological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains (see <i>Mitigation Measure CR-4</i>). Construction personnel completing rough grading and trenching shall attend the training and shall retain documentation demonstrating attendance.	Less than significant	City of Ventura and Applicant
<i>CR-2 Inadvertent Archaeological Discoveries</i>	<p>In the event of the discovery of archaeological materials, the construction manager shall immediately halt all work activities in the vicinity (within approximately 100 feet) of the discovery until it can be evaluated by a qualified archaeologist and/or Native American monitor. After cessation of earthmoving activities, the construction manager shall immediately contact Ventura Planning & Development. Work shall not resume until authorized by Ventura Planning & Development and the qualified archaeologist.</p> <p>If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, preservation in place is the preferred manner of mitigation. In the event preservation in place is demonstrated to be infeasible, and data recovery is determined to be the only feasible mitigation option, a detailed Cultural Resources Treatment Plan shall be prepared and implemented by a qualified archaeologist in consultation with the Community Development Department. The Planning Manager shall consult with appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in origin. Archaeological materials recovered during any investigation shall be put into curation at an accredited facility.</p>	Less than significant	City of Ventura
<i>CR-3 Inadvertent Paleontological</i>	In the event fossil materials are exposed during ground disturbing activities, work (within 100 feet of the discovery) shall be halted until a qualified	Less than significant	City of Ventura and Applicant

<i>Discoveries</i>	paleontologist meeting the criteria established by the Society for Vertebrate Paleontology is retained to assess the find. If the find is identified as significant, appropriate treatment as determined by the paleontologist shall be implemented prior to the commencement of ground disturbance in the area. A report documenting the methods and results of the treatment shall be prepared and submitted to the Community Development Department and filed with the local repository.		
<i>CR-4: Discovery of Human Remains</i>	If human remains are encountered, work shall halt in the vicinity (within 100 feet) of the find and contact the Ventura County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the County Coroner determines that the remains are Native American in origin, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code Section 5097.98 (as amended by AB 2641). The Native American Heritage Commission shall designate a Most Likely Descendant for the remains per PRC Section 5097.98. Ventura Planning & Development shall ensure that the immediate vicinity where the Native American human remains are located is not damaged or disturbed by further development activity, according to generally accepted cultural or archaeological standards or practices, until the landowner has discussed and conferred with the Most Likely Descendant regarding their recommendations, as prescribed in Public Resources Codes Section 5097.98, taking into account the possibility of multiple human remains.	Less than significant	City of Ventura
<i>GEO-1: Grading/In-situ Ground Improvements to Address Liquefaction and Seismic Instability.</i>	Soil overexcavation and replacement as engineered fill is recommended, in addition to ground improvements in the form of rammed aggregate piers (RAP). The following recommendations shall be implemented into the Project prior to issuance of grading permits: <ul style="list-style-type: none"> • Site clearing and preparation should remove all remnant concrete or pipe infrastructure and follow local ordinances relative to abandonment of underground utilities. • Conventional grading should include over- 	Less than significant	City of Ventura

excavation and recompaction to the following depths (based on preliminary information) to mitigate potential adverse structure settlements, soil liquefaction, and lateral spread:

- Building Locations 7 thru 10: Over-excavation of the site soils to a depth of 15 feet below planned grades, and to a minimum depth of 5 feet below finish subgrade in pavement areas.
- Building Locations 1 thru 6 and 11: Over-excavation of the site soils to a depth of 20 feet below existing or planned finish grades, whichever depth is greater and replacement with engineered compacted fill. Undocumented old fills, if exposed at the excavation bottom, should be removed full depth and replaced with engineered compacted fill.
 - Based on the findings of the report, the suggested removals would encounter groundwater / seepage in building areas 1 through 3. In this case, it is recommended that geopiers are utilized in this area as an alternative to grading into seepage zones or groundwater bodies.
- Pavement Areas: Over-excavation to a minimum depth of 5 feet below existing or planned finish grades, whichever depth is greater, and replacement with engineered compacted fill.
- In-situ Ground Improvement of RAP should reduce the extent of remedial grading required, and would be subject to design and construction by a specialty design build ground improvement contractor.
- Excavations located along property lines and adjacent to existing structures (i.e. buildings, walls, fences, etc.) should not be permitted within two (2) feet from the existing foundations. Temporary slopes, if utilized, should be no steeper than 1.5:1 (horizontal: vertical) gradient with maximum height of slope not exceeding 20 feet. A representative of

	<p>the Project Geotechnical Consultant should be present on-site during excavations to verify acceptability of temporary slopes.</p> <ul style="list-style-type: none"> • Excavation bottom preparation shall include evaluation by the Project Geotechnical Consultant prior to placing approved fill soils <ul style="list-style-type: none"> ○ Prior to placement of approved engineered compacted fill for buildings 1 through 6 and 11, it is recommended that the exposed bottoms be overlain by a layer of Caltrans Class 2 permeable base minimum 2 feet in thickness and rolled to support future fill placement and compaction efforts, and facilitate drainage / consolidation of the underlying native soils. Should severe pumping and heaving conditions be experienced during placement of this layer of base material, it may be necessary incorporate a geogrid material (e.g., Tensar) within the bridging course of base and/or additional base to stabilize the excavation bottom. • Conditions for fill placement and compaction, fill materials, shrinkage and subsidence, slopes and reconstruction, testing and observations, and settlement monuments shall be subject to approval from the Project Geotechnical Consultant. • After completion of grading, settlement monuments should be placed across the central and northern portion of the planned development. These monuments should be located in the general areas of Building Nos. 1 through 6, and 11 and periodically surveyed by the Project Civil Engineer. The readings should be forwarded to the Project Geotechnical Engineer for evaluation in a timely manner. These areas will later be released for construction, pending acceptability of settlement monument readings indicative of stabilization / equilibrium of the site soils under mass graded fill conditions. 		
<p><i>GEO-2: Adherence to Geotechnical</i></p>	<p>The Project shall implement best management practices during site preparation and building</p>	<p>Less than significant</p>	<p>City of Ventura</p>

<p><i>Investigation Recommendations</i></p>	<p>foundation construction as determined by the Geotechnical Investigation, with consideration for:</p> <ul style="list-style-type: none"> • Structure foundation and associated settlements, dependent on the soil expansion / Atterberg Limits test¹ results obtained for the site subgrade soils, which may indicate the necessity to incorporate deepened foundation or ground improvement measures as evaluated on a case-by-case basis. • Seismic design considerations, as applicable per California Building Code requirements. • Setbacks, as applicable per most restrictive requirements to satisfy minimum foundation setback distances from descending slope faces. <ul style="list-style-type: none"> ○ Buildings 8 and 9 are located in close proximity to the descending slope and will require considerations for lateral creep, lateral soil extension and slope setback, as appropriate. • Exterior flatwork, in accordance with the requirements of the Project structural engineer in respects to medium soil expansion potential. • Concrete slabs, as applicable per American Concrete Institution / Portland Cement Association standards and most restrictive requirements. • Moisture and water vapor retarder for floor slabs, including recommendations as provided by the American Concrete Institute Committee Report 302.1R-96. • Soil expansion, as a “medium” soil expansion potential shall be considered in the design of structural elements and slabs in contact with the site soil. • Soil corrosion and concrete design, since sulfate exposure for concrete should be considered moderate, a higher strength concrete with a lower water to cement ratio (compressive strength of 4,500 psi and water to concrete ratio of 0.45) would improve overall slab performance and corrosively resistance. • Retaining walls, which should be designed to address conventional footings that may require 		
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	<p>additional in-situ ground improvements, lateral earth pressures, retaining wall backdrainage and waterproofing, and backfill comprised of free-draining granular soils.</p> <ul style="list-style-type: none"> • Asphalt concrete pavements, for which “R” value testing² should be performed on the actual pavement sub-grade soils to confirm the pavement design basis. • Stormwater infiltration, which would require additional testing at or near the completion of planned grading and ground improvement measures at the proposed infiltration system locations, to confirm infiltration rates in compliance with the <i>Ventura County Technical Guidance Manual for Storm Water Quality Control Measures</i>, as detailed in Section 5.9, <i>Hydrology and Water Quality</i>. • Utility trench backfill, adhering to requirements of the State of California Division of Industrial Safety Construction Safety Orders and Federal OSHA requirements. • Site drainage, as discussed further in Section 5.9, <i>Hydrology and Water Quality</i>, including maintaining a 2 percent gradient away from structures and control of irrigation activities. • Landscape, irrigation, and maintenance, including standard guidelines such as adjusting sprinklers to account for rainfall, maintenance of drainage devices, and rodent control. • Plan review, observations, and testing, including Grading and Foundation Plan review, Building Design, Grading and Construction, Subsurface and Underground Utilities Installation, and Formulation of Long-Term Maintenance Recommendations. 		
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Attachments: A. Initial Study/MND EIR-10-15-30903