



**U.S. Department of Housing and Urban  
Development**

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## **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

### **Project Information**

**Project Name:** Ventura Springs

**Responsible Entity:** City of Ventura

**Grant Recipient** (if different than Responsible Entity): Ventura Veterans, L.P.

**State/Local Identifier:** California/City of Ventura

**Preparer:** David Atwater, Senior Environmental Planner, ECORP Consulting, Inc.

**Certifying Officer Name and Title:** Andrea Palmer, Associate Planner, City of Ventura

**Grant Recipient** (if different than Responsible Entity): Ventura Veterans, L.P.

**Consultant** (if applicable):

ECORP Consulting, Inc.  
3838 Camino Del Rio North, Suite 370  
San Diego, CA 92108

**Direct Comments to:**

Andrea Palmer, Associate Planner  
City of Ventura  
501 Poli Street  
Ventura, CA 93001  
(805) 654-7735  
[apalmer@cityofventura.ca.gov](mailto:apalmer@cityofventura.ca.gov)

**Project Location:** 10822 Morning Glory Road, Ventura, California, 93004. Assessor's Parcel Number (APN) 128-0-050-605

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Ventura Springs (Proposed Project) is a new construction, 122-unit development that includes 120 affordable housing units which will serve a combination of veterans experiencing homelessness and low-income veterans and their families plus two unrestricted managers' units. Ventura Springs will not have any market-rate units. The 122 units will be spread across the 9.68-acre site in multiple buildings.

Fifty-four units will be permanent supportive housing units (PSH) designated for veterans experiencing homelessness. The remaining 66 general affordable units will be designated for low-income veterans and their families plus two unrestricted manager units. The 54 PSH units will be restricted between 30 to 50 percent area median income (AMI) targeting. The remaining 66 general affordable units will be designated for low-income veterans and their families earning 30 to 60 percent of the AMI.

The site is designed to create the experience of a traditional, family-oriented neighborhood where sidewalks are activated by pedestrian pathways and residential front doors that face the street. The Project's 78 one-bedroom (approximately 575 square foot [sq. ft.]), 32 two-bedroom (approximately 770 sq. ft.), and 12 three-bedroom (approximately 1,225 sq. ft.) units will be dispersed throughout the site, with buildings forming clusters surrounding vibrant community courtyards with a variety of uses and activities.

Ventura Springs includes many on-site amenities for tenants to foster community engagement, support tenants' health and meet tenants' needs. There will be a large community room with a community teaching kitchen; an outdoor barbecue grill; tables and seating space; on-site shared laundry facilities; offices for case management and property management staff; two do-it-yourself (DIY)/workshop spaces; outdoor play areas for children, edible gardening beds; walking paths; bicycle parking; computer room; and a security camera system.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]:

The City of Ventura's (City) 2014-2021 General Plan Housing Element (Housing Element) has identified the need for an additional 3,654 dwelling units by 2021 to meet its overall housing needs. Of the 3,654 units, 430 units must be for extremely low-income households and 431 units must be for very low-income households. The Proposed Project is new construction and would develop a 122-unit apartment complex intended to provide affordable housing for veterans experiencing homelessness and low-income veterans and their families. These additional 122-units would help the City meet its extremely low income and very low-income housing needs.

The Housing Element has established goals and policies such as the need to "provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs" (Goal 3) and "the City shall pursue the use of publicly owned land for the development of affordable housing" (Policy 3.6) to encourage the development of affordable housing. The Proposed Project site is currently owned by the City and will be sold to Ventura Veterans, L.P., a California limited partnership, at construction closing.

The Proposed Project would fulfill goals and policies set out by the Housing Element by providing publicly-owned land to build affordable living opportunities that will enhance the quality of life for the City's veteran population.

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

According to the Phase I Environmental Site Assessment (ESA) prepared by SECOR International Inc. (SECOR), the site was originally a portion of Rancho Attilio or Vanoni Ranch developed in 1919 and farmed by the Vanoni family for many years. Approximately five service buildings and other improvements were on the site to support the farming operations; these buildings and improvements have been removed. A portion of the northeast corner of the Project site was leased to Pacific Gas and Lighting from approximately 1927 to 1937 as a fractionation plant, which processed crude oil into lighter petroleum products, such as kerosene. There are no existing improvements on the Project site as agricultural operations have ceased and the fractionation plant, which ended operation in 1937, was removed in approximately 1950. Currently, the entire Project site is an open and relatively flat vacant field.

Project access will be from an extension of the existing Cosmos Avenue cul-de-sac and from an extension of the existing access road from Telephone Road to the Veterans Home of California assisted living facility. Infrastructure improvements including curb, gutter, sidewalk and a proper driveway apron/entrance are proposed at the access point. The northwestern most portion of the site is adjacent to Brown Barranca, a concrete lined drainage channel maintained by Ventura County Watershed Protection District which drains into the Santa Clara River.

Adjacent land uses include:

North: Veterans Home of California –assisted living facility, Vanoni Homestead

East: Industrial

South: Single-family residences and undeveloped land

West: Undeveloped land and multiple-family residences

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
	HOME	\$700,000
	Project Based Vouchers (PBVs) of the Veterans Affairs Supporting Housing (VASH)	Up to \$10,656,000 over the course of 20 years

**Estimated Total HUD Funded Amount: \$11,356,000**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$62.1 Million**

## **Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Additional documentation is included in Attachments 1 through 7, and includes airport locations, a Federal Emergency Management Act (FEMA) flood zone map, coastal zone boundary map, expansive soil areas, liquefaction hazard areas, potential landslide areas, and soil boring locations from the Phase II Environmental Site Assessment.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Proposed Project is not located within 15,000 feet of a military airport or within 2,500 feet of a civilian airport (see Attachment 1). No airports are located within the Ventura Planning Area. The closest airport to the Project site is the Santa Paula Airport, which is located approximately 7 miles to the northeast of the Project site. The Camarillo Airport is approximately 9.9 miles to the southeast of the Project site and the Oxnard Airport is located approximately 10.8 miles to the southwest of the Project site. According to the City of Ventura General Plan 2005, development within the Ventura Planning Area would not affect air traffic at any of these facilities or at any other airports within the region.</p> <p><b>Source:</b> Airport Comprehensive Land Use Plan for Ventura County, City of Ventura General Plan 2005</p>
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Project site is located approximately 7 miles inland from the Pacific Ocean. According to the U.S. Fish and Wildlife Service Coastal Barrier Resources System Mapper, the Project site is not located in a coastal barrier resource zone.</p> <p><b>Source:</b> U.S. Fish and Wildlife Service Coastal Barrier Resources System Mapper            - <a href="https://www.fws.gov/cbra/maps/mapper.html">https://www.fws.gov/cbra/maps/mapper.html</a></p>

<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>According to FEMA Flood Insurance Rate Map (FIRM) #06111C0770E, a portion of the Project site is located in Zone X. Zone X are areas determined to be outside the 0.2 percent annual chance floodplain. The Proposed Project is not within a Special Flood Hazard Area and is in compliance with the Flood Disaster Protection Act of 1973.</p> <p><b>Source:</b> FEMA FIRM Map #06111C0770E Panel 770 of 1275 (Attachment 2)</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Proposed Project is located in Ventura County, under the jurisdiction of the Ventura County Air Pollution Control District (VCAPCD) within the South Central Coast Air Basin. Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant.</p> <p>Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The Project region is designated as attainment or unclassified for all federal criteria pollutants except ozone (O<sub>3</sub>), for which the region is in severe nonattainment for the one-hour O<sub>3</sub> standard and serious nonattainment for the eight-hour O<sub>3</sub> standard.</p> <p>The Proposed Project will not exceed de minimis emission levels for the nonattainment or maintenance level pollutants. The de minimis standard for O<sub>3</sub> in severe nonattainment areas is 25 tons/year. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod), version 2016.3.2.</p> <p>Based on the California Emissions Estimator Model (CalEEMod) output for the Project, Project emissions resulting from construction and operations would not exceed the EPA Conformity Determination thresholds.</p> <p><b>Source:</b> Air Quality Assessment, (Appendix A)</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Project site is located 7 miles inland from the Pacific Ocean and therefore is not located in a Coastal Zone defined in the State Coastal Management Plan. The Proposed Project would be in compliance with the Coastal Zone Management Act.</p>

		<p><b>Source:</b> California Coastal Commission Coastal Zone Boundary Maps - <a href="https://www.coastal.ca.gov/maps/czb/">https://www.coastal.ca.gov/maps/czb/</a> (Attachment 3)</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>Two previous Phase I and Phase II Environmental Site Assessments (ESAs) have been completed at the subject property, one by SECOR in 2000 and one by Rincon Consultants in 2019. The subject property evaluated in the 2000 Phase I ESA encompassed an area of 24 acres and includes the entirety of the 9.68 acre Proposed Project and the 2019 Phase II ESA focused solely on the 9.68-acre Project site. During the 2019 Phase II ESA, a total of 10 soil borings, and soil matrix samples were collected at various depths and analyzed for: total petroleum hydrocarbons (TPH) as gasoline range hydrocarbons (g), as diesel range hydrocarbons (d), and as motor oil range hydrocarbons (o); volatile organic compounds (VOCs); Title 22 metals and mercury; arsenic; semi-volatile organic compounds (SVOCs); chlorinated herbicides; and organochlorine pesticides (OCPs). Concentrations of TPH, SVOCs, OCPs, and herbicides in soil matrix did not exceed environmental screening levels (ESLs) for residential soil.</p> <p>Although the 2019 Phase II ESA did not identify contaminants that exceeded residential soil ESLs, previous Phase II site investigations conducted at the Project site identified the following recognized environmental conditions:</p> <ul style="list-style-type: none"> <li>-The presence of total petroleum hydrocarbons-diesel (TPHd) in soil samples collected from the test pit excavation near the dismantled former fractionation plant on the northeastern corner of the Project site: a one-foot wide band of TPHd-impacted soil at a depth of approximately 11 ft below grade surface (bgs) in the length of the 70-foot long trench was identified across the former fractionation plant site. TPHd was identified in soil samples collected from the former fractionation plant at concentrations ranging from 303 to 2,830 parts per million (ppm).</li> <li>-Visibly stained TPHd-impacted soil at approximately 2 feet bgs in the vicinity of the former 500-gallon gasoline tank (since removed from the subject property).</li> <li>-Benzene, at 0.097 mg/kg, exceeded the soil screening level (SSL) of 0.022 mg/kg at 10 ft bgs in SB-1, near the fractionation plant where TPHd-impacted soil was previously detected during previous assessments.</li> </ul>

	<p>The 2019 Phase II ESA recommended a Soil Management Plan during earthwork construction on the property to address the above recognized environmental concerns, even though the results of soil sampling did not exceed residential soil ESLs. Mitigation Measure SOILS A below, requiring a Soil Management Plan during earthwork construction on the property, would ensure that contaminated soils would be properly removed and disposed of offsite to minimize further contamination from toxic substances.</p> <p>The 2019 Phase II ESA determined that all assessed metals, except arsenic and thallium, were below their established residential ESLs. The detected concentrations of thallium and arsenic at the Project site appear to be naturally occurring background levels, and do not appear to be indicative of contamination as the result of a hazardous materials release.</p> <p>A search of the Department of Toxic Substances Control's (DTSC) Hazardous Waste and Substances Site List (Cortese List) and EnviroStor online database and the State Water Resources Control Board (SWRCB) GeoTracker online database was conducted for the Project area for this EA (DTSC 2021, SWRCB, 2021). The searches revealed two leaking underground storage tanks (LUST) sites located in the vicinity of the Project site, including:</p> <p>Flores Trucking</p> <ul style="list-style-type: none"> <li>• Location: 1421 Lirio Ave, Saticoy, CA 93004</li> <li>• Regional Board Case No.: C-88134</li> <li>• Local Agency Case No.: 88134</li> <li>• Site Type: LUST Cleanup site</li> <li>• Status: Completed - case closed as of 6/14/1989</li> </ul> <p>Westerdale Trust</p> <ul style="list-style-type: none"> <li>• Location: 1299 Wells Rd, Ventura, CA 93004</li> <li>• Regional Board Case No.: C03041</li> <li>• Local Agency Case No.: 03041</li> <li>• Site Type: LUST Cleanup site</li> <li>• Status: Completed - case closed as of 12/1/2003</li> </ul> <p>The previously described LUST sites are located in areas near the Project limits and have been remediated and closed under the direction and oversight of Ventura County and the Los Angeles Regional Water Quality Control Board (RWQCB) Region 4. Both of the LUST sites have a "Completed Case Closed Status." Due to location of the LUST sites in proximity to the Project area and the LUST sites being closed cases, it is not</p>
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		<p>anticipated that Project excavations would encounter residual contaminants associated with the LUST sites.</p> <p><b>Sources:</b></p> <p>Phase I Environmental Site Assessment, SECOR, 2000</p> <p>Phase II Environmental Site Assessment, Rincon Consultants, 2019</p> <p>California Department of Toxic Substances Control, EnviroStor <a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a></p> <p>State Water Resources Control Board, GeoTracker <a href="https://geotracker.waterboards.ca.gov/">https://geotracker.waterboards.ca.gov/</a></p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Project site is currently vacant and unimproved and contains mostly non-native, ruderal vegetation. Native vegetation within the Project area is limited and fragmented, but includes and is not limited to, mulefat (<i>Baccharis salicifolia</i>), Fremont cottonwood (<i>Populus fremontii</i>), and a variety of willow species (<i>Salix</i> spp.). A Biological Resources Assessment (BRA) was completed by Rincon Consultants, Inc. in November 2019. According to the BRA, no special status plant species are present within the Project site. The BRA also notes the Project site is generally not suitable for special status wildlife species.</p> <p>Based upon the vegetation community and habitats present onsite, special-status species are not likely to occur in the Project area and/or be adversely affected by the Proposed Project.</p> <p><b>Source:</b> Ventura Veterans Home Project Biological Resources Assessment (Appendix B)</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>Phase I and Phase II site investigations conducted at the Project site identified the following:</p> <ol style="list-style-type: none"> <li>1) TPH-d present in soil associated with the historical presence of a fractionation plant at the southeastern portion of the subject property. TPH-d levels are below the residential soil ESL.</li> <li>2) Identified TPH-d impact to soil associated with the historical presence of ASTs located on the subject property.</li> </ol> <p>As part of the Phase II ESA, soils were sampled and tested for VOCs and SVOCs.</p> <p>Fuel hydrocarbon VOCs, such as benzene, toluene, ethylbenzene and xylenes (BTEX) and methyl-tert-butyl ether (MTBE) were detected at 10 ft bgs, 15 ft bgs, and 20 ft bgs in soil boring SB1. Benzene was detected in SB1-10 at 0.097 mg/kg, exceeding the Los Angeles Regional Water Quality Control Board (LARWQCB) soil screening level (SSL) of 0.022</p>



		<p>mg/kg. None of the detected concentrations exceeded their respective residential ESLs. None of the other detected VOCs exceeded their respective SSLs. Mitigation Measure SOIL A requires a Soil Management Plan to remove benzene and TPH-d contaminated soil prior to construction on the site.</p> <p><b>Sources:</b> Phase I Environmental Site Assessment, SECOR, 2000 Phase II Environmental Site Assessment, Rincon Consultants, 2019</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly Sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Project site is located in an urbanized area in the City and designated <i>Neighborhood High 21-54 Units/Acre</i> on the 2005 Ventura General Plan Land Use Map. According to the California Important Farmland Finder Tool, portions of the Project site are identified as Farmland of Local Importance and Grazing Land by the State of California.</p> <p>The Farmland Protection Policy Act's (FPPA) (7 U.S.C. 4201 et seq, implementing regulations 7 CFR Part 658, of the Agriculture and Food Act of 1981, as amended) purpose is to minimize the effect of federal programs on the unnecessary and irreversible conversion of farmland to nonagricultural uses. A finding of compliance with the requirements of the FPPA must be made for assisted new construction activities, the acquisition of undeveloped land, and conversion projects. There are four exemptions a project can qualify under as follows: a) construction limited to on-farm structures needed for farm operations; b) constructed limited to new minor secondary (accessory) structures such as a garage or storage shed; c) project on land used for water storage; and d) project on land already in or committed to urban development. The United States Department of Agriculture (USDA) and Natural Resources Conservation Service (NRCS) regulations contained at 7 CFR Part 658.2 define "committed to urban development" as land with a density of 30 structures per 40-acre area; lands identified as "urbanized area" on the Census Bureau Map or as urban area mapped with a "tint overprint" on United States Geologic Service topographical maps; or as "urban-built up" on the USDA Important Farmland Maps.</p> <p>The Project site would qualify as land "committed to urban development" as the surrounding area currently exists at a density of 30 structures per 40-acre area (see</p>

		<p>Attachment 8); therefore, the Proposed Project is exempt from FPPA requirements.</p> <p><b>Sources:</b></p> <p>California Important Farmland Finder - <a href="https://maps.conservation.ca.gov/DLRP/CIFF/">https://maps.conservation.ca.gov/DLRP/CIFF/</a></p> <p>U.S. Department of Housing and Urban Development – HUD Exchange, Farmland Protection. <a href="https://www.hudexchange.info/programs/environmental-review/farmlands-protection/">https://www.hudexchange.info/programs/environmental-review/farmlands-protection/</a></p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Project site is not located within an area subject to flooding by 100-year flood hazards. According to the Federal Emergency Management Agency flood hazard maps, the Project site is located within Zone X. Therefore, the Proposed Project would not place housing within a 100-year flood hazard area or result in structures being constructed that would impede or redirect such flood flows. The Proposed Project would not be subject to severe flooding. According to FEMA Flood Insurance Rate Map (FIRM) #06111C0770E, a portion of the Project site is located in Zone X. Zone X are areas determined to be outside the 0.2 percent annual chance floodplain.</p> <p><b>Source:</b> FEMA FIRM Map #06111C0770E Panel 770 of 1275 (Attachment 2)</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>Ventura County is located within the historic territory of the Ventureño Chumash. Numerous archaeological sites throughout the City have been identified as containing deposits of Chumash artifacts. The location of the Proposed Project has been previously studied for cultural resources as part of two Environmental Impact Reports (EIRs) prepared for larger projects in 1999 and 2005. Although both of the previous studies analyzed larger project areas than that currently under consideration, they both included the entirety of the current Project area in their analyses. An EIR was prepared in 1999 for the Wittenberg-Livingston Development and a subsequent EIR was prepared in 2005 for the Veterans Homes of California. Based on the information provided in those documents the Proposed Project may overlap several cultural resources including the Rancho Attillo Historic District, several pre-contact occupation sites containing human remains, and a historic-period Chumash village site located at Satcoy Springs. The Proposed Project is also located adjacent to a known Chumash preservation site containing burials. Based on the information provided, it is unclear if the current Project site overlaps any of the previously recorded resources identified in the two</p>

		<p>EIRs. The 1999 and 2005 studies indicate that the Project area has been heavily disturbed through previous grading and terracing activities. Thus, those studies concluded that the previous disturbances were enough to mix, damage, or destroy the majority of the surface level deposits in the area. In order to determine if buried resources were present, the 1999 study excavated multiple trenches throughout their larger study area. Although the majority of the trenches were either sterile or contained redeposited cultural material, researchers identified two intact features, consisting of a possible hearth feature and a partially intact human burial (location not specified in the EIR document).</p> <p>There is a possibility that cultural resources and unknown human remains could be located at the Project site, therefore, to prevent damage to these buried resources and protect and document their locations and potential importance in history, mitigation measures have been developed for this resource.</p> <p>There are no known Historic Properties as defined by Section 106 of the National Historic Preservation Act present within the Project area. Measures to manage any unanticipated discoveries are contained in Mitigation Measure CULTURAL A.</p> <p><b>Source:</b> 1999 Wittenberg-Livingston EIR, 2005 Veterans Homes of California EIR</p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>A noise study was completed for the Proposed Project and found that aircraft, roadway and railway noise levels in the vicinity of the Project site would not exceed 65 dBA L<sub>dn</sub>.</p> <p><b>Source:</b> Noise Impact Assessment (Appendix C)</p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Project site is not located within an US EPA-designated sole source aquifer watershed.</p> <p><b>Source:</b> U.S. EPA Sole Source Aquifers for Drinking Water, Available at <a href="https://www.epa.gov/dwssa">https://www.epa.gov/dwssa</a></p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Project site does not contain wetland habitat. Therefore, the Proposed Project would not have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (CWA). The Proposed Project is in compliance with Executive Order 11990.</p> <p><b>Source:</b> Biological Resources Assessment - Rincon Consultants, Inc. (Appendix B)</p>

<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This Project site is not within proximity of a National Wild and Scenic Rivers System river. The Project is in compliance with the Wild and Scenic Rivers Act 1968.</p> <p><b>Source:</b> National Wild and Scenic Rivers System, California - <a href="https://www.rivers.gov/california.php">https://www.rivers.gov/california.php</a></p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Project is consistent with the General Plan land use designation of Neighborhood Medium Density Residential which is intended to accommodate a mixture of detached and attached dwellings and higher building types at approximately 9 to 20 dwelling units per acre. The area should be predominately residential with small commercial at key locations at intersections and adjacent to corridors. The Project is intended to supply supportive housing for veterans experiencing homelessness and low-income veterans and their families. There are no identified adverse environmental conditions that would affect the Project.</p> <p><b>Source:</b> 2005 Ventura General Plan. City of Ventura. August 2005.</p>

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
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<b>LAND DEVELOPMENT</b>		
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>2</p>	<p>The Project site is designated as Neighborhood Medium (<i>T3 Sub-Urban, T4 General Urban, and T5 Urban Center</i>) under the City’s General Plan. This planning designation anticipates a mixture of detached and attached dwellings and higher building types at approximately 9 to 20 dwelling units per acre. The designated T-Zones allow for the density to range from conventional suburban residential areas with superior connectivity and home occupations to a tight network of streets and blocks with mixed-use building types.</p> <p>The Proposed Project includes the construction of 122 housing units and two manager units on approximately 9.68 acres, which is compatible with the Neighborhood Medium land use designation of 9 to 20 units/acre.</p> <p>The buildings are designed as one three-story elevator structure, seventeen two-story walk-ups, and one community building.</p> <p><b>Source:</b> 2005 Ventura General Plan. City of Ventura. August 2005.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>A Geotechnical/Geologic Hazards Study was prepared for the 1999 Wittenberg-Livingston EIR Project and is contained in Appendix D.</p> <p><b>Soil Suitability</b> – Soil surveys found Salinas clay loam, 0 to 2 percent slopes (SaA), Salinas clay loam, 2 to 9 percent slopes (SaC), Terrace escarpments (TeF), and Mocho clay loam, 0 to 2 percent slopes underlying the Project site Rincon 2019a; Appendix B). Salinas clay loam is classified as a well-drained soil derived from sedimentary rock. TeF is classified as a terrace landform derived from sedimentary rock. Mocho clay loam is classified similar to SaA/SaC soil. All soils on the site are not hydric.</p> <p>Under the City’s General Plan Final EIR, the Project site is located in a moderate expansive soil zone (Attachment 4). To minimize damages due to geologic hazards, design and construction would comply with applicable building codes.</p> <p>The Project site is also partially in a liquefaction hazard zone (Attachment 5). The geologic hazards study performed in the Project area found no loose granular soil deposits below the water table (Staal, Gardner &amp; Dunne, Inc. 1987; Appendix D). The potential for liquefaction of the onsite soils is negligible and no special design or consideration efforts to mitigate the liquefaction potential are considered necessary.</p> <p><b>Slope</b> – The topography of the Project area is gently sloping in a southerly direction and is approximately 150 feet above mean sea level (Rincon 2019a; Appendix B). The site is not in a</p>

		<p>potential landslide area and the slopes are less than 30 percent (Attachment 6).</p> <p><b>Erosion</b> – Expansive soils are prone to erosion. As stated, the Project site is located in a moderate expansive soil zone. The geotechnical/geologic hazards study of the site did not find expansive soils to be a constraint of the Project site, therefore no significant soil expansion risk is anticipated.</p> <p><b>Drainage and Storm Water Runoff</b> – A small portion of the eastern study area contains the Brown Barranca, a concrete lined drainage channel maintained by Ventura County Watershed Protection District which drains into the Santa Clara River. The Brown Barranca is approximately 50 feet from the Project site separated by a developed/landscaped pedestrian walkway and fence. Grading and earth-moving activities could result in water or wind erosion of exposed soils and discharge of sediments and soil into surface waters. A Stormwater Pollution Prevention Plan (SWPPP) in accordance with NPDES requirements would implement best management practices to capture and treat any polluted runoff from the proposed facilities.</p> <p><b>Source:</b></p> <p>Ventura Veterans Home Project Biological Resources Assessment. Rincon Consultants, Inc. November 2019a.</p> <p>General Plan Final Environmental Impact Report. City of Ventura. 2005b.</p> <p>Geotechnical/Geologic Hazards Study, Rancho Attilio, Saticoy, Ventura County California. Staal, Gardner &amp; Dunne, Inc. February 1987.</p>
<p>Hazards and Nuisances</p> <p>including Site Safety and Noise</p>	<p>2</p>	<p><b>Natural Hazards:</b></p> <p><b>Faults</b> – The Project site is located approximately 0.6 mile from the Oak Ridge Fault and approximately 1.96 miles from the Ventura Fault (United States Geologic Survey [USGS] 2021). The Ventura Fault is considered active and properties along the fault trace have the greatest potential for surface rupture in the City (City of Ventura 2005b). The Oak Ridge Fault is considered at least potentially active. No faults traverse the Project site.</p> <p><b>Built Hazards and Nuisances:</b> Two aboveground storage tanks (ASTs) were formally located on the current property but were closed in 1994 (Attachment 7) (Rincon 2019b; Appendix E). One underground storage tank (UST) was located on the northern portion of the Project site. It was decommissioned and received regulatory closure from the Ventura County Environmental Health Services Department.</p> <p>As part of the Phase II ESA, soils were sampled and tested for VOCs and SVOCs. As previously identified, fuel hydrocarbon VOCs, such as BTEX and MTBE were detected at 10 ft bgs, 15</p>

ft bgs, and 20 ft bgs in soil boring SB1. Benzene was detected in SB1-10 at 0.097 mg/kg, exceeding the LARWQCB SSL of 0.022 mg/kg.

None of the detected concentrations exceeded their respective residential ESLs. None of the other detected VOCs exceeded their respective SSLs. Mitigation Measure SOIL A requires a Soil Management Plan to remove benzene prior to construction on the site.

**Other Nuisances:**

**Noise** – HUD noise acceptability standards outline that day/night average sound levels not exceeding 65 dB is acceptable, 65 dB to 75 dB is normally acceptable, and above 75 dB is unacceptable.

The Project site is not located within any noise contours for all airports within 15 miles.

The Project site is located within the 65 dBA CNEL noise contour as a result of roadway noise (City of Ventura 2005b). The nearby Telegraph Road/Nevada Avenue and Hendersen Road/Jasper Avenue intersections resulted in noise measurements of 69.9 equivalent noise level ( $L_{eq}$ ) and 69.7  $L_{eq}$  respectively (ECORP Consulting, Inc. 2021; Appendix C). The eastern boundary of the Project site is approximately 540 feet from State Route 118, which would result in an ambient noise level of 62.5 Day-Night average level ( $L_{dn}$ ). This does not exceed noise levels beyond the HUD acceptable noise standard. Noise levels at the Project site would be within the normally acceptable noise levels for the location of multi-family residences ( $60 L_{dn}$  –  $70 L_{dn}$ ) as outlined in the City of Ventura General Plan.

A Southern Pacific Railroad line runs north-south through the City and the eastern spur of the railroad line traverses a portion of the southern boundary of the Project site. However, this portion is no longer actively used for freight or passenger transport so no railroad noise beyond the acceptable noise standard would affect people working or residing on the Project site.

Under the City's Municipal Code § 10.650.150, specified construction activities are permitted between the hours of 7:00 AM and 8:00 PM.

**Glare** – Nighttime lighting for the facility shall be installed for the purposes of public safety and landscaping. Lighting will include streetlights, pole top area lights, bollard lights, public streetlights, and accent uplights for flag poles and select trees. All site lighting will adhere to Municipal Code § 8109-4.7.4 and will avoid light trespass beyond the lot line in excess of the set allowable amounts under the Municipal Code.

		<p><b>Sources:</b></p> <p>U.S. Quaternary Faults Interactive Fault Map. USGS. Available at <a href="https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf">https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf</a>. Accessed May 19, 2021.</p> <p>Phase II Environmental Site Assessment, Ventura Veterans Home Development Site. Rincon Consultants, Inc. November 2019b.</p> <p>Noise Impact Assessment, Ventura Springs Project. ECORP Consulting, Inc. April 2021.</p> <p>General Plan Final Environmental Impact Report. City of Ventura. 2005b.</p> <p>San Buenaventura Municipal Code § 10.650.150</p> <p>San Buenaventura Municipal Code § 8109-4.7.4</p>
Energy Consumption	2	<p>The Project would comply with Title 24 Energy Standards of the California code. Additionally, the Project would target a minimum LEED Gold certification and would incorporate sustainability features such as a water efficient landscape, weather- or soil- moisture-base irrigation controller, and low-emitting indoor products to increase indoor environmental quality. The Project will also install solar photovoltaic (PV) panels as required per Title 24 of the California Building Code.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	<p>Construction of the Proposed Project would create a nominal number of jobs during construction. However, the Proposed Project is not expected to affect employment trends in the City over the long term. It is not expected that this temporary construction employment will draw significantly from outside the area. No effect is anticipated from the Proposed Project on employment and income.</p> <p><b>Sources:</b></p> <p>Veterans Homes of California – Greater Los Angeles/Ventura Counties Project Draft Environmental Impact Report/Environmental Assessment, Volume II – Ventura. Jones &amp; Stokes Chambers Group Inc. September 2005a.</p>
Demographic Character Changes, Displacement	2	<p>The Proposed Project would construct a 122-unit development intended to provide 54 permanent supportive housing units for veterans experiencing homelessness and 66 general affordable units for low-income veterans and their families. The other two units are managers’ units. As a result, the Proposed Project would increase housing access to a new sector of the</p>



		<p>population in the City. The Proposed Project would not result in physical barriers or reduced access that would isolate a particular neighborhood or demographic group. The Project site is vacant and disturbed, the Proposed Project would not displace existing housing or individuals.</p> <p><b>Sources:</b></p> <p>Veterans Homes of California – Greater Los Angeles/Ventura Counties Project Draft Environmental Impact Report/Environmental Assessment, Volume II – Ventura. Jones &amp; Stokes Chambers Group Inc. September 2005a.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p><b>Educational Facilities:</b> The Proposed Project would provide affordable housing for veterans and low-income veterans and their families. Implementation of the Proposed Project would result in an estimated increase of approximately 178 residents in the City, assuming one resident per bedroom. Furthermore, the Proposed Project would be compatible with the City’s land use designation for the site and would not add any uses not already anticipated by the City. The potential increase in school age children as a result of the Proposed Project would be served by the existing education facilities in the area.</p> <p><b>Cultural Facilities:</b> The Project site is located on a vacant disturbed lot. The northern portion of the study area includes the established Veterans Home of California property, developed/agricultural land owned by “Rancho Attilio,” and the property just west of the Project site is conserved as a Chumash Preservation Site (Rincon Consultants, Inc. 2019a; Appendix B). The Chumash Preservation Site contains four archaeological sites which were the location of the Chumash Village <i>Sa’aqtik’oy</i>, a burial site, and large caches of metates and manos (City of San Buenaventura 1999). All four sites were significantly impacted by major earth moving activities which were undertaken in the 1950s to terrace the land in preparation for avocado and citrus orchards. Additionally, there is a 4.6-acre Native American Veteran’s Memorial just to the north of the Chumash Preservation Site that was transferred, along with the Preservation Site, to a non-profit Chumash organization, the Barbareño/Ventureño Band of Mission Indians via Quitclaim Deed executed on October 31, 2008.</p> <p>One tribal council, the Coastal Band of the Chumash Nation, has a reported interest in the development of the land and any historical remains that may be uncovered during construction. This tribal council has requested to be consulted on this project and notified of any future developments regarding the Project area. No other tribal governments responded.</p>

		<p>Although none of the tribal governments who provided input during consultation requested monitoring, the potential for unanticipated buried resources to be affected during project grading because of the proximity of previously recorded prehistoric resources exists. Measures to manage any unanticipated discoveries are contained in Mitigation Measure CULTURAL A.</p> <p><b>Sources:</b></p> <p>Education Code Section 17620 Fees Justification – Required for Level 1 Fees. Schoolhouse Services. Available at <a href="https://www.venturausd.org/Portals/4/2017-18%20Ventura%20Unified%20Developer%20Fee%20Assessment%20Study.pdf">https://www.venturausd.org/Portals/4/2017-18%20Ventura%20Unified%20Developer%20Fee%20Assessment%20Study.pdf</a>. November 2017.</p> <p>Ventura Veterans Home Project Biological Resources Assessment. Rincon Consultants, Inc. November 2019a.</p>
Commercial Facilities	2	<p>The Project site is relatively close to commercial facilities. Various markets and restaurants are located less than a mile east of the Project site while the Central Shopping Center, Autozone, and various restaurants are located 1.4 miles west of the Project site. The Project site is vacant and disturbed; therefore, implementation of the Proposed Project would not displace existing retail and commercial services.</p>
Health Care and Social Services	2	<p>The Proposed Project would develop a 122-unit housing complex to provide affordable housing for veterans and low-income veterans and their families. Implementation of the Proposed Project would result in an estimated increase approximately 178 residents in the City.</p> <p>There are several health care facilities in the area. There are two main hospitals: Ventura County Medical Center which is located approximately 5.56 miles west of the Project site and Community Memorial Hospital which is located approximately 5.98 miles west of the Project site. The closest health care facility is Clinicas del Camino Real, Inc., a community health center located approximately 0.90 miles northwest of the Project site. The Project site is located within walking distance from a Gold Coast Transit bus stop that provides public transportation from the Project site to health care and social services. The eastbound Telephone – Wells Rd (Veteran’s Center) stop is located approximately 500 feet from the Project site.</p>
Solid Waste Disposal / Recycling	2	<p>The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. This can be done through source reduction, reuse of materials, and recycling. All new residential, commercial, and mixed-use construction projects in the City must divert a minimum of 65 percent of construction and demolition waste from a landfill and</p>

		<p>building permit applicants must submit a Waste Management Plan (WMP) and Final Report (City of Ventura 2021a). The Proposed Project would comply with the City’s waste disposal requirement as well as the California Green Building Code. Operational solid waste is not anticipated to disrupt diversion goals. E.J. Harrison and Sons meets stringent recycling standards and the City’s landfill diversion rate is 74 percent (City of Ventura 2021c).</p> <p>Residential and commercial solid waste in the City is removed by E.J. Harrison and Sons, taken to Gold Coast Material Recovery Facility and Transfer Station, and what cannot be recycled is sent to landfills. Majority of non-recycled waste goes to Toland Road Landfill while other waste goes to Simi Valley Landfill, Azusa Land Reclamation Inc., Chiquita Canyon Sanitary Landfill, and Nu-Way Live Oak Landfill (City of Ventura 2005b). Solid waste on the Project site would be deposited at either of these landfills. Toland Road Landfill has a permitted throughput of 1,500 tons of waste per day with a total permitted capacity of 30 million cubic yards of waste. It is projected to reach capacity in 2027. Simi Valley Landfill has a permitted throughput of 3,000 tons of waste per day with a total permitted capacity of 43.5 million cubic yards. It is projected to reach capacity in 2022. The Proposed Project would generate approximately 1492 pounds (0.746 tons) of solid waste per day (CalRecycle 2021). This does not factor in any recycling or waste diversion programs that would be implemented on the Project site. The amount of solid waste generated by the Proposed Project would be within the capacities of the City’s existing landfill facilities. The Proposed Project would follow all applicable solid waste policies and objectives that are required law, statute, or regulation.</p> <p><b>Sources:</b></p> <p>Construction and Demolition Waste Management. City of Ventura. Available at <a href="https://www.cityofventura.ca.gov/198/Construction-Demolition-Waste-Management">https://www.cityofventura.ca.gov/198/Construction-Demolition-Waste-Management</a>. Accessed on May 13, 2021a.</p> <p>Waste and Recycling. City of Ventura. Available at <a href="https://www.cityofventura.ca.gov/264/Waste-and-Recycling">https://www.cityofventura.ca.gov/264/Waste-and-Recycling</a>. Accessed on May 18, 2021c.</p> <p>General Plan Final Environmental Impact Report. City of Ventura. 2005b.</p> <p>Estimated Solid Waste Generation Rates. CalRecycle. Available at <a href="https://www2.calrecycle.ca.gov/wastecharacterization/general/rates">https://www2.calrecycle.ca.gov/wastecharacterization/general/rates</a>. Accessed May 18, 2021.</p>
Waste Water / Sanitary Sewers	2	<p>A majority of residents receive sewer service directly from the City; however, three other sanitary sewer agencies provide service to specific areas: Montalvo Municipal Improvement District, Saticoy Sanitary Sewer District, and Ojai Valley</p>

		<p>Sanitary District (City of Ventura 2005a). The Ventura Water Reclamation Facility treats most of the wastewater for the City. The effluent then discharges into the Santa Clara River Estuary at a minimum of 5.6 mgd as required by the existing Regional Water Quality Control Board (RWQCB) permit.</p> <p>The Proposed Project would comply with all provisions of the National Pollutant Discharge Elimination System and the City's municipal separate sewer permit (MS4), as enforced by the RWQCB. The Proposed Project is consistent with the growth scenario identified in the City's General Plan, therefore no new water or wastewater treatment facilities or the expansion of existing facilities would be required. No effect is anticipated.</p> <p><b>Sources:</b> 2005 Ventura General Plan. City of Ventura. August 2005.</p>
Water Supply	2	<p>Grading and construction activities associated with the Proposed Project would require the use of water for dust control and cleanup purposes. The use of water during construction would be short term in nature. Therefore, construction activities are not considered to result in an adverse effect on the existing water system or available water supplies.</p> <p>The City receives supplemental water from Casitas Municipal Water District and the United Water Conservation District serve the city of Ventura. The City mainly draws on three main supplies of water, the Ventura River, Casitas Lake, and groundwater. Five sources provide surface and groundwater to the City supply system, Casitas Municipal Water District, Ventura River Surface Water Intake Subsurface Water And Wells (Foster Park), Mound Groundwater Basin, Oxnard Plain Groundwater Basin (Fox Canyon Aquifer), and Santa Paula Groundwater Basin (City of Ventura 2005a). The Project site is located on the eastern portion of the City and is served by the United Water Conservation District. The site is supplied form groundwater wells extracting from three groundwater basins in the area.</p> <p>According to the 2020 Comprehensive Water Resources Report, the City had a baseline water demand of 15,605 acre-feet (AF), which is approximately 13.9 million of gallons/day (MGD) (Ventura Water 2020). Using the proposed demand factors from the City's Final Water Demand Factor Study, the Project is estimated to have a water demand of approximately 25,498 gallons per day (Wood Rodgers 2020). Consistent with Article X, Section 2 of the California Constitution and the Water Rights Dedication and Water Resource Net Zero Policy, Ordinance No. 2016-004, in order to mitigate the water resource impacts of new or intensified development, it is necessary for new or intensified development to offset new or increased water demand through one or more compliance options, including dedication of water rights, extraordinary conservation measures, and/or payment of a fee (City of Ventura 2021b; Kennedy/Jenks Consultants 2016).</p>

		<p>The fee proceeds are used to acquire additional water rights or develop water resources for new potable supplies for use by the City.</p> <p>Operation of the Proposed Project would increase the daily demand for potable water supplied by the City. The Ventura County Public Works Urban Water Master Plan (UWMP) concludes that the water supply is sufficient over the next 20 years to meet these projected demands (Ventura County 2020). Because the Proposed Project would be consistent with the City's General Plan and zoning land use designations for the site, it would be consistent with the growth projections found within the UWMP. As such, it is expected that the City has sufficient water supplies available to serve the Proposed Project.</p> <p><b>Sources:</b></p> <p>2005 Ventura General Plan. City of Ventura. August 2005.</p> <p>2015 Urban Water Management Plan Final for City of Ventura. Kennedy/Jenks Consultants. June 2016.</p> <p>Ventura Water - Net Zero. City of Ventura. Accessed May 13, 2021b.</p> <p>2020 Comprehensive Water Resources Report. Ventura Water. Available at <a href="https://www.cityofventura.ca.gov/DocumentCenter/View/21208/2020-Comprehensive-Water-Resources-Report">https://www.cityofventura.ca.gov/DocumentCenter/View/21208/2020-Comprehensive-Water-Resources-Report</a>. April 2020.</p> <p>Final Water Demand Factor Study. Wood Rodgers. Available at <a href="https://www.cityofventura.ca.gov/DocumentCenter/View/21211/Water-Demand-Factor-Study">https://www.cityofventura.ca.gov/DocumentCenter/View/21211/Water-Demand-Factor-Study</a>. April 2020.</p> <p>2020 Urban Water Master Plan for Ventura County Waterworks District No. 1. Ventura County Public Works. Available at <a href="https://www.vcpbublicworks.org/wp-content/uploads/2021/03/DRAFT-VCWWD-No.-1-2020-Urban-Water-Management-Plan-Update.pdf">https://www.vcpbublicworks.org/wp-content/uploads/2021/03/DRAFT-VCWWD-No.-1-2020-Urban-Water-Management-Plan-Update.pdf</a></p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The Project is a residential in-fill project and is not anticipated to significantly increase demand for public safety services, including police and fire protection services. The Police Department is located at 1425 Dowell Drive, approximately 4.23 miles from the Project site. The closest fire station is Station 6 at 10797 Darling Road, located approximately 0.35 miles northwest of the Project site.</p> <p>The Proposed Project would be compatible with the City's land use designation for the site and would not add any uses not already anticipated by the City. Furthermore, compliance with more current applicable fire code and the building code provisions determines a project's impact on fire services. The Proposed Project would be required to meet all current code provisions to the satisfaction of the City and fire department.</p>

		<p>Given that the Proposed Project would accommodate up to an estimated 178 new residents to the City, the Proposed Project could increase the demand for City Police and Fire Department services. This marginal increase of people would be within regional growth projections for the City and thus, would not substantially affect provision of police and fire protection given the location of the Proposed Project in an urbanized area and in close proximity to existing stations. The overall need for police and fire protection services is not expected to substantially increase over existing conditions, however any additional demand would be met through payment of the City’s Fire Facility and Equipment Mitigation Fee in accordance with the City’s Municipal Code.</p> <p><b>Sources:</b>  2005 Ventura General Plan. City of Ventura. August 2005.  San Buenaventura Municipal Code § 4.220</p>
Parks, Open Space and Recreation	2	<p>The Proposed Project would result in an increase of up to an estimated 178 residents to the City. While the Proposed Project would provide various onsite recreational amenities and community areas, it is reasonable to assume that the future residents of the Proposed Project would also utilize recreation and park facilities in the surrounding area, including Fritz Huntsinger Youth Sports Complex located northwest of the site across Telephone Road or the County of Ventura’s Saticoy Park located approximately 0.34 miles northeast of the Project site. However, as the Proposed Project would generate a marginal number of residents and would provide various onsite recreational amenities and community areas, a significant increase in demand for existing park or recreational facilities is not anticipated to occur. Any additional demand would be met through payment of the City’s Service Area Park Mitigation Fee and the City’s Public Park Fee in accordance with the City’s Municipal Code to provide funding for park and recreation facilities. No adverse effects to recreational facilities or open space requirements are anticipated.</p> <p><b>Sources:</b>  San Buenaventura Municipal Code § 4.215  San Buenaventura Municipal Code § 4.230</p>
Transportation and Accessibility	2	<p>Project access will be from an extension of the existing Cosmos Avenue cul-de-sac and from an extension of the existing access road from Telephone Road to the Veterans Home of California assisted living facility. A fixed-route bus stop is located along the proposed Project’s frontage along Telephone Road to accommodate those utilizing public transit.</p> <p>Regional access to the Project site would be provided from State Route (SR) 126 and SR-118 (Wells Road). Local access is provided by surrounding roadways within the vicinity of the</p>

	<p>Project site. The segment of Telephone Road, which borders the Project site along the north, is designated by the City as a Secondary Arterial (City of Ventura 2005b). Principal intersections identified throughout the City were analyzed for peak hour intersection capacity utilization and the level of service (LOS) for the two intersections closest to the Project site, Saticoy/Telephone and Wells/Telephone, were LOS “A” and “C” respectively (City of Ventura 2005b). The intersections operate at acceptable levels (LOS “C” or better) and meet the City’s performance standards, even with the addition of Project related traffic. The Project site is located within 1000 feet of two Gold Coast Transit bus stops that offer two different east and westbound routes from the site. Effects to transportation and accessibility are not anticipated, however, the Project will pay the Transportation Impact Mitigation Fee as required by Municipal Code § 81102.</p> <p><b>Sources:</b></p> <p>Veterans Homes of California – Greater Los Angeles/Ventura Counties Project Draft Environmental Impact Report/Environmental Assessment, Volume IV – Environmental Assessment. Jones &amp; Stokes Chambers Group Inc. September 2005b.</p> <p>General Plan Final Environmental Impact Report. City of Ventura. 2005b.</p> <p>San Buenaventura Municipal Code § 81102</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p>The Project site is currently vacant and is characterized as disturbed except for an approximate one-acre area in the southern extent of the Project site that is composed of native and riparian habitat (Rincon Consultants, Inc. 2019a; Appendix B). The area is surrounded by a locked chain-link fence which separates the proposed development from this area. There are no surface waters (lakes, rivers, ponds) located on the Project site, however the Brown Barranca is located along the eastern portion of the site and the Santa Clara River is located approximately 0.5 miles to the south. No effects to natural features or water resources are anticipated.</p> <p><b>Source:</b></p> <p>Ventura Veterans Home Project Biological Resources Assessment. Rincon Consultants, Inc. November 2019a.</p>
Vegetation, Wildlife	2	As previously stated, the Project site is currently vacant and unimproved and contains mostly non-native, ruderal vegetation.

		<p>Native vegetation within the Project area is limited and fragmented.</p> <p>Based upon the vegetation community and habitats present onsite, special-status species are not likely to occur in the Project area and/or be adversely affected by the Project site.</p> <p><b>Source:</b> Ventura Veterans Home Project Biological Resources Assessment. Rincon Consultants, Inc. November 2019a.</p>
Other Factors	2	<p>Telegraph Road east of Victoria Avenue is considered a scenic route under the City’s General Plan, therefore development along the roadway, including noise mitigation, landscaping, and advertising, must respect and preserve the views of the community and its natural context.</p> <p><b>Source:</b> 2005 Ventura General Plan. City of Ventura. August 2005.</p>

**Additional Studies Performed:**

No additional studies were performed beyond those listed in the List of Sources, below.

**Field Inspection** (Date and completed by):

David Atwater, June 11, 2021

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:

California Coastal Commission

2021 Coastal Zone Boundary Maps. Available at <https://www.coastal.ca.gov/maps/czb/>.

California Department of Conservation

2021 California Important Farmland Finder. Available at <https://maps.conservation.ca.gov/DLRP/CIFF/>.

California Department of Toxic Substances Control

2021 EnviroStor. Available at <http://www.envirostor.dtsc.ca.gov/public/>.

CalRecycle

2021 Estimated Solid Waste Generation Rates. CalRecycle. Available at <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>. Accessed May 18, 2021.

California State Water Resources Control Board

2021 GeoTracker. Available at <https://geotracker.waterboards.ca.gov/>.

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- 1999 Wittenberg-Livingston Development Final Environmental Impact Report. May 1999.
- 2005a 2005 Ventura General Plan. Available at <https://www.cityofventura.ca.gov/DocumentCenter/View/1805/2005-Ventura-General-Plan-PDF?bidId=>. August 2005.
- 2005b City of Ventura 2005 General Plan Final Environmental Impact Report. Available at <https://www.cityofventura.ca.gov/DocumentCenter/View/2303/Final-EIR-for-the-2005-General-Plan-PDF?bidId=>. August 2005.
- 2021a Construction and Demolition Waste Management. Available at <https://www.cityofventura.ca.gov/198/Construction-Demolition-Waste-Management>. Accessed on May 13, 2021.
- 2021b Ventura Water – Net Zero. Available at <https://www.cityofventura.ca.gov/905/Net-Zero>. Accessed on May 13, 2021.
- 2021c Waste and Recycling. Available at <https://www.cityofventura.ca.gov/264/Waste-and-Recycling>. Accessed on May 18, 2021.

Coffman Associates, Inc.

- 2000 Airport Comprehensive Land Use Plan for Ventura County. Available at <https://www.goventura.org/wp-content/uploads/2018/03/2000-airport-land-use-for-ventura-county.pdf>.

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- 2020 2020 Urban Water Master Plan for Ventura County Waterworks District No. 1. Ventura County Public Works. Available at <https://www.vcpbublicworks.org/wp-content/uploads/2021/03/DRAFT-VCWWD-No.-1-2020-Urban-Water-Management-Plan-Update.pdf>

[ECORP] ECORP Consulting, Inc.

- 2021 Air Quality Assessment, Ventura Springs Project. April 2021.
- 2021 Noise Impact Assessment, Ventura Springs Project. April 2021.

Jones & Stokes Chambers Group Inc.

- 2005a Veterans Homes of California – Greater Los Angeles/Ventura Counties Project Draft Environmental Impact Report/Environmental Assessment, Volume II – Ventura. September 2005.
- 2005b Veterans Homes of California – Greater Los Angeles/Ventura Counties Project Draft Environmental Impact Report/Environmental Assessment, Volume IV – Ventura. September 2005.

Kennedy/Jenks Consultants

- 2016 2015 Urban Water Management Plan Final for City of Ventura

National Wildland Scenic Rivers System

- 2021 California Designations. Available at <https://www.rivers.gov/california.php>.
- Rincon Consultants, Inc.
- 2019a Phase II Environmental Site Assessment, Ventura Veterans Home Development Site. July 2019.
- 2019b Ventura Veterans Home Project Biological Resources Assessment. November 2019.
- San Buenaventura Municipal Code § 4.215
- San Buenaventura Municipal Code § 4.220
- San Buenaventura Municipal Code § 8109-4.7.4
- San Buenaventura Municipal Code § 10.650.150
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**List of Permits Obtained:**

None.

**Public Outreach [24 CFR 50.23 & 58.43]:**

A scoping notice was published in two local circulation newspapers: the Ventura Breeze and Ventura County Star. The scoping notice was published in the Ventura Breeze on April 7, 2021 and in the Ventura County Star on April 5, 2021. The purpose of the notice was to describe the project and to solicit input on the scope of the analysis to be contained in the Environmental Assessment. One comment letter was received in support of the Project. The comment inquired on what the site address would be, if the existing Vanoni Homestead would be removed, and if the project had conceptual renderings available.

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**Cumulative Impact Analysis [24 CFR 58.32]:**

Cumulative impacts may occur when the Proposed Project in conjunction with one or more related projects would yield an impact that is greater than what would occur with the development of only the Proposed Project. The Proposed Project would be an infill affordable housing project with limited vehicular traffic and associated air quality and noise issues. Development of the Project site is consistent with current General Plan and will not contribute to cumulative impacts outside of what was evaluated as a part of that planning process for the site and area.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

Alternative sizes and configurations for the project have been reviewed. However, the Proposed Project best meets the purpose and need for housing for veterans, individuals with special needs, and low-income households in the City. A larger development could have greater impacts on the human environment, including the nearby single-family residential development. A smaller development would not maximize the potential use of the property for affordable housing and would have similar impacts as the Proposed Project.

**No Action Alternative [24 CFR 58.40(e)]:** The no action alternative would not develop the Project site into an 122-unit apartment complex for veterans, individuals with special needs, and low-income households. It is likely that the Project site would be developed into another residential use.

**Summary of Findings and Conclusions:** The Proposed Project would result in potential adverse impacts related to soils and cultural resources. However, mitigation measures have been included in the Proposed Project to reduce adverse impacts. No impacts are potentially significant to the extent that an Environmental Impact Statement (EIS) would be required. The Proposed Project would provide affordable housing for veterans, individuals with special needs, and low-income households, which would help assist the City in meeting its housing needs.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p> <p>24 CFR Part 51 Subpart C</p>	<p><b>SOILS</b></p> <p>A. A Soil Management Plan to be implemented during earthwork construction shall be prepared prior to redevelopment of the site. Based on the elevated benzene detected, and the presence of the TPHd impacted soil, the Soil Management Plan shall include excavation in the vicinity of soil boring SB-1-10 as identified in the 2019 Phase II ESA. Excavated soil shall be properly disposed, and confirmation samples shall be collected following the excavation. In addition, the Soil Management Plan shall include excavation and offsite disposal of TPH impacted soils in the vicinity of the former fractionation plant.</p>
<p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><b>CULTURAL RESOURCES</b></p> <p>A. The Project Proponent shall retain a qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for pre-contact and historic archaeologist and a Native American Monitor to perform monitoring during Project grading activities. If subsurface deposits believed to be cultural or human in origin are</p>

discovered during grading, all work must halt within a 100-foot radius of the discovery. The qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- i. If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- ii. If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify HUD and the City. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not an Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- iii. If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Ventura County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will

	<p>designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.</p>
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**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: David Atwater Date: 07/09/2021

Name/Title/Organization: David Atwater, Senior Environmental Planner, ECORP Consulting, Inc.

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: Peter Gilli, AICP, Community Development Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Name/Title/Organization: Neda Zayer, Assistant Community Development Director, City of Ventura

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: Neda Zayer, Assistant Community Development Director \_\_\_\_\_

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).