



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

DATE: September 23, 2016

TO: Reviewing Agencies and Other Interested Parties

FROM: Jerry Hittleman, Senior Planner

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

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

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

Project Location: The project includes development that would enable the future development of a residential neighborhood ranging between 200 and 250 dwellings on approximately 26.51 acres (a density of 9.43 per units per acre) currently within the City's Sphere of Influence bounded on the north by State Route 126 (SR-126), on the east by the Thille Community Neighborhood, on the south by Telephone Road and Copland Drive, and on the west by the La Posada mobile home park, and farther to the west by the US101/SR-126 highway interchange.

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

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

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

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

Date: December 14, 2016 (tentative)

Time: 6:00 PM

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

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

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

Copies of this document are available for review at:

City of San Buena Ventura Planning Division, 501 Poli Street #117, San Buena Ventura, CA 93001

City of San Buena Ventura Public Library, 651 E. Main Street, San Buena Ventura, CA 93001

¹ <http://www.cityofventura.net/cd/planning/EIRs>

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

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2015041049

Project Title: The Grove Specific Plan Draft EIR

Lead Agency: City of Ventura

Contact Person: Jerry Hittleman

Mailing Address: 501 Poli Street, P.O. Box 99

Phone: 805.644-4455

City: Ventura

Zip: 93002-0099

County: Ventura

Project Location: County: Ventura

City/Nearest Community: Ventura

Cross Streets: West terminus of Thille St., north of Copland Avenue

Zip Code: 93003

Longitude/Latitude (degrees, minutes and seconds): 34 ° 15 ' 49.68" N / 119 ° 13 ' 51.42" W Total Acres: 26.51

Assessor's Parcel No.: 079-0-240-035

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: SR-126, 101

Waterways: _____

Airports: _____

Railways: Amtrak

Schools: see below

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft BIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☒ Rezone☒ Annexation☒ General Plan Amendment☐ Master Plan☒ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Design Review**Development Type:**☒ Residential: Units 200-250 Acres 26.51☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☒ Recreational: 4.67 ac. of parkland☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☐ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

General Plan: Ventura County Agriculture Exclusive (AE-40-AC); Zone: City of Ventura Neighborhood Medium (9-20 du/acre)

Project Description: (please use a separate page if necessary)

The proposed project consists of a Specific Plan and Vesting Tentative Tract Map which would enable the future development of a residential neighborhood ranging between 200 to 250 dwellings on approximately 26.51 acres (a density of 9.43/units per acre) bounded on the north by Highway 126, on the east by the Thille Community Neighborhood, on the south by Telephone Road and Copland Drive, and on the west by the La Posada Mobile home park and further to the west by the 101/126 highway interchange. The property is currently within unincorporated area, but is within the City of Ventura's Sphere of Interest, and is designated on the Comprehensive Plan as Medium Density Residential; 9-20 du/ac. see below

Schools: TDC Adult Education; Temple Christian Elementary; Elmhurst, Ventura College, Foothill Tech. H.S., Buena H.S.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 23, 2016 Ending Date November 7, 2016

Lead Agency (Complete if applicable):

Consulting Firm: Tebo Environmental Consulting, Inc.
Address: 300 Esplanade Drive, Suite 1660
City/State/Zip: Oxnard, CA 93036
Contact: Susan Tebo
Phone: 805. 288.5354

Applicant: Jensen Design & Survey
Address: 1672 Donlon Street
City/State/Zip: Ventura, CA 93003
Phone: 805. 654.6977

Signature of Lead Agency Representative: Susan Tebo Date: 9-21-2016

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.