



# County of Ventura Planning Division

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## Initial Study for Saticoy Area Plan Update (2014)

### Section A – Project Description

1. **Project Case Number: PL14-0066**

2. **Name of Applicants:**

County of Ventura  
Resource Management Agency  
800 S. Victoria Ave  
Ventura, CA 93009

Charles Rogers (APN 09-0-143-13 & 17)  
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Oxnard, CA 93030

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Ventura, Ca 93004

3. **Project Location:**

Saticoy is a small, unincorporated community covering approximately 240 acres located along the boundary between the City of Ventura and the unincorporated County. As illustrated in Attachment 1 (Aerial Map) the area is generally bounded on the north by the City of Ventura (City), on the east by the Franklin Barranca and adjacent agricultural land, on the south by the Santa Clara River, and on the west by the Brown Barranca and the City. Two major state highways are in close proximity to Saticoy: State Route 118 (SR 118) runs north/south bisecting the Saticoy community and Highway 126 runs east/west approximately one-half mile north from the center of town. In addition, the Santa Paula Branch line of the Union Pacific Railroad (railroad) runs east/west, bisecting the community very close to the town center.

4. **General Plan and Area Plan Land Use Designation and Zoning Designation of the Project Site:**

This project is an update to the Saticoy Area Plan. The Area Plan update includes changes to existing Area Plan land use designations (see Attachments 2a and b) and zoning classifications (see Attachments 3a and b).

5. **Description of the Environmental Setting:**

Saticoy has a population of approximately 1,000 people. The reported median household income is approximately \$37,000, (2009-2013 American Community Survey – U.S. Census).

This is substantially less than the median household income of \$65,000<sup>1</sup> for the City of Ventura or the countywide median income of \$77,000. Saticoy's income demographics qualify it as a "severely economically disadvantaged community" (CA Health and Safety Code 116760.2).

Despite its small size, Saticoy is a unique community within the unincorporated County. It includes a small residential neighborhood that complements residential development along its northern border within the City of Ventura, and some of its dwellings date back to the early 1900's. Saticoy also contains a commercial "Old Town" district, which still contains locally-serving groceries and other services, such as a hair salon and several small restaurants. Finally, Saticoy contains some of the County's most important industrial land, which is served by two regional roadways and the railroad. Much of the industrial land, however, could be described as underdeveloped, particularly when compared to currently permitted development intensities.

There is an existing Area Plan for the Saticoy community, but it has not been comprehensively revised for more than two decades. The last limited update occurred in 2004 when the County initiated a General Plan Amendment to modify the Circulation Map for the County's relocated Public Works Operations Yard. The existing Area Plan identifies three separate community subareas: the "Original Townsite", "Southeast", and "Lirio Industrial." Although the boundaries for these subareas have not changed, the proposed project now refers to these areas as "Old Town Saticoy", the "South Industrial section", and the "West Industrial section." Old Town Saticoy contains a mixture of commercial, residential and industrial areas that are separated by the Union Pacific Railroad line.

With the exception of the eight largely vacant acres in Old Town Saticoy, the community is essentially built-out. The percentage of land in each of the primary land use categories is shown below:

- Commercial - 6%
- Residential - 14%
- Vacant and/or Government Services - 27%
- Industrial - 53%

As these figures show, 80 percent of the land in the Saticoy Area Plan is dedicated to industrial or commercial use, and a small portion of the land is dedicated to residential use. Although a substantial amount of residential development is located north and west of Saticoy, it is located within the City of Ventura's Saticoy-Wells community.

The provision of public services in Saticoy is evaluated as part of this Initial Study. Current service providers are as follows:

- Water – Ventura Water (City of Ventura's water utility)
- Sewer – Saticoy Sanitary District
- Fire – Ventura County Fire Protection District
- Police – Ventura County Sheriff's Department

Although improvements to public services are anticipated as part of the project, (and embodied in revisions to the Area Plan's goals, policies, and actions), the entities providing the public services are not expected to change.

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<sup>1</sup> Median household income figures were rounded to the nearest \$1,000.

## 6. **Project Objectives / Project Description:**

The primary objective of this project is the economic revitalization of the Saticoy community. Additional project-level objectives include the development of a safe, sustainable, and visually pleasant community. Key features of the project that are designed to help meet these project objectives include improved housing opportunities, infrastructure improvements, and revisions to the land use and circulation patterns within Saticoy. A detailed description of each objective is provided in Attachment 4 (Project Description).

The proposed Area Plan changes will affect future land use patterns and the physical character of future private/public development over the next twenty-year period. Proposed Area Plan modifications are based on a combination of planning principles developed by Planning Division staff, consultants and land use experts, community or stakeholder-defined goals/objectives, and objectives consistent with grant guidelines established by the State for the Compass Blueprint Grant and Sustainable Communities Grant, which were used to fund a portion of the project.

The proposed project is a revision of the existing Saticoy Area Plan, including vehicular and multimodal mobility maps and Area Plan land use and zoning maps. The project also includes Design Guidelines and a Development Code that only apply to Old Town Saticoy. The project will require a General Plan Amendment and zoning text amendments.

The proposed land use maps (Area Plan, Zoning) for the project incorporate a General Plan Amendment (GPA) that was initiated by three private applicants in 2010. Saticoy contains approximately eight (8) acres of largely vacant land located within Old Town Saticoy, and in April 2010 the Board of Supervisors (BOS) approved a pre-screening for a GPA on this land that would change its medium-intensity residential land use to industrial/commercial use. Subsequent to the pre-screening, and as a result of the Board-directed broader planning process, some high-density residential use was added to the mixture of proposed uses. The land use configuration that is part of the proposed project includes these land use changes.

A detailed Project Description that includes descriptions of existing and proposed land uses and the Development Code is attached. Tables summarizing the projected dwelling units, commercial and industrial changes, and projections for potential increases in employees are also provided in Attachment 4.

## 7. **List of Responsible and Trustee Agencies:**

Responsible agencies include:

- Regional Water Quality Control Board – Responsible for issuing National Pollutant Discharge Elimination System (NPDES) permits for grading activities.
- California Department of Transportation (Caltrans) – Responsible for maintenance of state highways and would be responsible for issuance of encroachment permits for any work in the state highway right-of-way.
- California Public Utilities Commission – Responsible for regulatory and safety oversight for railroads and rail crossings.

A “Trustee agency” refers to a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee agencies include:

- The California Department of Fish and Wildlife (CDFW) – Responsible for protection of fish and wildlife, designated rare or endangered native plants, game refuges, and ecological reserves.
- The Native American Heritage Commission – Responsible for the protection and preservation of Native American cultural resources.

Additionally, an “Affected” agency refers to public agencies that are neither Responsible nor Trustee agencies, but would provide services to the project or would be impacted by the project. The following is a limited list of affected public agencies and the services they would provide or a description of how they may be affected by the proposed project:

- Ventura Unified School District – Operates K-8 public schools that serve school-age children living in Saticoy.
- City of Ventura – Saticoy is within the City’s Sphere of Influence and has its own Saticoy/Wells Community Plan. Ventura Water also provides potable water to properties within the Saticoy Area Plan boundary.
- Santa Paula Basin Pumpers Association – Adjudicated groundwater basin that supplies water to Saticoy community.
- Saticoy Sanitary District – Provides sewer service.
- Ventura County Transportation Commission – Owns the Santa Paula Branch Rail Line that runs through Saticoy.
- County of Ventura and dependent districts:
  - a) Air Pollution Control District (APCD) – Responsible for regulatory authority for protection of air quality within Ventura County. APCD enforcement staff would respond to construction dust complaints under Rule 51 of the APCD Rules and Regulations.
  - b) Cultural Heritage Board (CHB) – Responsible for ensuring that cultural resources are properly identified and preserved.
  - c) Fire Protection District – Responsible for fire protection in the unincorporated area.
  - d) Library Services District – Responsible for operating the County libraries, including the Saticoy Library.
  - e) Parks Department (General Services Agency) provides park and recreation services for County park facilities (Saticoy Park).
  - f) Resource Management Agency – Responsible for building and safety services and zoning enforcement.
  - g) Sheriff’s Department – Responsible for law enforcement services in the unincorporated area.
  - h) Transportation Department (Public Works Agency) – Responsible for County road maintenance, responsible for issuance of encroachment permits for work in County right-of-ways.
  - i) Watershed Protection District – Responsible for flood control and ground and surface water quality and quantity. The District will issue flood control permits for any development within the 100-year flood fringe area.

The following analysis includes a review of the potential impacts from the entire Saticoy Area Plan update project including revisions to: Goals, Policies and Programs, Land Use Map (Area Plan, Zoning), and Mobility Plan as well as the new Development Code and Design Guidelines for Old Town Saticoy.

## Section B – Initial Study Checklist and Discussion of Responses<sup>2</sup>

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>RESOURCES:</b>								
<b>1. Air Quality (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?				X				X
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?	X				X			

### Impact Discussion:

#### 1a. Air Quality Assessment Guidelines Thresholds

##### Project and Cumulative Impacts:

Land Use Map and Development Code - The proposed Land Use Map, the Old Town Saticoy Development Code, and the proposed vehicular and multimodal Mobility Maps will allow an increase in future development, improvements to enhance alternative transportation modes, and potential new roadway connectors within the Saticoy Area Plan boundary. In addition, the proposed project locates mixed use development (including high density residential and commercial development) adjacent to light industrial uses, which would potentially result in air quality impacts on sensitive receptors. Industrial uses in the west and south industrial areas will also be intensified. Although the proposed revisions to the Saticoy Area Plan, described above, are aimed at reducing potential air quality impacts, this issue is complex and therefore requires additional research and analysis to determine potential impacts to air quality and greenhouse gases (see Section 24 of this initial study). In addition, a health risk assessment will be conducted to fully evaluate potential air quality impacts on human health related to the proximity of residential areas to SR 118 and the railroad. Potential impacts related to proposed land use changes, mobility maps and Development Code will be evaluated in an EIR. (Section 23)

<sup>2</sup> The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

Discretionary development in Saticoy will still require approval of either a Conditional Use Permit or a Planned Development Permit. Both permits types require the incorporation of applicable VCAPCD Rules and Regulations and best available mitigation measures into project design. These requirements and standard procedures are reinforced by proposed Area Plan Resource Goal #1 and Policies RES-1.1 through RES-1.4. Given implementation of the County's standard conditions of approval, along with the implementation of required mitigation measures that are built into the project's goals and policies, potential new development that is authorized by the updated Saticoy Area Plan will be evaluated on a case-by-case basis and individual projects are not expected to have significant impacts on air quality. However, the cumulative effect of future new development allowed by the Area Plan could be significant and will be evaluated in an EIR.

The proposed Mobility Maps are intended to improve circulation patterns and reduce dependency on the use of automobiles by encouraging alternative means of transportation. However, additional information is needed to evaluate the impacts that the proposed Mobility changes will have on the environment including traffic on local roads and associated air quality impacts. A traffic study and air quality impact analysis will be completed to address these issues and to determine the potential impacts in an EIR.

### **1b. Applicable Air Quality Goals and Policies**

Proposed revisions to the Goals, Policies, and Programs (GPPs) of the Area Plan provide additional environmental protections related to air quality over the current Area Plan such as: (a) reducing vehicle trips and miles travelled by encouraging alternative means of transportation (e.g., bicycles and walking), (b) reducing vehicle miles travelled through the use of mixed land uses, (c) modifying the types of industrial use allowed near residential areas, and (d) locating higher-intensity industrial uses an adequate distance from sensitive receptors. In addition, because the proposed revisions to the GPPs of Area Plan do not authorize any new construction at this time, no physical changes to the environment will directly result from the revised GPPs. In addition, the proposed Land Use Map, Development Code and Mobility Maps support the goals and policies of the Area Plan. As a result, the proposed Area Plan will be consistent with the General Plan.

### **Mitigation/Residual Impact(s)**

Policies and actions in the proposed Area Plan will ensure compliance with applicable air quality mitigation measures at the project level. Potential cumulative air quality impacts that may occur as a function of the Area Plan update, along with appropriate mitigation measures, will be evaluated in an EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2A. Water Resources – Groundwater Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?				X				X
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?	X				X			
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?	X				X			
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?				X				X
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?				X				X

**Impact Discussion:**

**2A-1. Groundwater Quantity – Overdrafted Basins**

**Project and Cumulative Impacts:**

The City of Ventura is the water purveyor for the Saticoy area. The City’s potable water supply is derived from local groundwater basins, Lake Casitas, and sub-surface water from the Ventura River. There are presently six local water sources that provide water within the City including: Mound Groundwater Basin, Oxnard Plain Groundwater Basin, Casitas Municipal Water District, Ventura River Foster Park Area (Surface Water Intake and Upper Ventura River Groundwater Basin/Subsurface Intake and Wells), and non-potable recycled water. The City receives a portion of their water supply from the Santa Paula Basin. In turn, properties within the Saticoy Area Plan boundary obtain a portion of their water supply from the Santa Paula Basin. The Santa Paula Basin recharges the Forebay Basin, and the Forebay Basin recharges the Oxnard Plain Groundwater Basin. The Oxnard Plain Groundwater Basin is considered to be in overdraft. Thus, in accordance with the County’s Initial Study Assessment Guidelines threshold, an increase in groundwater use over 1 acre-foot/year in the study area would adversely affect both the Forebay Basin and the Oxnard



aquifer. Water service and policy issues are very complex in this area and have been the subject of much debate. In June 2013, the City of Ventura (Ventura Water) completed a water demand study (updated May 2014) that indicates that with currently approved and pending development projects in the City, the current water resources may not be able to meet the demand of already approved projects if the current drought conditions continue. Due to these circumstances, impacts on water use and availability need to be carefully analyzed. A water resources impact study will be completed as part of the Area Plan update to identify any net increase in water use associated with the proposed project and the impact such an increase would have on groundwater resources. This Study will be included in the project EIR.

## **2A-2. Groundwater Quantity – Non-overdrafted Basins**

### **Project and Cumulative Impacts:**

Ventura Water primarily uses water from the Santa Paula Groundwater Basin as the water source for development within Saticoy. However, given the complexity of water supply in Ventura and current drought conditions, this issue will be addressed in the EIR.

## **2A-3. Groundwater Quantity – Unknown Basin Status**

### **Project and Cumulative Impacts:**

The City's potable water supply is derived from local groundwater basins, Lake Casitas, and sub-surface water from the Ventura River. There are presently six local water sources that provide water within the City including: Mound Groundwater Basin, Oxnard Plain Groundwater Basin, Casitas Municipal Water District, Ventura River Foster Park Area (Surface Water Intake and Upper Ventura River Groundwater Basin/Subsurface Intake and Wells), and non-potable recycled water. As stated above, Ventura Water primarily uses water from the Santa Paula Groundwater Basin as the water source for development within Saticoy. However, given the complexity of water supply in Ventura and current drought conditions, this issue will be addressed in the EIR.

## **2A-4. Groundwater Quantity – Extraction**

### **Project and Cumulative Impacts:**

As stated under number 2A-1, the potential impacts to groundwater resources need to be carefully analyzed. A water resources study for the Area Plan will be completed and evaluated within an EIR to determine any net increase in water use associated with the proposed project and the impact such an increase would have on groundwater resources.

## **2A-5. Consistency with Applicable Groundwater Quantity Goals and Policies**

### **Project and Cumulative Impacts:**

General Plan policy number 1.3.2.4 states:

Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.

Any significant impact on water resources would therefore be inconsistent with the General Plan. Although the update to the Saticoy Area Plan does not constitute approval of discretionary

development, if approved it would authorize additional discretionary development through the County’s development review process. Therefore, the water resources study is critical in determining the level of impact and also consistency with the General Plan.

Proposed new policies regarding water supply in the Saticoy Area Plan provide additional guidance and protection for water resources over the current Area Plan and will therefore support actions consistent with the General Plan. The revised policies address pertinent issues such as water management, water conservation, water quality protection, and compliance with existing countywide stormwater management permits. Because the proposed policies address current water resource issues and update existing Area Plan language related to water resources, those policies are consistent with the General Plan. Moreover, during the environmental review (EIR) process, draft policies may be adjusted to provide additional environmental protections as impacts are identified. Therefore, an updated General Plan consistency analysis will be included in the EIR.

**Mitigation/Residual Impact(s)**

Project specific mitigation measures are included as policies and programs in both the countywide General Plan and the proposed Area Plan that will ensure that discretionary development complies with applicable water resource mitigation measures and National Pollution Discharge Elimination System (NPDES) permit requirements. Any potential impacts related to groundwater resources will be considered in a water resources study and additional mitigation measures identified as needed.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2B. Water Resources - Groundwater Quality (WPD)</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	X				X			
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**2B-1 and 2. Groundwater Quality – Degradation that Exceeds Basin Plan Objectives**

**Project and Cumulative Impacts:** The primary sources of pollution to groundwater resources include stormwater runoff from paved areas, which can contain numerous pollutants that may end

up in the groundwater. These potential impacts were evaluated in the City of Ventura's Saticoy and Wells Community Plan EIR (Rincon, 2009), which included the land within the Saticoy Area Plan boundary. Assuming implementation of the City's General Plan and Community Plan policies and actions, potential groundwater quality impacts from development within the City were found to be less than significant. Similarly, the County's General Plan contains policies and programs that will mitigate potential impacts to groundwater quality. Specifically, the following countywide General Plan policies apply:

**Policy 1.3.2.2:** Discretionary development shall comply with all applicable County and State water regulations.

**Policy 1.3.2.4:** Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.

Additionally, the following goal and policies are included in the proposed Area Plan update:

**Goal:**

**Public Facilities Goal # 2:** Water conservation and water quality protection measures are implemented in new construction, landscaping and irrigation systems.

**Policies:**

**PF-2.1** Discretionary development shall be designed to protect water quality and maximize the use of water conservation measures through the use of techniques such as:

- Water-conserving landscaping and irrigation systems;
- Low impact development practices;
- Use of dual flush toilets and other water-saving appliances; and
- Gray water systems.

**PF-2.2** Discretionary development shall be designed to utilize natural drainage and topography to convey stormwater to the maximum extent practicable and shall be conditioned to minimize soil erosion, downstream siltation, and pollution of surface and stormwater pursuant to the requirements of the Ventura Countywide Municipal Stormwater Permit Order No. R4-2010-0108, as amended.

**PF-2.3** New discretionary development shall be designed to adequately protect groundwater as determined by the Watershed Protection District.

Implementation of these policies will mitigate potential impacts to groundwater quality to less than significant.

**2B-3. Use Groundwater within 2 miles of a rocket engine test site**

**Project and Cumulative Impacts:** The Saticoy Area Plan boundary is not located within 2 miles of a rocket engine test site. Therefore, this issue does not apply to this project.

**2B-4. Consistency with Groundwater Quality General Plan Policies**

Proposed Saticoy Area Plan goals and policies related to groundwater quality (listed above) provide additional environmental protections when compared to the current Area Plan. In addition, the proposed goals and policies are consistent with the General Plan because they include updated

language that will reinforce General Plan goals/policies and ensure compliance with current MS4 permit and NPDES permit requirements.

**Mitigation/Residual Impact(s)**

Project specific mitigation measures are included as policies and programs in the countywide General Plan and the proposed Area Plan, and these measures will ensure that discretionary development complies with applicable water resource mitigation measures as well as MS4 permit and NPDES permit requirements. Therefore, potential impacts to groundwater quality will be less than significant and no additional mitigation is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2C. Water Resources - Surface Water Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?				X				X
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**2C-1. Increase Surface water consumptive use**

**Project and Cumulative Impacts:** Adoption of the updated Saticoy Area Plan will not increase surface water consumptive use. New development within the Area Plan boundary would receive water service from the City of Ventura. The City of Ventura’s water comes from multiple groundwater sources, not surface water. In addition, new development within the Area Plan boundary will not occur within a stream because there are no streams within the Area Plan boundary. Therefore, the proposed project will not have an impact on surface water consumption.

**2C-2. Increase surface water consumptive use – diversion**

**Project and Cumulative Impacts:** Adoption of the updated Saticoy Area Plan will not increase surface water consumptive use by diversion or dewatering because it does not involve new development. In addition, most new development authorized by the Saticoy Area Plan would be subject to a discretionary permit, and surface water diversion would be evaluated and mitigation

measures applied for such projects on a case-by-case basis. However, potential development that could occur within the Area Plan boundary could result in additional diversion of runoff to the Santa Clara River, and that diversion could subsequently infiltrate into the groundwater basin due to retention of runoff onsite as required by the County’s MS4 permit. Therefore, this issue will be discussed in the EIR.

**2C-3. Consistency with Applicable Surface Water Resource Goals and Policies**

**Project and Cumulative Impacts:** Proposed Saticoy Area Plan goals and policies related to surface water quantity (Public facilities Goal #2 and associated Policies PF-2.1 and PF 2.2) provide additional environmental protections over the current Area Plan. In addition, the proposed goals and policies are consistent with the General Plan because they include updated language that will reinforce General Plan goals/policies related to water resources.

**Mitigation/Residual Impact(s)**

Project specific mitigation measures are included as policies and programs in the proposed Area Plan (see references in preceding section) that will ensure that discretionary development complies with applicable water resource mitigation measures, MS4 permit and NPDES permit requirements. However, potential impacts and mitigation measures for surface water quantity due to potential diversion will be evaluated in the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>2D. Water Resources - Surface Water Quality (WPD)</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?				X				X
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?				X				X
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**2D-1 and 2. Surface Water Quality –degrade quality or exceed MS4 Permit or NPDES permit objectives**

**Project and Cumulative Impacts:** The primary sources of pollution to surface water resources include stormwater runoff from paved areas, which can contain numerous pollutants that may end up in the surface water such as the two barrancas (Franklin Barranca, Brown Barranca) that drain to the Santa Clara River. Thus, runoff from the project area could result in violation of applicable water

quality or waste discharge standards. These potential impacts were previously evaluated in the City of Ventura's Saticoy and Wells Community Plan EIR (Rincon, 2009) and with implementation of the City's General Plan and Community Plan policies and actions, potential impacts from future development associated with the current Area Plan within unincorporated Saticoy were found to be less than significant. Similarly, the County's General Plan, as well as the proposed Area Plan, contain policies and programs that will mitigate potential impacts to surface water quality. Specifically, the following countywide General Plan policies apply:

**Policy 1.3.2.2:** Discretionary development shall comply with all applicable County and State water regulations.

**Policy 1.3.2.4:** Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.

Additionally, the following goal and policies are included in the proposed Area Plan update:

**Public Facilities Goal # 2:** Water conservation and water quality protection measures are implemented in new construction, landscaping and irrigation systems.

**Public Facilities Policies:**

**PF-2.1** Discretionary development shall be designed to protect water quality and maximize the use of water conservation measures through the use of techniques such as:

- Water-conserving landscaping and irrigation systems;
- Low impact development practices;
- Use of dual flush toilets and other water-saving appliances;
- Gray water systems.

**PF-2.2** Discretionary development shall be designed to utilize natural drainage and topography to convey stormwater to the maximum extent practicable and shall be conditioned to minimize soil erosion, downstream siltation, and pollution of surface and stormwater pursuant to the requirements of the Ventura Countywide Municipal Stormwater Permit Order No. R4-2010-0108, as amended.

**HAZ-2.5** No development or redevelopment, including site grading and temporary or permanent storage of materials and equipment shall be permitted within the Regulatory Floodway.

It is important to note that much of the existing development in Saticoy occurred prior to the implementation of existing stormwater policies and requirements. The Area Plan is intended to spur new development, and new development will comply with new stormwater requirements. As such, the new development should reduce runoff to the barrancas or the Santa Clara River. Also, the runoff will first be subject to man-made or natural filtrations that reduce pollution in nearby barrancas or rivers. Implementation of these policies will mitigate potential impacts to surface water quality on a case-by-case basis. In addition, most new industrial development in Saticoy will be subject to a discretionary permit (see NCZO Use Matrix and Old Town Saticoy Development Code) that must comply with Ventura County's stormwater regulations. Those regulations are consistent with the County's MS4 Permit and the NPDES permit objectives. As such, new development in Saticoy will be consistent with MS4 Permit and the NPDES permit objectives.

However, potential cumulative impacts on surface water quality will be addressed in the EIR based on the following: (a) proposed increases in the amount of industrial use proposed in the Area Plan, (b) the intensity of industrial use could increase over the planning period when compared to existing development intensities; and (c) the findings of the recent Kasraie flooding Study (2014), which show additional areas subject to periodic flooding when compared to existing flood maps.

**2D-3. Consistency with Applicable Surface Water Resources General Plan Goals and Policies**

**Project and Cumulative Impacts:**

Proposed Saticoy Area Plan goals and policies, cited above, related to surface water quality provide additional environmental protections related over the current Area Plan. In addition, they support the goals and policies of the General Plan by updating and reinforcing the language to ensure compliance with current MS4 permit and NPDES permit requirements. Therefore, the proposed goals and policies are consistent with the General Plan.

**Mitigation/Residual Impact(s)**

Existing General Plan policies, as well as project specific mitigation measures included as policies and programs in the proposed Area Plan, will ensure that discretionary development complies with applicable water resource mitigation measures, MS4 permit and NPDES permit requirements. However, due to proposed increases in the amounts of industrial use proposed in the Area Plan, the intensity of proposed industrial use, and the findings of the recent Kasraie Flooding Study, potential cumulative impacts to surface water quality and additional mitigation measures will be evaluated in the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3A. Mineral Resources – Aggregate (PInG.)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion – Mineral Resources - Aggregate:**

**3A-1 and -2 - MRP Overlay zoned land**

**Project and Cumulative Impacts:** The Saticoy Area Plan boundary is not located within an area zoned Mineral Resource Protection (MRP) overlay. The nearest MRP overlay is on the Santa Clara River located southeast of the project area boundary. The adoption of the updated Saticoy Area Plan also does not include roads that provide access to mineral resources. Therefore, the project will not interfere with, hamper, or preclude extraction or access to the mineral resources.

**3A-3. Consistent with Applicable GPPs**

**Project and Cumulative Impacts:** The proposed revisions to the GPPs of the Saticoy Area Plan do not address mineral resources since there are no mineral resources or MRP zoned land within the Area Plan boundary. No revisions are proposed to the Countywide General Plan mineral resource GPPs. Therefore, the proposed project is consistent with the General Plan GPPs.

**Mitigation/Residual Impact(s)**

Because no significant impacts to mineral resources have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>3B. Mineral Resources – Petroleum (PIng.)</b>								
Will the proposed project:								



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion Mineral Resources - Petroleum:**

**3B-1. Located Near Petroleum Resource Area or Road**

**Project and Cumulative Impacts:** The Saticoy Area Plan boundary is not located within a MRP zone and is not located on, or immediately adjacent to, any known petroleum resource area, or adjacent to a principal access road to an existing petroleum CUP. In addition, the updated Saticoy Area Plan does not include or affect roads that provide access to petroleum resources. Therefore, the project will not interfere with, hamper, or preclude extraction or access to the petroleum resources.

**3B-2. Consistency with Applicable GPPs**

**Project and Cumulative Impacts:** The proposed revisions to the GPPs of the Saticoy Area Plan do not address mineral resources since there are no mineral resources or MRP zoned land within the Area Plan boundary. The Saticoy Area Plan update also does not involve a discretionary permit for petroleum extraction. No revisions are proposed to the Countywide General Plan mineral resource GPPs. Therefore, the proposed project is consistent with the General Plan GPPs.

**Mitigation/Residual Impact(s)**

Because no significant impacts to mineral resources have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4. Biological Resources</b>								
<b>4A. Species</b>								
Will the proposed project, directly or indirectly:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X			X			
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			

**Impact Discussion – Biological Resources:**

**4A-1 and 4A-2 - Plant and Animal Species Habitat Reduction**

**Project and Cumulative Impacts:** Land within the Saticoy Area Plan boundary is characterized as urbanized with no significant natural habitat. According to the Saticoy and Wells Community Plan and Code FEIR, the remaining vacant parcels do not have any significant vegetation or habitat (Rincon Consultants, City of Ventura, August 2009). Land that is regulated by the Area Plan is bordered to the south by the Santa Clara River, the west by the Brown Barranca and the east by the Franklin Barranca. There is a small patch of riparian habitat located at the terminus of Franklin Barranca that leads into the Santa Clara River, but this patch is located outside but adjacent to the Area Plan's southern-most boundary south of the County's Public Works yard and would therefore not be affected by the Area Plan update.

There is also a small triangular-shaped parcel of land that is in its natural state and has a dedicated landscape easement on it. It is located within the current Area Plan boundary at the southernmost edge of the west industrial area and zoned M2. The proposed Area Plan would remove that parcel from the Area Plan boundary and re-zone it to Open Space. This would improve biology-related impacts when compared to the existing setting and Area Plan.

Potential new development or re-development that would be authorized by the Area Plan would not impact natural plant or animal habitats within the Area Plan boundary because no known natural habitats are present within the Area Plan boundary. In addition, several goals and policies in the General Plan and proposed Area Plan update will serve to protect biological resources from discretionary development (see 4C below). Therefore, there are no potentially significant impacts to plant and animal species.

**Mitigation/Residual Impact(s)**

Because no significant impacts to biological resources have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4B. Ecological Communities - Sensitive Plant Communities</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?	X				X			

**Impact Discussion:**

**4B-1 and 4 B-2 - Sensitive Plant Communities**

**Project and Cumulative Impacts:** Land within the Saticoy Area Plan boundary is characterized as urbanized with no sensitive plant communities. The remaining vacant parcels do not have any significant natural vegetation except for the triangular-shaped parcel at the southernmost edge of the west industrial area as previously discussed in section 4A. As indicated, this parcel is proposed to be removed from the Area Plan boundary and re-zoned to Open Space which would improve the potential for biology-related impacts from development. Land that is regulated by the Area Plan is bordered to the north by development within the City of Ventura, to the south by the Santa Clara River, and to the west and east by the Brown Barranca and Franklin Barranca respectively. A previous literature search and field surveys of the project area (Saticoy and Wells Community Plan and Code EIR, Rincon Consultants, 2009; Padre Associates 2007) indicated that only one federally and State listed endangered plant species, the Ventura marsh milk-vetch, had the potential to occur in the project area. However, within the City’s previous literature search/ field survey, the Ventura marsh milk-vetch was not observed in or near the Saticoy Area Plan boundary (Rincon Consultants, 2009).

Potential new development or re-development that would be authorized by the Area Plan would not impact sensitive plant communities within the Area Plan boundary because there are no sensitive plant communities within the Area Plan boundary. In addition, there are several goals and policies in the General Plan and proposed Area Plan update that serve to protect biological resources from discretionary development (see 4C below). Therefore, there are no potential impacts to plant and animal species.

**Mitigation/Residual Impact(s)**

Because no significant impacts to biological resources have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4C. Ecological Communities - Waters and Wetlands</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?		X				X		
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?		X				X		
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?		X				X		
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?		X				X		

**Impact Discussion:**

**4C-1, C-2, C-3, C-4 - Ecological Communities – Waters and Wetlands**

**Project and Cumulative Impacts:** Land within the Saticoy Area Plan boundary is characterized as urbanized with no water or wetlands. The only remaining wetland and riparian habitat within or near the Saticoy Area Plan boundary is along the Brown Barranca and the Santa Clara River floodplain. Potential development that would be allowed by the updated Area Plan could affect wetland and riparian habitat due to indirect impacts such as runoff of pollutants. However, implementation of policies in the General Plan listed below would reduce potential impacts to less than significant.

Potential impacts of new discretionary development authorized by the Area Plan would be addressed through implementation of the following General Plan goal and policies:

**1.5.1 Goal**

Preserve and protect significant biological resources in Ventura County from incompatible land uses and development. Significant biological resources include *endangered, threatened or rare species* and their habitats, *wetland habitats, coastal habitats, wildlife migration corridors* and *locally important species/communities*.

**1.5.2 Policies**

1. *Discretionary development* which could potentially impact *biological resources* shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.

2. *Discretionary development* shall be sited and designed to incorporate all feasible measures to mitigate any significant impacts to *biological resources*. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.
3. *Discretionary development* that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on *wetland* habitats. *Discretionary development* that would have a significant impact on significant *wetland* habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.
4. Discretionary development shall be sited a minimum of 100 feet from significant *wetland* habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.
5. The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when *discretionary development* may affect significant *biological resources*. The National Park Service shall also be consulted regarding *discretionary development* within the Santa Monica Mountains or Oak Park Area.
6. Based on the review and recommendation of a qualified biologist, the design of road and floodplain improvements shall incorporate all feasible measures to accommodate wildlife passage.

In addition, the Saticoy Area Plan update includes the following goal and policies to protect biological resources from discretionary development:

### **Resource Goal # 2**

Natural habitats within and adjacent to the Santa Clara River are maintained and enhanced to serve the following uses: stormwater management, recreation, and wildlife.

### **Policies**

**RES-2.1** Discretionary development shall be designed to capture and contain any potential spills of pollutants within the development site and ensure they are properly disposed. Such spills, or any polluted runoff from such development, shall not be conveyed into the Santa Clara River, the Brown Barranca, or the Franklin Barranca.

**RES-2.2** In order to conserve water, all landscape plans shall be prepared in accordance with applicable State regulations. In addition, new discretionary development

adjacent to the Santa Clara River, the Brown Barranca, or the Franklin Barranca shall only include drought tolerant plants and, whenever feasible, should include plants that are native to the Santa Clara River watershed.

**RES-2.3** In order to preserve the ecological functions of the Santa Clara River, discretionary shall include the following:

- Biological buffers, fencing and signage in accordance with a biological assessment conducted during project review; and
- Lighting fixtures that minimize off-site light and glare visible from the Santa Clara River.

When combined with existing General Plan policies, implementation of this Area Plan goal and related policies will reduce potential impacts to water and wetland resources to less than significant.

**Mitigation/Residual Impact(s)**

Because no significant impacts to water and wetland resources have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)</b>								
<b>Will the proposed project:</b>								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

**Impact Discussion:**

**4D-1 and 4D-2 - ESHA (Coastal Zone)**

**Project and Cumulative Impacts:** The Saticoy Area Plan boundary is not located in the Coastal zone. Therefore, this issue does not apply to this project.

**Mitigation/Residual Impact(s)**

Because no significant impacts to ESHA have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>4E. Habitat Connectivity</b>								
<b>Will the proposed project:</b>								
1) Remove habitat within a wildlife movement corridor?	X				X			
2) Isolate habitat?	X				X			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	X				X			
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?	X				X			

**Impact Discussion:**

**4E-1, 4E-2, 4E-3, and 4E-4 - Habitat Connectivity**

**Project and Cumulative Impacts:** The Franklin Barranca is not likely to be used as a wildlife corridor due to its open exposure and intermittent fencing along both sides. However, the Brown Barranca is a potential wildlife corridor, as it may provide a linkage between the Santa Clara River Valley and Long Canyon to the north. The Brown Barranca includes a concrete-lined, trapezoidal channel that extends approximately 1,000 feet through the Highway 126/Wells Road interchange (outside the Saticoy Area Plan boundary). Wildlife may be discouraged from using this channel due to its open exposure and steep sides. In addition, dense growth in the northern portions of the Brown Barranca (also located outside the Area Plan boundary) could discourage larger animals from using it as a corridor. Finally, a biological resource study conducted by the City of Ventura for the Saticoy-Wells Community Plan (Rincon Consultants, 2009), which includes the unincorporated community of Saticoy, concluded that the Brown Barranca is not an important wildlife movement corridor.

It is important to note, however, that the Santa Clara River is recognized as an important biological resource by the California Department of Fish and Wildlife State Wildlife Action Plan. In addition to the General Plan policies that protect biological resources, the goal, policies and action item listed under 4C were added to the Saticoy Area Plan to ensure that the Santa Clara River is protected to the fullest extent feasible. As previously noted, development located within or next to the Santa Clara River would require a discretionary permit and project-level review of (and mitigation measures for) potential impacts to habitat connectivity.

With implementation of these policies the potential impact to habitat connectivity will be less than significant.

**Mitigation/Residual Impact(s)**

Because no significant impacts to habitat connectivity have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**4F. Consistency with GPPs**

**Project and Cumulative Impacts:** Proposed revisions to the goals, policies and programs of the Saticoy Area Plan provide additional environmental protections related to biological resources over the current Area Plan. In addition, the proposed goals and policies are intended to facilitate the proposed land use and mobility maps. Further, they support the goals and policies of the General Plan by updating and reinforcing the language to ensure protection and enhancement of natural habitats and native species in the Brown and Franklin Barrancas as well as the Santa Clara River. Therefore, the proposed Area Plan consistent with the General Plan.

**Mitigation/Residual Impact(s)**

Implementation of existing General Plan policies, as well as project specific mitigation measures included as policies and programs in the proposed Area Plan, will ensure that discretionary development complies with resource protection measures. Proposed new policies require that projects be designed to eliminate light and glare from extending offsite and into the Santa Clara River and require a biological assessment along with compliance with recommendations of that assessment for new discretionary development adjacent to the Santa Clara River. No additional mitigation measures are necessary.



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5A. Agricultural Resources – Soils (PInG.)</b>								
<b>Will the proposed project:</b>								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**5A-1, A-2, and A-3 - Agricultural Resources - Soils**

**Project and Cumulative Impacts:** There is no land within the Saticoy Area Plan boundary that is designated Prime and Statewide Importance or is currently in agricultural production. In addition, the 1989 Final EIR for the Saticoy Community (Area) Plan, states that “the present Community Plan area has been designated for “Urban” uses in the County General Plan since 1963 (County Land Use Element)”. Thus, potential development associated with the Area Plan will not impact important farmlands and there will be no significant impact to agricultural soils.

**Mitigation/Residual Impact(s)**

Because no significant impacts to agricultural soils have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>5B. Agricultural Resources - Land Use Incompatibility (AG.)</b>								
<b>Will the proposed project:</b>								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**5B-1 – Land Use Incompatibility**

**Project and Cumulative Impacts:** Currently, agricultural lands are located outside the eastern boundary of the Saticoy Area Plan. The properties immediately adjacent to the eastern Area Plan boundary along Campanula Avenue are most susceptible to urban/agriculture interface issues because they are adjacent to the land in agricultural production. Much of the land next to Campanula Avenue will retain its existing land use designations (i.e., residential and industrial, respectively). Most of this land has been developed and is unlikely to be redeveloped during the planning period. While these existing uses may experience some continuing urban/agriculture interface issues, this issue was not raised as a problem in any of the four public outreach meetings held to date for the Area Plan update. Moreover, some (but not all) of the existing developed properties do meet the setback and buffer criteria identified in the County’s Initial Study Assessment Guidelines (ISAGs). The ISAGs establish acceptable setbacks between agricultural production and urban land uses, and implementation of these setbacks minimizes potential urban/agriculture interface impacts to less than significant. For example, an existing industrial operation (Rolls Scaffolding) and the County of Ventura Public Works yard are two developed industrial sites that meet the ISAG criteria for setbacks and buffers.

The Area Plan update does include the re-designation of some developed parcels that are adjacent to Campanula Avenue and the adjacent agricultural operations east of the Franklin Barranca. However, the potential redevelopment of these parcels would reduce urban/agriculture interface impacts when compared to the existing setting as follows:

- An existing residential neighborhood south of Nardo Street would be re-designated from residential to light industrial (IND) use. Because industrial uses are typically less sensitive than residential uses to urban/agriculture interface issues such as dust and pesticide use, this proposed re-designation of land would likely result in fewer impacts than the current residential use.
- Existing industrial land adjacent to the railroad will be re-zoned from medium industrial (M-2) to light industrial (IND). Redevelopment of this land would likely result in fewer impacts to nearby agricultural land than the existing M-2 uses. For example, light industrial uses include

offices, business service establishments (advertising, photocopying, etc.), and lower-impact industrial uses that emit fewer noxious fumes and pollutants that could affect crop production when compared to existing, allowable M-2 uses (such as energy production, and rubber and plastic products manufacturing).

Further to the south, a vacant parcel between Nardo Street and Rosal Lane would be re-designated from residential to industrial use. Future development on this undeveloped site will be required to meet the setback and buffer guidelines to be consistent with the ISGAs and with the General Plan policy quoted below.

**General Plan Policy 1.6.2.6** states: Discretionary development adjacent to Agricultural designated lands shall not conflict with agricultural use of those lands.

Implementation of this policy, and implementation of agricultural buffers defined by the County's ISAGs within the discretionary review process, will ensure that no new, potentially significant impacts on adjacent agricultural uses will occur due to any proposed new development or re-development of re-designated parcels. Therefore, no potentially significant impacts will occur related to land use incompatibility between new urban development and agricultural resources.

## **5B-2. Consistency with Applicable Agricultural Resources General Plan Goals and Policies**

**Project and Cumulative Impacts:** As shown above, General Plan goals and policies related to agricultural resources require that discretionary projects do not remove agricultural land from production and do not to conflict with the use of agricultural lands. The proposed Area Plan update will not change the designation of any Agricultural land and will not result in the removal of any Agricultural designated land from production. New development, or the redevelopment of re-designated parcels, will be required to comply with the setback criteria in the ISAGs and with General Plan policies that protect agricultural uses. Therefore, the proposed Area Plan update is consistent with the General Plan goals and policies.

### **Mitigation/Residual Impact(s)**

No significant impacts to agricultural resources have been identified, therefore no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>6. Scenic Resources (PInG.)</b>								
<b>Will the proposed project:</b>								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**6a and b. Located in Area with Scenic Resource and Alter, Obstruct or Degrade the Resource**

**Project and Cumulative Impacts:** Land within the Saticoy Area Plan boundary is not considered to be a scenic resource area. However, the proposed Area Plan update contains a goal and related policies that minimize visual impacts created by industrial development on adjacent lands including the Barrancas, the Santa Clara River, and the viewshed of SR 118.

**Goals:**

**Resource Goal #4:** Visual impacts created by industrial development are minimized within public viewsheds that include State Route 118, the Brown and Franklin Barrancas, the Santa Clara River, and public roads or parks within Old Town Saticoy.

**Policies:**

**RES-4.1** Landscape buffers or other appropriate visual screening shall be required for all discretionary industrial development adjacent to SR 118, the Santa Clara River, the Brown Barranca, or the Franklin Barranca.

**RES-4.2** When open storage on industrial properties is visible from public streets or parks within Old Town Saticoy, such areas shall be screened from public view by the use of enclosed structures, fences, walls, vegetated berms or landscaping.

Although it may not be possible to screen all industrial development from views when travelling north (across the bridge) on SR-118 (because the bridge is located at a higher elevation than the industrial

land below), implementation of these policies will ensure that visual impacts from new discretionary industrial development will be minimized. Potential scenic resource impacts therefore, are considered less than significant.

**6c. Consistency with Applicable Goals, Policies and Programs**

Proposed revisions to the goals, policies, and programs of the Saticoy Area Plan support the goals and policies of the General Plan by updating and reinforcing existing language to ensure that open storage associated with industrial use is screened from public view and that landscaping (or other types of visual screening devices) are incorporated into new development to enhance community aesthetics. Therefore, the proposed goals and policies are consistent with the General Plan.

**Mitigation/Residual Impact(s)**

No significant impacts to scenic resources have been identified, therefore no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>7. Paleontological Resources</b>								
<b>Will the proposed project:</b>								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?		X				X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**7a. Impact areas of paleontological significance**

**Project and Cumulative Impacts:** The proposed Area Plan update will not cause any physical changes in the environment. However, potential discretionary development that could occur within in the Area Plan boundary may have an impact on paleontological resources. General Plan policies 1.8.2-1 through -3 require discretionary developments to assess potential impacts to paleontological resources, avoid them by design and mitigate potential impacts by following the Guidelines of the State Office of Historic Preservation, and the State Native American Heritage Commission, and be performed in consultation with professionals who possess the necessary expertise. Therefore, impacts to paleontological resources will be less than significant.

**7b. Contribute to loss of exposed rock**

**Projects and Cumulative Impacts:** The proposed Area Plan update will not cause any physical changes in the environment. There are no exposed rocks on the remaining undeveloped areas within the Saticoy Area Plan boundary. Therefore, there will be no impact on the loss of exposed rock.

**7c. Consistency with Applicable General Plan Goals and Policies**

The proposed Saticoy Area plan update will not delete or amend any of the General Plan GPPs related to paleontological resources. Potential discretionary development allowed by the Area Plan will be required to comply with General Plan policies 1.8.2-1 through -3 that will protect paleontological resources. Therefore, the proposed Area Plan update will be consistent with the General Plan GPPs.

**Mitigation/Residual Impact(s)**

No significant impacts to paleontological resources have been identified, therefore no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8A. Cultural Resources - Archaeological</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?		X				X		
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**8A-1 and -2. Demolish or Alter an Archaeological Resource – Local or California Register**

**Project and Cumulative Impacts:** Based on the results of a previous archaeological records search conducted for the City’s Saticoy and Wells Community Plan EIR (Rincon Consultants, 2009), there is evidence of four Chumash archaeological sites including the Chumash Village *Sa’aqtik’oy* existing within the Saticoy & Wells Project Area. The four identified sites are located within the City’s

jurisdiction (on the former Rancho Attilio) and will not be affected by development within the proposed project boundary. However, given the existence of the four identified sites in the vicinity increases the possibility that there are additional resources in the Saticoy area. The Saticoy area is considered an archeologically sensitive area. The majority of the area within the Area Plan boundary has not been subject to archaeological reconnaissance studies, however, so it is possible that undocumented prehistoric and historic resources occur within the Area Plan boundary.

Adoption of the proposed Area Plan update will not authorize any immediate physical changes in the environment that would impact archeological resources. However, potential discretionary development that could occur within in the Area Plan boundary may have an impact on archeological resources. General Plan policies 1.8.2-1 through -5 require discretionary developments to assess potential impacts to archeological resources, avoid them by design and mitigate potential impacts by following the Guidelines of the State Office of Historic Preservation, and the State Native American Heritage Commission, and be performed in consultation with professionals who possess the necessary expertise. Implementation of these General Plan policies will reduce potential impacts to archeological resources to less than significant.

### **8A-3. Consistency with Applicable General Plan Goals and Policies**

The proposed Saticoy Area plan update will not delete or amend any of the General Plan GPPs related to archeological resources. Potential discretionary development allowed by the Area Plan will be required to comply with General Plan policies 1.8.2-1 through -5. Therefore, the proposed Area Plan update will be consistent with the General Plan GPPs.

### **Mitigation/Residual Impact(s)**

No significant impacts to archeological resources have been identified, therefore no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>8B. Cultural Resources – Historic (PInG.)</b>								
<b>Will the proposed project:</b>								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?				X				X
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?				X				X
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?				X				X
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?				X				X

**Impact Discussion:**

**8B-1 through 4. Demolish, Relocate or Alter a Historical Resource – California, Local, or Cal Register (CEQA) attributes or Impaired significance:** Based on the results of a Historical Survey of structures within the Saticoy Area Plan boundary conducted by San Buenaventura Research Associates (February 2014), 3 structures were identified as eligible for listing on the National Register of Historic Places (two are already listed as Ventura County Landmarks) and 21 structures were found to be individually eligible for designation as Sites of Merit under Ventura County Criteria. Potential development and re-development allowed by the Area Plan update may directly or indirectly affect these resources. In particular, due to the re-designation of the residential neighborhood south of Nardo Street to “Industrial”, potential indirect impacts to several structures found to be eligible as Sites of Merit are potentially significant and will be evaluated in an EIR. Potential mitigation measures will also be examined in the EIR.



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	L S	PS-M	PS	N	LS	PS-M	PS
<b>9. Coastal Beaches and Sand Dunes</b>								
<b>Will the proposed project:</b>								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**9a, b and c. Coastal Beaches and Sand Dunes**

**Project and Cumulative Impacts:** The Saticoy Area Plan boundary is not located near the beach or within the coastal zone. Therefore, this issue does not apply to this project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>10. Fault Rupture Hazard (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?		X						

**Impact Discussion:**

**10a. Fault Rupture – Alquist-Priolo Special Fault Study Zone**

**Project Impacts:** According to the “State of California, Earthquake Fault Zones, Saticoy Quadrangle, Official Map, (Effective July 26, 1978 - FEIR for the Saticoy & Wells Community Plan and Code, Rincon, 2009), the project area is not located within a designated Alquist-Priolo Special Fault Study Zone. Therefore, there is no potential risk with respect to fault rupture within this zone.

**10b. Fault Hazard Area**

**Project Impacts:** There are no project impacts resulting from fault rupture as the project area is not mapped within an active fault zone and the project boundary is not within fifty feet of a known active fault.

**Cumulative Impacts:** There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects.

**10c. Consistency with applicable General Plan goals and policies**

The Ventura County General Plan contains the following goal and policies related to fault rupture hazards:

**Goal 2.2.1 states:** Minimize the risk of loss of life, injury, collapse of habitable structures, and economic and social dislocations resulting from fault rupture.

General Plan Policies 2.2.2.1 through 2.2.2.6 support Goal 2.2.1 by requiring investigation by Certified Engineering Geologists, among other things, for all habitable structures within the Alquist-Priolo Earthquake Fault zoning Act. The Saticoy Area Plan boundary is not located within the Alquist-Priolo Earthquake Fault Hazard Zones. Therefore, none of these policies apply.

**Mitigation/Residual Impact(s)**

No significant impacts were identified, therefore, no mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>11. Ground Shaking Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**11a. Ground Shaking Hazard**

**Project Impacts:** Future seismic events could produce ground shaking throughout the Saticoy Area Plan boundary where future development could be accommodated. However, compliance with General Plan policies, in combination with the requirements of the California Building Code (CBC), would reduce the risk associated with ground shaking to a less than significant level.

**Cumulative Impacts:** The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

**11b. Consistency with Applicable General Plan Goals and Policies**

General Plan policy 2.3.2 states:

All structures designed for human occupancy shall incorporate engineering measures to mitigate against risk of collapse from ground shaking.

Implementation of this policy occurs during the discretionary review and building permit processes and will ensure that future development is consistent with the General Plan.

**Mitigation/Residual Impact(s)**

Compliance with the requirements of the CBC will adequately mitigate potential impacts related to ground-shaking, and no additional mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>12. Liquefaction Hazards (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**12a. Liquefaction Hazards**

**Project Impacts:** Liquefaction can result in slope and/or foundation failure, and also liquefaction related settlement. Liquefaction hazards are present in portions of the Project Area along the Brown Barranca and south of the Southern Pacific Railroad tracks to the Santa Clara River. There are some areas within the Project Area that are classified by the State of California in accordance with Seismic Hazards Mapping Act of 1990 as being subject to liquefaction. Portions of the project area are therefore susceptible to potential liquefaction hazards. Because portions of the project area are susceptible to liquefaction and the project area is underlain by unconsolidated earth materials, settlement and lateral spreading are potential secondary seismic hazards.

**General Plan Policy 2.4.2 states:**

Prior to the issuance of building or grading permits for *essential facilities, special occupancy structures, two-story single family residences, or hazardous materials storage facilities* located within areas prone to *liquefaction*, a geotechnical report that includes a seismic analysis and evaluation of liquefaction in accordance with the State of California Guidelines shall be prepared in order to assess the liquefaction potential and provide recommendations for mitigation.

For new development authorized by the Area Plan update, compliance with this policy during the development review process will reduce potential project impacts to less than significant.

**Cumulative Impacts:** The hazards from liquefaction will affect each project individually. No cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

**12b. Consistency with applicable General Plan goals and policies**

General Plan Policy 2.4.2 cited above will continue to be implemented during the discretionary review process and during the building permit stages of the development process. Therefore, the Saticoy Area Plan update will be consistent with the applicable General Plan policies.

**Mitigation/Residual Impact(s)**

Compliance with the requirements of General Plan Policy 2.4.2 will adequately mitigate potential impacts related to liquefaction hazards, therefore, no additional mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>13. Seiche and Tsunami Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**13a, b and c. Seiche and Tsunami Hazards**

**Project and Cumulative Impacts:** The Saticoy Area Plan boundary is not located near the beach or within the coastal zone or the tsunami hazard zone. Therefore, this issue does not apply to this project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>14. Landslide/Mudflow Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**14a and b. Landslide/Mudflow Hazard**

**Project and Cumulative Impacts:** According to the Countywide Hazards Appendix, Figure 2.9, the Saticoy Area Plan boundary is not located in a landslide or mudflow zone. Therefore, this issue does not apply to this project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>15. Expansive Soils Hazards (PWA)</b>								
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**15a. Expose people or structures to expansive soils hazards**

**Project Impacts:** According to the City of Ventura Saticoy and Wells Community Plan FEIR (Rincon 2009), the project area does not contain expansive soil hazard zones (i.e., areas containing soils with an expansion index greater than 20). In addition, applicants for new development are required to conduct soil and foundation studies prior to construction in accordance with California Building Code (CBC) requirements. Any specific mitigation measures identified in those reports must be followed. Therefore, potential impacts related to expansive soils will be less than significant.

**Cumulative Impacts:** The hazards from expansive soils will affect each project individually. No cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

**15b. Consistency with Applicable General Plan Goals and Policies**

The following General Plan policies apply:

**Policy 2.8.2.1** states: Construction must conform to established standards of the Ventura County Building Code, adopted from the California Building Code.

**Policy 2.8.2.2** states: A geotechnical report, prepared by a registered civil engineer and based upon adequate soil testing of the materials to be encountered at the sub-grade elevation, shall be submitted to the County Surveyor, Environmental Health Division, and Building and Safety for every applicable subdivision and Building Permit application (as required by the California Building Code).

**Policy 2.8.2.3** states: No habitable structures or individual sewage disposal systems shall be placed on or in expansive soils unless suitable mitigation measures to prevent the adverse effect of these conditions are incorporated into the project.

Compliance with these policies will continue to occur during the discretionary review and building permit stages for new development within the Saticoy area. Therefore, the Saticoy Area Plan update will be consistent with applicable policies.

**Mitigation/Residual Impact(s)**

No significant impacts were identified, therefore, no mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>16. Subsidence Hazard (PWA)</b>								
<b>Will the proposed project:</b>								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**16a. Expose people or structures to subsidence hazards**

**Project Impact:** The project site is located within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (June 28, 2011). However, the project does not include construction at this time. In addition, any future projects that are either sensitive to slight changes in surface gradients, or future projects that involve the withdrawal of groundwater or oil and gas, will be required to have geotechnical reports prepared that address the potential for subsidence and provide recommendations to mitigate the hazard to less than significant. Therefore, the subsidence hazard is considered to be less than significant (LS).

**Cumulative Impacts:** The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

**16b. Consistency with Applicable General Plan Goals and Policies**

The following General Plan goals and policies apply:

**Goal 2.9.1** states: Minimize the risk of damage to structures, transportation corridors, and infrastructure from the effects of *subsidence*.

**Policy 2.9.2.1** states: Potential *subsidence* shall be evaluated prior to approval of new oil, gas, water or other extraction well drilling permits.

**Policy 2.9.2.2** states: Structural design of buildings and other structures shall recognize the potential for hydro-compaction *subsidence* and provide mitigation recommendations for structures that may be affected.

**Policy 2.9.2.3** states: No structure which is needed for public safety or emergency services shall be located where an interruption in service could result from structural failure due to *subsidence*. If such location in an area subject to potential *subsidence* is unavoidable, the structure shall be designed to mitigate the hazard.

Compliance with these policies will continue to occur during the discretionary review and building permit stages for new development within the Saticoy area. Therefore, the Saticoy Area Plan update will be consistent with applicable policies.

### **Mitigation/Residual Impact(s)**

The project area is subject to potential subsidence hazards. However, by requiring geotechnical reports, (which include mitigation recommendations) prior to project approval and the issuance of permits for structures sensitive to surface gradient changes, or that involve oil, gas and groundwater withdrawal, the potential hazard will be mitigated.



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17a. Hydraulic Hazards – Non-FEMA (PWA)</b>								
<b>Will the proposed project:</b>								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> <li>• 2007 Ventura County Building Code Ordinance No.4369</li> <li>• Ventura County Land Development Manual</li> <li>• Ventura County Subdivision Ordinance</li> <li>• Ventura County Coastal Zoning Ordinance</li> <li>• Ventura County Non-Coastal Zoning Ordinance</li> <li>• Ventura County Standard Land Development Specifications</li> <li>• Ventura County Road Standards</li> <li>• Ventura County Watershed Protection District Hydrology Manual</li> <li>• County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142</li> <li>• Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683</li> <li>• Ventura County Municipal Storm Water NPDES Permit</li> <li>• State General Construction Permit</li> <li>• State General Industrial Permit</li> <li>• National Pollutant Discharge Elimination System (NPDES)?</li> </ul>				X				X
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**17A-1. Result in a potential flooding hazard**

**Project and Cumulative Impacts:** Potential flooding issues related to new development will be addressed on a case-by-case basis during the discretionary review process, and all new development will be subject to all of the current laws and regulations listed above. Local regulations are based on hazards defined by FEMA mapping. This would typically result in a finding of “less than significant” for flooding hazards because the current regulations provide measures to adequately protect people and structures from flooding. However, based on a June 2014 flooding report conducted by Kasraie Consultants, potential flooding hazards may be greater than those currently

mapped by FEMA. Due to this new information, additional analysis is necessary to ensure that local regulations and potentially new mitigation measures will adequately address potential flooding issues. Therefore, this issue will be discussed in an EIR.

## **17A-2. Consistency with General Plan Goals and Policies**

The following Ventura County General Plan goals and policies address flooding hazards:

### **2.10.1 Goals**

1. Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.
2. Design and construct appropriate surface drainage and flood control facilities as funding permits.
3. Prevent incompatible land uses and development within *floodplains*.

### **2.10.2 Policies**

1. Land use in the *regulatory floodway* should be limited to open space, agriculture, or passive to low intensity recreational uses, subject to the approval of the County Public Works Agency. The *floodway's* principal use is for safely conveying floodwater away from people and property.
2. Within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs), the County shall require the recordation of a *Notice of Flood Hazard* or dedication of a *flowage easement* with the County Recorder for all divisions of land and *discretionary permits*.
3. Development proposed within the floodplain shall be designed and built to standards intended to mitigate to the extent possible the impacts from the one percent annual chance storm.
4. The design of any structures which are constructed in *floodplain* areas as depicted on the Hazards Protection Maps ([Figure 2](#)), shall be governed by Federal regulations, specifically Title 44 Code of Federal Regulations Sections 59 through 70, as well as the County Floodplain Management Ordinance and shall incorporate measures to reduce flood damage to the structure and to eliminate any increased potential flood hazard in the general area due to such construction.

The proposed Saticoy Area Plan update includes the following goal and policies related to flooding:

### **Hazards Goal # 2**

Hazards due to floods and erosion are minimized by providing adequate flood control facilities.

### **Policies**

**HAZ-2.1** The Ventura County Public Works Agency shall regulate, by means of a Floodplain Development Permit any development as defined in the Ventura County Floodplain Management Ordinance 3954, as amended, affecting the Brown Barranca, Franklin Barranca, the Saticoy Drain, and the Santa Clara River.

**HAZ-2.2** The Ventura County Watershed Protection District shall regulate, by means of a Watercourse Permit and/or Encroachment Permit, any development that has been deemed by the District to impact the bed, banks, and overflow areas of Brown Barranca, Franklin

Barranca, the Saticoy Drain, and the Santa Clara River, pursuant to the Ventura County Watershed Protection District Ordinance WP-2, as amended.

- HAZ-2.3** Discretionary development shall be located and designed to minimize potential damage due to flood hazards or riverbank erosion. Outdoor storage uses may be allowed in areas subject to flooding if sufficiently contained as determined by the Watershed Protection District.
- HAZ-2.4** Critical public facilities should be designed to remain operable during a one percent annual chance (100-year) flood event.
- HAZ-2.5** No development or redevelopment, including site grading and temporary or permanent storage of materials and equipment, shall be permitted within the Regulatory Floodway.
- HAZ-2.6** A Floodplain Development Permit shall be required for private or public development or redevelopment proposed within the one percent annual chance (100-year) floodplain.
- HAZ-2.7** To reduce the risk of potential loss of life and property, discretionary development that is located within the one percent annual chance (100-year) floodplain shall incorporate floodplain improvements that maximize infiltration of flood water and minimize run-off. Where feasible, channel and floodplain improvements shall preserve the beneficial uses of the floodplain including flood flow storage and groundwater recharge and shall mimic natural floodplain conditions.

All of the goals and policies listed above will be adhered to during the discretionary review process. The proposed goal and policies in the Saticoy Area Plan update serve to enhance and support those in the countywide General Plan. Therefore, the Area Plan update is consistent with the General Plan. In addition, continued implementation of these policies will ensure that new development is consistent with the County's General Plan goals and policies related to flooding hazards. However, due to the new study mentioned previously, potential new impacts and mitigation measures will be evaluated in an EIR to ensure that potential flooding issues are addressed in the discretionary review and permitting process.

### **Mitigation/Residual Impact(s)**

Although potential flooding issues related to new development will be addressed on a case-by-case basis during the discretionary review process and will be subject to all of the current laws and regulations, a June 2014 flooding report conducted by Kasraie Consultants indicates that potential flooding hazards may be greater than those currently mapped by FEMA. Due to the new information, flooding hazards will be further evaluated in an EIR and additional mitigation measures, if needed, will be identified within the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>17b. Hydraulic Hazards – FEMA (WPD)</b>								
<b>Will the proposed project:</b>								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?				X				X
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?				X				X
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?				X				X
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?				X				X
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**17b-1 through b-4. Located within FEMA designated Flood Hazard Areas**

**Project and Cumulative Impacts:** Potential flooding issues related to new development will be addressed on a case-by-case basis during the discretionary review process and will be subject to all of the current laws and regulations, mentioned above in 17a. Local regulations are based on hazards defined by FEMA mapping. This would typically result in a finding of less than significant for flooding hazards because the current regulations provide measures to adequately protect people and structures from flooding. However, based on a June 2014 flooding report conducted by Kasraie Consultants, potential flooding hazards may be greater than those currently mapped by FEMA. Due to the new information, additional analysis is necessary to ensure that local regulations will adequately address potential flooding issues. Therefore, this issue will be discussed in an EIR.

**17B-5. Consistency with General Plan goals and policies**

See response to 17a-2 above.

**Mitigation/Residual Impact(s)**

Although potential flooding issues related to new development will be addressed on a case-by-case basis during the discretionary review process and will be subject to all of the current laws and regulations, based on the June 2014 flooding report conducted by Kasraie Consultants, potential flooding hazards may be greater than those currently mapped by FEMA. Due to the new information, additional mitigation measures, if needed, will be identified in an EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>18. Fire Hazards (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion**

**18 a. Fire Hazards:**

**Project and Cumulative Impacts:** The proposed Area Plan update boundary is not located within a mapped State Responsibility Area (SRA). However, the Ventura County Fire Code dictates that buildings within 500 feet of brush covered land, such as the Santa Clara River bottom, are considered to be within a Hazardous Fire Area (HFA). If a property is located within a HFA as determined by the VCFC, then any structure on the parcel is subject to the high-fire building code requirements found in Chapter 7A of the California Building Code, along with any local amendments put in place by County Building and Safety. The structures would also require brush clearance as required by the VCFC, which is typically 100 feet from the structure. This could apply to any new development located at the southern-most edge of the Area Plan boundary.

A detailed discussion of the Environmental Setting for the fire hazards is described in Section 2.13 of the Hazards Appendix of the County General Plan, and fire protection is discussed in Section 4.8 of the Public Facilities and Services Appendix of the County General Plan.

The County Planning Division, the Sheriff’s Department, and the Ventura County Fire Protection District (VCFPD) review permits for discretionary development. The Sheriff’s Department and VCFPD cooperate in establishing wildfire response and evacuation plans, as established in the Ventura County Multi-Hazard Functional Emergency Response Plan. The VCFPD also ensures that an adequate level of fire protection can be provided. In addition, both the County Building and Safety Division and the County Public Works Agency are responsible for ensuring appropriate building design, property identification and the provision of infrastructure to aid in firefighting and evacuation.

Discretionary and ministerial (i.e. non-discretionary) development is regulated under the California Building Code, Ventura County Building Code, Ventura County Fire Code, and regulations of the VCFPD. Therefore, adherence to CBC and Ventura County Fire Code requirements during either a discretionary or non-discretionary permitting/development processes will ensure that an increase in

fire hazards caused by new development, or people's exposure to fire hazards within new development, will be less than significant.

### **18.b. Consistency with Applicable General Plan Goals and Policies**

The General Plan Goals, Policies and Programs contains the following applicable policies regarding fire hazards and impacts to fire protection facilities and equipment:

**Policy 2.13.2-1** - All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.

**Policy 2.13.2-2** - All discretionary permits in fire hazard areas shall be conditioned to include fire-resistant vegetation, cleared firebreaks, or a long-term comprehensive fuel management program as a condition of approval. Fire hazard reduction measures shall be incorporated into the design of any project in a fire hazard area.

**Policy 2.13.2-3** - New residential subdivisions shall provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed when the proposed road conforms to the County Road Standards and when the County Fire Chief approves the proposed road.

**Policy 2.13.2-4** - All applicants for subdivisions, multi-unit residential complexes, and commercial and industrial complexes shall be required to obtain, prior to permit approval, certification from the Fire Protection District that adequate fire protection is available, or will be available prior to occupancy.

The proposed Saticoy Area Plan contains updated language for the following applicable goal and policies regarding fire hazards:

**Hazards Goal # 1** - The public is protected from fire or other hazards, and public and private losses due to fire or such hazards are minimized.

#### **Policies**

**HAZ-1.1** All public and private roads shall be designed in accordance with Ventura County Fire Protection District (VCFPD) requirements.

**HAZ-1.2** New discretionary development shall only be approved upon demonstration that adequate tactical access and fire flow are available as determined by the VCFPD.

Proposed new and updated policies related to fire hazards support the General Plan policies and are therefore consistent with the General Plan.

#### **Mitigation/Residual Impact(s)**

The ISAGs define a threshold of significance for fire hazards when the proposed project is located in a High Fire Hazard Area/Fire Hazard Severity Zone or a Hazardous Watershed Fire Area. However, the Saticoy Area Plan boundary does not include any land classified as a High Fire Hazard Area/Fire Hazard Severity Zone or a Hazardous Watershed Fire Area. Therefore, there is no impact regarding Fire Hazards and no mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>19. Aviation Hazards (Airports)</b>								
<b>Will the proposed project:</b>								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project impact residential development within the sphere of influence of County airports, as well as churches, schools and high commercial purpose buildings within the same sphere of influence?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**19a, b. and c. Aviation Hazards**

**Project and Cumulative Impacts:** The Saticoy Area Plan is not located within the sphere of influence of any of the County airports or the military airport, which is located in Naval Base Ventura County. Therefore, the proposed Area Plan update will not have a significant impact on Aviation Hazards.

**Mitigation/Residual Impact(s)**

No significant impacts were identified, therefore, no mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>20a. Hazardous Materials/Waste – Materials (EHD/Fire)</b>								
<b>Will the proposed project:</b>								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			
<b>20b. Hazardous Materials/Waste – Waste (EHD)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

## Impact Discussion

### 20A-1 and 20B-1 Hazardous Materials/Waste

**Project Impacts:** There are no hazardous materials or waste being generated as a function of the proposed update to the Saticoy Area Plan and there is no location-specific information on hazardous materials or waste currently generated within the Saticoy Area Plan boundary. However, it is widely acknowledged that hazardous materials and hazardous wastes, including agricultural products, petroleum products, and various chemicals associated with manufacturing can be found in all parts of Ventura County.

Notably, the land use changes identified in the proposed project (see Zoning Map) identify additional land (8.93 acres) in the West Industrial Section that would be rezoned from medium-intensity industrial (M2) to “General Industrial” (M3). The M3 zone, which would include a total of 28.51 acres, is considered appropriate for heavy industrial activities, including manufacturing (e.g., textiles, chemicals, lumber). These manufacturing processes are likely to use a variety of potentially hazardous materials and generate potentially hazardous wastes. As shown on the proposed Zoning Map for Saticoy, all land zoned M3 would be adjacent to other industrially-zoned land (M2) or to SR-118. The proposed project also includes land zoned light industrial (M1) or medium-industrial (M2), but the location and amount of land zoned M1 or M2 would either remain the same or be reduced as a result of the Area Plan update.

While there is some proposed expansion envisioned for M3 uses within the West Industrial Section of Saticoy, the project would reduce the intensity of industrial uses in Old Town Saticoy by changing existing zoning from medium-intensity industrial (M2) to light industrial (IND) for 8.22 acres of land. In addition, the type of manufacturing uses allowed within the IND zone would be strictly limited. However, the project would also increase the amount of land zoned light industrial (IND) in Old Town Saticoy by 9.42 acres. Within Old Town Saticoy, much of the land zoned IND would be adjacent to existing or planned residential and commercial development.

The storage, handling and disposal of potentially hazardous wastes are managed pursuant to State and local regulations, including CCR, Title 22, Division 4.5, Health and Safety Code, Division 20, Chapter 6.5, and Ventura County Ordinance, Chapter 5, Article 1. The intent of these regulations is to prevent contamination from improper storage, handling and disposal of hazardous wastes and to establish procedures that encourage waste reduction and proper waste destruction techniques.

The Ventura County Board of Supervisors authorized preparation of the County Hazardous Waste Management Plan (CHWMP) in April 1986. The CHWMP's primary focus is hazardous waste



management. The intent of the Plan is to provide the public and decision makers with a document that contains information and policies for management of hazardous wastes Countywide. That plan was prepared by the County and was subsequently approved by the State's Department of Health Services on January 8, 1990. In Ventura County, the ten cities, Fire Departments, Sheriff, Police, California Highway Patrol and the County Environmental Health Division are each involved in hazardous waste management in some way through their response to emergency spills and illegal dumping. Given the many diverse programs under the responsibility of several different agencies and governmental entities, CHWMP was intended to coordinate all of these programs to minimize inconsistencies and to ensure that all issues are adequately addressed in one document.

Additionally, the Environmental Health Hazardous Materials Program is a Certified Unified Program Agency (CUPA). The CUPA is a single local agency designated by the California Environmental Protection Agency as having regulatory authority for six environmental programs. The Ventura County CUPA enforces those programs throughout the County, except for the City of Oxnard. These programs are Hazardous Waste, Hazardous Waste On-site Treatment, Spill Prevention Countermeasure Plan (aboveground tanks), Underground Storage Tanks, Hazardous Materials Business Plan and Inventory, and Risk Management Plan. In addition to the CUPA Program, Ventura County Environmental Health Division staff responds whenever there is an accidental release of hazardous materials. The Ventura County CUPA has two Participating Agencies (PA). The Ventura City Fire Department is a PA for Underground Storage Tank, Hazardous Materials Business Plan and Inventory, Risk Management Plan, and the Spill Prevention Countermeasure Control Plan programs. Santa Paula Fire Department is a PA for Hazardous Materials Business Plan and Inventory, Risk Management Plan and the Spill Prevention Countermeasure Control Plan programs.

The discretionary permit process will require the incorporation of applicable VC Environmental Health Division provisions, regulations and best available mitigation measures into project design. In addition, ministerial development that could generate hazardous waste would be referred to the Environmental Health Division for review. Both re-development and new development in Saticoy will be subject to review on a case-by-case basis. Implementation of standard regulations, which includes all applicable state and local requirements including best available mitigation practices, will ensure that potential hazardous waste and materials associated with project-level impacts will be less than significant.

### **Cumulative impacts:**

Compliance with all existing federal, state, and local hazardous materials/waste regulations, as well as continued oversight by the CUPA, EHD and the VCFPD will ensure that potential cumulative hazardous waste and materials impacts will be less than significant.

### **Mitigation/Residual Impact(s)**

The proposed Area Plan update is a land use policy document that does not grant entitlements for any activities associated with hazardous materials or tanks. Furthermore, the Countywide GPP contains goals and policies to promote emergency preparedness and ensure protection from hazardous materials. See the following:

## **20A-2 and 20B-2. Consistency with General Plan Goals and Policies**

**The following General Plan goals and policies pertain to hazardous materials and waste:**

### **2.15.1 Goals**

1. Minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment and disposal of *hazardous materials* and *hazardous wastes*.
2. Locate potentially hazardous facilities and operations in areas that would not expose the public to a significant risk of injury, loss of life, or property damage.

### **2.15.2 Policies**

1. *Hazardous wastes* and *hazardous materials* shall be managed in such a way that waste reduction through alternative technology is the first priority, followed by recycling and on-site treatment, with disposal as the last resort.
2. Site plans for *discretionary development* that will generate *hazardous wastes* or utilize *hazardous materials* shall include details on hazardous waste reduction, recycling and storage.
3. Any business that handles a *hazardous material* shall establish a plan for emergency response to a release or threatened release of a hazardous material. The County Fire Protection District is designated as the agency responsible for implementation of this policy.
4. Applicants shall provide a statement indicating the presence of any *hazardous wastes* on a site, prior to development. The applicant must demonstrate that the waste site is properly closed, or will be closed before the project is inaugurated.
5. Commercial or industrial uses which generate, store or handle *hazardous waste* and/or *hazardous materials* shall be located in compliance with the County Hazardous Waste Management Plan's siting criteria.

The Saticoy Area Plan update does not include any new goals or policies related to hazardous waste. However, continued implementation of the General Plan policies during the discretionary review process will ensure consistency with the General Plan.

### **Mitigation/Residual Impact(s)**

Impacts from hazards and hazardous materials would be less than significant with the implementation of existing regulations discussed above. Therefore, no additional mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>21. Noise and Vibration</b>								
<b>Will the proposed project:</b>								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?				X				X
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?				X				X
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?				X				X
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?				X				X
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?				X				X

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

The Area Plan update involves re-designation of certain areas from Industrial to Residential (R/MU) and from Industrial to Town Center (TC) near the existing railroad tracks. Residential uses are defined in the ISAGs as a Category 2 vibration-sensitive use. Additional Category 3 uses such as churches, schools and other institutions could be located in either the R/MU or TC designated areas.

**21a and b. Produce Noise in Excess of the Standards and Thresholds – Project and Construction**

**Project and Cumulative Impacts:** Although approval of the Area Plan update will not result in direct physical changes to the environment, it does involve the re-designation of certain parcels from Residential to Industrial and some Industrial to mixed-use (R/MU) as shown on the Preferred Land Use Map. The re-designations could result in new development and re-development of those parcels with associated increases in noise-generating industrial uses, potential traffic increases, and construction noise. In addition, modifications to the road network and multi-modal features are proposed. Potential changes in the land use and transportation patterns could result in potentially significant noise/vibration impacts. Further, a railroad line bisects Old Town Saticoy. Although use of the rail line is very limited at this time, potential future rail uses may create noise or vibration that may impact future residential uses allowed in the R/MU zone. These potential impacts and associated mitigation measures will be evaluated in an EIR.

**21c. Result in Transit Use within Critical Distance of Vibration-sensitive Uses**

**Project and Cumulative Impacts:** As noted above, the Area Plan update involves re-designation of certain areas from Industrial to Residential (R/MU) and from Industrial to Town Center (TC) near the existing railroad tracks. Residential uses are defined in the ISAGs as a Category 2 vibration-sensitive use. Additional Category 3 uses such as churches, schools and other institutions could be located in either the R/MU or TC designated areas. There could be a significant vibration impact in these areas. Therefore, potential vibration impacts of the railroad on the vibration-sensitive uses within the Area Plan boundary will be evaluated in the EIR.

**21d and e. Generate Heavy Vehicle Trips near Vibration-sensitive Uses that Exceed Thresholds and Introduction of Vibration-generating Activities**

**Project and Cumulative Impacts:** Although approval of the Area Plan update will not result in direct physical changes to the environment, it does involve the re-designation of certain parcels from Residential to Industrial and some Industrial to Mixed Use, as shown on the Preferred Land Use Map and as noted above. The re-designation could result in new development and re-development of those parcels with an associated increase in noise-generating heavy vehicle trips related to industrial uses and construction noise. In addition, modifications to the road network and improvements to multi-modal features of the transportation network are proposed. Potential changes in the land use

and transportation patterns could result in potentially significant impacts to vibration-sensitive uses. These potential impacts and associated mitigation measures will be evaluated in an EIR.

**21f. Consistency with General Plan Goals and Policies related to Noise**

**Project and Cumulative Impacts:** The General Plan goals and policies related to noise impacts (GP Policies 2.16.2-1, -2, -3, -4, and -5) require discretionary development to meet specific noise thresholds. Although the proposed Area Plan update will not result in physical changes in the environment, proposed changes in land use designations and transportation patterns, mentioned previously, could result in potential noise impacts and will be evaluated in an EIR. Since discretionary development proposals are required to comply with the noise thresholds in the countywide General Plan, potential inconsistencies with the General Plan as it relates to the Area Plan update are expected to be less than significant.

**Mitigation/Residual Impact(s)**

Potential noise mitigation measures, related to items 21 a-e, will be evaluated in the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>22. Daytime Glare</b>								
<b>Will the proposed project:</b>								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**22a. Disability Glare or Discomfort Glare**

**Project and Cumulative Impacts:** The ISAGs state that a proposed project will be considered to have a significant glare impact if the project will create a new source of disability glare or discomfort glare for motorist traveling on the regional road network (RRN). Structures within portions of the proposed Saticoy Area Plan boundary are visible from SR-118, and development that would be facilitated by the proposed Area Plan would potentially introduce new sources of light and glare. The following goals/policies in the County’s General Plan, as well as the proposed Area Plan, will mitigate potential impacts to daytime glare:

**General Plan Policy 3.4.2.-4 reads:** Commercial and industrial developments shall be designed to provide adequate buffering (e.g., walls, landscaping, setbacks), and on-site activities (e.g., hours of operation, scheduling of deliveries) shall be regulated to minimize adverse impacts (e.g., noise, glare, odors) on adjoining residential areas.

In addition, the Saticoy Area Plan update contains a new policy that reinforces the General Plan that reads:

**Policy RES-4.3** Lighting for discretionary development shall be designed to avoid off-site glare, including glare that may impact drivers along SR 118.

Implementation of these policies will mitigate potential impacts from daytime glare to less than significant.

**22b. Consistency with Applicable General Plan Goals and Policies**

The proposed Saticoy Area Plan policy related to glare provides additional environmental protections over the current Area Plan. In addition, it supports the goals and policies of the General Plan by updating and reinforcing the language to ensure that design standards are established to mitigate potential impacts. Therefore, the proposed goals and policies are consistent with the General Plan.

**Mitigation/Residual Impact(s)**

Based on the discussion above, potential impacts to daytime glare will be less than significant and no additional mitigation is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>23. Public Health (EHD)</b>								
<b>Will the proposed project:</b>								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?				X				X
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

**Impact Discussion:**

**23a. Public Health**

**Project and Cumulative Impacts:** The ISAGs state that a proposed project will be considered to have a significant public health impact if the project will result in pathogens or environmental factors (such as vectors, bioaerosols, TCE, etc.) that may pose a substantial present or potential hazard to public health. Adoption of the updated Saticoy Area Plan will not directly cause hazards to public health because it does not involve any immediate physical changes to the environment. However, potential new development within the Area Plan boundary could result in an increase in risk of pathogens or other environmental factors due to the nature of industrial uses. While there is some proposed expansion envisioned for M3 uses, the project proposes to limit the intensity of industrial uses in Old Town Saticoy by changing the zoning from a medium-intensity industrial zone (M2) to a light industrial zone (IND). In addition, the type of manufacturing uses allowed within the IND zone

would be strictly limited (see Section 20). New industrial uses will be subject to the discretionary review process, where the potential impacts will be evaluated on a case-by-case basis and compliance with regulations and appropriate mitigation measures will be required.

The possibility of pathogen exposure already exists due to the existing adjacency of industrial and residential uses, particularly in the neighborhood north of Rosal Lane. However, several changes are proposed to industrial and residential land use within Old Town Saticoy that could increase as well as decrease the possibility of pathogen exposure. Given the complexity of this issue, it will be further evaluated within a health risk assessment. For example, the re-configuring of residential and industrial use on Nardo Street (east of Alelia Ave.) would result in areas of transition from residential to industrial use in the area that lies between Nardo Street and Rosal Lane. However, once the transition is completed, potential exposure to pathogens would be reduced. In addition, the potential exposure to pathogens would be reduced by proposed changes to zoning in Old Town Saticoy that will result in a change from medium-industrial (M2) to light industrial (IND) use. Finally, because the Saticoy residential areas are located in proximity to SR 118, the cumulative effects of toxic air contaminants from truck traffic on SR 118 and industrial uses could be significant. Therefore, a health risk assessment will be conducted as a part of the EIR to evaluate these issues.

**23b. Consistency with Applicable General Plan Goals and Policies**

Consistency of proposed Saticoy Area Plan goals and policies with the General Plan will be discussed in the EIR.

**Mitigation/Residual Impact(s)**

Project specific mitigation measures are included as policies and programs in the County General Plan that will ensure that discretionary development complies with applicable state regulation. Such onsite activities will be enforced by the County’s Environmental Health Division to reduce any public health impacts. Although implementation of the above noted condition will reduce project specific public health impacts, new mitigation measures may be identified in the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>24. Greenhouse Gases (VCAPCD)</b>								
<b>Will the proposed project:</b>								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?				X				X

**Impact Discussion:**

**24a. Greenhouse Gases**

**Project and Cumulative Impacts:** Although approval of the Area Plan update will not result in direct physical changes to the environment, it does involve land use changes on certain parcels, as shown

on the Preferred Land Use Map, which could result in additional Greenhouse Gas (GHG) emissions. Potential sources of GHGs include intensification of residential and industrial development and the associated increase in vehicle trips. In addition, an increase in the intensity of industrial use could also result in an increase in uses that emit GHG's. One of the objectives of the Area Plan update is to reduce GHG emissions, and several changes are proposed that would reduce GHG emissions when compared to the existing Area Plan. Those changes include the development of a Mixed-Use land use classification, which provides new opportunities for areas where residential development is located in close proximity to jobs and commercial services. The project also includes new road connections and improvements to the multi-modal transportation network, features that will provide shorter routes between jobs/housing and increase the available options for walking, bicycling, and transit use. Although these project features may reduce future GHG emissions when compared to existing conditions within Saticoy, the overall impact of land use changes, future development, and traffic must be evaluated with respect to GHG emissions. Potential project-specific impacts related to GHGs will be evaluated during the discretionary review process. However, cumulative impacts will be evaluated in a technical air quality/GHG study, and the results of that analysis will be included in an EIR.

Construction activities related to new development would also result in greenhouse gas emissions. Because project-specific information is not known, construction related emissions cannot be quantified at this time. Construction related greenhouse gas emissions would be evaluated on a case-by-case basis for future projects during the discretionary review process in accordance with CEQA.

### **Consistency with Applicable General Plan Goals and Policies**

The proposed Saticoy Area Plan contains the following goal and policies that will contribute to offsetting GHG emission of future development:

**Resource Goal # 1:** Traffic-related air pollutants generated within the Saticoy community are reduced through land use changes and mobility improvements.

#### **Policies:**

**RES-1.1** Where permitted, discretionary projects should be designed to reduce vehicle miles traveled by:

- Providing a mixture of residential/commercial or industrial/commercial uses; and
- Incorporating multimodal connections and amenities.

**RES-1.2** Fugitive dust and particulates shall be minimized during construction through compliance with all VCAPCD rules and regulations including, but not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

**RES-1.3** New industrial development shall be located and designed to avoid the exposure of sensitive receptors (e.g., residential areas, schools, hospitals, etc.) to hazardous air emissions.



**RES-1.4** Discretionary development shall include facilities for electric car charging stations as identified in the Old Town Saticoy Development Code or other applicable State regulations.

The proposed policies are consistent with General Plan policies that serve to reduce air quality impacts, including greenhouse gas emissions, as discussed under Section 1 of this Initial Study.

**Mitigation/Residual Impact(s)**

Project specific mitigation measures are included as policies and programs in the proposed Area Plan, and those project features will require compliance with applicable air quality mitigation measures. However, potential impacts related to traffic will be considered in a Traffic Impact Study and associated greenhouse gas emissions will be evaluated accordingly in an EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>25. Community Character (PInG.)</b>								
<b>Will the proposed project:</b>								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?				X				X
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?				X				X

**Impact Discussion:**

**25a. and b. Community Character**

**a. Project and Cumulative Impacts:** According to the ISAGs, potential impacts of development related to community character is governed by three basic principles including; 1) compatibility with zoning, General Plan designation, and adjacent land uses; 2) architecture and design; and, 3) consistency with General Plan policies related to community character.

Although approval of the Area Plan update will not result in direct physical changes to the environment, it does involve the re-designation of certain parcels to increase residential density, provide residential/commercial areas (e.g., “live/work” units) in the Town Center (TC) and Residential/ Mixed Use (R/MU) zones, and increase the amount of heavy industrial uses in the West Industrial Section of the area plan boundary as shown on the Land Use Map. These re-designations are intended to result in new development and re-development of those parcels that will potentially impact community character.

The proposed project also includes a number of components that are expected to improve the community character of Saticoy during the planning period including: goals and policies that will improve the aesthetics and visual character of Saticoy; Area Plan policies, that would incorporate natural rather than engineered features into the design of these watercourses; modified Road Classifications and Design Guidelines for the public road network; and the Design Guidelines and Development Code that will improve the design character of residential, commercial, and industrial development.

These and other project features are expected to enhance the community character of Saticoy, and especially Old Town Saticoy, during the planning period. However, given the number and complexity of the various project components that may potentially affect community character, this issue will be addressed in an EIR.

**b. Consistency with Applicable General Plan Goals and Policies**

New goals, policies, development standards and design guidelines that address community character-related issues are included in the draft Saticoy Area Plan update. An analysis of the consistency of the proposed goals, policies and other applicable standards and guidelines with the General Plan will be discussed in the EIR.

**Mitigation/Residual Impact(s)**

Potential impacts and mitigation measures related to community character will be discussed in the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>26. Housing (PInG.)</b>								
<b>Will the proposed project:</b>								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> <li>• moderate-income households that are located within the Coastal Zone; and/or,</li> <li>• lower-income households?</li> </ul>		X				X		
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?			X				X	
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?			X				X	

**Impact Discussion:**

**26a. Eliminate three or more Affordable Dwelling Units**

**Project and Cumulative Impacts:** According to the Market Study prepared for this project (MR+E, January 10, 2014), the median sales price for single-family dwelling units in Saticoy was \$187,000 in 2012. This value is based on review of sales data recorded by the Ventura County Assessor. The Ventura County Annual Housing Report (2013) identifies affordable for-sale housing prices in the unincorporated areas of Ventura County as that costs less than \$652,778 for low-income households, less than \$407,986 for very-low and less than \$244,792 for extremely-low income households in 2012. Thus, the median sales price for single-family dwelling units in 2012 for Saticoy is below the extremely-low income maximum affordable for-sale unit cost. It is reasonable to assume that this trend has continued over the past two years. Further, the proposed Area Plan focuses on the development of multi-family units which typically cost less to either rent or purchase than single-family. Therefore, it is reasonable to assume that the housing supply within Saticoy is considered to be affordable to lower-income households.

Although approval of the Area Plan update will not result in direct physical changes to the environment, it does involve the re-designation of certain parcels from Residential to Industrial use in Old Town Saticoy. Some of the re-designated parcels are currently vacant and some contain existing, low-density residential development. In addition, the project involves the re-designation of certain parcels from Industrial to Mixed Use as shown on the Land Use Map. Some of those re-designated parcels are currently vacant, and some contain existing low-density residential development or industrial use. The re-designations are intended to result in new development and re-development of those parcels over time, with the associated conversion of housing to industrial use and industrial to mixed use that includes new, higher-density residential uses.

As stated in the Project Description, the Area Plan re-designations and associated Development Code are intended to encourage the construction of new and appropriate housing types for the Saticoy Area Plan community. This objective is planned to be achieved through the following actions:

- The project includes a “Residential/Mixed Use” (R/MU) zone to increase the amount of land planned for multi-family housing (or multi-use development that includes such housing). The project includes regulations that will require land zoned R/MU, in most cases, to be developed for multi-family housing at a maximum density of 20 dwelling units per acre;
- The Development Code would allow the construction of single-family, duplex, triplex, and quadplex units within existing residential areas (RES zone), where currently such areas only allow the construction of single-family and duplex units;
- The Use Matrix will allow residential development as a secondary use in the commercial district, which is zoned Town Center (TC); and
- The Design Guidelines and Development Code are expected to result in well-designed structures and residential neighborhoods.

These project features were developed to achieve a project objective, which is to provide an appropriate ratio between jobs and housing within Saticoy and the nearby surrounding area.

Specific details regarding dwelling units were outlined previously and are detailed in the Project Description (Attachment 4). In summary, the number of new dwelling units that could be accommodated based on new zoning and changes in development capacity is 166 dwelling units. That gain in housing capacity, however, would be offset by the loss of dwelling unit capacity that

would occur from the following: (a) the re-designation of vacant land from low-density residential to industrial use, (b) the re-designation of land with existing, low-density residential development to industrial or mixed use (i.e. high-density residential use). The expected result of these various land use changes over the planning period is a net gain of 110 new dwelling units. The table below summarizes the potential changes to residential development capacity and shows the potential **net change** in the total number of dwelling units.

### Residential Development Capacity Changes

Proposed Zoning Changes	Increase in Residential Units	Decrease in Residential Units
Rezone of R2 to IND or industrial use		<i>96 units<sup>3</sup> (not existing)</i>
Rezone of R1 and R2 to R/MU or industrial use		56 units
Redevelopment of vacant and/or underutilized parcels in RES zone	25 units	
Redevelopment of renter-occupied single-family in RES zone	47 units	
New residential development in R/MU	94 units	
<b>Subtotals:</b>	<b>166 Units</b>	<b>152 Units</b>
<b>Potential net gain (Proposed Project)</b>	<b>110 Units</b>	
<i>Potential net gain (No Project Alternative)</i>	<i>14 Units</i>	

As shown above, the estimates suggest that the proposed land use changes could result in a net gain of approximately 110 dwelling units. The loss of the existing units along Nardo Street would be offset by increased units in the existing Residential area north of the railroad, the Town Center, and Mixed Use designated areas. Therefore, the loss of affordable dwelling units will be offset by the overall increase in affordable dwelling units, and thus, is considered to be less than significant.

### 26b. Potential Housing Demand for Construction Workers

**Project and Cumulative Impacts:** The proposed project does not involve any construction activities. Therefore, the proposed project will not have a project-specific impact, or make a contribution to cumulative impacts, related to the demand for construction worker housing. Although some increase in housing demand is possible due to new construction or redevelopment within the Area Plan boundary, it would be speculative to assume that new construction workers would be required to handle development in Saticoy. A more reasonable assumption would be that no new construction workers would be required unless unusually high levels of regional demand occur during the planning period.

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<sup>3</sup> Although existing zoning would allow a maximum of 96 units on 8 acres of land zoned R2, this land is not well-suited to residential development and these sites are less desirable than other available residential locations in the City or County of Ventura. Therefore, while these units are factored into the final calculation for potential changes to development capacity, it is unlikely the 96 units would ever be developed due to lack of market potential.

## 26c. Result in 30 or more new full-time equivalent lower-income employees

**Project Impacts:** Although approval of the Area Plan update will not result in direct physical changes to the environment, it does involve the re-designation of certain parcels from Residential to Industrial use and the re-designation of certain parcels from Industrial to Mixed Use (see Area Plan and Zoning Land Use Maps). The project also includes the construction of new roadway improvements (similar to the existing Area Plan) that are intended to facilitate the intensification of use within existing industrial areas and facilitate redevelopment within commercial areas (i.e. areas zoned Town Center).

Consistent with General Plan Policy 3.4.2-9, the ISAGs set the threshold for significant impacts as any employment generating, discretionary project that results in 30 or more lower-income, full-time-equivalent employees (FTE). The proposed changes to land use, summarized above and within the Project Description, are expected to result in new development and re-development of certain parcels within the Saticoy Area Plan within the planning period. Over time, the associated conversion of housing to industrial use, when combined with an increased intensity in industrial uses, could require 30 or more new FTEs. As discussed below, the jobs/housing balance in Saticoy is a regional issue that should be looked at in a broader context. Also, the demand for new housing resulting from future industrial or commercial development in Saticoy will depend upon the construction of key infrastructure improvements identified in the Saticoy Area Plan update, including new road connections and water/flood/and sewer infrastructure improvements. However, due to the complexity of the issue and the fact that the Project Description estimates a large increase in new employees (1,929 - 3,858 employees) generated by redevelopment and new development during the planning period, this issue will be discussed in the EIR.

**Cumulative Impacts:** The basis for cumulative impact analysis (and the associated General Plan Policy 3.4.2-9) is the evaluation of the balance between housing supply and employment. In this context, the effects of the Area Plan are evaluated as a cumulative impact. As discussed in the Project Description, the proposed Area Plan is anticipated to allow for a potential range of approximately 1,918 – 3,858 new employees over existing conditions. In addition, build-out of the updated Area Plan is also estimated to result in a gain of approximately 110 additional residential units over current conditions within the Saticoy Area Plan boundary. However, the jobs/housing balance issue must be evaluated in a broader geographic context.

The greater Saticoy community includes the City's Saticoy/Wells Community Plan boundary to the north and west that encompasses the area north of Telegraph Road up to Foothill Road and west of Saticoy Avenue. The City's Saticoy/Wells Plan area boundary includes 1,078 units and 32,400 square feet of new commercial development that are either approved or in the planning discretionary review process. Further, the picture broadens at the countywide level. Based on SCAG's *2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (RTP)*, the jobs/housing ratio for all of Ventura County was 1.31:1 (i.e., 1.31 jobs per dwelling unit), and the unincorporated Ventura County jobs/housing ratio was 1.36:1 in 2008. Given the complexity of the jobs/housing balance issue, it will be evaluated in the EIR.

## 26d. Consistency with Applicable GPPs

**Project and Cumulative Impacts:** The County Goals, Policies and Programs document contains the following goals and policies that require jobs/housing balance issues to be addressed.

**Policy 3.3.2.2-1** states: Existing residentially developed neighborhoods shall not be designated under Area Plans to land uses that would eliminate or degrade the housing stock within that community.

The proposed project is consistent with Policy 3.3.2.2-1 because the project is expected to result in an estimated net increase in the housing stock over the planning period. Although the proposed Area Plan update involves re-designating a portion of a residential neighborhood south of Nardo Street to Industrial, it also re-designates other Industrial areas to a Mixed Use land use designation that allows high-density residential use. Vacant land currently planned for low-density residential use would also be assigned the Mixed Use land use designation, and the construction of multi-family residential use is expected on that site during the planning period. Finally, the proposed Development Code would also allow for a minor intensification of residential use within an existing neighborhood. Overall, these changes result in an estimated net gain of 113 housing units within the Area Plan boundary during the planning period. The re-designation of existing areas with low-density residential use would be offset by the additional housing allowed in other sections of the Area Plan.

**Goal 3.4.1-6** requires that the County: “Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.”

The proposed Area Plan will provide an estimated 1,929 new employment opportunities within the Saticoy Area Plan boundary over the next 20 years. In addition:

**Policy 3.4.2-8** states: “As Area Plans are prepared or updated, planned industrial and commercial areas shall be evaluated to assess the impact on jobs/housing balance within the community and region.”

This jobs/housing balance analysis in section 26c above does include an evaluation of the impact on the jobs and housing balance within the community and region.

**Policy 3.4.2-9 states:** “Employment-generating discretionary development resulting in 30 or more new full-time and full-time-equivalent employees shall be evaluated to assess the project’s impact on lower-income housing demand within the community in which the project is located or within a 15-minute commute distance of the project, whichever is more appropriate. At such time as program 3.4.3-3 is completed, this policy shall no longer apply.”

As discussed previously, this issue was evaluated in the context of a cumulative impact to the community and regional jobs/housing balance (see section 26c above).

Therefore, based on the discussions above, the proposed Area Plan update will be consistent with applicable General Plan goals, policies and programs.

### **Mitigation/Residual Impact(s)**

Since the proposed Area Plan identifies a large potential increase in employment opportunities and potential impacts to the jobs/housing balance and the supply of low-income housing, this issue along with potential mitigation measures will be discussed in an EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a (1). Transportation &amp; Circulation - Roads and Highways - Level of Service (LOS) (PWA)</b>								
<b>Will the proposed project:</b>								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?				X				X
<b>27a (2). Transportation &amp; Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)</b>								
<b>Will the proposed project:</b>								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?				X				X

**Impact Discussion:**

**27a (1) and (2). Regional Road Network Impacts LOS and Public Roads Safety and Design**

**Project and Cumulative Impacts:** When compared to the existing setting, the proposed re-designation of lands within the Area Plan boundary, along with revisions to the transportation network, could result in an intensification of residential, commercial and industrial use within the Area Plan boundary during the planning period. Potential change to land use could also result in significant impacts to the Regional Road Network and Local Road Network for both level of service (LOS) and Safety and Design (Attachments 2 & 3). A Traffic Impact Study will therefore be prepared for the Saticoy Area Plan update, and the results will be incorporated into an EIR.

**Mitigation/Residual Impact(s)**

Potential traffic mitigation measures, related to items 27a (1) and (2), will be evaluated in the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a (3). Transportation &amp; Circulation - Roads &amp; Highways – Safety &amp; Design of Private Access (VCFPD)</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a (3) of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27a (3)-a. and b. Private Road Design and Access**

**Project and Cumulative Impacts and Mitigation:** The proposed Area Plan update does not involve the design of, or access from, private roads. However, any new discretionary development will be required to adhere to the VCFPD Private Road Guidelines and access standards. Implementation of these Guidelines will ensure that there will be no significant impacts concerning private road design and access. Because there is no impact, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27a (4). Transportation &amp; Circulation - Roads &amp; Highways - Tactical Access (VCFPD)</b>								
<b>Will the proposed project:</b>								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a (4) of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27a (4) - a and b. Tactical Access**

**Project and Cumulative Impacts:** As specified by the ISAGs, the threshold of significance for this issue is whether a development is served by a single access road that exceeds 800 feet in length. This situation occurs in the West Industrial Section of the Area Plan boundary, where the existing setting includes industrial areas served by Lirio Avenue, which exceeds the 800 foot threshold. However, the proposed Mobility Map shows the extension of Jacinto Way (or alternative route alignment) extending west from SR 118 through to Lirio Avenue as a public road. This will mitigate the existing access deficiency in the southern part of the West Industrial area. Provided the road extension is constructed, there will be no significant impact concerning Tactical Access in the Saticoy



area and no mitigation will be necessary. In addition, review of discretionary development by the FPD and implementation of existing requirements, as reinforced by the following proposed Area Plan policies, will reduce potential impacts to less than significant.

**MOB-2.1** A financing and construction program shall be established as part of a Capital Improvement Plan, or other established program, to build a permanent public road between Lirio Avenue and SR 118 at County Drive. Once a program is established, all discretionary development on Lirio Avenue shall be conditioned to make a fair-share contribution to fund the road.

**MOB-2.2** Until such time as a new road is constructed pursuant to MOB-2.1, no new discretionary development shall be approved within the West Industrial Section unless at least one of the following conditions are met:

- The project site is located 800 feet or less from the intersection of Nardo Street and SR 118; or
- Secondary access is provided and approved by the County Fire Protection District.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27b. Transportation &amp; Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)</b>								
<b>Will the proposed project:</b>								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?				X				X
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?				X				X
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27b-1. Pedestrian and Bicycle Facilities**

**Project and Cumulative Impacts:** Proposed revisions to the mobility network, along with proposed revisions to goals, policies and programs within the Mobility Element, are intended to create a more walkable and bicycle friendly environment in the Saticoy community. In keeping with this intent, improvements to the mobility network include, among other things, new and upgraded sidewalks within Old Town Saticoy and updated Road Classifications and Design Guidelines for the Local Road Network that are expected to result in new and enhanced pedestrian/bicycle facilities in Saticoy during the planning period. These improvements are expected to have a positive impact within the Area Plan boundary and will have no significant, adverse impact on pedestrian and bicycle facilities. Nevertheless, due to the complexity of the topic and Area Plan proposals, the impact of the proposed revisions to the mobility network will be evaluated in the EIR.

## 27b-2. Demand for protected highway crossings

The proposed multi-modal improvements could, and are intended to, generate pedestrian and bicycle traffic in the Saticoy area. The impact of the new facilities could create demand for protected highway crossings at State Route 118. This issue will be evaluated in the EIR.

## 27b-3. Consistency with General Plan GPPs

The countywide General Plan contains the following goals and policies related to pedestrian and bicycle facilities:

### 4.2.1 Goals

6. Promote measures to reduce vehicle miles traveled and disperse peak traffic to better utilize the existing transportation infrastructure.
8. Encourage transit providers and the Ventura County Transportation Commission to increase ridership and meet the needs of the commuting public and the special transportation needs of the elderly, school children, low income, physically handicapped, other low mobility groups, and bicyclists.
9. Encourage the use of bicycling and ridesharing (e.g., carpooling, vanpooling, and bus pooling) as a percentage of total employee commute trips throughout the County in order to reduce vehicular trips and miles traveled and consequently vehicular emissions, traffic congestion, energy usage, and ambient noise levels.
10. In cooperation with the ten cities and the Ventura County Transportation Commission, plan a system of bicycle lanes and trails linking all county cities, unincorporated communities, and CSUCI.

### 4.2.2 Policies

8. *Discretionary development* shall be conditioned, where feasible, to minimize traffic impacts by incorporating pedestrian and bicycle pathways, bicycle racks and lockers, ridesharing programs, transit improvements (bus turnouts, shelters, benches), and/or transit subsidies for employees or residents of the proposed *development*.
9. In the event that any railroad right-of-way within Ventura County is abandoned in the future, the County Public Works Agency and the General Services Agency shall evaluate the feasibility of acquiring such land for public use such as transit, bicycle and equestrian paths.

The proposed Saticoy Area Plan update contains the following draft goals and policies related to pedestrian and bicycle facilities:

### **Mobility Goal #3**

A multi-modal network that provides alternate modes of transportation for pedestrians, bicyclists, and transit users.

### **Policies**

- MOB-3.1** Discretionary projects, as well as public improvement projects, shall include accessible crosswalks, sidewalks, street lighting, street trees, or other pedestrian amenities as defined in Chapter V (Road Classifications). In addition to private development, the financing, construction and maintenance of such improvements may occur through an

established fee program funded through in-lieu fees, grants, public/private partnerships, or infrastructure maintenance districts.

- MOB-3.2** To encourage walking within the Saticoy community, discretionary development shall locate the primary building entry where it is visible from, and accessible to, the public street, and pedestrian links shall be provided from that entry to the public street. When the scale of the project allows, pedestrian connections and amenities within the project site shall be included.
- MOB-3.3** To increase pedestrian safety within the Town Center and Residential/Mixed Use zones, minimize the number of curb cuts that cross pedestrian routes by methods such as providing access to on-site parking through alleys, if present, and using shared entry/access routes.
- MOB-3.4** Improvements within the public right-of-way should support existing and future transit service by including the following: (a) adequate shoulder for bus stops; (b) adequate space for, and construction of, benches and/or shelters at bus stops; and (c) crosswalks at street corners.
- MOB-3.5** The design of replacement facilities for the Saticoy Drain shall provide the following: (a) vehicular access from SR 118 to L.A. Avenue (Telephone Lane); (b) allowance for completion of future L.A. Avenue road link over the Saticoy Drain; and (c) pedestrian/bicycle facilities that connect L.A. Avenue to Saticoy Park. (See HAZ-P1)
- MOB-3.6** Public or private projects intended to maintain, environmentally restore or enhance the Santa Clara River, Brown Barranca, Franklin Barranca, and Saticoy Drain should incorporate pedestrian and bicycle paths.
- MOB-3.7** Implement the bicycle path, lane, and route improvements as outlined on Figure IV.4 (Multimodal Mobility Map) and ensure that any new or redesigned street allows for adequate bicycle access.
- MOB-3.8** Public or private projects shall include provisions for adequate, safe, and convenient *long-term* and *short-term bicycle parking*, pursuant to Article 8 of the Ventura County Non-Coastal Zoning Ordinance and the *Ventura County Parking and Loading Design Guidelines*.

The proposed Saticoy Area Plan goal and policies support the countywide General Plan. Therefore, the proposed project is consistent with the applicable GPPs.

### **Mitigation/Residual Impact(s)**

Potential impacts and mitigation measures associated with demand for protected highway crossings at SR 118 and impacts of multi-modal improvements to the road network will be evaluated in the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27c. Transportation &amp; Circulation - Bus Transit</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?				X				X
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?				X				X

**Impact Discussion:**

**27c-1. Bus Transit Facilities**

**Project and Cumulative Impacts:** The Ventura County ISAGs state that projects that can be expected to generate more than 100 daily vehicle trips (10 single family housing units or equivalent traffic generation) will be required to conduct an evaluation of the specific project impacts. Although the Area Plan update will not result in any direct physical changes in the environment, and thus will not directly produce new traffic, the development allowed by the Area Plan, and identified in the Project Description, could result in additional demand for bus service that exceeds the 100 daily trip threshold. Therefore, this issue will be evaluated in the EIR.

**27c-2. Consistency with General Plan GPPs**

**Project and Cumulative Impacts:** Consistency with the GPPs will be evaluated in the EIR based on the outcome of the analysis for bus transit demand.

**Mitigation/Residual Impact(s)**

Potential mitigation measures for bus transit impacts will be evaluated in the EIR, if needed.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27d. Transportation &amp; Circulation - Railroads</b>								
<b>Will the proposed project:</b>								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?		X				X		

## **Impact Discussion:**

### **27d-1. Interfere with Railroad Facilities**

**Project and Cumulative Impacts and Mitigation:** The County's Initial Study Assessment Guidelines state that a project will normally have a significant impact on a railroad if it would individually or cumulatively substantially interfere with an existing railroad's facilities or operations.

The Santa Paula Branch line of the Union Pacific Railroad (railroad) runs east/west, bisecting the community at the southern boundary of the Town Center. Currently, there are two railroad crossings at Los Angeles Avenue and Alelia Avenue. During the planning stages, the idea of exchanging one of the existing crossings for a crossing at either Amapola Street or Campanula Street was contemplated. However, due to many obstacles, this option was not pursued and the proposed alternative does not add new or exchange any crossings. At a public workshop, a representative from the Ventura County Transportation Commission (VCTC), who operates the Santa Paula Branch line (SP line), testified that it is anticipated that there will be modest increased freight use of the SP line in the future and that additional crossings would not be looked upon favorably at the federal level. Therefore, the Planning Commission chose a land use option that did include an increase in the number of railroad crossings.

At the request of VCTC, industrial use was retained north and south of the railroad right-of-way east of Alelia Avenue and west of SR-118. VCTC also indicated that expanded industrial use south of the SP line would support future railroad operations. VCTC representatives stated that passenger service was unlikely to occur during the planning period, but they predicted modest increased freight use that would increase the number of freight trains from no trains (0) to 2 per day along the SP line.

Potential conflicts with the existing railroad could occur with adoption of the Area Plan update due to two proposed changes. The first is the re-designation of land south of the railroad (between SR-118 and Alelia Street) from commercial, industrial and low-density residential use to mixed use. This area will also be rezoned to R/MU, which allows up to 20 du/acre and secondary commercial use. The second change is proposed improvements to the vehicular and pedestrian networks within the Town Center, which could draw more vehicles and pedestrians to this area. Although the commercial district (zoned Town Center) north of the railroad is similar in size to the existing Area Plan, the proposed extension of Telephone Road to L.A. Avenue would potentially result in additional traffic on L.A. Avenue that crosses the railroad tracks. Taken together, proposed land use and mobility changes within Old Town Saticoy would potentially result in an increase in pedestrian, bicycle and vehicular traffic across the railroad tracks at L.A. Avenue or Alelia Avenue. These potential conflicts could be further exacerbated if there is an increase in freight train use of the rail line.

Due to the uncertainty of the potential safety impacts, this issue and potential mitigation measures will be evaluated in the EIR. Potential increases in noise impacts associated with the railroad will be also be evaluated in the noise impact assessment (section 21 of this Initial Study).

### **27d-2. Consistency with General Plan GPPs**

**Project and Cumulative Impacts:** Consistency with the General Plan goals related to railroad facilities will be evaluated in the EIR analysis.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27e. Transportation &amp; Circulation – Airports (Airports)</b>								
<b>Will the proposed project:</b>								
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27e-1 through 3. Potential to generate complaints and concerns related to airports**

**Project and Cumulative Impacts:** The Saticoy Area Plan boundary is not located adjacent or near an airport or within the sphere of influence of either of the County operated airports. Therefore, this issue does not apply to this project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27f. Transportation &amp; Circulation - Harbor Facilities (Harbors)</b>								
<b>Will the proposed project:</b>								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27f- 1 and 2. Harbor Facilities**

**Project and Cumulative Impacts:** The Saticoy Area Plan boundary is not located near the harbor or within the coastal zone. Therefore, this issue does not apply to this project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>27g. Transportation &amp; Circulation - Pipelines</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**27g-1 and 2. Pipelines – Interfere with or Compromise the Integrity**

**Project and Cumulative Impacts:** There are pipelines located within the Saticoy Area Plan boundary. Although adoption of the updated Area Plan does not authorize an immediate change in the physical environment, new development or re-development within the Area Plan boundary could have an impact on existing pipelines. However, building codes and other regulations do not allow encroachment of development into easements or planting of certain types of vegetation that could impact pipelines near easements. These regulations are imposed on development prior to obtaining building permits. Thus, there are adequate safeguards in place to protect existing pipelines from adverse impacts. Therefore, there will not be adverse impacts on pipelines from adoption of the Area Plan update. Because there will not be adverse impacts on pipelines, the project is consistent with the applicable General Plan policies and no mitigation is necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28a. Water Supply – Quality (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?				X				X
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?				X				X

**Impact Discussion:**

**28a-1. Water Supply – Quality**

**Project and Cumulative Impacts and Mitigation:** The Saticoy community receives its water supply from the City of Ventura. Water supply quality and quantity issues are complex and controversial. Although the proposed Saticoy Area Plan update contains policies related to water supply quality

and quantity that would serve to mitigate potential impacts, a water study will be prepared to determine the potential impact of proposed increases in development intensity in the Saticoy Area. Potential impacts related to water supply quality and quantity will be evaluated in the EIR.

**28a-2. Consistency with applicable GP goals and policies**

**Project and Cumulative Impacts:** Consistency with the General Plan goals related to water supply will be evaluated based on the results of the EIR analysis.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28b. Water Supply – Quantity (WPD)</b>								
<b>Will the proposed project:</b>								
1) Have a permanent supply of water?				X				X
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?				X				X
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?				X				X

**Impact Discussion:**

**28b-1 and 2. Permanent Supply of Water**

**Project and Cumulative Impacts and Mitigation Measures:** The City of Ventura is the water purveyor for the Saticoy area. The City receives a portion of their water supply from the Santa Paula basin. Water service and policy issues are very complex in this area and have been the subject of much debate. In June 2013, the City of Ventura (Ventura Water) completed a water demand study (updated May 2014) that indicates that with currently approved and pending development projects in the City, the current water resources may not be able to meet demand of project already approved if the current drought conditions continue. Due to these circumstances, the Saticoy Area Plan update impacts on water use and availability issues need to be carefully analyzed. A water impact study in conjunction with the Area Plan will be completed to determine the projected increase in water use and the level of significance.

**28b-3. Consistency with applicable GP goals and policies**

Consistency with the General Plan goals related to water supply quality and quantity will be evaluated in the EIR based on the results of the water impact study prepared for the Saticoy Area Plan update.



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>28c. Water Supply - Fire Flow Requirements (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Meet the required fire flow?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**28c-1. Meet Required Fire Flow**

**Project and Cumulative Impacts and Mitigation:** The water for the Saticoy area is supplied by the City of Ventura. According to the Feasibility Study pursuant to SB 244 (Disadvantaged Communities Study) prepared for the unincorporated Saticoy Community (City of Ventura, 2013), the current system meets the water works manual and no known fire flow deficiencies exist for the existing development. Fire flow in the Saticoy area is provided via a designated fire service line. Proposed developments require a fire flow analysis and determination during the review process. Any system improvements would be determined at that time, and development proponents would pay for any required improvements. Adherence to these requirements during the discretionary review process will ensure that there will be adequate fire flow.

**28c-2. Consistency with Applicable General Plan GPPs**

Adherence to the requirements during the discretionary review process as required by the applicable General Plan goal and policies will ensure consistency with the General Plan goals related to water supply quality and quantity.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29a. Waste Treatment &amp; Disposal Facilities - Individual Sewage Disposal Systems -ISDS (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**29a-1. Waste Treatment and Disposal – ISDS**

**Project and Cumulative Impacts:** The Saticoy Community is currently served by the Saticoy Sanitary District and there are no ISDS in use (Ventura County EHD, 2013). The use of ISDS will not be allowed in Saticoy. Therefore, this issue does not apply to this project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29b. Waste Treatment &amp; Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?				X				X
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?				X				X

**Impact Discussion:**

**29b-1. Sewage Collection/Treatment Facilities**

**Project and Cumulative Impacts and Mitigation:** The Saticoy community is currently served by the Saticoy Sanitary District. Preliminary discussions with Sanitary District board members indicates that the current capacity of the wastewater collection and treatment facilities may not be adequate to accommodate new development within the Saticoy community. This issue and potential mitigation measures, as needed, will be evaluated in the EIR.

**29b-2. Consistency with Applicable General Plan GPPs**

Consistency with the General Plan goals related to wastewater collection and treatment facilities will be evaluated in the EIR analysis.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29c. Waste Treatment &amp; Disposal Facilities - Solid Waste Management (PWA)</b>								
<b>Will the proposed project:</b>								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

## Impact Discussion:

### 29c-1. and c-2. Waste Treatment and Disposal Facilities – Solid Waste Management

#### Project and Cumulative Impacts:

Solid waste in Ventura County can be disposed of at any landfill depending upon the preference of individual solid waste haulers and other factors, such as proximity to the collection area, tipping fees, and daily capacities at the landfill sites. Currently, most solid waste collected within Ventura County by public and private haulers is disposed of in Ventura County. Solid waste generated in the Project Area would likely be taken to either the Toland Road Landfill or the Simi Valley Landfill.

Solid waste services in Saticoy are provided via franchise agreements with E.J. Harrison & Sons. Recycling and green waste are included in trash rates and include weekly hauling. Household Hazardous Waste “HHW” is collected at County Pollution Prevention Center once a month for nine months of the year. (SB 244 Study, 2013)

Although approval of the proposed Saticoy Area Plan update will not result in direct physical changes to the environment, it does involve land use changes that include the re-designation of certain parcels from Residential to Industrial, or from Industrial to Mixed Use, as shown on the Preferred Land Use Map. In addition, improvements to the Mobility Network could result in the intensification of commercial and industrial use when compared to the existing setting. Overall, the development intensity at full buildout is expected to be increased when compared to the existing setting.

All sites will generate solid waste requiring potential disposal at the Toland or Simi Valley landfills. However, County threshold standards indicate that no individual project should have a significant impact upon remaining Ventura County permitted solid waste disposal capacity unless there is less than 15 years of disposal capacity available for in-county disposal. Since the two landfills within Ventura County are expected to have capacity beyond 15 years, impacts of the Saticoy Area Plan update would be less than significant.

The following General Plan policies will ensure that future developments will have minimal impacts to disposal capacity.

#### 4.4.2 Policies

2. Any subdivision, or discretionary change in land use having a direct effect upon the volume of sewage, shall be required to connect to a public sewer system. Exceptions to this policy to allow the use of septic systems may be granted in accordance with County Sewer Policy. Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code, and County Service Area 32.
4. *Discretionary development* adjacent to existing and proposed waste treatment, transfer and disposal sites, as identified in the Countywide Integrated Waste Management Plan, shall not conflict with the current and anticipated future use of these waste facilities.
6. Applicants for *discretionary development* shall be encouraged to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities to further reduce the volume of waste disposed of in landfills.

#### Consistency with Applicable General Plan Goals and Policies

The proposed Saticoy Area Plan update does not contain any additional goals or policies that relate to solid waste disposal. New discretionary development will be required to comply with the applicable policies of the countywide General Plan listed above. Therefore, the proposed project is consistent with the General Plan.

**Mitigation/Residual Impact(s)**

Impacts would be less than significant; therefore, mitigation is not required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>29d. Waste Treatment &amp; Disposal Facilities - Solid Waste Facilities (EHD)</b>								
<b>Will the proposed project:</b>								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**29d-1 and 2. Solid Waste Facilities**

**Project and Cumulative Impacts:** The proposed project is not a solid waste operation that is subject to solid waste regulations. Therefore, this issue does not apply to this project.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>30. Utilities</b>								
<b>Will the proposed project:</b>								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?		X				X		
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**30a and b. Disrupt or Cause Re-route of existing utility facility or Increase Demand on Utility that would Result in an Expansion**

**Project and Cumulative Impacts:**

The Saticoy area currently receives electrical service by Southern California Edison, natural gas by SoCal Gas Company and multiple communications companies provide television, radio and cellular service. These facilities can be used to adequately serve new development in the Saticoy area. Therefore, the proposed project will have a less than significant impact on these facilities.

**30c. Consistency with Applicable General Plan Goals and Policies**

**Project and Cumulative Impacts:**

The update to the Saticoy Area Plan will rely on existing utility services, and it will therefore will consistent with the Goal and Policies of the General Plan.

**Mitigation/Residual Impact(s)**

Because no significant impacts to utilities were identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)</b>								
<b>Will the proposed project:</b>								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?				X				X
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?				X				X

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)</b>								
<b>Will the proposed project:</b>								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?				X				X
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?				X				X
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?				X				X
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?				X				X
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?				X				X

**Impact Discussion:**

**31a-1 and 2. and 31 b 1 through 5. Flood Control Facilities/Watercourses – Watershed Protection District and Other Facilities**

**Project and Cumulative Impacts:** The Brown Barranca is the primary drainage in the Saticoy area, that facility transitions from a concrete lined channel to a heavily vegetated earthen ditch extending southeasterly from Telegraph Road and down through the Saticoy area along the western border of the Area Plan to the Santa Clara River. The Franklin Barranca is a secondary drainage facility in the Saticoy area, and it similarly flows southeasterly from Peppertree Canyon located northeast of Saticoy along the eastern border of the Area Plan boundary beginning near Darling Road then continuing on to the Santa Clara River.

The Saticoy drain extends from the 126 south to “D” Street just north of Old Town and then turns west along “D” Street and joins the Brown Barranca at Wells Road. According to the County Watershed Protection District (Memo to Kim Prillhart dated December 6, 2013), the Saticoy Drain is undersized and “nearing its useful service life” and will need to be replaced.

The Ventura County Watershed Protection District recently hired a consultant to prepare a study titled *Franklin-Brown-Sudden-Clark Barranca 2-Dimensional Floodplain Analysis* (Kasraie Consulting, June 2014). The primary purpose of the study was to analyze the potential impacts of flooding in the Saticoy area on the County’s Saticoy Operations Yard. The results indicate that flooding potential from a 100- year and 500-year storm event could have a significant effect on large portions of the Saticoy area. The report states:

*The community of Saticoy is found to be especially vulnerable during a major storm event as commingling flows from several streams and channels will contribute to flooding within the*

area. Wells Road and the Los Angeles Avenue will be inundated for many hours during major storm events with varying degree of flooding.

Potential discretionary development that could occur within the Area Plan boundary may have an impact on flood control facilities, thereby exposing adjacent property and the community to increased risk for flood hazards. General Plan policies 2.10.2.3 and 2.10.2.4 require discretionary developments to assess potential impacts to flood control facilities. However, due to the complex nature of flooding, new information concerning the extent of flooding, and the uncertainty of funding for necessary flood control facility improvements, it is not clear how potential impacts will be mitigated to a less than significant level. Therefore, this issue and potential mitigation measures will be further analyzed in the EIR.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>32. Law Enforcement/Emergency Services (Sheriff)</b>								
<b>Will the proposed project:</b>								
a) Have the potential to increase demand for law enforcement or emergency services?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**32a and 32 b. Law Enforcement/Emergency Services**

Five of the county’s ten incorporated cities, Thousand Oaks, Camarillo, Moorpark, Fillmore, and Ojai contract with the County Sheriff’s Office to provide police services. These cities, plus the unincorporated areas of the county, make up nearly half of the county’s population and ninety-five percent of its land area. The Ventura County Sheriff’s Office is staffed by approximately 1,200 personnel, including allocations for more than 700 sworn positions.

The services provided by the department range from maintaining the county jail system to providing traditional police services. They employ many specialized units capable of responding to and resolving any incident requiring a law enforcement presence. The department utilizes the Community Oriented Policing and Problem Solving (COPPS) philosophy, promoting proactive problem solving and police-community partnerships. (FINAL SB244 study)

The Saticoy area is patrolled by one deputy sheriff per 12-hour shift. A total of three deputies patrol and respond to calls for service in an area bordered to the north along Foothill Rd (including Two Trees) east to just west of Olive, a geographical line east to SR 118 (Los Angeles Ave.), and south to Central Ave. This area includes the communities of Saticoy, Rio Mesa High School, Saticoy Country Club and the Strickland Tract. The deputies assigned to the Saticoy area are also responsible to assist other deputies both within the Headquarters station (800 S. Victoria Ave., Ventura) and other areas as needed.

**Project and Cumulative Impacts:**

Although approval of the Area Plan update will not result in direct physical changes to the environment, it does involve the re-designation of certain parcels to increase residential density, provide mixed use residential/commercial areas in the Town Center (TC) and Residential Mixed Use (R/MU) zones, and increase heavy industrial uses in the southwest portion of the area plan boundary as shown on the Land Use Map. These re-designations are intended to result in new development and re-development of those parcels that will potentially impact law enforcement and emergency services.

However, potential impacts to safety will be addressed through implementation of the following Countywide Goals and Policies:

#### **Goals 4.7.1-2**

2. Ensure that discretionary development provides adequate private security for the prevention of local crime.

#### **Policies**

##### **4.7.2-1 through -5**

1. The Sheriff's Office shall continue to review discretionary permits to ensure that an adequate level of law enforcement can be provided.
2. Discretionary development shall be conditioned to provide adequate site security during the construction phase (e.g., licensed security guard and/or fencing around the construction site, and all construction equipment, tools, and appliances to be properly secured and serial numbers recorded for identification purposes).
3. Discretionary development shall be conditioned to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum 1 foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).
4. Discretionary development shall be conditioned to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).
5. The County Sheriff's Office shall maintain mutual aid agreements with incorporated cities to assure efficient service delivery and law protection to all areas of the County.

#### **Consistency with Applicable General Plan Goals and Policies**

In addition to the countywide goals and policies, new policies contained in the draft Saticoy Area Plan update will support law enforcement efforts through environmental design strategies such as, natural surveillance (e.g., windows facing streets and alleys that put "eyes on the street"), strategically designed access, mixed uses that span daytime and evening hours, and crime prevention types of lighting. Therefore, the proposed Area Plan update will be consistent with the countywide General Plan.

#### **Mitigation/Residual Impact(s)**

Because no significant impacts to public safety have been identified, no mitigation measures are necessary.



Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>33a. Fire Protection Services - Distance and Response (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			
<b>33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)</b>								
<b>Will the proposed project:</b>								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**33a-1, a-2 and 33b-1, b-2. Fire Protection – Distance and Response Times, Personnel, Equipment and Facilities**

**Project and Cumulative Impacts:**

Saticoy is located within the response district of Ventura County Fire Protection District (VCFPD) Station #26, located at 12391 West Telegraph Rd between Ventura and Santa Paula. However, a mutual aid agreement between the Fire District and the City of Ventura exists and the first responding station for this area would be Ventura City Station #6, which is located nearest to the Saticoy area. Both the City and County fire district stations are identified by address, estimated driving distances, and time to the properties located at the southern end of the study area from 1691 Los Angeles Avenue. These distances and times were established by using Mapquest.com. Emergency response times may vary from normal driving times.

Station	Address	Time (minutes)	Distance (miles)
Ventura City Station #6	10797 Darling Rd., Ventura, CA	3	1.21

Ventura County Station #26	12391 W. Telegraph Rd., Santa Paula, CA	5	3.67
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Source: SB244, 2010

The Saticoy Fire Station (Ventura County Station #26) is staffed daily by three firefighters. According to Ventura County Fire Protection District personnel, the combined emergency response provides more than adequate levels of staff, equipment and facilities within the Saticoy area (R. Kraai, August 2014).

Furthermore, the Countywide GPP contains goals and policies to promote emergency response services as listed below.

**33a-3 and b-3 Consistency with applicable General Plan goals and policies**

**4.8.1 Goals**

1. Strive to reduce the loss of life and property by providing effective fire prevention, suppression and rescue services and facilities.

**Policies 4.8.2-1 & -2 Policies**

1. *Discretionary development* shall be permitted only if adequate water supply, access and response time for fire protection can be made available.
2. Fire stations shall be sited in locations central to the area served and on or near arterial highways so as to minimize call response time.

Implementation of these policies will ensure consistency with the General Plan. There are no additional goals or policies related to fire protection services proposed in the Saticoy Area Plan update.

**Mitigation/Residual Impact(s)**

No significant impacts to Fire Protection Services have been identified, therefore no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34a. Education - Schools</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

## 34a-1 and a-2. Education - Schools

### Project and Cumulative Impacts:

The Ventura Unified School District (VUSD) serves the educational needs of the proposed Area Plan boundary population. While there are no schools within the Saticoy Area Plan boundary, Saticoy Elementary School is approximately ½ to ¾ of a mile from most residents. However, while some Saticoy children attend pre-school at Saticoy Elementary, most elementary school children are bussed to Citrus Glen elementary school, which is approximately two miles from Saticoy. Most middle school and high school students are bussed or driven to Balboa Middle School and Buena High School, respectively, which are both greater than three miles from Saticoy. St. Augustine Academy, a private school, is located within approximately a ½ to ¾ mile walk north from most Saticoy residents.

The Ventura Unified School District determined in the 2008 East End Site Selection Evaluation Report (Evaluation Report), using standard guidelines for school size shown below, that a new middle school and a new elementary school would be needed to accommodate additional student population growth. The Evaluation Report, which encompasses the entire east side of the City of Ventura, also determined that a high school site is not required at this time due to the allowable area for growth on the Buena High School campus. Once constructed, these facilities would serve students within the Project Area. The table below shows school enrollment and capacity statistics for Citrus Glen Elementary, Saticoy Elementary, Balboa Middle School, and Buena High School.

School	Operating Capacity (2008)*	Enrollment (2013-2014)	Percent Capacity Utilized
Citrus Glen Elementary	573	570	99%
Saticoy Elementary	429	342	80%
Balboa Middle	1,357	1,222	90%
Buena High	2,279	1,959	86%

Source: Linda Baldwin, Administrative Specialist III, Ventura Unified School District, June 12, 2014.

\*Ventura EIR, 2009

The proposed Area Plan update would increase demands for school services within VUSD. However, Senate Bill 50 (SB 50) and Proposition 1A (both of which passed in 1998) provided a comprehensive school facilities financing and reform program. According to the California Government Code (§65996), the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.” Applicants for new development are required to pay the applicable school fee for each project. Therefore, although the proposed project, as well as other projects that are subject to the analysis of cumulative impacts, would incrementally increase demands for school services, payment of the requisite school fees would ensure that potential impacts remain less than significant.

In addition, potential impacts will also be addressed through implementation of the Countywide GPP:

### Policies

#### 4.9.2-1 & -2

1. School sites should be integrated with parks wherever possible.
2. School facilities should be available for community activities when feasible.

**Consistency with Applicable General Plan Goals and Policies**

Currently, there are no schools located within the Saticoy Area Plan boundary, nor are there any plans to develop a new school. However, in the event that a new school is planned within the Saticoy community, implementation of the countywide policies listed above will ensure consistency with the General Plan.

**Mitigation/Residual Impact(s)**

Residential development facilitated by the Saticoy Area Plan update would generate additional school aged children, which would increase the demand for school facilities. However, new development will be required to pay the school facilities fee as allowed by State law. Payment of the fee is considered full mitigation of school impacts associated with new development. Therefore, there are no impacts to school facilities.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>34b. Education - Public Libraries (Lib. Agency)</b>								
<b>Will the proposed project:</b>								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X							

**Impact Discussion:**

**34b-1, b-2, b-3, and b-4. Education – Public Libraries**

**Project and Cumulative Impacts:**

According to the Ventura County Initial Study Assessment Guidelines, all residential projects that would substantially interfere with the operation of an existing public library facility or create additional demands on a public library facility that is already overcrowded would generate a significant impact.

The Saticoy Library is located at 11426 Violeta Street. The current building is a modular structure with a paved parking lot. The structure is over 30 years old and is in significant need of replacement.

However, in September 2014, the County approved a lease agreement for the library to move into the former Saticoy Hardware store building located at Azahar and Los Angeles Avenue. The new facility will provide over 2,000 square feet of additional space in a permanent structure. In addition, the new facility is located in the Town Center, which is more centrally located, providing better access and parking for the Saticoy community.

The proposed Area Plan update will not interfere with the operation of the existing public library in Saticoy because the proposed Plan provides for logical future development patterns and promotes multi-modal transportation options that would facilitate access to and from the library. Although the Area Plan update will accommodate construction of additional residential units within the Saticoy community that could in turn create additional demands on the library, the library currently is not overcrowded and the re-location will provide an opportunity for expansion of existing services. Therefore, the proposed Area Plan update will not have a significant impact on library services.

Potential impacts to library services are also addressed through implementation of the Countywide GPP:

#### **Policy 4.9.2-3**

Community library facilities shall be sited in central locations of the community to be served. Site selection criteria shall consider:

- Convenient access, preferably on or near the Community's major vehicular and pedestrian traffic routes.
- Adequate off-street parking.

In addition to the countywide goals and policies, proposed Saticoy Area Plan policies were revised to provide additional measures in support of public libraries:

#### **Policies**

**LU-5.1** New or expanded community facilities (e.g., Community Center, Library) should be located within the Town Center in a manner that provides safe, easy access for pedestrians, bicycles, transit users, and vehicles.

**LU-5.2** In order to maintain and expand Saticoy's park and community facilities the County should utilize public-private partnerships that result in the development and maintenance of park and community facilities. Partnerships may include payment of an in-lieu fee to an established program created to provide park facilities within Saticoy.

#### **Consistency with Applicable General Plan Goals and Policies**

As shown above, proposed policies related to library services are drafted in support of the countywide General Plan goals and policies. Therefore, the proposed Area Plan update is consistent with the General Plan.

#### **Mitigation/Residual Impact(s)**

No significant impacts to library services have been identified, therefore, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
<b>35. Recreation Facilities (GSA)</b>								
<b>Will the proposed project:</b>								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> <li>Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population;</li> <li>Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or,</li> <li>Regional Trails/Corridors - 2.5 miles per 1,000 population?</li> </ul>		X				X		
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

**Impact Discussion:**

**35a, b and c Recreational Facilities**

**Project and Cumulative Impacts:**

The ISAGs state that a proposed project will be considered to have a significant impact on recreational facilities if it would cause an increase in the demand for recreational facilities or would cause a decrease in recreational facilities in an area when measured against the following standards:

- **Local Parks/Facilities** – 5 acres of developable land (less than 15% slope) per 1000 population.
- **Regional parks/Facilities** – 5 acres of developable land per 1000 population
- **Regional Trails/Corridors** – 2.5 miles per 1000 population.

A project will also have a significant impact on recreation if it would impede future development of Regional parks/Facilities and/or Regional Trails/Corridors.

Saticoy Park (3.55 acres) is located within the Saticoy Area Plan boundary and is managed by the County’s General Services Agency. In addition to park equipment, open grass areas, and a softball field, the Saticoy Boys and Girls Club is located there. The Park is located at the northern edge of the Area Plan boundary (north of D Street), in close proximity to the established residential area. In addition, there are several City of Ventura parks within a mile of the Area Plan boundary. The Fritz

Huntzinger Youth Sports Complex is located adjacent to the Saticoy Regional Golf Course, both of which are located about a mile from Saticoy Park. The Youth Sports complex consists of about 18 acres and provides ball fields and neighborhood park facilities, which include three baseball fields, open space, barbeque pits, and picnic tables. There are also limited open space areas located along the barrancas and the Santa Clara River which provide recreational opportunities. Some of these areas are used as bicycle and walking trails by current residents in the area.

Using a population generation rate of 3.39<sup>4</sup> persons per unit and a maximum buildout of 113 additional net units, development of the Area Plan could result in an estimated 383 additional residents. Given the County threshold of 5 acres per 1000 persons, the anticipated demand for parkland would be 1.92 acres for a maximum build-out of this site. Given that the existing population of the Saticoy area is approximately 1,029 persons (U. S. Census, American Community Survey, 2011), the current demand is for approximately 5 acres. Thus, within the immediate Saticoy community there is a deficiency of 3.5 acres in available parkland. However, as stated above, there are several City parks within a mile of the area plan boundary and limited trails along the barrancas and Santa Clara River that serve the Saticoy community, which lessens the impact. In addition, the proposed project includes a Mobility Map, a map that shows potential park locations in the Town Center, and policies that support the enhancement of active recreational opportunities in Saticoy. Additional recreational opportunities include bike trails, smaller urban parks and plazas, a pedestrian pathway to Saticoy Park, and a better connected sidewalk network that would improve access to the Saticoy Boys and Girls Club or other park facilities. Those policies are listed below.

In summary, the proposed project retains existing park facilities, identifies potential locations for additional active and passive park facilities, and includes implementation programs to increase park facilities in Saticoy. Therefore, the impact of the proposed Area Plan update on recreational facilities will be less than significant.

With regards to regional parks and facilities, the County of Ventura maintains approximately 5,771 acres of recreational facilities that serve the entire county. Recent Department of Finance estimates (E-5, 1/1/2014) indicate that the total population of Ventura County is 842,967 people. This results in approximately 6.8 acres of regional recreational facilities per 1,000 population, which is consistent with the county threshold (5 acres per 1000 persons). Further, there are numerous additional regional facilities that are owned and maintained by other public agencies that also contribute to the regional park needs. Therefore, the impact of new development in Saticoy Area Plan update on regional parks and facilities is less than significant.

In addition, the proposed Saticoy Area Plan update includes the following goal and policies to protect and promote parks and recreational facilities:

#### **Land Use Goal #5**

Parks and community facilities are sized and located to provide adequate services, recreation, and social opportunities for Saticoy residents.

#### **Policies**

**LU-5.1** New or expanded community facilities should be located within, or in close proximity to, the Town Center in a manner that provides safe, easy access for pedestrians, bicycles, transit users, and vehicles.

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<sup>4</sup> Saticoy Community Market Study, January 2014.

**LU-5.2** In order to maintain and expand Saticoy’s park and community facilities the County should utilize public-private partnerships that result in the development and maintenance of park and community facilities. Partnerships may include payment of an in-lieu fee to an established program created to provide park facilities within Saticoy.

**LU-5.3** Public amenities such as pocket parks or landscaped plazas shall be integrated into large-scale commercial developments within the Town Center zone. As an alternative to such on-site amenities, large-scale commercial developments may pay an in-lieu fee to an established program created to provide park facilities within Saticoy.

**LU-5.4** Community facilities should incorporate outdoor areas with benches, trees and other amenities or, when feasible, provide indoor amenities that allow for small social and civic gatherings.

**Consistency with Applicable General Plan Goals and Policies**

As listed above, the proposed Area Plan policies serve to support and enhance the countywide General Plan goals and policies for the provision of adequate park and recreational opportunities. Therefore, the proposed Area Plan update is consistent with the countywide General Plan.

**Mitigation/Residual Impact(s)**

Based on the discussion above, impacts of the proposed Area Plan update to recreational facilities will be less than significant level. Therefore mitigation is not required.

**\*Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	PInG. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

**\*\*Key to Impact Degree of Effect:**

- N – No Impact
- LS – Less than Significant Impact
- PS-M – Potentially Significant but Mitigable Impact
- PS – Potentially Significant Impact



## Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X	
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? “Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)	X	
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X	

### Findings Discussion:

1. The proposed project includes an update to the Saticoy Area Plan which involves the re-designation and intensification in some of the land uses. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal as discussed in the pertinent sections of this Initial Study. However, based on the results of an Historical Survey of structures within the Saticoy Area Plan boundary conducted by San Buenaventura Research Associates (February 2014), 21 structures were identified that are eligible for listing as Sites of Merit under Ventura County Criteria. Potential development and re-development allowed by the Area Plan update may directly or indirectly affect these resources. In particular, due to the re-designation of the residential neighborhood south of Nardo Street to “Industrial”, impacts to historic resources are potentially significant and will be evaluated in an EIR. Potential mitigation measures will also be examined in the EIR.
  
2. As stated in the Project Description, the primary objective of this project is the economic revitalization of the Saticoy community. Additional project-level objectives include the

development of a safe, sustainable, and visually pleasant community. Key features of the project that are designed to help meet these project objectives include improved housing opportunities, infrastructure improvements, and revisions to the land use and circulation patterns within Saticoy. A detailed description of each objective is provided in Attachment 4 (Project Description).

The proposed Area Plan changes will affect future land use patterns and the physical character of future private/public development over the next twenty-year period. Proposed Area Plan modifications are based on a combination of planning principles developed by Planning Division staff, consultants and land use experts, community or stakeholder-defined goals/objectives, and objectives consistent with grant guidelines established by the State for the Compass Blueprint Grant and Sustainable Communities Grant, which were used to fund a portion of the project.

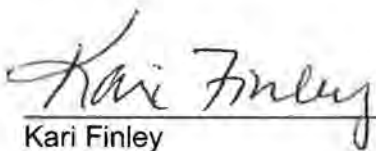
New discretionary development authorized by the Area Plan will be subject to the discretionary approval process and CEQA. The Area Plan sets forth goals and policies that support the countywide General Plan goals and policies. In many cases policies are focused on providing environmental protections. Given the objectives and long-term nature of the proposed project, it does not have short-term goals that will disadvantage long-term, environmental goals.

3. As identified in the Initial Study checklist, several issue areas are complex and may have cumulatively considerable impacts that will be evaluated in the EIR. Because this is a programmatic EIR, the cumulative effects within the Area Plan boundary and other affected areas will be evaluated. Topics that will be discussed in the EIR include: air quality, greenhouse gas emissions, jobs and housing, community character, traffic, noise, water resources and supply, wastewater, and flooding.
4. As identified in the Initial Study, there are issue areas where development authorized by the Area Plan could have substantial adverse impacts on human beings. These issues include: air quality, greenhouse gas emissions, traffic, noise, water resources and supply, wastewater, and flooding. These topics will therefore be evaluated in an EIR. In addition, a health risk assessment will be prepared that addresses potential health effects of toxic air contaminants from mobile or stationary sources, such as industrial development, diesel truck exhaust, and railroad activities.

**Section D – Determination of Environmental Document**

**Based on this initial evaluation:**

[ ]	I find the proposed project <b>could not</b> have a significant effect on the environment, and a <b>Negative Declaration</b> should be prepared.
[ ]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A <b>Mitigated Negative Declaration</b> should be prepared.
[X]	I find the proposed project, individually and/or cumulatively, <b>MAY</b> have a significant effect on the environment and an <b>Environmental Impact Report (EIR)</b> is required.
[ ]	I find that the proposed project <b>MAY</b> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>Environmental Impact Report</b> is required, but it must analyze only the effects that remain to be addressed.*
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, <b>nothing further is required.</b>

  
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 Kari Finley

Date 12/17/14

**Attachments:**

- Attachment 1 – Aerial Location Map
- Attachment 2 – Land Use Maps
- Attachment 3 – Mobility Maps
- Attachment 4 – Project Description
- Attachment 5 – List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
- Attachment 6 – Works Cited