

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 255-290 Maple Court Mixed-Use Project (PROJ-22-0237)

Lead Agency: City of San Buenaventura

Contact Name: Shanna Farley

Email: sfarley@cityofventura.ca.gov Phone Number: 805-654-7800

Project Location: 255-290 Maple Court, City of San Buenaventura, County of Ventura

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project would construct two new mixed-use buildings with up to 350 multi-family residential units and up to 4,850 square feet of ground-floor neighborhood-serving commercial uses. Of the 350 units, 32 would be affordable units restricted to low-income households. Each of the buildings would include three levels of residential units over two levels of parking, lined with townhome units and ground-floor commercial spaces. The project would also include private and common outdoor areas, up to 500 parking spaces, and landscaping and lighting improvements. Ground floor outdoor community spaces would include a pedestrian paseo, gardens, seating areas, and a dog run. Given the project's density and proximity to a major transit stop, it is considered a Transit Priority Project (TPP) per Senate Bill 375, and is eligible for streamlined CEQA analysis pursuant to Section 21155 of the Public Resources Code.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft Sustainable Communities Environmental Assessment (SCEA) analyzed the project's environmental impacts with respect to: Aesthetics, Agriculture and Forestry, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services (fire protection, police protection, schools, parks, and other services), Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems (water supply, wastewater, stormwater, dry utilities, and solid waste), and Wildfire. The Draft SCEA identified potentially significant effects related to air quality, biological, cultural resources, geology and soils, hazards and hazardous materials, noise, public services, transportation, and tribal cultural resources. Pursuant to PRC Section 21155.2, which requires that a TPP incorporate all feasible mitigation measures, performance standards, or criteria from prior applicable Environmental Impact Reports (EIRs), the City reviewed all of the mitigation measures in the Southern California Association of Governments 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Program EIR (SCAG 2020-2045 RTP/SCS PEIR) and the City of Ventura 2005 General Plan EIR (General Plan EIR). The mitigation measures were not imposed if the mitigation measures were found not to be feasible. No new, project-specific mitigation measures were required to address project-related impacts. With incorporation of SCAG 2020-2045 RTP/SCS PEIR and General Plan EIR mitigation measures, the Draft SCEA determined that all potentially significant effects would be reduced to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Public concerns raised at the Design Review Committee meeting include the following.

- Building Massing
- Traffic
- On-site Landscaping

Provide a list of the responsible or trustee agencies for the project.

The applicable agency approvals and related environmental review/consultation requirements associated with the project may include the following, among others.

City of San Buenaventura

- SCEA Approval;
- Building Permit;
- Lot Line Adjustment/Lot Merger;
- Planned Development Permit; and
- Major Design Review.

Los Angeles Regional Water Quality Control Board

- National Pollutant Discharge Elimination System Construction General Permit.