



VENTURA COUNTY COMMUNITY COLLEGE DISTRICT

Ventura College On-Campus Housing Development Appendix N In-fill Checklist

The following checklist has been prepared in compliance with the
California Environmental Quality Act.

Prepared For:

Ventura County Community College District
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November 2022

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PROJECT INFORMATION

Project Title: On-Campus Housing Development

Case Numbers: _____

Ventura County Community College Contact Person, Phone Number, and Email: Jesse Sluder, Director,
Facilities, Maintenance & Operations

Project Location: 4667 Telegraph Rd, San Buenaventura, CA 93003

Project Sponsor's Name and Contact Information: Ventura County Community College; Jesse Sluder

Project Site General Plan Land Use Designation: Public and Institutional

Project Site Zoning Designation: College/Residential

Prior Environmental Document(s) Analyzing the Effects of the In-fill Project (including State Clearinghouse number if assigned): Ventura County General Plan (vcrma.org) EIR – SCH# 2019011026 & Connect SoCal Final PEIR – SCH #2019011061

Location of Prior Environmental Document(s) Analyzing the Effects of the In-fill Project: Ventura County

Description of Project: (Describe the whole action involved, including but not limited to later phases of the project and any secondary, support, or off-site features necessary for its implementation. Attach additional pages if necessary.)

On March 1, 2022, the State Legislature approved a \$63 million grant to the Ventura County Community College District (District) to build up to 320 beds to provide affordable student housing on-campus. The District is proposing to develop student housing facilities on two potential sites on the Ventura College campus. The preferred location is a vacant site totaling approximately 1.06 acres along West Campus Way, located between the Ventura College Softball Fields, Tennis Courts, and Sportsplex. The alternative site is an existing parking lot located along Loma Vista Road totaling approximately one acre. It is located in the rear of the Trinity Lutheran Church. The District proposes the construction of 300 beds in 95 apartment style units. Rents will range from \$400-to-\$900 per month.

Surrounding Land Uses and Setting. Briefly describe the project site surroundings, including any prior uses of the project site, or, if vacant, describe the urban uses that exist on at least 75% of the project site perimeter:

Ventura College campus is located in the City of San Buenaventura. There are a variety of land uses in the surrounding area. North and east and south of the campus is designated as low-density residential, which permits up to eight units per acre. Commercial uses are located on the western edge of campus along North Ashwood Avenue, as well as at the southeastern corner of Telegraph Road and Day Road. Medium density housing is designated to the west of campus across Ashwood Gardens, which permits between nine and 20 units per acre.

The campus itself contains a variety of uses. Academic facilities are located on the eastern portion of the campus, while the athletic facilities are located on the western portion of the campus.

Other Public Agencies Whose Approval is Required: None

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? No

Note that Tribal Consultation is not required for a Notice of Exemption:

The Public Resources Code now states that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” Pub. Res. Code § 21084.2 To determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. *That consultation must take place prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. Pub. Res. Code § 21080.3.1.*

I. SATISFACTION OF STATE CEQA GUIDELINES

APPENDIX M PERFORMANCE STANDARDS

Provide the information demonstrating that the in-fill project satisfies the performance standards in *State CEQA Guidelines* Appendix M below. For mixed-use projects, the predominant use will determine which performance standards apply to the entire project.

1. Does the non-residential in-fill project include a renewable energy feature? If so, describe below. If not, explain below why it is not feasible to do so.

N/A. Project is residential

2. If the project site is included on any list compiled pursuant to Section 65962.5 of the Government Code for hazardous waste, either provide documentation of remediation or describe the recommendations provided in a preliminary endangerment assessment or comparable document that will be implemented as part of this project.

Staff searched the Department of Toxic Substances Control, EnviroStor web page and the Ventura College Campus or the surrounding area did not contain any cleanup sites.¹ EnviroStor is the Department of Toxic Substances Control's data management system for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further.

3. If the project includes residential units located within 500 feet of a roadway with a substantial source of air pollution, as defined in *State CEQA Guidelines* Appendix M, describe the measures that the project will implement to protect public health. Such measures may include policies and standards in the Ventura County General Plan, specific plans, zoning code, or measures recommended in a health risk assessment, to promote the protection of public health. Identify the policy or standards, or refer to the site-specific analysis, below.

The Project Site is not located within 500 feet of a roadway with a substantial source of air pollution.

¹ Department of Toxic Substances Control. EnviroStor. Available online at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=ventura+college>, accessed August 24, 2022.

4. For residential projects, the project satisfies which of the following?

☐ Located within a low vehicle travel area, as defined in *State CEQA Guidelines Appendix M*. (Attach VMT map.)

N/A.

☐ Located within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor. (Attach map illustrating proximity to transit.)

☒ Consist of 300 or fewer units that are each affordable to low-income households.²

The proposed Project will include 95 apartment style units of affordable student housing, totaling 300 beds. Rents will range from \$400-to-\$900 per month.

5. For commercial projects with a single building floorplate below 50,000 square feet, the project satisfies which of the following?

☐ Located within a low vehicle travel area, as defined in *State CEQA Guidelines Appendix M*. (Attach VMT map.)

☐ The project is within ½ mile of at least 1,800 dwelling units. (Attach map illustrating proximity to households.)

N/A - Project is not a commercial project

6. For office building projects, the project satisfies which of the following?

☐ Located within a low vehicle travel area, as defined in *State CEQA Guidelines Appendix M*. (Attach VMT map.)

² Cal. Ed. Code § 17201

(A) The rent provided in the applicable units of the development for low-income students shall be calculated at 30 percent of 50 percent of the area median income for a single-room occupancy unit type. The percentage of area median income may be adjusted upon written notification by the Director of Finance to the Joint Legislative Budget Committee, and approval by the Joint Legislative Budget Committee.

(B) Annual rent for the units described in this paragraph may be adjusted each year based on the lesser of the area median income calculation for a given year pursuant to subparagraph (A), or the percentage change in the annual average value of the California Consumer Price Index for all urban consumers for the most recent calendar year of actual data.

(C) The affordability restriction described in subparagraph (A) shall apply for the life of the facility.

- ☐ Located within ½ mile of an existing major transit stop or within ¼ mile of an existing stop along a high-quality transit corridor. (Attach map illustrating proximity to transit.)

N/A - Project is not an office building project.

7. For school projects, the project does all of the following:

- ☐ The project complies with the requirements in Sections 17213, 17213.1, and 17213.2 of the California Education Code.
- ☐ The project is an elementary school and is within one mile of 50% of the student population or is a middle school or high school and is within two miles of 50% of the student population. Alternatively, the school is within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor. (Attach map and methodology.)
- ☐ The project provides parking for bicycles and scooters.

N/A - The Project is not a school project.

8. For small walkable community projects, the project must be a residential project that has a density of at least eight units to the acre or a commercial project with a floor area ratio of at least 0.5, or both.

N/A - The Project is not a small walkable community project.

II. ENVIRONMENTAL FACTORS AFFECTED

The in-fill project could potentially result in one or more of the following environmental effects.

- | | | |
|---|---|--|
| ☐ Aesthetics and Scenic Resources | ☐ Agriculture Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources and Tribal Cultural Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise and Vibration | ☐ Population and Housing | ☐ Public Services and Recreation |
| ☐ Transportation | ☐ Utilities and Service Systems | ☐ Wildfire |
| ☐ Mandatory Findings of Significance | | |

DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed in-fill project WOULD NOT have any significant effects on the environment that either have not already been analyzed in a prior EIR or that are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate. Pursuant to Public Resources Code Section 21094.5, CEQA does not apply to such effects. A Notice of Determination (*State CEQA Guidelines* Section 15094) will be filed.
- ☐ I find that the proposed in-fill project will have effects that either have not been analyzed in a prior EIR or are more significant than described in the prior EIR, and that no uniformly applicable development policies would substantially mitigate such effects. With respect to those effects that are subject to CEQA, I find that such effects WOULD NOT be significant and a NEGATIVE DECLARATION, or if the project is a Transit Priority Project a SUSTANABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT, will be prepared.
- ☐ I find that the proposed in-fill project will have effects that either have not been analyzed in a prior EIR or are more significant than described in the prior EIR, and that no uniformly applicable development policies would substantially mitigate such effects. I find that although those effects

could be significant, there will not be a significant effect in this case because revisions to the in-fill project have been made by or agreed to by the project proponent. A NEGATIVE DECLARARTION, or if the project is a Transit Priority Project a SUSTANABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT, will be prepared.

☐ I find that the proposed in-fill project will have effects that either have not been analyzed in a prior EIR or are more significant than described in the prior EIR, and that no uniformly applicable development policies would substantially mitigate such effects. I find that those effects WOULD be significant, and an ENVIRONMENTAL IMPACT REPORT is required to analyze those effects that are subject to CEQA.

Dr. David El Fattal
Vice Chancellor, Business and Administrative Services
Ventura County Community College District

Date

III. EVALUATION OF ENVIRONMENTAL IMPACTS OF IN-FILL PROJECTS

The following instructions are for the evaluation of project impacts in the In-fill Environmental Checklist:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the District cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. For this checklist, "prior EIR" means the environmental impacts report certified for a planning level decision, as supplemented by any subsequent or supplemental environmental impact reports, negative declarations, or addenda to those documents. "Planning level decision" means the enactment or amendment of a general plan, community plan, specific plan, or zoning code. (State CEQA Guidelines Section 15183.3(e).)
4. Once the District staff has determined that a particular physical impact may occur because of an in-fill project, then the checklist answers must indicate whether the impact has already been analyzed in a prior EIR. If the effect of the in-fill project is not more significant than what has already been analyzed that effect of the in-fill project is not subject to CEQA. The brief explanation accompanying this determination should include page and section references to the portions of the prior EIR containing the analysis of that effect. The brief explanation shall also indicate whether the prior EIR included any mitigation measures to substantially lessen that effect and whether those measures have been incorporated into the in-fill project.
5. If the in-fill project would cause a significant adverse effect that either is specific to the project or project site and was not analyzed in a prior EIR or is more significant than was analyzed in a prior EIR, the District must determine whether uniformly applicable development policies or standards that have been adopted by the District would substantially mitigate that effect. If so, the checklist shall explain how the in-fill project's implementation of the uniformly applicable development policies will

substantially mitigate the effect. That effect of the in-fill project is not subject to CEQA if the District makes a finding, based upon substantial evidence, that the development policies or standards will substantially mitigate that effect.

6. If all effects of an in-fill project were either analyzed in a prior EIR or are substantially mitigated by uniformly applicable development policies or standards, CEQA does not apply to the project, and the District shall file a Notice of Determination.
7. Effects of an in-fill project that either have not been analyzed in a prior EIR, or that uniformly applicable development policies or standards do not substantially mitigate, are subject to CEQA. With respect to those effects of the in-fill project that are subject to CEQA, the checklist shall indicate whether those effects are significant, less than significant with mitigation, or less than significant. If there are one or more “Significant Impact” entries when the determine is made, an in-fill EIR is required. The in-fill EIR should be limited to analysis of those effects determined to be significant. (*State CEQA Guidelines* Sections 15128, 15183.3(d).)
8. “Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures will reduce an effect of an in-fill project that is subject to CEQA from “Significant Impact” to a “Less Than Significant Impact.” The District must describe the mitigation measures, and briefly explain how those measures reduce the effect to a less than significant level. If the effects of an in-fill project that are subject to CEQA are less than significant with mitigation incorporated, the District may prepare a Mitigated Negative Declaration. If all of the effects of the in-fill project that are subject to CEQA are less than significant, the District may prepare a Negative Declaration.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

IV. PROJECT EVALUATION

1. AESTHETICS & SCENIC RESOURCES

	Significant Impact	Less than Significant or Less than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Have a substantial adverse effect on a scenic vista that is visible from a City scenic corridor?	☐	☐	☒	☐	☐
b. Substantially alter or damage a scenic resource that is visible from a City scenic corridor?	☐	☐	☐	☒	☐
c. Conflict with applicable General Plan policies or zoning regulations governing scenic quality?	☐	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☐	☒

The proposed Project is in a residential community. The Project Site is not located within the vicinity of a designated state scenic highway. State Route 101, located approximately one-half mile south of the Project Site, is an eligible scenic highway, but has not been officially designated. The closest designated highway is a portion of State Route 33, located approximately 16 miles north of the Project Site.³

The City of San Buenaventura has a wide variety of landscapes and scenic resources, including hillsides, shorelines, rivers, and agricultural lands. Within the Project Site, the only scenic resources are the hillsides located approximately 1,700 north of the campus. The hills are visible looking north, and from all north-south oriented streets. The surrounding area consists primarily of one-story single-family homes, interspersed with single-story commercial buildings with expansive parking lots. On the Ventura College campus, existing buildings range from one-to-three stories. The majority of the existing buildings are clustered on the east side of the campus. As discussed in the 2020 General Plan, increased development would have an unavoidable significant impact on scenic vistas. The proposed Project would redevelop one site for 95 units on the west side of the campus. While the Project would be increasing the density and building height compared to existing uses, it is not out of context with the existing buildings on campus. The Project may partially block northern views of the hillside from Telegraph Road. However, the hillside would still be

³ Caltrans. California State Scenic Highway. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, accessed July 26, 2022.

visible along the remainder of Telegraph Rd. The Project would be subject to the zoning ordinance which establishes setback, height limits, and other requirements that would ensure compatibility with the surrounding area.

The Project will not create a new source of substantial light or glare that would affect any day or nighttime views in the area. Lighting will be typical for residential projects and is required to be designed and maintained in a manner so that glare and reflections are contained within the boundaries of the parcel, hooded, and directed downward and away from adjoining properties and the public right-of-way.

2. AGRICULTURE RESOURCES

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐	☐
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☒	☐	☐
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☒	☐	☐

The proposed Project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed Project will develop one 95-unit building on Ventura College campus, which is zone Public and Institutional. It is not located on agricultural land nor is it under a Williamson Act contract. Therefore, the Project will not have any impact on forest land or farmland.

3. AIR QUALITY

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Conflict with or obstruct implementation of the current South Coast Air Quality Management Plan?	☐	☐	☒	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐	☐
d. Result in other emissions that create objectionable odors adversely affecting a substantial number of people?	☐	☐	☒	☐	☐

The attached **Appendix A, Air Quality Technical Report** describes the potential for air quality impacts resulting from implementation of the Project. The City of San Buenaventura is located within the South Central Coast Air Basin (Basin), which consists of all of San Luis Obispo, Santa Barbara, and Ventura County. The Ventura County Air Pollution Control District (VCAPCD) monitors the Basin for pollutants and is responsible for regulating and controlling emissions, primarily from stationary sources. The Basin is currently under both federal and state non-attainment status for ozone. VCAPCD is responsible for preparing the air quality management plan (AQMP) to address federal and state Clean Air Act requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin and to bring it into attainment with the national and state ambient air quality standards.

The proposed Project would generate pollutant emissions during both construction and operation. The Construction-Related Criteria Pollutant and Precursor Emissions and Long-Term Operational Emissions are found within **Table 1** and **Table 2** below.

Table 1
Construction-related criteria pollutant and precursor emissions – maximum pounds per day

Construction Year	ROG	NOx	CO	SO2	PM10	PM2.5
2023	1.34	14.30	12.30	0.02	3.08	1.67
2024	29.80	7.31	13.80	0.02	1.45	0.54
Recommended Threshold	25	25	-	-	-	-
<i>Exceed?</i>	<i>Yes</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Impact Sciences August 2022. See **Appendix A** to this report.

Table 2
Long-Term Operational Emissions – Maximum Pounds per Day

Emissions Source	Emissions in Pounds per Day					
	ROC	NOX	CO	SOx	PM10	PM2.5
Area Source	2.82	0.05	5.37	<0.01	<0.01	<0.01
Energy Source	0.03	0.44	0.19	<0.01	0.04	0.04
Mobile Source	3.74	3.60	28.20	0.06	2.28	0.44
Emissions Totals	6.59	4.04	33.70	0.07	2.32	0.48
Recommended Threshold	25	25	—	—	—	—
Exceeds Threshold?	No	No	—	—	—	—

Source: Impact Sciences, 2022. Emissions calculations are provided in **Appendix A**.

Totals in table may not appear to add exactly due to rounding in the computer model calculations.

Note: These emissions represent a typical 95-unit residential building. However, this is considered highly conservative, as the Project will serve existing students and will likely result in a decrease in VMT.

As shown in **Table 1**, construction emissions would exceed 25 pounds per day of ROG. While VCAPCD considers NO_x and ROG temporary and are not counted toward the adopted significance thresholds, mitigation measures are recommended for projects that exceed 25 pounds per day. The Project would be subject to **Mitigation Measures AQ-1a** through **AQ-2b** in the Ventura County General Plan EIR, which implements best management practices from the VCAPCD Air Quality Assessment Guidelines. As a result, construction air quality impacts would be less than significant.

As shown in **Table 2**, operational emissions from the Project are well within the regional thresholds. As a result, the Project would not cause any cumulatively considerable net increase of any criteria pollutant. No impacts would occur.

Construction of the Project would include site clearance and grading, placement of utilities, building construction, paving, application of architectural coatings, and interior finishing. Construction equipment and associated heavy-duty truck trips generate exhaust which contains diesel particulate matter (DPM), known as a toxic air contaminant (TAC). The use of diesel-powered construction equipment would be temporary and episodic. Construction would be subject to and would comply with California regulations limiting the idling of heavy-duty construction equipment to no more than five (5) minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. For these reasons, DPM generated by construction activities would not be expected to expose sensitive receptors to substantial amounts of air toxics and these impacts would be less than significant. Furthermore, because the proposed on-campus affordable housing would serve the existing students enrolled at the College, it is likely the Project will lead to a reduction in the number of students commuting to campus, thereby reducing vehicle miles traveled (VMT) and demand for gasoline powered cars and heavy-duty trucks.

4. BIOLOGICAL RESOURCES

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	☐
c. Have a substantial adverse effect on state or federally regulated and/or protected wetlands through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒	☐

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐	☐	☐	☒	☐
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The Project site is located in an urbanized area within a college campus. As described in the 2020 General Plan EIR, the Project area is primarily herbaceous/open parkland. The monarch butterfly has been found in the area surrounding the Project Site. All potential development impacts to biological resources including sensitive species were fully analyzed in the 2020 General Plan EIR, and impacts were determined to be less than significant. The 2020 General Plan includes several actions aimed at reducing impacts to biological resources. No further impact will occur as a result of the proposed Project.

5. CULTURAL RESOURCES & TRIBAL CULTURAL RESOURCES

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines?	☐	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines?	☐	☐	☐	☒	☐

- c. Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ☐ ☐ ☐ ☒ ☐
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the District shall consider the significance of the resource to a local California Native American tribe?
- d. Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☐ ☒ ☐ ☐

There are no identified historical structures located on the Ventura College campus. The closest historical site is the Dudley House, located across North Ashwood Drive. The Project Site has been previously disturbed and graded and no known archeological or paleontological resources exist within the surrounding area. While the potential for uncovering significant resources is low, the 2020 General Plan includes policies to ensure the proper treatment of archeological and paleontological resources, reducing impacts to a less than significant level, as discussed in the 2020 General Plan EIR.

6. ENERGY

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Consume energy resources in a wasteful, inefficient, or unnecessary amount during project construction and/or operation?	☐	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☐	☒

The Project involves the development of one 95-unit building containing 300 beds for students. The Project would be subject to the 2020 General Plan, which calls for the use of renewable energy sources, as well as the California Green Building Standards Code that require energy efficiency and conservation measures. As a result, the Project will not cause wasteful consumption of energy.

7. GEOLOGY AND SOILS

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☐	☒
b. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?	☐	☐	☐	☐	☒
c. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☒
d. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?	☐	☐	☒	☐	☐
e. Result in substantial soil erosion or the loss of topsoil during project construction and/or operation?	☐	☐	☒	☐	☐

	Significant Impact	Less Than Significant or Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☐	☒
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☐	☒
h. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐	☐
i. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	☐

The Los Angeles Basin contains both active and potentially active faults and is considered a region of high seismic activity. There are a number of active faults in the surrounding area. The northeastern corner of the campus overlaps with the Ventura-Foothill Alquist-Priolo Fault Rupture Hazard Zone.⁴ However, the preferred and alternative Project Sites are located just south of the zone boundary. The Project would construct one building containing 95-units and 300 beds for students, and therefore has the potential to expose additional people and structures to strong seismic ground shaking. However, as described in the 2020 General Plan EIR, compliance with the General Plan policies that minimize geological and seismic-related hazards, as well as the City's Municipal Code and California Building Code, would reduce impacts related to seismic ground shaking to a less than significant level.

According to the California Department of Conservation, the western side of the campus, where the proposed Project Sites are located, is situated within a liquefaction zone, in which the soil temporarily turns

⁴ California Geological Survey. CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones. Available online at: <https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=34.275983%2C-119.231049%2C15.81>, accessed August 24, 2022

to quicksand and cannot support structures.⁵ The proposed Project site is flat and is not located within a potential landslide area. The 2020 General Plan contains Policy HAZ 4.8, which does not permit development within areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design. This would reduce impacts to a less than significant level.

Because the Project site was previously developed and soil has been impacted, the proposed Project will not result in substantial soil erosion or the loss of topsoil. The Project area and surrounding areas are composed of soil with the potential for moderate expansion. General Plan Policy HAZ 4.8, which requires a geotechnical investigation in areas prone to ground shaking, would reduce impacts due to expansive soils to a less than significant impact. Additionally, the development site will connect to the City of San Buenaventura sewer system.

8. GREENHOUSE GAS EMISSIONS

	Significant Impact	Less Than Significant No Mitigation Required	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐	☐
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐	☐

Construction and operation of the Project would generate GHG emissions, both directly and indirectly. Construction activities are short-term and cease to emit GHGs upon completion. Although construction related impacts would be temporary, construction activities would result in the emission of GHGs from equipment exhaust, construction-related vehicular activity, and construction worker automobile trips. Emission levels for construction activities would vary depending on the number and type of equipment, duration of use, operation schedules, and the number of construction workers. Operational emissions associated with the Project would primarily result from electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation from the newly constructed homes.

⁵ California Department of Conservation. Earthquake Zones of Required Investigation. Available online at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed July 26, 2022.

However, the Project would comply with Title 24 and CALGreen standards. Compliance with these applicable measures and polices would ensure that the proposed Project would reduce operational emissions. Additionally, the proposed Project would serve the existing student enrollment and it would not have the potential to substantively alter vehicle trips. Furthermore, the provision of on-campus student housing would reduce the number of students commuting to school, thereby reducing total VMT. As such, the Project would not have the potential to increase traffic volumes or have an adverse impact upon total VMT.

The Project would not conflict with CARB's Climate Change Scoping Plan (Scoping Plan), which outlines how the state will achieve the necessary GHG emission reductions. As such, the proposed Project would comply with VCAPCD thresholds and would not conflict with an applicable plan, policy or regulation. Therefore, impacts would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a	☐	☐	☒	☐	☐

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐	☐
g. Substantially physically interfere with the City's designated evacuation routes?	☐	☐	☒	☐	☐
h. Expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐	☐

Staff searched the Department of Toxic Substances Control, EnviroStor web page for the Project Site and it was not included on the list of properties in Ventura, CA.⁶ EnviroStor is the Department of Toxic Substances Control's data management system for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further.

The Project is in an area that has long been developed with residential uses and there are several schools within the surrounding area, including Ventura Montessori School, Elmhurst Elementary School, and the Foothill Technology High School. The Project will be located on a site previously developed for educational uses. The possibility for the Project to unearth unknown contaminants during construction is low. Construction may require the use transport, or disposal of hazardous materials. However, the Project would comply with federal, state, and local hazardous material regulations. These regulations are considered sufficient to protect public safety.

The Project area is not located within a Very High Fire Hazard Severity Zone (VHFHSZ); however, it is located three blocks south of a VHFHSZ at the foothills above Ventura.⁷ While the Project is in close proximity to a VHFHSZ, the Project will not impair the implementation of or physically interfere with any adopted emergency response plan or evacuation plan. The Ventura County Regional HazMat Plan provides 24/7 emergency response services and the City of San Buenaventura Emergency Operations Plan

⁶ Department of Toxic Substances Control. EnviroStor. Available online at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=ventura+college>, accessed August 24, 2022

⁷ CALFIRE. FHSZ Viewer. Available online at: <https://egis.fire.ca.gov/FHSZ/>, accessed September 26, 2022.

outlines planned responses to emergencies. Additionally, the Ventura Fire Department has a Weed Abatement Program aims to reduce the risk of wildfire in vegetated hillsides and canyon areas.

The Project area is not located within two miles of a public airport or private airstrip. The nearest airport is five miles south of the Project area (the Oxnard Airport).

10. HYDROLOGY & WATER QUALITY

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation onsite or offsite?	☐	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?	☐	☐	☐	☐	☒
e. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff?	☐	☐	☐	☐	☒

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
f. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?	☐	☐	☒	☐	☐
g. Be located in a flood hazard zone and risk the release of pollutants due to project inundation?	☐	☐	☒	☐	☐
h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐	☐

The Project involves the development of one 95-unit building containing 300 beds for students. Removal of existing vegetation and trees, pavement and concrete replacement, grading, stockpiling of materials, excavation and the import/export of soil and building materials, construction of new structures, and landscaping activities could expose and loosen sediment and building materials, which have the potential to mix with storm water and degrade surface and groundwater quality. Additionally, the Project would increase the amount of impervious surface on each four sites by increasing the density of development. However, the Project will comply with the 2000 Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) and the Statewide National Pollution Discharge Elimination System (NPDES) requirements. As the total development area is approximately one acre, the Project will require a Construction General Permit to regulate construction site stormwater management and would be required to prepare a Storm Water Pollution Prevention Plan (SWPP) and identify any best management practices (BMPs) to reduce pollutants in stormwater runoff. Compliance with NPDES requirements would ensure that impacts to groundwater. The Project would comply with to the policies included in the 2020 General Plan that require flood control and drainage facilities in discretionary projects, and slope drainage plans. The Project is not located within a 100-year flood hazard area.⁸ In the rare chance of flooding, the Project would be comply with the City of San Buenaventura Emergency Operations Plan which allows the City to respond to flooding, as well as other emergencies.

⁸ FEMA. National Flood Hazard Layer (NFHL) Viewer. Available online at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd> , accessed September 26, 2022.

11. LAND USE AND PLANNING

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Physically divide an established neighborhood or community?	☐	☐	☒	☐	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation or applicable goal or policy from the Ventura County General Plan that was adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☐

The Project includes the development of one 95-unit building containing 300 beds for students. It is zoned for Public Facilities. As the Project Site is within an existing college campus and is currently vacant, the Project will not physically divide an established community nor it the Project in conflict with the General Plan or zoning for the site.

12. MINERAL RESOURCES

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	☐
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in the Ventura County General Plan, specific plan, or other applicable land use plan?	☐	☐	☐	☒	☐

The Project Site does not contain any Mineral Resource Zones and is not located within a petroleum field. As a result, no impacts are anticipated.

13. NOISE AND VIBRATION

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Generate construction noise levels that exceed the Noise Ordinance exterior or interior noise standards at residential properties during the hours that are specified in the City of San Buenaventura or Ventura County Municipal Code?	☐	☐	☐	☒	☐
b. Generate a substantial temporary (non-construction) or permanent increase in noise levels at existing sensitive receptors in the vicinity of the project site?	☐	☐	☐	☒	☐
c. Generate excessive ground borne vibration?	☐	☐	☐	☐	☒
d. For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☒	☐	☐

The attached **Appendix B, Noise and Vibration Technical Report** describes the potential for noise and groundborne vibration impacts resulting from implementation of the Project. The demolition and construction associated with the Project will cause temporary increases in ambient noise levels. The construction noise levels forecasted for the sensitive receptors are presented in **Table 3, Estimated Exterior Construction Noise at Sensitive Receptors**, below. These noise attenuation rates assume a flat and unobstructed distance between the noise generator and the receptor. Intervening structures and vegetation would further attenuate (reduce) the noise. Furthermore, it should be noted that increases in noise levels at sensitive receptors during construction would be intermittent and temporary and would not generate continuously high noise levels.

Table 3
Estimated Exterior Construction Noise at Noise Monitoring Locations & Sensitive Receptors

Sensitive Receptors	Distance to Project Site (feet)	Existing Monitored Daytime Ambient Noise Levels [dB(A) Leq]	Estimated Peak Construction Noise Levels [dB(A)]	Peak Noise Level Increase
1. Residences to the south of the Project Site at Telegraph Road	301 feet	63.1	68.4	5.3
2. Residences North of the Project Site at Loma Vista Road.	793 feet	65.4	60	0
3. El Camino High School	2,445 feet	57.5	50.2	0

^aSource: Impact Sciences, Inc., September 2022. See **Appendix B**

While the sensitive receptors located in proximity to the Project Site would experience an increase in construction-related noise levels, the County does not have specific limitations on construction noise levels. Therefore, the Project would comply with the County's Noise Ordinance and impacts with respect to construction noise would be less than significant.

Various noise events would occur periodically from the Project's traffic and parking uses. Such periodic events would include activation of car alarms, sounding of car horns, slamming of car doors, engine revs, and tire squeals. Automobile movements would comprise the most continuous noise source and would generate a noise level of approximately 65 dB(A) at a distance of 25 feet. Car alarm and horn noise events generate sound levels as high as 75 dB(A) at a reference distance of 25 feet, however these noise sources would be sporadic. It should also be noted that the existing environment of the Project Site currently generates noise levels associated with parking and vehicular noise sources identified above. Although the Project would increase the number of vehicles anticipated to be parking in the area, the types of noise associated with vehicles accessing the parking lot would be similar to those currently occurring in the vicinity of the Project Site. As such, noise impacts from the parking areas would be considered less than significant.

The vibration levels, detailed further in Appendix B, at nearby sensitive receptors are shown below in **Table 4, Vibration Levels at Off-Site Sensitive Uses from Project Construction.**

Table 4
Vibration Levels at Off-Site Sensitive Uses from Project Construction

Sensitive Uses Off-Site ^a	Distance to Project Site (ft.)	Receptor Significance Threshold PPV (in./sec)/RMS (VdB)	Estimated PPV (in./sec)/RMS (VdB)
1. Residences to the south of the Project Site at Telegraph Road	301 feet	0.5/72	0.012/40
2. Residences North of the Project Site at Loma Vista Road.	793 feet	0.5/72	0.003/36
3. El Camino High School	2,445 feet	0.5/75	0.001/15

*Source: Impact Sciences, Inc., August 2022. See **Appendix B** to this report
 Caltrans, Transportation and Construction Vibration Guidance Manual, 2020.*

The nearby structures are considered to be buildings constructed of reinforced concrete, steel, or timber which have a vibration damage criterion of 0.5 inch/sec PPV pursuant to FTA guidelines. This impact would be less than significant.

The Project Site is not located within the vicinity of a private airstrip or an airport land use plan and is not located within 2 miles of a public airport or public-use airport. The nearest airport is the Oxnard Airport, which is 7.4 Miles away from the Project Site. Therefore, no impacts with respect to airstrip or airport related noise would occur and no further analysis is required.

14. POPULATION AND HOUSING

Would the in-fill project:	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
a. Induce substantial unplanned population growth in an area, either directly or indirectly?	☐	☐	☒	☐	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐	☐

The Project proposes to construct one 95-unit building containing 300 beds for students. The 2021-2029 Regional Housing Needs Allocation (RHNA) allocated 5,312 housing units to the City of San Buenaventura including 1,187 very low-income units, 865 low-income units, 950 moderate income units, and 2,310 above moderate-income units.⁹ This Project would contribute to meeting that goal.

The Project site does not contain existing housing and therefore would not require the construction of replacement housing elsewhere.

15. PUBLIC SERVICES AND RECREATION

	Significant Impact	Less Than Significant or Less Than Significant With Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services?	☐	☐	☒	☐	☐
• Fire Protection					
• Police Protection					
• Schools					
• Parks					
• Other Public Services					
b. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐	☐
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐	☐

⁹ SCAG. SCAG 6th Cycle Final RHNA Allocation Plan. Available online at: https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785, accessed September 26, 2022.

The residential Project will not require the provisions of new or physically altered government facilities (the construction of which could cause significant environmental impacts) to maintain acceptable service ratios, response times, or other performance objectives for fire, police, schools, parks, or other public facilities.

16. TRANSPORTATION

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) for the reduction of vehicle miles travelled (VMT)?	☐	☐	☒	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐	☐

The Project proposes to construct one 95-unit building containing 300 beds for students. The Project is located between Telegraph Road and Loma Vista Road. Telegraph Road is a four-lane arterial road traveling east-west with a planted median. Loma Vista Road is a two-lane east-west corridor with a central turn lane. Both roads are high traffic and provide access to commercial, institutional, and residential areas. While the Project would construct 95 new units, the Project would serve the existing local enrollment at Ventura College, and it would not have the potential to substantively alter vehicle trips and impede the circulation system. Furthermore, the Project is anticipated to reduce VMT, as it would reduce the number of students commuting to-and-from campus. As such, the Project would not have the potential to increase traffic volumes or have an adverse impact upon total VMTs.

Additionally, the 2020 General Plan includes policies to provide adequate capacity and acceptable traffic flow and encourage increased use of public and alternative modes of transportation. The Project is within a High-Quality Transit Area (HQTAs), which are areas that are within one half-mile of a well-served transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. It is anticipated that some of the new residents generated by the Project would utilize public transit. CEQA

Guideline Section 15064.3, subdivision (b)(1), states that lead agencies generally should presume that certain projects (including residential) proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor will have a less-than-significant impact on VMT.¹⁰

17. UTILITIES AND SERVICE SYSTEMS

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
Would the in-fill project:					
a. Require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

The Project proposes to construct one 95-unit building containing 300 beds for students. While the Project would serve the existing local enrollment at Ventura College, the additional residential units would cause an increase of the generation of wastewater in the immediate vicinity. The production of solid waste would also increase. According to the 2020 General Plan EIR, there is the potential for development under the 2040

¹⁰ Governor's Office of Planning and Research. Technical Advisory on Evaluating Transportation Impacts in CEQA. 2018. Available online at: https://opr.ca.gov/docs/20180416-743_Technical_Advisory_4.16.18.pdf, accessed July 27, 2022.

General Plan to adversely affect water supplies and impacts are significant and unavoidable. Additionally, there is sufficient landfill capacity for solid waste and sufficient wastewater treatment facilities. The proposed Project would not increase water demand beyond what was already analyzed in the 2020 General Plan EIR.

18. WILDFIRE

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
If located in or near areas or lands classified in the Ventura County's General Plan Hazards and Safety Element as very high or high fire hazard severity zones, would the in-fill project:					
a. Substantially impair an adopted emergency evacuation plan?	☐	☐	☒	☐	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐	☐
c. Require the installation and maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐	☐

The Project area is not located within a Very High Fire Hazard Severity Zone (VHFHSZ); however, it is located three blocks south of a VHFHSZ at the foothills above Ventura.¹¹ While the Project is in close proximity to a VHFHSZ, the Project will not impair the implementation of or physically interfere with any adopted emergency response plan or evacuation plan. The Ventura County Regional HazMat Plan provides 24/7 emergency response services and the City of San Buenaventura Emergency Operations Plan

¹¹ CALFIRE. FHSZ Viewer. Available online at: <https://egis.fire.ca.gov/FHSZ/>, accessed September 26, 2022.

outlines planned responses to emergencies. Additionally, the Ventura Fire Department has a Weed Abatement Program aims to reduce the risk of wildfire in vegetated hillsides and canyon areas.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Significant Impact	Less Than Significant or Less Than Significant with Mitigation	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies
a. Does the in-fill project have the potential to substantially 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, substantially reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐	☐
b. Does the in-fill 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 effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒	☐
c. Does the in-fill project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☐

The development of one 95-unit residential building for students does not have the potential to degrade the quality of the environment; will not have any impact on any fish or fish habitat; will not have any impact on a plant or animal community; will not reduce the number or restrict the range of any rare, endangered plant or animal species; and it will not have any impact on important examples of the major periods of California history or prehistory.

The cumulative impact of the Project when viewed in connection with the effects of past projects, other current projects, and the effects of probable future projects was fully analyzed in the 2020 General Plan EIR. No additional impact would occur.

Finally, the Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

V. REFERENCES

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