

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: Anacapa Courts Mixed-Use ProjectLead Agency: City of San Buenaventura - Community Development DepartmentContact Name: Maruja Clensay, Senior PlannerEmail: mclensay@cityofventura.ca.govPhone Number: (805) 658-4749Project Location: 297 - 299 East Main Street, Ventura
*City*Ventura
County

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

The project would consist of the construction of a four-story mixed-use building with approximately 3,850 square feet of street-level commercial space, a 41-space street-level parking garage, and 24 residential condominium units, including four inclusionary units, arranged around a central courtyard & atrium space over a podium.

The project site encompasses about 0.5 acres at 297-299 East Main Street in the City of San Buenaventura (Ventura) in Ventura County, California. The site is bounded by an east/west facing alley to the north; North Palm Street to the east; East Main Street to the south; and a one-story commercial structure occupied by the Arc Foundation to the west. The project site's Assessor Parcel Number (APN) is 071-0-194-070.

The site has historically been occupied by commercial uses, including the existing 170 square foot Top Hat structure in the southeastern portion of the site. Currently, the remainder of the site is undeveloped and graded.

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

Please see attached pages for explanation.



RE: ANACAPA COURTS MIXED – USE PROJECT MITIGATED NEGATIVE DECLARATION (MND)
City of San Buenaventura – Community Development Department

SUBJECT: Project Potentially Significant effects and required Mitigation Measures

BIOLOGICAL RESOURCES

The project could directly or indirectly (e.g., through construction noise and vibration) affect nesting birds, which are considered a special status species under CEQA. Therefore, project impacts related to special status species would be potentially significant. Implementation of Mitigation Measure BIO-1 would avoid these potential impacts to nesting birds and resulting conflicts with the MBTA and CFGC, thereby reducing potential impacts to a less than significant level.

BIO-1 Nesting Bird Avoidance

If construction occurs during the bird breeding season (February 1 to August 31), a pre-construction nesting bird survey shall be conducted to determine the presence/absence and locations of nesting birds. The nesting bird survey shall be conducted by a qualified avian biologist no more than seven days prior to the start of ground disturbance or vegetation clearing. The nesting bird survey shall be conducted on foot inside the boundaries of the project site, including a 100-foot buffer (300-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practicable.

If an active bird nest is found during the nesting bird survey, an avoidance buffer shall be established surrounding the nest(s) and flagged for avoidance until the nest becomes inactive (i.e., nest is vacated, juveniles have fledged, left the area, are no longer being fed by the parents, and there is no evidence of a second nesting attempt). The size of the avoidance buffer shall be determined in coordination with a qualified avian biologist and depend on the species, the proposed work activity, and existing disturbances associated with land uses outside the project site. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur inside this buffer until the avian biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist. The avoidance buffer area for nesting birds may be reduced upon the approval of the avian biologist as determined by the species nesting and the activity being conducted.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED



CULTURAL RESOURCES

With implementation of Mitigation Measure CUL-1, impacts pertaining to the potential discovery of archaeological resources would be less than significant because all work would be temporarily halted if and when such resources are discovered, and all appropriate guidelines would be followed.

CUL-2 Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

GEOLOGY/SOILS

Mitigation Measure GEO-1 is required to reduce potential impacts to paleontological resources to a less than significant level by providing for the assessment and appropriate disposition of any paleontological resource found on the site.

GEO-1 Unanticipated Discovery of Paleontological Resources

If paleontological resources are discovered during excavation, grading, or construction, the construction manager shall immediately contact the City's Community Development Department Planning Manager, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. Any discovered deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2 (which include but are not limited to: resource avoidance, deeding the site, capping or covering, incorporation of the resource into the project, or direct removal). Work shall not resume until authorized by the Planning Manager and the qualified paleontologist.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

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

None.

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

The City of Ventura is the lead agency for this project and no approvals from any other agency are required.