NOTICE OF AVAILABILITY OF A
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

For the 255-290 Maple Court Mixed-Use Project

PROJ-22-0237

Notice is hereby given, pursuant to Section 21155.2(b)(3) of the California Public Resources Code and Sections 15085 and 15087(a), Title 14, California Code of Regulations (California Environmental Quality Act (CEQA) Guidelines), that the City of San Buenaventura (City) has completed the Draft Sustainable Communities Environmental Assessment (Draft SCEA) for the 255-290 Maple Court Mixed-Use Project (project) described below, and that the Draft SCEA is available for public review.

Name of Project: 255-290 Maple Court Mixed-Use Project

Project Location: 255-290 Maple Court, City of San Buenaventura, California 93003 (Assessor's Parcel Numbers 079-0-101-425, -445, and -455)

Lead Agency: City of San San Buenaventura, Community Development Department, 501 Poli Street, Ventura, California 93002-009

Project Description: The proposed project would demolish three existing office buildings on-site to allow for the construction of 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. The proposed residential units would comprise a mix of housing types, including market-rate and affordable apartments reserved for low-income residents, all designed as either studios, one-bedroom apartments, or two-bedroom townhomes, ranging in size from 660 square feet to 1,700 square feet. Each of the buildings would include three levels of residential units over two levels of parking, lined with 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 uses, density, and proximity to transit, 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.

The project would require the following discretionary actions from the City: (1) a Lot Line Adjustment (LLA 08-23-0007) pursuant to *San Buenaventura Municipal Code* (SBMC) Section 26.100.410, to adjust the property lines from the existing three legal parcels to two parcels, proposed as Lot 1 and Lot 2; (2) a Planned Development Permit (PD-12-22-0004), pursuant to SBMC Section 24.234.050.3(a) and SBMC Chapter 24.525, to allow for the proposed multi-family residential buildings; and (3) a Major Design Review (MDR-12-22-0013), pursuant to SBMC Section 24.545.030.1, for a proposed development of five or more residential units.

Anticipated Environmental Effects: The Draft SCEA analyzed the project's environmental impacts with respect to the following topics: 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. With incorporation of mitigation measures, the Draft SCEA determined that all potentially significant effects would be reduced to less than significant levels.

Hazardous Substances or Wastes Site Listing: The project site is not listed on any of the sites enumerated under Section 65962.5 of the California Government Code, which identify sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

Document Availability: The Draft SCEA is available for public review at the following locations:

1. City of Ventura Community Development Department, located at 501 Poli Street, Ventura, CA 93002
2. Hill Road Library, 1070 South Hill Road, Ventura, CA 93003
3. City of Ventura Website: https://www.cityofventura.ca.gov/2054/Current-Environmental-Documents-for-Revi

Comment Period: Written comments regarding the Draft SCEA must be submitted to the Community Development Department **prior to 5:30 p.m. on the last day of the 30-day public review/comment period (September 30, 2024)**. All correspondence and any questions regarding the Draft SCEA should be directed to the following City staff:

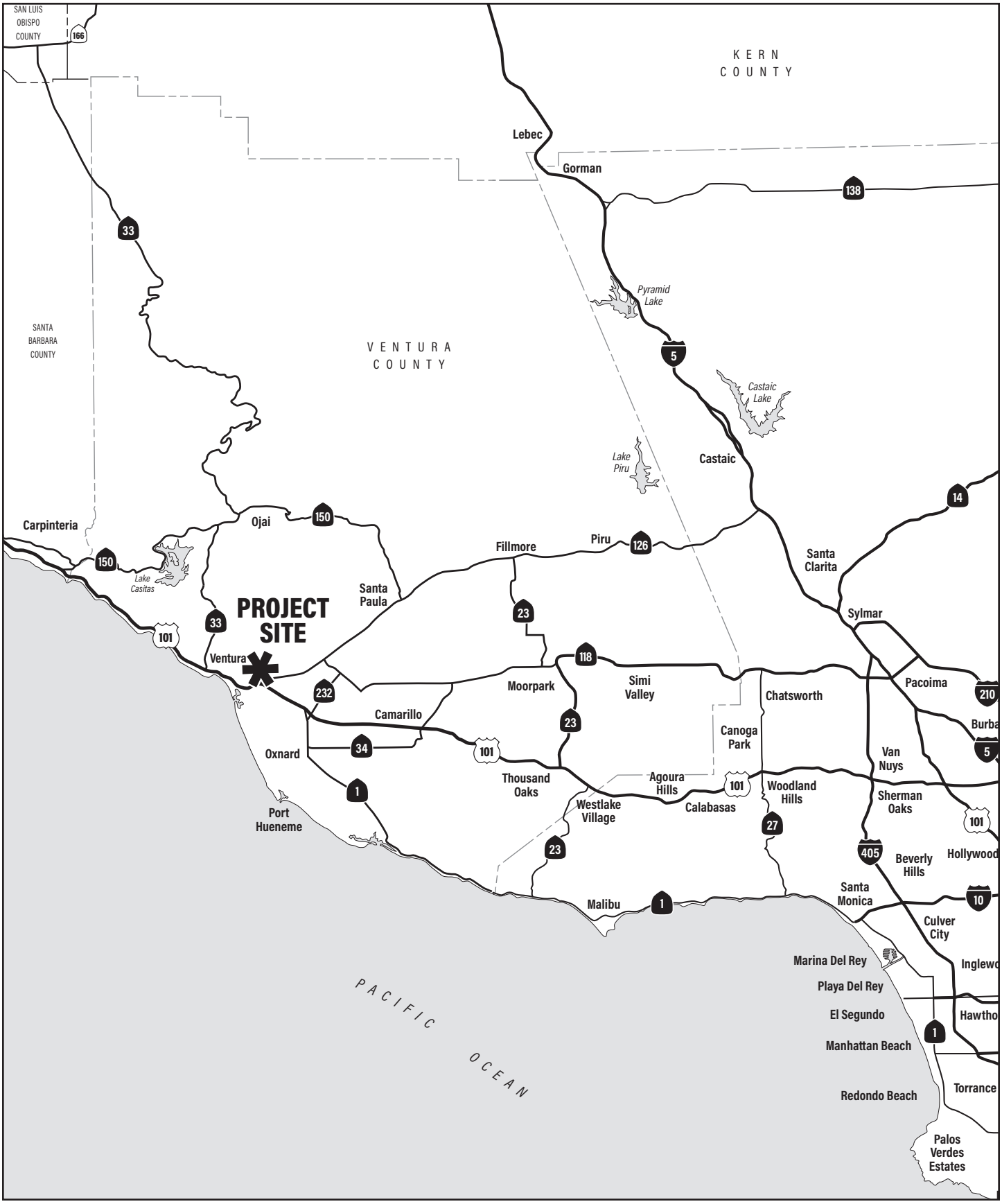
NAME:	Ms. Shanna Farley
TITLE:	Planning Manager
ADDRESS:	City of San Buenaventura Community Development Department 501 Poli Street Ventura, California 93002-009
PHONE:	805.658.7800
EMAIL:	sfarley@cityofventura.ca.gov

Public Review Period: ***Begins* – August 30, 2024** ***Ends* – September 30, 2024**

*Public Hearing***:** A public hearing has not yet been scheduled. A separate notice of public hearing will be circulated pursuant to all applicable City of Buenaventura public noticing requirements once a public hearing has been scheduled.

Signature: _____ Date: 08/26/2024

Shanna Farley
Planning Manager
City of Buenaventura



255-290 MAPLE COURT MIXED-USE PROJECT
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

Regional Vicinity

Michael Baker INTERNATIONAL

NOT TO SCALE

08/2023 • JN 196991

Exhibit 1

Source: Google Earth Pro, August 2023

Michael Baker INTERNATIONAL

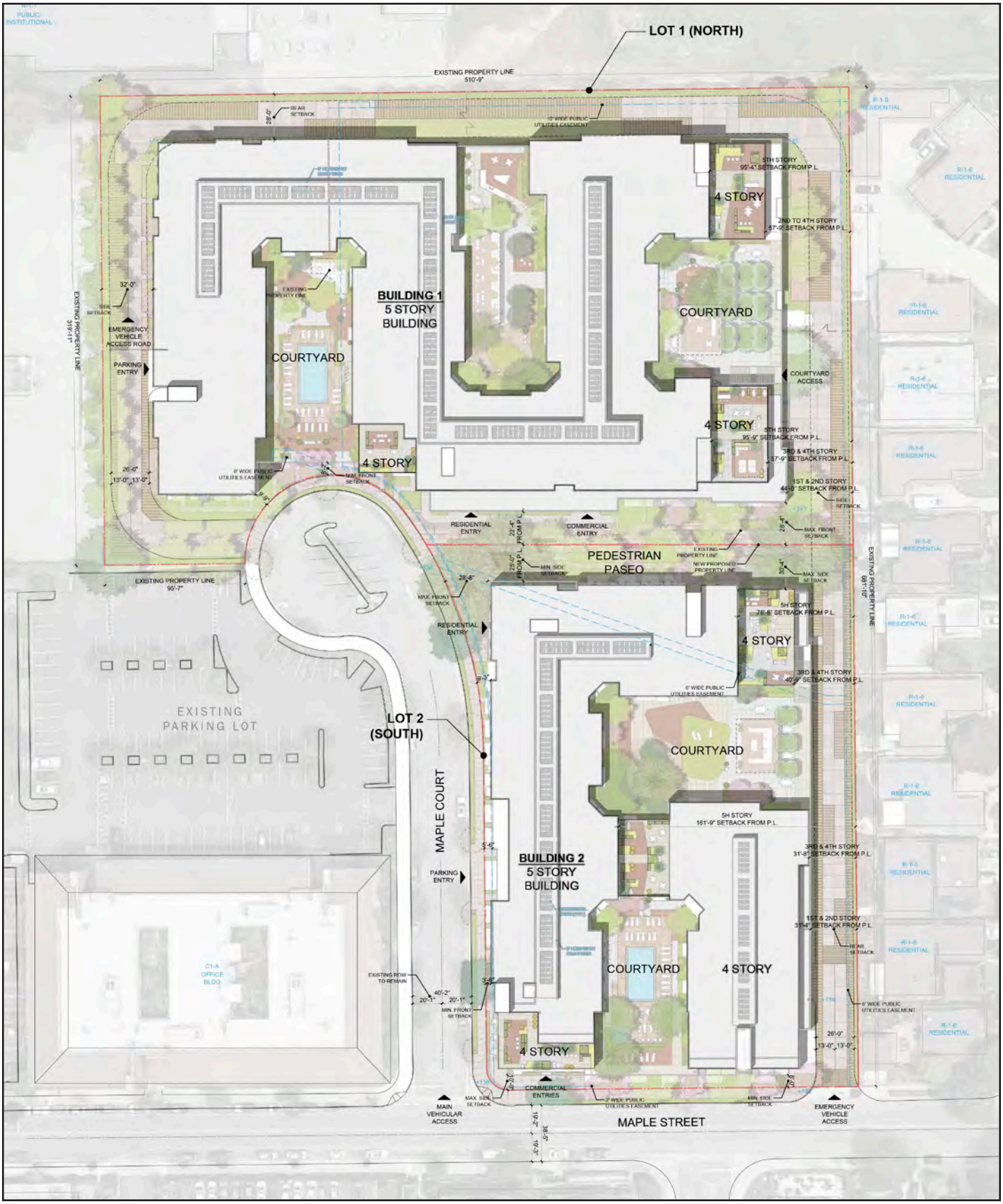
NOT TO SCALE

08/2023 • JN 196991

255-290 MAPLE COURT MIXED-USE PROJECT
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

Site Vicinity

Exhibit 2



Source: KTGY Architecture + Planning, August 2023

255-290 MAPLE COURT MIXED-USE PROJECT
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

Site Plan

Michael Baker INTERNATIONAL

NOT TO SCALE

02/2024 • JN 196991

Exhibit 3