

City of Ojai

Initial Study Assessment Guidelines

Version 4.0

October 2002

Ojai Community Development Department
401 South Ventura Street
Ojai, CA 93023

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CITY OF OJAI

INITIAL STUDY ASSESSMENT GUIDELINES



October 2002

Ojai Community Development Department
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1. Introduction

The purpose of these Initial Study Assessment Guidelines is to inform the public, project applicants, consultants and City staff and decision makers of the threshold criteria and standard methodology used in determining whether or not a project (individually or cumulatively with other projects) could have a significant effect on the environment. These Initial Study Assessment Guidelines have been prepared in accordance with the State CEQA Guidelines (CEQA Sec. 15064.7)¹. They have been the subject of a series of public meetings and worksessions and have been expanded to address issues raised by members of the community and City decision-makers.

The Emergence of the Environmental Impact Assessment Process in California

At the height of the environmental movement, the California State legislature passed the Environmental Quality Act of 1970 (C.E.Q.A.)². The California law, closely patterned after the National Environmental Policy Act (NEPA), included a requirement that assessments be made of the environmental impact of all proposed, publicly sponsored projects. These assessments were to take the form of either Negative Declarations or "Environmental Impact Reports," (EIR's). The EIR was intended to be a source of data which would better inform the decision maker of the implications of approving or disapproving a public or private project that has the potential to create "significant" environmental impacts.

For nearly three decades, CEQA has been accompanied by "Guidelines for the Implementation of the California Environmental Quality Act". These administrative procedures outline the assumptions, steps, and procedures inherent in CEQA. Every several years these Guidelines are updated to reflect amendments to CEQA. The most current Guidelines can be accessed via the internet at the California Office of Planning and Research's website located at: http://ceres.ca.gov/topic/env_law/ceqa/guidelines/.

Specifically, the state guidelines set out what decisions and tasks have to be performed by local government in assessing the need for and the processing of EIR's. First of all, local governments are charged with the duty of determining if a proposed project has the potential to significantly affect the environment. The guidelines define "significant effect" as "a substantial adverse impact on the environment", and "environment" as "the physical conditions which exist in the area which will be affected

¹ These Initial Study Guidelines and Environmental Thresholds are intended as a supplement to the State's Guidelines for the California Environmental Quality Act as amended. As the State Guidelines are amended, so should these Initial Study Guidelines so as to maintain consistency and conformity with these Guidelines.

² CAL. PUB. RES. CODE §§21000-21151

by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance."

Secondly, the local governments in general and the City of Ojai specifically must determine if the proposed activity is a "project" as defined by the state. The guidelines define "project" as: the whole of an action, resulting in either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment that is a physical impact on the environment, directly or ultimately, that is any of the following:

1. an activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption of local General Plans or elements thereof;
2. an activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance for one or more public agencies;
3. an activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use, by one or more public agencies. (CEQA §15378)

Local governments must also determine if the proposed project calls for a discretionary decision or merely ministerial approval or non-approval. The Guidelines define a discretionary project as one "which requires the exercise of judgment, deliberation, or decision on the part of the public agency or body in the process of approving or disapproving a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

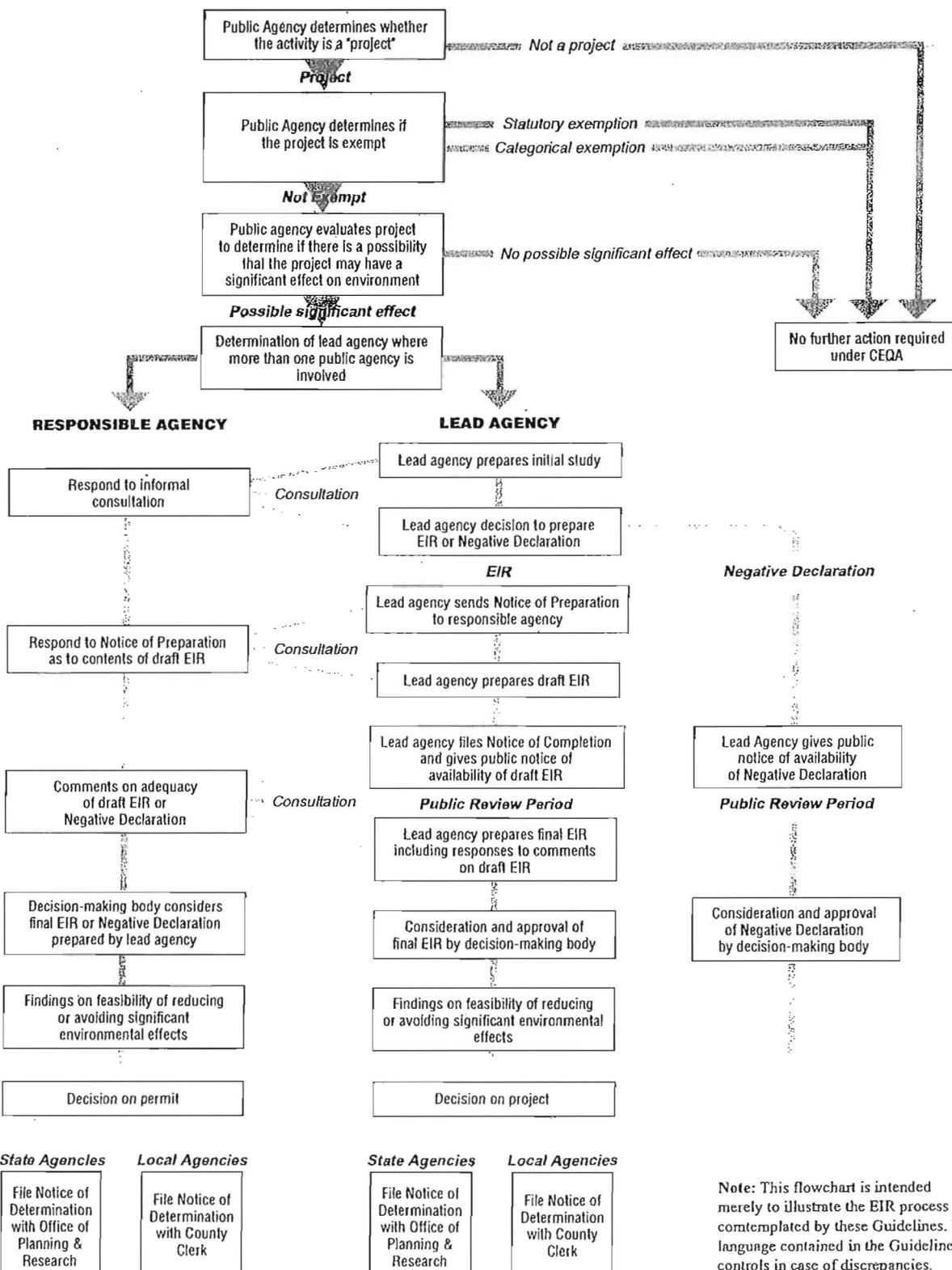
Determining whether or not a proposed project is "categorically exempt" from CEQA is also a function of the local governments. The state has listed a number of project types to which CEQA does not apply. In general, these "categorically exempt" projects include" construction or replacement of certain structures in environmentally non-crucial areas, minor alterations to the land, and governmental regulatory action intended to manage resources. Figure 1 provides a general overview of the process prescribed by CEQA.

In addition to categorical exemptions, ministerial projects are those that involve little or no personal judgment by the public body or official as to the wisdom or manner of carrying out a project (e.g., building permit). Ministerial projects are also exempt under CEQA.

Determining whether or not a project will have a "significant effect" on the environment is an additional decision to be made by local government. This is the first important decision in that it involves the

Figure 1

CEQA PROCESS FLOW CHART



discretion of the agency. A positive finding commits the agency to request that the project description (i.e. plans/proposals) be substantially revised to avoid significant impact, or failing in that, to have prepared an EIR. If no possible significant effect is foreseen, a "negative declaration" is prepared and the proposed project is processed as it would have been prior to CEQA's enactment. Where a project has the potential to create one or more significant impacts, but mitigation measures can reduce those impacts to less than significant levels, a mitigated Negative Declaration may be prepared if the project description is amended to incorporate those measures as conditions of approval.

It is the responsibility of the local government to commission the drafting of an EIR. Most local agencies do not have the staff to prepare an EIR, consequently the task is often contracted to a consulting firm.

Lastly, local government is charged with the duty of reviewing and finalizing the EIR. The State Guidelines require that all interested agencies and the public have the opportunity to review and comment on the adequacy of a draft EIR. Before the agency can make a decision regarding the project at hand, the draft EIR has to be finalized by including and responding to the comments made during review on the completeness, accuracy and objectivity of the draft EIR. Once the EIR is finalized and certified, it is considered an official document containing environmental information for the decision maker.

Several state court decisions have defined the terms: substantial, potentially adverse, adverse, and significant. The following narrative is a brief sketch of conclusions related to only one of the court cases which have a substantial bearing upon the Guidelines and Thresholds used in this manual to determine levels of significant impact. Additional definitions of terms as well as a glossary of abbreviations is included as Appendix A to these Guidelines.

California Supreme Court Decision in the case of No Oil, Inc. v. City of Los Angeles, (12/10/74): "The important feature of this decision was that an EIR must be prepared whenever it can be fairly argued on the basis of substantial evidence that the project may have a significant environmental impact. "Substantial evidence" means enough relevant information and reasonable inferences that a fair argument can be made to support a conclusion even though other conclusions might also be reached. Further, the interpretation of significant effect "which will afford the fullest possible protection to the environment within the reasonable scope of the statutory language is one which will impose a low threshold requirement for preparation of an EIR."

As a consequence, many California cities and counties use guidelines or thresholds of significance to determine whether or not a project proposal may have a significant effect on the environment. In terms of addressing potentially significant adverse environmental impacts, the following thresholds are used as guidelines to determine the level of significance for any given impact. The discussions which

follow are designed to provide an understanding of how thresholds of significance are applied to projects under review by the City's Community Development Department. Should projects exceed these thresholds, an Environmental Impact Report may be warranted.

These environmental thresholds and guidelines are intended to supplement provisions in the State Guidelines for determination of significant environmental effect including Sections 15064, 15065, and 15382. In particular, they are intended to provide a set of significance thresholds for use in determining whether an EIR should be prepared or whether a Negative Declaration is the appropriate environmental document.

2. Rules for Use and Criteria for Amendment

Rules for Use

The City of Ojai's determination on whether or not a project may have a significant effect on the environment shall be based in part on thresholds of significance. These thresholds are measures of environmental change which are either quantitative, or as specific as possible for topics which are resistant to quantification such as aesthetics, cultural resources, and biology. A project which has no effect above threshold values individually or cumulatively shall be determined not to have any significant effect, and a negative declaration shall be prepared as provided by the State CEQA guidelines. Projects which have a potential effect above a threshold of significance will require the preparation of a focused EIR. A "focused" EIR is one which limits its evaluation of impacts to only those that have the potential for significant effect. Similarly, if an initial study identifies one or more potentially significant environmental impacts and identifies mitigation measures that can fully mitigate those effects to less than significant levels, then a mitigated Negative Declaration can be issued where those measures are incorporated into the proposed project as conditions of approval.

As noted above, thresholds of significance are intended to supplement provisions in the State Guidelines for determination of significant environmental effect including Sections 15064, 15065, and 15382 incorporated herein. The City shall maintain detailed descriptions of current thresholds, which shall be publicly available, and which shall be revised periodically as necessary to maintain a standard which will afford the fullest possible protection to the environment, within the reasonable scope of CEQA, by imposing a low-threshold requirement for the preparation of an EIR.

The City has prepared a Master Environmental Assessment (MEA) that contains maps outlining sensitive environmental resources, infrastructure, and bio-physical constraints within the City. These maps provide a valuable planning tool to the City, project applicants, and the general public. The MEA maps which relate to the environmental issues and resources of concern are included for reference purposes as an

integral part of these environmental thresholds. However, it should be noted that because of their size and scale, they should be used primarily as an "early warning system" to flag potential impacts for further scrutiny. In addition, as the City updates various policy documents and regulations pertaining to environmental resources, it should also update its resource maps and other geographic information. In any case, site specific information should take precedence over these maps where such detailed information exists or has been provided as a part of project applications.

Criteria for Amendment

A. General

Several threshold methodologies include a mechanism to enable them to respond automatically to environmental change. For example, changes in attainment status relative to air quality standards, changes in traffic levels on roads, and changes in the balance between water supplies and water use all affect how thresholds determine significance. However, other changes in environmental conditions or environmental information may require an alteration to the methodology used to evaluate significance.

B. Change of Scientific Basis and Criteria

The underlying basis of threshold criteria may change with the discovery of new data or theories about relationships between environmental change and environmental quality. When data from scientific publications, reports, or conference proceedings, etc. suggest the need for such a change, the City may review these data and determine the justification for threshold revisions.

C. Changes in Environmental Circumstances

Environmental characteristics such as groundwater levels, traffic counts and sensitive biological habitat acreage are subject to constant change due to development trends. In order to ensure reasonable significance determinations, thresholds will be changed to reflect changes in environmental carrying capacity, general plan policies, resource scarcity, and resource use. Information on such changes may come from resource managers (e.g. water purveyors, Air Pollution Control District), applicants, or the public. Likewise, infrastructure improvements may also have a mitigating effect on the status of constraints to development.

D. Workshops

The City may hold public workshops on environmental thresholds once a year. The workshops have several purposes: to advise the public of the technical basis for thresholds and how they are used in the environmental review process; to propose revisions as necessary; to obtain public comment on each threshold and the need for revisions; and to gather relevant data for the public for inclusion in threshold data bases.

These workshops and where appropriate threshold revisions should occur on a regular basis unless new information suggests that the purpose of a threshold can only be served by immediate revision. Any changes in thresholds made without opportunity for comment at a public workshop shall be posted in a public area of the City for at least 30 days following adoption of the changes and shall be reviewed at the next workshop. A determination by the City to revise a threshold may not be appealed.

E. Application of Threshold Revisions to Projects in the Review Process

When thresholds are revised due to new information, updated cumulative impact assessment, an improved methodology, or any other reason that provides a more accurate response to or reflection of existing conditions, the revised threshold shall be applied to projects in process up until an environmental document is found to be adequate and complete by the certifying body. Alternatively, if a threshold revision is simply a matter of applying a different standard, such a revision shall only be applied to any projects which are found to be complete after the threshold is revised.

3. Relationship Between Thresholds and Policies

Environmental thresholds are often but not always based on policies and standards from the General Plan. The traffic, noise, and aesthetic thresholds are examples of thresholds that are partially derived from and consistent with current General Plan policies.

Instructions for Preparing an Initial Study

An Initial Study shall be completed for each discretionary project per the requirements of CEQA, and the CEQA Guidelines. If a City department or agency determines that an EIR will be required for a public project, an Initial Study is not required (Section 15063 of the State CEQA Guidelines). However, it may still be desirable as a means to focus the EIR. Without an Initial Study document, the EIR must address all environmental issues listed in the Initial Study Checklist.

The Initial Study shall consist of five sections: Project Description, Initial Study Checklist, Discussion of Responses to Checklist, Mandatory Findings of Significance, and Determination of Environmental Document. The following are instructions on how to properly prepare the Initial Study:

SECTION A. PROJECT DESCRIPTION

The project description is to be completed by the project applicant and/or the agency/department responsible for administering the project, and should include sufficient information to enable preparers and reviewers of the Initial Study to fully understand the nature and extent of the project. At a minimum,

this section should include the project name and/or reference number, name of applicant, project location (including map), specific description of the nature and purpose of the project, a description of the physical alterations/improvements caused by the project (including site plan and elevations), and a list of the public facilities (e.g., roads, water supply, sewers, utilities) which will serve the project. When a project is submitted by a private party, the project Application and Environmental Questionnaire shall form the factual basis for the Initial Study's Project Description.

SECTION B. INITIAL STUDY CHECKLIST

For each issue listed in the attached Initial Study Checklist, and described in the attached "Description of Issues", a determination shall be made as to whether the project (individually and cumulatively) would have an effect on the existing environment, and whether that effect would be significant. The Initial Study shall consider 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.

Project Impacts:

If City Staff or its environmental consultant determines that the project would have absolutely no effect on a particular issue, the agency/department shall place a check under the "No impact" column. If the applicable agency/department determines that the project could have an effect but the effect would be less than significant, the agency/department shall place a check under the "Less than Significant impact" column. If the applicable agency/department determines that a project could have a potentially significant effect, but the effect can be mitigated to a less than significant level, the agency/department shall place a check under the "Potentially Significant impact-Mitigation incorporated" column. If the applicable agency/department determines that a project may have a potentially significant effect that cannot yet be determined to be feasibly mitigated to a less than significant level, the agency/department shall place a check under the "Potentially Significant impact" column.

Mitigation Strategies:

One of the explicit purposes of an Initial Study is to enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a "Mitigated" Negative Declaration. Mitigation of significant environmental effects may generally take one or more of five approaches: 1) "avoiding" the impact altogether by not taking a certain action or parts of an action; 2) "minimizing" impacts by limiting the degree or magnitude of the action and its implementation; 3) "rectifying" the impact by repairing, rehabilitating, or restoring the impacted environment; 4) "reducing" or eliminating the impact over time by preservation or maintenance operations during the live of the project or action; or 5) "compensating" for the impact by replacing or providing substitute resources or environments. In this context, project applicants or the lead agency should be encouraged to redesign, reduce in scale, or adopt specific mitigation strategies in order to reduce to less

than significant levels potential environmental effects identified in an Initial Study. Such an approach shall be accomplished by the re-submittal of revised or amended site plans accompanied by a letter either amending the application to reflect mitigation, or to acknowledge acceptance of mitigation strategies as conditions of approval. Mitigation measures and design changes shall be described in sufficient detail to show a clear linkage between the impact being mitigated (i.e., threshold being exceeded) and the residual effect after implementation of the mitigation measure. In this manner, a logical and reliable nexus is established between the identification of the significant impact and its mitigation to acceptable levels established in the Initial Study. Such design changes should then be reflected in a Mitigated Negative Declaration that identifies the process and outcomes employed to mitigate previously identified significant impacts.

Cumulative Impacts:

The City may determine that the incremental impacts of a project are not cumulatively considerable when they are so small they make only "de minimis" contribution to a potentially significant cumulative impact caused by other projects that would exist in the absence of the proposed project. In such cases the applicable agency/department shall place a check under the "Less than Significant impact" column. A "de minimus" contribution means that the environmental conditions would essentially be the same (no measurable or perceptible change) whether or not the proposed project is implemented. The very existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable.

The City may also determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem (e.g., water quality control plan, integrated waste management plan or payment of a traffic impact mitigation fee) within the geographic area in which the project is located. Such plans or programs must be specific in law or adopted by the City or county/special district with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the City or county/special district. The applicable agency/department shall place a check under the "Less than Significant impact" column when the project's cumulative impacts have been considered in a previously adopted plan or mitigation as identified above.

When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a Mitigated Negative Declaration, the City shall place a check under the "Potentially Significant cumulative impacts-Mitigation incorporated" column.

If the City determines that a project will have a substantial contribution to a potentially significant cumulative impact, the agency/department shall place a check under the "Potentially Significant Impact" column.

Definition of Cumulative Impact:

The purpose of these guidelines is to ensure consistent and complete assessment of cumulative impacts. "Cumulative Impacts" is the adverse change to the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. "Related" means that other projects will have an adverse impact on one or more of the same specific environmental issue(s) as the proposed project. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. Whether or not a cumulative impact is significant and a project's incremental contribution to the cumulative impact is considerable (measurable and perceptible), varies by environmental issue.

Methodology

The City's Master Environmental Assessment (MEA) maps provide the basis for determining the geographical area subject to project-level and cumulative impact assessment for each environmental issue the City is responsible for evaluating. The City's General Plan population, dwelling unit and employment forecasts, in conjunction with the land use maps, should also be used as the foundational basis for determining cumulative development within the City's municipal boundaries and immediately adjacent areas.

SECTION C. DISCUSSION OF RESPONSES TO CHECKLIST

For every determination in the checklist, the City and/or its environmental consultant shall provide a brief description of the factual basis for such determination with respect to both individual and, where appropriate, cumulative impacts, and shall also provide in references where appropriate to the source(s) of such factual data. Examples of such information sources include, but are not limited to, general plans, zoning ordinances, initial study assessment guidelines, or other published documents in support of the determination being made. Reference to previously prepared document(s) should, where appropriate, include a reference to the page or pages where the substantiating information appears. A source list may also be attached, and other sources used or individuals contacted should be cited in the discussion. All responses in Section C must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

For every "Potentially Significant cumulative impacts-Mitigation incorporated" determination, the City shall also provide a description of the mitigation measure(s) that are proposed to be incorporated into the

project in order to reduce an otherwise "Potentially Significant impact" to "Potentially Significant cumulative impacts-Mitigation incorporated." This description shall also include a brief explanation of how each mitigation measure will reduce the identified effect to a less than significant level.

For every "Potentially Significant impact" determination made, the City shall, if possible, specify what additional information would be required in order to enable the agency/department to make a "Potentially Significant cumulative impacts-Mitigation incorporated" determination. This additional information may subsequently take the form of an expanded and/or revised Initial Study (if time permits) or an EIR.

Because of its policy-level approach to environmental resources, the General Plan and its various elements provides an enunciation of the thresholds and standards to be applied in evaluating cumulative environmental impacts within the City's jurisdiction. Where cumulative effects impact other neighboring jurisdictions or jurisdictions with overlapping authority, their master plans or other explicit policy documents dealing with system-wide or regional issues shall be consulted in the assessment of cumulative impacts to those jurisdictions or agencies.

SECTION D. MANDATORY FINDINGS OF SIGNIFICANCE

Based on the response to the issues listed and the discussion of effects and mitigation measures, the City shall answer the questions regarding mandatory findings of significance. As noted within the City's Environmental Checklist form, a mandatory finding of significance shall be made if any of the following conditions are expected to result from a project:

- a) the project has 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.
- b) the project has the potential to achieve short term environmental goals to the disadvantage of long term environmental goals.
- c) the project has possible environmental effects which 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.)
- d) the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

SECTION E. DETERMINATION OF ENVIRONMENTAL DOCUMENT

Based on responses to the questions in Section D, and the information supplied in Sections B and C, the City shall determine which environmental document should be prepared. An EIR should be prepared when a "yes" or "maybe" determination has been made in Section D.

Public Notice:

Once an Initial Study has been prepared and a determination made that the project will not have a significant environmental impact, a Negative Declaration or Mitigated Negative declaration is issued and circulated for public and agency review. For a Negative Declaration, the City notifies public agencies of its availability for comment by distributing a notice of its availability to the County Clerk, and interested citizens, agencies and organizations who have requested notification. The City also uses one of three methods as additional notification. Those three options for public notice include: 1) publication of such a notice in the Ojai Valley News, a newspaper of general circulation in the community, 2) posting a notice on and off site in the area where the project is to be located, or 3) through a direct mailing to owners and occupants of property contiguous to the project site.

Time Limits:

After accepting an application as complete, the City shall determine within 30 days whether it intends to prepare an EIR or a Negative Declaration except as provided for in CEQE Section 15111.

Where a finding of no significant environmental effects can be made and a Negative Declaration or Mitigated Negative Declaration is the appropriate environmental document the City shall circulate the Initial Study for a public review period of not less than 20 calendar days or where the document is submitted to the State Clearinghouse, the review period established by the State Clearinghouse. With private property involving the issuance of a lease, permit or other entitlement to use the Negative Declaration must be completed and approved within 180 days from the date when the City accepted the application as complete.

Where an EIR is required, the Initial Study shall be circulated along with a Notice of Preparation for at least 30 days. With private property projects involving the issuance of a lease, permit or other entitlement to use, the EIR must be certified within one year from the date when the City accepted the application as complete.

4. General Plan Environmental Goals and Policies

The purpose of these guidelines is to ensure consistent and complete assessment of development/projects with regard to potential inconsistencies with adopted General Plan environmental goals and policies.

Section A. DEFINITION OF ISSUE

General Plan environmental goals and policies means the goals and policies of all General Plan Elements that serve to protect the environment (e.g., preservation or conservation of resources, avoidance of

hazards,...etc.). As such, not all goals and policies serve to protect the environment and are not considered under CEQA review.

Section B. THRESHOLD CRITERIA

- Any project that is inconsistent with a specific environmental policy of the General Plan is considered as having a significant environmental impact.
- Any project that appears to be inconsistent with an environmental goal of the General Plan, must be evaluated by the Community Development Director or their designee in light of the other related goals, policies, and programs of the General Plan in order to determine significance.

These criteria are not applicable if the project includes a request for a General Plan Amendment (GPA) that would eliminate the inconsistency, and the GPA itself would not have a significant impact on any other environmental issue nor be inconsistent with any other environmental policy or goal of the General Plan.

Section C. METHODOLOGY

During the preparation of the Initial Study, the staff person or consultant responsible for completing the Initial Study shall review all environmental goals and policies of the General Plan for potential inconsistencies. If the project were inconsistent with any environmental policy of the General Plan, then the project would have a significant impact. Projects that are inconsistent with the City's General Plan cannot be approved without making the necessary changes to ensure consistency with the General Plan. Where a policy is unclear or ambiguous, or where a policy's application to the specific project is uncertain, then the goals which relate to that policy must be also evaluated.

If a project appears to be potentially inconsistent with any environmental goal of the General Plan, then all related goals, policies and programs must be evaluated. Since environmental goals and policies relate to other environmental issues appearing on the Initial Study Checklist, this review must occur after all other issues have been evaluated.

5. Issue-Specific Thresholds

A. Aesthetics

1. Definition of the Issues

Ojai enjoys a unique setting in a small, linear valley, which provides it with a distinct sense of place, rural and very protected, surrounded by rocky hills and low mountain ranges. The steep slopes of the surrounding mountains and hills comprise a dramatic, scenic backdrop, which gives the area much of its unique charm. This special ambiance is highly valued by area residents and visitors. The surrounding mountains have slopes

that often exceed 50 percent, adding to the physical setting and scenic resources of the Valley.

2. Threshold Criteria³

The criteria used for determining the significance of aesthetic impacts are presented below. To determine if there would be a significant visual impact, it is necessary to determine how many people would see the project, the nature of the project relative to the existing visual environment. It is particularly useful to take photographs of the site from several vantage points for use in the visual impact assessment process. Should impacts exceed the identified criteria, a significant impact will be noted. Subsequent project mitigation may be recommended where appropriate. Impacts to aesthetics are considered significant if they result in any of the following:

- A substantial demonstrable negative aesthetic effect;
- Development that is out of scale or character with a distinct neighborhood or district;
- Degradation of, or significant interference with, the public's enjoyment of existing visual resources (from designated public open space or public roads), such as heritage trees or any other aesthetically pleasing resource;
- Obstruction of existing panoramic views of the Topa Topa Mountains.

3. Reference Maps

Master Environmental Assessment Map OS-1.

B. Light and Glare

1. Definition of Issue

Glare is a continuous or periodic intense light that may cause eye discomfort or be blinding to humans. Glare and nighttime lighting occur primarily in those areas dominated by urban conditions, and in various degrees depending on land use type. The primary sources are commercial areas where significant outdoor lighting requirements are needed. Examples include commercial centers, the automobile dealership on Ojai Avenue, and parking lots. Other sources that are not commercial oriented include street lighting along Ojai Avenue and athletic facilities (such as ball diamonds, which may be utilized at night). Except for the latter, the other uses are inclined to utilize lighting throughout the nighttime period. Use of exterior lighting at athletic/school and other recreational facilities is generally periodic and of shorter duration.

2. Definition of Technical Terms

Foot-candle – The primary measure of light intensity. One foot-candle equals one lumen per square foot.

³ These Criteria are based in part on the Significance Criteria utilized by the Final EIR on the Land Use and Circulation Element of the General Plan, May 13, 1997.

Light Pattern – The area of direct illumination form a light source.

Light Source – A device that produces illumination, including incandescent bulbs, fluorescent and neon tubes, halogen and other vapor lamps, and reflecting surfaces or refractors incorporated into a lighting fixture. Any translucent enclosure of a light source is considered to be part of the light source.

Point of Overlap – The highest point vertically from ground level at which adjacent light patterns overlap.

3. Threshold Criteria

To determine if the project would have an impact, a project must generate light which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working, or otherwise located within sight of the project.

The following conditions will normally be considered significant:

- ~~Any light source in excess of 150 watts that directly illuminates adjacent properties;~~
- Indirect illumination of adjacent properties in excess of 0.5 foot candles;
- For pedestrian lighting systems, a point of overlap between light patterns greater than seven feet;
- Intensity of lighting within the physical limits of an area required to be lighted that is greater than seven foot-candles.

4. Reference Maps

Master Environmental Assessment Maps OS-1 and REC-2.

C. Agricultural Resources – Soils

1. Definition of Issue

Soil that is utilized or suitable for agricultural crop production. This issue entails the direct loss of agricultural soils due to removal or permanent overcovering, and indirect loss due to increased wind or water erosion. It is the intent of the Land Use Element Update to preserve the large, unbroken expanse of open lands around the perimeter of the community to the extent feasible. Development in these areas is intended to consist of agricultural open space and very low intensity residential development (less than 1 dwelling unit/10 acres). Policies specifically emphasize the conservation/preservation of “commercially viable agricultural areas” by permitting only land use in these areas that is “oriented toward maintaining the long-term viability of agriculture.”

2. Threshold Criteria

CEQA states that the conversion of “prime agricultural land to non-agricultural use” or the impairment of the “agricultural productivity of prime agricultural land” will normally be considered a significant effect on the environment.

Any project that would result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance with a history of agricultural use will have an impact.

Any project that would result in the direct and/or indirect loss of agricultural soils in current agricultural production meeting or exceeding the following criteria will be considered as having a significant project impact:

General Plan Land Use Designation	Important Farmland Inventory Classification	Acres Lost
Agricultural	Prime/Statewide:	5 ac.
	Unique:	10 ac.
	Local:	15 ac.
All Others:	Prime/Statewide:	20 ac.
	Unique:	30 ac.
	Local:	40 ac.

3. Reference Maps

Master Environmental Assessment Maps CONS-1, OS-1, GEO-8, and GEO-10.

D. Air Quality

1. Definition of Issues

The Ventura County Air Pollution Control District (APCD) has published revised and adopted Guidelines for the Preparation of Air Quality Impact Analysis. The most recent version of these guidelines were adopted in November 2000. The Ventura County APCD Assessment Guidelines provide an in depth review of the Air Quality Setting for the County as a whole and the Ojai Valley specifically. As such, the "Guidelines" document shall be incorporated by reference into the City's process of evaluating a project's impacts as well as the existing environmental setting, appropriate mitigation measures for short term and long term impacts. The APCD guidelines prescribe the use of a screening procedure and a detailed procedure for assessing impacts. Those procedures are also incorporated into these thresholds and guidelines.

The Guidelines recommend specific criteria and threshold levels for determining whether a proposed project may have a significant adverse air quality impact. The Guidelines also provide mitigation measures that may be useful for mitigating the air quality impacts

of proposed projects. It should be noted, however, that these are guidelines only, and their use is not required or mandated by the Ventura County APCD. The final decision of whether to use these Guidelines rests with the lead agency responsible for approving the project.

2. Threshold Criteria

Specific County of Ventura AQMP policies indicate that a project will normally have a significant effect on the environment related to air quality if it will:

- Violate any ambient air quality standard, contribute substantially to an existing or protected air quality violation, or expose sensitive receptors⁴ to substantial pollutant concentrations;
- Conflict with adopted environmental plans and goals of the community where it is located. This includes the adopted County of Ventura AQMP threshold, which states that any General Plan Amendment that results in population growth above that forecasted in the most recently adopted AQMP is inconsistent with the Plan.

The County of Ventura AQMP has adopted a five pound threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO_x) which are the two precursors to ozone, the pollutant of main concern in the area. This identified five pound threshold for the Ojai Valley Airshed is used to determine whether a proposed project would have significant adverse impact on air quality. This threshold is applied to a daily time period, and expressed as pounds per day (ppd).

3. Mitigation Strategies

A. General Impacts

The air quality considerations of greatest concern in the City of Ojai are oxidizing compounds referred to as oxidant and carbon monoxide pollution. Both of these pollutants have vehicles as their primary source. Generally, vehicle generated pollutants can be reduced by decreasing the total miles traveled and, in the case of carbon monoxide, decreasing the amount of time that vehicles idle. Land use measures and the manipulation of parking facilities and regulations are the only direct, effective tools available to the City to reduce these problem pollutants.

B. Project Specific Mitigation

Project specific mitigation measures typically involve a variety of short term and long term strategies including:

⁴ Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollution, such as children, the elderly and people with illnesses. Examples include schools, hospitals, and daycare centers.

1. Plan-level mitigation (policy level strategies such as mixed use, street standards and parking requirements)
2. Construction Mitigation
 - a. Fugitive Dust Mitigation Measures
 - b. Valley Fever Mitigation Measures
 - c. ROC and NO_x Construction Mitigation Measures
3. Project Mitigation
 - a. Area Source Mitigation Measures
 - b. Operational Mitigation Measures
4. Contribution to an Off-Site TDM Fund⁵
5. Carbon Monoxide Mitigation
6. Toxic Air Contaminant Mitigation
7. Odor Mitigation

4. Reference Maps

Master Environmental Assessment Maps REC-2, CIR-1, and TC-1.

E. Biological Resources

1. Definitions of Biological Resources

Biological Resources include natural plant and animal species and their habitats, communities, and ecosystems. The Ojai Valley area is within the foothill region of central Ventura County. Ecologically, the area encompasses a wide range of physical habitats including flatlands, hills, and mountains. These habitats support a diverse collection of grassland, brushland, and woodland vegetation types. These vegetation types support a wide variety of wildlife.

2. Definition of Terms

The following is a partial glossary of biological terminology:

Significant Biological Resources – Include any of the following:

- Habitats of endangered, threatened, or rare species;
- Wetland habitats;
- Migration corridors for fish or wildlife;
- Locally important species/communities.

Species:

Endangered:

- Listed on State or federal endangered species lists, or

⁵ Off-site transportation demand management strategies include ride-sharing arrangements and expanded public transit, but not traffic engineering projects such as intersection signalization, improvements or channelization.

- A species whose survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors.

Threatened:

- Listed on State or federal threatened species lists, or
- Any species which is likely to become endangered in the foreseeable future.

Rare:

- Listed on State or federal rare species lists, or
- Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or the species is likely to become endangered within the foreseeable future throughout all of a significant portion of its range and may be considered "threatened" as that term is used in the Federal Endangered Species Act.

Candidate:

- Listed on Federal or State candidate species list (i.e., species is a candidate for listing as "threatened", "endangered", or "rare").

Wetland Habitat – Plant communities that are associated with lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is periodically covered with shallow water. The frequency of occurrence of water is sufficient to support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream outflows, mudflats, ponds, springs, and seeps.⁶

Migration Corridor – An area, as defined by a qualified biologist, which experiences recurrent fish or wildlife movement and which is important to fish or wildlife species seeking to move from one habitat to another.

Locally Important Species – A plant or animal species that is not an endangered, threatened, or rare species, but is considered by a qualified biologist to be a quality example or unique species within the County and region. This term also includes Candidate Species.

Locally Important Community – A plant or animal community which is considered by qualified biologists and/or the California Native Plant Society to be a quality example characteristic of or unique to the County or region.

⁶ Where State and Federal permits are required, State and Federal definitions of wetlands take precedence over the above definition.

Section 15065(a) of the CEQA Guidelines states that a project may have a significant effect if it has 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 documented in the Ojai General Plan Master Environmental Assessment, and/or the Tree Preservation Ordinance (Ojai M.C. Sec. 4-10.01) several specific areas within the study area are classified as being of moderate to high significance. Each resource classification is described as follows:

Areas of High Significance:

- Regionally significant oak woodland. These areas represent relatively large blocks of essentially unbroken oak woodland communities.
- Regionally significant riparian woodland. These areas represent relatively large blocks of essentially unbroken riparian communities.
- Woodland/brushland ecotone. These areas represent relatively large regionally significant woodland in combination with valuable wildlife habitat.
- Rare and engendered species habitat. These areas are as yet not identified, but have the potential to occur within the study area as evidenced by the presence of several rare and endangered species in the region.

Areas of Moderate Significance:

- Locally significant stands of native oak. These areas represent stands of native oak, which are either individual trees, relative small groves, or relatively large but developed for urban uses.
- Locally significant stands of native brushland. These areas represent relatively large blocks of native chaparral and coastal sage scrub, which possess moderate value as watershed, native flora and wildlife value.

3. Threshold Criteria

A set of criteria has been developed for the City of Ojai MEA and defines resources as being of either high, moderate, or low significance. It is appropriate to use the criteria defined below based on the rationale described for each set criteria.

High Significance

The criteria and rational establishing resources as having "high significance" generally limit resources to those that contribute to the biological diversity and/or productivity

critical within their regional context. In most cases, the term "regional" refers to Southern California. For purposes of the Ojai Master Environmental Assessment (and these thresholds), these resources include the following:

- The habitat of State and federally sanctioned rare, endangered and threatened plant and animal species;
- Biotic communities, vegetative associates and habitats of plant and animal species that are highly restricted in distribution on a regional basis;
- Habitat that, at some point in the life cycle of a species or group of species, serves as a concentrated breeding, feeding, resting or migrating grounds, and is limited in availability;
- Biotic resources that are of specific interest because they are either extreme in physical/geographical limitations, or they represent an unusual variation in a population or community;
- Areas that serve as "core" habitats to regional plan, wildlife, and game populations and fisheries.

Moderate Significance

The criteria for defining "moderate significance" relate to resources whose contribution to native biological diversity and productivity is limited to their local context and/or that support the functioning and integrity of adjacent areas of high significance. Such resources are as follows:

- Habitat that are key to the maintenance of localized plant and animal populations but are not significant on a regional basis;
- Areas that act to buffer and protect resources of high significance;
- Corridors and zones that serve to link areas of high significance and facilitate their ecological interactions;
- Biological resources that are noteworthy for their educational and/or horticultural value.

Low Significance

Remaining biological resources fall within areas of "low significance". The single criterion for determining these resources is:

- Areas where biological resources have been removed or significantly altered and/or none of the above criterion apply.

State Department of Fish and Game (DFG) and other early consultation with Responsible or Trustee agencies

If 1) the project requires a 1601 or 1603 Fish and Game Permit, OR 2) the project could cause impacts to significant biological resources, OR 3) the project could in any way affect Endangered, Threatened, or Rare species, the State Department of Fish and Game (DFG) should be consulted.

If the project involves other responsible or trustee agencies, including but not limited to the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the consultation requirements of those agencies shall also be adhered to and steps taken to facilitate interagency communication and coordination as early as reasonably feasible.

4. Mitigation Strategies

Continued conversion of undeveloped lands into urban uses will impact biological resources by reducing, disturbing, and/or destroying existing habitats. The health and variety of the remaining biotic resources will consequently be reduced. In addition to the impact upon the general biological resources, adverse impact upon rare and endangered species, in the form of loss or disruption is also likely. To eliminate such impacts, development of lands which contain, or provide for, significant resources, would have to be curtailed. Listed below are several generic mitigations which could reduce impacts of new developments.

- Redesign or modify the plot plan to preserve biotic resources and to avoid disruption of pristine areas.
- Near sensitive areas, reduce the density of residential development to the lowest possible level.
- Establish an "escape route" for wildlife during construction to allow them to reach undisturbed areas.
- Minimize the amount of grading.
- Replant or replace all specimen trees subject to removal.
- Use native plants in landscaping and where feasible include those plants which also provide food for wildlife.
- Provide barriers to prevent uncontrolled access from urban areas into pristine areas.

5. Reference Maps

Master Environmental Assessment Maps CONS-1, BR-2, OS-1, and GEO-8.

F. Cultural Resources

1. Definition of Archaeological Resources

Archaeological resources are the material remains (artifacts, structures, refuse, etc.) produced purposely or accidentally by members of prehistoric human cultures.

2. Definition of Technical Terms

Archaeological Resources – The material remains (artifacts, structures, refuse, etc.) produced purposely or accidentally by members of prehistoric human cultures.

Record Search – Preliminary assessment of archaeological resource literature and other available data to determine whether prior survey, analysis, or excavation has occurred in the project area; and to provide initial interpretations of impact and significance.

Phase I Assessment – A surface survey of the project area conducted by a qualified consultant, combined with a detailed record search.

Phase II Assessment – A detailed assessment of archaeological resource sites or features, consisting of intensive surface analysis and, where appropriate, limited test excavations, auger-boring, etc., to help determine site spatial boundaries and temporal depth.

Phase III Assessment – A 'mixed strategy reconnaissance' involving a combination of archaeological site analysis techniques, as determined by the archaeological consultant(s).

Project Area – The area covered by the discretionary permit request, usually including that area within 500 feet of the land area to be directly impacted by the proposed project.

3. Threshold Criteria

CEQA requires protection of unique archaeological resources that may be damaged or destroyed by a development project. For the purposes of CEQA, a unique archaeological resource is an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research question(s) and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as oldest of its type or best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Destruction of any significant archaeological or historic resource is considered to constitute a potentially significant impact. A resource is considered to be of significant value if it possesses one or more of the following characteristics:

- It exemplifies or reflects the broad cultural, political, economic, or social history of the U.S., California, or the City of Ojai.
- It is representative of one the diverse styles and variations of residential and commercial architecture found in Ojai, whether vernacular or a work of identifiable artisans, master craftsman, builder, or architects important locally or with wider significance.
- It is an object of significance because of its design or aesthetically pleasing appearance in a setting.

- It is a site, structure, or building that is important to the prehistory or history of the community.
- It is a surviving site, route, structure, or building important to the early settlement, economic origins, or technological development of the locale.
- It is a grouping or set of structures or buildings, historic sites or features, design components, natural features and landscape architecture, or other interesting details, which together create exceptionally rich history or cultural ambience.

If any of the above characteristics are satisfied, a Phase I or Phase II Assessment shall be prepared to further evaluate significance and form the basis for the specification of mitigation measures and alternatives where appropriate.

If the Phase I Assessment proves POSITIVE and archaeological resources are encountered (or highly suspected) during field reconnaissance, the consultant shall determine, if possible, the level of site significance and any mitigation measures or site avoidance techniques which may be necessary. If a Phase II assessment is required for further analysis or evaluation, staff shall request the consultant to create a Scope of Work which explicitly details further mitigation measures, time frames and costs, for review and approval by Planning staff and the applicant. A Phase II assessment should provide the data necessary to formulate feasible mitigation measures.

In-situ preservation of a sensitive archaeological site is the preferred manner of avoiding damage to archaeological resources. Avoidance may be mandatory depending on site significance criteria, as determined by State and Federal law.

4. Mitigation Strategies

The following general mitigation measures could serve to reduce impacts:

- Avoid direct impact through designing around archaeological resources;
- Bury endangered archaeological resources under clean fill to preserve them for eventual investigation;
- Allow sufficient time for emergency salvage excavation if approval of proposed project will result in destruction of resources.

5. Reference Maps

Master Environmental Assessment Maps CONS-1, OS-1, and CR-1.

G. Historic Resources

1. Definition of Historic Resources

For purposes of this section, the term "historical resources" shall include the following:

- A. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et. Seq.).
- B. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements, Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- C. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:
 - 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - 2. Is associated with the lives of persons important in our past;
 - 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - 4. Has yielded, or may be likely to yield, information important in prehistory or history.
- D. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1 (k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

2. Threshold Criteria

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource

means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.

The significance of an historic resource is materially impaired when a project:

- A. Demolishes or materially alters 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; or
- B. Demolishes or materially alters 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) requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Demolishes or materially alters 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.

3. Mitigation Strategies
Generally, mitigation strategies should follow the recommendations of an architectural historian retained to assess project impacts and their significance.
4. Reference Maps
Master Environmental Assessment Maps CONS-1, OS-1, and CR-1.

H. Geology and Soils

1. Definition of Issue

A proposed project will result in potentially significant impacts to and from geophysical resources if the project will:

- Trigger or accelerate geologic processes, such as land slides or erosion;
- Disturb or adversely affect unique geologic features of unusual scientific value for study or interpretation;
- Require grading or construction that will cause displacements, compaction, exposure or overcrowding of soil such that project development poses a reasonable probability of damage, endangerment to the public.
- Expose people to unacceptable risks due to the presence of geologic, seismic, or soil hazards.

2. Threshold Criteria

The issue specific threshold criteria outlined below may also be employed to further refine a determination of significance if appropriate.

A. Fault Rupture

Fault rupture hazards primarily exist along pre-existing faults. These faults are considered to pose a hazard if they have moved within a specific period of time. This period depends upon the type of project. For almost all projects, the period of interest is the past 11 thousand years. For the siting of critically hazardous facilities, such as atomic power plants, fault activity over longer periods of time needs to be considered.

Threshold criteria for determining whether a project is potentially at risk with respect to fault rupture is its location within any of the following areas: 1) A State of California designated Alquist-Priolo Special Fault Study Zone, 2) A County of Ventura designated Fault Hazard Area, 3) A County of Ventura designated Potential Fault Hazard Area.

B. **Ground Shaking**

Ground shaking hazards are ubiquitous throughout Ventura County and, ground failure phenomena aside, are accommodated by the Ventura County Building Code. The effects of ground shaking hazard are required to be considered within the existing framework of grading and building code ordinances which apply to all sites and projects. Special threshold criteria for ground shaking hazard are thus not established.

C. **Liquefaction**

Threshold criteria for determining whether a project is potentially susceptible to liquefaction are project location with respect to mapped liquefaction-susceptible areas on the City General Plan maps, on maps contained in Division of Mines and Geology Open-File Report 76-5LA and whether the project is located in a shallow bedrock area versus an area underlain by recent or older alluvium.

Projects located in mapped liquefaction susceptible areas or located on a site underlain by recent or older alluvium must be evaluated for liquefaction potential, as determined by the Public Works Director or City Engineer. The liquefaction evaluation will be completed and summarized in a report subject to review and approval by the City Engineer prior to completion of the Initial Studies Checklist.

The liquefaction evaluation must include determination of ground water levels that is based on at least one soil boring drilled a minimum of 40' deep. The soil boring must include standard penetration tests and be summarized on a log classifying earth materials and showing the in-situ dry density of the various strata as determined by laboratory tests of undisturbed samples. The report should include a description and summary of additional laboratory tests that include, as a minimum, particle size distribution and maximum density

determinations. The standard penetration tests may be supplemented by cone penetrometer testing or other methods approved by the County.

Liquefaction evaluations should also address the type(s) of liquefaction failure considered most likely to occur.

D. **Expansive Soils**

Expansive soils are present throughout most areas of Ventura County, including both low-lying and hillside terrain. They are present in some areas in thick accumulations and in others as a thin cover. Beaches, sea cliffs, bare rock and active stream channels are usually free of expansive soil accumulations. Expansive soil hazards are assessed and mitigated within the existing regulatory framework of both the Public Works Agency and the Building and Safety Department. As such, an expansive soil hazard is considered to exist where soils with an expansion index greater than 20 are present.

E. **Landslide Hazards**

Landslide/mudflow hazards generally exist in and at the base of hillside terrain where channel erosion, weathering, and tectonic movement have caused unstable conditions. Earthquakes and/or heavy periods of rain may trigger actual movement. A particular threat of landslide/mudflow exists in all areas that have already experienced mass movement and in areas subject to changes in topography and moisture content. This basically includes all hillside areas in Ventura County – defined as areas with slopes greater than 10%. The threshold for landslide/mudflow hazard is determined by the lead agency based on the location of the site or project within, or outside of, hillside terrain.

F. **Erosion / Siltation**

Erosion/Siltation hazards are ubiquitous throughout Ventura County and are accommodated by the Ventura County Public Works Agency, Flood Control District Standards and Specifications Design Manual. Erosion/siltation hazard is required to be considered within the existing framework of grading and building code ordinances which apply to all sites and projects. Special threshold criteria for erosion/siltation hazard are thus not established.

3. **Mitigation Strategies**

Geology and soil considerations indicate that several general impacts can be anticipated to be of continuing concern to the community. These impacts and some suggested generic mitigation measures are listed below:

A. **Seismicity Mitigation**

- Minimize the number of persons and amount of property exposed to risk. Structures of critical importance (e.g., hospitals, fire stations, etc.) should not

be allowed within fault zones designated on MEA: Faults/Flood Plains/Fire Hazards map Exhibit GEO-3.

- New development, particularly multi-story structures, should be designed and constructed to withstand a horizontal bedrock acceleration of 0.25g. Critical structures and those on filled estero areas should provide for an acceleration of 0.5g.

B. Compressible or Collapsible Soils Mitigation

- Minimize the exposure to these soils-related hazards by limiting development in such areas and/or designing structures to accommodate the kinds of settlement/compression anticipated.

C. Soil Creep Mitigation

- New structures should not be allowed in areas of soil creep unless evaluation by a qualified soils engineer and/or engineering geologist establishes that the site will be stabilized as a part of project design.
- Areas with expansive soils should be evaluated by a soils engineer and resultant recommendations integrated into project design prior to approval of new development.

D. Erosion Mitigation

- No new development or reconstruction should be allowed within Erosion Hazard zones indicated on MEA: Erosion Hazards map Exhibit GEO-10 unless a study by a certified engineering geologist indicates that the site is stable and that the proposed setback is adequate for the design life of the structure.
- New development in areas with active, high, or conditional erosion potential should have a site-specific evaluation and project approval should be conditioned to ensure that erosion will be reduced to normal or acceptable levels.

4. Reference Maps

Master Environmental Assessment Maps CONS-1, GEO-3, GEO-4, GEO-6, GEO-7, GEO-9, GEO-10, and HYD-1.

I. Hazards and Hazardous Materials

1. Definition of Issue

"Hazardous material" means any material that, because of its quantity, concentration, physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances,

hazardous waste, and any material that the administering agency determines to be potentially injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

2. Definitions of Terms

Certified Union Program Agency (CUPA) – The agency designated under the California Health and Safety Code for enforcement of regulations pertaining to hazardous materials.

Underground Storage Tanks (UST) – Any one or combination of tanks, including pipes connected thereto, which is used for the storage of hazardous substances as defined in the California Health and Safety Code, Division 20, Chapters 6.7, and which is substantially or totally beneath the surface of the ground.

Pipe – Means any pipeline or system of pipelines which is used in connection with the storage of hazardous substances and which is not intended to transport hazardous substances in interstate or intrastate commerce or to transfer hazardous materials in bulk to or from a marine vessel.

Leaking Underground Fuel Tank (LUFT) – Means a site that has been identified on the Environmental Health Division's list of leaking underground fuel tanks.

Business Plan (BP) – Means a plan that includes a chemical inventory, emergency response plans and procedures, and employees training. The Business Plan is required to be prepared by every business that handles hazardous materials in quantities equal to or greater than 500 pounds, 55 gallons, or 200 cubic feet at standard temperature and pressure for a compressed gas.

Regulated substance – Means any substance listed in Section 2770.5 of Title 19, California Code of Regulations.

Risk Management Plan (RMP) – Means a summary of a stationary source's risk management program. A RMP is required of any stationary source, which handles more than a threshold quantity of a regulated substance as listed in the California Code of Regulations Section 2770.5.

3. Threshold Criteria

The storage, handling, and disposal of potentially hazardous materials shall be in conformance with the requirements set forth in the following regulations:

- Underground Storage Tanks – California Health and Safety Code, Division 20, Chapter 6.7 and the California Code of Regulations Title 23, Division 3, Chapter 16.
- Business Plan (BP) – California Health and Safety Code, Section 25504.
- Risk Management Plan (RMP) -- California Health and Safety Code, Division 20, Chapter 6.95, Article 2.

- CUPA – California Health and Safety Code, Division 20, Chapter 6.11.

4. Mitigation Strategies

In general mitigation measures should follow the recommendations of technical studies prepared by a Registered Environmental Assessor or other technically qualified individual.
5. Reference Maps

Master Environmental Assessment Maps CONS-1, GEO-3, GEO-4, GEO-5, GEO-10, S-2, and HYD-1.

J. Fire Hazards

1. Definition of Issue

Fire hazard is defined as the potential loss of life and/or property due to fire. It is further defined as any thing or act which increases or may cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppression, or interfere with the operation of the fire department, or the egress of occupants in the event of fire.

2. Threshold Criteria

The fire hazard section focuses on the rural or wildland areas of Ventura County. The fire hazard area extends into all areas where native brush can be found growing in pure natural stands, which is most common on undeveloped hillside areas. Section 2.14 of the County General Plan covers goals and policies for fire hazard areas.

Ventura County Building Code, Article IV Section Uniform Building Code 1601 identifies high fire hazard areas as any area within 500 feet of uncultivated brush, grass, or forest covered land wherein an authorized representative of the Fire District determines that a potential fire hazard exists due to the presence of such flammable growth. Projects located within a high fire hazard area may have a significant impact. The impact can be mitigated by compliance with Building and Safety requirements for structures and the Fire District Weed Abatement program which calls for the clearing of brush, flammable vegetation, or combustible growth located within 100' of structures or buildings. Projects not located within a high fire hazard zone will not have a significant impact.

3. Reference Maps

Master Environmental Assessment Maps GEO-3 and S-2.

K. Groundwater Quantity and Surface and Groundwater Quality

1. Definition of Groundwater Quantity

The volume of groundwater for one or more beneficial uses usually expressed in gallons or acre-feet. One acre-foot is 325,851 gallons or 43,560 cubic feet.

2. Definition of Technical Terms

Groundwater – That part of the subsurface water which is in the zone of saturation (DWR Bulletin Number 74).

Net – As used in these guidelines shall mean that groundwater remaining after deductions have been made for any water returning to the aquifer. For example, Groundwater used exclusively inside dwellings and discharged to a septic tank would have a net use of zero if the tank is in communication with the same aquifer from which the same water was extracted.

Overdrafted Basin – The annual decrease in the amount of groundwater in storage that occurs during a long time period under a particular set of physical conditions reducing the supply and adversely affecting the use and disposal (including extractions) of water in the groundwater basin.

Hydrologic Unit – A drainage area boundary delineated by California Department of Water Resources (DWR) as a hydrologic unit, subunit or subarea which may contain one or more basins.

Historical groundwater extraction – the average annual groundwater extraction as calculated for the 15 year period ending two years prior to project application (private projects) or Initial Study preparation (public projects). The Public Works Director may approve an alternative method of calculating historic groundwater extraction in unusual or unique circumstances, provided such alternative method is consistent with the water resource goals of the General Plan.

3. Threshold Criteria

A. Groundwater Quantity

A land use or activity, which could cause a significant adverse impact upon groundwater resources in itself or on a cumulative basis. Threshold criteria include, but are not limited to:

1. Any land use that will directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a basin that is overdrafted, shall be considered to have a potentially significant impact.
2. In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, net groundwater extraction that will individually or cumulatively cause the basin(s) to become overdrafted, shall be considered to have a potentially significant impact.

3. In areas where the basin condition is not known and there is evidence of overdraft due to declining water levels in a well or wells, it shall be assumed that any net increase in groundwater extraction may potentially cause a significant impact until such time as reliable studies determine otherwise.
4. Notwithstanding the above, any project which would result in 0.15 acre-feet, or less, of net annual increase in groundwater extraction is not considered to have a significant project or cumulative impact.

B. Groundwater Quality

A land use, or activity, which could cause a significant impact upon groundwater quality in itself or on a cumulative basis. Threshold criteria include, but are not limited to:

1. Any land use proposal that will individually or cumulatively degrade the quality of groundwater and cause groundwater to fail to meet groundwater quality objectives set by the LARWQCB shall be considered to have a potentially significant impact.
2. In cases where the proposed land use impact upon the quality of groundwater is unknown, and there is evidence that the proposed land use could cause the quality of groundwater to fail to meet the groundwater quality objectives set by the LARWQCB, the project shall be considered to have a potentially significant impact until such time as reliable studies determine otherwise.

C. Surface Water Quality

A land use or activity that could cause a significant adverse impact upon surface water resources in itself or on a cumulative basis. Threshold criteria include, but are not limited to:

1. Any land use proposal that will degrade the quality of surface water and cause it to fail to meet surface water quality objectives for a hydrologic unit defined in the 4A, 3, or 5D Plans is a significant adverse impact.
2. In cases where the proposed land use impact upon the quality of surface water is unknown or the quality of surface water in a hydrologic unit is unknown, the impact is unknown and must be determined by additional investigation.

4. Reference Maps

Master Environmental Assessment Maps GEO-4, GEO-5, PS-1, and HYD-1.

L. Flood Hazard

1. Threshold Criteria

Flooding hazards are ubiquitous throughout Ventura County and are accommodated by the Ventura County Building Code and Ventura County Public Works, Flood Control District Standards and Specifications Design Manual. The effects of flooding hazards are required to be considered within the existing framework of grading and building code ordinances which apply to all sites and projects.

2. Mitigation Strategies

A. Flooding

1. General Impacts

Flooding along the City's major creeks can result in significant impacts.

2. Mitigation

Minimize the number of persons and amount of property exposed to flood hazard (e.g., require adequate setbacks from the floodway). New structures within the flood plain should have the first floor elevations above the anticipated flood levels (as per Federal Insurance Program).

B. Drainage

1. General Impacts

Improper provision for drainage in new development can have direct and indirect impacts which can be adverse.

2. Mitigation

Wherever feasible, provide for drainage via natural water courses (i.e., design new developments around existing drainage courses). Where this is not feasible, seek the least disruptive method and route for conveying drainage.

3. Reference Maps

Master Environmental Assessment Maps GEO-3 and HYD-1.

M. Noise Considerations

1. Definition of Noise

Noise is defined as any unwanted sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Because the effects of noise accumulate over time, it is necessary to deal not only with the intensity of sound but also the duration of human exposure to the sound.

2. Definition of Terms

The following is a partial glossary of acoustic terminology.

Noise Sensitive Uses – Dwellings, schools, hospitals, nursing homes, churches, and libraries.

Decibel (dB) – A unit division, on a logarithmic scale, whose base is the tenth root of ten, used to represent ratios of quantities proportional to power. In simple terms, if the power

is multiplied by a factor of ten, then ten is added to the representation of the power on the decibel scale. If 0 dB represents 1 unit of power, 60 dB represents one million units, etc.

A-weighted Sound Level [dB(A)] – Sound pressure level measured using the A-weighting network, a filter which discriminates against low and very high frequencies in a manner similar to the human hearing mechanism at moderate sound levels.

Time Average Sound Level (L_{eqT} -dB) – The level, in decibels, of the mean sound pressure averaged over time period T. This is often referred to as “equivalent sound level” and hence the “eq” subscript. The “equivalence” is to a sound of constant level that has the same total acoustic energy content.

Community Noise Equivalent Level [CNEL – dB(a)] – The long-term time average sound level, weighted as follows:

- Frequency responses is filtered using the A-weighting network.
- Sounds occurring between 7 p.m. and 10 p.m. are weighted by 5 dB (in effect, the number of noise events is multiplied by 3.15).
- Sounds occurring between 10 p.m. and 7 a.m. are weighted by 10 db (in effect, the number of noise events is multiplied by 10).

Ambient Noise – The noise that results form the combination of all sources, near and far. The ambient noise levels are expressed as L_{eqT} or CNEL as judged appropriate to the situation.

Noise Contour – A line a map that indicates locations of constant ambient sound level near or around known sources of noise. In practice, noise contours are often shown as calculated for the dominant source of noise only.

3. Threshold Criteria

The Noise Element of the General Plan and the City's Noise Ordinance provides a basis for comprehensive local programs to control and abate environmental noise and protect citizens from excessive exposure. Specifically, the following serves as the City's environmental thresholds for the evaluation of noise impacts:

- Criteria for determining the significance of noise impacts are based on City of Ojai Noise Element policies NP-1 through NP-7 and California Environmental Quality Act (CEQA) Guidelines. Impacts are considered significant if noise levels meet or exceed any of the following criteria:
 - The project generates or results in an exceedance of 55 dBA CNEL at exterior living areas (i.e., rear yards and patios) for residential uses, places of worship, and passive recreation areas.
 - The implementation of the proposed project generates or results in an exceedance of 45 dBA CNEL in habitable interior living spaces (with windows closed) for residential uses, schools, libraries, hotel/motel sleeping areas, and places of worship.

- The implementation of the proposed project results in an increase of three dBA or more where the proposed project worsens an existing or projected exceedance of the applicable City standards.

For purposes of community noise impact assessment, changes in noise levels greater than three dBA are typically identified as significant. In the one dBA to three dBA range, residents sensitive to noise may perceive a slight change, but not at levels on one dBA or lower.

4. Mitigation Strategies

A. General Impacts

New development, particularly residential uses, needs to consider noise factors in order that potential adverse impacts can be avoided or reduced to acceptable levels.

B. Mitigation

The following general mitigation measure can serve to produce recognition and reduction of noise impacts in new development.

- The ambient noise level plus any additional noise generated by the proposed project should be compared with the standards established for various land uses in the Noise Element and/or noise ordinances adopted pursuant to the Element. If the difference between the actual noise level and the required level for a particular land use is less than 10dB(A), noise barriers and/or alternate construction methods should be incorporated into the proposed project design. If the difference between actual and required noise levels is greater than 10dB(A), a special acoustic study should be conducted to incorporate design mitigations into the proposed project to reduce noise impacts (i.e., proper site planning and insulation).

5. Reference Maps

City Noise Element Contour Map

N. Population

1. Threshold Criteria

Population growth is an important issue for the City and is reflected in the Updated Land Use Element of the General Plan. As part of the description of many of the General Plan land use designations, the land use element prescribes a maximum population intensity. This intensity factor applies to all residential uses, agriculture, the Village Mixed Use zone, and the Open Space / Resource designation. The prescribed population factor is 2.43 persons per household and should be applied to determine whether a given project

falls within the allowable population intensity for a given residential or other non-commercial / retail use. Where no population intensity is listed for a given designation, no findings or calculations need to be made.

O. Housing

1. Definition of Issue

Housing is defined as one or more rooms providing complete independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation; but containing only one set of kitchen related fixtures capable of serving the exclusive use of one family. This issue entails both direct physical impact to, and demand for, housing.

2. Definition of Technical Terms

County Median Household Income – The Countywide median income for a family of four as established annually by the Department of Housing and Community Development (HCD).

Lower-Income Family – A household with a gross income equal to or less than 80 percent of County median household income (adjusted for household size).

Moderate-Income Family – A household with a gross income equal to or less than 120 percent of County median household income (adjusted for household size), but greater than 80 percent of County median household income.

Monthly Rental Rate – Monthly Rental Rates are determined by multiplying HCD's Annual Income Limits (adjusted for family income level and household size) by 0.083 (monthly conversion factor), multiplied by 0.3 (30% of gross income for housing).

3. Threshold Criteria

A. Existing Housing

Any project that would remove four or more dwellings that are currently or were formerly owner-occupied, or the removal of four or more dwellings that are currently or were formerly renter-occupied, that are affordable to families with the following family income levels in the following areas is considered to have a significant adverse impact on existing housing:

- Lower-income family - Entire City

Removal of housing not meeting the above criteria is considered as not having a significant impact.

B. Demand for Housing

Construction Workers – Any project that would involve construction would have a potential impact on the demand for additional housing. However, construction worker demand can be generally regarded as less than significant because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the L.A. Metropolitan region.

Full-time Employees – Full-time employment generation shall be reviewed on a case-by-case basis. Any project that has a demonstrated long-term impact on housing available to lower income families shall participate in the creation of housing opportunities consistent with the City's Housing Element.

P. Public Services

1. Definition of Issue

Criteria for determining the significance of impacts to public services and utilities are based on proposed Municipal Facilities and Services Performance Standards outlined in the General Plan Update (presented below) and the CEQA Guidelines. Impacts to public services are considered significant if they result in a quantifiable and substantial reduction in the level of services provided to existing or planned development, below that identified in the following paragraphs.

2. Threshold Criteria

A. Water

A source of water supplied by the following and evidenced by a "Can and Will Serve" letter shall be determined to constitute a permanent supply of water:

- Southern California Water Company
- Meiners Oaks County Water District
- Ventura River County Water District
- Casitas Municipal Water District
- Siete Robles Mutual Water Company

Projects obtaining water from any of the above sources of supply shall be considered to have a permanent source of water and shall be considered not significant.

B. Fire and Fire Flow Requirements

1. A project will be considered having a significant impact upon fire flows if, after consultation with the fire Department it can not meet the required fire flow.
2. If it can not provide an acceptable mitigation factor, i.e., fire sprinklers to allow for a reduction in the required fire flow.
3. A five (5) minute maximum response time for fire and emergency medical calls.

4. Adequate firefighter staffing and deployment such that concurrent response can be provided to one emergency medical call and one structural fire call, meeting staff requirements with regular on-duty firefighters.

The Fire Prevention Inspector responsible for the project will review the information submitted by the applicant relative to water availability.

C. Police Protection

As a general rule, an officer to population ratio of 1.5 officers per 1000 people can be used. However calls for service, area to be served, and response times must also be considered. The last three factors vary from area to area so dramatically that they must be viewed subjectively.

D. Public Schools

A project will normally have a significant impact on public school facilities if it would substantially interfere with the operations of an existing school facility, or would put additional demands on a school district which is currently overcrowded for which monetary mitigation measures, as allowed by State law, would not reduce the impacts to an insignificant level.

Non-residential projects would not have an impact on the demand for schools. Non-residential projects located adjacent to school facilities should be referred to the appropriate public school district for review and comment regarding the project's impact on the school facilities/operations before completing the Initial Study.

All residential projects (except senior citizen housing) would have an impact on the schools. If the project is within a district that is overcrowded, and the school district has adopted an ordinance requiring the payment of school fees, then the impacts have been mitigated by ordinance unless the school district indicates otherwise. If the District is not overcrowded, or if the District has adopted an ordinance for exaction of school fees and does not raise any additional concerns, less than significant impacts would result.

E. Parks and Recreation

A project will have a significant impact on recreation if it would cause an increase in the demand for recreation when measured against the following standards. Such standards are multi-jurisdictional in terms of supply and are to be used as a method of measuring whether an impact will be significant to the point of requiring an Environmental Impact Report.

- Local Parks / Facilities:

5 acres of developable land (less than 15% slope) per 1000 population.

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

F. Flood Control / Drainage Facilities

The Ventura County Flood Control District's Comprehensive Plan defines those channels subject to the District's regulatory authority. In addition, the Ventura County Flood Insurance Study and associated maps define Areas of Special Flood Hazard that are subject to the authority of the Ventura County Flood Plain Management Ordinance. The natural channels and facilities not designated within these source documents and the impacts thereon are the focus of review under this guideline.

In reviewing a project for impacts, the following are to be given consideration:

- The possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow.
- The capacity of the channel and the potential for overflow during design storm conditions.
- The potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels on and off site.

3. Mitigation Strategies

A. General Impacts

General impacts which can be expected to affect public services are those which could potentially increase demand beyond the ability of the supply and/or the capacity of the system to provide adequate service. In new development, increased population is also representative of increased demand.

B. Mitigation

Generic mitigation measures which could serve to reduce demand upon public services, are basically:

- Reduce demand through on-site reduction of service requirements:
 - Water – Flow restrictions, low-flush toilets; use of native plants in landscaping;
 - Sewer – Water conserving devices;
 - Police – Design for security (lighting, street layout, dead-bolt locks, etc.); avoid placing incompatible uses in close proximity;
 - Fire – Design for safety (fire extinguishers, sprinklers, street layout, etc.); avoid increased service requirements in high hazard and/or flow deficient areas (phase development to correlate with high improvements in servicing ability);
 - Parks and Recreation – Provide recreation areas/facilities within proposed projects which have significant recreation demands.

4. Reference Maps

Master Environmental Assessment Maps OS-1, REC-2, GEO-3, GEO-5, PS-1, S-2, and CIR-1.

Q. Transportation and Circulation

1. Definition of Issue

The following guidelines are intended to assist a reviewer or project applicant to determine if a traffic study is required. Thresholds are also provided to help in the determination of whether a project's impact is (or may be) significant. The reviewer should be cautioned, however, not to place total reliance on these thresholds as the potential for impact may vary depending upon the environmental setting and the nature of the project.

2. Definition of Technical Terms

Average Daily Trip (ADT) – The total bi-directional volume of traffic passing through a given point during a given time period, divided by the number of days in that time period.

Level of Service (LOS) – A measure of the mobility characteristics of an intersection as determined by the vehicle delay and secondary factor, the volume capacity ratio.

Peak Hour Trip (PHT) – A single or one-direction vehicle movement that takes place during the morning and/or evening “rush hour” with either the origin or destination (exiting or entering) a project site or study area. The morning or AM “peak hour” is typically observed to take place between 7:00 - 8:00 am. The evening or PM “peak hour” is typically observed to take place between 4:30 - 5:30 pm.

Peak Hour Turning Movements (PHTM) – The highest number of vehicles turning left, going straight or turning right on each approach of an intersection during the period with the highest hourly volume on an average weekday.

Square Feet (SF) – Unit of measurement for project size.

Throughfare (TF) – Any road that is part of the regional road network.

Trip Generation Rate (TGR) – The number of vehicle trips per unit of land use using a site's driveway. Rates may be for the entire day, peak hour of the generator or of the adjacent street.

Traffic Impact Study (TIS) – A study describes how a new or redevelopment would affect the area's local transportation system and identifies measures to mitigate impacts from the project.

Traffic Impact Mitigation Fee (TIMF) – Fees assessed on all applicants for development approval for the construction of off-site transportation infrastructure improvements necessitated by new development and development expansion or intensification.

Volume/Capacity Ration (V/C) – The ratio between the existing or projected volume of traffic using a transportation facility and the capacity of that facility. The capacity is defined at the maximum hourly rate at which person or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway traffic and control conditions.

3. Threshold Criteria

The City's updated Circulation Element identifies the thresholds of significance for policy consistency. These thresholds (CIR-2) also serve as criteria for the assessment of project related and cumulative transportation and circulation impacts. The two policies are as follows:

CIR-1 Provide for the efficient movement of vehicles by designing, constructing, and maintaining a roadway circulation network which will function at an acceptable level of service (LOS). The City will strive to achieve and maintain LOS C, where it is economically and environmentally feasible to achieve that objective in a manner consistent with community character and the non-transportation provisions of the General Plan, but will accept lower levels of service where necessary to:

- Protect Ojai's unique community character or the quality of the area's natural environment;
- Provide for the safety of pedestrians and bicyclists and to avoid gaps in the City's trails system;
- Conduct major community events that are important to the City's cultural, community, and economic health.

The minimum acceptable LOS along State Routes 33 and 150 would be LOS D, except for any segments or intersection operating below LOS D as of the date of adoption of this Circulation Element (May 17, 1997), in which case, LOS E is considered acceptable.

At any intersection, the minimum acceptable LOS shall be C where the minimum acceptable LOS for each intersecting street is also C. In all other cases, the minimum acceptable LOS for an intersection shall be the lower of the acceptable LOS standards for the intersection roadway links.

CIR-2 Limit the intensity of future development to that which can be accommodated on area roadways through creation of a mix of land uses that realistically balances (1) community growth potential, (2) community character, environmental, and neighborhood protection needs, and (3) the desire for improving the performance of the City's roadway system.

Where (1) existing or (2) projected traffic volumes at general plan build out prevent a project from complying with this policy, limit development to the maximum peak hour volume-to-capacity (V/C) ratio increases delineated in Table A, unless a greater increase is required to accommodate the following:

- Construction of a single family dwelling on an existing lot of record.
- An affordable housing project needed to achieve the City's Housing Element objectives for the production of low and moderate-income housing.
- A project or event that is important to the City's cultural, community, and economic health.

Changes in Level of Service-Intersections:

Project Specific Impacts – A significant adverse project specific traffic impact is assumed to occur at any intersection if the project will change the V/C ratio or add PHT to impacted intersections that exceed the thresholds established in Table 1 below.

Table 1

Threshold of Significance for Changes in Level of Service at Intersections

Significant Changes in LOS	
Intersection LOS (Existing)	Increase in V/C or Trips greater than
LOS A	0.20
LOS B	0.15
LOS C	0.10
LOS D	15 trips*
LOS E	10 trips*
LOS F	5 trip*

*To critical movements

Cumulative Impacts – Intersections: A significant adverse cumulative traffic impact is assumed to occur at any intersection if, a Traffic Study prepared by a competent professional indicates that its peak hour traffic in combination with other closely related past, present or reasonably foreseeable probable future projects will exceed the maximum Peak Hour V/C increase prescribed by Circulation Element Policy CIR-2 and Table A, below. In assessing cumulative traffic and circulation impacts, traffic consultants shall use the most up-to-date traffic model available for the Ojai Valley/City of Ojai. Consultants may utilize either a "list approach" to assessing cumulative impacts, wherein all proposed, probable and approved projects are considered, or the general plan build-out approach, whichever provides the greatest confidence level in the estimation and evaluation of cumulative effects.

Table A Allowable Project-Related Traffic Increases Where Roadway or Intersection Performance Standards Are or Will Be Exceeded			
Existing or Future Link / Intersection LOS	Volume to Capacity (V/C) Ratio	Maximum Peak Hour V/C Increase	
C	0.71-0.80	0.0100	
D	0.81-0.90	0.0060	
E	0.91-1.00	0.0030	
F	≥ 1.01	0.0030	

Source: LSA Associates, Inc., 1995

Changes in Level of Service - Roadways

Project Specific Impacts – Roadways: A significant adverse project specific traffic impact is assumed to occur on any road segment if a project is projected to add average daily or peak hour volumes to a roadway segment that would cause it to exceed the roadway performance standards noted in Table A, above.

Cumulative Impacts – Roadways: A significant adverse cumulative traffic impact is assumed to occur on any road segment if a project, in combination other closely related past, present and reasonable foreseeable probable future projects, is projected to add average daily or peak hour volumes to a roadway segment that would cause it to exceed the roadway performance standards noted in Table A, above. In assessing cumulative traffic and circulation impacts to roadways, traffic consultants shall use the most up-to-date traffic model available for the Ojai Valley/City of Ojai. Consultants may utilize either a "list approach" to assessing cumulative impacts, wherein all proposed, probable and approved projects are considered, or the general plan build-out approach, whichever provides the greatest confidence level in the estimation and evaluation of cumulative effects

A map of projected roadway/intersection conditions at General Plan Build-out presented in the Appendix shall serve as a general guide to determining potentially significant transportation related impacts based upon a projects location, trip generation, and distribution. This map should be updated or supplemented on an annual basis to reflect current conditions

When a Traffic Study is Required:

- Any project located in the City that impacts State Route 33.
- Any project estimated to generate ten or more peak hour trips.

Representative examples are as follows:

- Residential development of 10 units or more
- Commercial office projects of 4,400 SF or more
- Other commercial or medical office projects of 2,400 SF or more
- Any fast food restaurant project
- Manufacturing or industrial projects of 6,000 SF or more

Traffic studies may also be required if it is known that a project will cause any peak hour impacts to County roads or intersections operating at or below LOS D.

- c. When required by County of Ventura Ordinance 4071 (Traffic Impact Mitigation Fee) to determine the amount of the traffic impact fee.
- d. When required by the City Public Works Director (or his/her designee) because of safety or operational considerations on roads that may be impacted by the proposed project.

4. Mitigation Strategies

A. General Impacts

The transportation, circulation, and parking considerations of greatest concern in the City of Ojai are capacity constrained intersections and peak hour level of service problem areas. These two problems are created by single or low occupancy automobile use and the physical constraints of roadways (e.g., road width, alignment, etc.). Generally, vehicle use can be reduced by implementing alternate transportation modes (e.g., buses, bicycles, walking, etc.) or by increasing high occupancy auto use (e.g., car pooling). Land use controls (e.g., phased development, parking regulations, etc.), innovative development designs (i.e., those which incorporate incentives towards reducing vehicle use), and roadway improvements are the major tools available to the City to mitigate its traffic-related problems.

B. Mitigation

General mitigation measures which are directed toward reducing transportation, circulation, and parking impacts are as follows:

- Restrict truck deliveries from major and secondary highways;
- Restrict on-street parking during peak hours to increase street capacity;
- Limit construction time and/or methods where level of service interference may be a problem;
- Restrict left hand turn movements to and from proposed developments which are located in or near existing capacity constrained intersections or peak hour level of service problem areas;
- Encourage subsidized bus service for employees and/or customers;
- Provide flextime to dilute peak hour congestion;

- Provide preferential parking for car pools;
- Encourage development designs which incorporate bus pockets, turn lanes, and covered shelters as an incentive to bus use;
- Include bicycle parking facilities, racks, lockers, and showers in proposed projects which will employ or house substantial numbers of persons.
- Develop and implement an integrated transportation demand management strategy.
- Permanently reduce in perpetuity the trip generation of other land uses which currently generate traffic that affects the same impacted roadway section or intersection.
- Payment of trip mitigation fees.
- Funding or contribution to funding of specific operational improvements specified within the City's Circulation Element, capital improvement program, or Ojai Valley Traffic Circulation Study (Austin Foust Associates, Inc. June 2002).

In most cases, the city should rely upon a project-specific traffic study prepared by a qualified and experienced professional.

5. Reference Maps

General Plan Buildout LOS Map and future supplements

6. Appendix

A. Definitions and Glossary of Abbreviations

Approval

(a) "Approval" means the decision by a public agency which commits the agency to a definite course of action in regard to a project intended to be carried out by any person. The exact date of approval of any project is a matter determined by each public agency according to its rules, regulations, and ordinances. Legislative action in regard to a project often constitutes approval.

(b) With private projects, approval occurs upon the earliest commitment to issue or the issuance by the public agency of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project (CEQA Sec. 15352).

Categorical Exemption

"Categorical exemption" means an exemption from CEQA for a class of projects based on a finding by the Secretary for Resources that the class of projects does not have a significant effect on the environment (CEQA Sec. 15354).

Cumulative Impacts

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (CEQA Sec. 15355).

Decision-Making Body

"Decision-making body" means any person or group of people within a public agency permitted by law to approve or disapprove the project at issue (CEQA Sec. 15356).

Discretionary Project

"Discretionary project" means a project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations. A timber harvesting plan submitted to the State Forester for approval under the requirements of the Zberg-Nejedly Forest Practice Act of 1973 (Pub. Res. Code Sections 4511 et seq.) constitutes a discretionary project within the meaning of the California Environmental Quality Act. Section 21065(c) (CEQA Sec. 15357).

Effects

"Effects" and "impacts" as used in these Guidelines are synonymous.

(a) Effects include:

- (1) Direct or primary effects which are caused by the project and occur at the same time and place.
- (2) Indirect or secondary effects which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems.

(b) Effects analyzed under CEQA must be related to a physical change (CEQA Sec. 15358).

Emergency

"Emergency" means a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to life, health, property, or essential public services. Emergency includes such occurrences as fire, flood, earthquake, or other soil or geologic movements, as well as such occurrences as riot, accident, or sabotage (CEQA Sec. 15359).

Environment

"Environment" means the physical conditions which exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions (CEQA Sec. 15360).

Environmental Documents

"Environmental documents" means Initial Studies, Negative Declarations, draft and final EIRs, documents prepared as substitutes for EIRs and Negative Declarations under a program certified pursuant to Public Resources Code Section 21080.5, and documents prepared under NEPA and used by a state or local agency in the place of an Initial Study, Negative Declaration, or an EIR (CEQA Sec. 15361).

EIR - Environmental Impact Report

"EIR" or "Environmental Impact Report" means a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The contents of an EIR are discussed in Article 9, commencing with Section 15120 of these Guidelines. The term "EIR" may mean either a draft or a final EIR depending on the context.

(a) Draft EIR means an EIR containing the information specified in Sections 15122 through 15131.

(b) Final EIR means an EIR containing the information contained in the draft EIR, comments either verbatim or in summary received in the review process, a list of persons commenting, and the response of the Lead Agency to the comments received. The final EIR is discussed in detail in Section 15132 (CEQA Sec. 15362).

EIS - Environmental Impact Statement

"EIS" or "Environmental Impact Statement" means an environmental impact document prepared pursuant to the National Environmental Policy Act (NEPA). NEPA uses the term EIS in the place of the term EIR which is used in CEQA (CEQA Sec. 15363).

Feasible

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors (CEQA Sec. 15364).

Initial Study

"Initial Study" means a preliminary analysis prepared by the Lead Agency to determine whether an EIR or a Negative Declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR. Use of the Initial Study is discussed in Article 5, commencing with Section 15060 (CEQA Sec. 15365).

Jurisdiction by Law

(a) "Jurisdiction by law" means the authority of any public agency:

- (1) To grant a permit or other entitlement for use;
- (2) To provide funding for the project in question; or
- (3) To exercise authority over resources which may be affected by the project.

(b) A city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is:

- (1) The site of the project;
- (2) The area in which the major environmental effects will occur; and/or
- (3) The area in which reside those citizens most directly concerned by any such environmental effects.

(c) Where an agency having jurisdiction by law must exercise discretionary authority over a project in order for the project to proceed, it is also a Responsible Agency, see Section 15381, or the Lead Agency, see Section 15367 (CEQA Sec. 15366).

Lead Agency

"Lead Agency" means the public agency which has the principal responsibility for carrying out or approving a project. The Lead Agency will decide whether an EIR or Negative Declaration will be required for the project and will cause the document to be prepared. Criteria for determining which agency will be the Lead Agency for a project are contained in Section 15051 (CEQA Sec. 15367).

Local Agency

"Local agency" means any public agency other than a state agency, board, or commission. Local agency includes but is not limited to cities, counties, charter cities and counties, districts, school districts, special districts, redevelopment agencies, local agency formation commissions, and any board, commission, or organizational subdivision of a local agency when so designated by order or resolution of the governing legislative body of the local agency (CEQA Sec. 15368).

Ministerial

"Ministerial" describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the requested location, the structure would meet the strength requirements in the Uniform Building Code, and the applicant has paid his fee (CEQA Sec. 15369).

Mitigated Negative Declaration

"Mitigated negative declaration" means a negative declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (CEQA Sec. 15369.5).

Mitigation

"Mitigation" includes:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments (CEQA Sec. 15370).

Negative Declaration

"Negative Declaration" means a written statement by the Lead Agency briefly describing the reasons that a proposed project, not exempt from CEQA, will not have a significant effect on the environment and therefore does not require the preparation of an EIR. The contents of a Negative Declaration are described in Section 15071 (CEQA Sec. 15371).

Notice of Completion

"Notice of Completion" means a brief notice filed with OPR by a Lead Agency as soon as it has completed a draft EIR and is prepared to send out copies for review. The contents of this notice are explained in Section 15085 (CEQA Sec. 15372).

Notice of Determination

"Notice of Determination" means a brief notice to be filed by a public agency after it approves or determines to carry out a project which is subject to the requirements of CEQA. The contents of this notice are explained in Sections 15075 and 15094 (CEQA Sec. 15373).

Notice of Exemption

"Notice of Exemption" means a brief notice which may be filed by a public agency after it has decided to carry out or approve a project and has determined that the project is exempt from CEQA as being ministerial, categorically exempt, an emergency, or subject to another exemption from CEQA. Such a notice may also be filed by an applicant where such a determination has been made by a public agency which must approve the project. The contents of this notice are explained in Section 15062 (CEQA Sec. 15374).

Notice of Preparation

"Notice of Preparation" means a brief notice sent by a Lead Agency to notify the Responsible Agencies, Trustee Agencies, and involved federal agencies that the Lead Agency plans to prepare an EIR for the project. The purpose of the notice is to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR. Public agencies are free to develop their own formats for this notice. The contents of this notice are described in Section 15082 (CEQA Sec. 15375).

Person

"Person" includes any person, firm, association, organization, partnership, business, trust, corporation, limited liability company, company, district, city, county, city and county, town, the state, and any of the agencies or political subdivisions of such entities (CEQA Sec. 15376).

Private Project

A "private project" means a project which will be carried out by a person other than a governmental agency, but the project will need a discretionary approval from one or more governmental agencies for:

- (a) A contract or financial assistance, or
- (b) A lease, permit, license, certificate, or other entitlement for use (CEQA Sec. 15377).

Project

(a) "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following:

- (1) An activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700.
- (2) An activity undertaken by a person which is supported in whole or in part through public agency contacts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- (3) An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

(b) Project does not include:

- (1) Proposals for legislation to be enacted by the State Legislature;
- (2) Continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making (except as they are applied to specific instances covered above);
- (3) The submittal of proposals to a vote of the people of the state or of a particular community. (*Stein v. City of Santa Monica* (1980) 110 Cal.App.3d 458);
- (4) The creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.
- (5) Organizational or administrative activities of governments which are political or which are not physical changes in the environment (such as the reorganization of a school district or detachment of park land).
- (c) The term "project" refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term "project" does not mean each separate governmental approval.

(d) Where the Lead Agency could describe the project as either the adoption of a particular regulation under subsection (a)(1) or as a development proposal which will be subject to several governmental approvals under subsections (a)(2) or (a)(3), the Lead Agency shall describe the project as the development proposal for the purpose of environmental analysis. This approach will implement the Lead Agency principle as described in Article 4 (CEQA Sec. 15378).

Public Agency

"Public agency" includes any state agency, board, or commission and any local or regional agency, as defined in these Guidelines. It does not include the courts of the state. This term does not include agencies of the federal government (CEQA Sec. 15379).

Endangered, Rare or Threatened Species

(a) "Species" as used in this section means a species or subspecies of animal or plant or a variety of plant.

(b) A species of animal or plant is:

(1) "Endangered" when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors; or

(2) "Rare" when either:

(A) Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or

(B) The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the Federal Endangered Species Act.

(c) A species of animal or plant shall be presumed to be endangered, rare or threatened, as it is listed in:

(1) Sections 670.2 or 670.5, Title 14, California Code of Regulations; or

(2) Title 50, Code of Federal Regulations Section 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

(d) A species not included in any listing identified in subsection (c) shall nevertheless be considered to be endangered, rare or threatened, if the species can be shown to meet the criteria in subsection (b).

(e) This definition shall not include any species of the Class Insecta which is a pest whose protection under the provisions of CEQA would present an overwhelming and overriding risk to man as determined by:

(1) The Director of Food and Agriculture with regard to economic pests; or

(2) The Director of Health Services with regard to health risks (CEQA Sec. 15380).

Responsible Agency

"Responsible Agency" means a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency which have discretionary approval power over the project (CEQA Sec. 15381).

Significant Effect on the Environment

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant (CEQA Sec. 15382).

State Agency

"State agency" means a governmental agency in the executive branch of the State Government or an entity which operates under the direction and control of an agency in the executive branch of State Government and is funded primarily by the State Treasury (CEQA Sec. 15383).

Substantial Evidence

(a) "Substantial evidence" as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

(b) Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Sec. 15384).

Tiering

"Tiering" refers to the coverage of general matters in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs or ultimately site-specific EIRs incorporating by reference the general discussions and concentrating solely on the issues specific to the EIR subsequently prepared. Tiering is appropriate when the sequence of EIRs is:

- (a) From a general plan, policy, or program EIR to a program, plan, or policy EIR of lesser scope or to a site-specific EIR;
- (b) From an EIR on a specific action at an early stage to a subsequent EIR or a supplement to an EIR at a later stage. Tiering in such cases is appropriate when it helps the Lead Agency to focus on the issues which are ripe for decision and exclude from consideration issues already decided or not yet ripe (CEQA Sec. 15385).

Trustee Agency

"Trustee Agency" means 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:

- (a) The California Department of Fish and Game with regard to the fish and wildlife of the state, to designated rare or endangered native plants, and to game refuges, ecological reserves, and other areas administered by the department;
- (b) The State Lands Commission with regard to state owned "sovereign" lands such as the beds of navigable waters and state school lands;
- (c) The State Department of Parks and Recreation with regard to units of the State Park System;
- (d) The University of California with regard to sites within the Natural Land and Water Reserves System (CEQA Sec. 15386).

Urbanized Area

"Urbanized area" means a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A Lead Agency shall determine whether a particular area meets the criteria in this section either by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. Maps of the designated urbanized areas can be found in the California EIR Monitor of February 7, 1979. The maps are also for sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. The maps are sold in sets only as Stock Number 0301-3466. Use of the term "urbanized area" in Section 15182 is limited to areas mapped and designated as urbanized by the U.S. Bureau of the Census (CEQA Sec. 15387).

Glossary of Abbreviations

μ	micron
$\mu\text{g/g}$	micrograms per gram
$\mu\text{g/l}$	micrograms per liter
$\mu\text{g/L}$	micrograms per liter
μm	micrometer
AADT	Annual Average Daily Trips
ACOE	U.S. Army Corps of Engineers
ADT	Average Daily Trips
AFY	acre feet per year (1 acre foot = 325,900 gallons)
APCD	Air Pollution Control District
AQAP	Air Quality Attainment Plan
bgs	below ground surface
BLM	U.S. Bureau of Land Management
BMP	Best Management Practice
bpd	barrels per day
CAAQS	California Ambient Air Quality Standard
CalOSHA	California Occupational Safety and Health Administration
CalTrans	California Department of Transportation
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCR	California Code of Regulations
CDF	California Department of Forestry
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
cfs	cubic feet per second
CHP	California Highway Patrol
cm	centimeters
cm/yr	centimeters per year
cm/sec	centimeters per second
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society

CO	Carbon monoxide
CO ₂	Carbon dioxide
CSC	California Species of Special Concern
cyy	cubic yards per year
dB	decibel
dBA	weighted decibel
DO	dissolved oxygen
DOI	U.S. Dept. of Interior
DOT	U.S. Dept. of Transportation
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESU	Evolutionary Significant Unit
FAA	Federal Aviation Administration
FAR	Federal Air Regulation
FEMA	Federal Emergency Management Agency
FHWA	U.S. Dept. of Transportation Federal Highway Administration
ft	foot
ft/day	feet per day
ft/yr	feet per year
ft ²	square foot
GIS	Geographic Information System
gpm	gallons per minute
km	kilometer
lb	pound
lbs/day	pounds per day
L _{dn}	Day-Night Average Noise Level
L _{eq}	Equivalent Sound Level
LOS	level of service
m	meter
m/s	meters per second
mg/l	milligrams per liter
mi	mile
mm	millimeter
MSL	mean sea level
msl	mean sea level
NA	not applicable
NAAQS	National Ambient Air Quality Standard
NEPA	National Environmental Policy Act
NO	nitric oxide
NO ₂	nitrogen dioxide
NO ₃	nitrate
NOx	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NRDA	Natural Resource Damage Assessment
O ₃	Ozone
OEC	Onsite Environmental Coordinator

OSHA	U.S. Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
pH	hydrogen ion concentration; a measure of acidity
PM ₁₀	Suspended Particulate Matter Ten Microns or Less in Diameter
ppb	parts per billion
ppm	parts per million
ppt	parts per thousand
psi	pounds per square inch
RAP	Remedial Action Plan
ROC	Reactive Organic Compounds
ROG	Reactive Organic Gases
RWQCB	Regional Water Quality Control Board – Central Coast Region
SARA	Superfund Amendments and Reauthorization Act of 1986
SCS	U.S. Dept. of Agriculture Soil Conservation Service
SO ₂	sulfur dioxide
SOx	sulfur oxide
sq ft	square foot
SWQCB	State Water Quality Control Board
SWRCB	California State Water Resources Control Board
tpy	tons per year
tsf	tons per square foot
USACOE	U.S. Army Corps of Engineers
USDA	U.S. Dept. of Agriculture
USDA SCS	U.S. Dept. of Agriculture Soil Conservation Service
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
V/C	volume of traffic/capacity of road
vpd	vehicles per day
WRCB	California Water Resources Control Board
yd ³	cubic yard

B. Utilization of City of Ojai General Plan / MEA Exhibits

Exhibit	Data Layer	Relevant Issue-Specific Threshold
CONS-1	Conservation Element Map	C, E, F, G, H, I, O
BR-2	MEA: Biological Significance	E
OS-1	Open Space Element Map	A, B, C, E, F, G, N, O, P
CR-1	Historical / Cultural Resources	F, G, O
REC-2	Master Plan of Trails	B, D, N, O ,P, Q
GEO-3	MEA: Faults/Flood Plains/Fire Hazards	H, I, J, L, O, P
GEO-4	MEA: Liquefaction / Class I & II Soils	H, I, K, O
GEO-5	MEA: Septic Tank Limitations	I, K , O, P
GEO-6	MEA: Mineral Resources / Oil Permits	H
GEO-7	MEA: Soil Types	H
GEO-8	MEA: Important Farmlands	C, E, O
GEO-9	MEA: Expansive Soils	H
GEO-10	MEA: Erosion Hazards	C, H, I, O
PS-1	MEA: Water Purveyors/Sanitation Districts	K, N, O, P
S-2	Safety Element: Disaster Map	I, J, N, O, P, Q
HYD-1	MEA: Drainage Areas / Groundwater Basin	H, I, K, L, O
Figure 1	Capacity Constrained Roadways & Intersections at Build-out	D, M, Q

C. Initial Study Checklist

City of Ojai
Environmental Checklist Form

1. Project Title: _____

2. Lead agency and address: _____

3. Contact person and phone number: _____

4. Project location: _____

5. Project sponsor's name and address: _____

6. General Plan designation: _____ 7. Zoning: _____

8. 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 for its implementation. Attach additional sheets if necessary.)

_____9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

_____10. Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreement.)

_____**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impacts that is a "Potentially Significant Impact" as indicated by the checklist on the following pages

<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Transportation/Circulation	<input type="checkbox"/> Public Services
<input type="checkbox"/> Population and Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Service Systems
<input type="checkbox"/> Geologic Problems	<input type="checkbox"/> Energy and Mineral Resources	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Water	<input type="checkbox"/> Hazards	<input type="checkbox"/> Cultural/Historical Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Recreation
<input type="checkbox"/> Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY 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 ENVIRONMENTAL IMPACT REPORT 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, nothing further is required.

Signature

Date

Printed Name

For

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IX. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X. MINERAL RESOURCES – Would the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XI. NOISE – Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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 public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
physical deterioration of the facility would occur or be accelerated?				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Result in inadequate parking capacity?

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

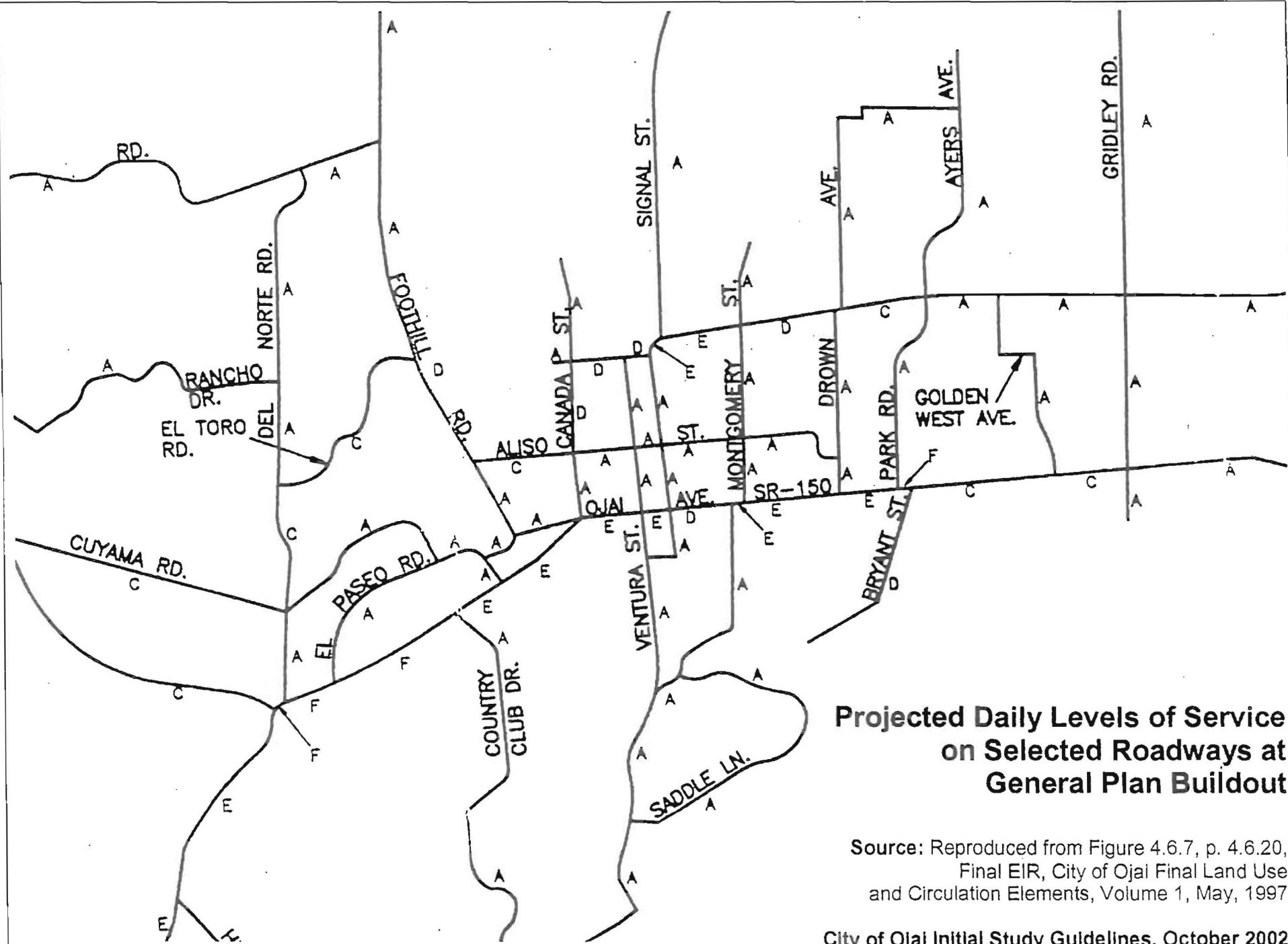
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

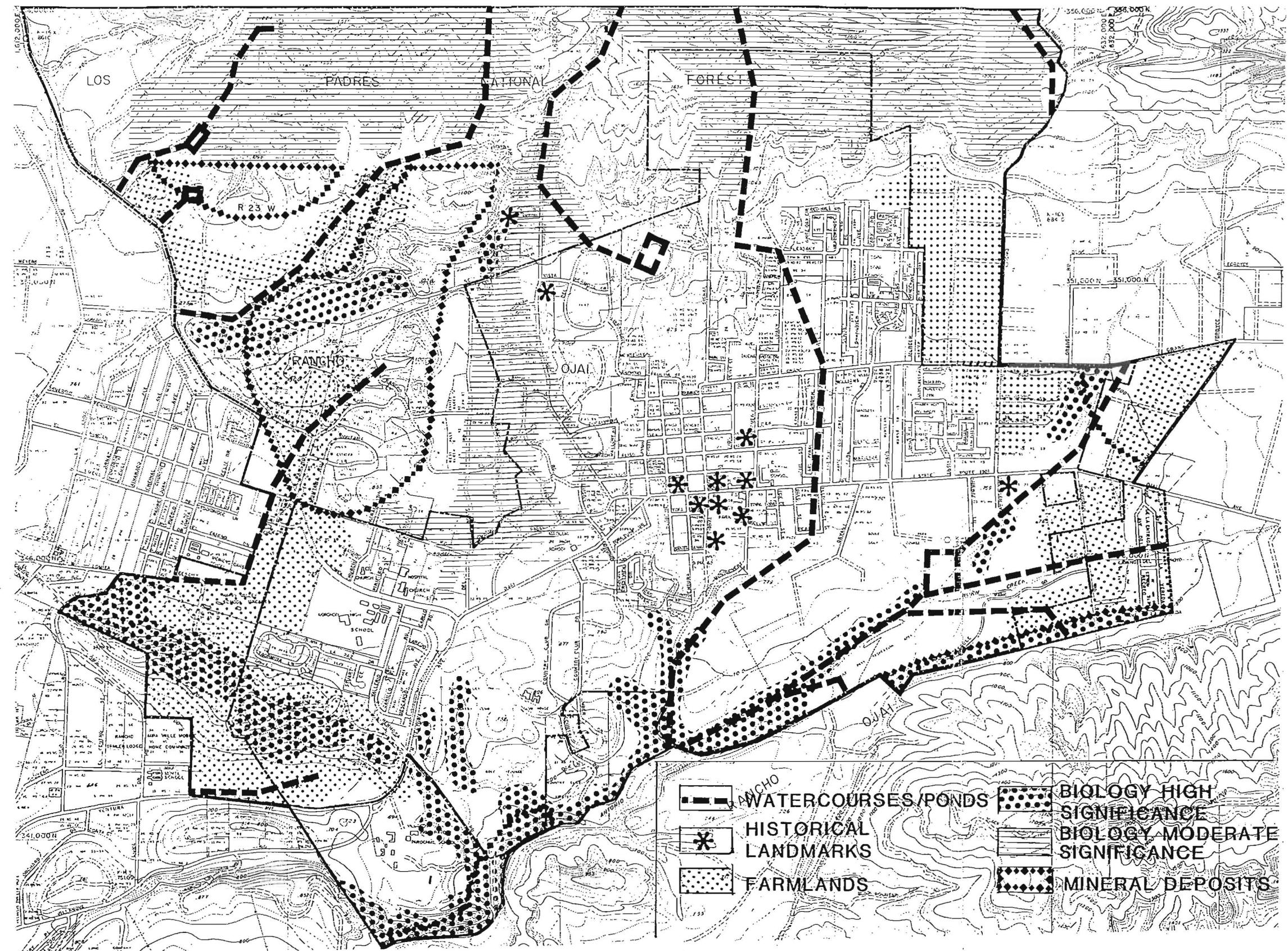
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MAPS AND EXHIBITS

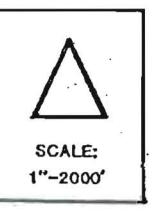




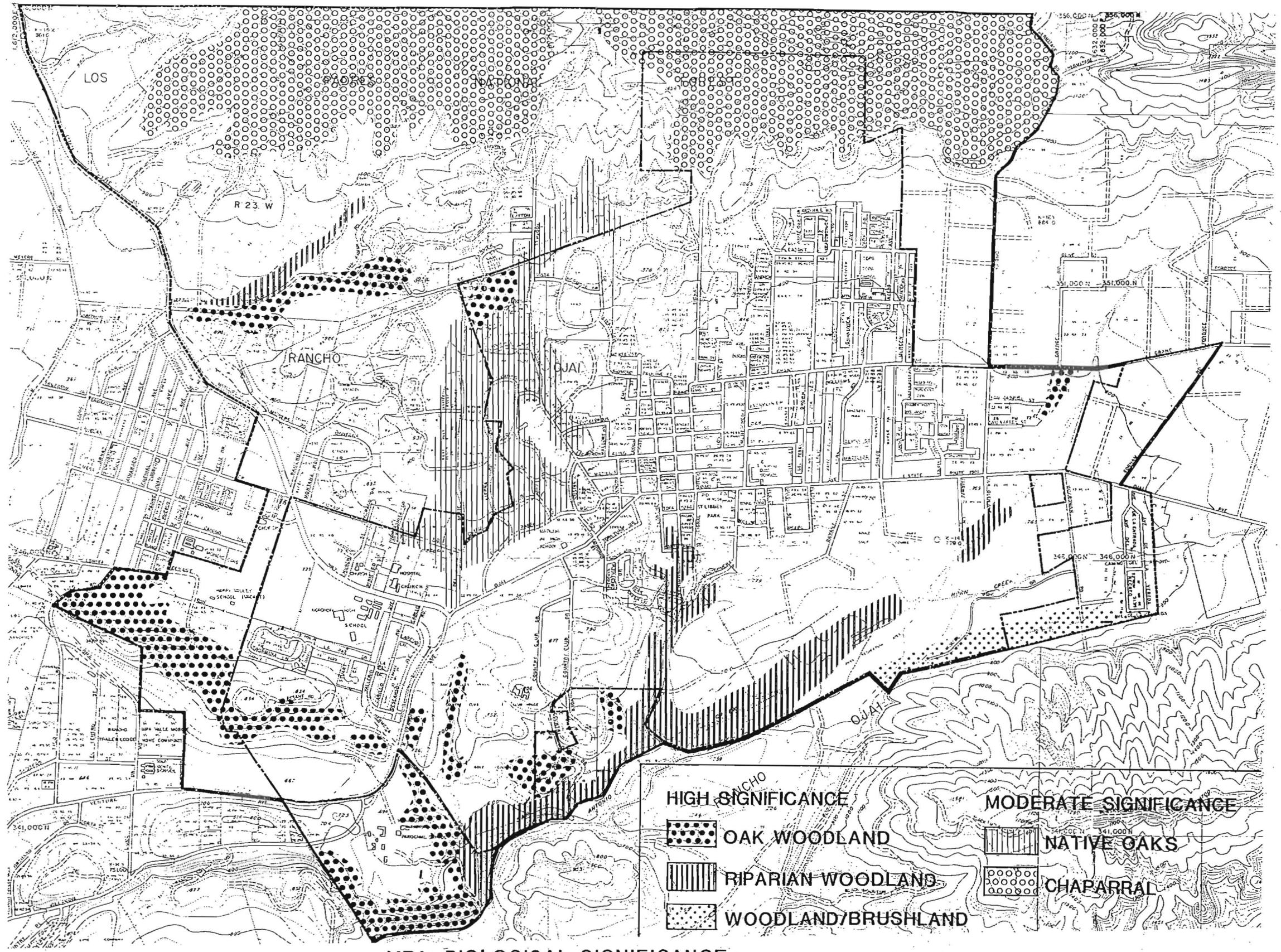
CONSERVATION ELEMENT MAP

GENERAL PLAN

CITY OF OJAI

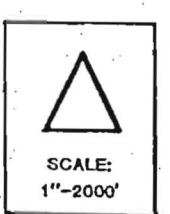


SOURCE: SANCHEZ TALARICO ASSOC. INC.
EXHIBIT CONS-1

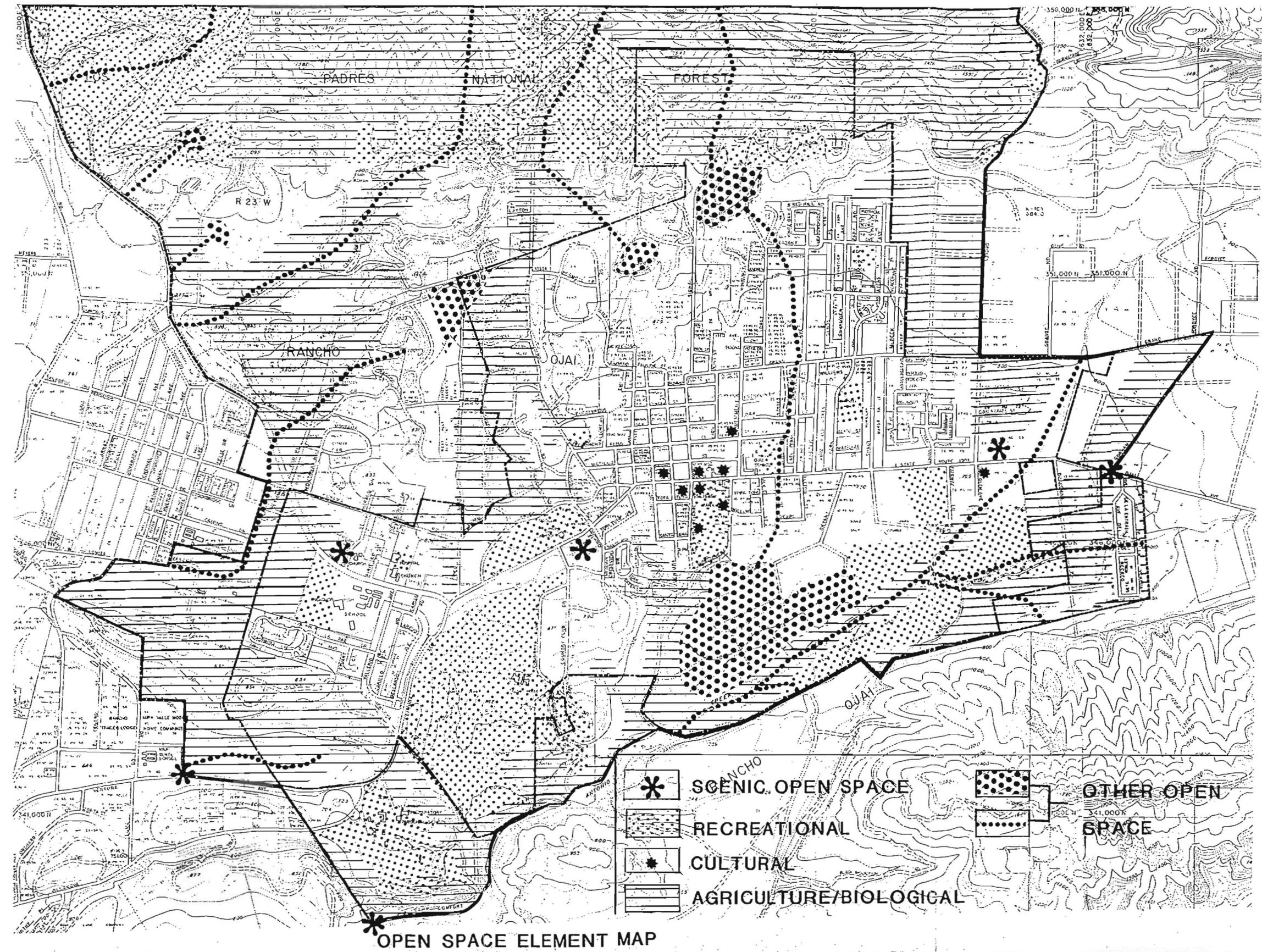


GENERAL PLAN

CITY OF OJAI



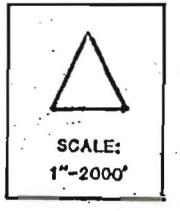
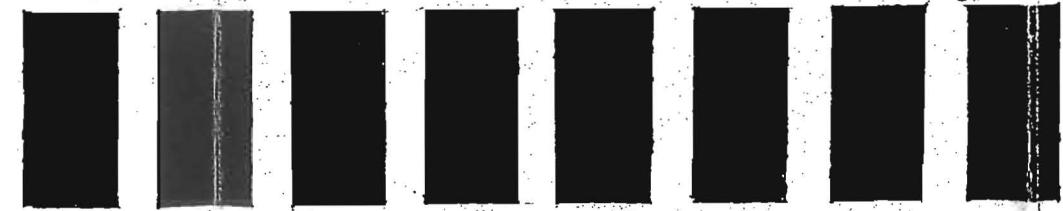
SOURCE: COUNTY OF VENTURA
SANCHEZ TALARICO
ASSOCIATES, INC.
EXHIBIT BR-2



GENERAL PLAN

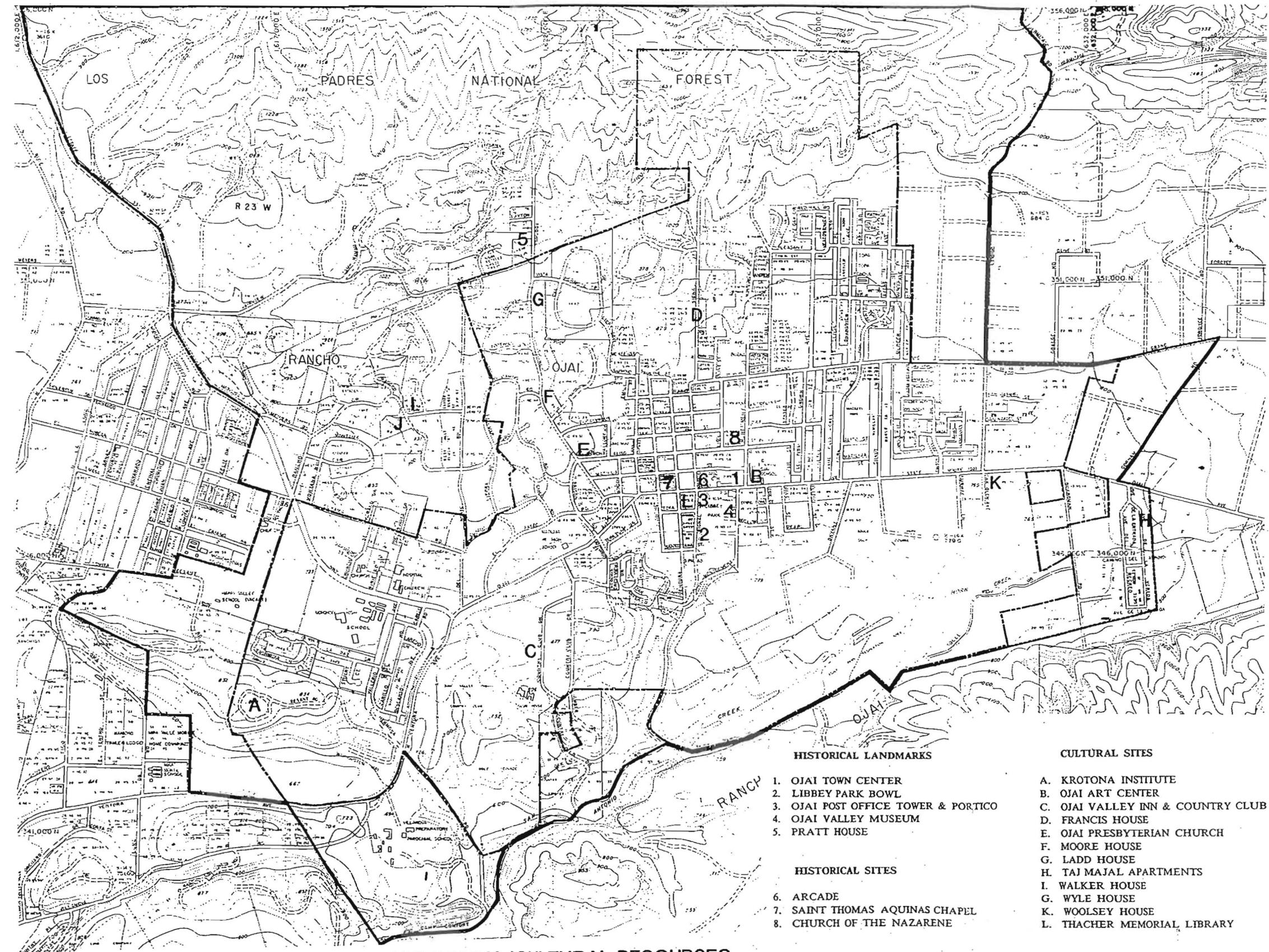
CITY OF OJAI

OPEN SPACE ELEMENT MAP



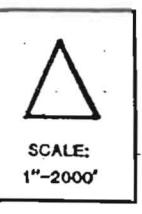
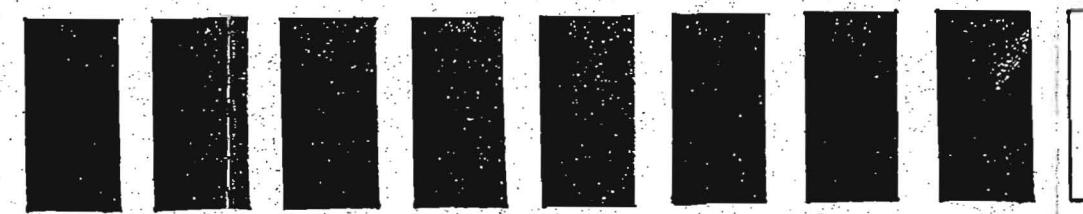
SOURCE: SANCHEZ TALARICO
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EXHIBIT OS-1



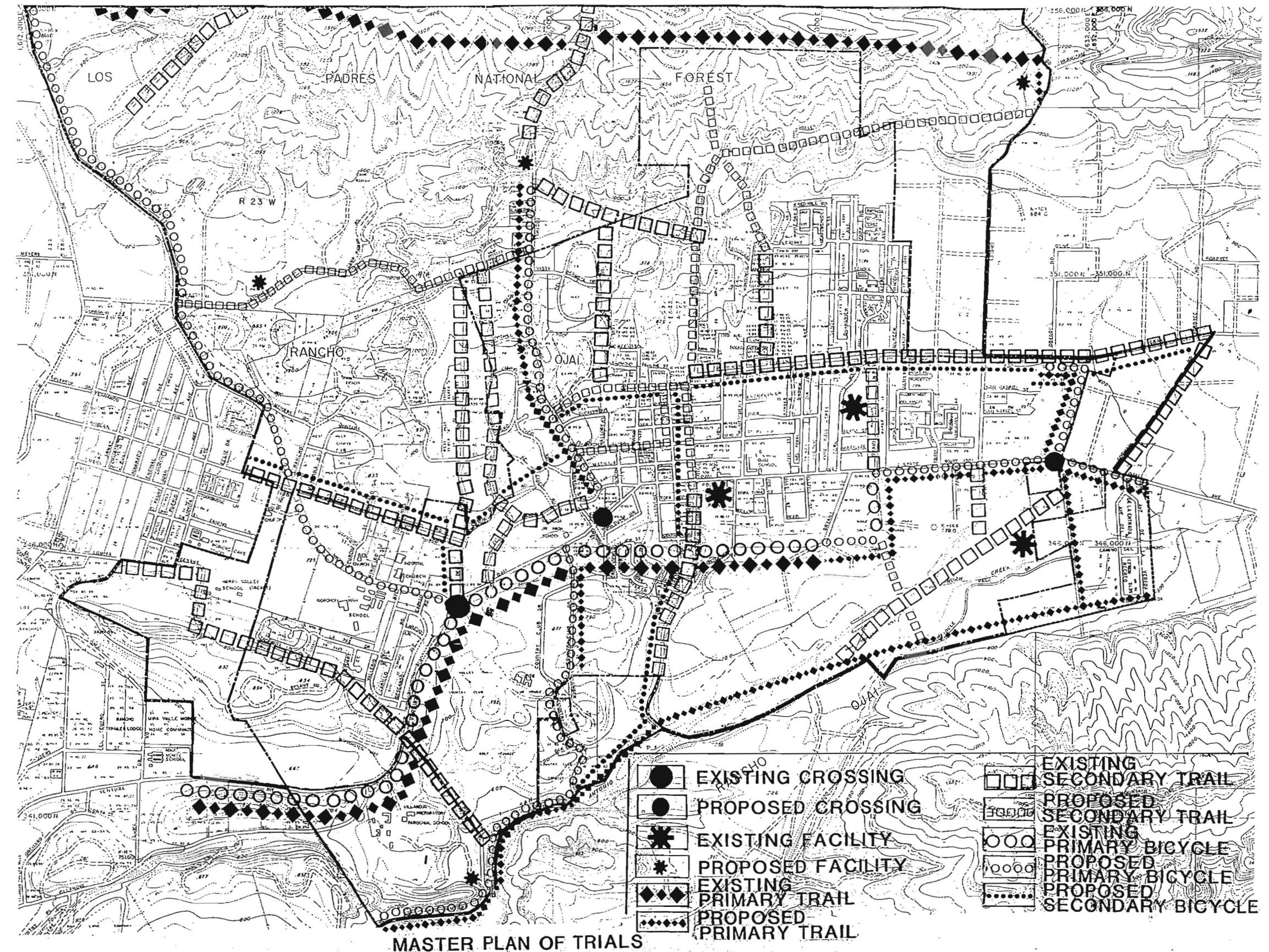
GENERAL PLAN

CITY OF OJAI



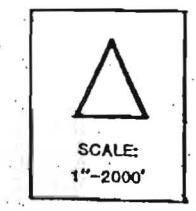
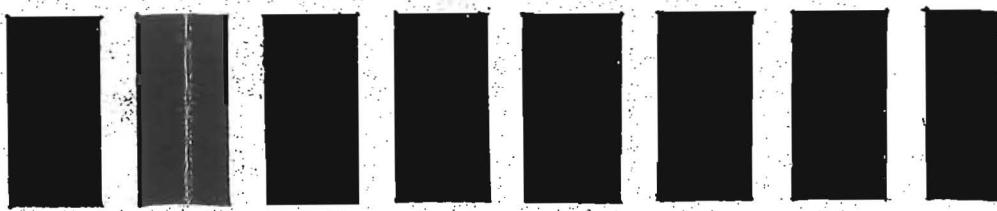
SOURCE: SANCHEZ TALARICO
ASSOC. INC.

EXHIBIT CR-1



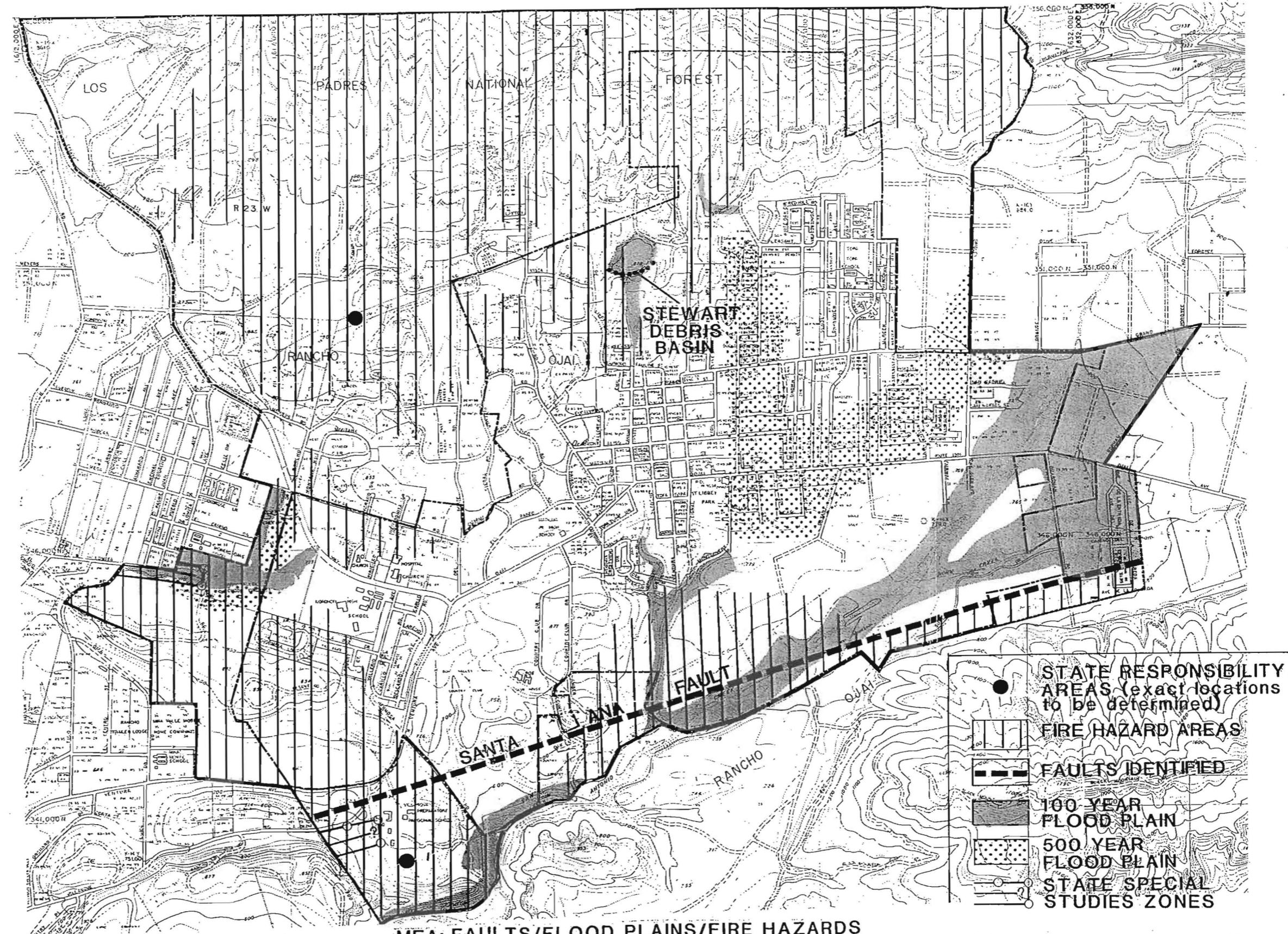
GENERAL PLAN

CITY OF OJAI



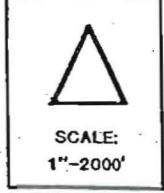
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EXHIBIT REC-2

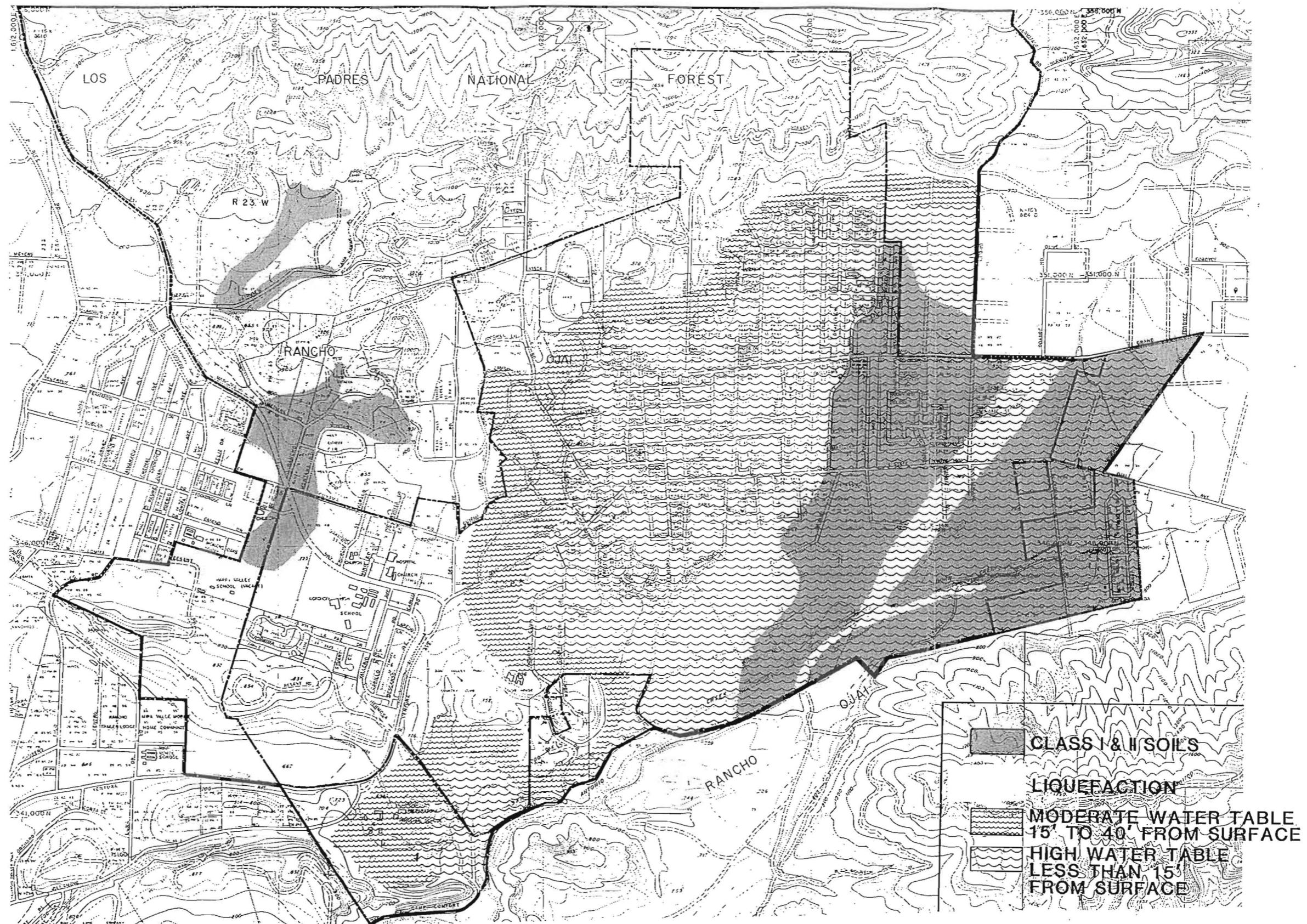


GENERAL PLAN

CITY OF OJAI

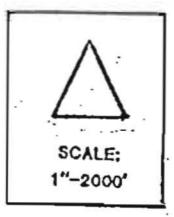
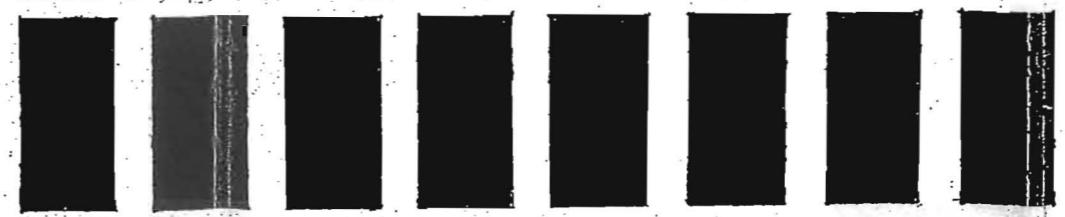


CALIF. DIV. OF MINES & GEOLOGY
1975 FLOOD INSURANCE
ADMINISTRATION (HUD 1085)
VENTURA COUNTY FIRE DEPT.
Revised 1/91
EXHIBIT GEO-3

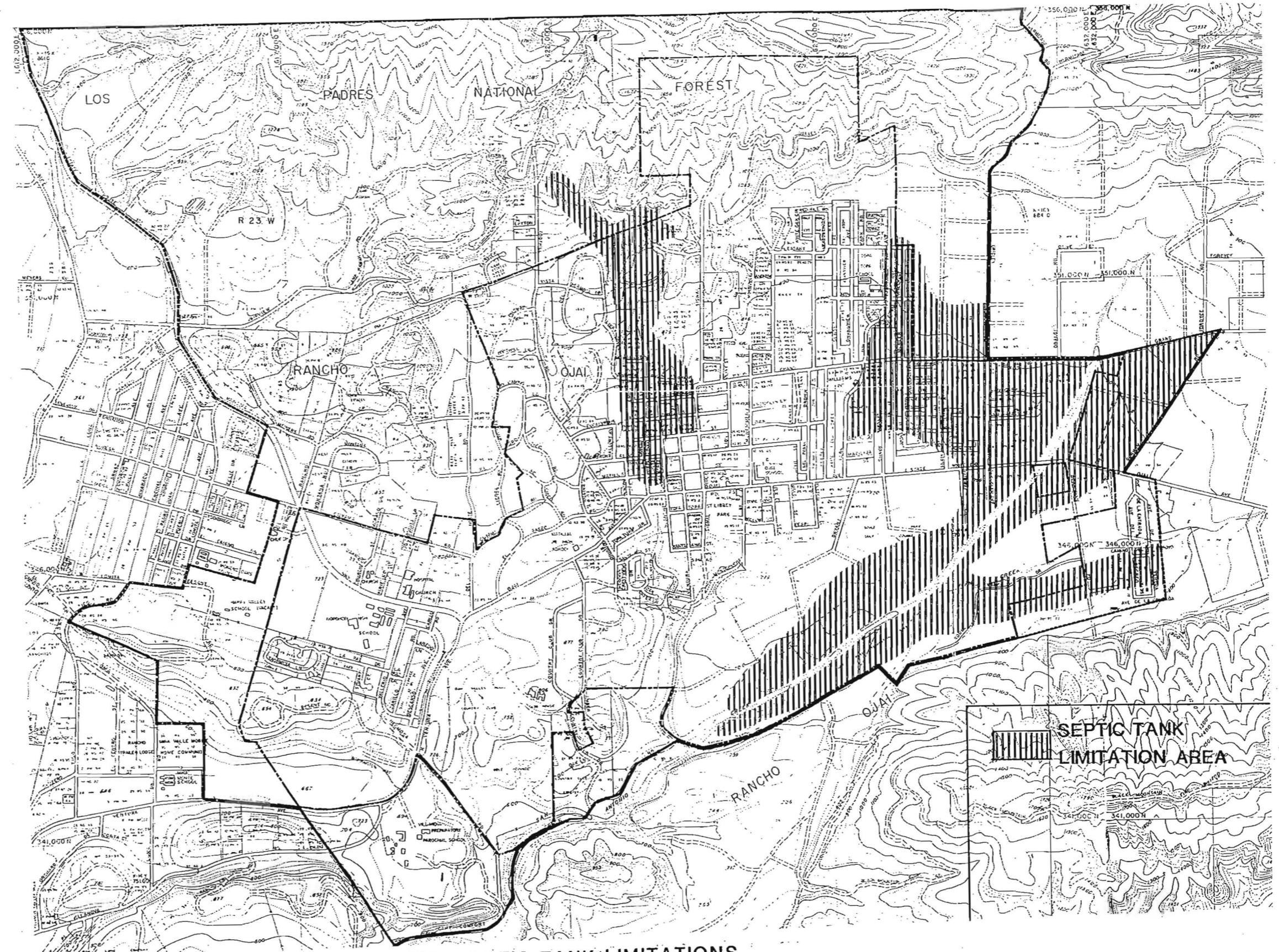


GENERAL PLAN

CITY OF OJAI



SOURCE: U.S. DEPT. OF
AGRICULTURE
Revised 1/91
EXHIBIT GEO-4



GENERAL PLAN

CITY OF OJAI

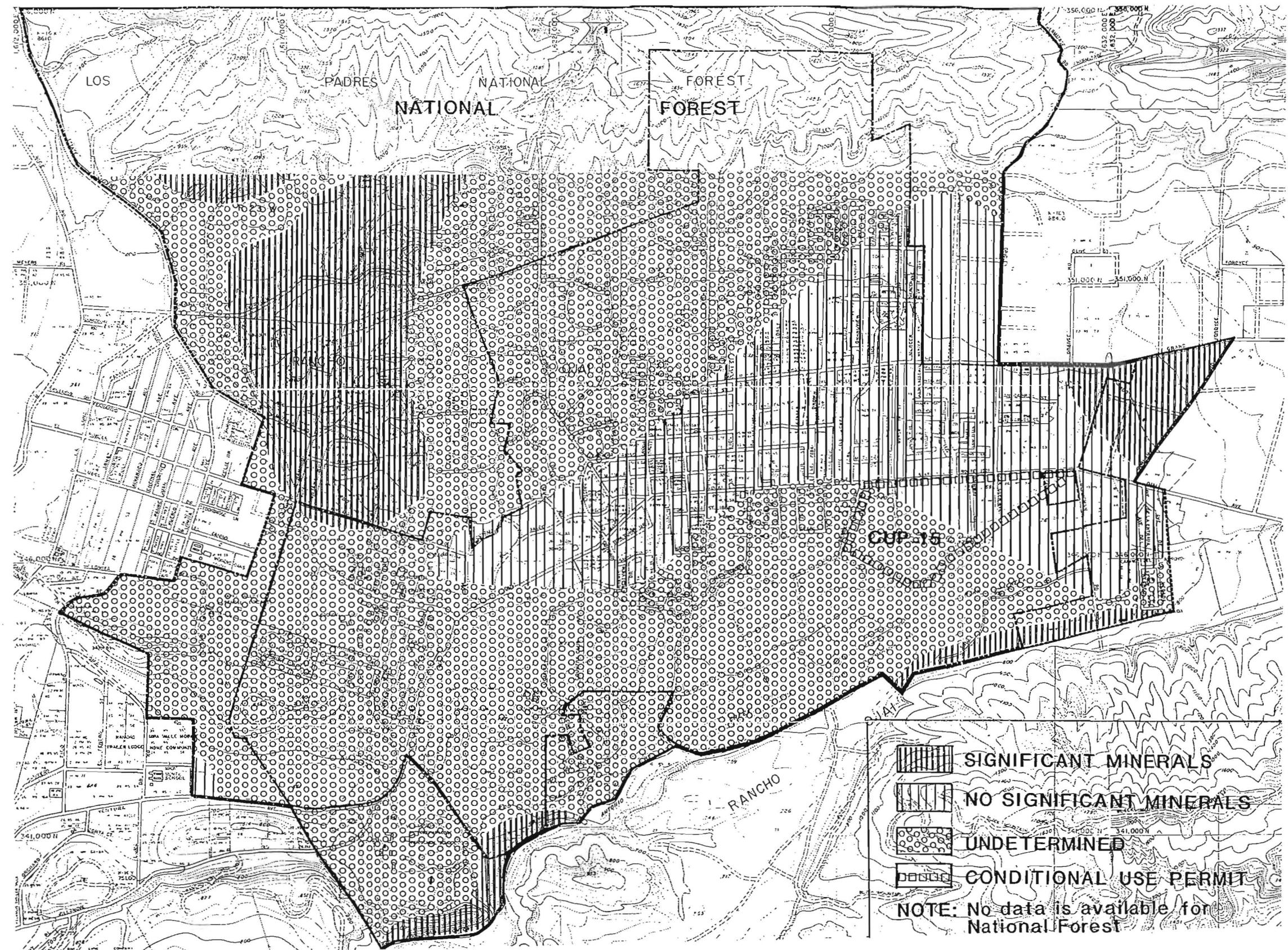
MEA: SEPTIC TANK LIMITATIONS





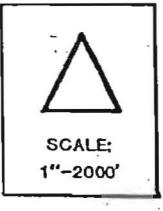
SCALE:
1"-2000'

SOURCE: U.S. DEPT. OF
AGRICULTURE
Revised 1/91
EXHIBIT GEO-5

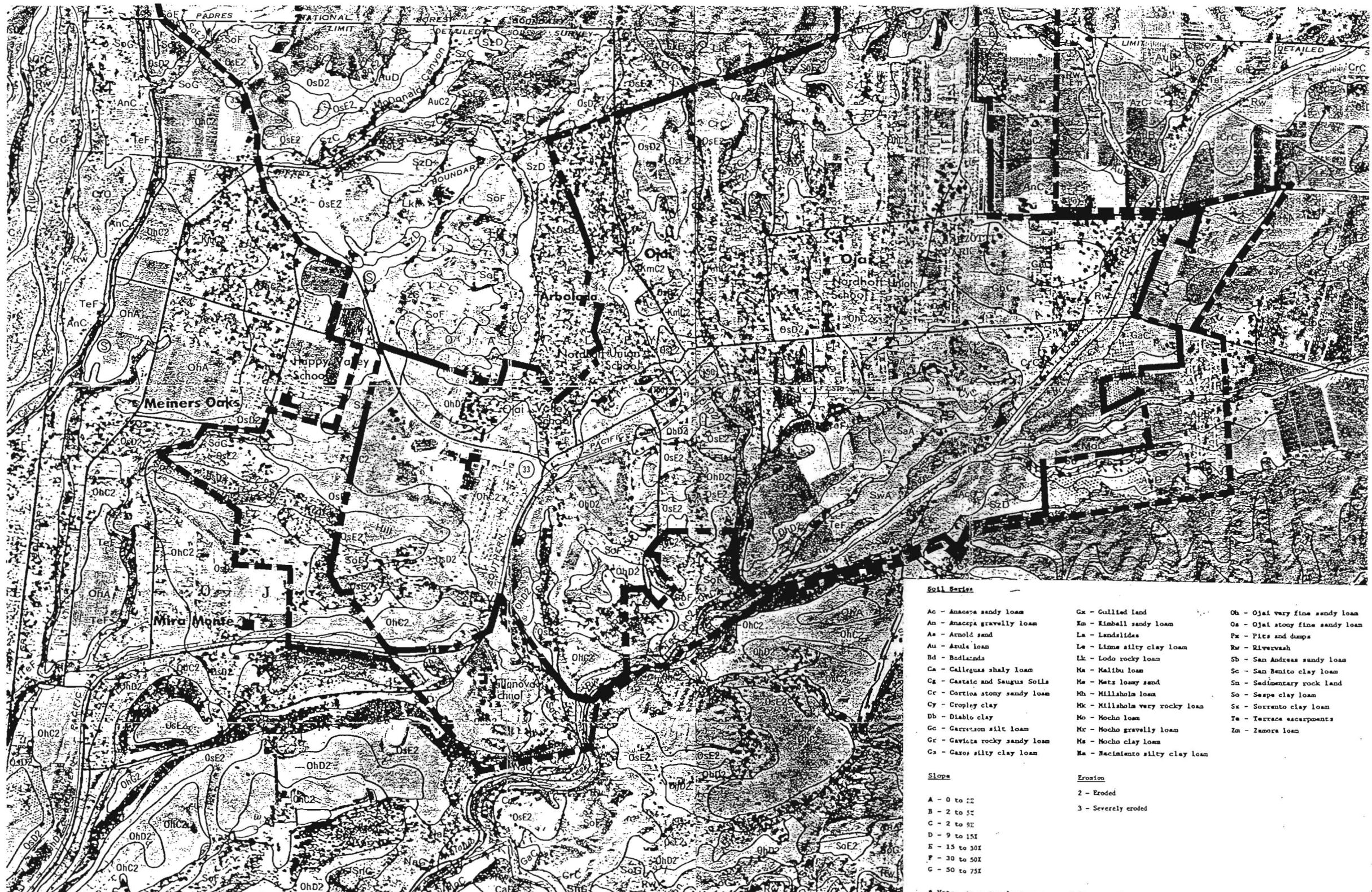


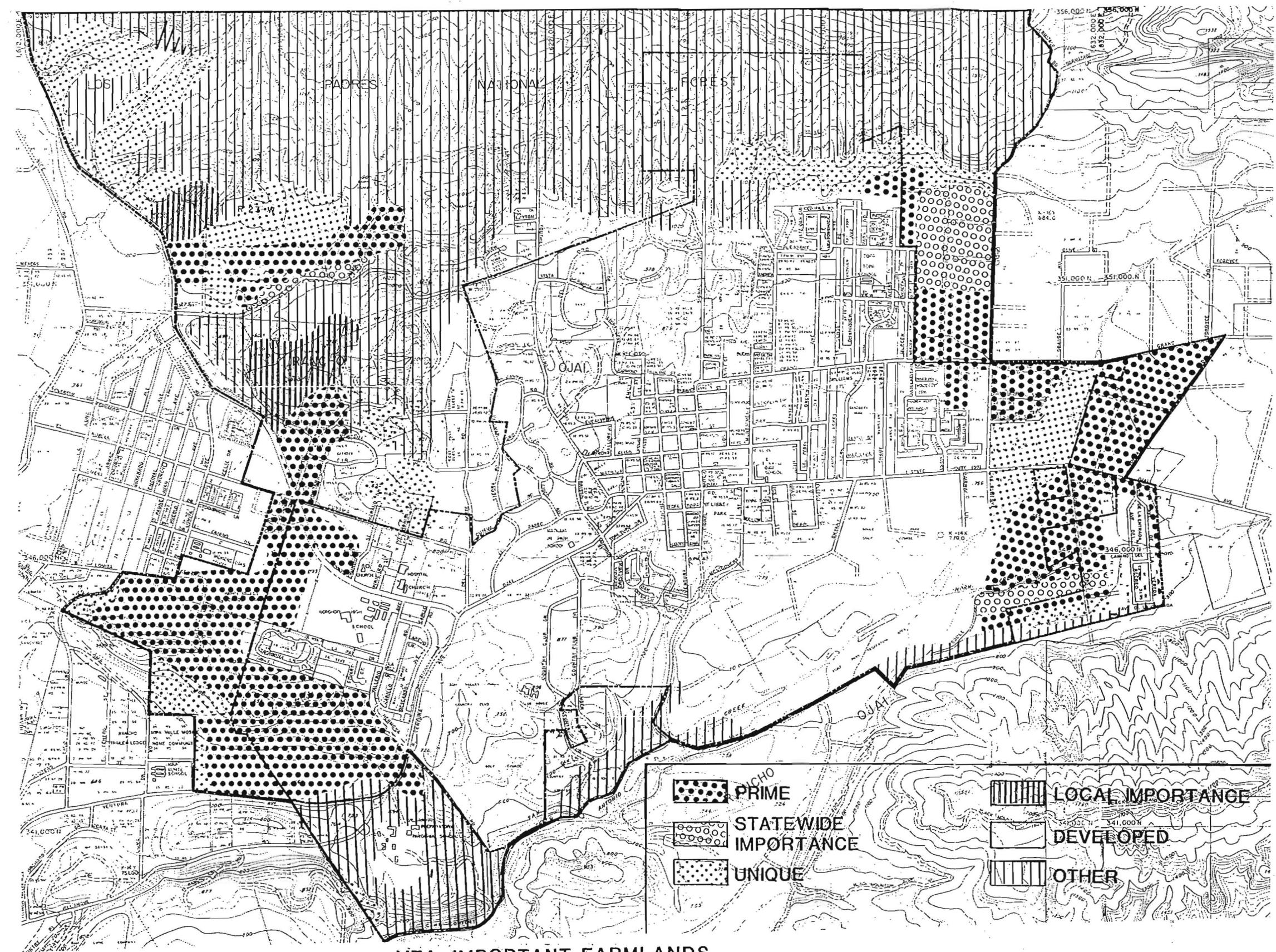
GENERAL PLAN

CITY OF OJAI



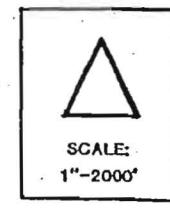
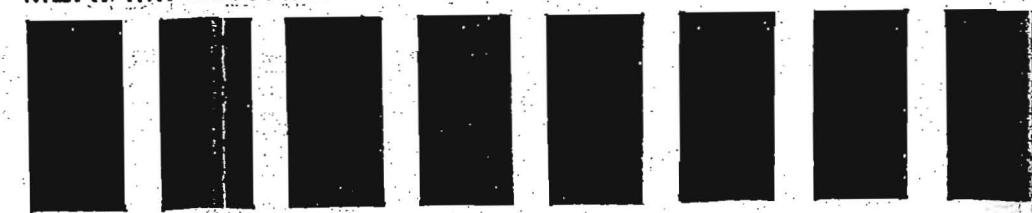
SOURCE: COUNTY OF VENTURA
EXHIBIT GEO-6



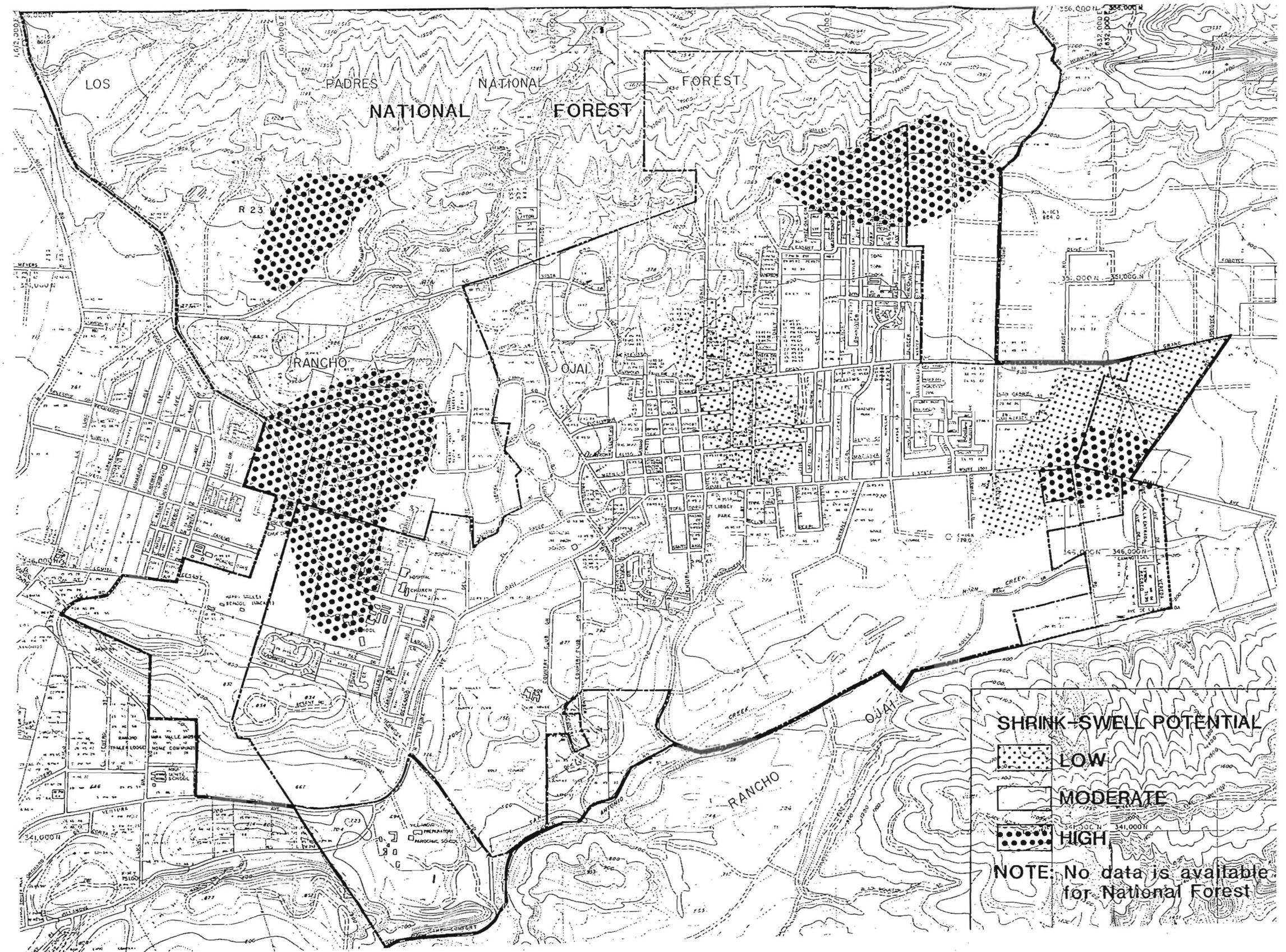


GENERAL PLAN

CITY OF OJAI

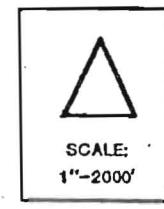


SOURCE: CALIF. DEPT. OF
CONSERVATION
EXHIBIT GEO-8

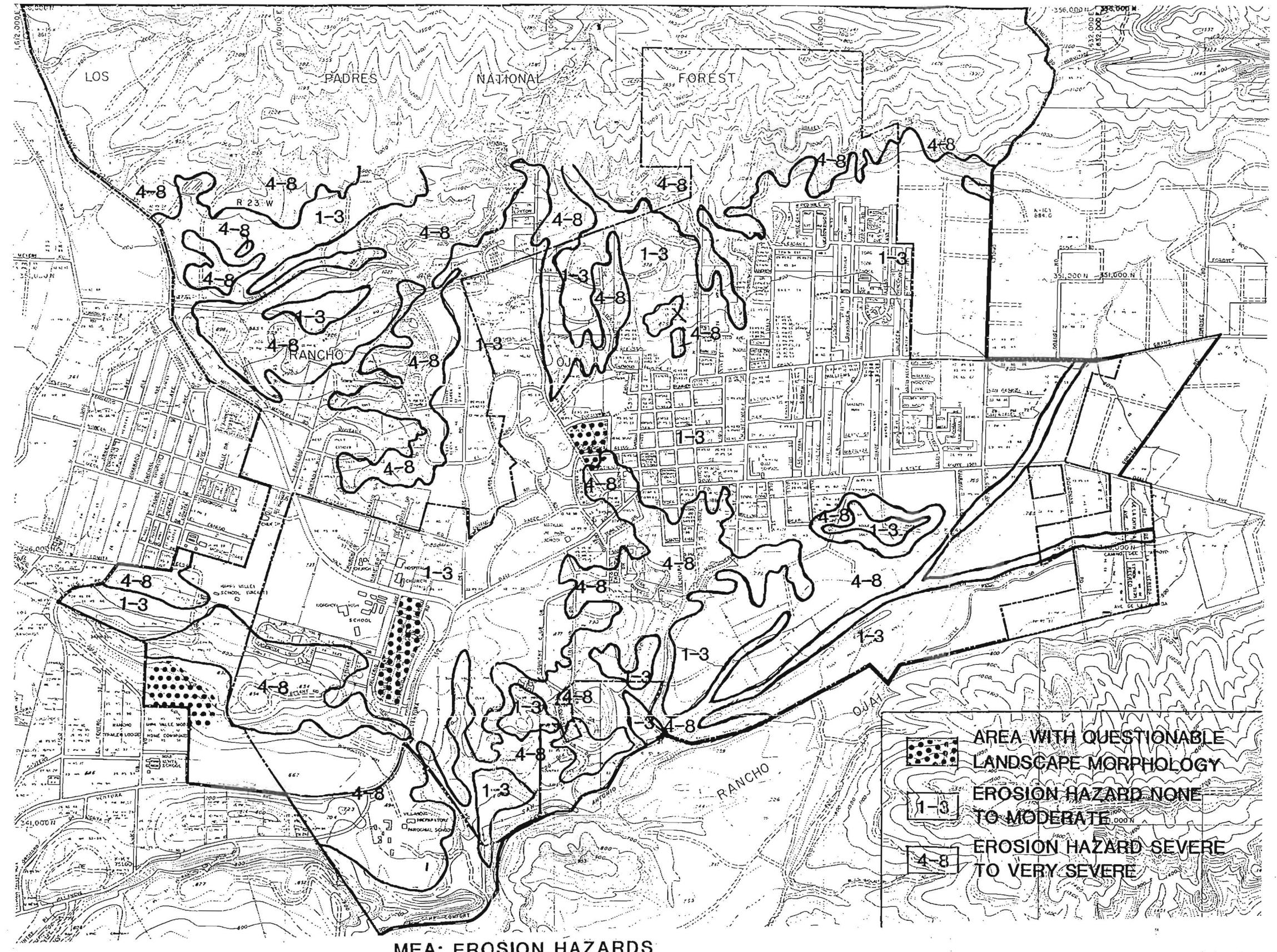


GENERAL PLAN

CITY OF OJAI

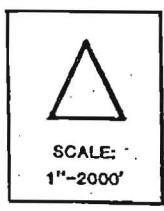
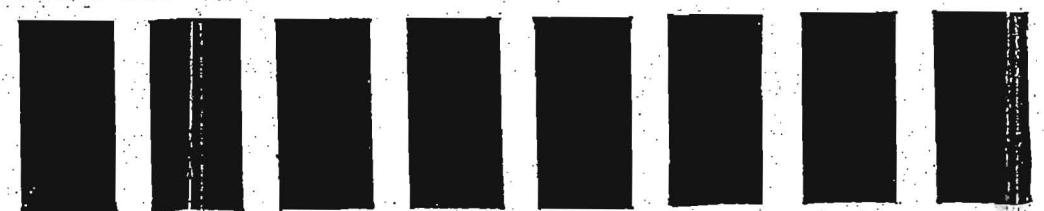


SOURCE: AGRICULTURE
EXHIBIT GEO-9



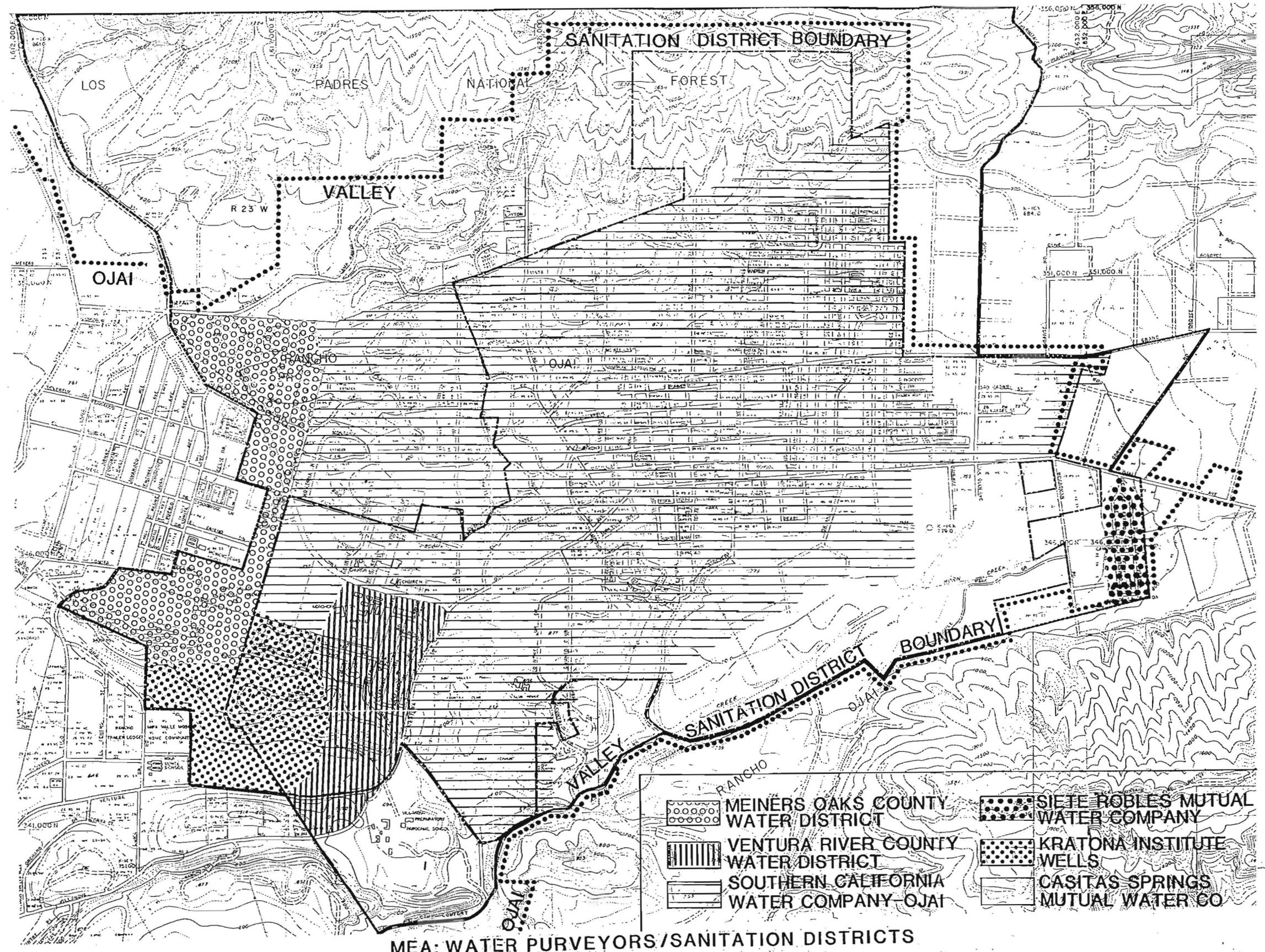
GENERAL PLAN

CITY OF OJAI



SOURCE: CALIF. DIV. OF MINES
& GEOLOGY
Revised 1/91

EXHIBIT GEO-10



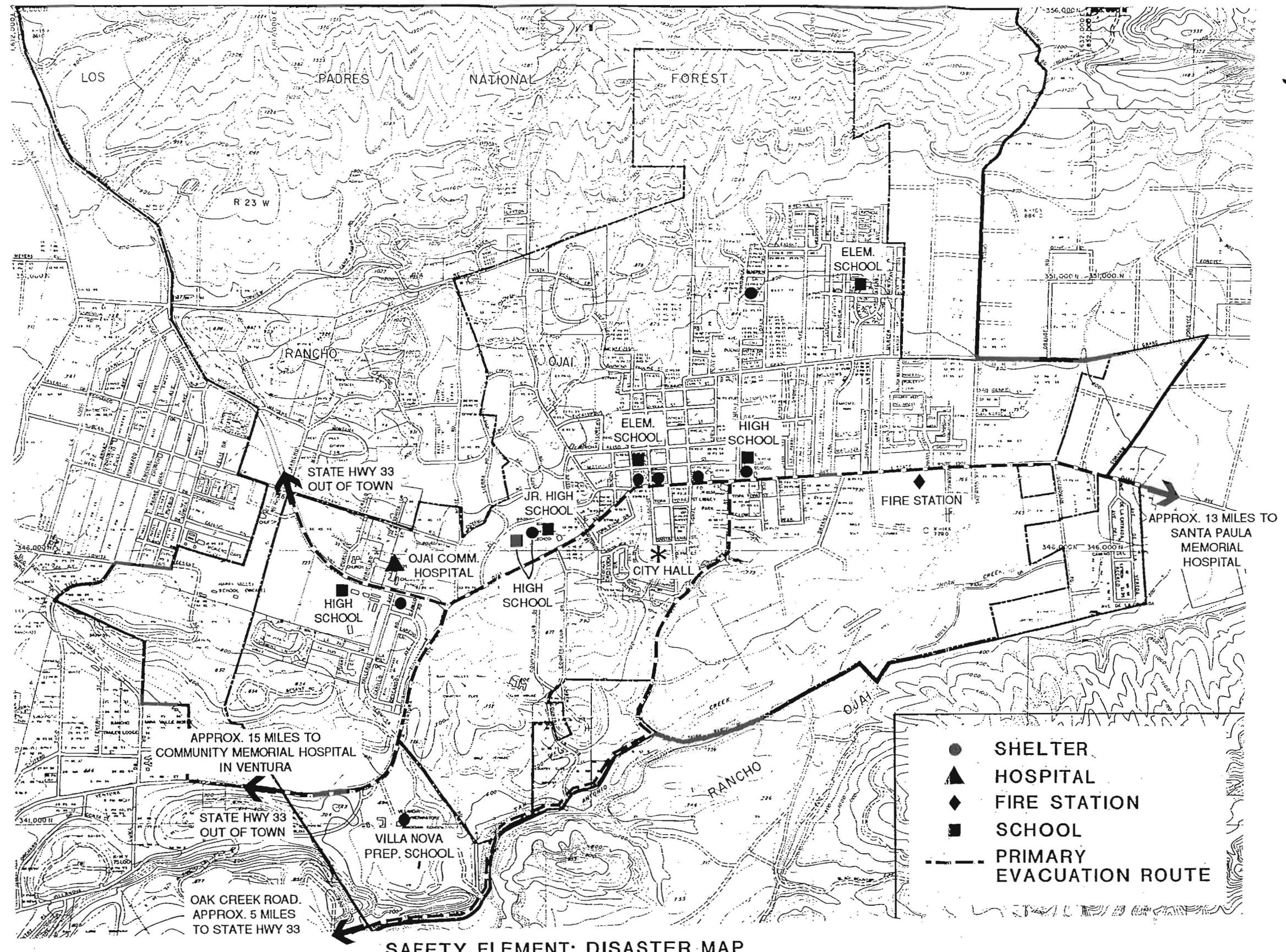
GENERAL PLAN

CITY OF OJAI



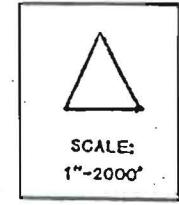
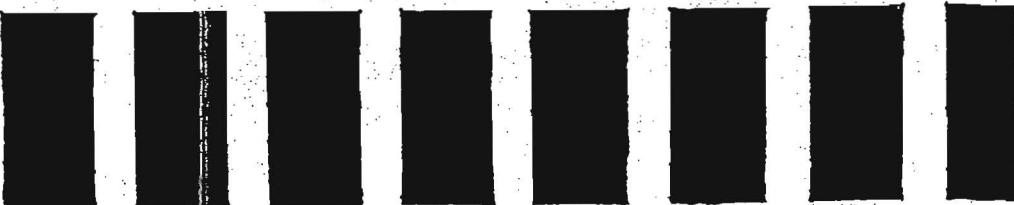
SOURCE: COUNTY OF VENTURA

EXHIBIT PS-1



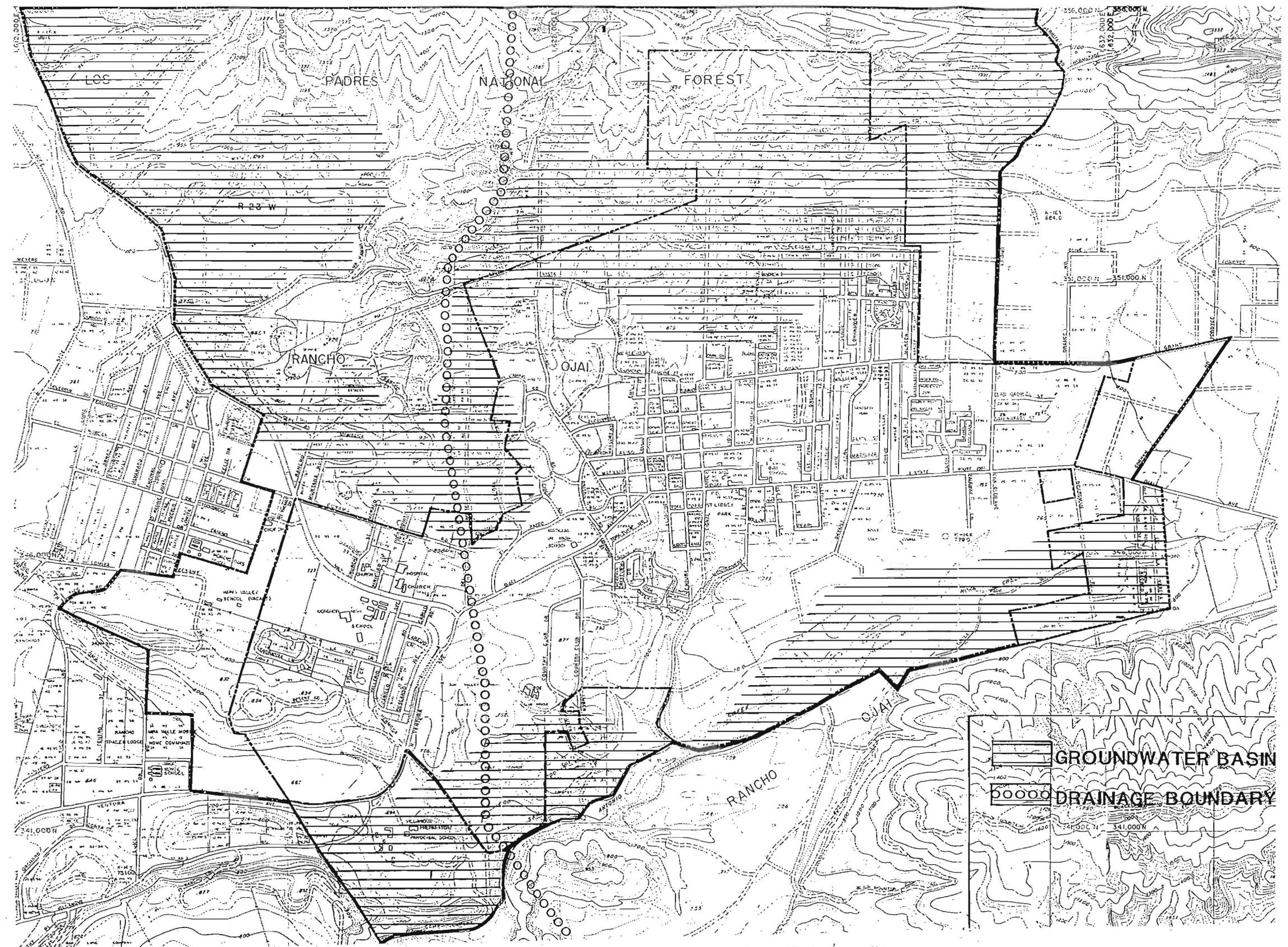
GENERAL PLAN

CITY OF OJAI



SCALE:
1"-2000'

SOURCE: VENTURA COUNTY MULTI-HAZARD FUNCTIONAL PLAN
EXHIBIT S-2



MEA: DRAINAGE AREAS/GROUNDWATER BASIN

GENERAL PLAN

CITY OF OJAI



1

SCALE:
1"-2000'

SOURCE: COUNTY OF VENTURA
Revised 1/91

EXHIBIT HYD-1