

2019059044

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Amendments to the City of Ventura's Inclusionary Housing Program (IHP)

Lead Agency: City of San Buenaventura

Contact Person: Jennie A. Buckingham

Mailing Address: 501 Poli Street, Room 125

Phone: 805-658-4729

City: Ventura

Zip: 93001

County: Ventura

Project Location: County: Ventura

City/Nearest Community: City of Ventura, Citywide

Cross Streets:

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres:

Assessor's Parcel No.:

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #:

Waterways:

Airports:

Railways:

Schools:

Document Type:

CEQA:

☐ NOP☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☒ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI

Local Action Type:

☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Ord. Amend.

Development Type:

☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other: N/A

Project Issues Discussed in Document:

☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☐ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other:

Present Land Use/Zoning/General Plan Designation:

Citywide

Project Description: (please use a separate page if necessary)

The City of San Buenaventura City Council directed implementation of amendments to the City's Inclusionary Housing Program (IHP) and Affordable Housing Program (AHP), and associated actions.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

5 - 9 - 2019

SCH COMPLIANCE

6 - 10 - 2019

Project Sent to the following State Agencies

X Resources

☐ Boating & Waterways
☐ Central Valley Flood Prot.
☐ Coastal Comm
☐ Colorado Rvr Bd
☐ Conservation
☒ CDFW # 5
☐ Cal Fire
☐ Historic Preservation
☒ Parks & Rec
☐ Bay Cons & Dev Comm.
☒ DWR

CalSTA

☐ Aeronautics
☐ CHP
☒ Caltrans # 7
☐ Trans Planning

Other

☐ Education
☐ Food & Agriculture
☒ HCD
☐ OES

State/Consumer Svcs

☐ General Services

Cal EPA

☐ ARB: Airport & Freight
☐ ARB: Transportation Projects
☒ ARB: Major Industrial/Energy
Resources, Recycl. & Recovery
☒ SWRCB: Div. of Drinking Water
☐ SWRCB: Div. Drinking Wtr #
☐ SWRCB: Div. Financial Assist.
☐ SWRCB: Wtr Quality
☐ SWRCB: Wtr Rights
☒ Reg. WQCB # 4
☒ Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

☐ Corrections

Independent Comm

☐ Delta Protection Comm
☐ Delta Stewardship Council
☐ Energy Commission
☒ NAHC
☐ Public Utilities Comm
☐ Santa Monica Bay Restoration
☐ State Lands Comm
☐ Tahoe Rgl Plan Agency

☐ Conservancy

Other:

Please note State Clearinghouse Number
(SCH#) on all Comments

SCH#: 2019059044

Please forward late comments directly to the
Lead Agency

AQMD/APCD 39

(Resources: 5 / 11)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)Starting Date May 10, 2019Ending Date June 10, 2019**Lead Agency (Complete if applicable):**Consulting Firm: Rincon Consultants, Inc.Address: 180 North Ashwood AvenueCity/State/Zip: Ventura, California 93003Contact: Greg MartinPhone: 805-644-4455

Applicant: _____

Address: _____

City/State/Zip: _____

Phone: _____

Signature of Lead Agency Representative: *James A. Prud'homme*Date: May 7, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Governor's Office of Planning & Research

MAY 09 2019

STATE CLEARINGHOUSE

Project Description

The City of San Buenaventura City Council directed the following amendments to the City's Inclusionary Housing Program (IHP) and Affordable Housing Program (AHP), and associated actions.

- Amendments to the AHP will be made to provide an updated framework for related housing programs, including the IHP, and to ensure consistency between the programs. The project does not change land use designations or allowable densities or otherwise allow for more residential development than could occur under current land use regulations.
- The IHP amendments will include the following:
 - Expand applicability of the Inclusionary Housing Program to Rental developments as well as For-Sale developments
 - Flexibility in adjusting the income level mix
 - Minimum Housing Standards for inclusionary units, including number of bedrooms based on targeted household sizes; square footage; and access to common areas and outdoor spaces
 - Specific comparability and proportionality of unit types
 - Implementation and Compliance Monitoring Fees for the reasonable cost of preparing documents and processing applications, implementing the program, and ongoing monitoring
 - Expansion of the marketing process requirements and sales strategies for initial and subsequent sales of units
 - In-Lieu Fee Determination and Nexus Study
 - Application: Residential Only or Residential and Non-Residential (commercial, manufacturing, and industrial)
 - Use of Fees: development, down-payment, and/or rehab?
 - Consolidation of Inclusionary Housing policies into one city-wide, comprehensive program