

4.0 ENVIRONMENTAL SETTING

This section presents a brief description of the local and site-specific setting. More detailed setting information is presented as the first subsection of the impact analysis for each issue area.

4.1 LOCAL SETTING

The Oak Park community is a residential community that was established in the mid-1960's. The community includes a fire station, County administration building schools, parks and open space (Ventura County, 1988). The community is surrounded by open space including parks and recreation areas owned and managed by the Rancho Simi Recreation and Parks District. The Simi Hills lie north of the Oak Park Community and the Santa Monica Mountains lie to the south. Additional setting information is provided in the environmental impact assessment chapter (5.0) and the Initial Study provided as an appendix to this EIR.

4.2 SITE-SPECIFIC SETTING

The existing tank site, located at the western terminus of Conifer Street, is adjacent to residential uses also located on Conifer Street to the north and east. The site is fenced and has a paved access road to the site and around the tank. The closest residential structure is approximately 200 feet from the tank site. The area to the south and west is undeveloped open space.

The proposed A7 tank site location is within public open space under the jurisdiction of the Rancho Simi Recreation and Park District (RSRPD) and is located north of Churchwood Drive and east of the intersection of Lindero Canyon and Kanan Roads. The site is situated in a saddle area within a range of hills that separates the Oak Canyon Community Park from the residential areas to the west. The Kilburn tank is located in the same range of hills, about 2,000 feet to the north of the proposed site. The area is largely undisturbed with the exception of hiking trails and fire roads.

The proposed A8 tank site is located within open space that is in the jurisdiction of the RSRPD. This park area is accessed from the west off Doubletree Road which is a residential street. Immediately north, south and east of the tank site is RSRPD open space. However, further east by approximately 100 feet is the Santa Monica Mountains National Recreation Area. Much of the area was disturbed within the past 50 years with fill (mostly earth) dumped during construction of the nearby residences.

The proposed alternative pipeline routes are located in either RSRPD open space (mainly under existing trails) or within public street rights-of-way.

Additional site information is provided in the table below.

Table 4.2-1. Site Information

General Plan Designation	<i>Existing and Proposed Tank Sites – Public Open Space</i>
Zoning District, Ordinance	<i>Existing and Proposed Tank Sites – OS-40 ac and Specific Plan (PC2) respectively</i>
Site Size	<i>Existing Tank Site – 14,000 s.f. fenced site within a 0.32 acre property A7 Tank Site – 17,000 s.f. fenced within a 1.6 acre simple rectangle that includes the fill area. The property can be a quarter smaller with a more complex boundary description. A8 Tank Site – 17,000 s.f. fenced site with a 1.0 acre simple rectangle that includes the fill area. The property can be a quarter smaller with a more complex boundary description.</i>
Present Use & Development	<i>Existing Tank Site – occupied by 1.0 MG water tank and cellular service antennae Proposed Tank Sites – open space with recreational trail/access road. Portions of Site A8 have been used for excess earth disposal. Pipeline Routes (proposed new facilities): A – Kanan Road right-of way and recreational trail/access road B – Kanan Road right-of way, recreational trail/access road and open space C – Doubletree and Kanan Road rights-of way, trail in open space between Kanan and Doubletree Roads and recreational trail/access road D - Kanan Road right-of way E – Doubletree, Sunnycrest and Kanan Road rights-of way and recreational trail/access road</i>
Surrounding Uses/Zoning	<i>The tank sites are surrounded by open space</i>
Access	<i>General regional access to the project area is provided by U.S. 101 and Kanan Road or Lindero Canyon Road</i>
Public Services	<i>Water Supply: Triunfo Sanitation District Sewage: Triunfo Sanitation District Fire: Ventura County Fire Department Police: Ventura County Sheriff Department</i>

4.3 LAND USE REGULATION

Land use regulations and plans that are particularly relevant to the proposed project include:

- County of Ventura General Plan
- Oak Park Area Plan
- Ventura County Water Management Plan
- South Coast Air Quality Management Plan
- Southern California Area Governments Regional Transportation Plan

4.4 PENDING AND APPROVED DEVELOPMENT

Cumulative impacts refer to two or more individual effects when considered together are considerable or which compound or increase other environmental impacts (CEQA Guidelines Section 15355). The individual effects may result from a single project or a number of separate projects. 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. A project's cumulative impact is considered significant if the project's effect is considered to be cumulatively considerable as defined in Section 15065 (a) (3) of the CEQA Guidelines.

The County of Ventura Initial Study Assessment Guidelines (September 2000) indicate that the County's General Plan's population, dwelling unit and employment forecasts, in conjunction with land use maps, should be used as the basis for determining cumulative development within a specified geographic area. Additionally, all known General Plan Amendments that have been filed or are being processed in the same geographical area should be added to the forecasts.

For the purposes of cumulative analysis in this document, the build-out estimates, and specific pending and approved development in the project area provide an overall scope of future development.

The Ventura County Organization of Governments (VCOG) year 2000 population and housing forecast estimates for the Oak Park area are identified in Tables 4.4-1 and 4.4-2.

Table 4.4-1 Oak Park Population Estimates

	County Estimate 1/1/2000	Forecast 2005	Forecast 2010	Forecast 2015	Forecast 2020	Forecast 2025
Oak Park Growth Area	12,538	13,535	13,535	13,535	13,535	13,535
Oak Park Non-Growth Area	6	6	6	6	6	6

Table 4.4-2 Oak Park Dwelling Unit Estimates

	County Estimate 1/1/2000	Forecast 2005	Forecast 2010	Forecast 2015	Forecast 2020	Forecast 2025
Oak Park Growth Area	5,246	5,663	5,663	5,663	5,663	5,663
Oak Park Non-Growth Area	2	2	2	2	2	2

As can be seen from the tables above, and considering that Oak Park is a residential community with only 15 acres of commercially designated land which is currently developed, the Oak Park area is considered to be built-out.

Specific Projects – The County of Ventura Resource Management Agency Planning Division, and Ventura County Transportation Commission were consulted with respect to specific cumulative development projects in the vicinity of the project site that would have the potential, together with the project, to result in construction-related (e.g., construction noise) or long-term impacts other than those related to population growth. Based upon communication with the County of Ventura Planning Supervisor for Commercial and Industrial Projects, no such projects are planned for the Oak Park area (Richards, personal communication, December 2004). Additionally, no residential projects, other than possible second units are planned for Oak Park as the community is considered to be built-out (Francis, personal communication, December 2004).

The County of Ventura Capital Projects Five Year Plan 2006-2007 identifies the following transportation projects in the Oak Park Area (Ventura County Public Works Administration Web site, October 2006).

- Kanan Road at Doubletree Road – lengthen left turn lanes (scheduled for 2006-07)
- Kanan Road at Hawthorn Drive – lengthen left turn lanes (scheduled for 2008-11, dependent upon additional grant funding)

The Ventura County Transportation Department Multi-Year Pavement Rehabilitation Plan for 2006-2010 identifies numerous road segments planned for rehabilitation in the Oak Park area (Ventura County Public Works Administration Web site, October 2006). The rehabilitation projects for the Oak Park area are planned for the year 2010 and include the following road segments:

Admiral Court (CDS¹-CDS)
Aspen Ridge Court (CDS – Sunnycrest Drive)
Bellagio Court (Truesdale Street - CDS)
Benedict Court (Truesdale Street - CDS)
Deerhill Road (Kanan Road – Deer Brook Road)
Doubletree Road (Kanan Road – 76s Oak Springs Drive)
Dubonnet Court (CDS – CDS)
Rock Castle Court (CDS – Dumalne Avenue)
Sassafras Way (Golden Nugget Way – CDS)
Trousdale Street (Golden Eagle – Benedict Court)

¹ CDS – cul de sac

No Watershed Protection District or Water and Sanitation Services Department capital improvement projects were identified for the Oak Park area.

A review of the County of Ventura Public Works Agency web site listings for contracts awarded and contracts out to bid did not identify any Public Works Agency project in the Oak Park area.

TSD's existing Conifer Tank site is currently the location of cellular phone service antennae owned by Nextel and Cingular Wireless. It is anticipated that these companies will desire to construct new antennae support system(s) at the tank site prior to the removal of the tank which the antennae are presently mounted on. TSD will not however control the cellular service companies continued use of the site. No details on the type of support system(s) that are likely to be constructed are available from the service providers at this time.

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