

# 1.0 EXECUTIVE SUMMARY

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## 1.0.1 INTRODUCTION

*The purpose of the executive summary is to provide a clear and simple description of the project and its potential environmental impacts. Section 15123 of the State California Environmental Quality Act (CEQA) Guidelines<sup>1</sup> requires the executive summary to identify each significant effect with proposed mitigation measure(s) and alternatives that would minimize or avoid that effect. The summary is also required to identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.*

## 1.0.2 PROJECT LOCATION AND SETTING

The City of Ventura is proposing the Westside Community Planning Project to implement the City's General Plan at the neighborhood level by adopting the Westside Community Plan and the Westside Development Code. The Westside Community Planning Project also includes a proposal to establish the Westside Redevelopment Project Area to assist the City in its efforts to revitalize the Westside Community.

The Westside Community Planning Project area is located on the western edge of the City of Ventura, approximately 26 miles south of the City of Santa Barbara. State Route 33 connects the Westside area to unincorporated Ventura County and Ojai to the north; Highway 101 connects the greater Ventura City area to Los Angeles to the south and Santa Barbara County to the north.

The total Westside Community Planning Project area is approximately 1,094 acres, including streets and public rights-of-way. The Westside Community Plan area contains approximately 924 acres. The Westside Community Plan area is generally bounded by the steep hillsides to the east, Highway 33 to the west, Park Row Avenue to the south, and Ottawa Street to the north. The Westside Community Plan area is bordered on the north by the City's North Avenue District, part of the City's sphere of influence (SOI), as identified in the 2005 General Plan, and on the south by Downtown Ventura and the Downtown Specific Plan Area.

The proposed Redevelopment Area contains approximately 685 acres. It is mostly located within the Westside Community Plan area, but extends south of the Westside Community Plan area to include approximately 36 acres in the City's Downtown Specific Plan Area not included in the City's existing redevelopment project area.

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<sup>1</sup> California Environmental Quality Act, *CEQA Guidelines*, Section 15123.

### 1.0.3 ALTERNATIVES TO THE PROJECT

CEQA requires that an environmental impact report (EIR) describe a range of reasonable alternatives to a proposed project that could feasibly avoid or lessen any significant environmental impacts, while attaining the basic objectives of the project. Comparative analysis of the impacts of these alternatives is required. The alternatives to the proposed project addressed in this EIR are:

- Alternative 1: No Project - Existing General Plan and Zoning
- Alternative 2: Corridor/Key Sites
- Alternative 3: Reduced Neighborhood Coding

The *State CEQA Guidelines* require that an environmentally superior alternative be identified from the alternatives considered in an EIR. Of the alternatives evaluated in this EIR, Alternative 2, Corridor/Key Sites is considered to be environmentally superior when compared with the other alternatives. This alternative is superior in that it would apply the new Westside Community land use designations and the more refined zoning in the Westside Development Code to the entire Westside Community, as compared to the No Project and Reduced Neighborhood Coding Alternatives. The amount of additional development in the residential neighborhoods would be lower with this alternative. This lower intensity of development would result in a reduction in some impacts that would result from new development. The Corridor/Key Sites alternative would, however, not meet the basic project objectives as fully as the proposed project in that the goals of the General Plan to reduce development pressure on under developed and vacant land by allowing an increase in the intensity of development in appropriate locations within the City would not be as fully realized.

### 1.0.4 AREAS OF KNOWN CONTROVERSY

The *State CEQA Guidelines* require a Draft EIR to identify areas of controversy known to the lead agency, including issues raised by other agencies and the public. Comments were received from public agencies and interested parties in response to the circulated NOP and at the public scoping meeting held on August 18, 2011. The scoping process initiated by the City did not identify any major areas of public controversy. Comments received in response to the published Notice of Preparation identified environmental topics that local and regional agencies and City residents recommended for analysis in the Draft EIR.

These topics included: Aesthetics (building heights); Air Quality; Biological Resources; Cultural (Historic) Resources; Geology and Soils (landslides; flooding); Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning (compatibility of existing and proposed

uses); Noise; Population; Housing; and Employment; Service Systems (Police Protection, Fire Protection, Public Schools, Parks and Recreation, Libraries, Solid Waste); Transportation and Circulation; and Utilities and Service Systems (Water, Wastewater, Energy Conservation). All of these areas of public concern are addressed in this Draft EIR.

#### 1.0.5 ISSUES TO BE RESOLVED

The *State CEQA Guidelines* require an EIR to present issues to be resolved by the lead agency. These issues include the choice between alternatives and whether or how to mitigate potentially significant impacts. The major issues to be resolved by the City of Ventura, as the Lead Agency for the project include the following:

- whether the recommended mitigation measures should be adopted or modified;
- whether additional mitigation measures need to be applied to the project; and
- whether the project or an alternative should be approved.

#### 1.0.6 SUMMARY OF PROJECT IMPACTS

A summary of the environmental impacts associated with implementation of the proposed Westside Community Planning Project, mitigation measures included to avoid or lessen the severity of potentially significant impacts, and residual impacts, is provided in **Table 1.0-1, Summary of Project Impacts, Mitigation Measures, and Residual Impacts**, below.

**Table 1.0-1  
Summary of Project Impacts, Mitigation Measures, and Residual Impacts**

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Aesthetics</b>		
<p><b>Scenic vistas</b> - The Ventura River is located west of the planning area beyond State Route 33, and cannot be seen from most locations within the planning area. The primary aesthetic value of the planning area is its pedestrian scale. Views of hillsides and ridgelines are available to the east from most locations within the planning area. The Westside Community Plan Development Code would allow for the development of structures from one to five stories in height (with the public open space incentive, with the majority of development one to two stories in height. Structures more than two stories in height would be permitted in the T4.11 Urban General 11 and T5.5 Urban Center Zones. Buildings up to 56 feet in height would be allowed in the Special Industrial District Zone. The most intensive urban development would be permitted along the Westside area's existing commercial core along Ventura Avenue, and in the western portion of the planning area, consistent with the existing industrial development characteristic of this area.</p> <p>The Westside Community Plan would provide a form based code emphasizing pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation. The distance from State Route 33 to new buildings would allow unobstructed views of hillsides and ridgelines. The majority of hillside views, especially those down streets that intersect Ventura Avenue, would remain. The majority of existing open space within the planning area would be preserved under the Parks and Open Space District. Impacts related to scenic vistas would be less than significant.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Aesthetics (continued)</b>		
<p><b>Scenic resources</b> - The nearest state-designated scenic highway is State Route 33 north of Route 150, approximately 13 miles north of the planning area. State Route 33 is eligible for listing as a state scenic highway. The Westside Community Plan Development Code provides policies that would ensure historic resources are identified and protected within the planning area. Impacts related to scenic vistas would be less than significant.</p>	None necessary	Class III, Not Significant
<p><b>Visual character</b> - The Westside Development Code provides standards for future development under the proposed new land uses of the Regulating Plan. The development code provides five basic transect zones. For each zone, the development code provides standards for frontage, building types, streetscapes, mixed development, signage, and parks and open space. The design standards provided in these sections of the development code address items not usually considered in traditional zoning codes, and provide guidelines for future development that are both more flexible in terms of types of uses and structures and more detailed and prescriptive in terms of the design requirements for future development. Compliance with goals and policies provided in the Westside Community Plan, General Plan, and Downtown Specific Plan, as applicable, would ensure that impacts related to the visual character of the planning area and its surroundings would be less than significant.</p>	None necessary	Class III, Not Significant
<p><b>Light or glare</b> - The increased development intensity forecast to occur under the Westside Community Planning Project would incrementally increase the amount of light and glare within the planning area. Sources of increased light would include streetlights, vehicular traffic, and lighting on commercial and residential structures. Increased glare is generally caused by the use of reflective building materials and window glass. The Westside Development Code provides development standards for commercial signage that would limit the increase in light as a result of commercial development. Adherence to goals, policies, and development standards of the Westside Community Plan, General Plan, and the Downtown Specific Plan, as applicable, would ensure that impacts related to light and glare would be less than significant.</p>	None necessary	Class III, Not Significant Class IV, No Impact or Beneficial

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Air Quality(continued)</b>		
<p><b>Conflict with or obstruct implementation of the applicable air quality plan</b>—Development of the land uses allowed in the Westside Community Planning Project area by 2025 would result in an estimated Citywide population of 127,233 residents and 70,246 employees under existing plus project conditions. The population and employment levels would be slightly higher than the Southern California Association of Governments (SCAG) 2008 RTP population projection of 127,032 residents and slightly lower than the SCAG projection of 80,017 jobs for the City of Ventura in 2025. Therefore, project-generated emissions have been accommodated in the Ventura County Air Pollution Control District (VCAPCD) Air Quality Management Plan (AQMP) emissions forecasts, and the proposed project would not jeopardize attainment of air quality standards in Ventura County. Therefore, development of the land uses proposed in the Westside Community Planning Project area is consistent with the AQMP.</p> <p>The Westside Community Plan implements goals, policies, and actions designed to partially alleviate increases in traffic and energy consumption, and associated increases in air pollutant emissions. Numerous actions are provided in the proposed Westside Community Plan to reduce traffic-related air pollutant emissions associated with implementation of the proposed project.</p> <p>The 2005 General Plan also includes numerous actions aimed at the reducing traffic-related air pollutant emissions.</p> <p>Adherence to actions of the Westside Community Plan and General Plan would ensure that impacts related to consistency with applicable plans would be less than significant.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Air Quality(continued)</b>		
<p><b>Violate any air quality standard or contribute substantially to an existing or projected air quality violation</b>—Long-term operational emissions would exceed the VCAPCD 25 pounds per day thresholds of significance for reactive organic compounds (ROC) and nitrogen oxides (NO<sub>x</sub>). The VCAPCD has not adopted thresholds of significance for construction emissions because of their temporary nature; however, implementation of standard emission and dust control techniques would be required on all future development per the 2005 General Plan, Action 7.23. Mitigation measure <b>MM-AQ-1</b> would reduce operational emissions to less than significant levels. Furthermore, mitigation measures <b>MM-AQ-2</b> and <b>MM-AQ-3</b> would reduce construction-related emissions and associated impacts. With the implementation of the proposed mitigation measures and the required contribution to the Transportation Demand Management (TDM) fund, project operational air quality impacts would be considered reduced to a less than significant cumulative impact, in accordance with the <i>Ventura County Air Quality Assessment Guidelines</i>. Therefore, the project’s contribution to cumulative impacts would not be cumulatively considerable.</p>	<p>The following mitigation measures would be implemented for all subsequent development projects within the Westside Community Planning Project area:</p> <p><b>MM-AQ-1</b> The VCAPCD <i>Ventura County Air Pollution Control District Air Quality Assessment Guidelines</i> recommends that all development projects with significant air quality impacts fully mitigate excess emissions through funding measures for at least three years. The VCAPCD guidelines provide an updated cost of \$7.05 for ROG and \$10.27 for NO<sub>x</sub> (January 2011 Consumer Price Index (CPI) at 228.652), for every pound in excess of VCAPCD thresholds. Westside Community Planning Project area developers shall contribute to a Transportation Demand Management (TDM) fund to be used to develop regional programs to offset air pollutant emissions. The total amount that would be contributed to the TDM fund is \$657,655. Payment of fees shall occur prior to issuance of building permits.</p> <p>The amount provided by residential development would be about 68.7% of this total (based on the estimated residential portion of VMT), or \$451,809. The amount provided by commercial development would be 26% of the total, or \$205,846. Applicants for residential developments that would generate a net increase in units would pay \$319.30 per unit (assuming 1,415 residential units). Applicants for commercial and industrial development that would generate a net increase in building area would pay \$603.49 per 1000 square foot (assuming a total of 341,091 square feet). These fee estimates include an adjustment for inflation, but may be further adjusted by the City over time if development totals or emission factors change.</p>	<p>Class II, Significant but Mitigable</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Air Quality(continued)</b>		
	<p>The TDM funds shall be used to finance City programs to reduce regional air pollutant emissions. Specific mitigation measures that could be undertaken using the TDM fund include, but are not limited to, enhanced public transit service, vanpool programs/subsidies, rideshare assistance programs, clean fuel programs, improved pedestrian and bicycle facilities, and park-and-ride facilities.</p> <p><b>MM-AQ-2</b> The following control measures provided in the VCAPCD Ventura County Air Quality Assessment Guidelines to minimize the generation of fugitive dust (PM10 and PM2.5), ROC, and NOX during construction activities shall be implemented during construction of developments in the Westside Community Planning Project area:</p> <ul style="list-style-type: none"> <li>• The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.</li> <li>• Pre-grading/excavation activities shall include watering the areas to be graded or excavated before grading or excavation operations commences. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.</li> <li>• Fugitive dust produced during grading excavation and construction activities shall be controlled by the following activities:             <ul style="list-style-type: none"> <li>(a) All trucks shall be required to cover their loads as required by California Vehicles Code Section 23114.</li> <li>(b) All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization material, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.</li> </ul> </li> </ul>	

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Air Quality(continued)</b>		
	<ul style="list-style-type: none"> <li>• Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally safe dust suppressants to prevent excessive fugitive dust.</li> <li>• Signs limiting traffic to 15 miles per hour or less shall be posted on site.</li> <li>• During periods of winds 25 miles per hour or greater (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties) or at the direction of the City, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off site or on site. The site superintendent/supervisor shall use discretion in conjunction with the VCAPCD in determining when winds are excessive.</li> <li>• Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day if visible soil material is carried over to adjacent streets and roads.</li> <li>• Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.</li> </ul>	

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Air Quality(continued)</b>		
	<p><b>MM-AQ-3</b> During construction contractors shall comply with the following measures, as feasible, to reduce NOX and ROC from heavy equipment as recommended by the VCAPCD in its Ventura County Air Quality Assessment Guidelines:</p> <ul style="list-style-type: none"> <li>• Minimize equipment idling time.</li> <li>• Maintain equipment engines in good condition and in proper tune as per manufacturer’s specifications.</li> <li>• Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.</li> <li>• Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.</li> </ul>	
<p><b>Cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment</b>—The project would be consistent with the population projections used in the 2007 AQMP. However, long-term operational emissions from development of the allowed land uses permitted in the Westside Community Planning Project area would exceed 25 pounds per day of ROC and NOx. Because the Basin is in nonattainment for the state and federal ozone standards, a project that creates individually significant air quality impacts would also contribute to cumulatively significant air impacts. Therefore, the project would have cumulatively significant impacts with respect to ROC and NOx emissions. Mitigation measure <b>MM-AQ-1</b> would reduce operational emissions to less than significant levels. Furthermore, mitigation measures <b>MM-AQ-2</b> and <b>MM-AQ-3</b> would reduce construction-related emissions and associated impacts. As result, the project would be mitigated to less than significant levels.</p>	<p>Refer to mitigation measures <b>MM-AQ-1</b>, <b>MM-AQ-2</b>, and <b>MM-AQ-3</b>.</p>	<p>Class II, Significant but Mitigable</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Air Quality(continued)</b>		
<p><b>Expose sensitive receptors to substantial pollutant concentrations—</b> According to the traffic impact analysis for the project, none of the studied intersections would operate at or below Level of Service (LOS) E or F. All of the studied intersections would perform at LOS C and above for existing plus project traffic conditions. Therefore, according to the VCAPCD guidelines, a CO hotspot screening analysis is not required and impacts would not be significant.</p> <p>The Westside Development Code allows certain types of industrial uses, such as recycling processing and collection facilities and manufacturing. Although no such uses are being proposed at this time, these types of land uses may be potential sources of toxic air contaminants. As the potential for the development of these types of sources exists in the Westside Community Planning Project area, the impact is considered to be potentially significant. The 2005 General Plan implements Actions 7.20, 7.21, 7.24, and 7.25, which require projects to ensure that point sources are located a safe distance from sensitive receptors, ensure that mixed-use projects do not pose significant health risks, require that approval of projects be granted only when it is demonstrated that health risks are less than significant, and requires feasible mitigation measures for significant impacts. Mitigation measure <b>MM-AQ-4</b> is consistent with these General Plan Action items and would reduce potentially significant impacts to less than significant levels.</p> <p>Some health problems, particularly those of the eye and respiratory tract may be aggravated by fugitive dust. Such health problems include Coccidioidomycosis (also known by its common name, Valley Fever). Valley fever is contracted through breathing spores that become airborne through disturbance of the soil. Ventura County is not recognized as an area where Coccidioidomycosis is highly endemic. Nonetheless, upon review of the factors that could potentially result in Valley Fever impacts, development that may occur in the Westside Community Planning Project area may result in the disturbance of the top soil of undeveloped land that could contain the Valley Fever fungus. Consequently, the project is conservatively assumed to have a potentially significant impact with respect to Valley Fever. Mitigation measures <b>MM-AQ-5</b> pertaining to Valley Fever and <b>MM-AQ-2</b> pertaining to construction-related fugitive dust emissions would reduce this potentially significant impact to a less than significant level.</p>	<p><b>MM-AQ-4</b> Westside Community Planning Project area developers shall be required to conduct a screening and/or refined health risk assessment for projects that are not consistent with the CARB siting recommendations for new sensitive land uses. Projects that would result in health impacts are required to implement mitigation measures. Appropriate measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Site design changes;</li> <li>• Increased separation/buffer distances;</li> <li>• High efficiency particulate air (HEPA) filters, electrostatic air filters, or other equivalent air filters;</li> <li>• Relocation of air intake vents away from sources of TACs;</li> <li>• Add-on pollution control equipment, such as oxidation catalysts, filters and/or scrubbers;</li> <li>• Idling limitations for diesel-fueled trucks and/or equipment;</li> <li>• Alternative-fueled trucks and/or equipment (electrification, bio-diesel, compressed or liquefied natural gas, etc.).</li> </ul> <p><b>MM-AQ-5</b> During heavy grading, construction contractors shall comply with the following measures, as feasible to reduce potential Valley Fever impacts:</p> <ul style="list-style-type: none"> <li>• Restrict employment for grading activities to persons with positive coccidioidin skin tests (since those with positive tests can be considered immune to reinfection);</li> <li>• Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune;</li> <li>• Require crews to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations;</li> <li>• Require that the cabs of grading and construction equipment be air-conditioned or enclosed with sufficient ventilation and particulate matter filtration systems;</li> <li>• Require crews to work upwind from excavation sites where possible;</li> </ul>	<p>Class II, Significant but Mitigable</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Air Quality(continued)</b>		
	<ul style="list-style-type: none"> <li>• Where acceptable to the fire department, control weed growth by mowing instead of discing, thereby leaving the ground undisturbed and with a mulch covering;</li> <li>• During rough grading and construction, the access way into the project site from adjoining paved roadways should be paved or treated with environmentally safe dust control agents.</li> </ul> <p>Also, refer to mitigation measure <b>MM-AQ-2</b>, which would reduce the project's construction-related fugitive dust emissions.</p>	
<p><b>Create objectionable odors or locate a project in a location that would cause objectionable odors to affect a substantial number of people</b>—According to the Westside Development Code, industrial land uses that may emit objectionable odor and that may be allowed in the Westside Community Planning Project area include recycling processing and collection facilities and manufacturing. As the potential for odors exists, the impact is considered to be potentially significant. Implementation of mitigation measure <b>MM-AQ-6</b> would reduce this potentially significant impact to a less than significant level.</p>	<p><b>MM-AQ-6</b> Westside Community Planning Project area developers shall be required to conduct an odors assessment for projects that may result in odorous emissions or odor impacts to sensitive receptors. Projects that would result in odorous emissions or odor impacts are required to implement mitigation measures. Appropriate measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Site design changes;</li> <li>• Process changes;</li> <li>• Enclosures for odor-generating activities;</li> <li>• Use of odor control technologies, such as filters and/or scrubbers;</li> <li>• Implementation of an odor abatement plan.</li> </ul>	<p>Class II, Significant but Mitigable</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Biological Resources</b>		
<p><b>Special-status species</b>—Twenty-seven sensitive plant and animal taxa may potentially utilize habitats within or adjacent to the planning area. Aside from the extension of Cedar Street along the eastern edge of the planning area, the proposed project would not expand the areas within the Westside Community Planning Project area designated for development beyond what was envisioned in the General Plan. This development would be sited within disturbed grassland and scrub communities containing scattered Southern California black walnut trees and could exert a potentially adverse impact to these, as well as additional special-status species utilizing habitats within these areas. Additionally, any development within the planning area that would involve the removal of trees or other nesting habitat for common or special-status bird species would be subject to state and federal laws that protect nesting birds.</p> <p>Numerous actions proposed in the Westside Community Plan would compensate for many, but not all, of the potential impacts associated with implementation of the proposed project. The 2005 General Plan, too, includes numerous actions aimed at the protection of riparian areas from the impacts of future development. Therefore, impacts associated with special-status species would be less than significant and, in some cases, beneficial.</p>	None necessary	Class III, Not Significant Class IV (No Impact or Beneficial)
<p><b>Riparian or sensitive natural communities</b>—development allowed under the proposed project would generally avoid direct impacts to riparian communities. Stormwater runoff within the Westside Community Planning Project area would have indirect effects on water quality, and improved access and expanded trail systems may exert impacts to riparian communities along River margins.</p> <p>Numerous actions are proposed in the Westside Community Plan that would compensate for many but not all of the potential impacts associated with implementation of the proposed project. With implementation of the Community Plan and General Plan policies and actions, including Action 1.8 (which requires buffers from rivers, creeks, and barrancas), as well as policies and actions to improve the quality of surface water runoff, impacts would be less than significant. In some cases, impacts are anticipated to be beneficial.</p>	None necessary	Class III, Not Significant Class IV (No Impact or Beneficial)

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Biological Resources (continued)</b>		
<p><b>Federally protected wetlands</b>—development allowed under the proposed project would generally avoid direct impacts to riparian communities. Improved access and expanded trail systems may exert impacts to riparian communities along the river margins.</p> <p>Numerous actions are proposed in the Westside Community Plan that would compensate for many but not all of the potential impacts associated with implementation of the proposed project. With implementation of the Community Plan and General Plan policies and actions, including Action 1.8 (which requires buffers from rivers, creeks, and barrancas), impacts would be less than significant. In some cases, impacts are anticipated to be beneficial.</p>	None necessary	Class III, Not Significant Class IV (No Impact or Beneficial)
<p><b>Wildlife movement and native wildlife nursery sites</b>—development allowed under the proposed project would generally avoid impacts to wildlife movement and native wildlife nursery sites by emphasizing reuse and intensification of currently developed areas. The extension of Cedar Street and possible expansion of existing development east of Cedar Street between Kellogg Street and East Prospect Street may affect natural communities, structures, mature trees and landscaping within developed areas that could support bat roosts and nesting by native bird species. Implementation of mitigation measures <b>MM-BIO-1</b> and <b>MM-BIO-2</b> would reduce this potentially significant impact to a less than significant level.</p>	<p>The following mitigation measures would be implemented by all subsequent development projects within the Westside Community Planning Project area:</p> <p><b>MM BIO-1</b> Active nests of native bird species are protected by the Migratory Bird Treaty Act (16 U.S.C. 704) and the California Fish and Game Code (Section 3503). If activities associated with construction or grading of previously undeveloped parcels are planned during the bird nesting/breeding season, generally January through March for early nesting birds (<i>e.g.</i>, Coopers hawks or hummingbirds) and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. To determine the presence/absence of active nests, pre-construction nesting bird surveys shall be conducted weekly, beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. If ground-disturbing activities are delayed, additional pre-construction surveys shall be conducted so that no more than three days have elapsed between the survey and ground-disturbing activities.</p>	Class II, Significant but Mitigable

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Biological Resources (continued)</b>		
	<p>Surveys shall include examination of trees, shrubs, and the ground for nesting birds. Several bird species such as killdeer and nighthawks are known to nest on bare ground. Protected bird nests that are found within or adjacent to the construction zone shall be protected by a buffer deemed suitable by a qualified biologist, and verified by the California Department of Fish and Game. Typically, a 300-foot buffer is required for most species and a 500-foot buffer for raptor species. Buffer areas shall be delineated with orange construction fencing or other exclusionary material that would inhibit access within the buffer zone. Installation of the exclusionary material delineating the buffer zone shall be verified by a qualified biologist prior to initiation of construction activities. The buffer zone shall remain intact and maintained while the nest is active (i.e., occupied or being constructed by the adults bird(s)) and until young birds have fledged and no continued use of the nest is observed, as determined by a qualified biologist.</p>	

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Biological Resources (continued)</b>		
	<p><b>MM BIO-2</b> No earlier than 30 days prior to the commencement of construction activities on previously undeveloped parcels within Westside Community Planning area, a pre-construction survey should be conducted by a qualified biologist to determine if active roosts of special-status bats are present on or within 300 feet of the project disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost should not be disturbed and construction within 300 feet should be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys should include structures and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops should be surveyed by a qualified bat biologist (<i>i.e.</i>, a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the occupied site should be avoided (<i>i.e.</i>, not removed) by the project. If avoidance of the maternity roost must occur, the bat biologist should survey (through the use of radio telemetry or other CDFG approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present, then no further action is required.</p> <p>If a maternity roost will be impacted by the project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony should be provided on, or in close proximity to, the project site no less than three months prior to the eviction of the colony. Large concrete walls (<i>e.g.</i>, on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFG should also be notified of any hibernacula or active nurseries within the construction zone.</p>	

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Biological Resources (continued)</b>		
	<p>If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals should be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of one week should pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFG should first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree should be removed or the grading should occur the next day (<i>i.e.</i>, there should be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.</p> <p>If an active maternity roost is located on a project site, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (prior to March 1) or after young are flying (after July 31) using the exclusion techniques described above.</p> <p>Any special-status species bat day roost sites found by a qualified biologist during pre-construction surveys, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites. The project applicant should establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.</p>	

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Biological Resources (continued)</b>		
<p><b>Conflict with local policies or ordinances</b>—the proposed project does not incorporate any changes to the City of Ventura 2005 General Plan policies for the protection of trees or any other biological resources, and thus remains consistent with the 2005 General Plan policies.</p> <p>Numerous actions in the Westside Community Plan would compensate for or strengthen the 2005 General Plan policies pertaining to biological resources. The impact would be less than significant or, in some cases, beneficial.</p>	None necessary	Class IV, No Impact or Beneficial
<p><b>Conflict with provisions of an adopted local, regional, or state habitat conservation plan</b>—currently, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been adopted within the boundaries of the project. The adjacent reach of the Ventura River is covered by the Draft Southern California Steelhead Recovery Plan, and Critical habitat for southern steelhead has been designated along this reach. The Ventura River Multi-Species Habitat Conservation Plan (VRMSHCP), currently under development, also would cover parcels west of Highway 33.</p> <p>The proposed project would generally avoid direct impacts to riparian communities. Improved access and expanded trail systems may exert impacts to riparian communities along the river margins (i.e., along the VRMSHCP western border) and may be subject to the provisions of the VRMSHCP. Indirect impacts to the Ventura River, originating within the planning area may also include entry of trash, sediment, or water of poor quality into the waters and riparian communities of the Ventura River. Unchecked infestations of invasive non-native plants may further frustrate the progress of the VRMSHCP.</p> <p>Numerous actions are proposed in the Westside Community Plan would compensate for many, but not all, of the potential impacts associated with implementation of the proposed project. The 2005 General Plan, too, includes numerous actions aimed at the protection of riparian areas from the impacts of future development. Therefore, impacts associated with special-status species would be less than significant and, in some cases, beneficial.</p>	None necessary	Class IV, No Impact or Beneficial

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Biological Resources (continued)</b>		
<p><b>Reduce habitat, population, or restrict the range of a rare or endangered plant or animal</b>—development allowed under the proposed project would generally avoid direct impacts to natural habitats. Improved access and expanded trail systems may exert impacts to riparian communities along river margins. Expansion of existing development east of Cedar Street between Kellogg Street and East Prospect Avenue, and the extension of Cedar Street along the eastern edge of the planning area, would remove scrub and grassland communities. Displaced native species would be subject to temporary increased competition for food, mates, and territory. Aside from the extension of Cedar Street along the eastern edge of the planning area, the proposed project would not expand the areas within the Westside Community Planning Project area designated for development beyond what was envisioned in the General Plan. Because of the small area and predominantly common nature of the scrub and grassland habitats involved, these impacts are not expected to eliminate potential habitat within the region for any of the affected species.</p> <p>Numerous actions are proposed in the Westside Community Plan would compensate for many, but not all, of the potential impacts associated with implementation of the proposed project. The 2005 General Plan, too, includes numerous actions aimed at the protection of riparian areas from the impacts of future development. Therefore, impacts would be less than significant and, in some cases, beneficial.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Cultural (Historic) Resources</b>		
<p><b>Impacts to historical resources</b> - The historic survey report prepared for the Westside Community Plan area identified historic resources within the planning area. These include the Simpson Tract Historic District and the East Lewis/Vince Streets Potential Historic District, as well as a number of properties that are eligible for listing as California or local resources. Also identified were four potential conservation areas. Conservation areas are not currently defined in the City's municipal code but are a concept recommended in the Westside Historic Survey Report to preserve areas which contain concentrations of properties within neighborhoods. The portion of the Westside Redevelopment Project area that is located outside (to the south of) the Westside Community Plan area is located within the Downtown Specific Plan area and contains two local historic resources.</p> <p>The Westside Development Code contains a Historic District Overlay Zone which will be applied to one specific area and could be used in other areas in the future to control the scale of new development to ensure compatibility with adjacent neighborhoods.</p> <p>Specific development projects within the Westside Community Planning Project area will require project-level review to identify impacts to historic resources and to identify appropriate mitigation measures. Impacts related to historic resources would be less than significant with implementation of the policies and actions contained in the Westside Community Plan, the Downtown Specific Plan, applicable General Plan policies, and the regulations contained in the Westside Development Code and City Municipal Code.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Geology and Soils</b>		
<p><b>Expose people or structures to potential substantial adverse geological effects</b> - An Alquist-Priolo Earthquake Fault Zone extends across the extreme southeastern corner of the planning area. Subsequent projects proposed within the planning area would comply with all applicable requirements of the Alquist-Priolo Earthquake Fault Zone Act, which would ensure that impacts are less than significant.</p> <p>Exposure to future ground shaking within the planning area would be similar to many other sites in Southern California. Design of improvements in accordance with the 2010 California Building Code and appropriate City standards would ensure that impacts are less than significant.</p> <p>The City requires that geotechnical studies be prepared for development projects proposed in areas with identified liquefaction potential or that have the potential for seismically induced settlement. If liquefaction or seismically induces settlement are found to be potential hazards to proposed development projects, recommendations to reduce the potential for these risks would be provided. Conducting such studies in accordance with California Building Code and City requirements and implementing appropriate geotechnical recommendations during design and construction would ensure that impacts are less than significant.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Geology and Soils (continued)</b>		
<p><b>Result in soil erosion</b> - The native topsoil and alluvial soils in the planning area may be moderately susceptible to erosion. These materials will be particularly prone to erosion during construction or earth moving activities (if any), especially during heavy rains. Fill soils generated during grading and any development may also be subjected to erosion. Temporary erosion control measures are required during construction. Specific projects proposed for development within the Westside Community Planning Project Area would be required to comply with the City's requirements to comply with the National Pollution Discharge Elimination System (NPDES) program to control the quantity and quality of runoff. In addition, projects would be required to comply with control measures provided in the Ventura County Air Pollution Control District's <i>Ventura County Air Quality Assessment Guidelines</i> to minimize the generation of fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) during construction activities. Implementation of these erosion control measures and compliance with measures identified in accordance with the California Building Code, City, and County requirements would be required and the impact resulting from erosion would be less than significant.</p>	None necessary	Class III, Not Significant
<p><b>Be located on an unstable geologic unit or soil</b> - The native alluvial soils on the site are generally considered to be suitable to support development without adverse effects of settlement, subsidence, slope failures or other significant geologic hazards, provided proper overexcavation and foundation design, and other appropriate measures are conducted. The City requires that geotechnical studies be prepared for development projects proposed in areas with identified geotechnical conditions, such as landslide or liquefaction potential. Such studies would be prepared in accordance with California Building Code and City of Ventura requirements and would provide recommendations for grading and construction of planned improvements to include recommendations for overexcavation of potentially compressible soil, wall design, fill placement, paving, and other geotechnical aspects. With the implementation of the recommendations contained in those reports, risks posed by the geologic units would be less than significant.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Geology and Soils (continued)</b>		
<p><b>Be located on expansive soil</b> - Alluvial soils present in the planning area exhibit expansion potentials that range from low to high. Soils with a medium expansion potential, or greater, could pose a risk to property. The City requires that geotechnical studies be prepared for proposed development projects to evaluate the potential for expansive soil. If encountered, proposed structures should be constructed in accordance with California Building Code requirements for construction on expansive soils. With adherence to such requirements, the risk posed by expansive soil would be less than significant.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>
<b>Greenhouse Gas Emissions</b>		
<p><b>Generate greenhouse gas emissions that conflict with AB 32 or exceed 6.6 MTCO<sub>2</sub>e/yr per service population in 2020 target and/or MTCO<sub>2</sub>e/yr per service population in 2035</b>—Development of the allowed land uses in the Westside Community Planning Project area would not exceed the draft plan-level 2020 thresholds, but would exceed the draft plan-level 2035 threshold. While the project would be on a trajectory to meet the draft plan-level 2035 threshold given that future GHG reductions from motor vehicles and energy are anticipated in California, as these regulations are only anticipated at this time, the impact is considered potentially significant.</p>	<p><b>MM-GHG-1</b> Westside Community Planning Project area developers shall be required to reduce GHG emissions by implementing the following measures:</p> <ul style="list-style-type: none"> <li>• All land uses shall be required to implement CAPCOA Level 1 mitigation measures. Level 1 measures include the following: <ul style="list-style-type: none"> <li>– Bicycle parking for multi-family residential, office, and retail uses;</li> <li>– Transit stops for planned routes;</li> <li>– Energy Star roofs;</li> <li>– Energy Star appliances;</li> <li>– Title 24 compliance;</li> <li>– Water use efficiency measures.</li> </ul> </li> <li>• Residential land uses shall be required to provide and install certified Energy Star appliances or similarly rated energy-efficient appliances.</li> <li>• Residential and commercial land uses shall be required to provide and install low-flow toilets and low-flow showers.</li> </ul> <p>Also, refer to mitigation measure <b>MM-AQ-1</b>, which would substantially offset the project mobile source GHG emissions.</p>	<p>Class II, Significant but Mitigable</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Greenhouse Gas Emissions (continued)</b>		
<p><b>Conflict with applicable GHG reduction measures</b>—The Westside Community Plan would implement goals, policies, and actions that would result in transportation enhancements necessary to improve mobility and reduce VMT in the Westside Community Planning Project area. The project would be generally consistent with recommended CAPCOA measures to reduce VMT and associated energy and emissions.</p>	None necessary.	Class III, Not Significant.
<b>Hazards and Hazardous Materials</b>		
<p><b>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials</b> - Whereas incidents related to hazardous materials spills are not frequent, accidents along major transportation corridors can occur. Hazardous materials are transported along State Route 33 via trucks that commonly carry a variety of hazardous materials. These materials can include gasoline and various crude oil derivatives, and other chemicals known to cause human health problems. The transport of hazardous materials and explosives through the City along SR-33 is regulated by the California Department of Transportation (Caltrans). The City of Ventura Fire Department has devised and maintains a comprehensive Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan that addresses the City’s planned response to extraordinary emergency situations including incidents involving major hazardous material upset during transport. The plan provides operational concepts, identifies sources of outside support that would be provided through mutual aid agreements, state and federal agencies, and the private sector.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Hazards and Hazardous Materials (continued)</b>		
<p><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 -</b>                      New land uses proposed in the future in the planning area might store and use hazardous materials such as fuels, oils, solvents, and other materials. The development of residential uses in proximity to commercial and industrial uses that use or store hazardous materials or the development of industrial and commercial use near the schools in the Planning Area increases the risk of exposure to deleterious health effects. Development or redevelopment would have the potential for exposure of hazardous materials to the public. A variety of state and federal laws govern the generation, treating, or disposing of hazardous wastes. The City of Ventura Fire Department and Ventura County Health Division have the authority to inspect on-site uses and to enforce state and federal laws governing the storage, use, transport, and disposal of hazardous materials and wastes. In addition, City and County of Ventura requires that an annual inventory of hazardous materials in use on site, as well as a business emergency plan, be submitted for an annual review, as required by Emergency Planning and Right-to-Know Act (SARA Title III) and Chapter 6.95 of the California Health and Safety Code. These requirements would be mandated according to state and federal law. Therefore, impacts would be less than significant.</p>	<p><b>MM-HAZ-1</b> All buildings to be demolished or refurbished shall be surveyed and sampled for asbestos-containing building materials by a licensed asbestos abatement contractor. If asbestos-containing building materials are determined to be present in the structures to be demolished, all asbestos-containing material materials shall be removed under acceptable engineering methods and work practices by the licensed asbestos abatement contractor prior to demolition. These practices include, but are not limited to, containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agencies (currently the City Building Official and Ventura County Air Pollution Control District) and shall include all on-site structures with ACBMs.</p> <p><b>MM-HAZ-2</b> Prior to the demolition or redevelopment of buildings, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations.</p>	<p>Class II, Significant but Mitigable</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Hazards and Hazardous Materials (continued)</b>		
<p>Because of the historical prominence of the oil industry on the Westside, there are contaminated Brownfield sites and gas conveyance lines running beneath the planning area. Within the planning area there are five oil wells, either active or abandoned. These oil wells may impact a localized area or land use in the vicinity of the well. Development and redevelopment proposed with the Planning Area could be impacted due to these oil wells.</p> <p>Other sites within the planning area have handled petroleum products, chlorinated solvents, and metallic substances. Any of these substances leaked or spilled onto the ground could impact the area or nearby land uses. Development and redevelopment proposed with the Planning Area could be impacted due to soil and groundwater contamination.</p> <p>Structures constructed or remodeled between 1930 and 1981 have the potential to contain asbestos-containing building material (ACBM). Potential impacts during redevelopment activities could expose the public or environment to asbestos-containing building materials. This potentially significant impact would be reduced to a less than significant level with the implementation of mitigation measure <b>MM-HAZ-1</b>.</p> <p>There are a number of structures in the planning area that were constructed prior to the ban on lead-containing paints in 1979. The possibility of impacts to the public or environment from lead materials is considered to be potentially significant. This potentially significant impact would be reduced to a less than significant level with the implementation of mitigation measure <b>MM-HAZ-2</b>.</p> <p>Specific development projects within the planning area will require project-level review to identify the potential for impacts related to hazardous materials and to identify appropriate mitigation measures. Impacts related to hazardous materials resources would be less than significant.</p>		

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Hazards and Hazardous Materials (continued)</b>		
<p><b>Emit hazardous emissions or handle hazardous materials within 0.25 mile of a school?</b> Refer to the impact analysis provided under Thresholds of Significance HAZ-1 and HAZ-2. Specific development projects within the Westside Community Planning area will require project-level review to identify the potential for impacts related to hazardous materials and to identify appropriate mitigation measures. Impacts related to hazardous materials resources would be less than significant.</p>	MM-HAZ-1 and MM-HAZ-2	
<p><b>Be located on a site which is included on a list of hazardous materials sites</b> Refer to the impact analysis provided under Thresholds of Significance HAZ-1 and HAZ-2. Specific development projects within the Westside Community Planning area will require project-level review to identify the potential for impacts related to hazardous materials and to identify appropriate mitigation measures. Impacts would be less than significant.</p>	None required.	Class III, Not Significant
<p><b>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan</b> - The City of Ventura has devised and maintains a comprehensive Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan (1999) that addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, or national security emergencies. The plan provides operational concepts and identifies sources of outside support that would be provided through mutual aid agreements, State and Federal agencies, and the private sector. Through the implementation of the disaster response plan, impacts would be less than significant- During development review process, emergency access would be evaluated for all development projects within the planning area.</p>	None required.	Class III, Not Significant
<b>Hydrology and Water Quality</b>		
<p><b>Water quality standards</b> - Compliance with the 2010 Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures (2010 TGM), implementation of the Westside Community Plan policies and actions, which are consistent with the General Plan policies and actions, would ensure that development under the Westside Community Plan would not violate any water quality standards or waste discharge requirements and would result in a beneficial impact.</p>	None necessary	Class IV, No Impact or Beneficial Impact

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<p><b>Groundwater supplies and recharge</b> - New development and/or redevelopment would result in increased impervious surfaces which decrease infiltration and percolation surfaces for groundwater recharge. However, in conformance with the NPDES permit and the 2010 TGM, future project proponents would be required to control and/or treat runoff contaminant prior to discharging urban storm runoff into storm drain system as receiving waters, as well as reduce or eliminate post-project runoff. The latter requirement would typically utilize detention basin(s) to detain volume to reduce peak flows, and gradually release the runoff so as not to exceed the existing flow conditions. Implementation of the proposed project would result in less than significant impacts to groundwater supplies or groundwater recharge. The Ventura County 2010 TGM would require that new development or redevelopment projects contain all runoff water on site. This would provide additional recharge to the groundwater aquifer. The impact would be less than significant.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Hydrology and Water Quality (continued)</b>		
<p><b>Drainage patterns and erosion</b> - The Westside Community Plan would be consistent with General Plan Policy 1B with the implementation of Goal 12.5 which would minimize impacts of new development on Westside infrastructure and the Ventura River watershed through advancing sustainable planning and design practices. Furthermore, the Westside Community Plan and the General Plan include a variety of stormwater drainage actions that would increase infiltration, thereby reducing erosion within the Westside Community Planning Project area.</p> <p>The future extension of Cedar Street north of Kellogg Street would comply with the City's Stormwater Quality Management Ordinance and the Hillside Management Program, discussed in further detail in <b>Section 4.5 Geology and Soils</b>, as well as policies and actions identified in the Westside Community Plan which would be consistent with the General Plan policies and actions, to reduce potential erosion or siltation off site.</p> <p>As a result, the Westside Community Planning Project would be consistent with the policies of the General Plan, and would comply with the applicable regulations located within the Stormwater Quality Management section of the Municipal Code. In addition, the Westside Community Plan would implement various sustainable stormwater practices that would have a positive effect on erosion in the planning area. Therefore, impacts regarding erosion would be less than significant.</p>	None necessary	Class III, Not Significant
<p>The future extension of Cedar Street north of Kellogg Street would comply with the City's Stormwater Quality Management Ordinance, as well as policies and actions identified in the Westside Community Plan, which would be consistent with the General Plan policies and actions, to reduce potential on or off site flooding impacts.</p> <p>The Westside Community Planning Project would be consistent with the policies of the General Plan, and would comply with the applicable regulations located within the Stormwater Quality Management section of the Municipal Code. In addition, the Westside Community Plan would implement various actions which require sustainable stormwater practices that would have a positive effect on drainage in the planning area. Therefore, impacts regarding flooding on or off site would be less than significant.</p>		

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Hydrology and Water Quality (continued)</b>		
<p><b>Water quality</b> - The City's General Plan identifies policies and actions that would be applicable to the Westside Community Plan. Policy 5B of the General Plan would improve services in ways that respect and even benefit the environment. The Westside Community Plan includes Action 12.1.6, which requires new development to install City-approved trash excluders in stormwater inlets to reduce trash outflow to the Ventura River. This action would be consistent with General Plan Action 5.14 in that the City would develop a financing program for the replacement of failing corrugated metal storm drainpipes in the City. The proposed project would also be consistent with the City of Ventura Stormwater Quality Management Ordinance, which contains regulations regarding construction, development, best management practices, notification of intent and compliance with general permits, illicit discharge and connections, and watercourse protection. In addition, new development would be required to design storm drains to conform to standards approved by the City engineer. Impacts related to the creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff would be less than significant with conformance to the City's Stormwater Quality Management Ordinance, the Design Criteria and Improvement Standards for storm drains and implementation of the policies and actions contained in the Westside Community Plan and applicable General Plan policies. The impact would be less than significant.</p>	None necessary	Class III, Not Significant
<p>Implementation of the Westside Community Plan along with compliance with the General Plan policies and the 2010 TGM and the construction NPDES permit would ensure that development of the Westside Community Planning Project area would not substantially degrade water quality. Therefore, impacts regarding water quality would be less than significant</p>		

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Hydrology and Water Quality (continued)</b>		
<p><b>Place housing or structure within a 100-year flood plain</b> - The lower portion of the Westside Community Planning Project area contains the Ventura River levee which has been categorized as a Category 3 levee. The Westside area has been designated for the potential for flooding during a 100-year event. The levee was originally constructed to protect the Westside Community Planning Project area during a 100-year storm event, but has since been decertified by the FEMA based on encroachment of the Ventura River and scouring from river flows. Based on the evaluation report, some of the necessary steps needed to achieve recertification include the following: Vegetation Removal, Maintenance Repairs, Geotechnical Analyses, Engineering Analysis and Design, Construction, Operation and Maintenance Manuals and a Levee Certification Report. Impacts related to the placement of housing within an identified 100-year floodplain would be less than significant with conformance to the City’s Flood Plain Ordinance, as well as the Westside Community Development Code, and implementation of the policies and actions contained in the Westside Community Plan and applicable General Plan policies</p>	None necessary	Class III, Not Significant
<p>The Ventura River levee is not expected to fail in the near future. The VCWPD is in the process of recertifying the levee for future 100-year flood protection through steps and milestones identified in the Levee Evaluation Report. With implementation of the Westside Community Plan along with conformance to the City’s Flood Plain Ordinance, as well as the Westside Community Development Code, and implementation of the policies and actions contained in the Westside Community Plan and applicable General Plan policies, impacts would be less than significant.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Hydrology and Water Quality (continued)</b>		
<p><b>Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam</b> - In the event of a dam failure or other flood event, the County would follow an emergency response and evacuation plan set forth in the Multi-hazard Functional Plan managed by the Ventura County Sheriff's Office of Emergency Services. The County bilingual alert system includes mobile emergency vehicle sirens and loudspeakers, and door-to-door notification. The City flood emergency warning systems also includes public alerts by television service providers. With implementation of the Westside Community Plan along with conformance to the City's Flood Plain Ordinance, as well as the Westside Community Development Code, and implementation of the policies and actions contained in the Westside Community Plan and applicable General Plan policies, impacts would be less than significant.</p>	None necessary	Class III, Not Significant
<p><b>Seiche, tsunami, or mudflow</b> - The Westside Planning Area is located outside of a tsunami risk area. The threat to the City from seiches is considered remote. Only facilities in or very near enclosed bodies of water could be immediately affected. There are no defined landslide morphological features within the Westside Community Planning Project area. Impacts would be less than significant.</p>	None necessary	Class III, Not Significant
<p><b>Storm water drainage facilities</b> - Some deficiencies exist with respect to existing storm drain infrastructure in the Westside Community Planning Project area. Failure or insufficient capacity of existing storm drains would require the construction of new storm water drainage facilities or the expansion of existing facilities. Potential air quality, traffic, noise, and biological impacts as a result of the construction of new storm drain facilities have been analyzed in <b>Section 4.2, Air Quality, Section 4.3 Biological Resources, Section 4.10, Noise and Section 4.13 Transportation and Circulation</b>. Impacts related to the construction of new facilities would result in less than significant air quality, traffic, noise and biological impacts with implementation of policies and actions identified in the Westside Community Plan and applicable General Plan policies and actions.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Land Use and Planning</b>		
<p><b>Physically divide an established community</b> - The Westside Community Planning Project provides new land use designations and a development code to guide future development within the planning area. The Westside Redevelopment Area Project would provide additional tools for implementing the General Plan and Westside Community Plan. The character of future development would be consistent with existing development and would not include features, new development, or public improvements that would physically divide the existing Westside community.</p>	None necessary	Class III, Not Significant
<p><b>Conflict with any applicable land use plan, policy, or regulation</b> – The Westside Community Planning Project would conform to and would not obstruct implementation of relevant policies and ordinances, including the City’s General Plan, SOAR Ordinance, Hillside Management Program, and Floodplain Ordinance; the SCAG RCPG, TRP, and Compass Growth Vision Report; and the Ventura LAFCO Guidelines for Orderly Development.</p>	None necessary	Class III, Not Significant
<p><b>Conflict with any applicable habitat conservation plan or natural community conservation plan</b> - Currently, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been adopted within the boundaries of the project.</p>	None necessary	Class III, Not Significant
<b>Noise</b>		
<p><b>Exposure of persons to or generation of noise levels in excess of standards in the local general plan or noise ordinance</b> - The noise-level increases along the analyzed roadway segments would occur below the identified noise thresholds (increase greater than 1.5 decibels (dB(A) for noise levels less than 60 dB(A)), thus resulting in less than significant impacts.</p> <p>The Mixed Use Development Overlay in the Westside Development Code provides standards to protect residential uses by implementation of proper noise attenuation or any other necessary mitigation from either adjacent on-site or off-site industrial/manufacturing uses. Impacts related to the exposure of persons to or generation of noise levels in excess of standards established in the General Plan, as well as the Noise Ordinance, would be less than significant with implementation of the policies and actions contained in the General Plan.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Noise (continued)</b>		
<p><b>Groundborne vibration or groundborne noise levels</b> - The Federal Transit Administration (FTA) threshold for architectural damage to non-engineered timber and masonry buildings is approximately 94 VdB. Loaded trucks, which would create the greatest amount of vibration for equipment to be used during construction, are capable of producing approximately 92 VdB at 15 feet. As development of land uses within the planning area, including the future extension of Cedar Street, would be developed over a period of 14 years, there would be substantially less than 70 vibration events per day at sensitive land use receptors. Given that loaded trucks would be used in excess of 15 feet from the nearest sensitive land uses and given the infrequent number of vibration events per day, construction activities would not exceed the FTA ground-borne vibration threshold for the nearest sensitive land uses surrounding each of the sites. Implementation of the policies and actions contained in the General Plan would result in less than significant groundborne vibration or groundborne noise level impacts.</p>	None necessary	Class III, Not Significant
<p><b>Permanent increase in ambient noise levels</b> - Any future construction located within the planning area would only be allowed between the hours of 7:00 AM and 8:00 PM. Roadway noise levels would generally rise as traffic levels increase through the planning horizon. However, implementation of policies and actions of the General Plan, in combination with the additional action recommended above, would reduce impacts associated with projected development to a less than significant level. It is presumed that use of rubberized asphalt or other noise attenuation methods would be feasible for Ventura Avenue (which could experience an increase in noise). Impacts related to a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, would be less than significant.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Noise (continued)</b>		
<p><b>Temporary or periodic increase in ambient noise levels</b> - A temporary increase in noise is considered “substantial” if it would be in conflict with the City Noise Ordinance, which allows noise generating construction activity between the hours of 7:00 AM and 8:00 PM. However, as concluded in the General Plan EIR for construction Citywide, compliance with Noise Ordinance restrictions on construction timing would reduce this impact to less than significant. Impacts specific to the Westside Community Planning Project area are not expected to be different from the Citywide assessment. Therefore, impacts would be less than significant with implementation of the policies and actions contained in the General Plan.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Population, Housing and Employment</b>		
<p><b>Induce substantial population growth in an area</b> - The growth forecast for the land uses proposed in the Westside Community Planning Project area would add 1,415 new dwelling units in the planning area by 2025. Based on the City's estimated 2011 household size of 2.65 residents per dwelling unit, this would add approximately 3,750 residents to the City's estimated 2011 population of 107,124 residents. This would result in an estimated Citywide 2025 population of 127,233 residents. The proposed project would result in an estimated citywide 2025 population of 127,233 residents and 49,288 households, which would slightly exceed the SCAG 2008 RTP growth forecast for the City of 127,032 residents and 48,665 households in 2025.</p> <p>The SCAG adopted growth forecast for the 2008 RTP projects a 2025 employment population of 80,017. Development of the proposed land uses would result in approximately 1,035 employees. This would result in an estimated 2025 citywide employment population of 70,246 jobs. This is well within the SCAG 2008 RTP employment population projections for 2025.</p> <p>Action 12.2.2 in the Westside Community Plan area identifies four key underutilized (catalyst) sites available for public and private investment to stimulate additional investment in this community. Should one or more of these sites be developed, they will increase the housing supply and employment opportunities in the City.</p> <p>The General Plan and Ventura Westside Community Plan contain numerous other goals, policies, and actions supporting the creation of housing and employment opportunities within the planning area. Impacts related would therefore be less than significant.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Population, Housing and Employment (continued)</b>		
<p><b>Displace substantial numbers of existing housing</b> - As individual properties are redeveloped, residents may be temporarily displaced. However, the project is forecast to result in a net increase in housing available in the planning area. These new dwelling units could be occupied by displaced residents, and would not require the construction of replacement housing elsewhere. Therefore, impacts related to the displacement of existing housing would be less than significant. As individual properties are redeveloped, residents may be temporarily displaced. However, the project is forecast to result in a net increase in housing available in the planning area. These new dwelling units could be occupied by displaced residents, and would not require the construction of replacement housing elsewhere. Therefore, impacts related to the displacement of existing housing would be less than significant.</p>	None necessary	Class III, Not Significant
<p><b>Displace substantial numbers of people</b> - As individual properties are redeveloped, residents may be temporarily displaced. However, the project is forecast to result in a net increase in housing available in the planning area. These new dwelling units could be occupied by displaced residents, and would not require the construction of replacement housing elsewhere. Therefore, impacts related to the displacement of residents would be less than significant.</p>	None necessary	Class III, Not Significant
<b>Public Services - Police Protection</b>		
<p><b>Result in substantial adverse physical impacts in order to maintain performance objectives for police protection</b> - To maintain existing staffing levels with the project-related increase in population, VPD would need to add approximately 5 sworn and 2 non-sworn employees. However, the geographic area served by the VPD would not substantially increase. Implementation of the actions provided in the Westside Community Plan, the Downtown Specific Plan, and the General Plan would support VPD efforts to provide adequate police protection services and reduce crime and calls for service in the planning area.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Public Services - Fire Protection</b>		
<p><b>Result in substantial adverse physical impacts in order to maintain performance objectives for fire protection</b> - To maintain existing staffing levels with the project-related increase in population, VFD would need to add approximately 2 firefighters. The Westside Community Plan includes an action requiring new development to pay their fair share to fund additional public safety facilities and services for fire.</p>	None necessary	Class III, Not Significant
<b>Public Services - Public Schools</b>		
<p><b>Result in substantial adverse physical impacts in order to maintain performance objectives for public schools</b> - VUSD collects fees for new development within its service area. Payment of these fees is considered full and complete mitigation for impacts to school services.</p>	None necessary	Class III, Not Significant
<b>Public Services - Parks and Recreation</b>		
<p><b>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 parks?</b> - With the provision for future development of neighborhood parks and the payment of City fees to fund the acquisition of new parklands, the proposed project would contribute to the provision of parks sufficient to meet the City's park planning standard.</p> <p>The draft Westside Community Development Code Regulating Plan identifies three "Alternate Park Open Space" sites within the Westside Community. These sites were identified by City Council on June 6, 2011 during the initiation hearing for the Draft Plan and Code after community workshops held by the city resulted in strong public interest for increased recreation opportunities in the Westside community. Additional park and recreation facilities would be provided through development of additional neighborhood parks facilities on one or all of these alternate park sites or the provision of additional park and recreational facilities through the development of joint use agreements with the Ventura Unified School District.</p>	<p><b>PARKS-1</b> Designate one or all of the 3 sites (4 parcels) proposed for Parks and Open Space (POS) land use as identified under Scenario 2 during the adoption of the Westside Community Plan and Development Code. Future development or redevelopment of any of these sites would be required to comply with permitted and conditionally permitted uses, development standards, and permit processing requirements, including design review.</p> <p><b>PARKS-2</b> Amend Westside Community Plan Action 12.6.Z Develop joint use agreements with the Ventura Unified School District for joint use of school parks and recreational space by adding the following additional provision: The city should coordinate and fund a pilot program for joint use at one or more of the Ventura Unified School District facilities in the Westside Community.</p>	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Public Services - Parks and Recreation (continued)</b>		
<p><b>Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated</b> - The proposed project would provide for the development of neighborhood parks that would meet some of the demand created by future growth. Given that the projected growth would be an incremental increase over the City's existing population, with the provision of neighborhood parks impacts would be less than significant.</p>	None necessary	Class III, Not Significant
<p><b>Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment</b> - Development of parks and recreational facilities within the Westside Community Plan area would be subject to the policies provided in the Westside Community Plan and General Plan, and would be subject to City environmental review, which would impose mitigation measures to reduce any impact identified during construction phases.</p>	None necessary	Class III, Not Significant
<b>Public Services - Libraries</b>		
<p><b>Result in substantial adverse physical impacts in order to maintain performance objectives for libraries</b> - There are no adopted standards for library service in the City of Ventura or VCLS. Library services are funded primarily by property tax increments collected by the state, supplemented by City general fund revenues.</p>	None necessary	Class III, Not Significant
<b>Public Services - Solid Waste</b>		
<p><b>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs</b> - Solid waste generated within the Westside Community Planning Project area would likely be disposed in the Toland Road or Simi Valley Landfills. These landfills currently have available daily capacity through 2027.</p>	None necessary	Class III, Not Significant
<p><b>Comply with federal, state, and local statutes and regulations related to solid waste</b> - The Westside Community Plan provides policies that would support City efforts regarding solid waste diversion. Development within the Westside Community Planning area would comply with all actions provided in the Westside Community Plan, the Downtown Specific Plan, the General Plan, and the City's programs and policies.</p>	None necessary	Class III, Not Significant
<b>Transportation and Circulation</b>		

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<p><b>Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system</b> - The City's threshold for a significant impact at studied intersections would be a level of service D with project impacts, or if the project increases the ICU by 0.01 to already deficient intersections (LOS E or worse). All of the study intersections would operate within the City's level of service standards under Project (2025) Conditions. Therefore, the project would result in less than significant impacts to the studied intersections.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>
<p><b>Conflict with an applicable congestion management program</b> - The proposed project would not result in level of service deficiencies of any of the four studied intersections. As a result, level of service impacts would be less than significant along SR-33 with implementation of the proposed project.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>
<p><b>Hazards due to a design feature</b> - The proposed new section of Cedar Street would extend north of Kellogg Street adjacent to significant hillside slopes. Therefore, the extension of Cedar Street would be potentially significant without implementation of mitigation requiring study of the roadway. Mitigation measure <b>MM-TRAF-1</b> requires that prior to construction of the extension of Cedar Street, an engineering and mobility analysis be completed by a certified traffic engineer to determine the most efficient design. With implementation of this mitigation measure, the potential impact would be reduced to a less than significant level.</p>	<p><b>MM-TRAF-1</b> Prior to construction of the extension of Cedar Street, an engineering and mobility analysis shall be completed by a certified traffic engineer to determine the most efficient design. This analysis shall be contained in a written report containing design analysis and technical considerations and/or recommendations to the street design and shall be submitted to, and approved by, the City Traffic Engineer.</p>	<p>Class II, Significant But Mitigable</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Transportation and Circulation (continued)</b>		
<p><b>Emergency access</b> - The Development Code would provide new standards for the design and construction of existing and new streets. All new development would be subject to the City of Ventura Fire Department regulations for street width. The City's Municipal Code contains regulations regarding the design criteria and improvement standards for the City's circulation system. These regulations are provided under Chapter 26.200 (Design Criteria and Improvement Standards). Development within the Westside Community Plan area would be required to conform to the regulations provided in the proposed Westside Development Code (Section 24W.208) and the City Municipal Code which would ensure adequate emergency access would be provided to developments within the planning area. With the implementation of development requirements found in the Municipal Code, and consistency with the relevant General Plan policies, impacts regarding emergency access would be less than significant.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Transportation and Circulation (continued)</b>		
<p><b>Conflict with adopted policies, plans, or programs</b> - The implementation of the Westside Community Plan and Development Code would provide an opportunity for additional transit stops within the planning area. The proposed project would be consistent with the General Plan because Action 4.13 would require project proponents to analyze traffic impacts and provide adequate mitigation in the form of needed improvements, in-lieu fee, or a combination of the two. In addition, the proposed project identifies Action 4.28 which would require all new development to provide for citywide improvements to transit stops that have sufficient quality and amenities, including shelters and benches, to encourage ridership. As a result, impacts related to future public transit routes would be beneficial.</p> <p>Action 12.4.21 requires all new development and existing development, where feasible, to provide bike racks that meet League of American Bicyclists standards for public use, bike lockers and shower facilities for employee use which would be consistent with the General Plan Action 4.21. Integration of bicycle trails that connect to the Westside Community (Action 12.4.11) would be consistent with the General Plan (Action 4.16 and 4.21). Impacts related to bicycle and pedestrian paths would be beneficial.</p> <p>The planning area includes the Ventura Avenue Corridor and is home to several neighborhood centers that are surrounded by well-connected neighborhood blocks. Opportunities exist to realize the revitalized potential of the neighborhood through improved linkages to expand mobility, enhanced pedestrian amenities along streetscapes, and contextually appropriate height and massing of new development along mixed-use corridors. Therefore, impacts to sidewalks and pedestrian access would be beneficial.</p>	None necessary	Class IV, Beneficial Impact

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Utilities and Service Systems - Water</b>		
<p><b>Require or result in the construction of new water treatment facilities or expansion of existing water distribution and associated facilities</b> - The Westside Community Plan would require that new development proposals determine adequate capacity, supply, fireflow and/or infrastructure improvements where land use changes and/or increased density would occur (Action 12.5.4). This action would require new development in the planning area to provide necessary public infrastructure to sustain development and to maintain current development (Policy 12 X). Therefore, the proposed project would incorporate actions that are consistent with the General Plan's actions and policies. Impacts related to the construction of new water treatment facilities or expansion of existing water distribution and associated facilities would be less than significant with implementation of the policies and actions contained in the Westside Community Plan and applicable General Plan policies.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Utilities and Service Systems – Water (continued)</b>		
<p><b>Water supplies</b> - The projected increase in water demand for the planning area would be approximately 697 afy. No specific development projects are proposed at this time and analyzed at the project level in this program EIR. Project-level review will be required for individual projects proposed within the Westside Community Planning Project area and Citywide. The General Plan contains Action 5.1 which requires low flow fixtures, leak repair and drought tolerant landscaping plus emerging water conservation techniques, such as reclamation, as they become available to reduce water demand. The City’s 2005 General Plan contains Action 5.7, which requires project proponents to conduct evaluations of the existing water distribution system, pump station, and storage requirements in order to determine if there are any system deficiencies or needed improvements for the proposed development. The proposed Westside Community Plan Goal in Section 12.5, Our Sustainable Infrastructure, identifies the need for the conservation of resources and the sustainable planning and design practices for new development. Policy 12 X, Action 12.5.4 requires new development to use the City’s current Water Master Plan to determine adequate capacity, supply, fireflow and/or infrastructure improvements. Impacts related to the availability of sufficient water supplies to serve the project from existing entitlements and resources would be less than significant with implementation of the policies and actions contained in the Westside Community Plan and applicable General Plan policies and actions</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Utilities and Service Systems - Wastewater</b>		
<p><b>Wastewater treatment requirements</b> - The Ventura WRF has been designed to treat typical wastewater flows from different land uses in the City of Ventura. The proposed project would generate wastewater flows typical of the uses currently operating in the Westside Community Planning Project Area. Also, the proposed project does not propose the development of industrial uses beyond those already envisioned in the General Plan. Therefore, the proposed project is not expected to exceed any wastewater treatment requirements of the RWQCB. As such, impacts related to treatment requirements of the Ventura WRF would be less than significant.</p>	None necessary	Class III, Not Significant
<p><b>Wastewater infrastructure requirements</b> The City's General Plan and the Westside Community Plan identify policies and actions related to capacity and infrastructure improvements that would be applicable to the Westside Community Plan. The General Plan contains Action 5.6., which requires proposed project proponents to conduct sewer collection system analyses to determine if downstream facilities are adequate to accommodate proposed development. Action 12.5.4 requires new development to use the City's current Wastewater Master Plan to determine needed capacity and infrastructure improvements. Implementation of the proposed project's policies and actions, which are consistent with the General Plan, and adherence to applicable General Plan policies, would result in a less than significant impact to sewer facilities.</p>	None necessary	Class III, Not Significant
<p><b>Wastewater treatment facilities</b> The Ventura WRF is a permitted tertiary treatment plant with a 14 mgd capacity and treats the wastewater generated in the proposed planning area. The projected average annual flow to the Ventura WRF in 2025 would be 13.0 mgd. When the proposed project's wastewater flow projections are added to the projected average annual flow of 13.0 mgd; the total wastewater flow to the Ventura WRF would be 13.43 mgd. This conservative analysis indicates the wastewater flow generated by the proposed project would remain below the treatment capacity of 14.0 mgd. Therefore, the proposed project would not exceed the treatment capacity of the Ventura WRF. The Westside Community Plan would be consistent with the General Plan in that it would promote the conservation of resources and contains policies to improve the planning area's sewer system with each new development project.</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Utilities and Service Systems - Energy Conservation</b>		
<p><b>New (off-site) energy supply facilities and distribution infrastructure and- require needed infrastructure not anticipated by adopted plans</b> - the electricity consumption for the proposed Westside Community Planning Project would be 12.25 GWh per year. SCE is projected to deliver approximately 117,548 GWh per year by 2022. Development within the Westside Community Planning area would consume approximately 0.01 percent of total electricity SCE would deliver in 2022.</p> <p>The natural gas consumption is projected to be approximately 77.4 mcf for the proposed project. The natural gas demand for the SCGC service area for 2009 was 295 bcf and is projected to be 283 bcf by 2030. The proposed project would demand a less than 1 percent increase (0.03 percent) of the projected natural gas supplied by SCGC.</p> <p>In accordance with California Energy Code Title 24, the new development within the Westside Community Planning area would be required to meet minimum energy-efficiency standards as identified in Title 24, Part 6 of the California Code of Regulations, known as the Building Energy Efficiency Standards (Section 12.115.010 of the Municipal Code) which provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. Impacts related to any requirement for new (off-site) energy supply facilities and distribution infrastructure, or capacity-enhancing alterations to existing facilities would be less than significant with implementation of energy conservation measures and adherence to the requirements of SCE and SCGC. Furthermore, the adoption of the Westside Community Plan, which is consistent with the General Plan, and any applicable General Plan policies would result in less than significant impacts to energy infrastructure</p>	None necessary	Class III, Not Significant

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<b>Utilities and Service Systems - Energy Conservation (continued)</b>		
<p>SCE and SCGC have adequate capacity to meet future demand and have anticipated the development of new facilities within their service areas, including planned development in the City of Ventura. No specific development projects are proposed at this time and analyzed at the project level in this program EIR. Project-level review will be required for individual projects proposed within the Westside Community Planning Project Area. Each project will be required to adhere to applicable energy conservation measures. The City will review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to each proposed development project and associated uses. During the environmental review process for individual development proposals, SCE and SCGC would be contacted to determine potential impacts related to supply and infrastructure within the Westside Community Planning Project area. Detailed final plans are required to be submitted to SCE and SCGC to ensure that project improvements do not conflict with existing facilities.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>
<p><b>Energy conservation measures</b> - New development or redevelopment would be subject to Title 24, Part 6 of the California Code of Regulations, known as the Building Energy Efficiency Standards which provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California. The Westside Community Plan encourages the use of alternate forms of transportation by designing streets for the automobile as well as the pedestrian and bicyclist. (Refer to <b>Section 4.13, Transportation and Circulation</b>, for more information.) As a result, impacts would be less than significant as new development or redevelopment would be required to incorporate energy conservation standards. Impacts would be Class III, Not Significant.</p>	<p>None necessary</p>	<p>Class III, Not Significant</p>