

## **3.0 ENVIRONMENTAL SETTING**

This section provides a general overview of the environmental setting for the proposed project. More detailed descriptions of the environmental setting germane to each environmental issue can be found in their environmental sections found in Section 4.0, *Environmental Impact Analysis*.

### **3.1 REGIONAL SETTING**

The Project Area is located in the City of Ventura, in western Ventura County about 60 miles northwest of Los Angeles and 25 miles southeast of Santa Barbara. The County is topographically diverse, with mountains, rich agricultural valleys, and distinct urban areas, all within close proximity of the Pacific Ocean. The Mediterranean climate of the region and coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. The region is subject to various natural hazards, including earthquakes, landslides, flooding, and wildfires. The City of Ventura is located in the Santa Clara River Valley, framed on the north, east and south by steep mountains and by the Pacific Ocean on the west. The Project Area is located within the Midtown area of the City.

### **3.2 PROJECT AREA SETTING**

The Project Area consists of approximately 10.4 acres of land in the Midtown portion of the City. The Project Area is triangular and is bordered by Loma Vista Road on the North and N. Brent Street on the East. The western boundary of the Project Area is irregular in shape, but generally corresponds to the northeastern edge of the parcels that exist along the eastern edge of Main Street between Loma Vista Road and Telegraph Road (see Figure 2-2). The Project Area consists of urban land that is currently developed with commercial and institutional uses. In addition, there four single family residences along N. Brent Street. Access to the Project Area locally is from North Brent Street, Loma Vista Road, Main Street, Borchard Drive and Cabrillo Drive. Regional access is provided by U.S. 101.

Figure 2-2 in Section 2.0 *Project Description* shows an aerial view of the Project Area and the existing development. Figure 2-3 in Section 2.0 *Project Description* shows photographs of the existing hospital as well as views of typical medical office and residential development within the Project Area.

Sensitive receptors in the Hospital District include patients at Community Memorial Hospital and residences located in the vicinity of the Hospital District, north of Loma Vista Road, about 250 feet to the north, or east of Brent Street, about 200 feet to the east. The closest school to the Hospital District is Saint Bonaventure High School, located at 3167 Telegraph Rd., 0.15 miles east of the Hospital District. In addition, the Ventura County Medical Center is located 0.22 miles northeast of the Hospital District.

### **3.3 SETTING FOR CUMULATIVE IMPACTS ANALYSIS**

CEQA defines cumulative impacts as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.



Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA Guidelines Section 15130 permits a lead agency to analyze a project’s cumulative impacts via a list of “past, present, and probable future projects” or by utilizing a “summary of projections contained in an adopted general plan.” The City selected the latter “plan” approach here rather than the “list” methodology. The cumulative impact analysis relies primarily on the forecasts of future growth in Ventura as envisioned in the 2005 General Plan EIR. The City’s General Plan, and more specifically its 2005 update, contains growth projections for the City that are identified by particular land uses, including office use. Table 3-1 lists predicted citywide development intensity in 2025 from the 2005 General Plan EIR.

**Table 3-1  
 Cumulative Development**

<b>Land Use</b>	<b>2025 Development Potential</b>
<b>Residential</b>	<b>8,318 units</b>
<b>Non-Residential</b>	
Retail	1,241,377 sf
Office	1,213,214 sf
Industrial	2,235,133 sf
Hotel	530,000 sf
<b>Non-Residential Total</b>	<b>5,219,724 sf</b>

*Source: City of Ventura, Final 2005 General Plan, Environmental Impact Report Supplement, June 2007.*

Note that the cumulative growth projections above factor into the “no project” scenarios analyzed in this DEIR. That is, the “no project” scenario in the impact analyses assumes that growth will continue uniformly in accordance with the 2005 General Plan projections above and is actually a “no project plus cumulative” scenario.



Note, too, that while the Project Area is located geographically within the central western portion of the City of Ventura, cumulative development in the City of Ventura is spread geographically throughout the City. While the City selected the “plan” approach for its cumulative analysis, some impacts are not necessarily cumulatively considerable in relation to development that occurs further from the Project Area. For example, construction noise and air quality impacts associated with development under the CMH Code are not likely to contribute to such impacts in the eastern region of the City, whereas their relevance is more profound in closer proximity to the Project Area. Therefore, some individual cumulative impact discussions in the EIR may rely on a portion of the overall total future development, depending on the issue area and the type of impact. These are noted in the cumulative impact discussions as appropriate. Other issue areas consider only the overall General Plan buildout cumulative development. In addition to using the General Plan projections for cumulative impact analysis, planned and pending projects in the immediate site vicinity listed below were also used for certain cumulative analyses as noted throughout Section 4.0. Such planned and pending development within ½ mile of the Project Area is shown in Table 3-2. As shown in Table 3-2, planned and pending development within ½ mile of the project site would include development of 83 residential units and 83,416 sf of non-residential development.

**Table 3-2  
 Planned and Pending Development in the Vicinity**

<b>Address</b>	<b>Residential Units</b>	<b>Commercial sf</b>	<b>Status</b>	<b>Approximate Distance</b>
2200 E. Main Street	25 Condos	3,582 sf Commercial	Approved	0.5 mile
2170 E. Main Street	10 Condos	5,368 sf Commercial	Approved	0.5 mile
2260 E Thompson Boulevard	none	15,216 sf market	Under Construction	0.5 mile
SE Corner of Brent Street at Loma Vista Road (Cancer Center)	none	23,317 sf medical office *	Under Construction	240 feet
605 S. Mills Road	none	2,400 sf convenience store and gas station	In Plan Check	0.9 mile
4010 Telegraph Road & 4001 Ivy Street	48 senior units	none	Proposed	0.9 mile
4300 Telegraph Road	none	33,533 sf church addition	In Plan Check	1 mile
Total	83 units	83,416 sf	n/a	n/a

Source: <http://www.ci.ventura.ca.us/maps/kml/pen/docs/PendingList.pdf>  
<http://www.ci.ventura.ca.us/maps/kml/pen/>

\*Cancer Center total SF taken from Final IS/ND dated August 2009.



In addition to the pending cumulative projects listed above, it is worth noting that the City's growth projections already account for the development of the Cancer Center located at 147 North Brent Street. The Cancer Center is its own, independent project. It underwent CEQA environmental review in 2009 and was subsequently approved by the City. Unlike projects within the Hospital District Development Code that are a series of actions subject to the same design review framework, the Cancer Center is not part of the CMH Code area and is not in any way dependent upon the proposed hospital project. The Cancer Center was processed on a different time schedule (it was approved last year and analyzed with a negative declaration), and serves a different purpose than the CMH Code.

Notably, the Cancer Center site is not within the proposed CMH Code but rather is zoned Professional Office (P-O). The negative declaration for the Cancer Center, which may be reviewed at the City, states that "Adjacent to the [Cancer Center] site to the south and west are Community Memorial Hospital structures." Likewise, the Cancer Center negative declaration states that "[t]he [Cancer Center] would be located adjacent to the Community Memorial Hospital Master Plan area." The Cancer Center also has its own parking areas separate from Community Memorial Hospital.

For the purpose of the General Plan projections, the Cancer Center falls within "office" use. The negative declaration prepared for the Cancer Center indicates that the new center is comprised of approximately 23,317 square feet, which means there is more than sufficient square feet within the General Plan projections for cumulative office development (1,213,214 sq. ft.) to accommodate the Cancer Center. (Please note too that the Cancer Center project consisted of the relocation and replacement of existing medical office uses and does not actually constitute 23,317 sq. ft. of entirely new development.)

