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**Re: NOP for EIR for Westside Community Panning Project**

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**From :** Dave Ward <dward@ci.ventura.ca.us>

Mon, Aug 15, 2011 05:07 PM

**Subject :** Re: NOP for EIR f

**To :** Katrina Rice Schmidt <schmidt@ci.ojai.ca.us>

**Cc :** Rob Clark <clark@ci.ojai.ca.us>, Dave Ward <dward@cityofventura.net>, mide@ci.ventura.ca.us, Luz Juachon <ljuachon@ci.ventura.ca.us>, Tony Locacciato <tlocacciato@impactsociences.com>

Thanks Katrina for the email response.

Dave Ward  
Community Development Planning Manager

City of Ventura  
501 Poli Street  
Ventura, CA 93001  
805.677.3964 office  
805.654.7560 fax  
dward@cityofventura.net  
www.cityofventura.net/cd

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**From:** "Katrina Rice Schmidt" <schmidt@ci.ojai.ca.us>  
**To:** "Dave Ward" <dward@cityofventura.net>, mide@ci.ventura.ca.us  
**Cc:** "Rob Clark" <clark@ci.ojai.ca.us>  
**Sent:** Monday, August 15, 2011 4:50:03 PM  
**Subject:** NOP for EIR for Westside Community Panning Project

Maggie and Dave:

Thank you for giving the City of Ojai the opportunity to comment on the Notice of Preparation and Scoping Meeting for the Westside Community Planning Project.

Based upon the change in the planning area and the information provided in the NOP, City of Ojai staff does not offer any comments or suggestions regarding the scope of the draft EIR.

Thank you,

Katrina Rice Schmidt

~~~~~  
Katrina Rice Schmidt, AICP  
City Planner | Acting Community Development Director  
City of Ojai  
P.O. Box 1570  
401 S. Ventura St.  
Ojai, CA 93024  
(805) 646-5581 ext. 113

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## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax



CITY OF  
SAN BUENAVENTURA

AUG 15 2011

August 11, 2011

COMMUNITY DEVELOPMENT

Maggie Ide  
City of Ventura  
501 Poli Street  
P.O. Box 99  
Ventura, CA 93001

RE: SCH# 2010121047 Westside Community Planning Project; Ventura County

Dear Ms. Ide:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5 minute quadrangle name, township, range and section required.**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached.**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

*Katy Sanchez*

Katy Sanchez  
Program Analyst  
(916) 653-4040

cc: State Clearinghouse

**Native American Contact List**  
Ventura County  
August 11, 2011

Charles Cooke  
32835 Santiago Road  
Acton , CA 93510  
suscol@intox.net

(661) 733-1812 - cell  
suscol@intox.net

Chumash  
Fernandeno  
Tataviam  
Kitanemuk

Barbareno/Ventureno Band of Mission Indians  
Julie Lynn Tumamait, Chairwoman  
365 North Poli Ave  
Ojai , CA 93023  
jtumamait@sbcglobal.net  
(805) 646-6214

Chumash

Beverly Salazar Folkes  
1931 Shadybrook Drive  
Thousand Oaks, CA 91362  
folkes@msn.com  
805 492-7255  
(805) 558-1154 - cell  
folkes9@msn.com

Chumash  
Tataviam  
Fernandeño

Patrick Tumamait  
992 El Camino Corto  
Ojai , CA 93023  
(805) 640-0481  
(805) 216-1253 Cell

Chumash

Owl Clan  
Dr. Kote & Lin A-Lul'Koy Lotah  
48825 Sapaque Road  
Bradley , CA 93426  
mupaka@gmail.com  
(805) 472-9536

Chumash

San Luis Obispo County Chumash Council  
Chief Mark Steven Vigil  
1030 Ritchie Road  
Grover Beach CA 93433  
**cheifmvgil@fix.net**  
(805) 481-2461  
(805) 474-4729 - Fax

Chumash

Santa Ynez Band of Mission Indians  
Vincent Armenta, Chairperson  
P.O. Box 517  
Santa Ynez , CA 93460  
varmenta@santaynezchumash.  
(805) 688-7997  
(805) 686-9578 Fax

Chumash

Owl Clan  
Qun-tan Shup  
48825 Sapaque Road  
Bradley , CA 93426  
mupaka@gmail.com  
(805) 472-9536 phone/fax  
(805) 835-2382 - CELL

Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2010121047 Westside Community Planning Project; Ventura County.

**Native American Contact List**  
Ventura County  
August 11, 2011

Stephen William Miller  
189 Cartagena  
Camarillo , CA 93010  
(805) 484-2439

Chumash

Charles S. Parra  
P.O. Box 6612  
Oxnard , CA 93031  
(805) 340-3134 (Cell)  
(805) 488-0481 (Home)

Chumash

Santa Ynez Tribal Elders Council  
Adelina Alva-Padilla, Chair Woman  
P.O. Box 365  
Santa Ynez , CA 93460  
elders@santaynezchumash.org  
(805) 688-8446  
(805) 693-1768 FAX

Chumash

Richard Angulo  
2513 Laney Circle  
Dento , TX 76208

Chumash

Randy Guzman - Folkes  
655 Los Angeles Avenue, Unit E  
Moorpark , CA 93021  
ndnRandy@yahoo.com  
(805) 905-1675 - cell

Chumash  
Fernandeño  
Tataviam  
Shoshone Paiute  
Yaqui

Santa Ynez Band of Mission Indians  
Tribal Administrator  
P.O. Box 517  
Santa Ynez , CA 93460  
info@santaynezchumash.  
(805) 688-7997  
(805) 686-9578 Fax

Chumash

Coastal Band of the Chumash Nation  
Vennise Miller, Chairperson  
P.O. Box 4464  
Santa Barbara CA 93140  
805-305-5517

Chumash

Carol A. Pulido  
165 Mountainview Street  
Oak View , CA 93022  
805-649-2743 (Home)

Chumash

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2010121047 Westside Community Planning Project; Ventura County.

**Native American Contact List**  
Ventura County  
August 11, 2011

Melissa M. Parra-Hernandez  
119 North Balsam Street Chumash  
Oxnard , CA 93030  
envyy36@yahoo.com  
805-983-7964

Frank Arredondo  
PO Box 161 Chumash  
Santa Barbara Ca 93102  
ksen\_sku\_mu@yahoo.com  
805-617-6884  
ksen\_sku\_mu@yahoo.com

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2010121047 Westside Community Planning Project; Ventura County.**



**EIR SCOPING MEETING ON THE  
WESTSIDE COMMUNITY PLANNING PROJECT  
SPEAKER CARD**

Date: 8/18/11

Name (Print): Jim L Monahan  
First Middle Last

Address: ~~707~~ ~~51A~~ 1070 N VENTURA AVE  
VENTURA, CA 93001

Agenda Item No. and project name you are speaking on: Height of Building  
on Ave too tall, not over 2 story

In Favor

Against



August 18, 2011

TO: Maggie Ide, City of Ventura Community Development Department  
FROM: Rob Corley  
SUBJECT: Comments on Notice of Preparation for Westside Plan and Code

The following comments are submitted in response to your Notice.

1. Potentially Confusing Project Titles

The Project Title on the cover sheet is "Preparation of an EIR for a proposed City of Ventura Westside Community Planning Project (Revised Boundary)". This does not match the two different Project Titles on page 1: "City of Ventura- Westside Community Planning Project" is used at the top of the page and "Project Titles: Westside Community Plan, Westside Community Development Code, and Westside Redevelopment Area Project" is used at the bottom of the page. A preferred title would identify these three major project elements in all places; a title with all three components would prevent this potential confusion.

In addition, the Project title "Westside Community Planning Project" is easily confused with the "Westside Community Plan Area" which is different in scope and physical area.

2. Consistency with General Plan

Page 8 states that the proposed plan(s) are consistent with the General Plan. At least one parcel, the Avenue School/Foster Home parcel on the west side of Ventura Avenue, is shown on the existing General Plan map as "Public/Institutional" while the proposed Regulating Plan (revised 08/11) shows the majority of this site changed to T4.11. The EIR should identify all changes from the existing General Plan.

3. Parks and Recreation Space

The EIR should quantify and analyze separately active recreational space, passive recreational space, and open space that is not safely accessible to the public (e.g., regional bike trail, hillsides and the Ventura River).

School fields and other joint use space should not be considered to be recreational space unless operating under a formal long-term/permanent joint use arrangement.

4. Cultural Resources

Page 13 discusses potential impacts to Cultural Resources and says "... The EIR will summarize the information in the historic resources survey and identify potential impacts." Please clarify that the EIR will discuss potential impacts to the remaining parts of the Mission Aqueduct which are present at multiple locations on the Westside and may be significantly affected by the proposed Cedar Street extension and/or hillside stabilization efforts.

Other Mission-era and historic buildings and items should be studied and protected by Mitigation Measures in the EIR. For example, portions of the original Mission vineyard may exist on the Westside and are worthy of special protection.

The Historic Survey did not completely inventory commercial and industrial buildings in the project area. The scope of work for the Historic Survey needs to be clearly documented in the EIR for the reader to understand limitations of the Historic Survey: the survey, while very well done, was not comprehensive.

5. Hazardous Materials

Page 13 also discusses potential impacts from Hazardous Materials. Please clarify whether the EIR will study active and inactive/abandoned petroleum pipelines including those located on both sides of Ventura Avenue near School Canyon Road.

6. Transit/Transit Center

Page 14 discusses transportation and traffic. References to increased transit use and a transit center are included in the Plan and Code. The EIR should analyze existing transit as well as a transit center for the Westside and any potential impacts from such a center.

7. Regulating Plan/Map

The Regulating Plan map in the NOP is labeled "City of Ventura - August 2011". Please clarify if the August map differs from the July 8 Regulating Plan map.

8. Threshold Standards for determining Significance of Potential Impacts

The EIR should clearly identify and give web locations for City and other threshold standards it uses.

9. Editorial Comments

On page 2 Ottawa Drive is misspelled. Also on page 2 it would be clearer to members of the public to say the planning area is bordered on the south by the Downtown Specific Plan rather than the non-specific "Downtown Ventura".

Respectfully submitted,

Rob Corley

4063 Doane St.  
Ventura, California 93003  
(805) 658-2995

RESOURCE MANAGEMENT AGENCY  
**county of ventura**

Planning Division

Kimberly L. Prillhart  
Director

September 6, 2011

City of Ventura  
Community Development Dept.  
Attn.: Maggie Ide  
501 Poli Street  
Ventura, CA 93002

E-mail: [mide@cityofventura.net](mailto:mide@cityofventura.net)

Subject: Comments on the NOP of a Draft EIR for the City of Ventura Westside  
Community Planning Project (Revised Boundary)

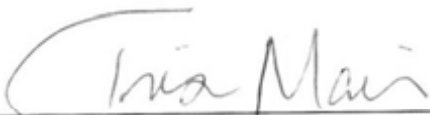
Dear Ms. Ide:

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document. Additional comments may have been sent directly to you by other County agencies.

Your proposed responses to these comments should be sent directly to the commenter, with a copy to Laura Hocking, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Laura Hocking at (805) 654-2443.

Sincerely,



Tricia Maier, Manager  
Program Administration Section

Attachment

County RMA Reference Number 10-042-1



**VENTURA COUNTY**  
**AIR POLLUTION CONTROL DISTRICT**  
Memorandum

TO: Laura Hocking/Dawnyelle Addison, Planning      DATE: August 30, 2011

FROM: Alicia Stratton

SUBJECT: Request for Review of Notice of Preparation for a Draft Environmental Impact Report for the City of Ventura Westside Community Planning Project, Revised Boundary (Reference No. 10-042-1)

Air Pollution Control District staff has reviewed the subject notice of preparation for a draft environmental impact report (DEIR) with a revised boundary, which involves the Preliminary Draft Westside Community Plan and Development Code (Plan). This is a community vision statement developed to guide the planning of the Westside Community. The Plan proposes to create an interconnected, revitalized Westside community that improves over time by preserving neighborhood heritage, supporting and expanding the vibrant arts community, requiring well designed development, enhancing multi-modal travel options and expanding jobs with an emphasis on green technology and high tech sector opportunities. The Plan reflects policies and actions identified in the City's 2005 General Plan. Based on the existing characteristics of the Westside community, the City of Ventura has projected the amount of development that is likely to occur through the 2025 planning horizon year of the City's General Plan. Preliminary estimates for development through 2025 in the Community Planning Area are: Approximately 1,415 dwelling units, 100,640 square feet of retail, 163,450 square feet of office, and 77,000 square feet of industrial use. These growth estimates include development assumed under the 2005 Ventura General Plan and development assumed in the 2006 Westside Economic Development Strategy. The proposed Westside Redevelopment Project Area is approximately 685 acres in size. The establishment of this redevelopment project area is proposed to eliminate the existing conditions of blight; to complete capital improvements to upgrade and improve public infrastructure; to provide for economic revitalization of commercial and industrial enterprises; and to increase, improve, and preserve the area's supply of affordable housing. Uses would be in compliance with the City's General Plan and zoning ordinance, as amended from time to time, and all other applicable state and local codes and guidelines.

The project area is on the western edge of the City of Ventura and unincorporated Ventura County, and now exists of the area contained within the Westside community area. The 800 acres in Canada Larga Canyon and the North Avenue community area have been removed from the project.

Reduction of the area does not change our original recommendation for the air quality section of the DEIR. District staff recommends that the DEIR evaluate all potential air quality impacts that may result from the project. Specifically, the air quality assessment should consider reactive organic compound, nitrogen oxide emissions and particulates from all project-related motor vehicles and construction equipment and soil disturbance activities with respect to particulate matter, both short-term (construction) and long-term (operational). The DEIR should also contain an analysis of greenhouse gas emissions from the project. Project consistency with the Ventura County Air Quality Management Plan should be addressed as well.

A carbon monoxide analysis should be conducted for any project-impacted roadway intersection that are currently operating, or that are expected to operate at, Levels of Service D, E, or F, or at any project-impacted roadway intersection that may be a CO hotspot. If a potential hotspot is identified, the District recommends that a complete CALINE3 or CALINE4 carbon monoxide analysis be conducted for that intersection.

This project will involve a large amount of soil grading. The California Air Resources Board has identified diesel exhaust particulate matter as a Toxic Air Contaminant (TAC). Diesel exhaust includes hundreds of different gaseous and particulate components, many of which are toxic. The earthmoving equipment has the potential to expose sensitive populations in the vicinity to elevated levels of diesel exhaust. The District recommends that a formal health risk assessment be conducted for the project. Mitigation measures should also be identified and discussed if the assessment indicates a significant risk. Additional information on TACs can be obtained from the District's website at [http://www.vcapcd.org/air\\_toxics.htm](http://www.vcapcd.org/air_toxics.htm). If you have any general questions regarding air toxics, please contact Terri Thomas of the APCD at (805) 645-1405 or by email at [terri@vcapcd.org](mailto:terri@vcapcd.org). Section 2.6, Toxic Air Contaminants, of the Guidelines describes how a TAC can impact sensitive populations. In addition, Section 6.5 of the Guidelines discusses methods of assessing TAC impacts. Methods for TAC mitigation are discussed in Section 7.5.6 of the Guidelines.

If the project is determined to have a significant impact on regional and/or local air quality, the DEIR should include a full range of feasible mitigation measures. Moreover, any project design features that mitigate air quality impacts should also be described in the DEIR. Additionally, to the extent feasible, the DEIR should assess and document the air quality benefit of all feasible mitigation measures and project design elements.

This project may be subject to the requirements of the federal General Conformity regulation. Conformity is defined in the Clean Air Act as conformity to an air quality implementation plan's purpose of eliminating or reducing the severity and number of violations of the national ambient air quality standards, exacerbate existing violations, or

interfere with timely attainment or required interim emission reductions towards attainment. Section 176(c) of the Clean Air Act requires the EPA to develop criteria and procedures for determining the conformity of transportation and nontransportation (general) projects that require federal agency approval or funding with the applicable air quality plan. The DEIR should include a summary of the federal general conformity rule, which actions(s) related to the project may require a conformity analysis to be performed, and which agencies will likely be involved with the conformity determination(s).

If you have any questions, please call me at 645-1426 or email me at [alicia@vcapcd.org](mailto:alicia@vcapcd.org).

**County of Ventura  
Planning Division  
MEMORANDUM**

**DATE:** August 26, 2011

**TO:** Laura Hocking, RMA/Planning Technician  
Ventura County Planning Division

**FROM:** Andrea Ozdy  
Land Conservation Act (Williamson Act) Planner

**SUBJECT:** Environmental Document Review for Non-County Project No. RMA 10-042-1 (**Revised Westside Community Planning Project**)

The Ventura County Planning Division has reviewed the Notice of Preparation of the Draft Environmental Impact Report for the Westside Community Planning Project, with respect to the Land Conservation Act/Williamson Act.

My January 25, 2011 comments in response to the original Notice of Preparation stated that:

*A portion of the project area is restricted by a Land Conservation Act (LCA) contract (LCA No. 12-7.1). LCA No. 12-7.1 was recorded on February 15, 1972, and was within one mile of the City boundary when it was executed. Therefore, pursuant to California Government Code Sec. 51243.5, the Local Agency Formation Commission (LAFCo) will determine if the City "may exercise its option to not succeed to the rights, duties, and powers of the county under the contract" for any area proposed to be annexed (see attachment).*

The revised project boundary reduces the scope of the original project and now excludes the North Avenue district and the proposed annexation of approximately 800 acres in Canada Larga Canyon into the City of Ventura. Because LCA No. 12-7.1 is within an area that has been removed from the project scope, my earlier comments no longer apply.

Please note that while the revised project area does not include any land restricted by an LCA contract, it is adjacent to the east to two properties that are currently restricted by LCA contracts (LCA No. 12-10.3 and 12-10.4). LCA No. 12-10.4 has been non-renewed and will expire on December 31, 2012.

If you have any questions or comments, please contact me at [andrea.ozdy@ventura.org](mailto:andrea.ozdy@ventura.org) or (805) 654-2453. Thank you.



**PUBLIC WORKS AGENCY  
TRANSPORTATION DEPARTMENT  
Traffic, Advance Planning & Permits Division  
MEMORANDUM**

**DATE:** August 12, 2011

**TO:** RMA – Planning Division  
Attention: Laura Hocking

**FROM:** Behnam Emami, Engineering Manager II *Ben*

**SUBJECT: REVIEW OF DOCUMENT 10-042** *(Revised Boundaries)*

Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR) for the Ventura Westside Community Planning Project (Revised Boundary) located on Ventura Avenue in the City of Ventura (city)

Lead Agency: **City of Ventura**

Pursuant to your request, the Public Works Agency -- Transportation Department has reviewed the NOP of a DEIR for the Westside Community Planning Project (Revised Boundary).

When the project was reviewed in January 2011, the project scope included 2,800 acres in three areas known as the Westside Community Project. The three community areas were: (1) the Westside Community (1,200 acres) in the City of Ventura; (2) the North Avenue Community (800 acres) in the unincorporated area of the County; and (3) Canada Larga Canyon (800 acres) in the unincorporated area of the County. The City had identified seven areas for development in the Development Opportunity Sites Map (Figure 4) of the previous document. The preliminary estimates for development through 2025 in the Westside Community Planning Area were 2,100 dwelling units, 646,000 SF of retail commercial space, 535,600 SF of commercial space, and 780,000 SF of industrial commercial space. The Westside Community Plan reflects policies and actions identified in the City's 2005 General Plan.

With this new revised boundary, the project scope has been reduced to one community area, the Westside Community (924 acres excluding right-of-way) in the City of Ventura. The number of development sites has been reduced to four areas according to the Economic Catalyst Sites Map (Figure 3) of the current document. The four development areas are: (1) Selby/Ventura Avenue; (2) Stanley/Olive; (3) Kellogg; and (4) School District / AERA. The preliminary estimates for development through 2025 in the new planning area have been reduced to 1,415 dwelling units, 100,640 SF of retail commercial space, 163,450 SF of commercial space, and 77,000 SF of industrial commercial space. These growth estimates include development assumed under the 2005 Ventura General Plan and in the 2006 Westside Economic Development Strategy which is approximately 685 acres in size.

We offer the following comments:

1. We generally concur with the comments in the NOP of a DEIR for the Ventura Westside Community Planning Project (Revised Boundary) for those areas under the purview of the Transportation Department.
2. No project specific impacts on County roadways were identified in the NOP of a DEIR. The DEIR should evaluate and provide mitigation measures for the site-specific impacts this project may have on the County's Regional Road Network.
3. The cumulative impact of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, is potentially significant. The condition for paying a Traffic Impact Mitigation Fee (TIMF) to address the cumulative impacts of this project on the County's Regional Road Network should be included in the DEIR.
4. The proposed project is near the State Route (SR) 33 Impact area. According to adopted County policies, if a project adds one or more AM southbound or PM northbound peak-hour traffic (PHT) to SR 33 between the northerly end of the Ojai freeway and the City of Ojai limits, the project is considered as contributing a significant cumulative impact on SR 33, which is inconsistent with the County General Plan and Ojai Valley Area Plan. The DEIR should identify any traffic mitigation measures that may be necessary to address the potential adverse impacts, if any; this project may have on the SR 33 Impact Area and or any other roads and intersections in the County's Regional Road Network or Local Road Network.
5. The NOP of the DEIR indicates that the current Westside Community Planning Area is entirely within the incorporated city (Project Boundary and Vicinity Map – Figure 2). The NOP of the DEIR does not indicate that the project requires an annexation of county lands. Should the boundary be revised in the future to include unincorporated county areas, please be reminded of the LAFCO guidelines under Section 3.2.1 which state that cities shall annex entire roadway sections and complete intersections adjacent to the territory proposed to be annexed. Future annexations should occur in a logical manner to avoid the creation of county "islands" or county road segments bounded by city road segments.
6. Please provide the Transportation Department with a copy of the DEIR when it becomes available for our review and comment.

Our review is limited to the impacts this project may have on the County's Regional Road Network.

Please contact me at 654-2087 if you have questions.

cc: Kai Luoma, LAFCO

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**Ventura County  
Watershed Protection District  
Groundwater Section**

**MEMORANDUM**

---

**DATE:** August 16, 2011

**TO:** Laura Hocking

**FROM:** *Rick Viergutz*  
Rick Viergutz

**SUBJECT:** RMA 10-042-1 – Ventura Westside Community Planning Project – Revised Boundary

The Watershed Protection District – Groundwater Section previously reviewed the subject document on January 26, 2011.

Reduction of the project boundary does not change our comment that the Draft Environmental Impact Report should include a thorough analysis of the groundwater quantity impacts of the projected growth through 2025.

# VENTURA COUNTY



PUBLIC WORKS AGENCY  
JEFF PRATT, P.E.  
Agency Director

# WATERSHED PROTECTION DISTRICT

---

**Norma Camacho**  
District Director

**Gerhardt Hubner**  
Water & Environmental  
Resources

**Peter Sheydayi**  
Design/Construction

**Sergio Vargas**  
Planning/Regulatory

**Karl Novak, P.E.**  
Operations/Maintenance

January 26, 2011

Mr. Dave Ward - Planning Manager  
Community Development Department, City of Ventura  
P.O. Box 99  
Ventura, CA 93002

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report  
City of Ventura – Westside Community Planning Project RMA 10-042

Dear Mr. Ward,

The Watershed Protection District – Groundwater Section has reviewed the above subject document and is providing the following comments:

The subject document Preliminary Scope of Study Utilities/Service Systems Page 20; states “A water supply assessment will be prepared to address the adequacy of the City’s available water supplies to meet the needs of projected growth”. The Draft Environmental Impact Report must include a thorough analysis of the groundwater quantity impacts through 2025.

Sincerely,

Rick Viergutz, C.E.G.  
Manager, Groundwater Section  
Water & Environmental Resources Division  
Ventura County Watershed Protection District



**VENTURA COUNTY WATERSHED PROTECTION DISTRICT**  
PLANNING AND REGULATORY DIVISION  
800 South Victoria Avenue, Ventura, California 93009  
Tom Wolfington, Permit Manager – (805) 654-2061

**M E M O R A N D U M**

DATE: September 6, 2011

TO: Laura Hocking, RMA/Planning Technician

FROM: Tom Wolfington, P.E. – Permit Section *SW*

SUBJECT: RMA 10-042-1, Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR), City of Ventura, Westside Community Planning Project (Revised Boundary), bordered southerly by Fix Way, westerly by Highway 33 and the Ventura River, northerly by Ottawa Drive, and easterly by steep hillsides

Pursuant to your request, this office has reviewed the subject NOP of DEIR and offers the following comments.

The project area includes the following District jurisdictional red line channels: Canada de San Joaquin, Dent Drain, Stanley Avenue Drain, Vincent Street Drain, and the Ventura River. All appropriate exhibits in the DEIR should note the location of these District jurisdictional red line channels, facilities and associated property rights held by the District. The evaluation of impacts should include methods of preserving existing facilities and rights-of-way, and avoiding encroachments into District rights-of-way or into the bed or bank of District jurisdictional channels. In addition to other regulatory agencies mentioned the jurisdiction of the District over the red line channels should be included. Since the Westside Community is located within or adjacent to flooding sources from the channels identified above, the hydrologic, hydraulic, and sedimentation impacts related to these flood control channels have to be identified and mitigation measures proposed according to the District's standards.

The District is continuously conducting planning studies for potential system improvements in the study area. A pre-design project is currently in progress for Canada de San Joaquin. The District is engaged in a Levee Certification Project for the Ventura River, and in a partnership with FEMA to study the extent of the Ventura River floodplain. A project to modify the Dent Drain debris basin was recently in construction. The DEIR should consider current activities and studies being conducted by The District within or near the project area.

Under the Preliminary Scope of Study, Hydrology/Water Quality Section, characterizations were presented of the 500-year floodplain and the need for a review of existing information and additional studies. District staff supports the

identified need for additional studies to characterize in further detail the flood hazard potential throughout the project area and, as appropriate, mitigation options. The effects of flooding are considered potentially significant.

The goal should be that the development areas are outside of the 100-year floodplain. Any step or methods used to eliminate the flood hazards shall have no impacts in the immediate vicinity or downstream areas. The preparer of the DEIR should contact the District to discuss the possible steps or methods to mitigate potential future flooding issues. Detention storage should be considered and conservatively sized to store the increased flooding volume of runoff as a result of development.

The District standard for new development is that there shall be no increase in runoff under any frequency of event from the pre-development condition.

Under the Preliminary Scope of Study, Geology/Soils, mention is made that the hillsides to the east and north of the project area are identified as potential landslide areas in the City's General Plan EIR. Based on the history of hillside instability and associated damage, District staff supports the EIR addressing the existing geologic and soils conditions and potential impacts including hillside stability.

The District is looking forward to reviewing the DEIR when it is completed.

**END OF TEXT**



State of California -The Natural Resources Agency

DEPARTMENT OF FISH AND GAME

South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.dfg.ca.gov

*EDMUND G. BROWN, JR., Governor*  
*CHARLTON H. BONHAM, Director*



September 6, 2011

Ms. Maggie Ide  
City of Ventura  
501 Poli Street  
Ventura, Ca 93002  
Fax #: (805) 654-7560

**Subject: Notice of Preparation of a Draft Environmental Impact Report for the Westside Community Plan, City of Ventura, Ventura County, SCH #2010121047**

Dear Ms. Ide:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the Westside Community Plan (Plan), relative to impacts to biological resources.

In fall 2010, a preliminary draft of the Plan was circulated for public review. In December 2010, the City distributed a Notice of Preparation (NOP) for an EIR evaluating this community planning project, including the Westside and North Avenue areas and the addition of the Canada Larga area. In response to the comments received, the City revised the Plan to reduce the project area boundary and only address the existing Westside Community.

The proposed Plan project area consists of approximately 924 acres located on the western edge of the City of Ventura and in unincorporated Ventura County. 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 Plan reflects policies and actions identified in the City's 2005 General Plan. The primary policies and actions related to natural resources include increasing open space along the Ventura River, restoring and enhancing connections to the Ventura River and hillsides, reducing hillside erosion to protect Westside neighborhoods, and designing development adjacent to the Ventura River to protect natural resources.

The Department is California's trustee agency for fish and wildlife resources, holding these resources in trust for the People of State pursuant to various provisions of the California Fish and Game Code. (Fish & G. Code, §§ 711.7, subd. (a), 1802.) The Department submits these comments in that capacity under the California Environmental Quality Act (CEQA). (See generally Pub. Resources Code, §§ 21070; 21080.4.) Given its related permitting authority under the California Endangered Species Act (CESA) and Fish and Game Code section 1600 et seq., the Department also submits these comments likely as a responsible agency for the Project under CEQA. (*Id.*, § 21069.)

The California Wildlife Action Plan, a recent Department guidance document, identified the following stressors affecting wildlife and habitats within the project area: 1) growth and

Ms. Maggie Ide  
September 6, 2011  
Page 2 of 5

development; 2) water management conflicts and degradation of aquatic ecosystems; 3) invasive species; 4) intensive agriculture; 5) excessive livestock grazing; and 6) recreational pressures. The Department looks forward to working with the Lead Agency to minimize impacts to fish and wildlife resources with a focus on these stressors.

To enable Department staff to adequately review and comment on the proposed project we recommend the following information, where applicable, be included in the draft Environmental Impact Report:

- 1) A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.
  - a) A thorough recent assessment of rare plants and rare natural communities, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities ([http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/Protocols\\_for\\_Surveying\\_and\\_Evaluating\\_Impacts.pdf](http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/Protocols_for_Surveying_and_Evaluating_Impacts.pdf)).
  - b) A complete, recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.
  - c) Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).
  - d) The Department's Biogeographic Data Branch in Sacramento should be contacted at (916) 322-2493 ([www.dfg.ca.gov/biogeodata](http://www.dfg.ca.gov/biogeodata)) to obtain current information on any previously reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs), Significant Natural Areas (SNAs), or Environmentally Sensitive Habitats (ESHs) or any areas that are considered sensitive by the local jurisdiction located in or adjacent to the project area must be addressed.
- 2) A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.
  - a) CEQA Guidelines, § 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
  - b) Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance

Ms. Maggie Ide  
September 6, 2011  
Page 3 of 5

- of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided. The analysis should also include a discussion of the potential for impacts resulting from such effects as increased vehicle traffic and outdoor artificial night lighting.
- c) A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.
  - d) Impacts to migratory wildlife affected by the project should be fully evaluated. This can include such elements as migratory butterfly roost sites and neo-tropical bird and waterfowl stop-over and staging sites. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA.
  - e) Impacts to all habitats from City or County required Fuel Modification Zones (FMZ) should be fully evaluated. Areas slated as mitigation for loss of habitat shall not occur within the FMZ.
  - f) Proposed project activities (including disturbances to vegetation) should take place outside of the breeding bird season (February 1- August 15) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). If project activities cannot avoid the breeding bird season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500 foot buffer for all active raptor nests).
- 3) An EIR shall describe feasible measures which could minimize significant adverse impacts (CEQA Guidelines §15126.4(a)(1)). Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize impacts. Compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed.
- a) The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts. The List of California Terrestrial Natural Communities is available on request or may be viewed and downloaded online by visiting the Department's website at [http://www.dfg.ca.gov/biogeodata/vegcamp/pdfs/NaturalCommunitiesList\\_Oct07.pdf](http://www.dfg.ca.gov/biogeodata/vegcamp/pdfs/NaturalCommunitiesList_Oct07.pdf).
  - b) The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.
- 4) A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or

Ms. Maggie Ide  
September 6, 2011  
Page 4 of 5

otherwise minimize impacts to sensitive biological resources including wetlands/riparian habitats, alluvial scrub, coastal sage scrub, native woodlands, etc. should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.

- 5) An Incidental Take Permit (ITP) from the Department may be required if the Project, Project construction, or any Project-related activity during the life of the Project will result in "take" as defined by the Fish and Game Code of any species protected by CESA. (Fish & G. Code, §§86, 2080, 2081, subd. (b), (c).) Early consultation with Department regarding potential permitting obligations under CESA with respect to the Project is encouraged. (Cal. Code Regs., tit. 14, § 783.2, subd. (b).) It is imperative with these potential permitting obligations that the draft environmental impact report prepared by the City in the present case includes a thorough and robust analysis of the potentially significant impacts to endangered, rare, and threatened species, and their habitat, that may occur as a result of the proposed Project. For any such potentially significant impacts the City should also analyze and describe specific, potentially feasible mitigation measures to avoid or substantially lessen any such impacts as required by CEQA and, if an ITP is necessary, as required by the relevant permitting criteria prescribed by Fish and Game Code section 2081, subdivisions (b) and (c). The failure to include this analysis in the Project environmental impact report could preclude the Department from relying on the City's analysis to issue an ITP without the Department first conducting its own, separate lead agency subsequent or supplemental analysis for the Project. (See, e.g., Cal. Code Regs., tit. 14, § 15096, subd. (f); Pub.Resources Code, § 21166.). For these reasons, the following information is requested:
  - a) Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.
  - b) A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.
- 6) The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations.
  - a) The Department also has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. To facilitate our issuance of the agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) document for the project. To minimize additional

Ms. Maggie Ide  
September 6, 2011  
Page 5 of 5

requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

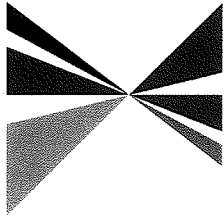
The Department suggests a pre-project or early consultation planning meeting for all projects. To make an appointment, please call Martin Potter, Environmental Scientist, at (805) 640-3677. Thank you for this opportunity to provide comment.

Sincerely,



Edmund Pert  
Regional Manager  
South Coast Region

cc: Martin Potter, CDFG, Ojai  
Mary Meyer, CDFG, Ojai  
Natasha Lohmus, CDFG, Carpinteria  
Betty Courtney, CDFG, Newhall  
Sean Carlson, CDFG, LaVerne  
Scott Morgan, State Clearinghouse, Sacramento



**ASSOCIATION of GOVERNMENTS**

August 23, 2011

Ms. Maggie Ide  
Associate Planner  
City of San Buenaventura, Planning Division  
501 Poli Street, P.O. Box 99  
Ventura, CA 93002  
(805) 654-7727

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**RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the City of Ventura Westside Community Planning Project (Revised Boundary) [I20110074]**

Dear Ms. Ide:

Thank you for submitting the **Notice of Preparation of a Draft Environmental Impact Report for the Hoover Ranch Residential Project [I20110074]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impact Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Federal Transportation Improvement Program (FTIP) under California Government Code Section 65080 and 65082.

**Officers**  
President  
Pam O'Connor, Santa Monica  
  
First Vice President  
Glen Becerra, Simi Valley  
  
Second Vice President  
Greg Pettis, Cathedral City  
  
Immediate Past President  
Larry McCallon, Highland

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project involves preparation of a strategy for development standards, land use, circulation and a redevelopment plan for the Westside Community Planning Area in the City of Ventura.

**Executive/Administration Committee Chair**  
Pam O'Connor, Santa Monica

Policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Visioning (CGV) that may be applicable to your project are outlined in the attachment. The RTP, CGV, and table of policies can be found on the SCAG web site at: <http://scag.ca.gov/igr>. For ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format (example attached).

**Policy Committee Chairs**  
Community, Economic and Human Development  
Bill Jahn, Big Bear Lake  
  
Energy & Environment  
Margaret Clark, Rosemead  
  
Transportation  
Paul Glaab, Laguna Niguel

The attached policies are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. **When available, please send environmental documentation ONLY to SCAG's main office in Los Angeles and provide a minimum of 45 days for SCAG to review.** If you have any questions regarding the attached comments, please contact Pamela Lee at (213) 236-1895 or [leep@scag.ca.gov](mailto:leep@scag.ca.gov). Thank you.

Sincerely,  
  
Jacob Lieb, Manager  
Environmental and Assessment Services

**COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT FOR THE WESTSIDE COMMUNITY PLANNING PROJECT  
(REVISED BOUNDARY) [I20110074]**

**PROJECT LOCATION**

The proposed project is located within the City of Ventura located in Ventura County. The Westside Community Plan area is approximately 924 acres 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 Oji to the north; to Highway 101 which connects the greater Ventura City area to Los Angeles to the south; and Santa Barbara County to the north.

The Westside Community Planning Area corresponded generally to the area bounded by Ottawa Street to the north; the steep hillsides to the east, Highway 33 and the Ventura River to the west; and Fix Way to the south.

**PROJECT DESCRIPTION**

The Westside Community Planning Project is intended to implement the City's General Plan at the neighborhood level by adopting the Westside Community Plan, the Westside Development Code and establishing the Westside Redevelopment Project area. The Westside Community Plan reflects policies and actions identified in the City's 2005 General Plan. Primary policies and actions related to land uses include stimulating private investment for revitalization of underutilized land in the community planning area, identifying and designating sites to support the development of technology business and professional services to provide jobs, and prioritizing and promoting the expansion of local-serving retail and service businesses.

Planning and design goals of the General Plan include encouraging traditional neighborhood design in existing and new Westside neighborhoods, emphasizing neighborhood preservation by valuing the existing residential, industrial and artistic characteristics of the Westside community, and enhancing the public streetscapes. The main transportation planning goal is to develop an interconnected circulation system for all modes of travel, including buses, bikes, pedestrians and cars.

To achieve these planning objectives, the Westside Community Planning Project includes a proposed form-based code, the Westside Community Development Code, for the Westside Community Plan area. The proposed form-based development standards define allowable building types and land uses in each transect zone and the placement and allowed uses in these buildings along with design standards that articulate building mass and scale. Planning and design goals include encouraging traditional neighborhood design in existing neighborhoods and neighborhood preservation as well as develop an interconnected circulation system for all modes of travel, including buses, bikes, pedestrians and automobiles.

Preliminary estimates for development through 2025 in the Community Planning Area are:

- Approximately 1,415 dwelling units
- 100,640 square feet of retail
- 163,450 square feet of office
- 77,000 square feet of industrial

**CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN**

**Regional Growth Forecasts**

The DEIR should reflect the most current SCAG forecasts, which are the 2008 RTP (May 2008) Population, Household and Employment forecasts. The forecasts for your region, subregion and city are as follows:

**Adopted SCAG Regionwide Forecasts<sup>1</sup>**

|            | <u>2010</u> | <u>2015</u> | <u>2020</u> | <u>2025</u> | <u>2030</u> | <u>2035</u> |
|------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Population | 19,418,344  | 20,465,830  | 21,468,948  | 22,395,121  | 23,255,377  | 24,057,286  |
| Households | 6,086,986   | 6,474,074   | 6,840,328   | 7,156,645   | 7,449,484   | 7,710,722   |
| Employment | 8,349,453   | 8,811,406   | 9,183,029   | 9,546,773   | 9,913,376   | 10,287,125  |

**Adopted VCOG Subregion Forecasts<sup>1</sup>**

|            | <u>2010</u> | <u>2015</u> | <u>2020</u> | <u>2025</u> | <u>2030</u> | <u>2035</u> |
|------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Population | 860,606     | 900,355     | 937,372     | 968,698     | 996,106     | 1,013,756   |
| Households | 275,117     | 290,996     | 302,949     | 312,925     | 321,782     | 330,189     |
| Employment | 373,444     | 395,936     | 416,936     | 434,937     | 449,937     | 463,227     |

**Adopted City of San Buenaventura Forecasts<sup>1</sup>**

|            | <u>2010</u> | <u>2015</u> | <u>2020</u> | <u>2025</u> | <u>2030</u> | <u>2035</u> |
|------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Population | 112,044     | 117,013     | 122,440     | 127,032     | 131,050     | 133,638     |
| Households | 42,346      | 44,838      | 46,925      | 48,665      | 50,210      | 51,677      |
| Employment | 68,249      | 72,626      | 76,606      | 80,017      | 82,860      | 85,379      |

1. The 2008 RTP growth forecast at the regional, subregional, and city level was adopted by the Regional Council in May 2008. City totals are the sum of small area data and should be used for advisory purposes only.

The **2008 Regional Transportation Plan (RTP)** also has goals and policies that may be pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

***Regional Transportation Plan Goals:***

- RTP G1** *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2** *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3** *Preserve and ensure a sustainable regional transportation system.*
- RTP G4** *Maximize the productivity of our transportation system.*
- RTP G5** *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6** *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7** *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

## **GROWTH VISIONING**

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

### ***Principle 1: Improve mobility for all residents.***

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

### ***Principle 2: Foster livability in all communities.***

- GV P2.1** *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2** *Promote developments, which provide a mix of uses.*
- GV P2.3** *Promote "people scaled," walkable communities.*
- GV P2.4** *Support the preservation of stable, single-family neighborhoods.*

### ***Principle 3: Enable prosperity for all people.***

- GV P3.1** *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2** *Support educational opportunities that promote balanced growth.*
- GV P3.3** *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4** *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5** *Encourage civic engagement.*

### ***Principle 4: Promote sustainability for future generations.***

- GV P4.1** *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2** *Focus development in urban centers and existing cities.*
- GV P4.3** *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4** *Utilize "green" development techniques*

## **CONCLUSION**

As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. We recommend that you review the SCAG List of Mitigation Measures for additional guidance, and encourage you to follow them, where applicable to your project. The SCAG List of Mitigation Measures may be found here:  
[http://www.scag.ca.gov/igr/documents/SCAG\\_IGRMMRP\\_2008.pdf](http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf)

**SUGGESTED SIDE BY SIDE FORMAT - COMPARISON TABLE OF SCAG POLICIES**

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggested format is as follows:

The complete table can be found at: <http://www.scag.ca.gov/igr/>

- Click on “*Demonstrating Your Project’s Consistency With SCAG Policies*”
- Scroll down to “*Table of SCAG Policies for IGR*”

SCAG Regional Transportation Plan Goals and Compass Growth Visioning Principles

Regional Transportation Plan Goals

| Goal/<br>Principle<br>Number | Policy Text                                                                  | Statement of Consistency,<br>Non-Consistency, or Not Applicable                                                                          |
|------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| RTP G1                       | Maximize mobility and accessibility for all people and goods in the region.  | <b>Consistent:</b> Statement as to why<br><b>Not-Consistent:</b> Statement as to why<br>or<br><b>Not Applicable:</b> Statement as to why |
| RTP G2                       | Ensure travel safety and reliability for all people and goods in the region. | <b>Consistent:</b> Statement as to why<br><b>Not-Consistent:</b> Statement as to why<br>or<br><b>Not Applicable:</b> Statement as to why |
| RTP G3                       | Preserve and ensure a sustainable regional transportation system.            | <b>Consistent:</b> Statement as to why<br><b>Not-Consistent:</b> Statement as to why<br>or<br><b>Not Applicable:</b> Statement as to why |
| Etc.                         | Etc.                                                                         | Etc.                                                                                                                                     |



"Citrus Capital of the World"

# City of Santa Paula

970 Ventura Street • Santa Paula, California • Mailing Address: P.O. Box 569 • 93061 • Phone: (805) 525-4478 • Fax: (805) 525-6278

September 15, 2011

Maggie Ide, Associate Planner  
City of Ventura  
Community Development Department  
501 Poli Street  
P.O. Box 99  
Ventura, CA 93002

CITY OF  
SAN BUENAVENTURA

SEP 20 2011

COMMUNITY DEVELOPMENT

Dear Ms. Ide,

The City of Santa Paula Planning Department has reviewed the NOP of a Draft EIR for the Ventura Westside Community Plan. The Planning Department does not have any comments to provide. Thank you for your consideration.

Please contact me if you have any questions at (805) 933-4214 x281 or [chernandez@spcity.org](mailto:chernandez@spcity.org).

Thank you,

Caesar Hernandez, Assistant Planner

Cc: File No. 2011 City Referrals  
Janna Minsk, Planning Director

## Julie Berger Cole

---

**From:** Juachon, Luz <ljuachon@ci.ventura.ca.us>  
**Sent:** Thursday, September 22, 2011 10:54 AM  
**To:** Julie Berger Cole; Tony Locacciato  
**Cc:** Dave Ward  
**Subject:** Fwd: Response to EIE for Westside Community Plan

Forwarding for your information/record -- Response to NOP for the Westside Community Plan.

---

**From:** "Abbe Berns" <[Abbe.Berns@ventura.org](mailto:Abbe.Berns@ventura.org)>  
**To:** [ljuachon@cityofventura.net](mailto:ljuachon@cityofventura.net), [mide@cityofventura.net](mailto:mide@cityofventura.net)  
**Sent:** Thursday, September 22, 2011 10:41:25 AM  
**Subject:** Response to EIE for Westside Community Plan

I am writing to you on behalf of the Ventura County Fire Protection District. I am the administrative manager for the department. We have reviewed the documents submitted to us and have no issues or comments regarding the proposal submitted. If you have any questions, I may be reached at the above email address or Abbe Berns 805 389-9707. Thank you.

**Westside EIR Scoping Meeting**  
**08/18/11**

Jim Monahan

Brownfields/Oil:

- Consider closed wells, old refineries and mud pits
- No development above Cedar Street. Just allow bike traffic/linear park. Don't increase street width.
- Stick to 2-stories –El Medio, Vince, Lewis and lots of Ventura Avenue

Art Troll

Hillside adjacent to El Medio and surrounding streets:

Density Concerns

- landslide area
- Fire hazard are concerns over the increase in zoning intensity
- Concern over botanical garden use on top.

Page 1 Riverside (pie lot):

- was tidelands at highway 33;
- Noise issue
- Hazardous issues

– Get the brownfield study that was done in the past for potential hazards.

