



Agenda



- **6:00 PM Welcome and Introduction**
 - Dave Ward, City of Ventura Planning Manager
- **6:15 PM Draft EIR Contents and Findings**
 - Tony Locacciato, Impact Sciences
 - Dave Ward, City of Ventura Planning Manager
- **6:45 Questions**
- **7:15 Comments on Draft EIR**

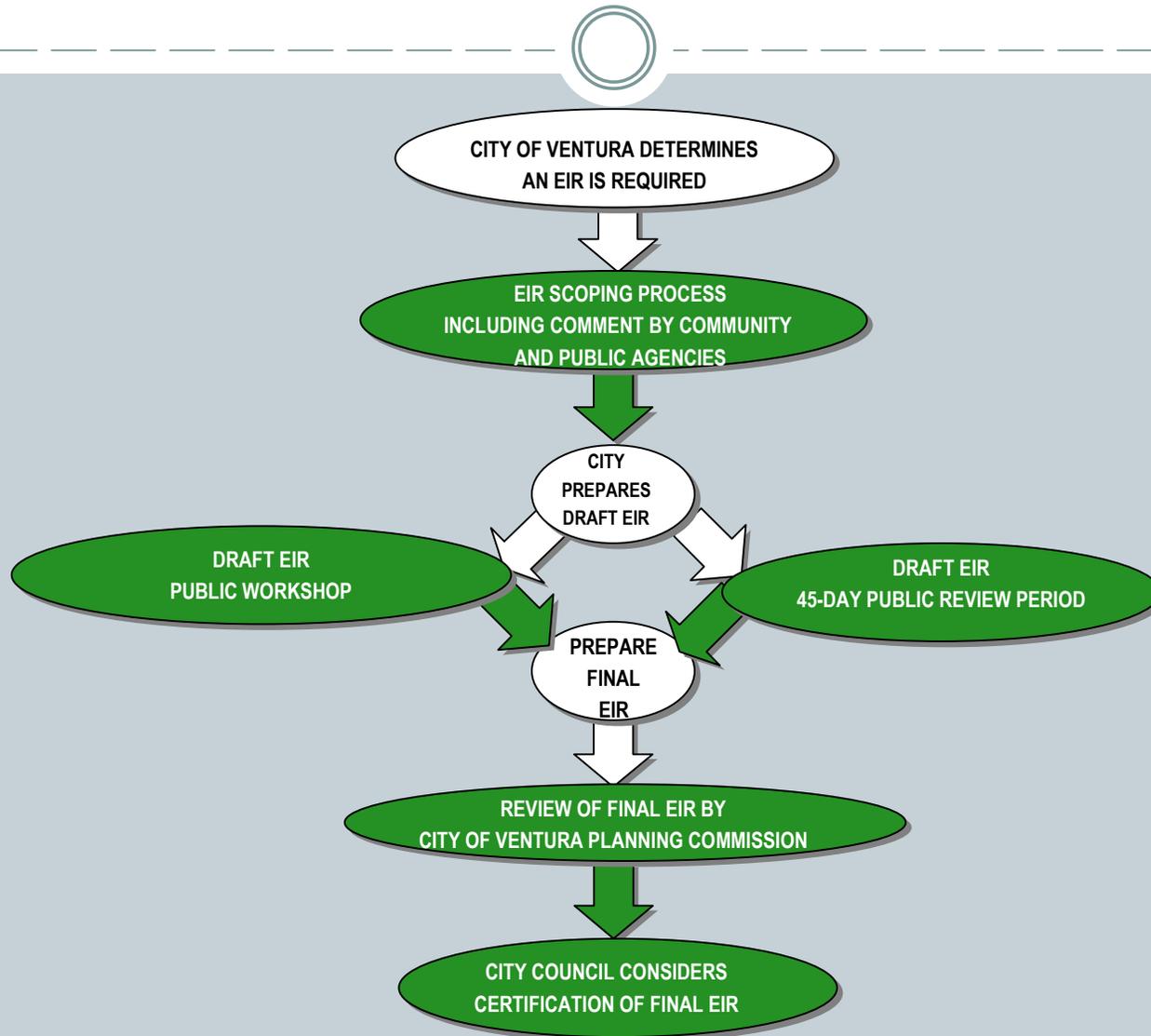
California Environmental Quality Act



- Encourage Informed Decisions
- Increase Public Understanding of the Review Process
- Enhance Public Participation in the Review Process
- Promote Coordination Between Government Agencies
- Identify Ways to Minimize or Avoid the Significant Effects of a Project



Environmental Review Process



Project Schedule



- January 27, 2012 – End of Draft EIR Comment Period
- February/March 2012 – Prepare Final EIR
- March/April 2012 - Concurrent Review by Parks and Recreation Commission (PRC), Historic Preservation Commission (HPC) and Design Review Committee (DRC)
- May/June 2012 - Planning Commission Review
- June/July 2012 - City Council Review

Westside Community Planning Project Draft EIR Contents



- **Volume I - Draft EIR**
 - 1.0 Executive Summary
 - 2.0 Introduction
 - 3.0 Project Description
 - 4.0 Environmental Impact Analysis
 - 5.0 Alternatives
 - 6.0 Growth-Inducing Impacts
 - 7.0 Significant Irreversible Effects on the Environment
 - 8.0 Effects Found Not To Be Significant
 - 9.0/10.0 Required Reference Sections

Westside Community Planning Project Draft EIR Contents



- **Volumes II & III - Appendices**

- 2.0 Notices of Preparation & Responses
- 4.2 Air Quality Data
- 4.4 Historic Resource Study
- 4.5 Geologic & Geotechnical Study
- 4.6 Greenhouse Gas Emissions Data
- 4.7 Hazards & Hazards Materials Study
- 4.8 Hydrology & Water Quality Study
- 4.10 Noise Analysis Data
- 4.13 Transportation and Circulation Documentation
- 4.14 Utilities and Service Systems Documentation

Project Description



- Draft EIR evaluates the Westside Community Planning Project, which included three proposed components:
 - Westside Community Plan
 - Westside Community Development Code
 - Westside Redevelopment Area Plan

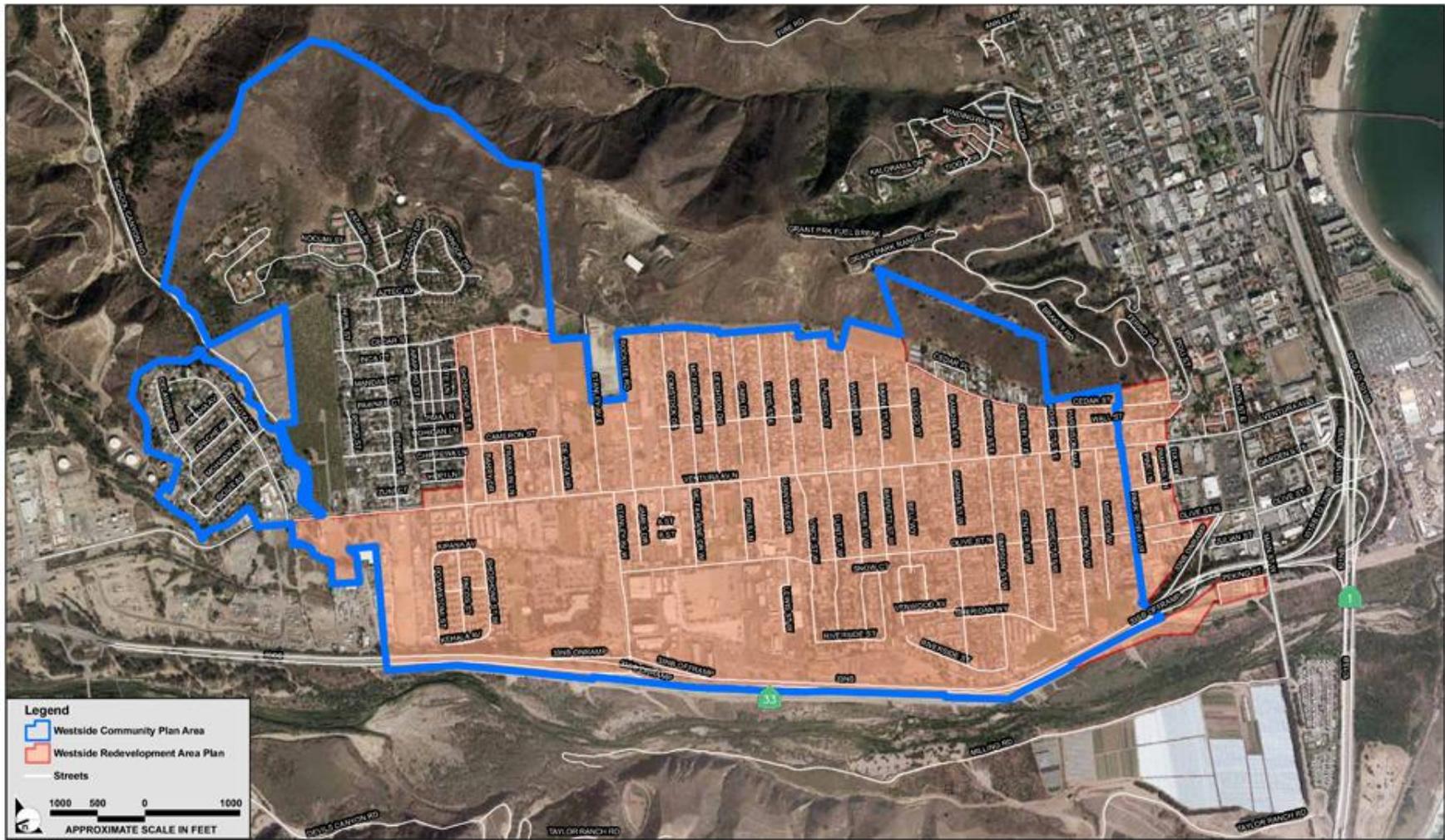


FIGURE 3.0-2

Westside Community Plan and Redevelopment Plan Areas



SOURCE: City of Ventura - October 2011

FIGURE 3.0-7

Westside Community Regulating Plan

Topics Addressed In EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural (Historic) Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population, Housing & Employment
- Service Systems
 - Police Protection
 - Fire Protection
 - Public Schools
 - Parks & Recreation
 - Libraries
 - Solid Waste
- Transportation & Circulation
- Utilities & Service Systems
 - Water
 - Wastewater
 - Energy Conservation

EIR Section Format



- Introduction
- Environmental Setting
 - Physical Setting
 - Regulatory Framework
- Impact Analysis
 - Thresholds of Significance
 - Methodology
 - Analysis, Mitigation Measures, and Residual Impacts
 - Class I Impacts, Significant & Unavoidable
 - Class II Impacts, Significant but Mitigable
 - Class III, Not Significant
 - Class IV, No Impact or Beneficial Impact
 - Cumulative Impacts

Aesthetics



- **Topics Addressed:**

- Scenic Vistas & Resources
- Change in Visual Character of Westside Community & Surrounding Area
- Light & Glare
- Shade & Shadow

- **Impact:**

- Class III, Not Significant

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None



FIGURE 4.1-1

View of Westside Looking West from Grant Park



FIGURE 4.1-4

Simulated View Looking West from Grant Park



0145-017-1011



SOURCE: City of Ventura – December 2011

FIGURE 4.1-7

Visual Simulation of Building Heights and Setbacks



Land Use & Planning

- **Topics Addressed:**

- Physical Impacts on Existing Community
- Consistency with Applicable Land Use Plans, Policies and Regulations, including:
 - Ventura General Plan
 - Applicable Regional Plans

- **Impacts:**

- Class III, Not Significant

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None

Geology & Soils

- **Topics Addressed:**

- **Potential Hazards from:**

- Fault Ruptures
- Strong Seismic Ground Shaking
- Erosion
- Unstable Geologic or Soil Conditions including:
 - Landslides
 - Lateral Spreading
 - Subsidence
 - Liquefaction
 - Expansive Soils

- **Impacts:**

- Class III, Not Significant

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None

Parks & Recreation



- **Topics Addressed:**
 - Increase in Use of Existing Neighborhood Parks
 - Impacts from New Parks
 - Three Potential New Neighborhood Park Site Evaluated
 - Two Scenarios Evaluated:
 - Scenario 1: Potential Park Sites Not Designated for Parks in Community Plan
 - Scenario 2: One or more potential park sites designated as neighborhood parks

Parks & Recreation

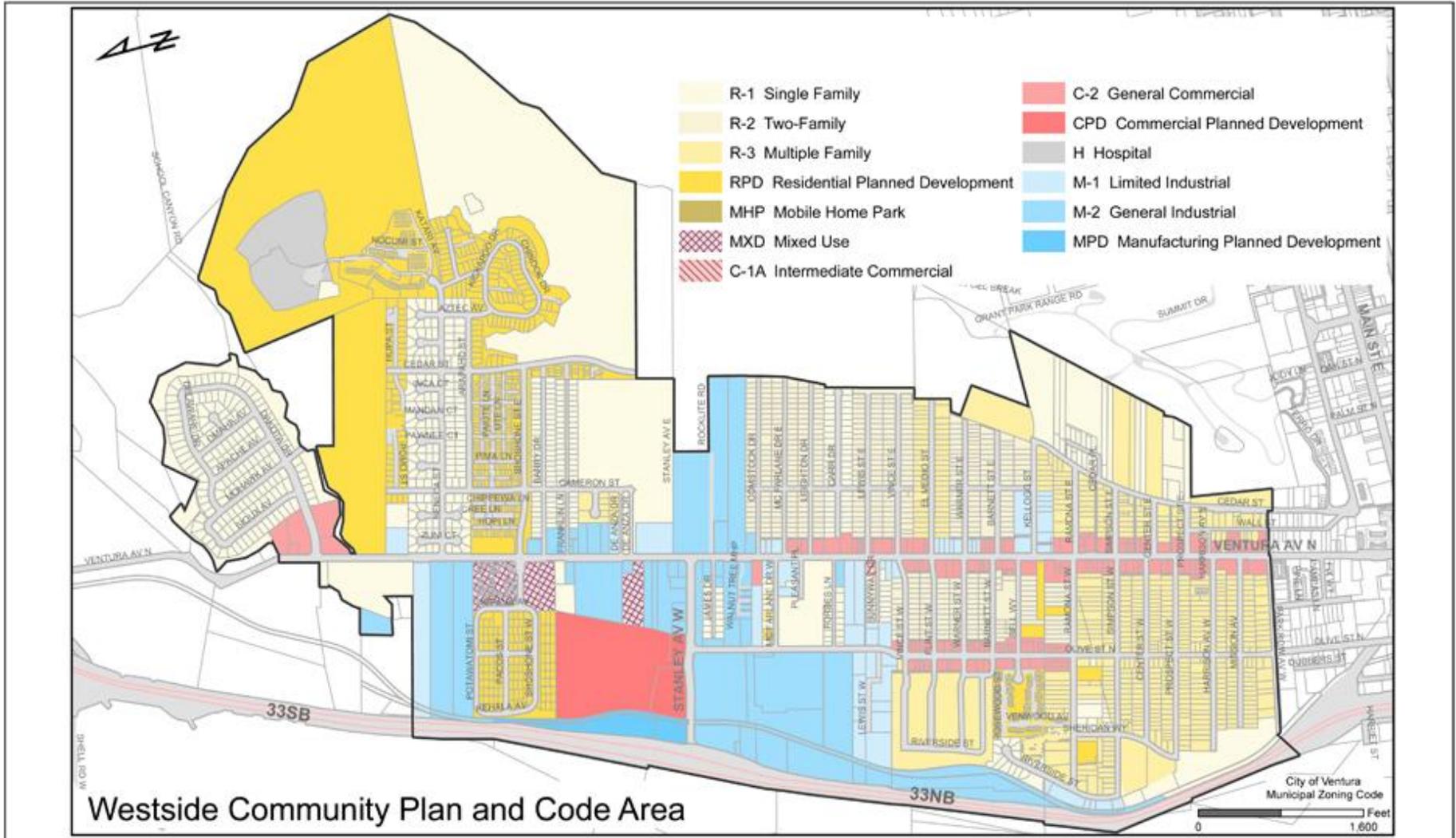


- **Impacts:**
 - Scenario 1: Class II, Significant but Mitigable
 - Scenario 2: Class III, Not Significant
- **Mitigation:**
 - Scenario 1:
 - Designate one or more of potential sites for parks
 - Amend Westside Community Plan Action 12.6.Z to include pilot program to develop joint use agreement with Ventura Unified School District at one or more Westside school facilities.
- **Unavoidable Significant Impacts:**
 - None

EIR Alternatives



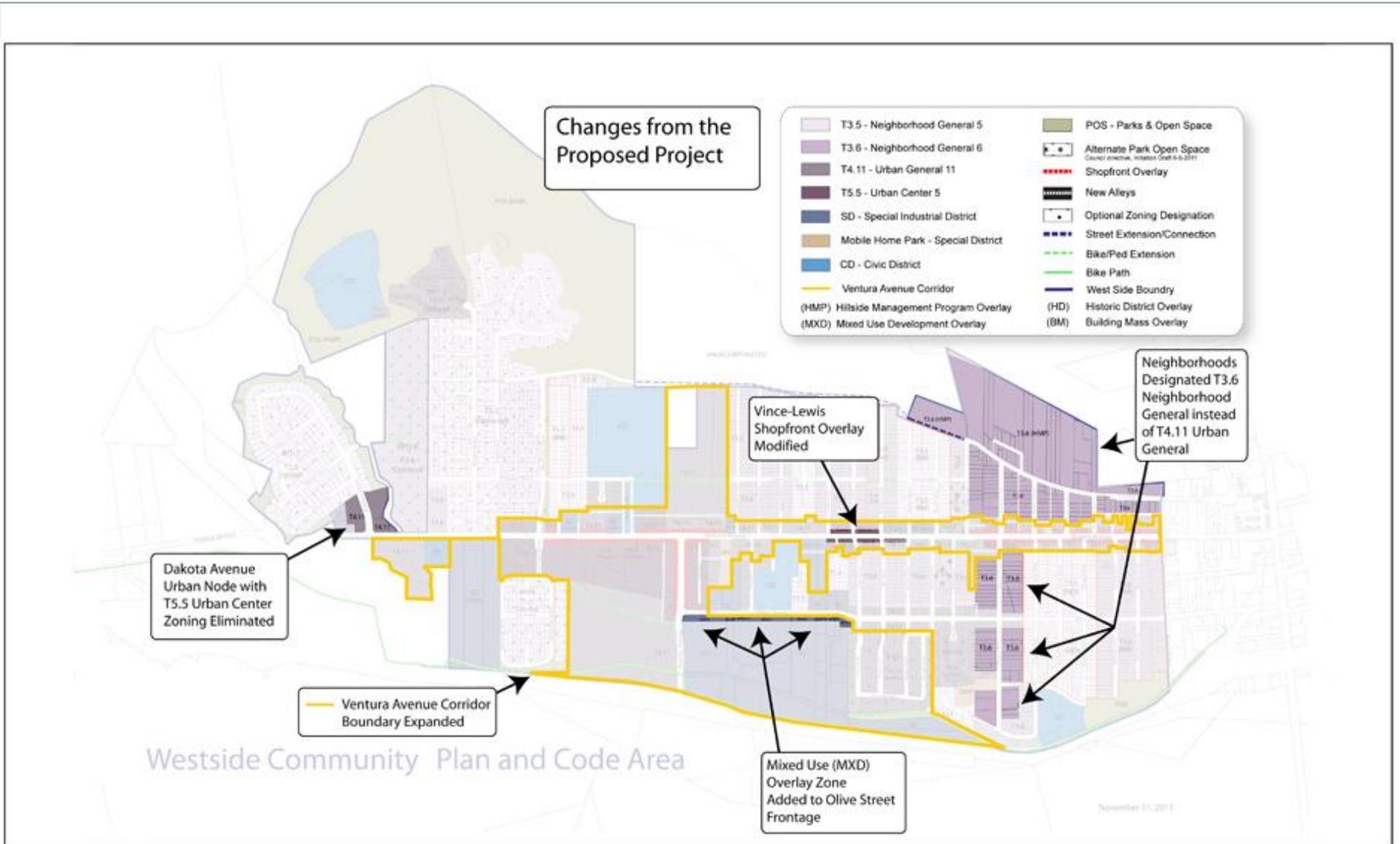
- **Alternatives Evaluated:**
 - Alternative 1: No Project – Existing General Plan and Zoning
 - Alternative 2: Corridor/Key Sites Reduced Density
 - Alternative 3: Reduced Neighborhood Coding



SOURCE: City of Ventura - December 2011

FIGURE 5.0-1

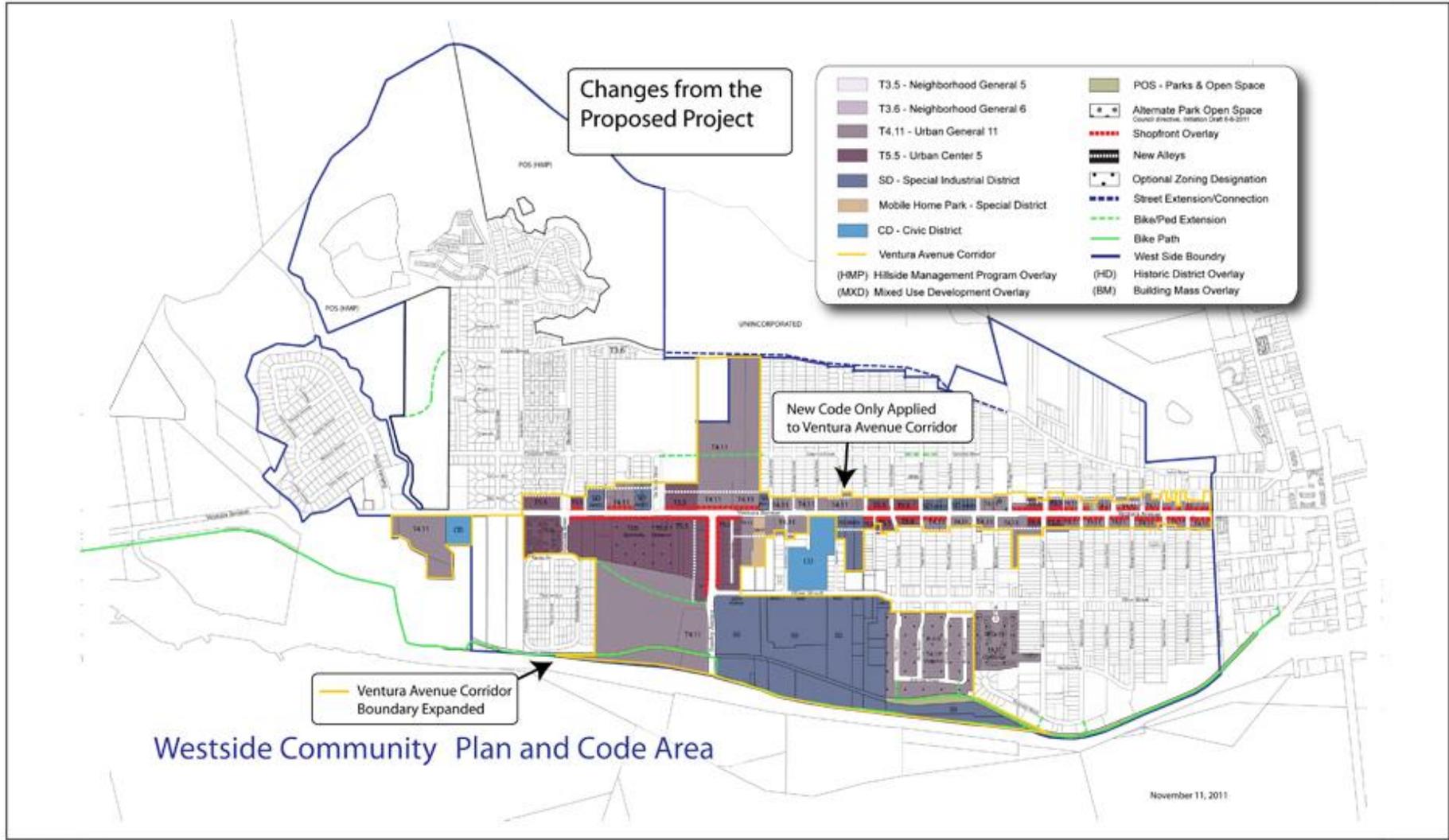
Alternative 1 – No Project Alternative



SOURCE: City of Ventura - December 2011

FIGURE 5.0-2

Alternative 2 - Catalyst Sites and Ventura Corridor Only



SOURCE: City of Ventura - December 2011

FIGURE 5.0-3

Alternative 3 - Reduced Neighborhood Coding



0145-017-10211

Summary of Impacts



- **Class I, Significant & Unavoidable**
 - None
- **Class II, Significant but Mitigable**
 - Air Quality Emissions
 - Biological Resources (Potential Impacts to Active Bird Nests)
 - Greenhouse Gas Emissions
 - Hazards & Hazardous Materials (Exposure to Asbestos & Lead Paint)
 - Parks & Recreation (Scenario 1)
 - Traffic & Circulation (New Design Feature - Cedar Street Extension)

Summary of Impacts

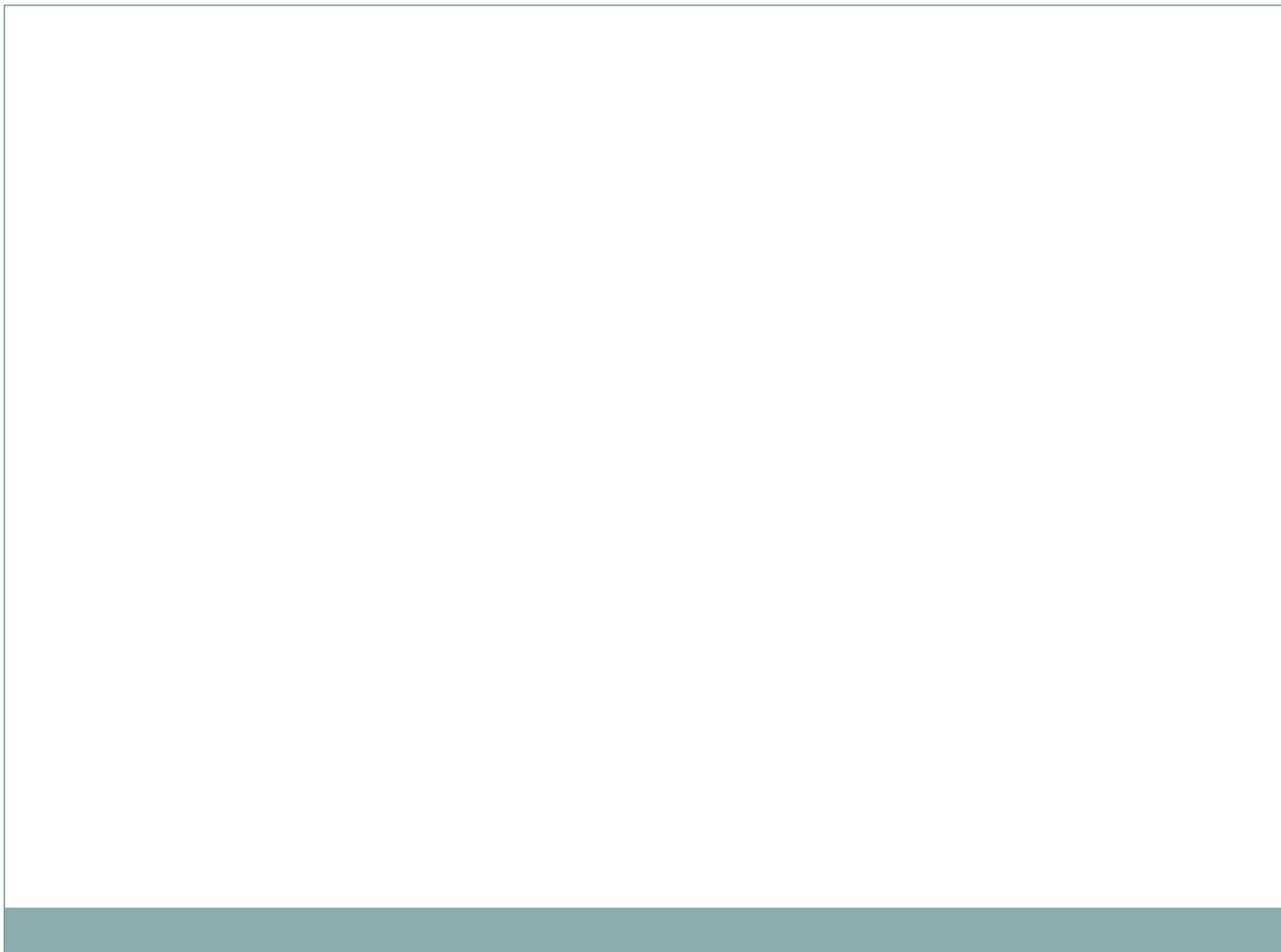


- **Class III, Not Significant & Class IV, No Impact or Beneficial Impact**
 - Aesthetics
 - Air Quality (Consistency with Air Quality Management Plan)
 - Cultural (Historic) Resources
 - Geology & Soils
 - Greenhouse Gas Emissions (Conflict with GHG Reduction Measures)
 - Hydrology & Water Quality
 - Land Use & Planning
 - Noise
 - Population, Housing & Employment
 - Public Services (Police & Fire Protection, Public Schools, Libraries, Solid Waste)
 - Transportation & Circulation (Traffic Conditions, Consistency with Congestion Management Program, Emergency Access)
 - Utilities & Service Systems (Water, Wastewater, Energy)

Agenda



- Welcome and Introduction
- Draft EIR Contents and Findings
- Questions
- Comments on Draft EIR



Air Quality



- **Topics Addressed:**

- Conflict with AQMP
- Violate Air Quality Standards
- Exposure to Substantial Pollutant Concentrations
- Odors

- **Impacts:**

- **Class III, Not Significant:**
 - Conflict with AQMP
- **Class II, Significant but Mitigable:**
 - Violate Air Quality Standards
 - Exposure to Substantial Pollutant Concentrations, Odors
 - Odors

- **Mitigation:**

- Transportation Demand Management Funding
- VPACD Recommended Measures for Construction Activities
- Health Risk Assessment Screening for New Industrial Uses as Appropriate

- **Unavoidable Significant Impacts:**

- None

Biological Resources

- **Topics Addressed:**

- Special-Status Species
- Riparian or other Sensitive Natural Communities
- Wetlands
- Wildlife Movement and Native Wildlife Nursery Sites
- Consistency with Local Plans or Ordinances or Adopted Habitat Conservation Plan

- **Impacts:**

- Class II, Significant but Mitigable:
 - Native Wildlife Nursery Sites
- Class III, Not Significant
- Class IV, No Impact or Beneficial
 - All Other Topics

- **Mitigation:**

- Standard Pre-Construction Biology Surveys

- **Unavoidable Significant Impacts:**

- None

Cultural (Historic) Resources

- **Topics Addressed:**

- Historic Resources

- **Impacts:**

- Class III, Not Significant

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None

Greenhouse Gas Emissions

- **Topics Addressed:**

- Generation of Greenhouse Gases
- Conflict with Applicable Greenhouse Gas Reduction Measures

- **Impacts:**

- **Class III, Not Significant:**
 - Conflict with Applicable Greenhouse Gas Reduction Measures
- **Class II, Significant but Mitigable:**
 - Generation of Greenhouse Gases

- **Mitigation:**

- Energy Conservation Measures
- Transportation Demand Management Funding

- **Unavoidable Significant Impacts:**

- None

Hazards & Hazardous Materials

- **Topics Addressed:**

- Use & Storage of Hazardous Materials
- Development of Known Contaminated Sites
- Exposure to Hazardous Materials
- Interfere with Emergency Response or Evacuation Plan

- **Impacts:**

- **Class III, Not Significant:**
 - Use & Storage of Hazardous Materials
 - Development of Known Contaminated Sites
 - Interfere with Emergency Response or Evacuation Plan

- **Impacts:**

- **Class II, Significant but Mitigable:**
 - Exposure to Hazardous Materials (Asbestos and Lead Based Paint in Existing Buildings)

- **Mitigation:**

- Handle Hazardous Building Materials During Demolition per Existing Requirements
- Remediate Contaminated Soils per Applicable Standards

- **Unavoidable Significant Impacts:**

- None

Hydrology & Water Quality

- **Topics Addressed:**

- Comply with Water Quality Standards
- Groundwater Supplies, Quality & Recharge
- Drainage Patterns & Erosion
- Flooding
- Storm Drain Facilities

- **Impacts:**

- Class IV, No Impact or Beneficial:
 - Water Quality Standards
- Class III, Not Significant:
All Other Topics

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None

Noise

- **Topics Addressed:**

- Exposure to Noise & Vibration Levels Above Standards
- Permanent Increases in Noise Levels
- Temporary Increases in Noise Levels from Construction

- **Impacts:**

- Class III, Not Significant

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None

Population, Housing & Employment

- **Topics Addressed:**

- Induce Substantial Population Growth
- Displace Substantial Amount of Existing Housing
- Displace Substantial Numbers of People

- **Impacts:**

- Class III, Not Significant

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None

Public Services

- **Topics Addressed:**

- Police Protection Services
- Fire Protection Services
- Public Schools
- Libraries
- Solid Waste

- **Impacts:**

- Class III, Not Significant

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None

Transportation & Circulation

- **Topics Addressed:**

- Conflict with Performance Standard for Circulation System
- Conflict with Congestion Management Program
- Create Hazards from New Design Features

- **Impacts:**

- Class II, Significant but Mitigable
 - Create Hazard from New Design Feature (Cedar Street Extension)
- Class II, Significant but Mitigable
 - All Other Topics

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None

Utilities & Service Systems

- **Topics Addressed:**

- Water Facilities & Supply
- Wastewater Collection & Treatment
- Energy Facilities & Conservation

- **Impacts:**

- Class III, Not Significant

- **Mitigation:**

- None

- **Unavoidable Significant Impacts:**

- None