

**City of San Buenaventura**

**Community Memorial  
Hospital District  
Development Code**

**Initial Study**

**September 2009**

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# **Community Memorial Hospital District Development Code**

## **Initial Study**

*Prepared by:*

**City of San Buenaventura  
Community Development Department**  
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*September 2009*

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## CITY OF SAN BUENAVENTURA INITIAL STUDY

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### I. BACKGROUND:

**A. Case No.:**

Z-935	Zone Change
EIR-2512	Environmental Review
AO-230	Ordinance Amendment
ARB-3065	Design Review
HPR-46	Historic Resources Report
DA-40	Developer Agreement

**B. Lead Agency Name/Address:** City of San Buenaventura  
PO Box 99  
Ventura, CA 93002

**Staff Planner/Telephone Number:** Kaizer Rangwala, Assistant Community  
Development Director  
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**Project Applicant Name/Address:** Community Memorial Health System  
147 North Brent Street  
Ventura, CA 93003

### C. Recommendation:

Based on the information contained in this Initial Study and the findings set forth in Section P. *Mandatory Findings of Significance*, staff has concluded that implementation of the Community Memorial Hospital District Development Code would have a potentially significant effect on the environment and an Environmental Impact Report should be prepared.

### D. Project Description:

This initial study analyzes the physical environmental effects associated with the re-development of a 15-acre area in the City of San Buenaventura (City). The proposed project is the Community Memorial Hospital (CMH) District Development Code (CMH Code), which would guide re-development of a 15-acre area located in the Midtown portion of the City and bounded by Main Street to the west, Loma Vista Road to the north, and Brent Street to the east. Under the CMH Code, CMH proposes the construction of a new building to house the existing hospital operations. The new building is required pursuant to Senate Bill (SB) 1953, the

Hospital Facilities Seismic Safety Act, which requires hospitals to retrofit their facilities to meet more stringent seismic safety requirements. The building, which would be located behind the existing hospital building along the west side of Brent Street, would be six stories in height with about 320,000 square feet of floor area.

The regional location of the Project Area is shown on Figure 1, while the location of the Project Area within the City of Ventura is shown on Figure 2. The CMH Code was designed to be consistent with the existing Midtown Corridor Development Code (Midtown Code), which governs land uses along Main Street. The CMH Code was also designed to be complementary to the existing residential neighborhoods north and east of the Project Area and to create a mixed use, pedestrian-oriented, and walkable district.

Development accommodated under the CMH Code would include medical related uses, including a new hospital building and adaptive reuse of the existing hospital building. In addition, the CMH Code would accommodate ground level commercial uses and upper level residential development. Aside from the new hospital building, the remainder of the Project Area would be built out over time, potentially by both CMH and private developers. Allowable uses are specified in the CMH Code (see Table 1). Figure 3 shows existing zoning within the Project Area, while Figure 4 shows the proposed zoning.

**Table 1  
Allowed Land Uses & Permit Requirements  
for Hospital District Zones**

Land Use	Zone		Additional Regulations
	SD:H1	OS	
<i>Industry, Manufacturing &amp; Processing, Wholesaling</i>			
Laboratory – Medical, analytical	P(2)	---	
Printing and publishing	P(2)	---	
Research and development	P	---	
<i>Recreation, Education &amp; Public Safety</i>			
Adult Business	---	---	
Community Meeting	P	---	ZO 24.480
Health; fitness facility / Indoor sports & recreation	P	---	
Library, museum	P	---	
Live entertainment	UP	---	
Public parks and playgrounds	P	P	
School, public or private	UP	---	
Studio – Art, dance, martial arts, music, etc.	UP	---	
<i>Hospital Residential</i>			
Dwelling, Multi-unit	P		
Dwelling, Accessory /Carriage house	---	---	
Dwelling – Single dwelling	---	---	
Home occupation	P	---	

**Table 1  
Allowed Land Uses & Permit Requirements  
for Hospital District Zones**

Land Use	Zone		Additional Regulations
	SD:H1	OS	
Live/work	P	---	
Special Residence	P	---	
<i>Retail</i>			
Bar, tavern, night club	UP	---	ZO 24.460
Gas Stations	---	---	
General Retail, except with any of the following features	P	---	
Alcoholic Beverage Sales	UP	---	ZO 24.460
Auto – or motor-vehicle related sales or services	---	---	
Drive-through facility	---	---	
Floor area over 20,000 sf	---	---	
Operating between 11:00 pm and 7:00 am	UP	---	
Restaurant	P	---	
<i>Services – Business, Financial, Professional</i>			
Bank, financial services	P	---	
Business support service	P	---	
Medical/Dental	P	---	
Office	P	---	
<i>Services – General</i>			
Catering Service	P(2)	---	
Day care	P	---	
Drive – through service	---	---	
Lodging	P	---	
Mortuary, funeral home	---	---	
Personal services	---	---	
Safety services	P	---	
<i>Transportation, Communications, Infrastructure</i>			
Helicopter landing services	UP	---	
*Parking facility, public or commercial	P	---	
*Wireless telecommunications facility	P	---	ZO 24.497 (3)
*Transit station or terminal	P	---	
*Utility equipment or substation	P	---	
<i>Parks and Open Space</i>			
Outdoor Dining	P	P	
Outdoor sports/recreation facilities	---	P	
Outdoor entertainment	---	P	
Farmer's Market	UP	UP	

Source: Community Memorial Hospital District Development Code, Table 203.030

SD:H1 = CMH - Hospital District; OS = Open Space; P= Permitted Use; UP = Use Permit Required; --- = Not Allowed; (2) = Use not allowed on ground floor where frontage overlays occur, see Section 24.102 of the Regulating Plan; (3) Use Permit as may be required by ZO 24.497; (\*) Use allowed but must be screened from public view.

*Zoning Classifications.* The following zoning classifications would be assigned to properties within the Project Area as part of the proposed CMH Code. The proposed zones are shown on Figure 4.

Midtown Corridor Code Zone (T.5.2). This area is regulated by the Midtown Corridors Development Code. Development within this zone would be consistent with the Urban Neighborhood Center Zone as allowed by the Midtown Corridor Development Code.

SD:H1. This new zoning classification would include form based requirements that would be applicable within the Project Area. Development allowed under this zone would include laboratory, printing and publishing, research, education, recreation, public safety, hospital residential, retail, services, transportation, communications, and infrastructure.

OS. The OS zone would be added to the Midtown Code as part of the proposed CMH Code. This new zoning classification would allow for public open spaces, including squares and plazas. Three open space areas are identified under the CMH Code, one of which would be located within the Midtown Code boundary.

Frontage Overlay. As identified in the CMH Code, the public portions of a parcel's frontage, except alleys, shall include at least one of the following frontage types: Shopfront, Gallery, or Arcade (per section 24SD:H1.204).

Forecourt frontage type is permitted where façade is set back 5' or more. (per section 24SD:H1.204)

A "Porch" frontage is permitted for lots directly fronting a park (no intervening streets are present). Porch frontage shall comply with standards from the Midtown Corridors Development Code.

*Circulation.* Circulation within the Project Area would involve modifications to the existing street system, including realignment of Cabrillo Drive about 50 feet south of the existing intersection of Brent Street and Cabrillo Drive. The new Cabrillo Drive would extend westward to the new hospital building entrance and would branch to two streets, one branch is the existing Cabrillo Drive and the other branch would be located south of the existing Cabrillo Drive. Both of the branches of Cabrillo Drive would outlet at Main Street. Virginia Drive currently terminates at Loma Vista Drive, to the north of the Plan Area. Implementation of the Master Plan would include extending Virginia Drive southwesterly to connect to Borchard Drive. Short term development would involve surface parking that would eventually be replaced by a new 600-space parking garage, which would be constructed in the southern portion of the Plan Area and would be accessed by the new Cabrillo Drive alignment. The existing parking garage located off of Loma Vista Road would remain. A landscaped parking court would be constructed to the east of the existing parking garage and would be accessible from Loma Vista Road.

Allowable heights within the Project Area range from a minimum of 25 feet to a maximum height of 130 feet. The uses that would accommodate heights of 130 feet would include the existing and proposed hospital facilities. The buildings that would accommodate lower heights would include buildings with frontages along Loma Vista Road and along Brent Street. Redevelopment along Main Street per the Midtown Code would allow for development of up to six stories in height.

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors highlighted in **bold** below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages:

<b>Aesthetics</b>	Geology/Soils	<b>Noise</b>
Agricultural Resources	Hazards/Hazardous Materials	Population and Housing
<b>Air Quality</b>	Hydrology and Water Quality	Public Services and Recreation
Biological Resources	Land Use and Planning	<b>Transportation/Traffic</b>
<b>Cultural Resources</b>	Mineral Resources	Utilities and Service Systems

## III. PROJECT SCOPE:

**1. Location and Plan Area Land Uses:** The Master Plan comprises about 15 acres of developed land (not including public right-of-way) located in the Midtown portion of the City. The Plan Area is triangular in shape and is bounded by Loma Vista Road to the north, North Brent Street to the east, and East Main Street to the west. The Plan Area is primarily comprised of medical uses (including the Community Memorial Hospital), commercial uses, and residences. The existing Community Memorial Hospital facility is located in the northeast portion of the Plan Area. The residences are located in the southern portion of the Plan Area, bounded by Cabrillo Drive, Main Street, and Brent Street. Additionally, one medical office building is located in the southern portion of the Plan Area. Commercial land uses in the Plan Area are located in the western portion of the Plan Area, with frontages on East Main Street. The location of the Plan Area is depicted on figures 1 and 2.

**2. Assessor's Parcel Numbers:**

077-0-011-010	077-0-021-040	077-0-021-030	077-0-022-140
077-0-011-020	077-0-021-050	077-0-022-210	077-0-011-370
077-0-011-030	077-0-022-010	077-0-021-020	077-0-011-380
077-0-011-150	077-0-022-020	077-0-022-170	077-0-022-150
077-0-011-230	077-0-022-030	077-0-021-010	077-0-011-360
077-0-011-240	077-0-022-040	077-0-022-160	077-0-022-130
077-0-011-250	077-0-022-050	077-0-011-410	077-0-022-080
077-0-011-290	077-0-022-060	077-0-022-120	077-0-011-350
077-0-011-330	077-0-022-070	077-0-011-400	

**3. Adjacent Land Uses:** The Plan Area is predominantly surrounded by commercial, residential, and medical uses. Medical office buildings are adjacent to the Plan Area on the east and on the north, with frontages on Brent Street and Loma Vista Road. Residential neighborhoods near the Plan Area are located to the east, south, and north. Commercial uses in the Plan Area vicinity include primarily retail and restaurant uses located on Main Street and Loma Vista Road, to the west and north of the Plan Area.

**4. General Plan Land Use Designation:** According to the 2005 City of Ventura General Plan, the Plan Area is located within the Loma Vista Road, Telegraph Road and Main Street corridor zones. The Plan Area includes public and institutional, commerce, and residential low (up to 8 du/ac) land use designations.

**5. Current and Proposed Zoning:** The Plan Area currently includes the following three zoning designations: Hospital (H), Professional Office (P-O) and Urban Neighborhood Center (T5.2). Properties within the Plan Area that have T5.2 zoning designations are within jurisdiction of the Midtown Code. Figure 3 shows the existing zoning of the Plan Area, while Figure 4 shows the proposed zoning. As shown on Figure 4, under the Master Plan, the Midtown Code boundary would be shifted westward. The commercial properties on the western portion of the Plan Area, including buildings with frontages on Main Street and buildings with frontages on Loma Vista Road near Main Street, would be regulated by the Midtown Code. The properties that would be regulated under the Master Plan would be assigned a designation of either SD:H1 (Hospital District), OS (Open Space), or Midtown Corridor Code, as shown on Figure 4. Allowable uses within the areas regulated by the Master Plan would include those shown in Table 1.

**6. Discretionary Permits and Approvals Required:**

- *Certification of the EIR*
  - *Development Code Adoption*
  - *Modification of the Midtown Corridors Development Code to:*
    - 1) *designate open space;*
    - 2) *move the Midtown Corridors boundary to the west, thereby excluding the proposed Hospital District and associated open space from the Midtown Corridors Development Code; and*
    - 3) *add a shopfront overlay frontage type to interior street and open space frontages*
  - *Zone Change from H, P-O and T5.2 to SD:H1 and OS*
  - *Project approvals for the new hospital building and ancillary projects under the Code as they are proposed*
  - *Design Review*
  - *Use Permit*
-

#### IV. CONCLUSION AND ACTION:

**On the basis of the information contained in this Initial Study/Environmental Assessment, the Planning Commission finds that:**

- The proposed project is EXEMPT from further CEQA review under Section \_\_\_\_\_ of the state CEQA Guidelines.
- The project, as proposed, WOULD NOT have a significant effect on the environment, and a PROPOSED NEGATIVE DECLARATION will be prepared and forwarded to the Planning Commission for approval of a FINAL NEGATIVE DECLARATION.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures and monitoring program have been added to the project. A PROPOSED MITIGATED NEGATIVE DECLARATION will be prepared and forwarded to the City Council for approval of a FINAL MITIGATED NEGATIVE DECLARATION.
- The proposed project MAY have a significant effect on the environment and an EXPANDED INITIAL STUDY/ENVIRONMENTAL ASSESSMENT will be prepared to address:
- The proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT should be prepared.
- The proposed project is a SUBSEQUENT USE of a previously prepared EIR and any environmental impacts have been addressed in EIR-\_\_\_\_\_.
- On the basis of the information contained in the Initial Study, and on the record as a whole, a finding has been made that there is no evidence that there will be an adverse effect on fish or wildlife habitats or resources pursuant to Section 3 of EIRC Resolution No. 93-5.

#### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factor as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) Negative Declaration: "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion within this Initial Study identifies the following:
  - a) The earlier analysis used and where it is available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) The explanation of each issue should identify: a) The significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significance

This Initial Study has been prepared in accordance with the CEQA Guidelines and relevant provisions of the California Environmental Act (CEQA) of 1970, as amended. Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. Among the purposes of an Initial Study are:

- 1) To provide the Lead Agency (the City of San Buenaventura) with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration;

- 2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR (if possible); and
  - 3) Assist in the preparation of an EIR, if one is required.
-

**V. ENVIRONMENTAL IMPACT EVALUATION:**

(References used to respond to the topic areas in Section II include those that are identified by capital letters in Section VII of this Initial Study. If emphasis is placed on a particular reference, the capital letter corresponding to that reference may be noted in parenthesis beneath each topic area heading.)

**A. Aesthetics:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?	X			
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

**Impact Discussion:**

1. Scenic views accessible through the Project Area include hillsides to the north. Development facilitated by the proposed CMH Code could block views to hillsides from certain public vantage points. This is a **potentially significant** impact and further analysis in an EIR is required.
2. The proposed CMH Code would not facilitate development within the vicinity of an officially designated State Scenic Highway. The Project Area is located about one mile from U.S. 101, which is eligible for designation as a Scenic Highway (A). However, views from U.S. 101 toward the Project Area are obscured by vegetation and grade changes. Further, development facilitated by the CMH Code would not block views of scenic resources, trees, rock outcroppings, or historic buildings. Therefore, **no impacts** would occur and further analysis in an EIR is not warranted.
3. Development within the Project Area would change the visual condition of the site through demolition of existing structures and construction of new structures. The CMH Code would facilitate construction of a 365,000 sf hospital facility with a

maximum allowable height of 130 feet. This addition would alter the existing height and massing of the Project Area and surrounding areas. Development facilitated by the CMH Code would alter the type and appearance of development on the site, and would introduce a larger scale of development to the immediate neighborhood. Therefore, impacts to the visual character and quality of the Project Area are **potentially significant** and further analysis in an EIR is required.

- CMH Code implementation would introduce development that would add sources of lighting. The new hospital building would add lighting at a higher elevation, including aviation warning lights, making the hospital facility more visible than under existing conditions. Further, additional street lighting would be required. The introduction of new lighting has the potential to result in **potentially significant** impacts. Therefore, further analysis in an EIR is required.

**Mitigation/Residual Impact(s):** Based on the above discussion, the proposed project would have potentially significant impacts related to aesthetic resources. Further analysis in an EIR is required to determine the severity of these impacts.

**B. Agricultural Resources:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

**Impact Discussion:**

- There is no land either designated or used for agriculture within or adjacent to the Project Area (A). **No impact** to agricultural resources would occur and further

analysis of this issue in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, CMH Code implementation would have a less than significant impact with regard to Agricultural Resources. No mitigation measures are required.

**C. Air Quality:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan?	X			
2. Violate any air quality standards or contribute substantially to an existing or projected air quality violation?	X			
3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
4. Expose sensitive receptors to substantial pollutant concentrations?	X			
5. Create objectionable odors affecting a substantial number of people?				X

**Impact Discussion:**

1. Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. The population forecasts upon which the Ventura County Air Quality Management Plan (AQMP) is based are used to estimate future emissions and devise appropriate strategies to attain state and federal air quality standards. The Ventura County Air Pollution Control District (APCD) adopted an updated AQMP in May 2008. When population growth exceeds the forecasts upon which the AQMP is based, emission inventories could be surpassed, which could affect attainment of standards. The 2005 General Plan FEIR acknowledged an

unavoidably significant impact with respect to population forecasts in excess of those in the AQMP and a Statement of Overriding Considerations was adopted by the City Council. Impacts are **potentially significant** and this issue will be studied in an EIR.

- 2-3. The Project Area is located within the Ventura County portion of the South Central Coast Air Basin. The Ventura County APCD is the designated air quality control agency in the Ventura County portion of the Basin. The Ventura County portion of the South Central Coast Air Basin is a state and federal non-attainment area for ozone and a state non-attainment area for suspended particulates (PM<sub>10</sub>). Development facilitated by the proposed CMH Code would generate temporary construction emissions and long-term emissions primarily associated with increased vehicle trips and energy consumption. Impacts to air quality associated with temporary and long-term emissions, including cumulative impacts, are considered **potentially significant** and this issue will be studied in an EIR.
4. The closest sensitive receptors within the Project Area are patients of the hospital and patients at medical offices. The closest sensitive receptors outside of the Project Area include patients at medical offices adjacent to the Project Area on the north and east and residences to the north and east of the Project Area. Demolition of the existing structures and construction of the structures facilitated by the CMH Code would generate temporary increases in emissions of ozone precursors and fine particulates (dust). This would temporarily increase air pollutant concentrations within the Project Area and on adjacent residential and medical office properties. In addition, asbestos-containing materials and lead-based paint could be present in the existing site structures, which could be released during demolition. Impacts are **potentially significant** and will be analyzed in an EIR.
5. The proposed CMH Code would intensify an already built environment. Hospital, residential, park and commercial development facilitated under the CMH Code would not generate objectionable odors affecting a substantial amount of people. Therefore, **no impact** would occur and further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, the proposed project would have potentially significant impacts related to air quality. Further analysis in an EIR is required to determine the severity of these impacts.

**D. Biological Resources:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or				X

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
3. Have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means?				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5. Conflict with local, regional, or state conservation plans or other local policies or ordinances protecting biological resources?				X

**Impact Discussion:**

- 1-4. The Project Area and its surroundings are highly urbanized and generally lack native biological habitats. The Project Area is surrounded by commercial, institutional, and residential land uses that contain little to no habitat. No portion of the Project Area or surrounding properties contains wetland or riparian habitat, a native plant or animal community, or water body or watercourse (B). The lack of natural habitat also results in the absence of any unique, rare, threatened, or endangered animal or plant species or their critical habitat. There would be **no impact** to biological resources and further analysis of this issue in an EIR is not warranted.
5. The Project Area does not contain any land that is part of an adopted conservation plan, and the project does not conflict with local policies or ordinances protecting

biological resources (A, C). **No impact** is anticipated and further analysis of this issue in an EIR is not warranted.

**Mitigation/Residual Impact(s):** CMH Code implementation would have no impact with regard to Biological Resources. No mitigation measures are required.

**E. Cultural Resources:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	X			
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
4. Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Impact Discussion:**

1. No designated historic resources are located on or adjacent to the Project Area. However, a number of structures within the Project Area are more than 40 years old. Nine Project Area structures would be demolished to facilitate construction of the proposed new hospital. Demolition of a structure that could be eligible for historic resource protection would constitute a significant impact. The impact to historic resources is considered **potentially significant**, pending further investigation in an EIR.

2-4 The Project Area is within a highly urbanized portion of Ventura and has been extensively graded to accommodate past and current development. There are no known archaeological or paleontological resources or human remains present within the Project Area. However, during earth moving activities, as yet undiscovered archaeological resources may be found. In the unlikely event that such resources are unearthed during excavation and grading, adherence to applicable regulatory requirements, including state laws pertaining to the handling and treatment of such resources would ensure that impacts would be **less than significant**. Therefore,

further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, Development Code implementation would have potentially significant impacts related to historic resources but would have less than significant impacts related to archaeological and paleontological resources or human remains. Adherence to applicable regulatory requirements would eliminate the need for mitigation measures.

**F. Geology and Soils:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: a. Rupture of a known earthquake fault?				X
b. Strong seismic ground shaking?			X	
c. Seismic-related ground failure, including liquefaction or landslides?			X	
d. Seismic-related inundation from tsunami or seiche?				X
2. Result in substantial soil erosion or loss of topsoil?			X	
3. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
4. Be located on expansive soil creating substantial risk to life or property?			X	

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
5. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Impact Discussion:**

- 1<sup>a</sup> No known faults cross the Project Area and the Project Area does not lie within a known fault hazard zone (A). The closest fault is the Ventura-Foothill fault and fault zone, located approximately 0.4 miles north of the Project Area (A). Other faults in close proximity to the Project Area are the Oak Ridge fault and the McGrath fault. These local faults are classified as active or potentially active. Potentially significant adverse impacts would occur if structures were proposed for construction overlying a fault due to the potential for surface rupture. However, because no faults are located within the boundaries of the Project Area, there would be **no impact**. Therefore, further analysis in an EIR is not warranted.
- 1<sup>b</sup> Future seismic events could produce ground shaking throughout the City, including within the Project Area. Ground shaking could damage structures and/or create safety hazards. However, compliance with requirements of the California Building Code (CBC) and the Uniform Building Code (UBC) would reduce impacts to a **less than significant** level. Additionally, the proposed hospital facility would be designed in accordance with SB 1953 and would be required to meet seismic safety standards. These standards would ensure that acute-care inpatient facilities would continue to function after a seismic event. Compliance with these seismic standards would result in a **less than significant** impact. Therefore, further analysis in an EIR is not warranted.
- 1<sup>c</sup> Liquefaction typically occurs in areas where the soils are composed of poorly consolidated fine to medium sand. Based on a soil survey from the U.S. Department of Agriculture, Project Area soils consist of Sorrento loam (E). This soil is a well drained loam that does not have substantial liquefaction potential. Prior to issuance of a building permit, the City Building Official may require additional conditions related to foundation design and construction for high-risk structures, even though liquefaction potential is low within the Project Area. In addition, the proposed new hospital facility would be constructed based on seismic safety regulations as required by SB 1953. Impacts associated with liquefaction would be reduced to a less than significant level. Therefore, impacts would be **less than significant** and further analysis in an EIR is not warranted.
- 1<sup>d</sup> The Project Area is not located within a designated tsunami or seiche inundation area

(A). Thus, there would be **no impact** from these hazards and further analysis in an EIR is not required.

2. The Project Area is generally flat, sloping gently to the southwest. Grading activities facilitated by the proposed CMH Code would involve excavation, which would require soil hauling. Soil hauling has the potential to entrain soil onto City streets. The loss of topsoil from site preparation would be addressed through standard erosion control BMPs that are required during project construction. Therefore, impacts would be **less than significant** and further analysis in an EIR is not warranted.
3. See Items 1(b), 1(c), and 2. Impacts would be **less than significant** and further analysis in an EIR is not warranted.
4. Soil expansion hazards within the Project Area are considered moderate (A). Therefore, expansive soils or other soil conditions leading to subsidence could result in foundation and building distress problems and cracking of concrete slabs. Structures constructed in the Project Area would be required to comply with CBC and UBC standards for safe construction and General Plan Action 7.7, which requires project proponents to perform geotechnical evaluations and implement mitigation prior to development of any site that is located in a zone containing moderate or high risk of expansive soils. Therefore, impacts would be **less than significant** and further analysis in an EIR is not warranted.
5. The proposed project would utilize the existing sewer system maintained by the City. No septic or alternative sewer system is proposed. Therefore, **no impact** would result and further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, CMH Code implementation would have a less than significant impact with regard to Geology and Soils. No mitigation measures are required.

**G. Hazards and Hazardous Materials:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
2. 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?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
5. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
6. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Impact Discussion:**

1,2. Development facilitated by the CMH Code would include a new hospital facility and adaptively reuse of the existing hospital facility. Hospital facilities use substances that may be classified as hazardous materials. These include the following:

- |  |                            |
|--|----------------------------|
| Helium                                 | Potassium Hydroxide        |
| Sodium Hydroxide                       | Cyclohexylamine Morpholine |
| Sodium Megabisulfite/Potassium Sulfite | Sodium Sulfite             |

The existing hospital facility currently uses hazardous materials. Development of a new hospital and reuse of the existing hospital may result in an incremental increase

in the use of these materials. However, hazardous materials would be required to be disposed in compliance with the State of California Medical Waste Management Act of 1990, which requires the preparation of a Medical Waste Management Plan. The Ventura County Environmental Health Division monitors compliance with the Medical Waste Management Act through the permit process and enforces compliance through the Ventura County Ordinance Code, Division 4 Public Health, Chapter 5 Hazardous Waste, Article 3 Medical Waste Management. The Ventura County Environmental Health Division has a compliance manual ([http://www.ventura.org/rma/envhealth/programs/med\\_waste/handbook/MW%20handbook.pdf](http://www.ventura.org/rma/envhealth/programs/med_waste/handbook/MW%20handbook.pdf)) that documents containment and storage requirements, transportation requirements, and disposal requirements for different types of waste. Hazardous substances would be disposed of in compliance with the State of California Medical Waste Management Act of 1990. Impacts would be **less than significant** with adherence to applicable policies and further analysis in an EIR is not warranted.

3. Development facilitated by the proposed CMH Code would include the handling of potentially hazardous materials used for medical purposes within one quarter mile of three schools, including Will Rodgers Elementary, Our Lady of the Assumption and Saint Bonaventure High School. The closest school is 800 feet away. However, the handling of such materials would occur within the hospital facility and hazardous materials would not be emitted on or near school facilities. The handling of potentially hazardous materials would occur in accordance with current practices and applicable regulations. Based on the above, medical wastes utilized in the vicinity of the site are handled such that risks to health workers and patients are minimized. Impacts to schools and students located more than 800 feet away would be less than significant. Therefore, impacts would be **less than significant** and further analysis in an EIR is not warranted.
4. The Project Area was checked for inclusion in the Department of Substances Control (DTSC) Envirostor database (L), EPA Geotracker database (M), and EPA Enviromapper database (N). The records search indicated that the Community Memorial Hospital site had a Leaky Underground Storage Tank (LUST) (A). However, remediation was completed and the case was closed on February 18, 1994. Therefore, there would be **no impact** and further analysis in an EIR is not warranted.
5. Site access as proposed under the CMH Code would not interfere with emergency response or evacuation. In addition, the proposed project involves construction of a replacement hospital building that would be designed to facilitate emergency access. Plan Area roadways would be enhanced with an additional outlet to Main Street and the extension of Virginia Drive. Therefore, emergency access is anticipated to improve with development of the Project Area. **No impact** would occur and further analysis in an EIR is not warranted.
6. The Project Area is located in a developed portion of Ventura and is not within a wildland area. Therefore, **no impact** would occur with respect to wildland fires and further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, impacts associated with the proposed project would be less than significant. Therefore, mitigation is not required.

**H. Hydrology and Water Quality:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements?			X	
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
5. Otherwise substantially degrade water quality?			X	
6. Place housing within a 100-year flood plain?				X
7. Place within the 100-year flood plain structures that would impede or redirect flood flows?				X

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
8. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, or involving inundation by seiche, tsunami, or mudflow?				X

**Impact Discussion:**

1. The CMH Code would facilitate retention and treatment facilities, including infiltration systems, open space, and a storm water clarifier (O). The Ventura County National Pollution Discharge Elimination System (NPDES) permit for municipal storm water runoff applies to the Project Area. The conditions of the Ventura County NPDES permit would require property owners to limit the volume of contaminants entering the storm drain system. Retention and treatment facilities would allow the Project Area to meet NPDES requirements. Impacts would be **less than significant** with mandatory compliance with NPDES requirements. Further analysis in an EIR is not warranted.
2. The CMH Code would facilitate redevelopment of an existing developed area. Redevelopment would be anticipated to utilize water, similar to current conditions; however, it would not be anticipated to substantially deplete the existing groundwater supply or interfere with groundwater recharge. Conversely, the Project Area would increase groundwater recharge by replacing current impervious surfaces with landscaped open space. Impacts would be **less than significant** and further analysis in an EIR is not warranted. Additional discussion regarding water supply is contained in Section O. *Utilities and Service Systems*.
3. The 2000 Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) requires proposed developments to “control the post-development peak storm water runoff discharge rates to maintain or reduce pre-development downstream erosion and to protect stream habitat.” The CMH Code accommodates one stormwater clarifier that would remove sand, oil, and grease from the Project Area and would reduce runoff from the Project Area (O).

Redevelopment under the CMH Code would not substantially alter the existing drainage pattern on the Project Area. In addition, the CMH Code is not anticipated to increase the rate or amount of surface runoff from the Project Area. Therefore, impacts would be **less than significant** and further analysis in an EIR is not warranted.

4. Currently, stormwater runoff from the Project Area is accommodated by the City storm drain system. Catch basins at Virginia Drive and Loma Vista Road carry stormwater to a 24-inch RCP drain that travels between the existing parking structure and the

parking lot on the northwest corner of the project site and to the south between the Main Street commercial buildings and the Glen Street parking lot. A catch basin on the south side of the existing hospital building drains into a lateral 18 inch RCP that connects to the 24-inch RCP above Cabrillo Drive. Five additional catch basins on Loma Vista Road feed into a 30-inch RCP that travels down Brent Street and receives flow from two additional catch basins on either side of Brent Street. This pipeline meets with the aforementioned 24-inch RCP and proceeds to connect with storm drain systems on Telegraph, Thompson, and Main Street. The system carries storm water southeast in a 68 inch RCP, south down Mills Road, and into Arundell Barranca (P).

Development facilitated under the CMH Code would not increase the amount of impervious surfacing on the Project Area, and would therefore not contribute runoff that would exceed the capacity of existing drainage systems. Additionally, with the addition of the infiltration systems, new parks, and stormwater clarifier, implementation of the CMH Code is expected to reduce the amount of polluted runoff from the Project Area. Therefore, no additional sources of polluted runoff would be introduced on the Project Area. Impacts would be **less than significant** and further analysis in an EIR is not warranted.

5. See item one above.
- 6, 7. The Project Area is not located within a 100-year floodplain and is not located near any watercourse, as indicated by FEMA's Flood Insurance Rate Map (panel 060419-0005-B) (Q). Therefore, **no impact** would occur and further analysis in an EIR is not warranted.
8. According to the 2005 General Plan EIR, the Project Area is not located within a dam inundation, tsunami or mudslide zone (A). Therefore, **no impact** would occur and further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, CMH Code implementation would have a less than significant impact with regard to Hydrology and Water Quality. As such, no mitigation measures are required.

**I. Land Use and Planning:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Physically divide an established community?			X	
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to			X	

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
the General Plan, a specific plan, local coastal program, Hillside Management Program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
3. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Impact Discussion:**

1. The Project Area currently contains a hospital, medical offices, commercial uses, and residences. Land uses surrounding the Project Area include commercial uses, medical offices, and residences. The CMH Code would facilitate redevelopment of an area already containing medical office and hospital type uses, also integrating planned streetscapes, open spaces and supporting commercial retail development. Implementation of the CMH Code would not physically divide an established community. Furthermore, the CMH Code was designed to be compatible with the Midtown Code and surrounding residential areas. There would be a **less than significant** impact with respect to physical division of an established community and further analysis in an EIR is not warranted.
2. The Project Area is located in the City of Ventura and is subject to the City’s 2005 General Plan. In addition, a portion of the Project Area is subject to the Midtown Code. General Plan land use designations within the Project Area include Commerce, Neighborhood Low (up to 8 du/acre), and Public and Institutional designations. Zoning Designations within the Project Area include Hospital (H), and Professional Office (P-O). Midtown Code zoning designations include Urban Neighborhood Center (T5.2) and a Residential Overlay (2). Figure 3 shows existing zoning within the Project Area.

The CMH Code includes the following zoning designations: Hospital District (SD:H1), and Open Space (OS). The Midtown Code would be modified by the CMH Code in the following ways, which would be implemented through an amendment to the Midtown Code.

- 1) designate open space;
- 2) move the Midtown Corridors boundary to the west, thereby excluding the proposed Hospital District and associated open space from the Midtown Corridors Development Code; and
- 3) add a shopfront overlay frontage type to interior street and open space frontages

In addition, the CMH Code would require zoning changes from H, P-O and T5.2 to SD:H1 and OS. Figure 4 shows the proposed Project Area zoning. With approval of these modifications to the Midtown Code and the associated zone changes within the Project Area, the proposed Code would not have any conflicts with applicable land use plans or policies and the impact would be **less than significant**. Further analysis in an EIR is not warranted.

- As described in the Biological Resources section above, the Project Area does not include and is not located near wetland or riparian habitat, native plant or animal communities, or a water body or watercourse. Therefore, there are no unique, rare, threatened, or endangered animal or plant species or critical habitat on the Project Area. The Project Area is not subject to a habitat conservation plan or natural community conservation plan. **No impact** would occur and further analysis in an EIR is not warranted.

**Mitigation/Residual Impacts:** Based on the above discussion, CMH Code implementation would have a less than significant impact with regard to Land Use and Planning. No mitigation measures are required.

**J. Mineral Resources:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Result in the loss of availability of known mineral resource that would be of value to the region and the residents of the state?				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on the General Plan, specific plan, or other land use plan?				X

**Impact Discussion:**

2. The 2005 General Plan FEIR indicates no known mineral resources within the Project Area. **No impact** would occur and further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, CMH Code implementation would have a less than significant impact with regard to Mineral Resources. As such, no mitigation measures are required.

**K. Noise:**

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Exposure of persons to a generation of noise levels in excess of standards established in the General Plan or noise ordinance?	X			
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			

**Impact Discussion:**

- 1,2,4. Project Area site preparation and construction activities would generate temporary increases in noise within the Project Area and at adjacent properties, including groundborne vibrations. Noise levels during construction could potentially be in the 78-88 dBA range during peak activity periods (R). Such levels are substantially higher than ambient noise levels in the Project Area vicinity and would be a source of temporary noise annoyance to hospital patients, nearby medical office patients and adjacent residents. Impacts would be **potentially significant** pending further investigation and will be analyzed in an EIR.
3. The main sources of noise in the Project Area are traffic and emergency vehicles traveling on Loma Vista Road, North Brent Street, and Main Street. Intensification of uses within the Project Area could result in increased vehicle trips, which could increase noise levels. Impacts are **potentially significant** pending further investigation and will be analyzed in an EIR.

**Mitigation/Residual Impact(s):** Based on the above discussion, CMH Code implementation would result in potentially significant impacts related to noise. Further analysis in an EIR are required.

**L. Population and Housing:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly or indirectly?			X	
2. Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?				X

**Impact Discussion:**

1. The Project Area is currently developed with commercial, institutional, and residential uses. Development facilitated under the CMH Code would accommodate a new hospital facility, adaptive reuse of the existing hospital facility, commercial, institutional, office, and residential uses. However, it is anticipated that any population growth associated with area development would be within the growth parameters considered in the 2005 General Plan. Therefore, the CMH Code would not induce substantial direct population growth.

The proposed hospital facility would not induce substantial indirect population growth because it would be replace the existing facility and would not facilitate a substantial increase in patients or jobs. Retail jobs that could be generated by future development would be expected to be filled by the local work force. Impacts related to direct and indirect population growth would be **less than significant** and further analysis in an EIR is not warranted.

2. Development facilitated by the CMH Code would include the demolition of four residential units that are not currently inhabited (B). Therefore, implementation of the proposed CMH Code would not displace people or a substantial amount of existing housing. **No impact** would occur and further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, CMH Code implementation would result in no impacts with regard to Population and Housing. As such, no mitigation measures are required.

**M. Public Services & Recreation:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following:				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Neighborhood or regional parks or other recreational facilities?			X	
e. Maintenance of public facilities including roads?			X	
2. 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?				X
3. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Impact Discussion:**

1<sup>a</sup>. The City of Ventura Fire Department (FD) provides fire protection service to the City. The FD is staffed by 73 sworn and 27 non-sworn personnel, and divided into three Divisions—Operations, Administration, and Inspection Services (S). The Operations Division is responsible for activities and emergency responses of the Department’s

firefighting force. The FD Fire Suppression Division provides direct responses to fire, emergency medical, hazardous material, hazardous conditions and public service incidents from six fire stations. All fire-fighting personnel are certified medical technicians. Each fire station maintains one engine company, with the exception of Fire Station 5, which also houses a truck company. The FD maintains a countywide mutual aid agreement with all fire protection agencies within Ventura County. This agreement has been arranged between the FD and other fire agencies to facilitate response to large isolated incidents such as earthquakes and wild fires, and does not include daily operations under normal conditions. The Project Area is located within the service area of Station 2, which is located at 41 S. Seaward Avenue, approximately a half mile from the Project Area.

The Project Area is currently served by Station 2 and the Project Area is within the desired 4-minute response time (A). Redevelopment within the Project Area would have similar demands as the existing development. Consequently, it would not require the development of new fire protection facilities and would not result in any significant environmental effects associated with the provision of fire protection service.

Development facilitated under the CMH Code would be required to conform to the most recently adopted CBC and UBC requirements in addition to the California Fire Code (CFC). Fire safety features such as sprinklers would be provided in accordance with these codes. Additionally, as a condition of approval of individual developments, applicants would be required to contribute a per-unit Fire Department Impact Fee to the City, the specific amount of which would be determined prior to project approval. Impacts related to fire protection would be **less than significant** and further study in an EIR is not warranted.

- 1<sup>b</sup>. The City of Ventura Police Department (PD) provides law enforcement and police protection within the City of Ventura. The City is divided into four geographic areas (Beats), which are based on the number of calls for service within the City. Currently the PD employs 134 officers (G) and has a staffing ratio of 1.24 officers per 1,000 residences. The VPD maintains a countywide mutual aid agreement with all law enforcement agencies within Ventura County.

The Project Area is located within Beat 2, which encompasses the beach, the marina, and the western portions of downtown and midtown. Beat 2 had 18,543 calls for service in 2007 (G). The closest police station is located approximately 4.7 miles from the project site at 1425 Dowell Drive. The PD response time objectives for priority one calls (e.g. – “in progress,” or injury traffic collisions) is approximately 5 minutes or less, while non-emergency service response times average 15-20 minutes (G).

Development under the CMH Code could increase the amount of calls for police service. The incremental increase in residents would incrementally reduce the existing ratio of police officers to residents, but would not create the need for new PD facilities. Therefore, it would not cause physical environmental effects associated with police protection services and the effect on police protection would be **less than significant**. Further study in an EIR is not warranted.

1<sup>c,d</sup>. The CMH Code could facilitate the development of a limited number of residences, which would incrementally generate increased demand for school and park facilities in the Project Area vicinity. Residents within the Project Area would attend schools as determined by the Ventura Unified School District (VUSD) based on the capacity of nearby public schools. Under the base scenario, students within the Plan Area would attend Loma Vista Elementary School, Cabrillo Middle School, and Ventura High School (A). Individual developers would be required to pay standard school impact fees to mitigate impacts to schools in the City. Pursuant to Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, pursuant to CGC §65994(h), impacts relating to school capacity would not be significant if future developers within the VUSD continue to pay State-mandated school impact fees.

Public parks in the Plan Area vicinity include Ventura State Beach Park, Blanche Reynolds Park, Camino Real Park, and Arroyo Verde Park. Moreover, the CMH Code directs development of three open space areas (see Figure 4), that would serve the Project Area employees and residents. Impacts to schools and parks would be **less than significant** and further analysis in an EIR is not warranted.

1<sup>e</sup>. The proposed CMH Code includes the development of internal roadways that would be wider than existing roadways and would incorporate increased trees and sidewalks. Roadways in the City, including existing roadways within the Project Area as well as roadways surrounding the Project Area, are maintained by the City. Proposed roadways would incrementally increase demand on City maintained facilities within the Project Area vicinity. However, this increase would not require a substantial increase of physical improvements that would cause adverse physical environmental impacts. Impacts related to public facilities would be **less than significant** and analysis of this issue in an EIR is not warranted.

2-3. The proposed CMH Code has the potential to accommodate additional residents who would utilize existing recreational facilities in the City (see above discussion under c,d). However, the additional residents are not likely to increase the use of parks such that substantial physical deterioration of facilities would occur or be accelerated. Moreover, the CMH Code directs development of three open space areas (see Figure 4), that would serve the Project Area employees and residents. The Project<sup>6</sup> Area does not currently contain recreational facilities that would be eliminated. Therefore, the project would have a **less than significant** impact with respect to recreational facilities. Further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Implementation of the CMH Code would have a less than significant impact with regard to Public Services / Recreation. Therefore, no mitigation measures are required.

**N. Transportation/Traffic:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Exceed, either individually or cumulatively, a level of service standard established by the county congestions management agency for designated roads or highways?	X			
2. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	X			
3. Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	X			
4. Result in inadequate emergency access?	X			
5. Result in inadequate parking capacity?	X			
6. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	X			

**Impact Discussion:**

1,2,5. Development facilitated by the proposed CMH Code has the potential to increase traffic in the Project Area due to increased commercial, office, and residential uses. The 2005 General Plan indicated that future levels of service would remain acceptable with planned improvements. Nevertheless, a traffic model run will be conducted and the impacts related to level of service standards would be **potentially significant** pending further analysis in an EIR.

3,4. Development facilitated by the proposed CMH Code would rearrange the street network within the Project Area, altering the existing design features of the Project

Area, including emergency access. It is anticipated that the new street extensions and configurations for hospital access would improve circulation. Nevertheless, impacts would be **potentially significant** pending further analysis in an EIR.

6. The 2005 City of Ventura General Plan Circulation Element includes goals and policies to encourage the use of alternative transportation in the City. The proposed CMH Code includes a Mobility Plan that aims to increase the use of alternative modes of transportation, facilitate pedestrians and bicycles, and incentivize reduced vehicle congestion on the Project Area. In addition, the Project Area would have centralized parking. Nevertheless, the issue is **potentially significant**, pending further investigation in an EIR.

**Mitigation/Residual Impact(s):** Given the above, CMH Code implementation would result in potentially significant impacts that will be further analyzed in an EIR.

**O. Utilities and Service Systems:**

<b>Would the project:</b>	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
3. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impacts
5. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
7. Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Impact Discussion:**

1,2,5. Local wastewater and water services are provided by the City of Ventura. The Ventura Water Reclamation Facility (WRF) is a permitted tertiary treatment plant with a 14 Million Gallon per Day (MGD) capacity, located at 1400 Spinnaker Drive, in the Ventura Harbor area near the mouth of the Santa Clara River. Wastewater flows from all areas of the City, including the Project Area, would be directed to this facility. A minimum of 5.6 MGD of the effluent is discharged to the Santa Clara Estuary as required by the existing NPDES Permit. The remaining effluent is either transferred to recycling ponds, where a portion is delivered as reclaimed water, or lost through percolation or evaporation. Methods for treatment of residual solids include thickening, anaerobic digestion and dewatering by filter presses.

Currently, the Ventura WRF receives an average of about 10 MGD (H). With a designed capacity of 14 MGD, this leaves 4 MGD of available capacity. Wastewater generation associated with Project Area development would be well within this available capacity. Therefore, impacts to the WRF would be **less than significant** and further analysis in an EIR is not warranted.

3. The storm drain system for the Project Area outlets at the Project Area's southern corner. Catch basins at Virginia Drive and Loma Vista Road carry stormwater to a 24-inch reinforced concrete pipe (RCP) drain that travels between the existing parking structure and the parking lot on the northwest corner of the project site and to the south between the Main Street commercial buildings and the Glen Street parking lot. A catch basin on the south side of the existing hospital building drains into a lateral 18 inch RCP that connects to the 24-inch RCP above Cabrillo Drive. Five additional catch basins on Loma Vista Road feed into a 30-inch RCP that travels down Brent

Street and receives flow from two additional catch basins on either side of Brent Street. This pipeline meets with the aforementioned 24-inch RCP and proceeds to connect with storm drain systems on Telegraph, Thompson, and Main Street. The system carries storm water southeast in a 68-inch RCP, south down Mills Road, and into Arundell Barranca.

The Project Area storm drain system would be required to incorporate facilities to mitigate any increases in runoff caused by the proposed development in compliance with City, County, and Regional Water Quality Control Board (RWQCB) policies. Planned improvements in the Project Area include an infiltration system, open space, and a stormwater clarifier. The infiltration system includes bio-filters that would clean stormwater runoff prior to discharge into the storm drain system, permeable paving, and French drain techniques that would aid in capturing pollutants. New open space areas would be located at three locations in the Project Area. These open space areas would absorb stormwater runoff and decrease the amount of stormwater runoff that would enter the storm drain system. The stormwater clarifier would be a chambered water clarifier that would remove sand, oil, and grease from Project Area runoff prior to discharge into the storm drain system. The Project Area storm drain system would be required to be designed and constructed to meet current City and RWQCB Standards.

Development within the Project Area would be required to comply with regulations contained in the NPDES permit and would be required to obtain a Stormwater Pollution Prevention Plan (SWPPP). The City, County, Watershed Protection District, and nine other local cities are co-permittees on the NPDES Permit (No. CAS004002) that was issued by the Regional Water Quality Control Board in 2000. NPDES is a Federal Environmental Protection Agency (EPA) program administered by states to control water pollution by regulating point source emissions. In California, the State Water Quality Control Board is responsible for ensuring compliance with the provisions of the Federal Clean Water Act and the State Water Quality Control Act. The Los Angeles RWQCB ensures local compliance with the countywide NPDES permit.

In order to comply with the NPDES permit, development within the Project Area would be required to utilize Best Management Practices (BMPs), which include incorporating stormwater retention, catch basin inserts, bioretention filtration, permeable pavers, and grass swales. The two primary permit objectives are to:

- Effectively prohibit non-storm water discharges; and
- Reduce the discharge of pollutants from storm water conveyance systems to the maximum extent practicable.

Implementation of the SWPPP (an erosion control plan required for construction activities) and compliance with applicable City requirements for control of storm runoff would prevent stormwater impacts to the surrounding environment. The Los Angeles RWQCB is in the process of updating the countywide NPDES permit. In the event that the new permit is adopted prior to construction within the Project Area, development would be required to comply with regulations contained within the new permit.

Based on proposed improvements and required compliance with City, County, and RWQCB regulations, implementation of the CMH Code would have a **less than significant** impact on storm drainage facilities and further analysis in an EIR is not warranted.

4. Currently, the City provides drinking water to over 105,000 residents through approximately 31,000 water service connections. The City obtains its water from three sources: the Ventura River, Lake Casitas, and local groundwater wells. The City of Ventura owns and operates 11 wells, three water treatment plants (North Ventura Avenue Treatment Plant, Bailey Conditioning Facility, and the Saticoy Conditioning Facility), 23 booster pump stations, 31 water storage reservoirs and more than 500 miles of distribution pipelines. A portion of Ventura's water is pumped from four shallow wells that store Ventura River water. Water obtained from Lake Casitas is treated by the Casitas Municipal Water District (CMWD). Additional water is pumped from groundwater wells located in the eastern portion of the City. The City typically uses river surface water supplies prior to using groundwater supplies.

According to the City's Biennial Water Supply Report (I), projected citywide water demand in 2018 is 22,969 acre-feet per year (AFY) and overall City water supplies are 29,900 AFY. Population growth associated with Project Area development would be within the population growth parameters considered in the Biennial Water Supply Report. Therefore, Project implementation is not expected to adversely affect the City's water supplies. Impacts to water supply would be **less than significant** and further analysis in an EIR is not warranted.

6. Development facilitated by the CMH Code would intensify an already built environment. It would result in new retail, office, and residential uses, including construction of a new hospital building to house the existing use. Improvements to the hospital facility would increase the current hospital capacity by ten beds. Therefore, the increase of solid waste from the hospital facility would be incremental and would not represent a substantial increase. Additionally, retail, office, and residential uses developed in the Project Area would generate an increase in solid waste compared to existing uses. However, the increase in solid waste would not represent a substantial increase.

Solid waste generated within the Project Area would be taken to either the Toland Road Landfill or the Simi Valley Landfill. The Toland Road landfill has a maximum daily permitted capacity of 1,500 tons per day and receives 1,300 tons per day on average (J). The Simi Valley Landfill has a maximum permitted capacity of 3,000 tons per day. Project-generated solid waste would represent a small fraction of the available capacity (200 tons per day) at the Toland Road Landfill and all Project Area development would be required to participate in City waste diversion programs, which currently divert about 61% of solid waste generated in the City from area landfills. Impacts to solid waste disposal would therefore be **less than significant** and further analysis of this issue in an EIR is not warranted.

7. In 1991, the City adopted a Source Reduction & Recycling Element (SRRE) in response to the California Integrated Waste Management Act. Waste reduction programs from the SRRE that are being implemented include recycling programs, re-use programs, and regional materials recovery.

Solid waste disposal in Ventura County can be disposed at any landfill depending upon the preference of individual solid waste haulers and other factors, such as proximity to the collection area, tipping fees, and daily capacities at the landfill sites. Currently, most solid waste collected within Ventura County by public and private haulers is disposed of in the County. New development projects in the City are required to implement site specific source reduction, recycling, and re-use programs to comply with AB 939. Solid waste services during construction would be provided by E.J. Harrison and Sons, Inc. E.J. Harrison and Sons, Inc. would also provide residential solid waste collection service to the residents on the Project Area, including collection of solid waste, recyclables, and green waste. Development facilitated by the proposed CMH Code would be subject to AB 939 and all other solid waste regulations. **No impact** would occur and further analysis in an EIR is not warranted.

**Mitigation/Residual Impact(s):** Based on the above discussion, CMH Code implementation would result in no impact with regard to Utilities and Service Systems. As such, no mitigation measures are required.

**P. Mandatory Findings of Significance:**

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
3. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X			

**Findings Discussion:**

1. Based on the information obtained in the preparation of this Initial Study, CMH Code implementation would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or significantly affect important pre-historical (archaeological) resources. However, the project does have the potential to affect historical resources. Therefore, because there is potential to adversely affect historical resources, this issue is considered **potentially significant**, pending further investigation in an EIR.
2. As noted in the 2005 General Plan FEIR, projected citywide population growth would exceed SCAG’s 2025 population forecasts for the City. Although this discrepancy is largely because SCAG has not updated its population forecasts to reflect the 2005 General Plan, exceedance of the population forecast, upon which AQMP air quality forecasts are based, was identified as an unavoidably significant air quality impact in the 2005 General Plan Final FEIR. In addition, the 2005 General Plan FEIR acknowledged that regional development may generate solid waste exceeding the capacity of area landfills over the life of the 2005 General Plan. The City Council adopted a Statement of Overriding Considerations for these impacts in conjunction with approval of the 2005 General Plan. Therefore, because this project’s contribution to these impacts is part of the future buildout of the City and because a statement of overriding considerations was adopted for those impacts, this project would not by itself have cumulatively considerable population or solid waste disposal impacts.

The project would likewise not have significant or cumulatively considerable impacts related to agricultural resources, biological resources, archaeological/paleontological resources, hazards and hazardous materials and mineral resources because there are no resources/hazards on site to consider. These cumulative impacts would be **less than significant**.

In addition, the project would likewise not have significant or cumulatively considerable impacts related to geology and soils, hydrology and water quality, or public services and recreation because there are existing city policies/programs/ or procedures that already require the project to comply with regulations that reduce impacts to a level that is **less than significant**.

The project would not have significant or cumulatively considerable land use and planning impacts because the project has been designed in consideration of these guidance documents. The project would not have significant utilities and service system impacts because the project is located in an already developed urbanized area with adequate capacity and supplies to serve the needs. Cumulative impacts related to land use and utilities/service systems are **less than significant**.

Cumulative impacts related to air quality including greenhouse gas emissions and global climate change in addition to aesthetics, noise, transportation/traffic and historical resources are considered **potentially significant** and will be addressed within the respective sections of the EIR.

3. Development Code implementation could result in air quality or noise impacts that could have adverse effects on humans. This is considered a **potentially significant** impact.
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**VI. CIRCULATE TO THE FOLLOWING AGENCIES/PERSONS:**

**VENTURA COUNTY**

Agricultural Commissioner (Rita Graham)	[ ]	Ventura County Clerk/Recorder* (hand deliver – 1 original, 4 copies)	[X]
Ventura County Watershed Protection District*	[X]	Local Agency Formation Commission (LAFCO)	[ ]
County of Ventura Resource Management Agency, Attn: Planning* Director (1 hard copy, 6 CDs)	[X]	Ventura County Transportation Commission* (VCTC)	[X]

**ADJACENT COUNTIES**

Kern County Planning & Development Services	[ ]	County of Santa Barbara Planning Division	[ ]
County of Los Angeles Dept. of Regional Planning Impact Analysis Section	[ ]		

**ADJACENT CITIES**

City of Oxnard	[X]	City of Ojai	[X]
City of Santa Paula	[X]		

**OTHER PUBLIC AGENCIES**

Air Pollution Control District*	[X]	Ventura County Organization of Government (VCOG)	[ ]
Ventura County Solid Waste Management Department	[X]	Ventura Regional Sanitation District*	[X]
Casitas Mutual Water District	[X]	South Coast Area Transit (SCAT)	[X]
Ventura Unified School District	[X]		

**LIBRARIES**

Avenue Branch Library*	[X]	H.P. Wright Branch Library*	[X]
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E.P. Foster Branch Library\* [X]

**STATE AGENCIES**

California Coastal Commission South Central Coast Area Office	[ ]	Southern California Association of Governments (SCAG)* (3 copies)	[X]
California Dept. of Fish & Game (Santa Barbara)	[ ]	Caltrans District 7 Environmental Section	[ ]
California Regional Water Quality Control Board	[ ]	State Department of Parks and Recreation	[ ]
California Integrated Waste Management Board, Permits Section	[ ]	Dept. of Boating & Waterways	[ ]
California Department of Toxic Substances Control	[ ]	State Clearinghouse (15 copies)	[X]

**FEDERAL AGENCIES**

U.S. Army Corps of Engineers	[ ]	U.S. Fish & Wildlife Service	[ ]
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**CITIZEN GROUPS**

Audubon Society	[ ]	Sierra Club	[ ]
Building Industry Association Greater Los Angeles/Ventura Region of Southern California, Inc.	[ ]	California Trout	[ ]
	[ ]	Surfrider Foundation	[ ]
Environmental Coalition	[ ]	Friends of the Ventura River	[ ]
Environmental Defense Center	[ ]	League of Women Voters	[ ]
Friends of the Santa Clara River	[ ]	Santa Ynez Band of Mission Indians	[ ]
Ventureano Canaliano Chumash	[ ]	Owl Clan Consultants	[ ]
Candelaria American Indian Council	[ ]	Montalvo Property Owners Association	[ ]
Ventura County Archaeological Society	[X]	Foothill Road Homeowners Association	[X]
Westside Community Council	[ ]	East Ventura Community Council	[ ]
Downtown Community Council	[X]	Midtown Community Council	[X]

\*Indicates agency/person always receives notice.

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## VII. LIST OF REFERENCES:

These references, and those previously cited within the text of this Initial Study/Environmental Assessment, are intended to provide a list of Supporting Information Sources and/or evidence staff has relied upon in completing this document and in reaching the conclusions contained herein. In addition, the materials that were submitted by the applicant have been used in completing this document.

If any person or entity reviewing this Initial Study/Environmental Assessment has a question regarding the supporting information source and/or evidence, they may contact the staff planner at the address and telephone number noted on the front page of this document during the public review period.

- A. General Plan, including all technical appendices, maps, and the Final Environmental Impact Report prepared and certified therefore - City of San Buenaventura, 2005.
- B. Site Visit, Rincon Consultants, Inc. August, 2009.
- C. Zoning Ordinance, including all maps and the Negative Declaration (EIR-2010) prepared and adopted therefore - City of San Buenaventura, 1992.
- D. Caltrans. California Scenic Highway Program, Scenic Highway System, Eligible and Officially Designated Routes. Available online at <http://www.dot.ca.gov/hq/LandArch/scenic/cahisys.htm>
- E. Web Soil Survey, U.S. Department of Agriculture, 2009.
- F. Chiara, Joseph. Urban Planning and Design Criteria.
- G. Karen Heath, Crime Analysis, 2008
- H. Don Burt, 2008
- I. City of Ventura, 2008. Biennial Water Supply Report.
- J. Sally Coleman, 2008.
- K. Community Memorial Hospital District Development Code, Draft, July 2009.
- L. Envirostor database, Department of Substance Control, 2009.

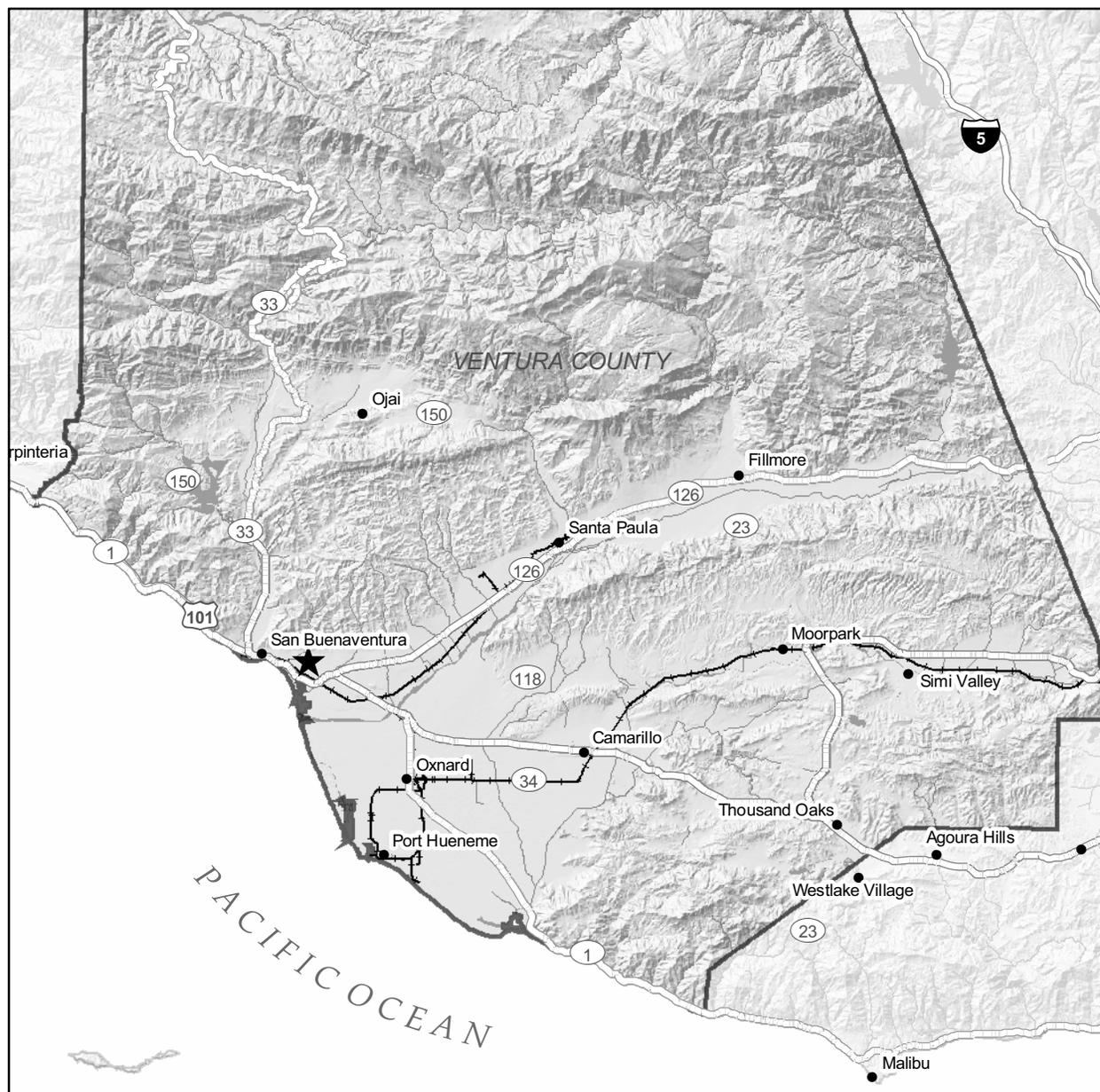
- M. Geotracker database, U.S. Environmental Protection Agency, 2009.
- N. Enviromapper database, U.S. Environmental Protection Agency, 2009.
- O. Community Memorial Hospital District Master Plan, 2009
- P. Master Drainage Plan, City of Ventura.
- Q. Flood Insurance Rate Map, FEMA
- R. Construction Noise. U.S. Environmental Protection Agency, 1971.
- S. City of Ventura Fire Department, 2008
- T. E-5 Population and Housing Estimates for Cities, Counties, and the State. California Department of Finance, 2009.
- U. Integrated Growth Forecast, Southern California Association of Governments, 2009.
- V. Community Memorial Hospital District Master Plan, Internal Review Draft, January 2009.

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**VIII. PERSONS AND/OR AGENCIES CONSULTED DURING PREPARATION OF THIS INITIAL STUDY/ENVIRONMENTAL ASSESSMENT:**

<b><u>Person</u></b>	<b><u>City Agency</u></b>	<b><u>Comments</u></b>
Chandra Chandrashaker	Land Development	Transportation
Gene Hibberd	Public Works	Stormwater
Andrew Stuffer	Inspection Services	Building/Fire Safety
Brian Clark	Fire Department	Fire Safety
Joe Santos	Public Works	Sewer
Richard Jones	Public Works	Water
Ralph Deex	Public Works	Parks
Chris Dejarme	Land Development	Stormwater
Kevin Rennie	Ventura City Fire Dept.	Fire Service
Don Burt	Wastewater	Wastewater
Karen Heath	Ventura City Police Dept.	Crime Analysis

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Basemap Source: ESRI Data, 2004, and USGS/CDFG, 2002.

★ Project Location



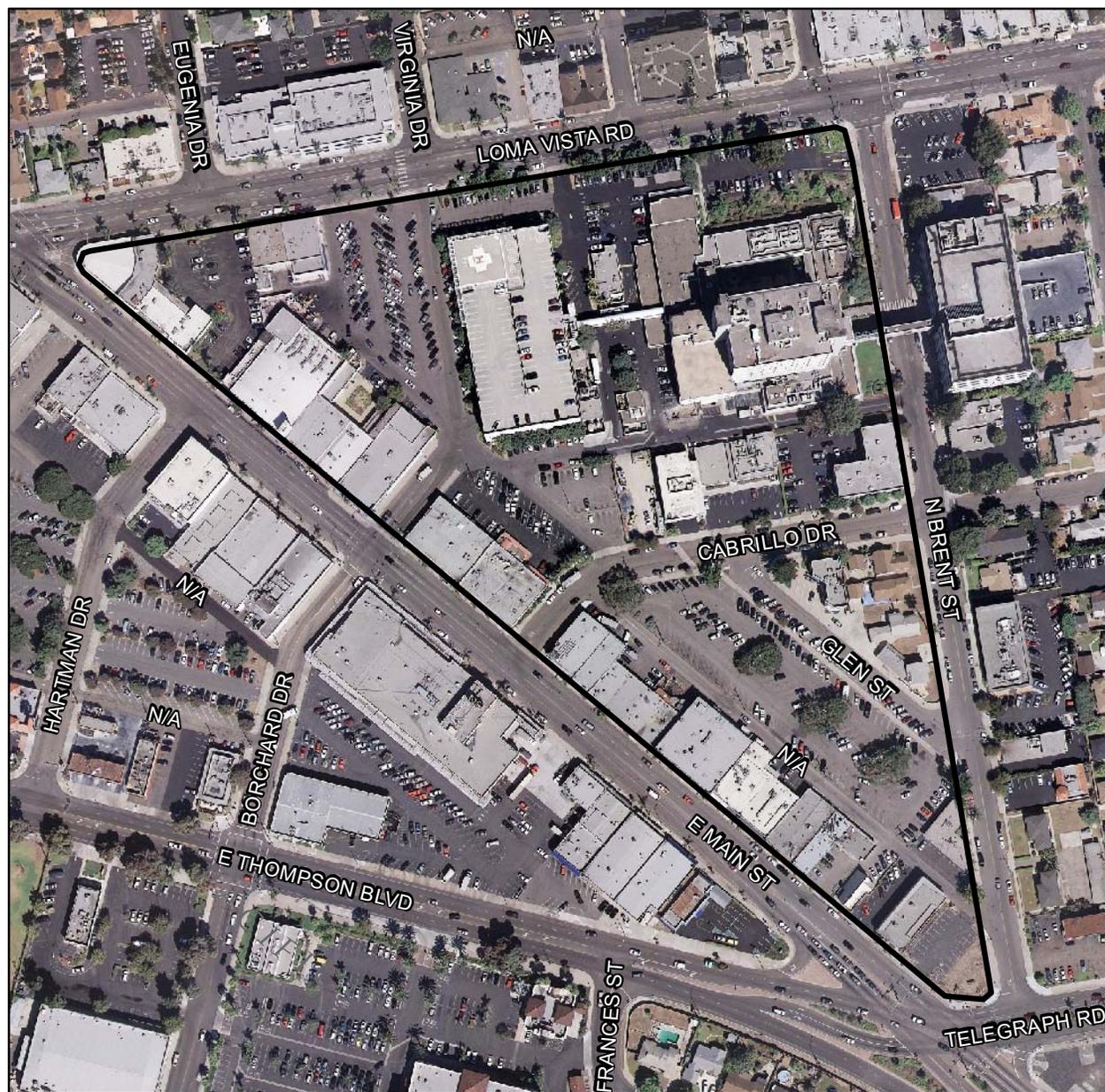
0 5 10 Miles

Regional Location

Figure 1

City of Ventura





Basemap Source: CIRGIS, 2009.

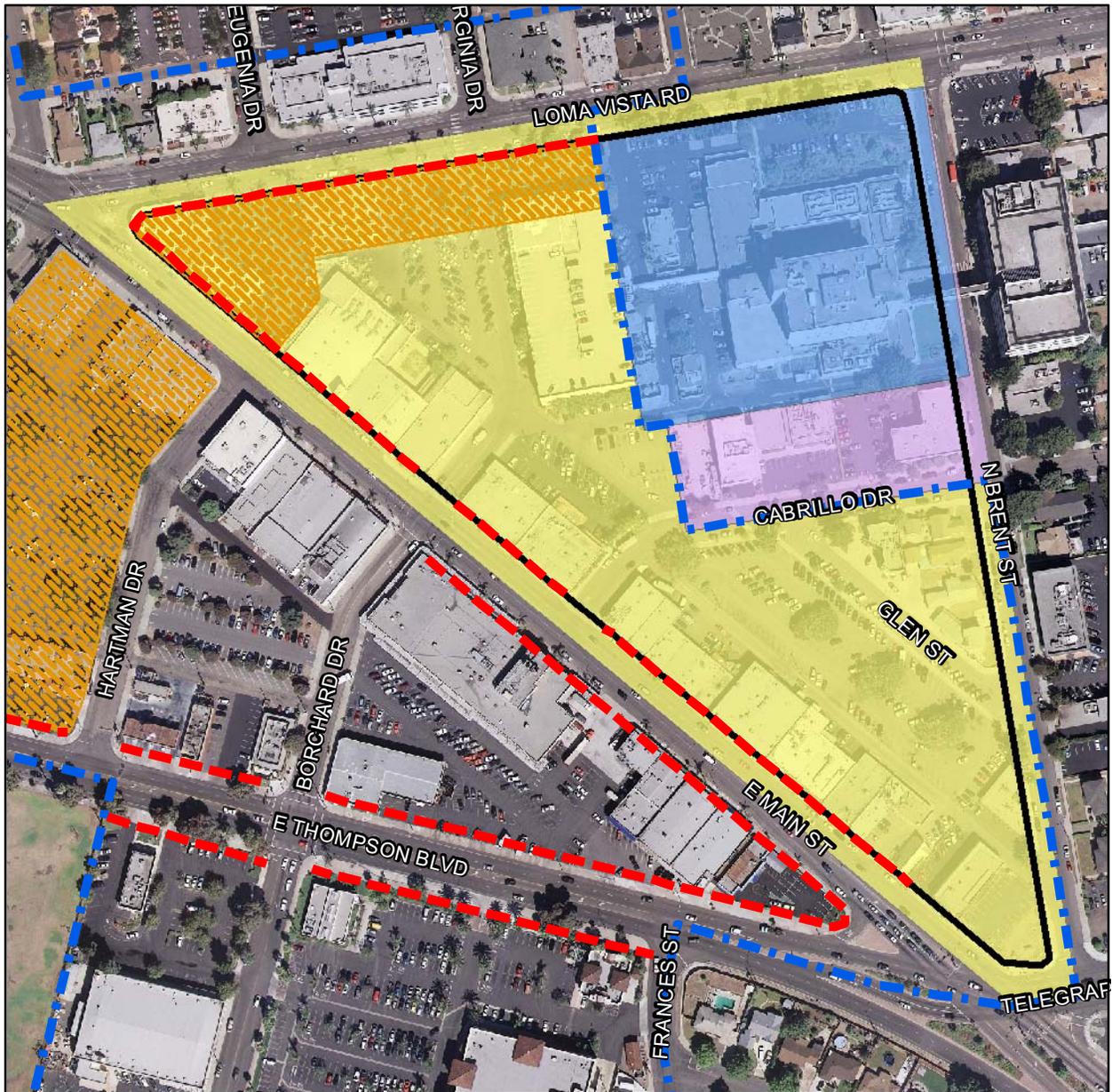
 Project Area



0 100 200 400 Feet

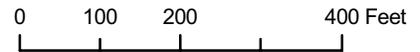
Project Area Location

Figure 2  
City of Ventura



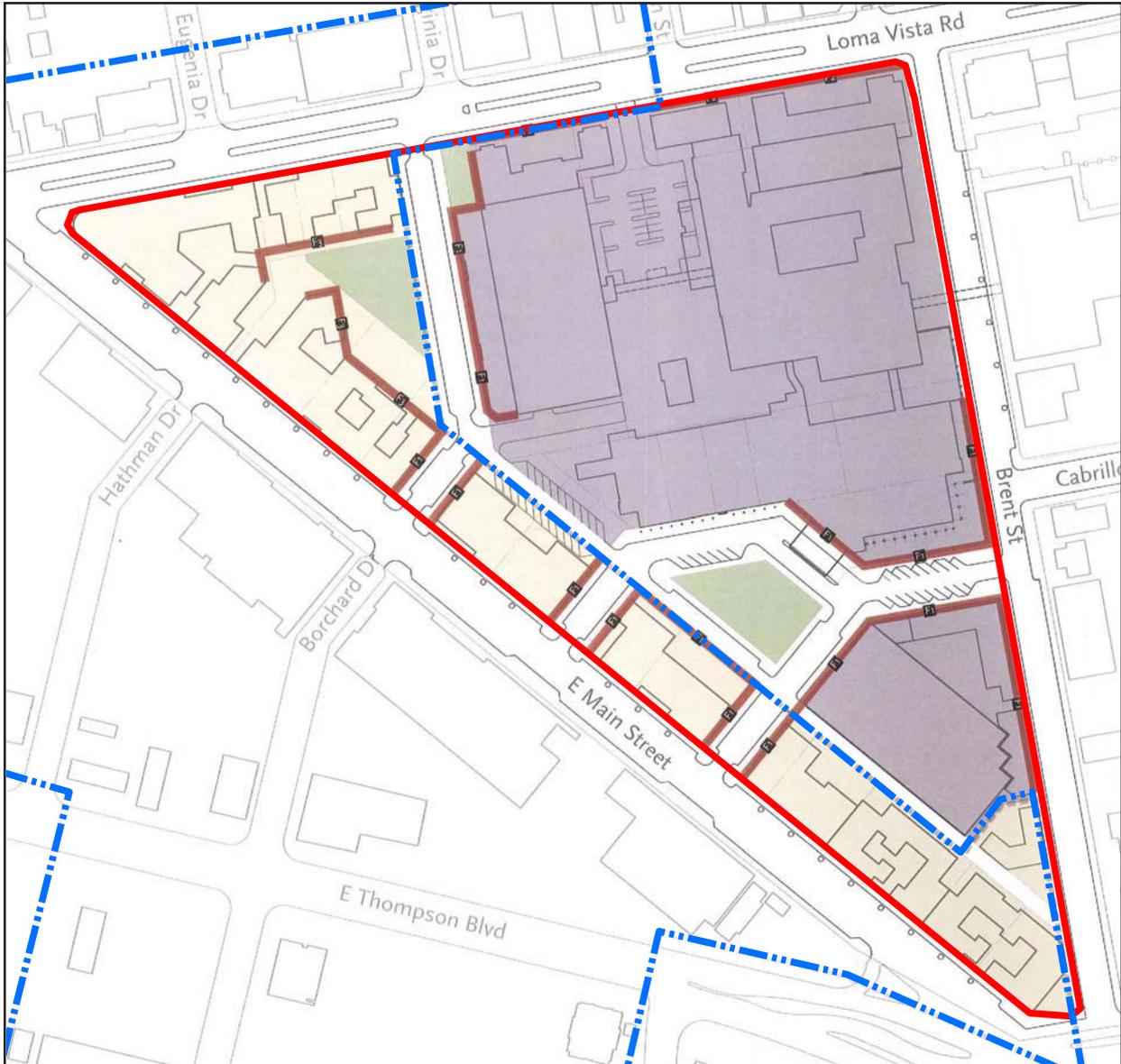
Basemap Source: City of San Buenaventura, 2003, and CIRGIS, 2009.

-  Project Area Boundary
-  Midtown Corridor
-  Shopfront Overlay
-  Hospital Zone (H)
-  Professional Office Zone (P-O)
-  Urban Center Zone (T5.2)
-  Residential Overlay Two (2)



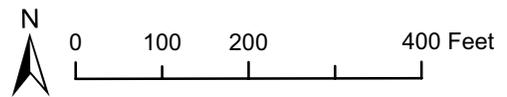
Existing  
Project Area Zoning

Figure 3  
City of Ventura



Basemap Source: Moule & Polyzoides Architects and Urbanists/Rasmussen and Associates, February 19, 2009.

-  Project Area Boundary
-  Proposed Midtown Development Code Boundary
-  Hospital District Zone (SD:H1)
-  Midtown Corridor Code Zone
-  Open Space Zone (OS)
-  Frontage Overlay



### Proposed Project Area Zoning

Figure 4  
City of Ventura

