Agenda

- **6:00 PM Welcome and Introduction**
  - Dave Ward, City of Ventura Planning Manager

- **6:15 PM Draft EIR Contents and Findings**
  - Tony Locacciato, Impact Sciences
  - Dave Ward, City of Ventura Planning Manager

- **6:45 Questions**

- **7:15 Comments on Draft EIR**
California Environmental Quality Act

- Encourage Informed Decisions
- Increase Public Understanding of the Review Process
- Enhance Public Participation in the Review Process
- Promote Coordination Between Government Agencies
- Identify Ways to Minimize or Avoid the Significant Effects of a Project
CITY OF VENTURA DETERMINES AN EIR IS REQUIRED

EIR SCOPING PROCESS INCLUDING COMMENT BY COMMUNITY AND PUBLIC AGENCIES

CITY PREPARES DRAFT EIR

DRAFT EIR PUBLIC WORKSHOP

PREPARE FINAL EIR

DRAFT EIR 45-DAY PUBLIC REVIEW PERIOD

REVIEW OF FINAL EIR BY CITY OF VENTURA PLANNING COMMISSION

CITY COUNCIL CONSIDERS CERTIFICATION OF FINAL EIR
Project Schedule

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

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

• Volumes II & III - Appendices
  • 2.0 Notices of Preparation & Responses
  • 4.2 Air Quality Data
  • 4.4 Historic Resource Study
  • 4.5 Geologic & Geotechnical Study
  • 4.6 Greenhouse Gas Emissions Data
  • 4.7 Hazards & Hazards Materials Study
  • 4.8 Hydrology & Water Quality Study
  • 4.10 Noise Analysis Data
  • 4.13 Transportation and Circulation Documentation
  • 4.14 Utilities and Service Systems Documentation
Draft EIR evaluates the Westside Community Planning Project, which included three proposed components:

- Westside Community Plan
- Westside Community Development Code
- Westside Redevelopment Area Plan
Topics Addressed In EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural (Historic) Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise

- Population, Housing & Employment
- Service Systems
  - Police Protection
  - Fire Protection
  - Public Schools
  - Parks & Recreation
  - Libraries
  - Solid Waste
- Transportation & Circulation
- Utilities & Service Systems
  - Water
  - Wastewater
  - Energy Conservation
EIR Section Format

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

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

## Impact:
- Class III, Not Significant

## Mitigation:
- None

## Unavoidable Significant Impacts:
- None
Land Use & Planning

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

- **Impacts:**
  - Class III, Not Significant

- **Mitigation:**
  - None

- **Unavoidable Significant Impacts:**
  - None
## Geology & Soils

<table>
<thead>
<tr>
<th>Topics Addressed:</th>
<th>Mitigation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Hazards from:</td>
<td>None</td>
</tr>
<tr>
<td>Fault Ruptures</td>
<td>None</td>
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<tr>
<td>Strong Seismic Ground Shaking</td>
<td>None</td>
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<tr>
<td>Erosion</td>
<td>None</td>
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<td>Unstable Geologic or Soil Conditions including:</td>
<td>Unavoidable Significant Impacts:</td>
</tr>
<tr>
<td>Landslides</td>
<td>None</td>
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<tr>
<td>Lateral Spreading</td>
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<tr>
<td>Subsidence</td>
<td>None</td>
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<tr>
<td>Liquefaction</td>
<td>None</td>
</tr>
<tr>
<td>Expansive Soils</td>
<td>None</td>
</tr>
</tbody>
</table>

- **Impacts:**
  - Class III, Not Significant
Topics Addressed:

- Increase in Use of Existing Neighborhood Parks
- Impacts from New Parks
  - Three Potential New Neighborhood Park Site Evaluated
  - Two Scenarios Evaluated:
    - Scenario 1: Potential Park Sites Not Designated for Parks in Community Plan
    - Scenario 2: One or more potential park sites designated as neighborhood parks
Impacts:
- Scenario 1: Class II, Significant but Mitigable
- Scenario 2: Class III, Not Significant

Mitigation:
- Scenario 1:
  - Designate one or more of potential sites for parks
  
  - Amend Westside Community Plan Action 12.6.Z to include pilot program to develop joint use agreement with Ventura Unified School District at one or more Westside school facilities.

Unavoidable Significant Impacts:
- None
### EIR Alternatives

<table>
<thead>
<tr>
<th>Alternatives Evaluated:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative 1: No Project – Existing General Plan and Zoning</td>
</tr>
<tr>
<td>Alternative 2: Corridor/Key Sites Reduced Density</td>
</tr>
<tr>
<td>Alternative 3: Reduced Neighborhood Coding</td>
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</tbody>
</table>
Westside Community Plan and Code Area
Changes from the Proposed Project

- Dakota Avenue Urban Node with T3.5 Urban Center Zoning Eliminated
- Ventura Avenue Corridor Boundary Expanded
- Mixed Use (MXD) Overlay Zone Added to Olive Street Frontage
- Vince-Lewis Shopfront Overlay Modified

Neighborhoods Designated T3.6 Neighborhood General instead of T4.11 Urban General
Summary of Impacts

- **Class I, Significant & Unavoidable**
  - None

- **Class II, Significant but Mitigable**
  - Air Quality Emissions
  - Biological Resources (Potential Impacts to Active Bird Nests)
  - Greenhouse Gas Emissions
  - Hazards & Hazardous Materials (Exposure to Asbestos & Lead Paint)
  - Parks & Recreation (Scenario 1)
  - Traffic & Circulation (New Design Feature - Cedar Street Extension)
Summary of Impacts

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

- Welcome and Introduction
- Draft EIR Contents and Findings
- Questions
- Comments on Draft EIR
## Air Quality

### Topics Addressed:
- Conflict with AQMP
- Violate Air Quality Standards
- Exposure to Substantial Pollutant Concentrations
- Odors

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

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

### Unavoidable Significant Impacts:
- None
# Biological Resources

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

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

### Mitigation:
- Standard Pre-Construction Biology Surveys

### Unavoidable Significant Impacts:
- None
### Cultural (Historic) Resources

<table>
<thead>
<tr>
<th>Topics Addressed:</th>
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<tbody>
<tr>
<td>Historic Resources</td>
<td>None</td>
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<table>
<thead>
<tr>
<th>Impacts:</th>
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<tr>
<td>Class III, Not Significant</td>
<td>None</td>
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</table>
Greenhouse Gas Emissions

- **Topics Addressed:**
  - Generation of Greenhouse Gases
  - Conflict with Applicable Greenhouse Gas Reduction Measures

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

- **Mitigation:**
  - Energy Conservation Measures
  - Transportation Demand Management Funding

- **Unavoidable Significant Impacts:**
  - None
Hazards & Hazardous Materials

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

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

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

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

- Unavoidable Significant Impacts:
  - None
# Hydrology & Water Quality

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

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

**Mitigation:**
- None

**Unavoidable Significant Impacts:**
- None
Noise

- **Topics Addressed:**
  - Exposure to Noise & Vibration Levels Above Standards
  - Permanent Increases in Noise Levels
  - Temporary Increases in Noise Levels from Construction

- **Impacts:**
  - Class III, Not Significant

- **Mitigation:**
  - None

- **Unavoidable Significant Impacts:**
  - None
<table>
<thead>
<tr>
<th>Topics Addressed:</th>
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<tbody>
<tr>
<td>• Induce Substantial Population Growth</td>
<td>• None</td>
</tr>
<tr>
<td>• Displace Substantial Amount of Existing Housing</td>
<td>• None</td>
</tr>
<tr>
<td>• Displace Substantial Numbers of People</td>
<td>• None</td>
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# Public Services

- **Topics Addressed:**
  - Police Protection Services
  - Fire Protection Services
  - Public Schools
  - Libraries
  - Solid Waste

- **Impacts:**
  - Class III, Not Significant

- **Mitigation:**
  - None

- **Unavoidable Significant Impacts:**
  - None
Transportation & Circulation

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

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

- **Mitigation:**
  - None

- **Unavoidable Significant Impacts:**
  - None
# Utilities & Service Systems

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<th>Topics Addressed:</th>
<th>Mitigation:</th>
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<tbody>
<tr>
<td>• Water Facilities &amp; Supply</td>
<td>• None</td>
</tr>
<tr>
<td>• Wastewater Collection &amp; Treatment</td>
<td></td>
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<tr>
<td>• Energy Facilities &amp; Conservation</td>
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