



## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF VENTURA WESTSIDE COMMUNITY PLANNING PROJECT

The City of San Buenaventura, as lead agency, announces the availability of a Draft Environmental Impact Report (DEIR) that assesses the environmental impacts associated with the proposed Westside Community Planning Project.

**Review Period:** December 15, 2011 through January 27, 2012 by 5:00 p.m.

**Document Availability:** The DEIR is available for review at the San Buenaventura City Hall, 501 Poli Street, Room 117, Ventura. The DEIR will also be available at the following public libraries in the City of Ventura: E.P. Foster Library, 651 E. Main Street and Avenue Library, 606 N. Ventura Avenue. More information can be found on the City of Ventura website: <http://www.cityofventura.net/westside>

**Public Hearings:** A Public Workshop to discuss the release and overview of the DEIR will be scheduled for Tuesday, January 10, 2012 at 6:00 pm in the City Hall Community Meeting room. Public Hearings before the City boards and commission are anticipated to begin during the first quarter of 2012, followed by Planning Commission and City Council during second quarter of 2012. More information and notices regarding public meetings and hearing dates can be found on the City of Ventura website: <http://www.cityofventura.net/page/public-meetings>.

**Project Location:** The Westside Community Plan area is located on the western edge of the City of Ventura, approximately 26 miles south of the City of Santa Barbara. State Route 33 connects the Westside area to unincorporated Ventura County and Ojai to the north; to Highway 101 which connects the greater Ventura City area to Los Angeles to the south; and Santa Barbara County to the north. The total Westside Community Planning project area is approximately 1,094 acres, including streets and public right-of-way. This total includes 36 acres within the Redevelopment Area that are subject to the Downtown Specific Plan.

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

**Project Description:** The Westside Community Planning project includes several components: a Community Plan; a Development Code; and a Redevelopment Project Area formation. The Community Plan and Development Code are intended to implement the adopted 2005 Ventura General Plan by establishing policies and standards for the development of the Westside. It will include goals, policies, and implementation programs, as well as a Form-Based Development Code for the project area. The proposed redevelopment plan will authorize tax increment financing under the California Redevelopment Law. The project will include the development of residential and non-residential land uses.

**Significant Environmental Effects:** No Unavoidable Significant Impacts have been identified in the DEIR analysis for the Westside Community Plan and Development Code.

**Comments/Contact Person:** You are invited to provide written comments on the DEIR prior to 5:00 p.m., January 27, 2012 to: Margaret Ide, Associate Planner, at City of San Buenaventura, Community Development Department, 501 Poli Street, P.O. Box 99, Ventura, CA 93002-0099. Oral comments will also be accepted at the public workshop on January 10, 2012.